
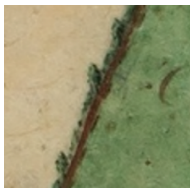


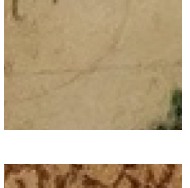
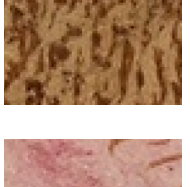
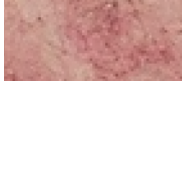
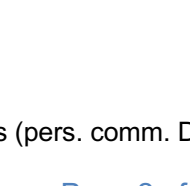



**MAP OF THE ESTATE OF  
MISS KATHERINE DAVIS BOVEY  
SITUATE IN THE PARISHES OF  
OLD WARDEN AND NORTHILL  
IN THE COUNTY OF BEDFORD c. 1750**



BARS, Z1125/1

Margaret Roberts  
Old Warden History & Heritage Society  
6 August 2020 (Revised 29 April 2021)

# KEY TO SYMBOLS

FEATURE	SYMBOL	DESCRIPTION
Dwellings and farm buildings <sup>1</sup>		Brown outline with light pink infill
Pond		Black circle with blue infill
Square, freestanding dovecote		Brown square with central dot
Boundary between parcels held by different tenants		Thick brown line reminiscent of a track or earth bank
Circular, freestanding dovecote		Brown circle with central dot
Well		Unfilled circle with a dot in the centre
Footpath		Yellow line
Arable		The three symbols probably each represent a different arable crop, but it is impossible to say whether wheat, oats, rye or barley were being cultivated at the time when the map was made
Arable		
Arable		

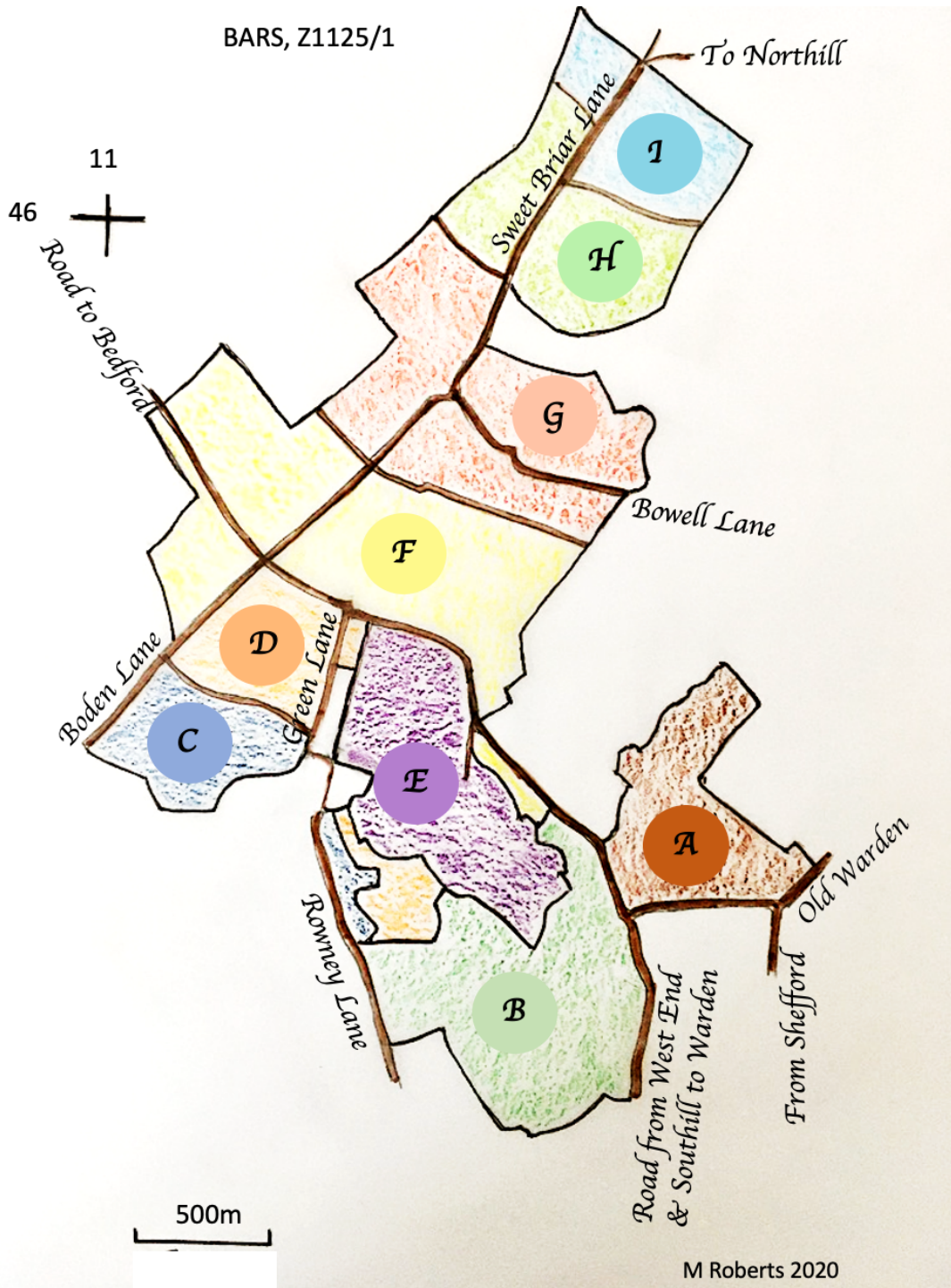
<sup>1</sup> Only barns had a porch, not granaries (pers. comm. Dr G Coppack).

