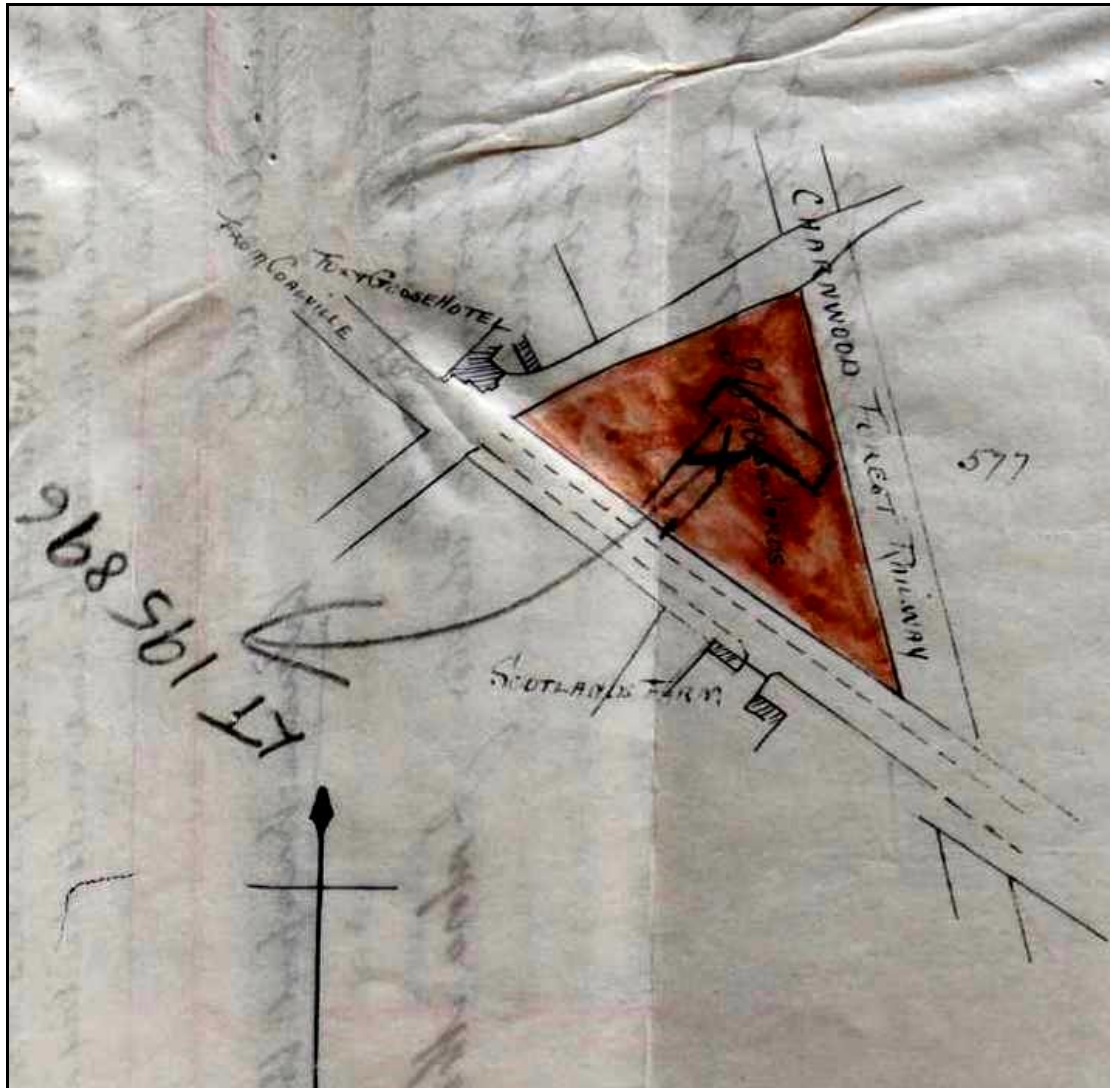


**SALE OF LAND IN THE PARISH OF COALVILLE
BY THE 'THOMAS HARLEY OSGATHORPE
CHARITY'**



**MAP SHOWING THE TRIANGLE OF LAND ENCLOSED BY BROOM LEY'S
ROAD, THE BRANCH LINE OF THE CHARNWOOD FOREST RAILWAY AND THE
UNDEVELOPED SOUTH EAST END OF LONDON ROAD AT THE TIME BEFORE
IT JOINED BARDON ROAD.**

THE LOCATION OF THE OLD FOX AND GOOSE HOTEL IS SHOWN

BY SAMUEL T STEWART - SEPTEMBER 2023

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ACKNOWLEDGEMENT

Thanks to Steve Davis of Coalville for providing the documents relating to the sale of land by the Osgathorpe Thomas Harley Charity Trust in 1895. Steve lives in one of the houses which was built in 1900 on this land.

