

Sawbridge
Rugby
Warwickshire
CV23 8BB

County Highways
PO Box 43
Shire Hall
Warwick
CV34 4SX

11 October 2018

List of Evidence

Ref 36 Finance Act 1910 – National Archives.

Ref 107 Finance Act 1910 – National Archives

Ref 5 Finance Act 1910 – National Archives

Ex 1 Wolfhamcote Map – Northampton Records Office

Ex 2 Photo 29/9/07 – Original condition and width of road with left bend to Sawbridge.

Ex 3 Photo undated - Original condition and width of road Sawbridge.

Ex 4 Photo 26/9 08 - Original condition with 5 metre permissive width.

Ex 5 Google Feb 18 – Shows narrow width at canal bridge Wolfhamcote.

Ex 6 Photo undated – Shows large lorry struggling to get around narrow blind bend.

Ex 7 Photo undated – Damage to bank as vehicles cannot physically turn the bend safely.

Ex 8 Photo undated – Same section of road as in photo Ex 3 not maintained and showing pot hole damage.

Ex 9 Photo undated – Same section of road as in photo Ex 4 not maintained and showing damage to surface of the road making the road unsafe for users.

Ex 10 Photo undated – Damage to road by canal bridge at Wolfhamcote, not maintained.
Sign put in place by local cycling club.

Ex 11 Photo undated – Road at 8ft section with no safe passing place for horse riders.

Ex 12 Photo undated – 7.5 restriction Sawbridge.

Ex 13 Photo undated – UCR sign Sawbridge

Ref: 36

Ref: 36



Prov. Val. Issued
30 AUG 1963

Including Nos 25, 27, 28, 29, 30, 31. Reference No. 35
 Particulars, description, and notes made on inspection 12/8/13
 A small pasture farm situated at Sawbridge.
 The land is of good quality, but the buildings are
 few and old. There is no farm house, but there are
 three cottages with the farm one being next the building
 and the other two in Sawbridge hamlet.
 There are only four water appears sufficient.
 Road appears rather high.
 Charges, Easements, and Restrictions affecting market value of Fee Simple

Valuation — Market Value of Fee Simple in possession of whole property
 in its present condition

Land tax	10 0 0	Annual Rental	238
See Farm Rent	0 16 8	Outgoings	46
Repairs at 15%	35 0 0		187
	45 16 8		41
		Timber	250
			£ 4925

Deduct Market Value of Site under similar circumstances,
 but if divested of structures, timber, fruit trees, and
 other things growing on the land

117 acres (about) @ £38 per acre £ 4470
 Difference Balance, being portion of market value attribut-
 able to structures, timber, &c. £ 835

Divided as follows:—

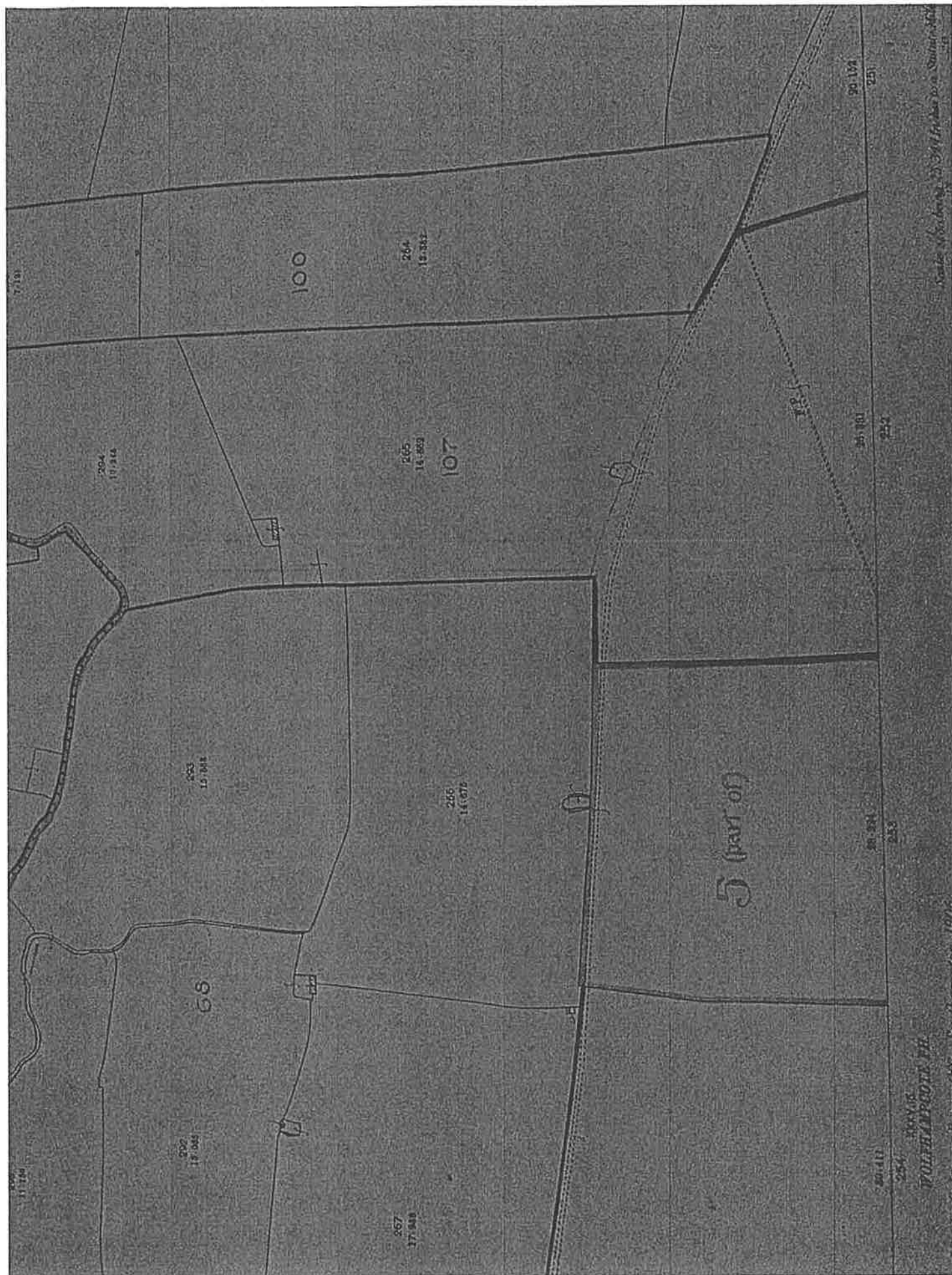
Buildings and Structures	£ 1135
Machinery	£
Timber	£ 250
Fruit Trees	£
Other things growing on land	£ 150

Market Value of Fee Simple of Whole in its present condition
 (as before) £ 4925

And for Additional Value represented by any of the following
 for which any deduction may have been made when
 arriving at Market Value:

Charges (excluding Land Tax)	See Farm Rent 16/8 x 25 (£ 20)	£ 20
Restrictions	Bridge Road & Footpath	£ 30
		£ 70
		£ 4995

GROSS VALUE



111. Reference No. *111*
 Description *Industrial land and buildings*
 Extent *32.2 A.C.*
 Gross Value } Land £ *74.16.0* Rateable Value } Land £ *36.15.0*
 Buildings £ *26.15.0*
 Gross Annual Value, Schedule A, £ *74.16.0*
 Occupier *Mr. J. H. H. Jones*
 Owner *Mr. J. H. H. Jones*
 Interest of Owner *Freehold*
 Superior interests
 Subordinate interests

Occupier's tenancy, Term *Yearly 1/4* from *25 March 1898*
 How determinable
 Actual (or Estimated) Rent, £ *72.16.0*
 Any other Consideration paid
 Outgoings—Land Tax, £ *3.5.4* paid by *owner*
 Tithe, £ paid by
 Other Outgoings
 Who pays (a) Rates and Taxes (b) Insurance *(a) Occ*
 Who is liable for repairs *Owner finds materials Occ keeps repair*
 Fixed Charges, Easements, Common Rights and Restrictions

Former Sales. Dates
 Interest
 Consideration
 Subsequent Expenditure

Owner's Estimate. Gross Value
 Full Site Value
 Total Value
 Assessable Site Value

Site Value Deductions claimed

Yes

PROV. VAL. ISSUED
 30 AUG. 1913

Roads and Sewers. Dates of Expenditure
 Amounts
Messrs. Campbell, Brown & Co.

Particulars, description, and notes made on inspection 12/9/12
 Enclosures of fair pasture land adjoining village
 parish boundary, at Wolfhampton

Reference No. 107

08 294	acres
265	10 241
263	11 262
	26 381
	51 488

Old 15. Top of old stable
 slope over

Charges, Easements and Restrictions affecting market value of Fee Simple

Valuation.—Market Value of Fee Simple in possession of whole property
 in its present condition

Land Tax 3 5 4	Annual rental 72 16 0
Superficial 7 2 0	Outgoings 10 16 0
10 7 4	41 25 0
	15 50
	30
	15 80

Timber £ 15 80

Deduct Market Value of Site under similar circumstances,
 but if divested of structures, timber, fruit trees, and
 other things growing on the land

3 1/2 ac. 2 1/2 in £ 28 per acre say £ 144 0.
 Difference Balance, being portion of market value attribut-
 able to structures, timber, &c. £ 144 0

Divided as follows:—

Buildings and Structures	£ 50
Machinery	£
Timber	£ 30
Fruit Trees	£
Other things growing on land	£ 60