FEATURE	SYMBOL	DESCRIPTION
Pasture <sup>2</sup>		Green shading
Trees		Individual trees (often marking boundaries)
Woodland		Dense tree covering

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<sup>2</sup> Some of the land would have been used for hay meadow, but it is indistinguishable from arable or pasture.

# LOCATION OF HOLDINGS



Drawing based on Ordnance Survey data

# KEY TO HOLDINGS AND PLOT NUMBERS

HOLDING	PLOT	FIELD NAME (Area) <sup>3</sup>	REMARKS
(a)	(b)	(c)	(d)
A	1	[Farmyard]	<ul style="list-style-type: none"> <li>Containing a barn on the east side of the yard, plus 4 (possibly 5) other buildings and a pond.</li> <li>A close (possible orchard) lying to the east of the farmyard.</li> </ul>
A	2	LOWER RYE FIELD	Arable
A	3	Six Acres	Arable
A	4	Leys <sup>4</sup>	Arable and pasture
A	5	Upper Rye Field	Arable
A	6	Upper Rye Field	Arable
A	7	Home Close	Pasture incorporating <i>Brick Klumps Close</i> . <sup>5</sup>
A	8	Banks Close	Pasture
A	9	Barton's Field	Pasture. L-shaped pond on west side, and possible small pond overlapping the boundary with the lands of Henry Fish Palmer to the west.
A	10	Barton's Field	Arable. Path running through from ESE to NNW.
B	1	[Farmyard]	<ul style="list-style-type: none"> <li>Incorporating close of pasture called <i>Windmill Hill</i>.</li> <li>3 barns, byre adjacent to pen in Home Pickle, 4 (possibly 6) other buildings, and fishponds.</li> </ul>
B	2	Home Pickle	Pasture with a pen in the SE corner beside the byre.
B	3	FLAGG <sup>6</sup> MEAD	Pasture
B	4	Chippey Close	Arable
B	5	Further Chippey Close	<ul style="list-style-type: none"> <li>Arable.</li> </ul>

<sup>3</sup> Acres-rods-perches.

<sup>4</sup> **ley**: from *leáh* (Anglo-Saxon) meaning meadow, open space or untilled land. Land formerly used for arable but subsequently allowed to grass over.