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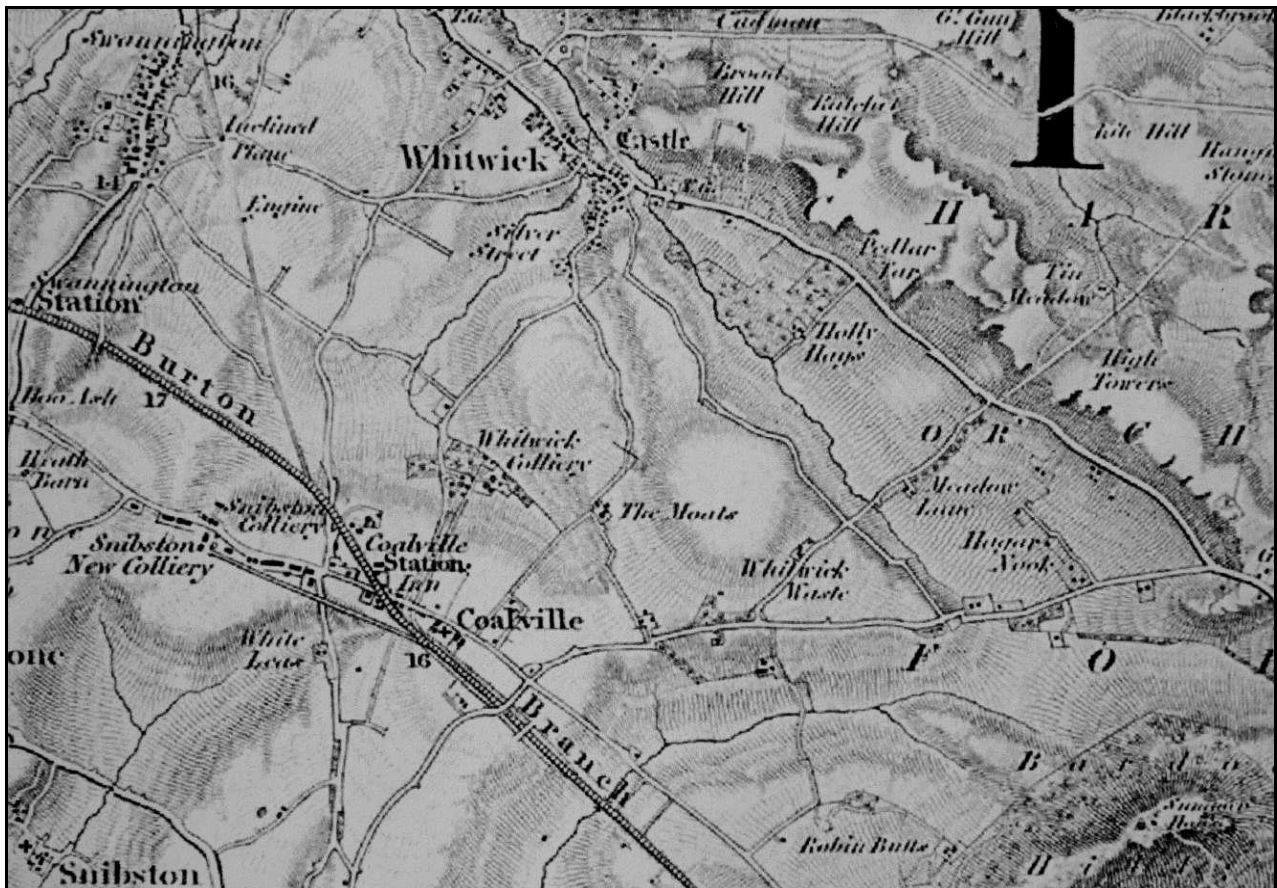
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PREFACE

This publication is a **supplement** to the early history of the 'Thomas Harley Osgathorpe Charity' that is included in the publication from 'Asgotporp to Osgathorpe' which is free to download and read on the author's website samuelstewart.com This is under the village of Osgathorpe - Miscellaneous subsection. The Charity was founded in 1670 by the will of Thomas Harley.