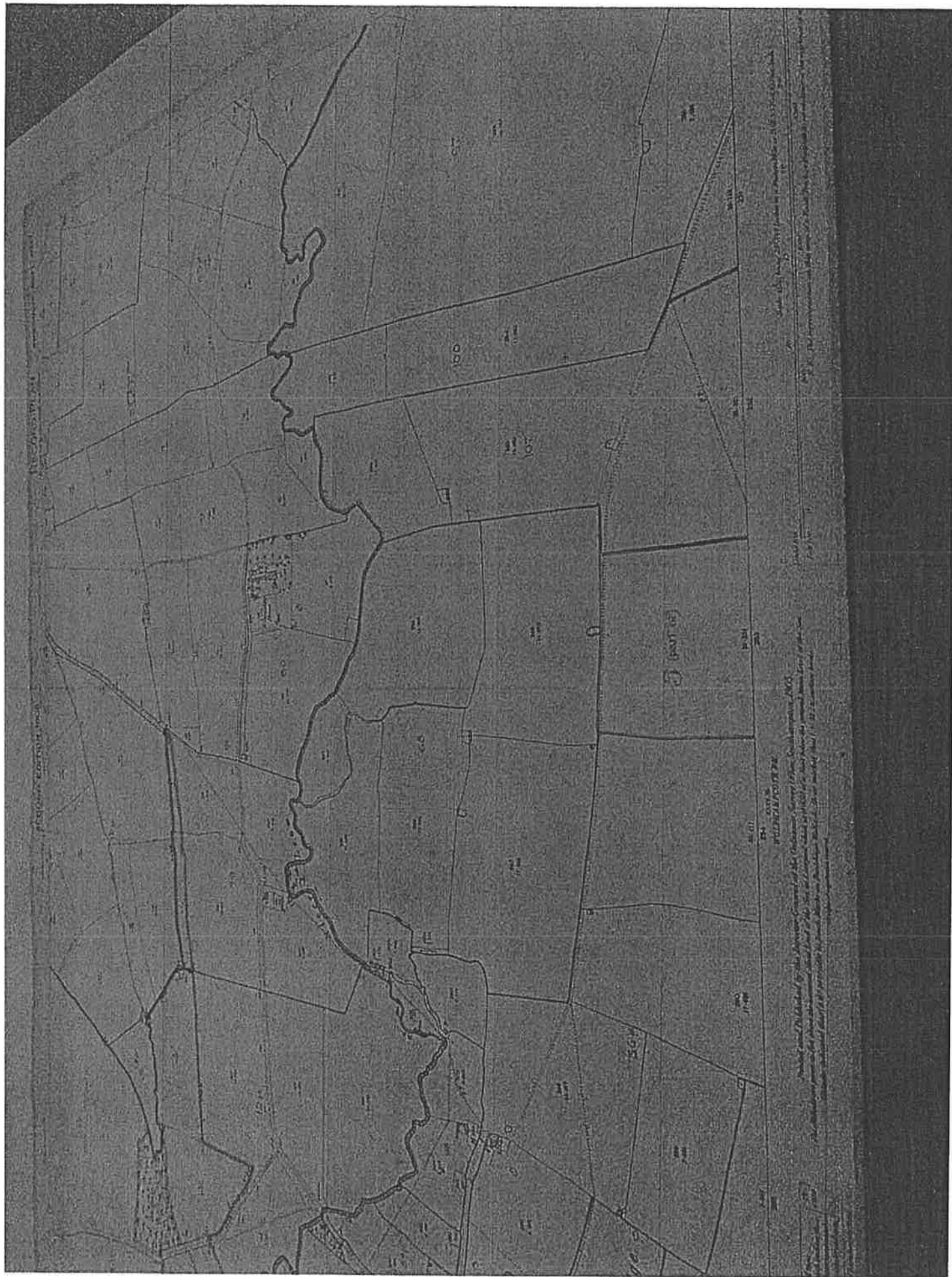
Market Value of Fee Simple of Whole in its present condition

(as before) £ 158 0

Add for Additional Value represented by any of the following
 for which any deduction may have been made when
 arriving at Market Value:—

Charges (excluding Land Tax)	£
Restrictions	£ 30
	£ 30

GROSS VALUE...£ 1610



Estimated
 Improvement
 Value
 Gross Value
 Less
 Charges
 Interest
 Superior interests
 Subordinate interests

Rateable Value | Land & Buildings &
 Schedule A, B

The land
 are for
 building
 being
 tenements
 Charge

In consequence between
 S. J. Blum & Mrs. E. J. Blum
 Term &
 Relates to N° 22, 94, 98, 99

Occupier's tenancy, Term *yearly from 1911*
 How determinable

Actual (or Estimated) Rent, £ *145-15-0*
 Any other Consideration paid
 Outgoings—Land Tax, £ *5-17-6*
 Tithe, £

paid by owner
 paid by

Who pays (a) Rates and Taxes (b) Insurance @ *occ* @ *owner*
 Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions
*An allowance made to tenant of 14 tons of
 manure & portion tenant uses afterwards*

Former Sales. Dates
 Interest
 Consideration

Subsequent Expenditure
 Owner's Estimate. Gross Value
 Full Site Value
 Total Value
 Assessable Site Value
 Value Deductions claimed

and Sewers. Dates of Expenditure.
 Amounts

V. VAL. ISSUED
 30.11.1917

Reference No. 1410
 Particulars, description, and notes made on inspection 1/10
 A small grazing farm situated near the hamlet of Gillingham.
 The land situated in rather poor some of the fields are
 covered with bracken, though one or two fields in the south west
 are good land.
 Buildings are considerably old the house is unsound and at
 least very old & inconveniently situated.
 There are four & the water supply appears to be sufficient.
 Charges, Easements, and Restrictions affecting market value of Fee Simple

Form 33

Valuation.—Market Value of Fee Simple in possession of whole property
 in its present condition

Annual rental	145	15	0
Repairs	27	15	0
Insurance	118		
Land Tax	15	20	
	27	35	0
		236	0
		35	

Deduct Market Value of Site under similar circumstances,
 but if divested of structures, timber, fruit trees, and
 other things growing on the land

Difference Balance, being portion of market value attribut- able to structures, timber, &c.	£ 1790
Divided as follows:—	£ 460

Buildings and Structures	£ 290
Machinery	£
Timber	£ 35
Fruit Trees	£
Other things growing on land	£ 135

Market Value of Fee Simple of Whole in its present condition
 as before) £ 2250

or Additional Value represented by any of the following
 which any deduction may have been made when
 valuing at Market Value:—

Charges (excluding Land Tax)	£
Restrictions	£ 30
	£ 3

GROSS VALUE

Reference No.
Date of Valuation
Land & Buildings
Gross Value
Less: Estimated Value of Buildings
Net Value
Less: Estimated Value of Buildings
Net Value
Less: Estimated Value of Buildings
Net Value

Rateable Value | Land & Buildings

As shown
the low
overrun
are for
buildings
being
services
Charge

in correspondence between
S. V. Blum & Co. & S. V. Blum & Co.
30th St.
Philadelphia N^o 22,977,989

Occupier's tenancy. Term *fixed, yearly, from 1911*
How determinable

Actual (or Estimated) Rent, £ *145-15-0*
Any other Consideration paid

Outgoings—Land Tax, £ *5-17-6* paid by owner
Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (c) *one* Owner

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

*An allowance made to tenant of 14 tons of
manure & portion tenant uses afterwards*

Former Sales. Dates

Interest

Consideration

Subsequent Expenditure

Owner's Estimate. Gross Value

Full Site Value

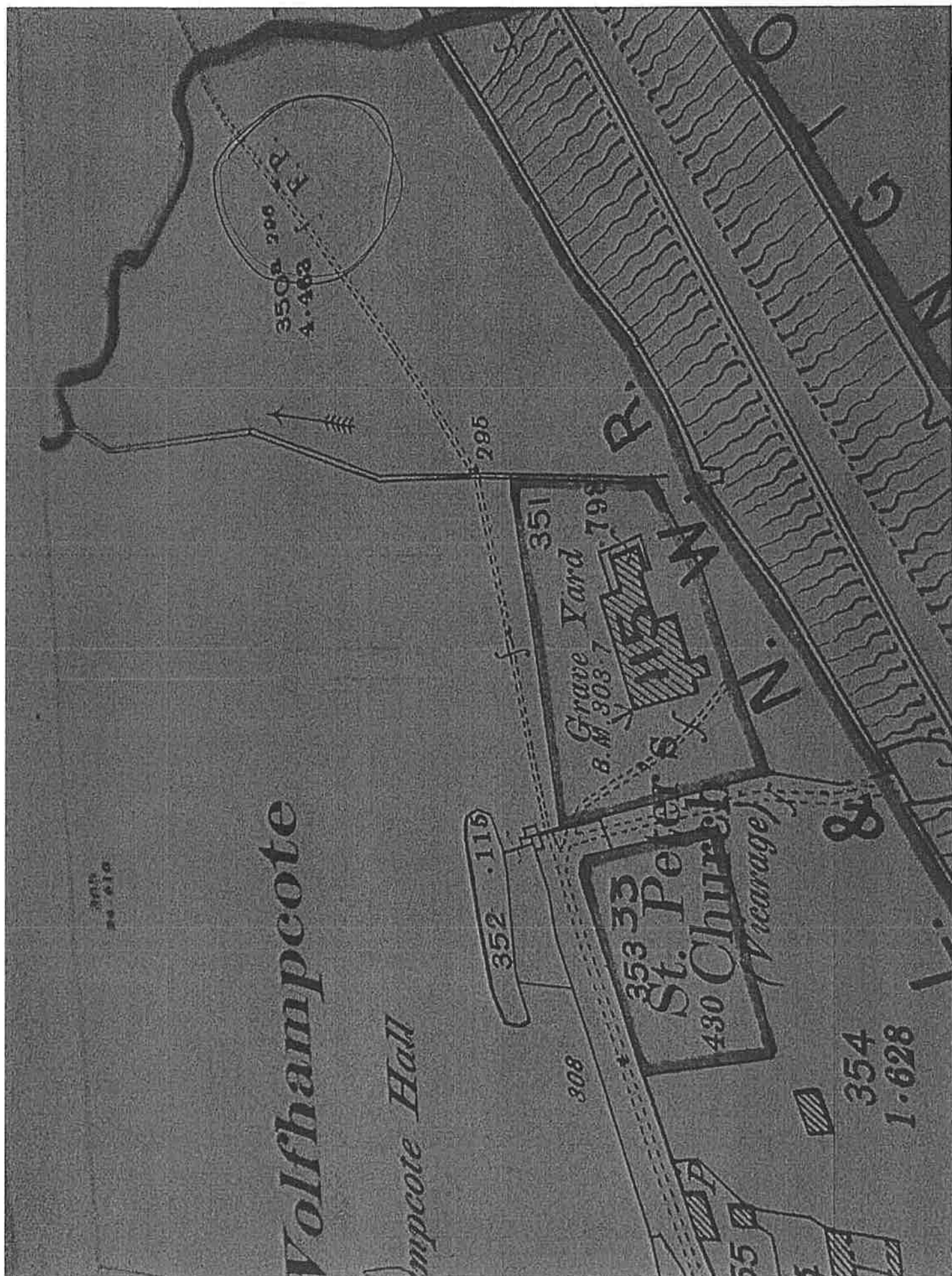
Total Value

Assessable Site Value

Value Deductions claimed

and Sewers. Dates of Expenditure
Amounts

VAL. ISSUED
30th June 1917



EX2.