<sup>5</sup> From the Dutch *Klamp* meaning either a temporary or permanent brick clamp.

<sup>6</sup> **flagge**: (Middle English) a reed or rush.

HOLDING	PLOT	FIELD NAME (Area) <sup>3</sup>	REMARKS
(a)	(b)	(c)	(d)
			<ul style="list-style-type: none"> <li>• <i>ROWNEY LANE</i> along the west side of B5, C3 and C2.</li> </ul>
B	6	<i>Sheep Walk</i>	Pasture incorporating a small, triangular pickle.
B	7	<i>Anthoneys</i>	Arable
B	8	Dove House Close (33-1-10) <sup>7</sup>	<ul style="list-style-type: none"> <li>• Pasture.</li> <li>• Freestanding, circular dovecote beside a circular pond in the NW corner.</li> <li>• Pond at the south end with a brook flowing NW into B9.</li> </ul>
B	9	<i>Rush or Long Mead</i>	<ul style="list-style-type: none"> <li>• Pasture</li> <li>• A small close (2-3-6) lies between the north end of Rush Mead and the south side of the dam (D12).<sup>8</sup></li> <li>• A stream runs SE through the small close, continuing the length of Rush Mead to the road, where it collects in a little pond.<sup>9</sup></li> </ul>
B	10	<i>Clay Pitts</i> (11-0-17)	<ul style="list-style-type: none"> <li>• Arable</li> <li>• <i>Road from SHEFFORD to WARDEN</i> on the east side of B10 and B11.</li> </ul>
B	11	<i>Long Clay Pitts</i>	Arable
B	12	[Dam]	Section of the dam sitting between Long Clay Pitts (B11) and Great Meadow (B13). <sup>10</sup>
B	13	<i>GREAT MEADOW</i>	Pasture containing a pond behind the dam (B12) and a further pond

<sup>7</sup> It is difficult to determine which of the closes are included within the figure of 33-1-10. Using an online measuring tool, it appears that Dove House Close (B8) covered almost 18 acres. There was no measurement given on the map for Anthoneys (B7) to the south, but since this extended to roughly 19 acres including boundaries, it is possible that the two were considered together.

<https://www.freemaptools.com/area-calculator.htm>

<sup>8</sup> The measurement excludes the dam (D12).

<sup>9</sup> The stream was documented as the Fleet in 1710 [BARS, W2262]. On leaving the Bovey lands, it took an eastward course and now feeds into the lake in Southill Park.

<sup>10</sup> The dam continued south-west towards B1, but this is only identifiable as a faint line on the map and therefore the map belies the full scale of the feature, which survives to this day.

HOLDING	PLOT	FIELD NAME (Area) <sup>3</sup>	REMARKS
(a)	(b)	(c)	(d)
			overlapping the boundary with the Little Vineyard (E3).
C	1	[Farmyard]	<ul style="list-style-type: none"> <li>Barn plus 3 other buildings, a large rectangular pond, &amp; 2 wells.</li> <li>Adjoining pens.</li> </ul>
C	2	<i>Ox Pickle</i>	Pasture containing a small pond beside Rowney Lane.
C	3	<i>Home Close</i>	Pasture
C	4	<i>Ewe Pickle</i>	Moated pasture
C	5	<i>Meadow</i>	Pasture
C	6	<i>Hygh Leys Pyghtle</i>	<ul style="list-style-type: none"> <li>Pasture with a pond on the north side.</li> <li><i>GREEN LANE</i> (SW to NE) on the east side of D6 and D5.</li> </ul>
C	7	<i>Great Mare Leys</i>	Arable
C	8	<i>Upper Mare Leys</i>	<ul style="list-style-type: none"> <li>Arable</li> <li><i>Boden Lane</i> along the NW side of C8 and C9.</li> </ul>
C	9	<i>MARE LEYS</i>	Arable
C	10	<i>Inner Mare Leys</i>	Arable
D	1	<i>Home Pickle</i>	<ul style="list-style-type: none"> <li>Pasture with a barn, a small rectangular building, and a small, square building, plus 2 ponds.</li> <li>Possible dovecote attached to the east end of the barn.</li> </ul>
D	2	<i>MEADOW</i>	Pasture
D	3	<i>HORSE CLOSE</i>	Pasture
D	4	<i>Pickle Willow Pond</i>	Arable
D	5	<i>Willow POND</i>	Arable
D	6	<i>Great Willow POND</i>	Arable
D	7	<i>Great Willow POND</i> (11-0-27)	Arable
D	8	<i>Four Gates Field</i> (13-1-39)	Arable