This publication relates to the sale of a particular small triangle of land owned by the Charity in the parish of Coalville at the time it was sold. It was felt by the author that this should be recorded as it was the start of development of the area to the south east of the junction where Broom Ley's Road meets London Road

The 1835 O/S map shows that apart from a few cottages / farm houses dotted about there was little residential or industrial development in that area.



BACKGROUND TO THE DEVELOPMENT OF THE TOWN OF COALVILLE

In addition to its coal mines, a great diversification of other industries gradually came to Coalville, and from 1846 trade increased as the Midland Railway improved their network and provided access to markets further afield.

The building of residential properties, Shops, Public Houses and Beer houses increased dramatically in the town to take advantage of the wages being earned by the workers in the new industries. The Midland railway constructed its first station, a terrace of worker's houses and a station master's house and local builders began to build on plots along Long Lane between 1860 and 1880. Side streets off the main thoroughfares were constructed between 1870 and 1920 to provide accommodation for the new inhabitants of the town.

One particular company based in Coalville and of interest with regards to this publication was the engineering company founded by J. W. Stableford in 1865. J.W. handed over control of the company to his brother **William Dorman Stableford**, who enlarged the works in 1881. It became known as Stableford's Wagon Works, and manufactured railway wagons by the thousand for customers as far away as India. It employed a thousand men and boys at one time and when it went into liquidation in 1924 the town was reportedly shattered by the news.

With its excellent communications, Coalville grew in importance and in 1892 gained its own Local Board status, replacing the former Whitwick Local Board. In 1894, the Urban District Council of Coalville was inaugurated, containing both Whitwick and Hugglescote as wards.

The new council began to improve the town with enthusiasm. The main roads which had previously been neglected owing to their being on parish boundaries, were improved, and in the early part of the 20th century housing construction in Coalville started to expand outwards into the Highfields area, Forest Road, Bridge Road, Ashburton Road, Broom Leys Road, the south east end of London Road and onto Bardon Road.

LAND OWNED BY THE 'THOMAS HARLEY OSGATHORPE CHARITY' IN 1837

We can see from the following chart included in the 1837 Charity Commissioners Report that the 'Thomas Harley Osgathorpe Charity' owned a considerable amount of land in Donington (le Heath), Hugglescote, Whitwick and Snibston which was rented out to various people on an annual renewal basis. Coalville was part of the parish of Whitwick at this time.

Situation.	Quantity of the Land.			Tenants.	Rent.		
	A.	R.	P.		£.	s.	d.
Donington	96	3	6	Henry Stone	143	7	8
"	44	2	1	J. Newberry	130	18	4
Hugglescote	32	1	22	"			
Whitwick	23	0	22	"			
Snibston	10	2	36	J. D. Roby	18	15	4
"	18	0	10	W. Wood	21	13	6
Osgathorpe	0	0	33	The Master			
Forest land	4	0	0	J. Chester	6	6	0
There is also belonging to this charity a sum of 2,274 <i>l.</i> 1 <i>s.</i> 4 <i>d.</i> Three per Cent. Consolidated Bank Annuities, standing in the names of four of the trustees, the annual dividends of which are					68	6	0
					379	6	10

**THE SALE OF A PIECE OF LAND IN COALVILLE
OWNED BY THE 'THOMAS HARLEY OSGATHORPE
CHARITY' APPROVED BY THE CHARITY
COMMISSIONERS IN 1895**

There follows a copy of documents from the Board of Charity Commissioners for England and Wales which basically approved the sale by the trustees of the Osgathorpe Thomas Harley Charity of a triangle of land, amounting to 1A 3r. 7p. with its value calculated at the rate of 1s. 10p per square yard. The order stipulates that the buyer must purchase the land within 6 months of the sealing order by the board dated 15th March 1895. This land at the time was in the occupation of a William Haynes, presumably rented by him from the Osgathorpe Thomas Harley Charity Trust.


Sealed 15th March 1895.

548
95.

County—**LEICESTER.**
Parish—**OSGATHORPE.**
Charity—**Harley.**

C.
60,802.

Authority to sell real estate.



CHARITY COMMISSION.

In the Matter of the Charity known as **THOMAS HARLEY'S SCHOOL AND ALMSHOUSES,**
in the Parish of **OSGATHORPE,** in the County
of **LEICESTER;** and

In the Matter of "The Charitable Trusts Acts, 1853
to 1894."