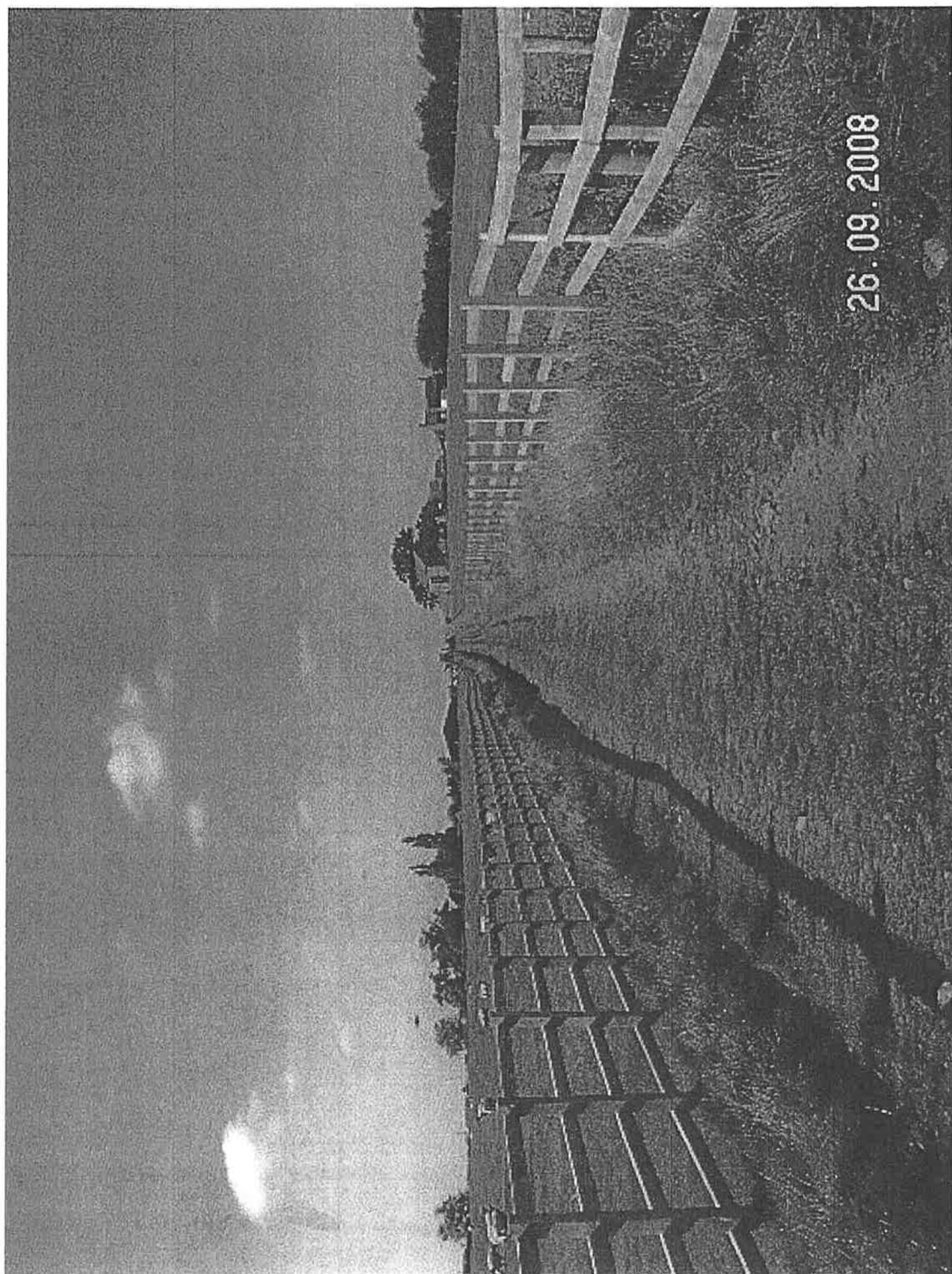
29/09/2007

EX3



EX 4

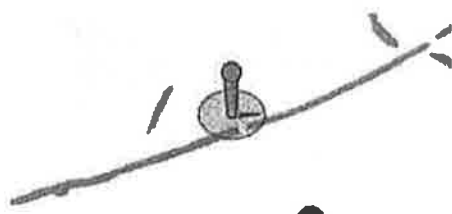
26.09.2008



Google Maps

Image capture: Feb 2018 Images may be subject to copyright. 

