

THE HISTORY OF OAKS FARM

INTRODUCTION

Oaks Farm was likely the first settlement along what is now Goldsworth Road – the farm is probably the reason why a couple of the early tracks across the common in the area existed. The name appeared with an apostrophe on OS maps and some records but this is a mistake.

Before the coming of the railway, the town end of Goldsworth Road did not exist, even as a track across the common. The route that did exist followed the line of what is now Poole Road, continuing in a straight line to join up with Heathside Road. After the railway severed this, it was rerouted to its current course, for traffic to pass under Victoria Arch.

COLLYER FAMILY

It is not known exactly how early Oaks Farm existed but it is first depicted on John Remnant's map, which accompanied his survey of 1719¹. The survey shows that the farm, then of 55 acres, was occupied by William Collyer, who owned the freehold. When William's mother died in 1708, her burial record names his father, also William, as being of 'The Oaks'. William's father died in 1713 and, in his will, gave his freehold land to William, the son.



Figure 1. John Remnant's 1719 map

¹ SHC, G97/5/63/1, *Map of the Manor of Woking, surveyed by John Remnant*

Oaks Farm, generally referred to as 'Oakes' or 'The Oaks' in the 17th and 18th centuries, can be traced back through the Collyer family, via various wills and parish registers, to William's grandfather, yet another William, in 1668. Henry Collyer, who inherited the manor of Hill Place in 1622, died in 1634, residing in his 'messuage at Goldsworth', which he left to his youngest son, John. It is probable that this was Oaks Farm.²

The last record of The Oaks being in the Collyer family is in the baptismal record of William's grandson, also William, in 1746. From 1668, the farm was owned by four (possibly five) generations of Collyers, all named William.

Between John Rocque's Surrey map of 1768 and the tithe map of 1840, some 5 acres at the eastern end of the farm was sold off. On part of this land, four cottages were erected which, in 1840, were owned by Robert Donald (who established Goldsworth Old Nursery); the rest, later to become the Heathey Nursery (see Figure 6) was owned by William Trigg of Lysse Farm.

GARMENT FAMILY

Sometime before 1780, Oaks Farm had been acquired by Anthony Allen Esquire, a Guildford³ gentleman. He presumably purchased it from the fourth William Collyer, who is believed to have died between 1771 and 1780, or his son, also William. Between 1780 and 1797⁴, the owner of the farm is recorded as 'late Anthony Allen'; the occupier was John Garment.

From 1795, John's son, William Garment, had become the occupier, although he was living at Oaks Farm at least as early as 1791.⁵ From 1798 to 1800, the owner of the farm was Sir William Pierce Ashe A'Court Bar^t; then, in 1800, William Garment acquired the freehold.⁶

William Garment died in 1803 and, in his will, he left Oaks Farm (and his other real estates) to his brother, John, for the term of his life, at a rent which his executors would use to support William's widow, Ann.⁷

John Garment died just two years later, in 1805, and the farm reverted to William's executors. Another [not obviously related, though he probably was⁸] William Collyer became the occupier until 1821.⁶ In 1816, this William Collyer married William Garment's widow, Ann.

In 1823, the farm passed to William and John's surviving brother, James Garment. James lived in London, but held the farm until his death in

² Henry Collyer was almost certainly grandfather to the eldest William

³ UK, Poll Books and Electoral Registers, 1538-1893

⁴ Surrey Land Tax Records, 1780-1832

⁵ *Reading Mercury* 28 November 1791

⁶ Surrey Land Tax Records, 1780-1832

⁷ TNA, Prerogative Court of Canterbury, Series PROB 11; Class: PROB 11; Piece: 1402

⁸ The Collyer families of Chobham, Horsell and Woking all seem to be related

1831.⁶ The farm was administered by James's steward, William Hill⁹.

ECONOMY IN PREPARING LAND FOR SEED.
To the Editor of the British Farmer's Chronicle.
 Sir, *Oak's Farm, March 10, 1825.*
 I read with much satisfaction, in your last week's *Chronicle*, Mr. Finlayson's letter, stating the advantages to be gained by the use of his Patent Self-cleaning Harrow; to which, agreeable to his request, I, as an individual, am most happy to bear testimony.
 In the month of January last, I commenced working a field of seven acres, full of conch*, which had received one furrow only, and by following the course as he has directed, the balance in favour of his new mode stands as follow:—

Finlayson's Harrow.