**The Board of Charity Commissioners for England
and Wales,** being satisfied by the representations of the
Trustees of the above-mentioned Charity, and by a Report from
William Edward Woolley, of Rectory Place, Loughborough,
in the County of Leicester, Land Surveyor, that it will be
advantageous to the said Charity that the sale of the land and
hereditaments described in the Schedule hereto, belonging to
the said Charity, should be effected upon the terms herein after
mentioned :

Do, upon the application of the said Trustees, **herby**
Authorise them, within six calendar months from the date of
this Order, to sell the said land and hereditaments for not less

11274. Wt. 4250.

than a sum calculated at the rate of 1s. 10d. per square yard, and also to do and execute all proper acts and assurances for carrying the said sale into effect, subject to the condition that all the costs, charges, and expenses, attending or incidental to the said sale, including the costs of the deduction and verification of any title which may be required to be shown to the premises shall be paid by the purchaser :

And the said Board do Direct that the said purchase money, when received by the said Trustees, shall be immediately paid or remitted by them to the Banking Account at the Bank of England of "The Official Trustees of Charitable Funds," by whom the same shall be forthwith invested in the purchase, in their name, of New Consols, to be held by them in trust for the said Charity.

SCHEDULE.

A triangular piece of land, containing 1a. 3r. 7p. or thereabouts, situate near the "Fox and Goose Inn," formerly in the Parish of Whitwick, but now in the Parish of Coalville, in the County of Leicester, abutting on the Charnwood Forest Branch Railway Line from Hugglescote to Loughborough, on the road from Coalville to Barton and Leicester, and on the road from Hugglescote to Loughborough, and now in the occupation of William Haynes.

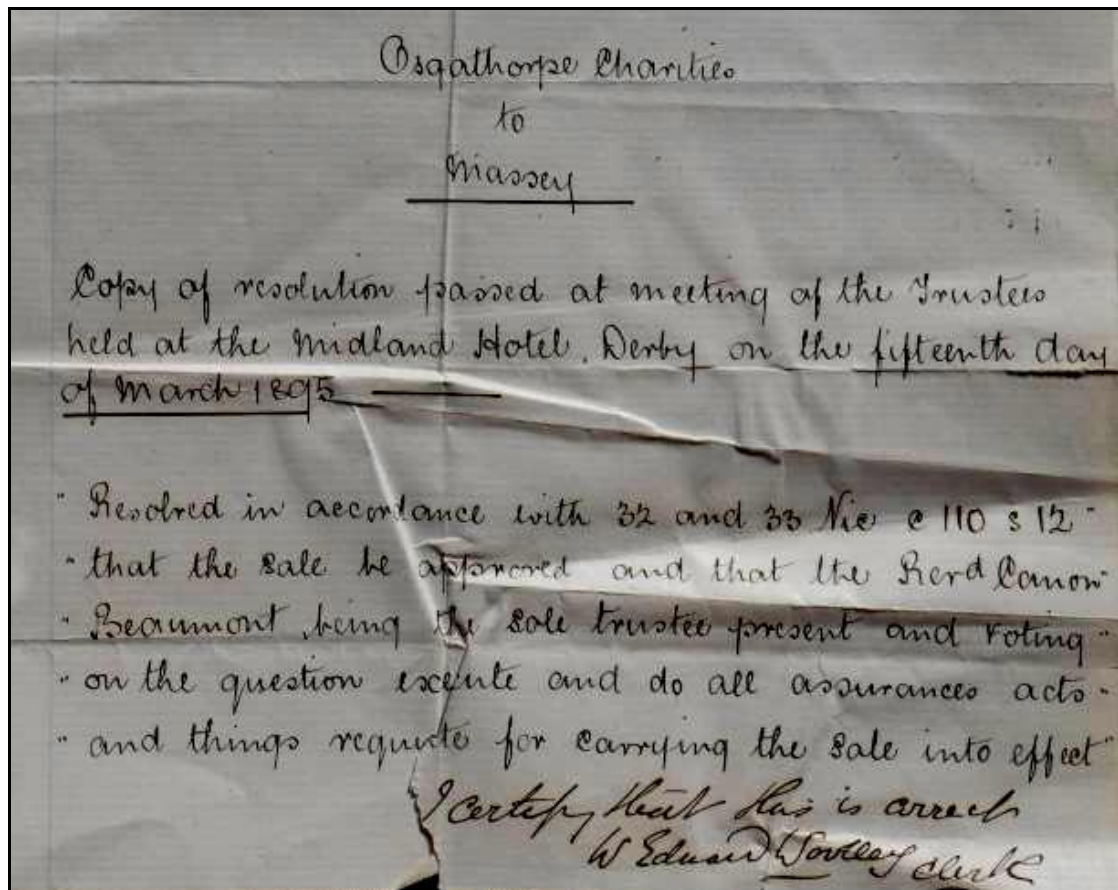
Sealed by Order of the Board this 15th day of
March 1895.