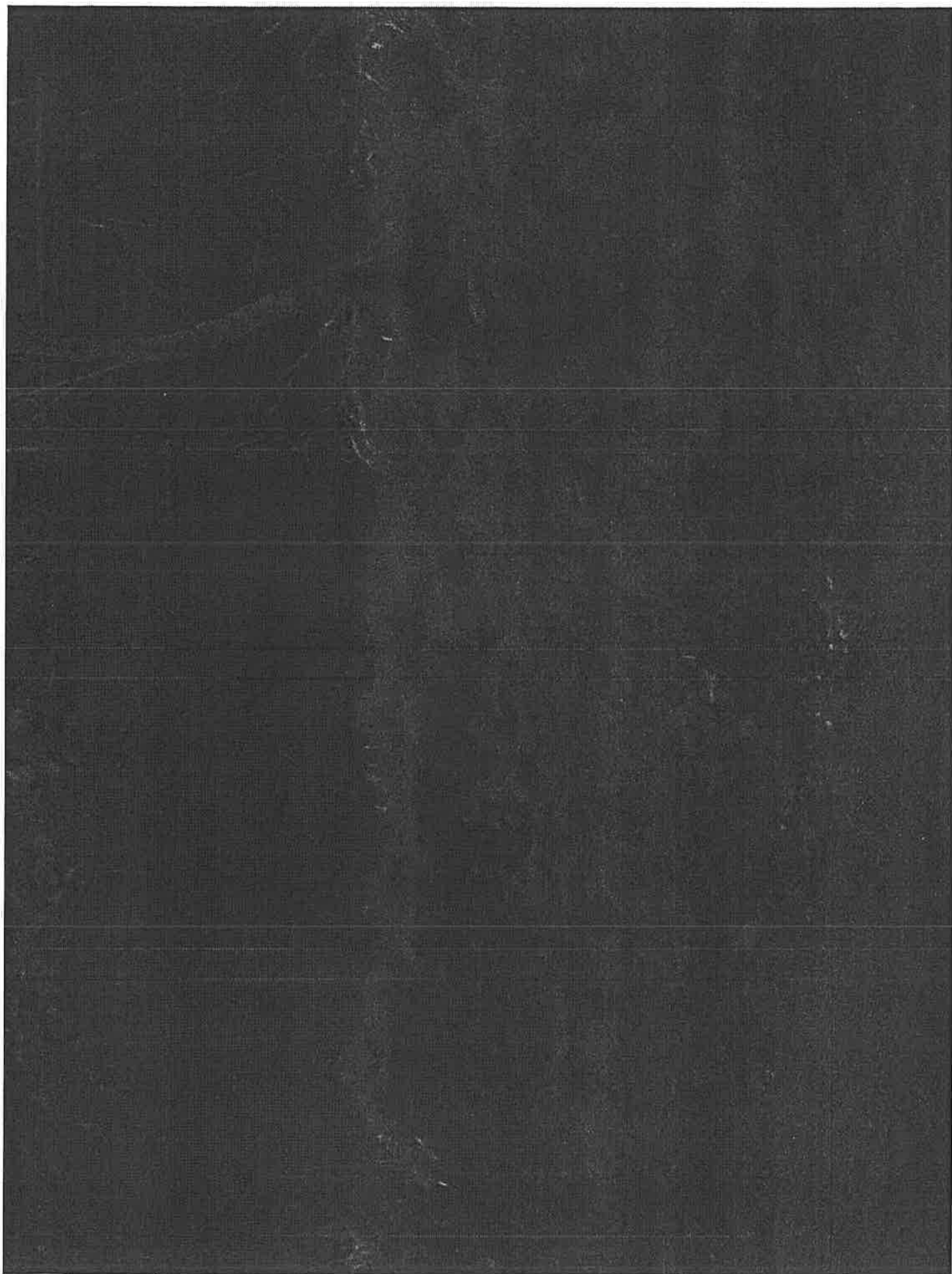
Street View - Feb 2018



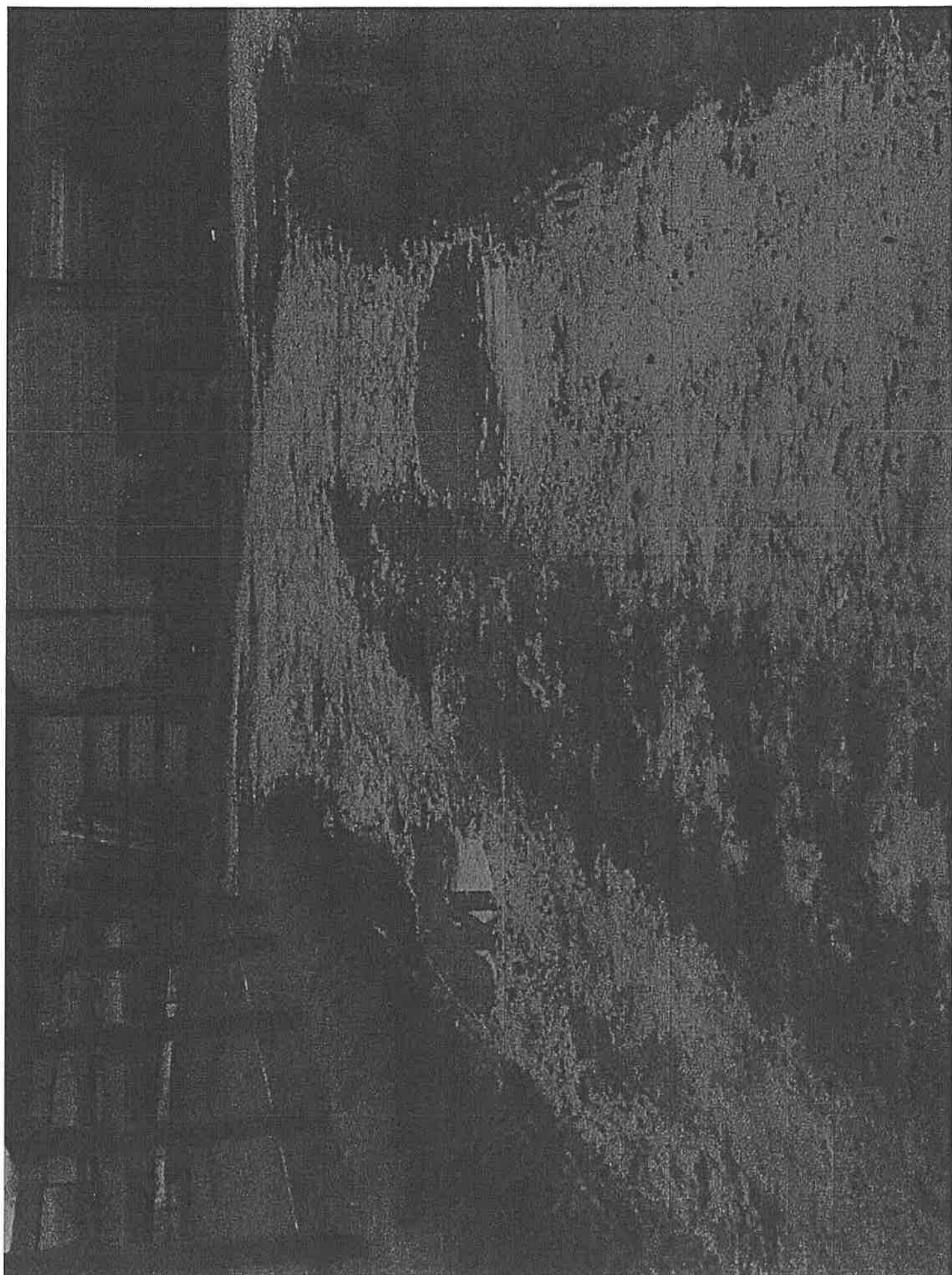
EX6

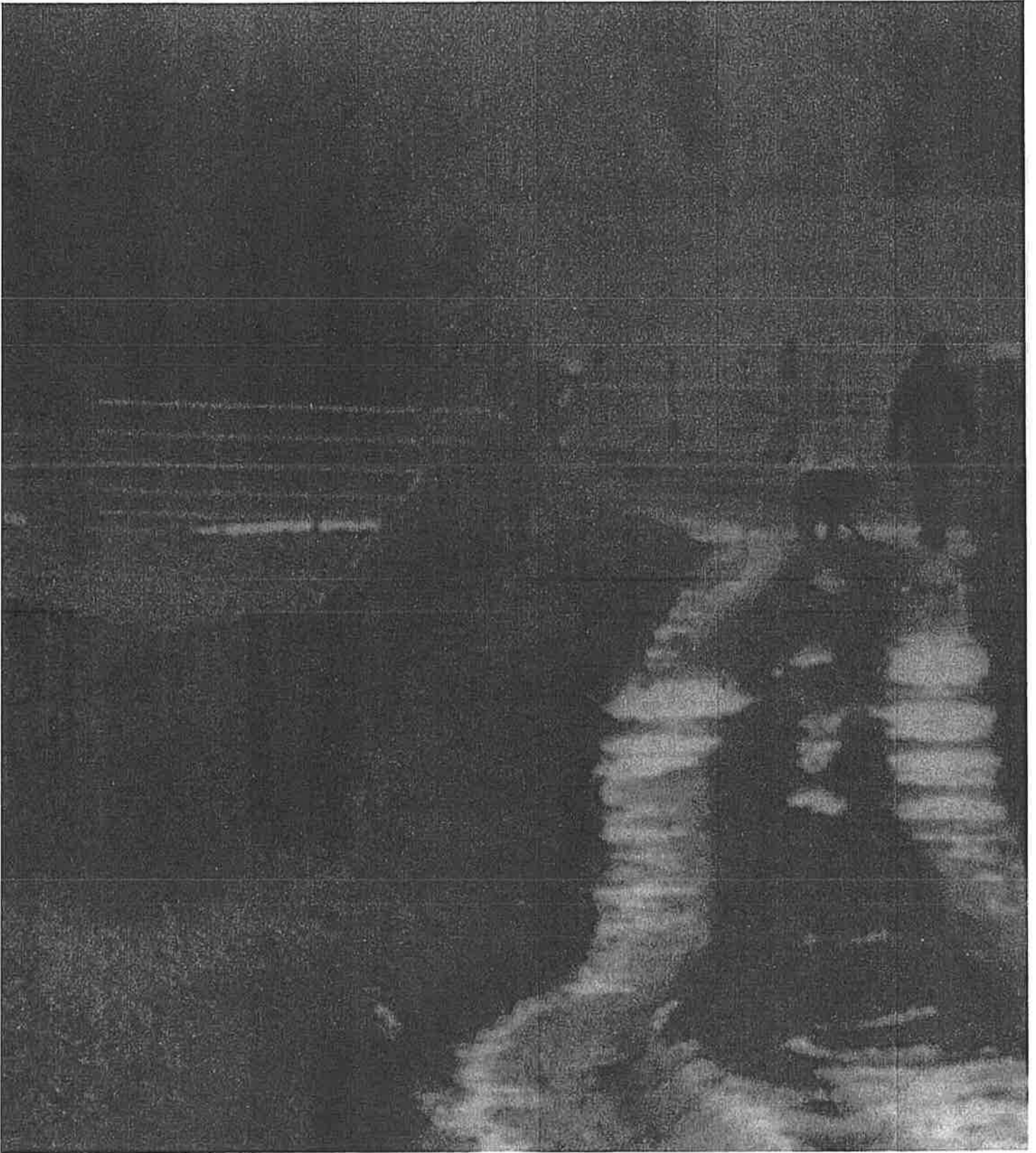


EX 7



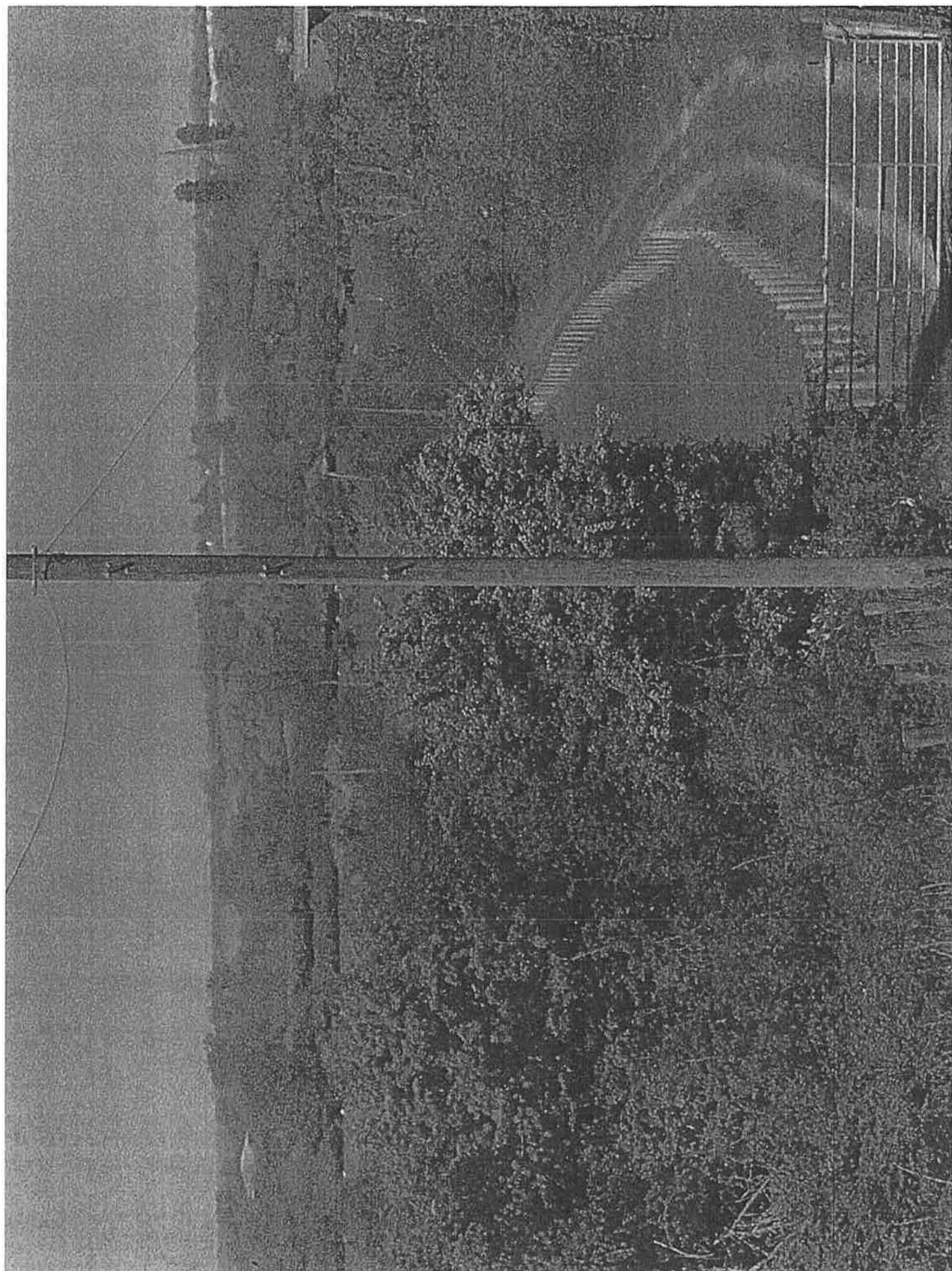
EX8



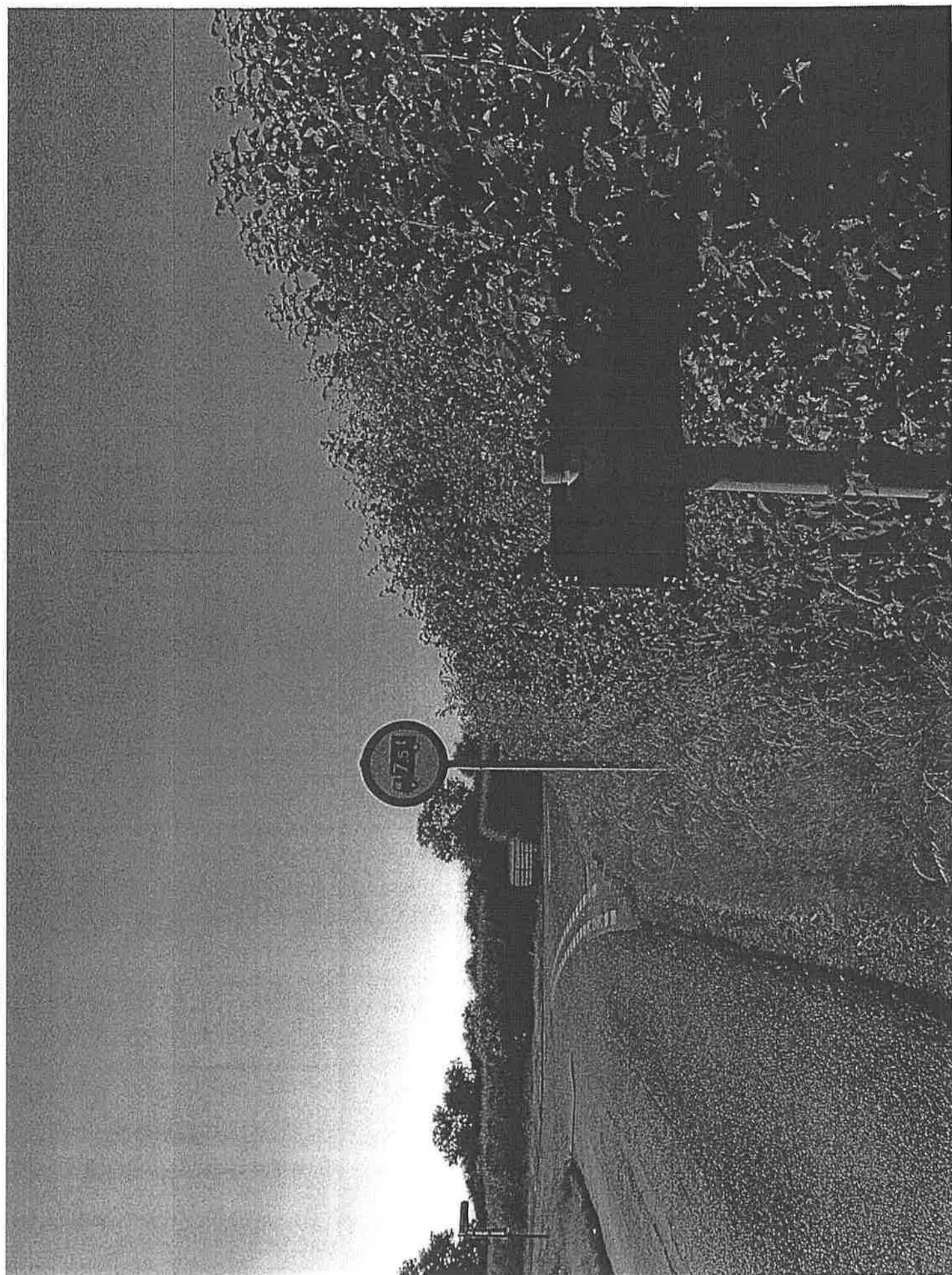


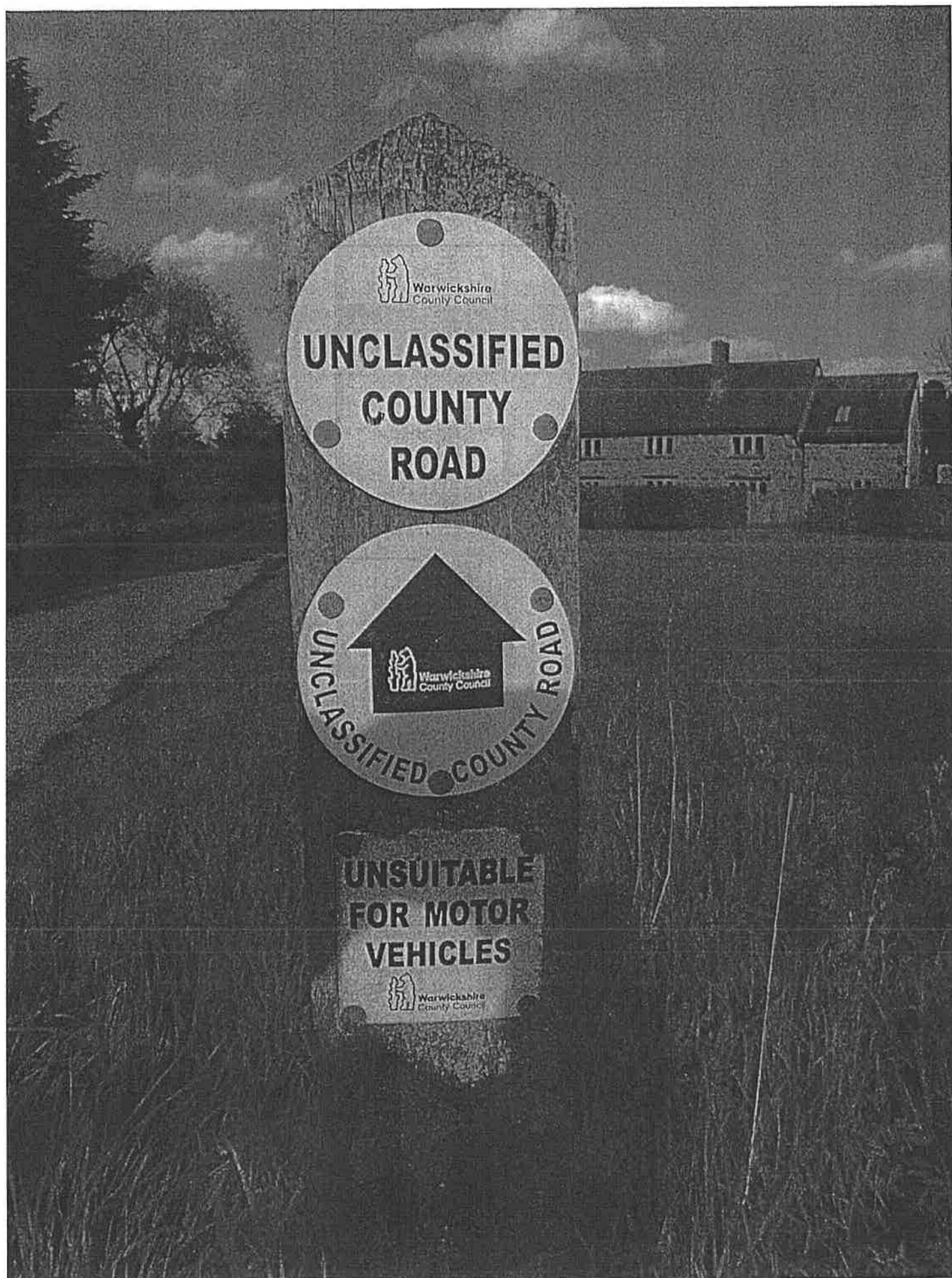


EX 11



EX12





[REDACTED]
Sawbridge
Rugby
Warwickshire
CV23 8BB

[REDACTED]
County Highways
PO Box 43
Shire Hall
Warwick
CV34 4SX

30 November 2018

Dear [REDACTED]

Please find enclosed further evidence in relation to the UCR that runs from Sawbridge to Wolfhamcote.

List of Evidence

Ref A 1 to 10 Northampton Records Office.
Sales particulars of Wolfhamcote Estate 1908.
Plan of Lots for sale with field numbers.
Letters requesting the vendor to state rights of way over the land for sale.

Ref B 1 to 4 Shakespeare Birthplace Trust.
Sales particulars of Estate 1887, belonging to R C Heath now Fox Farm
Plan of lots for sale with field numbers.

Ref C 1 to 4 Walks around Rugby 1978, 1994 and 2003
Various walks. UCR described as track and Bridleway

Kind regards,

[REDACTED]

RECEIVED 04 DEC 2018	
COMMUNITIES GROUP	
LEADERSHIP TEAM	
GROUP	

WARWICKSHIRE

Between RUGBY and DAVENTRY
IN A FIRST-CLASS HUNTING CENTRE.

PARTICULARS, PLAN, AND CONDITIONS OF SALE IMPORTANT FREEHOLD SPORTING & AGRICULTURAL PROPERTY WOLFHAMPCOTE ESTATE,

(An estate of about 1,165 acres, 11 miles south of Rugby, and 12 miles from Leamington. The Property is intersected by the Wenden and Leamington Branch of the London and North Western Railway, with Braunston Station on the East about half-a-mile distant, and Flecknoe Station on the West within a quarter-of-a-mile of its boundary. The Property is also traversed by the Oxford Canal, which thus affords exceptional facilities for the carriage of Farm Produce and Manure. The Estate, which embraces an area of upwards of

1,165 ACRES,

THREE EXCELLENT GRAZING FARMS

With superior Farm Houses and numerous Buildings, together with