HOLDING	PLOT	FIELD NAME (Area) <sup>3</sup>	REMARKS
(a)	(b)	(c)	(d)
E	1	<i>Church Yard</i>	<ul style="list-style-type: none"> <li>Pasture incorporating <i>[?]</i> Pickle and <i>[?*** Ho** Pickle]</i></li> <li>Farmhouse called 'The Abbey'</li> <li>Building [possible barn or stable] to the south of the farmhouse, two 16<sup>th</sup>-century barns forming an L-shape in the NW corner, a square building (possible dovecote),<sup>11</sup> plus 4 rectangular fishponds</li> </ul>
E	2	<i>Hagg</i> <sup>12</sup> <i>Mead or Flagg Mead</i> (6-1-14)	Pasture
E	3	<i>Little Vineyard</i> (17-0-38)	Pasture containing a small pond.
E	4	<i>Great Vineyard</i> (24-2-21)	Pasture containing 2 small ponds [clay pits] and a cluster of 3 little ponds.
E	5	<i>Lower Park Leys</i> (18-1-12)	Arable
E	6	<i>[? ?]</i> (0-3-6)	Pasture with possible well or lone tree.
E	7	<i>Ash Grove Field</i> (18-1-18)	Arable
E	8	<i>UPPER PARK LEYS</i> (16-0-5)	Arable
F	1	<i>Long Bartons</i> (6-2-28)	Pasture containing a small pond [clay pit]. <i>Road from WARDEN to BEDFORD</i> along the NE side of F1.
F	2	<i>Rush Pickle</i> (5-0-18)	Pasture containing small ponds.
F	3	<i>High Hagg Pickle</i> (1-3-3)	Fishpond, and a small pond.

<sup>11</sup> The sizeable building (5m by 5m) is illustrated using the dovecote symbol.

<sup>12</sup> **hagg:** (Middle English) a portion of woodland marked off for cutting.



HOLDING	PLOT	FIELD NAME (Area) <sup>3</sup>	REMARKS
(a)	(b)	(c)	(d)
F	4	<i>Park Farm Yard</i> (3-0-37)	<ul style="list-style-type: none"> <li>At least 6 buildings. Garden on the south side of a probable dwelling with an orchard to the west.</li> <li>Fenced area called Rick Yard north of a barn. 2 ponds.</li> </ul>
F	5	<i>Great Garners</i> (14-3-13) <sup>13</sup>	Pasture incorporating a close containing a rectangular pond and a circular, freestanding dovecote.
F	5	<i>Little Garners</i>	Pasture
F	6	<i>New Field</i> (34-0-5)	Arable
F	7	<i>SIXTEEN ACRES</i> (18-1-34)	Arable
F	8	<i>Randolph's Close</i> (11-0-14)	Arable
F	9	<i>Little Horse Close</i> (13-0-6)	Arable
F	10	<i>Great horse Close</i> (17-0-37)	Arable
F	11	<i>THISTLEY FIELD</i> (38-3-14)	<ul style="list-style-type: none"> <li>Arable.</li> <li>Pond draining south via a stream into F12.</li> <li><i>Pork Lane Road to Bedford</i> on the west side of F11 and F12.</li> </ul>
F	12	<i>Monks Mead</i> (29-1-28)	Arable. Stream draining from F11 into a pond.
F	13	<i>Throsley</i> <sup>14</sup> <i>Pickle</i> (3-3-10)	Pasture
F	14	<i>Bland Ash</i> (34-1-15)	Arable. Pond on northern boundary with lands of the Lord Torrington.
G	1	<i>Farm Yard</i> <i>Rick Yard</i>	<ul style="list-style-type: none"> <li>5 buildings plus square, freestanding dovecote, and pond.</li> </ul>

<sup>13</sup> The area includes Great Garners and Little Garners (F5).