G. Holford
authorized under 50 + 51 Vict c 49 sec 5

L.S.

LONDON: Printed by EYRE and SPOTTISWOODS,
Printers to the Queen's most Excellent Majesty,
For Her Majesty's Stationery Office.

1895.



At this point things get rather confusing. The author takes the view from the evidence to hand, that John Massey entered into an agreement with the Charity Trustees to purchase the land for the sum of £794 15s. but then decided he did not wish to go ahead with it, and authorised the trustees to sell it to **William Dorman Stableford**, the owner of **Stableford's Wagon Works**. John Massey was an engineering foreman who possibly worked for William Dorman Stableford.

There follows the rather complex 'Conveyance Indenture' dated April 17th 1895, between the **Charity Trustees** and **William Dorman Stableford** which the author has transcribed at the end in order to provide the reader with a better understanding of its contents.

These old ink on Vellum legal documents, often referred to as '**presents**' in the text (from old English) are made more difficult to understand by the fact that no punctuation was used and they are extremely repetitive. It gives the impression that Victorian Lawyers were paid by the number of words that they wrote. The author has inserted some punctuation in the transcription to try and make it more understandable for the uninitiated.

**THE CONVEYANCE INDENTURE BETWEEN THE
TRUSTEES OF THE 'THOMAS HARLEY OSGATHORPE
CHARITY' AND WILLIAM DORMAN STABLEFORD
DATED 17th APRIL 1895**



This Indenture

Hudson & Kearns Law Stationers, Southwark St. London, E.C.



made the seventeenth
day of April

hundred and ninety five **Between** the Reverend William
Beresford Beaumont of Coleorton in the County of Leicester
Clerk in Holy Orders (being a Trustee of the Charity known as
the Cusworth Charity) of the first part John MASON of Coalville
in the said County of Leicester Foreman Engineer of the second
part and William Dorman Stableford of Coalville
aforesaid Railway Wagon Builder of the third part **Whereas**
the hereditaments hereinafter described and intended to be here by
granted and conveyed form part of the estates of the said charity
which was founded in the year One thousand six hundred and
seventy under the Will of Thomas Harley deceased **And**
Whereas by virtue of divers assurances and other means and
ultimately by an Indenture dated the thirty first day of December
One thousand eight hundred and eighty six and made between
the Right Honorable Charles Frederick Baron Donington Henry
Valentine Story Charles Lewis Tashwood and the Reverend Joseph
Clark of the one part and the Honorable Montague Curzon Nathaniel
Charles Curzon Everard March Phillips de Lisle (in the now
reciting Indenture described as Everard de Lisle) and the said
Reverend William Beresford Beaumont of the other part (by which
Indenture the last appointment of new Trustees of the said Charity
was effectuated) the estates of the said Charity became vested and
were granted and conveyed unto and to the use of the said
Right Honorable Charles Frederick Baron Donington Henry Valentine
Story Charles Lewis Tashwood Joseph Clark Montague Curzon
Nathaniel Charles Curzon Everard March Phillips de Lisle and
William Beresford Beaumont in trust for the said Charity
And whereas the said Charles Lewis Tashwood and Joseph
Clark have departed this life **And whereas** the Trustees of
the said Charity lately agreed to sell to the said John Mason of the
piece of land and hereditaments hereinafter described and
intended to be hereby conveyed (being part of the lands belonging
to the said Charity as aforesaid) at the price of Seven hundred
and ninety four pounds fifteen shillings but subject to the
approbation of the said Act by the Charity Commissioners for
England and Wales **And whereas** by an Order under the Common
Seal of the said Charity Commissioners dated the fifteenth day of March
One thousand eight hundred and ninety five the said Commissioners
having inquired into the circumstances and being satisfied that the