Numerous Enclosures of valuable Accommodation Land,

The whole producing a Rental of nearly
£1,100 PER ANNUM.

The Land is practically all under Grass, while the two principal Residences, Wolfhampcote Hall and Flecknoe Manor, are eminently suitable for the occupation of a Gentleman farmer. Moreover, the Estate is situated in the midst of one of the finest Hunting countries in the Kingdom. With these exceptional qualifications the Properties must necessarily appeal to those who are desirous of combining the pursuit of Pastoral Farming under the most favourable conditions with really first-class Hunting.

Messrs. WALTON & LEE

Have received instructions to offer the above for Sale by Auction,
At the "ROYAL GEORGE" HOTEL, RUGBY,
ONDAY, the 6th day of JULY, 1908,

AT TWO O'CLOCK PRECISELY,
of convenient Lots, unless an acceptable offer be meanwhile made by Private Treaty.

These Particulars may be obtained of Messrs. BROUGHTON, BROUGHTON & HOLT, Solicitors, 11, Street, W.; Messrs. FISHER, BOLAN & Co., Land Agents, Market Harborough; and of the Offices,

10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

NOTE.—Lots 1 and 2 will first be offered together, and if not sold in that manner, the Lots will be submitted separately.

**A VERY DESIRABLE
SPORTING AND AGRICULTURAL PROPERTY,
WOLFHAMPCOTE HALL**

(In Domesday "Wifhelmstote"), conveniently situate on the borders of Warwickshire and Northamptonshire, about half a mile West from the Village of Braunston with its Railway Station on the Weedon and Leamington Branch of the London and North Western Railway; 14 miles from Willoughby Station on the Great Central Railway; 3 miles North West of the Town of Daventry, and 7½ miles South of Rugby.

HUNTING.—The Property thus occupies an admirable position as a first-class hunting centre, being in one of the favourite districts of the Pychley Hunt, and at the same time within easy riding distance of many of the favourite Meets of the Grafton and Warwickshire Packs.