<sup>14</sup> **proslie / prostle:** (Anglo-Saxon) song-thrush.

HOLDING	PLOT	FIELD NAME (Area) <sup>3</sup>	REMARKS
(a)	(b)	(c)	(d)
			• Close of pasture called [***]
G	2	<i>Creamers Close</i> (6-3-6)	Pasture containing a small, rectangular pond.
G	3	<i>Park Field</i> (28-2-36)	Arable
G	4	<i>High Field</i>	Pasture
G	5	<i>Home Close</i>	Pasture containing a dovecote near the pond in G6.
G	6	<i>Middle Close</i>	Pasture containing a pond.
G	7	WOOD CLOSE	Arable
G	8	GREAT WOOD CLOSE (28-0-14)	<ul style="list-style-type: none"> <li>• Arable containing a small pond.</li> <li>• <i>Bowell Lane From Warden</i>. Lane runs east [then SE towards the village].</li> </ul>
G	9	Unnamed	Woodland
G	10	Unnamed (3-0-22)	Ride
G	11	Unnamed	Woodland
G	12	<i>Mary Slade</i> (26-3-6)	Arable
G	13	<i>Mary Slade</i>	Pasture
G	14	<i>Great Braces Close</i>	Arable
G	15	COPLE CLOSES	Pasture
G	16	COPLE CLOSES	Pasture
G	17	<i>Little Braces Close</i>	Arable
H	1	<i>Great Trayleys Pasture</i>	<ul style="list-style-type: none"> <li>• Pasture</li> <li>• SW end of <i>SWEET BRIAR LANE</i> noted between H1 and H8.</li> </ul>
H	2	<i>Great Trayleys</i>	Arable
H	3	<i>Pond Trayleys</i>	Arable containing a pond.
H	4	<i>Lower Trayleys</i>	Arable
H	5	<i>Upper Trayleys</i>	Arable

HOLDING	PLOT	FIELD NAME (Area) <sup>3</sup>	REMARKS
(a)	(b)	(c)	(d)
H	6	<i>Little Trayleys Pasture</i>	Pasture
H	7	<i>Sweet Briar Upper Pasture</i>	Pasture containing a pond
H	8	<i>Sweet Briar Lower Pasture</i>	Pasture
H	9	<i>Little Sweet Briar</i>	Arable
H	10	<i>Sweet Briar</i>	Close containing a barn & a small, square building beside <i>SWEET BRIAR LANE</i> .
H	11	<i>Great Sweet Briar</i>	Arable
H	12	<i>Five Acres</i>	Arable
I	1	[Farmyard]	<ul style="list-style-type: none"> <li>• Barn plus 2 other buildings, and a fourth building split into two.</li> <li>• Orchard and ponds.</li> <li>• NE end of <i>SWEET BRIAR LANE</i> between I1 and I4.</li> </ul>
I	2	<i>[Spinney Pickle]</i>	<ul style="list-style-type: none"> <li>• Pasture</li> <li>• Road <i>To Cople</i> on the NE side of I2.</li> </ul>
I	3	<i>Eight Acres</i>	Arable
I	4	<i>Home Close</i>	Pasture
I	5	<i>Eleven Acres</i>	Arable
I	6	<i>LITTLE COOKS</i>	Arable
I	7	<i>Great Cooks</i>	Arable containing a small pond adjacent to I8.
I	8	<i>Bushey Close</i>	Arable
I	9	<i>Gravel Close</i>	Arable
I	10		Woodland
I	11	<i>Hungar Hill</i>	Arable
I	12		Woodland
I	13	<i>Horse Close</i>	Pasture