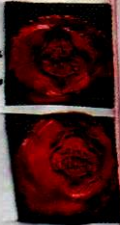


proposed sale would be advantageous to the charity did authorize the Trustees of the said Charity within six calendar months from the date thereof to sell the said piece of land and hereditaments hereinafter described and intended to be hereby conveyed for not less than a sum calculated at the rate of one shilling and ten pence per square yard and also to do and execute all proper acts and assurances for carrying the said sale into effect subject to the condition that all the costs charges and expenses attending or incidental to the said sale including the costs of the deduction and verification of any title which might be required to be shown to the premises should be paid by the purchaser **And whereas** the said John Massey has agreed to sell to the said William Dorman Stableford the said piece of land and hereditaments hereinafter described and intended to be hereby conveyed at the price of Seven hundred and ninety four pounds fifteen shillings **And whereas** the said William Dorman Stableford has paid all the costs charges and expenses incidental to the said sale which by the said order of the said board were required to be paid by the purchaser of the said premises as the said parties hereto of the first part do hereby acknowledge **And whereas** at a Meeting of the Trustees of the said Charity held at the Midland Hotel Derby on the fifteenth day of March One thousand eight hundred and ninety five it was resolved in accordance with section 12 of the Charitable Trusts Act 1869 that the proposed sale be approved and that the said William Dersford Beaumont being the sole trustee present and voting on the question execute and do all assurances acts and things requisite for carrying the sale into effect **Now this Indenture witnesseth** that in pursuance of the said agreement and by virtue of the said order of the said Charity Commissioners and in consideration of the sum of Seven hundred and ninety four pounds fifteen shillings to the said William Dersford Beaumont paid by the said William Dorman Stableford at the request of the said John Massey on or before the execution of these presents for the purchase of the fee simple of the land hereinafter described and intended to be hereby conveyed (the receipt of which sum of Seven hundred and ninety four pounds fifteen shillings the said William Dersford Beaumont hereby acknowledges) the said William Dersford Beaumont as such Trustee as aforesaid at the request and by the direction of the said John Massey doth by virtue of every power by statute or otherwise enabling him in this behalf hereby convey and the said John Massey hereby confirms unto the said William Dorman Stableford **All** that triangular piece of land containing Eight thousand six hundred and seventy

square yards or thereabouts situate in the parish of Coalville
 formerly in the parish of Whitwick bounded on the North West side
 thereof by the road leading from Cugglescote to Loughborough on the
 North East side thereof by the Charnwood Forest Railway and on the South
 West side thereof by the Road leading from Coalville to Barton and now
 in the occupation of William Haynes and which said piece of land
 with the boundaries thereof is more particularly delineated and
 described on the plan drawn on the back of these presents and
 thereon colored pink **Together** with the appurtenances to the said
 piece of land belonging (subject nevertheless to such reservations
 exceptions powers and privileges as respect the minerals lying thereunder
 and the power to get the same as the same premises are now subject
 thereto by virtue of an Indenture of the thirty first day of December One
 thousand eight hundred and sixty or otherwise) **To hold** the same
 unto and to the use of the said William Dorman Stableford and
 his heirs in fee simple **And** the said William Bereford
 Beaumont hereby acknowledges the right of the said William
 Dorman Stableford to production of the said recited Indenture of the
 thirty first day of December One thousand eight hundred and eighty
 six and the said recited order of the fifteenth day of March One
 thousand eight hundred and ninety five and to delivery of copies
 thereof **In witness** whereof the said parties to these presents
 have hereunto set their hands and seals the day and year first
 before written

Signed sealed and delivered
 by the above named William Bereford
 Beaumont in the presence of

William Bereford Beaumont



William Briggs
 Schoolmaster Coleorton

Signed sealed and delivered
 by the above named John
 Mearns in the presence of

John Mearns

Chas. Green
 do.
 Coalville.