The Property, which is singularly compact, comprises

A SUPERIOR OLD-FASHIONED RESIDENCE,

Built of red brick, and well suited for the occupation of a gentleman-farmer. It contains a tiled and partly glazed Entrance Porch, which affords access to the

ENTRANCE HALL,

On the right of which is

A COMFORTABLE DINING ROOM,

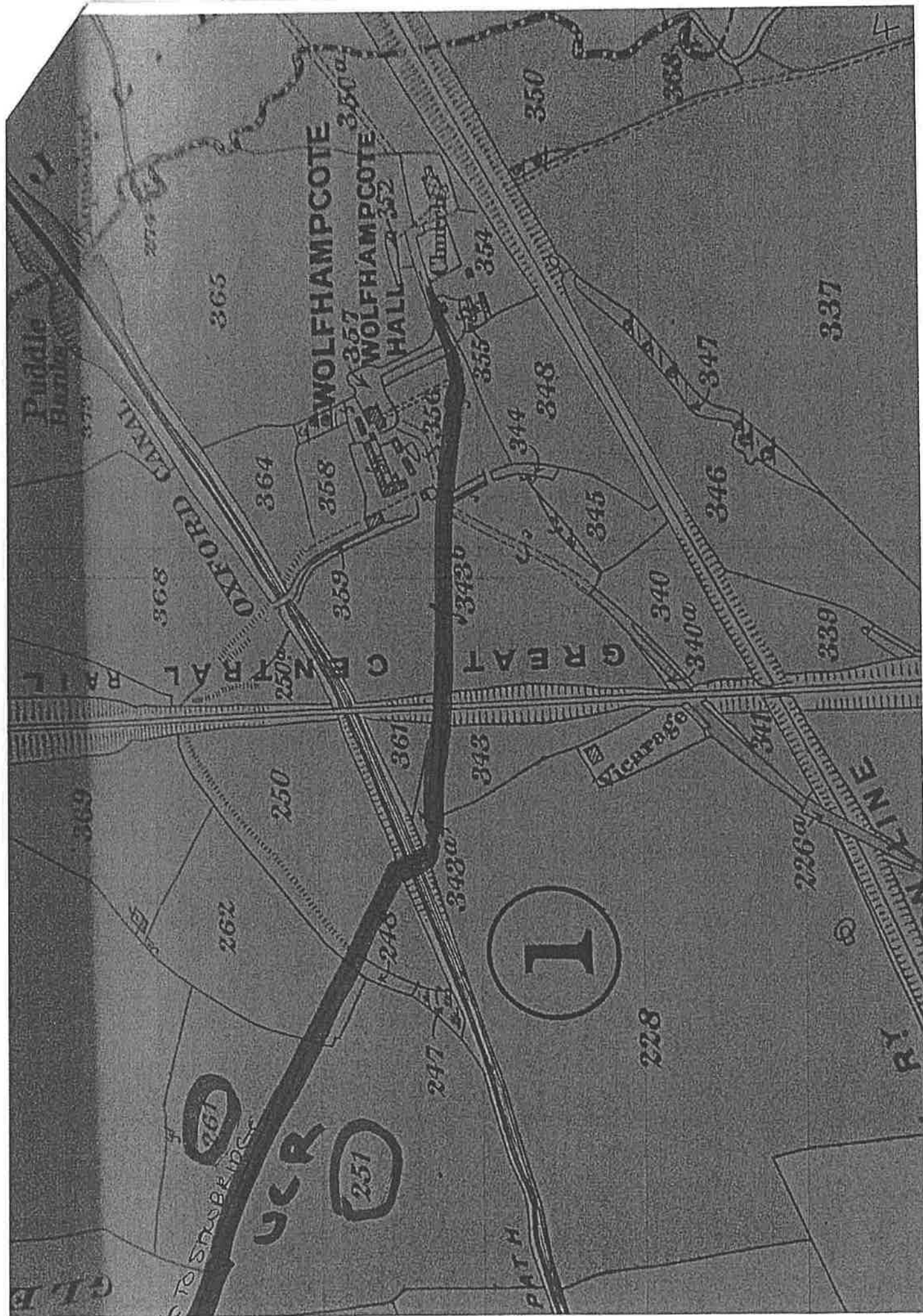
With bay window and fitted with two cupboard recesses. On the Left of the Hall is

A Pleasant Drawing Room,

With bay window and handsome variegated marble mantelpiece. The Principal Staircase springs from the Hall and leads to four good BED ROOMS, DRESSING ROOM and W.C. on the First Floor; while on the Second Floor are five ATTIC ROOMS.

THE DOMESTIC OFFICES

Are well arranged on the Ground Floor, and consist of well-lighted KITCHEN, paved with encaustic tiles, SCULLERY, PANTRY, CELLAR, DAIRY and LARDER.



No. on
Sale Plan.

As s

Description.

PARISH OF

225	Big Lady Croft ...
226	Little Lady Croft ...
226a	Roadway ...
228	Eighteens Field ...
247	Spinney ...
248	Pond ...
250	Coal Acres Field ...
250a	Field ...
251	Lower Ground Field
251	White Hill Meadow
262	Kiln Leas Field ...
263	Old Seeds Field ...
296	Big Meadow ...
332	Pond ...
333	Navigation Ground
335	Part Curtis Meadow
337	Home Ground ...
339	Field ...
340	Ditto ...
340a	Roadway ...

Brought for

248 Pond

250 "Coal Acres" Field

250^A Field

~~251~~ "Lower Ground" Field

~~251~~ "White Hill Meadow"
Field & Pond

262 "Kiln Leas" Field

have received no answer or
requirement from the Local
Authorities.

obtained
Local Authority for
powering roads or
drainage.

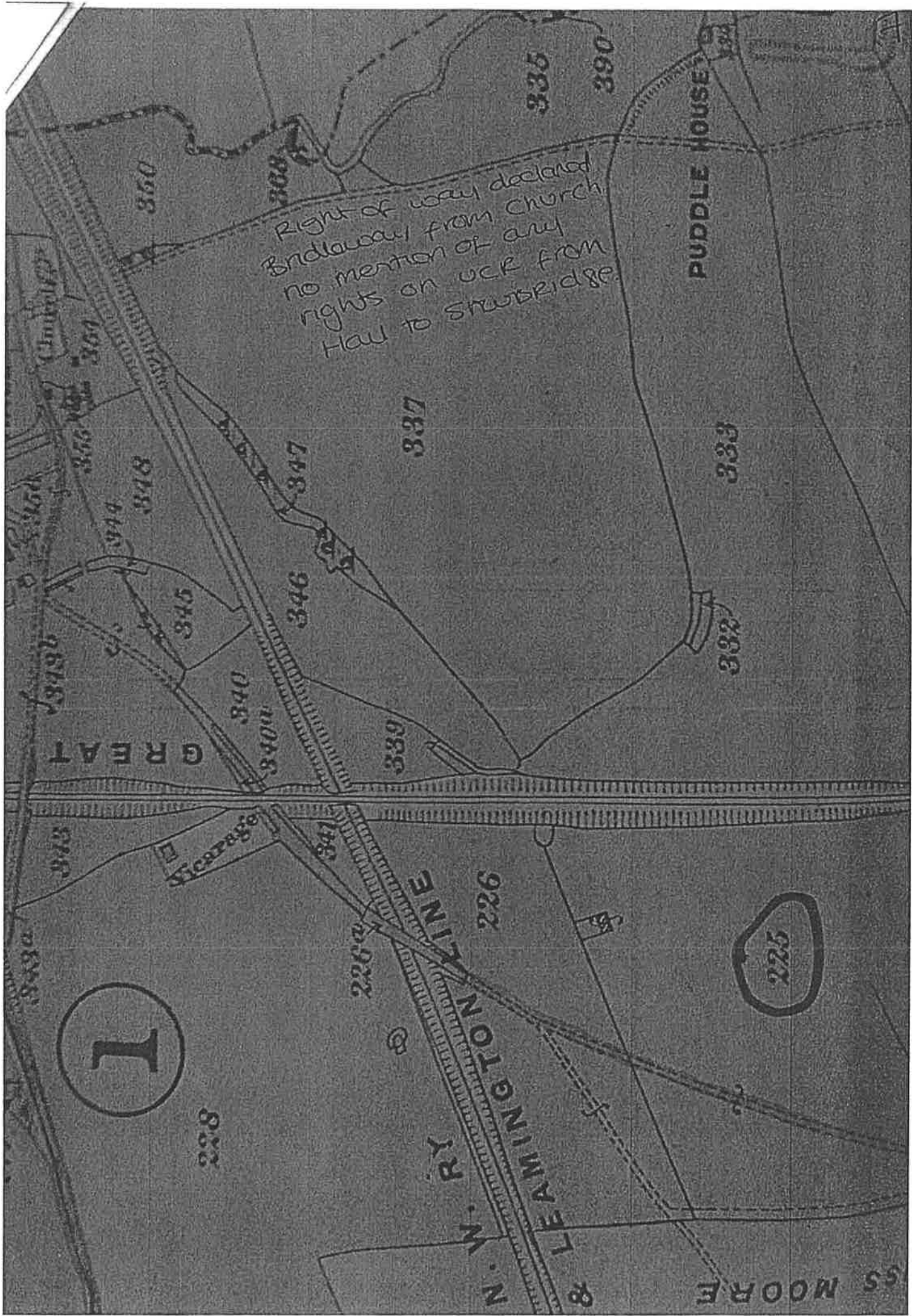
particulars.

rights of way or
affecting

If so please
property? If so please
particulars.

There is a right of way over the
corner of field No [redacted] comprised
in Lot 1 to the land comprised in
this sale and there is also a right
of way from Miry Bridge through
enclosures No [redacted] and [redacted]. There
are no other rights of way or eas-
ments affecting the property &
we are aware of.

NO RIGHT OF WAY DECLARED
ON FIELDS 281 & 261



Right of way declared
Bridleway from Church
no mention of any
rights on UCR from
Haw to Sturbridge.

166A Field & pond

325 "Barkers Meadow" Field
& pond

329 "Puddle Ground" Field
Bridle road & 1/2 brook

6a

A

May 24th, 1868.
Fisher, Boleyn, & Co.,
Market Harborough.

London, 1868.

Dear Sirs,

We shall be glad if you will tell us whether the place advertised in Northants, of 200-300 acres, is to be let or sold and say what commission you would be willing to allow in the event of our doing business with you.

Yours faithfully,


Wolframcote.

P.S. We sent a Mr. Bryant over this property last week. He reports that the place might suit him at a price but he does not say what that figure is. He complains of our stating in our particulars the property was within $\frac{1}{2}$ mile of Braunston.

~~to reach it by driving you must go 5 miles round, and then~~

Is this statement an exaggeration.

To get to Braunston
must go via Flecknoe
not Shrookridge
the hall to
Shrookridge only
1 mile

~~is not~~

In regard to your last letter on the subject of the hall to Shrookridge only 1 mile

commission you do not say why you can only allow us one third. SO NOT
REFERING
TO THIS
ROUTE

As a share of the commission got to go to a third party

10th August 1910.