TRANSCRIPTION OF PRECEDING INDENTURE

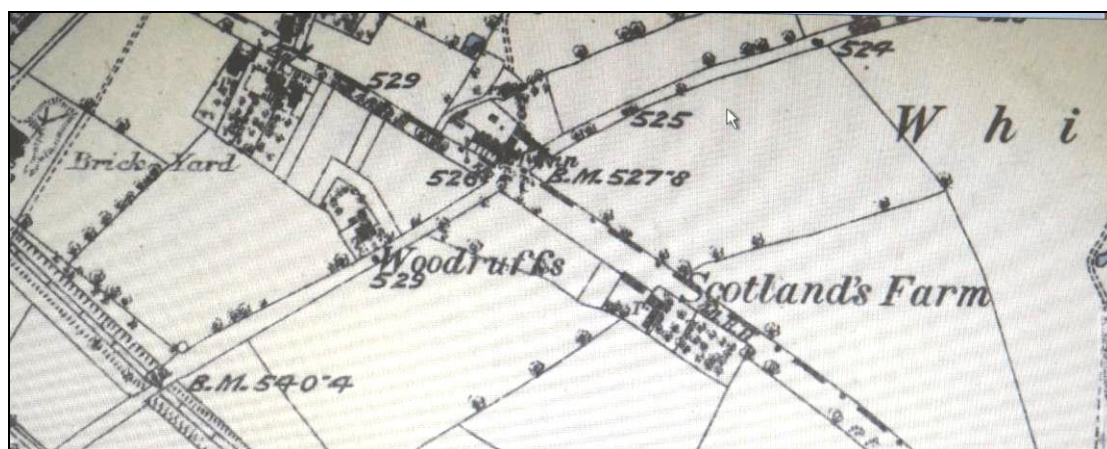
THIS INDENTURE made the seventeenth day of April one thousand eight hundred and ninety five **BETWEEN** the **REVEREND WILLIAM BERESFORD BEAUMONT** of Coleorton in the County of Leicester, Clerk in Holy Orders being a Trustee of the Charity known as the Osgathorpe Charity of the first part, **JOHN MASSEY** of Coalville in the said County of Leicester, Foreman Engineer of the second part, and **WILLIAM DORMAN STABLEFORD** of Coalville aforesaid Railway Wagon Builder of the third part. **WHEREAS** the hereditaments hereinafter described and to be hereby granted and conveyed form part of the estates of the said Charity which was founded in the year one thousand six hundred and seventy under the will of Thomas Harley deceased. **WHEREAS** by virtue of Diverse assurances and other means and ultimately by an Indenture dated the thirty first day of December one thousand eight hundred and eighty six and made between the Right Honourable Charles Frederick Baron Donington, Henry Valentine Story, Charles Lewes Dashwood and the Reverend Joseph Clark of the one part, and the Honourable Montague Curzon, Nathaniel Charles Curzon, Everard March Phillips de Lisle, in the now sealing indenture, described as Everard de Lisle, and the said Reverend William Beresford Beaumont of the other part (by which indenture the last appointment of all new Trustees of the said Charity was effectuated) the Estates of the said Charity became vested and were granted and conveyed unto and to the use of the said the Right Honourable Charles Frederick Baron Donington, Henry Valentine Story, Charles Lewes Dashwood and Joseph Clark, Montague Curzon, Nathaniel Charles Curzon, Everard March Phillips de Lisle and William Beresford Beaumont in Trust for the said Charity **AND WHEREAS** the said Charles Lewes Dashwood and Joseph Clark have departed of this life, **AND WHEREAS** the Trustees of the said Charity lately agreed to sell to the said JOHN MASSEY the piece of land and hereditaments hereinafter described and intended to be hereby conveyed (being part of the lands belonging to the said Charity as aforesaid) at the price of seven hundred and ninety four pounds fifteen shillings, but subject to the approbation of the said sale by the Charity Commissioners for England and Wales, **AND WHEREAS** by an order under the Common Seal of the said Charity Commissioners dated the fifteenth day of March one thousand eight hundred and ninety five, the said commissioners having inquired into the circumstances and being satisfied that the proposed sale would be advantageous to the Charity did authorize the Trustees of the said Charity within six calendar months from the date thereby to sell the said piece of land and hereditaments hereinafter described and intended to be hereby conveyed for not less than a sum calculated at the sale of one shilling and ten pence per square yard and also to do and execute all proper acts and assurances for carrying the said sale into effect subject to the condition at all the costs, charges and expenses attending or incidentals to the said sale including the costs of the deduction and verification of any title which may be required to be shown to the premises should be paid by the purchaser **AND WHEREAS** the said JOHN MASSEY has agreed to sell to the said WILLIAM DORMAN STABLEFORD the said piece of land and hereditaments hereinafter described and intended to be hereby conveyed at the price of seven hundred and ninety four pounds fifteen shillings **AND WHEREAS** the said WILLIAM DORMAN STABLEFORD has paid all the costs, charges, and expenses incidental to the said sale which by the said order of the said Board were required to be paid by

the purchaser of the said premises as the said party's which of the first part do hereby acknowledge. **AND WHEREAS** at a meeting of the Trustees of the said Charity held at the Midland Hotel, Derby on the fifteenth day of March one thousand eight hundred and ninety five, it was resolved in accordance with section 12 of the Charitable Trust Act 1869 that the proposed sale be approved and that the said WILLIAM BERESFORD BEAUMONT being the sole Trustee present, and voting on the question execute and do all assurances of the said agreement by virtue of the said order of the said Charity Commissioners and in consideration of the sum of Seven Hundred and Ninety Four Pounds and Fifteen Shillings to the said WILLIAM BEAUMONT paid by the said WILLIAM DORMAN STABLEFORD at the request of the said JOHN MASSEY on or before the execution of these presents for the purchase of the Fee Simple of the land hereinafter described and intended to be hereby conveyed (the receipt of which sum of Seven Hundred and Ninety Four Pounds Fifteen Shillings the said WILLIAM BERESFORD BEAUMONT hereby acknowledges) the said WILLIAM BERESFORD BEAUMONT as such Trustee be as aforesaid at the request and by the direction of the said JOHN MASSEY hereby confirms unto the said WILLIAM DORMAN STABLEFORD **ALL THAT** triangular piece of land containing Eight Thousand Six Hundred and Seventy Square Yards or thereabouts, situate in the Parish of Coalville formerly in the Parish of Whitwick bounded on the north west side thereof by the road leading from Hugglescote to Loughborough, on the north east side thereof by the Charnwood Forest Railway and on the south west side thereof by the road leading from Coalville to Bardon, and now in the occupation of William Haynes and which each piece of land with the boundaries thereof is more particularly delineated and described on the plan drawn on the back of these presents and thereon coloured pink **TOGETHER** with appurtenances to the said piece of land belonging (subject nevertheless to such reservations, exceptions powers and privileges as respect the minerals lying there under and the power to get the same as the same premises are now subject thereto by virtue of an Indenture of the thirty first day of December one thousand eight hundred and sixty or otherwise) **TO HOLD** the same unto and to the use of the said WILLIAM DORMAN STABLEFORD and his heirs and in the Fee Simple, **WHICH** the said WILLIAM BERESFORD BEAUMONT hereby acknowledges the right of the said WILLIAM DORMAN STABLEFORD to production of the said recited Indenture of the Thirty First Day of December One Thousand Eight Hundred and Eighty Six and the said sealed order of the Fifteenth Day of March One Thousand Eight Hundred and Ninety five, and delivery of copies thereof, **THE WITNESSES** whereof the said parties to these presents have hereunder set their hands and seals the day and year first before written.

DETAILS OF THE LOCATION OF A TRIANGLE OF LAND SOLD BY THE 'THOMAS HARLEY OSGATHORPE CHARITY' TRUST

This triangle of land shown on the front cover and also in the later Conveyance Indenture is situated in an area immediately to the south east of what is now Broom Leys Road. The wider area to the south east became known as the Scotlands' and the first property to be built in that immediate area was Scotland's Farm House which was opposite the triangle of land but on the other side of what is now the south eastern end of London Road before it joins Bardon Road. This property still exists today and is marked on the map on the front cover which accompanied the indenture. The reader will also note that the location of the 'Fox and Goose Hotel' (long since demolished) is marked on this map on the opposite side of Broom Leys Road. Early photographs of this are included in the 'Supplementary Photographs at the end.

If we look at the 1881/2 surveyed 6 inch to the mile O/S map below, we can see that the only property in that area is Scotland's Farm. The Charnwood Forest Railway branch line, which was started in August 1881 is not shown, presumably because it hadn't reached Coalville at the time the survey was carried out. It opened for passenger service in April 1883. When the Charnwood Forest Railway branch line was completed, it had the effect of enclosing the triangle of land, between the railway, London Road and Broom Leys Road.



An extract from the 1881/2 surveyed 6 inch to one mile O/S map

Continued over page

The following **1901 Revised / 1903 Published 6 inch O/S map** shows that within six years of William Dorman Stableford purchasing this land a chapel and some 15 houses, mostly semi-detached had been built fronting the south east end of London Road after it crossed the Forest Road / Broom Ley's Road junction. The following 1901 O/S map shows the properties in more detail.



1901 Revised / 1903 Published 6 inch O/S map



Revised 1901 - 25 inches to one mile O/S map

**SUPPLEMENTARY PHOTOGRAPHS RELEVANT TO
THE PUBLICATION**



**THE THOMAS HARLEY CHARITY GRAMMAR SCHOOL AT OSGATHORPE WITH
THE HEADMASTER'S HOUSE ON THE RIGHT**



**THE ALMSHOUSE NEXT TO THE SCHOOL WHICH WERE BUILT FOR THE
WIDDOWED WIVES OF CLERGYMEN**



THE FOX AND GOOSE HOTEL IN THE EARLY 1900's
Note that the houses along London Road had been built right up to the hotel
by this time



THE FRONTAGE OF STABLEFORD'S WAGON WORKS

**This was on Mantle Lane, Coalville, where the Spring Board Centre is now
Note the date of 1881 above the door. This records the date when the Wagon
Works were extended by William Dorman Stableford.
Note the first Coalville station built in the distance**



Inside the Engineering Workshop