Welfhampton Estate.
Sale of Lot 7.

In answer to your letter of this morning, we have nothing
further relating to the temporary easement of road to Mr T. Little-
wood should think there is no doubt this would be entirely at the pleas-
ure of the Vendor.

We have no lease or agreements with the Tenants, and
~~the only rights of way that we are aware of are those shown on the~~
~~plan, viz. the road leading from the railway to the~~
~~the road leading from the railway to the~~
~~the road leading from the railway to the~~
Yours faithfully,

F. B. F.

A Twenty weeks annual Rugby

John Roberts

1994

Braunston, Sawbridge & Wolfhampcote

REC

B
+
A
▶ (11c) Go with hedge on your R appx 250 yds & take gate R. Take track to house & lane.

(11d) Take lane R appx 500 yds to junction & turn R. Follow appx 1.25 miles (over 2 railways & past farm) to church.

▶ (14) Follow field edge track, round L corner by steep bank to its L end, & take gate R.

(15) Go ahead via next gate, then bear a little R & on to next. Go with hedge on your R & under rail bridge.

(16) Go on to lane by church & turn R.

[The east-west railway is one you crossed near the canal. The other was the Great Central Railway's main line via Aylesbury to London, Marylebone. See note in Onley & the Rainsbrook. The ponds before the farm are part of the old route of the Oxford Canal.]

▶ Route (B) rejoins

NEXT para (17)

(17) Follow track appx .6 miles to A45.

▶ Route (A)

(12) Go R with line of stream. After appx 100 yds ignore meanders & go ahead to take small gate.

(13) Keep same line with hedge on your R (ignore meanders), & take steel farm gate to track. ▶

[See Braunston church and mill on the horizon.]

[The troughs and hummocks in the fields on the left are all that remain of the of Wolfhampcote and Braunstonbury. See the other Braunston walk. The villagers were driven out in the "enclosures" of the 18th century.]

(18) Go a few yards L & join canal towpath. Go R .6 mile to No. 1 lock, then cross canal back to start. ●

WHERE?

Map reference SP 537662. Braunston is about 7 miles south-west of Rugby by the A45 to Daventry.

PARK/START

Start from the War Memorial in Braunston churchyard. Park nearby.

HOW FAR?/FACILITIES

About 4 miles of level walking on tracks and field paths. Pub at the start.

You can link this walk to Ashby St Ledger & Braunston. Go to the Wheatsheaf Inn at the opposite end of the main street from the church, and start with ASL & B walk para (5).

MAPS

Landranger sheet 151 & 152, Pathfinder SP 46/56 (977).

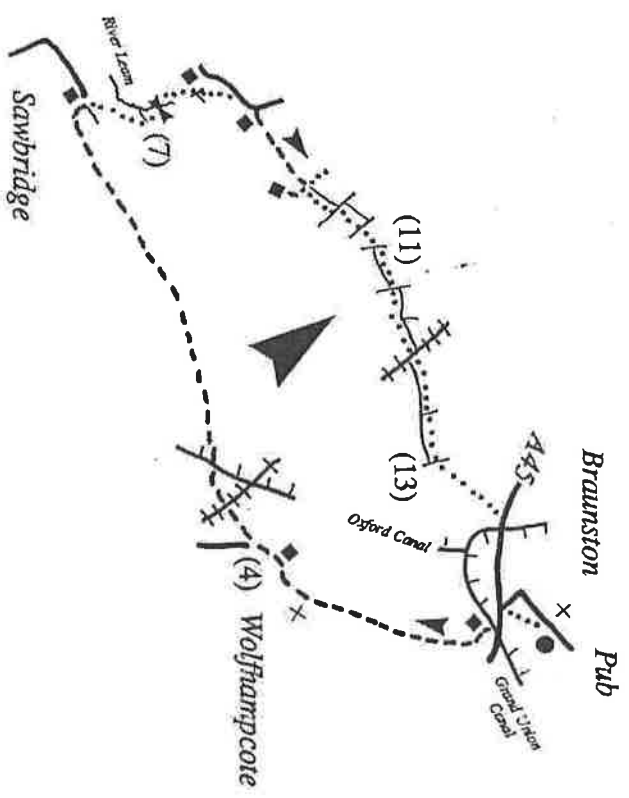
WOLFHAMPCOTE, THE CHURCH AND THE CANALS.
As you walk from Braunston on a track you cross the county boundary from Merthans into Warwickshire. On the right are several grassy mounds, all that remains of the villages of Braunstonebury and Wolfhampcote whose people were turned out in the enclosures of the 18th century. Also right and just before the church is a big mound. Aerial photographs show it was the manor house, and hexagonal in plan. However the most interesting survival is the church.

St Peter's is small and squat in yellow local ironstone and pink sandstone and has outlived its village by five centuries. It is now redundant and used only occasionally for worship. The earliest stone work in the bottom part of the tower is from the 13th century, the nave is 14th century and the clerestory roof 15th. If you go inside (get a key from the

B

cottage just beyond the church) the east window at first looks 15th century too, but the whole chancel is a Victorian gothic job. The roof is a cheerfully elaborated king post truss structure, there is a Norman font, a hexagonal inlaid pulpit and ten of the benches/pews are from the 14th and 15th centuries. The tower houses two bells, a great one cast in 1450 and a small one in 1780. We are accustomed to old stone, but survival of a near living thing with a voice, like a bell, is somehow more dramatic. Poor St Peter's has suffered vandalism so that its windows are now plastic rather than glass, and the graves are tumbled in a sea of tall grass, but we would bet on it outlasting us.

At several points you meet the Grand Union and the Oxford Canals. From Braunston Junction the GU runs south-east and north, the Oxford runs west. When the Oxford reaches Napton Junction it heads south, and a resumed GU runs north west, so the section from Braunston to Napton is joint.



*

(1) From churchyard war memorial, take tarmac footpath opposite & go down to A45.

(2) Go L 50yds (cross bridge) & take track R. Pass fork R & on to church.

(3) Go on 400yds (track becomes lane) past farm R to fork. LNB Ponds L.J

(4) Go ahead under power lines & cross railway bridge to canal. ▲

[The railway cutting seems very wide. In fact it was the double track main line of the Great Central Railway between Rugby and London. For details see onley & the Rainsbrook.

The Oxford Canal lies in a cutting, deep, leafy and silent. Look right to Braunston church and you can see the cut on an embankment. This was built in the 1820's and shortened the canal by many miles. Before this and other work was done, boatmen would travel all day and still hear Braunston's church bells.]

(5) Follow track ahead to appx 1.25 miles to farm.

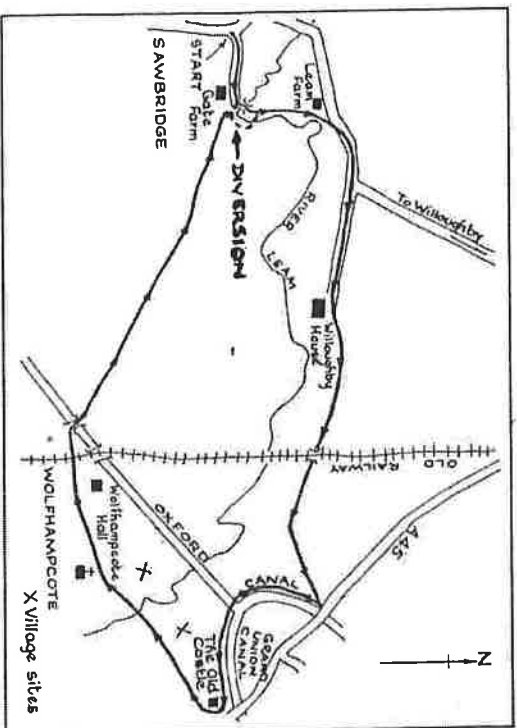
(6) Where track bends L between buildings, take DOUBLE GATE ahead, then gate R to field. Go ahead, but bear L to meet river (leam) & follow to ash tree & gate.

(7) Go ahead & cross bridge & weir, then with river on your R to take stile.

(8) Go ahead to gate in farm buildings. DON'T TAKE IT. Cross fence R, then next fence. Pass corner of barn, then of house, to stile & road.

(9) Go R to lodge on bend & take small white gate. Go with fence on your R 400yds to take CORNER gate (R of 2).

(10) Go with hedge on your L to hedge corner. Keep same line ahead (via small gate) & take midhedge gate. ▲



WALK No. 15 SAWBRIDGE AND WOLHAMPCOTE

5 miles.

Ordnance Survey Map: sheets 151 and 152 (1:50,000) or SP56 (1:25,000)

Turn off the A45 between Dunchurch and Daventry at the village of Willoughby. Follow the sign to Shuckburgh but stop at Sawbridge, a curious old hamlet. Notice the distinctive white farm houses where corrugated iron has replaced thatch as a roofing. The walk really begins down the lane to Wolhampcote which is marked 'unsuitable for motor vehicles'. Once through the farm at the end of the first stretch of lane, turn left through a gate then half-right and proceed north-eastwards over a rise towards a bend in the young River Leam ahead. The footbridge here was carried away in a flood some time ago and until it is replaced one is forced to walk up the right hand side of the river through a gate and then over a farm bridge on the left near a weir to regain the correct line of the path on the other side of the river.

The Leam is cutting an attractive little valley, winding among picturesque villages on both sides of the county boundary. It rises in the Northamptonshire uplands near the limestone village of Heliidon and flows north, forming the county boundary for quite a while before turning west to join the Avon at Warwick. Proceed in a northerly direction with the river close on your right hand side over a fence through one field and over another fence to the right of a gate at the rear of a farmhouse. Continue in the same direction to a stile ahead leading out onto the lane that you have just driven along. Turn towards Willoughby and then, by the driveway to Willoughby House, find a gateway where the path runs in a narrow fenced-in strip alongside the drive and past the house. Through a gate continue with the hedge on your left through a gap in hedge boundary to a bridge gate ahead and a further farm gate after that. Proceed with hedge boundary on

your right to another gate and then with hedge on left to a bridge under the Great Central Railway that was! The old railway route is a distinctive feature of the landscape with great embankments, cuttings and viaducts in the locality. The line was one of the last to be constructed and one of the most expensive as it aimed to conquer the landscape with such things as Gatesby Tunnel burrowing under the uplands, in contrast to the main electric line still in use which sensibly uses the Watford Gap (a channel cut by glacial melt waters) as a routeway. Through the bridge turn right then left to proceed through two fields with the hedge on your right and finally slanting half left, in a large pasture with the A45 ahead, to a gate to the left of the canal bridge over that road.

Out by the bridge, clamber down onto the towpath and follow it round in a semi-circle back to the main road. The Grand Union Canal is here joining up with the Oxford Canal for a distance. Leave the towpath on the right to turn right past the imposing house "The Old Castle" to take the crumbling track through the fields. You are now in deserted village country. The mounds in the fields are the remains of Braustonberry and the hollows between are the old streets. This settlement probably perished around 1480. The Black Death and poor sites for settlement could contribute to the fall of villages but more often it was the work of landlords who, like the instigators of the Highland clearances in later centuries, found that in the change from arable to sheep farming they only needed a small labour force and evicted the rest of their tenants. Cross the Leam into Warwickshire again and you are in Wolhampcote, another lost village of which only the church and a few houses survive. Shortly before the church look right to see the outline in the grass of the long-perished moated manor house. The recently restored church only survived because Wolhampcote parish embraces Flecknoe, Nethercote and Sawbridge. The church historian will find much of interest in this ancient structure.

Continue straight ahead along track past the Hall over old railway and then bear right over a canal bridge. If you study the 2½ inch map you will see that the canal used to meander in the locality, following the contours until technology advanced and an embankment was built. Just as you think the old line is joining the present canal near the Hall it swings north in another loop. Short stretches have been dredged out and stocked by a local angling club. Boatmen on this twisting waterway once used to spend a whole day within sound of Braunston church bells. After canal bridge continue along track ahead to make your way back to Sawbridge.

25 walks near Rugby

1978

Fred Clapham

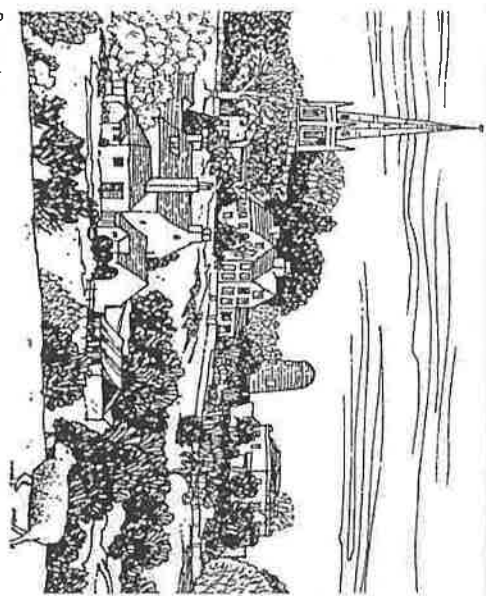
Rugby Guide of the "Rugby"

Association

Country walks in the Rugby Area

Jim Watson 2003

6. Braunston, Sawbridge & Wolfhampton 4.5 miles/7.2km



Braunston

Braunston is a large, handsome village set on a ridge overlooking a large marina and the junction of the Grand Union and Oxford canals. This walk also explores the area's rich railway heritage, and passes the sites of two ancient 'lost' villages.



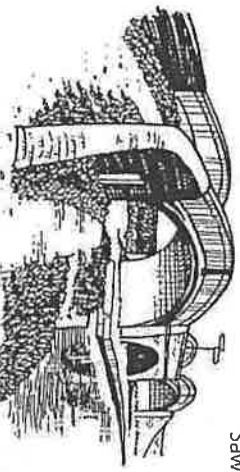
Start/finish Braunston, on the A45 seven miles south of Rugby town centre
Parking The Millhouse public house on the A45. (You are going to be a patron when you return, aren't you?)
Terrain Field paths and bridleway. Some gentle climbing and mud after rain
Time Allow three hours
Facilities The Millhouse. Two more pubs and shops in Braunston village
Public Transport Bus route GA2 from Church St, Rugby
Map Explorer sheet 222

1 From the car park cross a road bridge and turn R onto the canal towpath. Go over a beautiful iron bridge at the junction of the Oxford and Grand Union canals and pass boat moorings to a road bridge. Climb steps to the roadside and go over a way-marked stile in the hedge on your L.

2 Pause to admire the carried the Great Central line between Rugby and Woodford Halse. before following the hedge and brickwork of the bridge on your R across four fields, climbing gradually to the impressive Willoughby House. Keep R of the

house, following a line of chestnut trees parallel to the drive to a small gate onto a minor road. A public right of way soon leaves the road to go L across fields between two farms, both confusingly called 'Leam Farm'.

Head diagonally across the field to a gate which opens onto a bridleway. This follows a line of trees straight to a bridge in the railway embankment which once



Junction of the Grand Union and Oxford canals

Sawbridge is an oddly scattered hamlet of broad grass verges and ancient farms. Continue past the second Leam Farm to the centre of a field. Then turn L into a well-served bridleway.

3 The views from here across Warwickshire and Northamptonshire are extensive. The River Leam, meandering through the fields on your L, forms the county boundary.

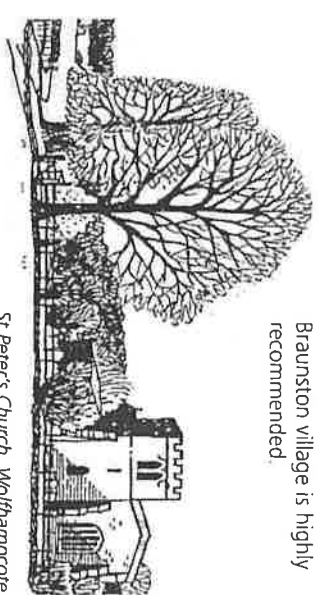
After about a mile of level walking, the bridleway rises to cross a high bridge over the Grand Union canal and another crossing the dismantled Central Railway. The Braunston to Long Itchington line also once came through here, running parallel with our route. The two lines actually crossed just a field away on your R.

Continue past the Hall to the 13th century church of St Peter's, all that remains - apart from the grassy mounds opposite the church - of Wolfhampton. The village probably died in the 18th century when its inhabitants were turned out during the land enclosures. Parts of St Peter's date back to the

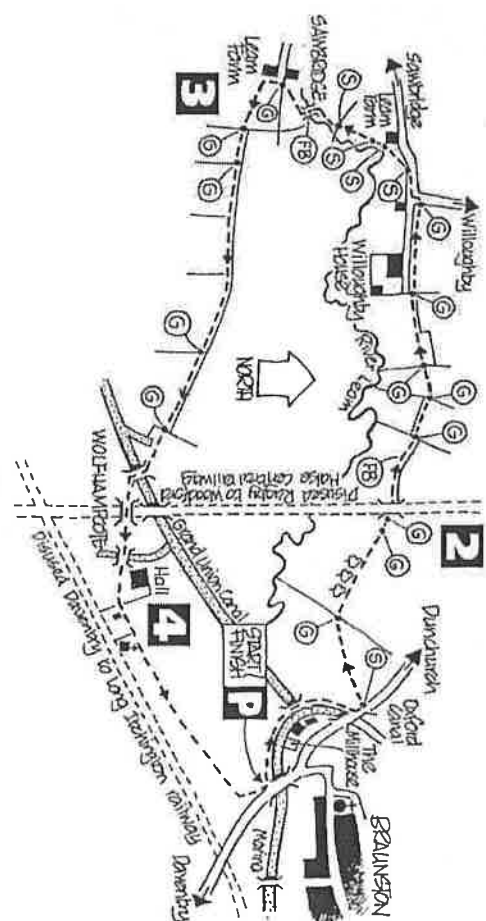
4 The modern village of Braunston can now be seen ahead, with the tall spire of All Saint's church, an old windmill, (blessedly finding a new role as a dwelling house) and the

white-painted rectory making a glorious picture to end the walk.

Continue on the bridleway to the road bridge over the canal and sustenance at the Millhouse, itself a restoration of an old canal-side pub. The regeneration of the canal system has been a remarkably Good Thing, bringing new life (and walkways) to the countryside. In times of great change, not all of it is necessary for the worse. An additional stroll along the towpath to the marina and back through Braunston village is highly recommended.



St Peter's Church, Wolfhampton



Ref B
1

WARWICKSHIRE.

PERMITTANCES

OF

UNRESERVED SALE

OF

FRETHOLD ESTATES.

XXXXXXXXXXXX

Sale July 13th, 1881.



2

LOT 2.
ALL THAT

FREEHOLD AND TITHE-FREE FARM

RICH FEEDING OLD TURF LAND,

HAMLET OF SAWBRIDGE, in the Parish of Wolfhampcote,
IN THE COUNTY OF WARWICK,

And consisting of the following enclosures:-

No.	Name of Field.	Use.	Acres.	Roods.	Pence.	Quantity.
1	Yew's Orchard	Orchard	11	1	30	
2	Yew's Orchard	Pasture	9	2	25	
3	Yew's Orchard	Ditto	14	0	33	
4	Yew's Orchard	Ditto	39	1	34	
5	Woodland Ground	Ditto	17	4	33	
6	Marsh Ditch	Ditto	7	2	17	
7	Yew's Ditch	Ditto	13	0	15	
8	The Lark	Meadow	2	0	24	
9	Little Meadow	Pasture	8	0	35	
10	Orchard Trees					
11	House, Farm Buildings, and Yard, Back Yard, and Garden		0	1	12	
12	Two Cottages and Garden		0	1	34	
Total						14

The Land is very fertile Rich Feeding Old Turf of the finest quality, all well Drained, Fenced, and supplied with Water.

The Buildings consist of a Tenant's Residence, and two Cottages, with Gardens and Outbuildings; a good Farm Yard, surrounded by Green Fences, stable, Manger Barn, and Open House. Also a good Field Yard, with Open Ditch, and Cow Trench.

The Farm is approached and intersected by good Roads, within about 300 yards of a Wharf upon the London and Warwick Canal.

It is about four miles from the Railway Station at Dunchurch, six from Rugby, and seven from Southam.

The Farm is well Timbered with fine old Elms, in which is a large and fast-increasing Rookery, and the River Lark bounds a small portion.

The value of the growing Timber Trees is £125 15s. 6d.

It is Free Free, but subject to a Land Tax of £10 10s. 6d. per annum.

The three Rookeries for the summer months have been let for the last two years upon this Farm, and realized in 1885, £241 10s. 6d. and in 1897, £277 6s. 6d. and there is every reason to believe that similar prices might be obtained in the future.

LOT 3.

ALL THAT

Freehold & Tithe-free Close of Rich Meadow Land,

Containing 6a. 3r. 3p., or thereabouts.

Situate near to Lot 2, LOT 15, 16.

PARISH OF WOLSCOT,

Enclosed in part by the River Lark, in which there is excellent Fishing.

The value of the growing Timber Trees is £31 12s. 6d.

3

Scale 6 Quinns to an Inch

To San Diego