1st day—Put three horses into the Patent Harrow, and went once over the field of seven acres	3
2nd day—Ditto ditto	3
3rd day—Ditto Common Harrow	3
The same courses repeated	9
Roll and Small Harrow	9
	—20

—

By the ordinary mode.

1st day—Yoked seven pair of horses to seven ploughs, and turned over the field of seven acres, in one day	14
2nd day—Drag Harrow	4
3rd day—Ditto Common Harrow	3
4th day—Ditto Roll and Small Harrow ..	2
The same course repeated	23
	—46

Thus, then, by Mr. Finlayson's new Implement and new mode, I had the field as thoroughly wrought and cleaned by *twenty* horses, say in one day, as if I had applied *forty-six* to the working of the same field by the ordinary mode—which effects a saving of labour to the amount of 57½ per cent! This Harrow is, without doubt, the most valuable Implement ever introduced into the Agricultural Community in this, or perhaps, in any other age.

To follow the words of Mr. Finlayson (and with him I most cordially agree), land may almost be cleaned at any season of the year, although in a state so wet and damp, that it would be impossible to clean it by any other Implements whatever. Nor will its many advantages be found to end here: when land has been early ploughed, and laid long in the seed furrow, after having received heavy rains, it gets so bound that good weather has little effect in drying it, and when dry, is then in bad order for the reception of the seed; but by going once over the land with this Harrow, it is left so open and loose, that it is afterwards (as justly described by Mr. Finlayson) felt under the foot as if walking over new-fallen snow. In this state it soon dries, and immediately settles into the best condition possible for the seed; and by a continuation of two or three days, the Farmer can always make sure of a good seed time.

Your insertion of this in your next week's valuable *Chronicle*, will much oblige

Your most obedient,
 WILLIAM HILLS,
 Steward to James Garment, Esq., Woking, Surrey.

Figure 2. Letter from Oaks Farm written to *Flemings British Farmer's Chronicle*, 1825 (also appeared in *Evans and Ruffy's Farmer's Journal* and the *Fife Herald*)

Following James Garment's death, his estate passed to his nephew, John Garment, eldest son of his brother, John, deceased.¹⁰

In 1833, the farm passed into the occupation of Eldred Nunns⁶, who in 1819 had married James's niece, Harriet Garment (daughter of John and sister of John junior).

The London and South Western Railway Act 1834 received royal assent on 25 July 1834. In 1838, the London to Southampton railway sliced across Woking Common. It passed straight through Oaks Farm, isolating about a third of the land.



Figure 3. 1719 map with route of railway superimposed

⁹ *Flemings British Farmer's Chronicle*, 14 March 1825

¹⁰ SHC, G97/5/48, *Court book of the manor of Woking (1830-1843)*

PETER JOHN LOCKE KING

In 1840, the Honourable Peter John Locke King, Surrey politician of Weybridge, bought the farm (presumably along with the rest of the Garment estates in Woking), with Eldred Nunns as a sitting tenant.

At the time of the 1840 Tithes Apportionment, Peter King owned and Eldred Nunns occupied all of the land shown in Figure 5.

The land south of the railway is that of Whytstreet Farm (see page **Error! Bookmark not defined.**), and some formerly the land of Oaks Farm cut off by the railway. It is not known if Eldred Nunns operated the two farms together or as separate concerns.



Figure 4. Peter John Locke King (1811-85)

Name	Age (M)	Age (F)	Profession/employment	Born in Surrey
Eldred Nunns	44		Yeoman	N
Jane do.		41		Y
Alfred do.	22		Farmer	Y
Esther do.		17		Y
Harry do.	14			Y
Israel do.	10			Y
Martha Smith		20	F. S.	Y
Mary Saunders		15	F. S.	Y
James Deadman	20		Ag Lab	Y

Table 1 1841 Census return for Oaks Farm

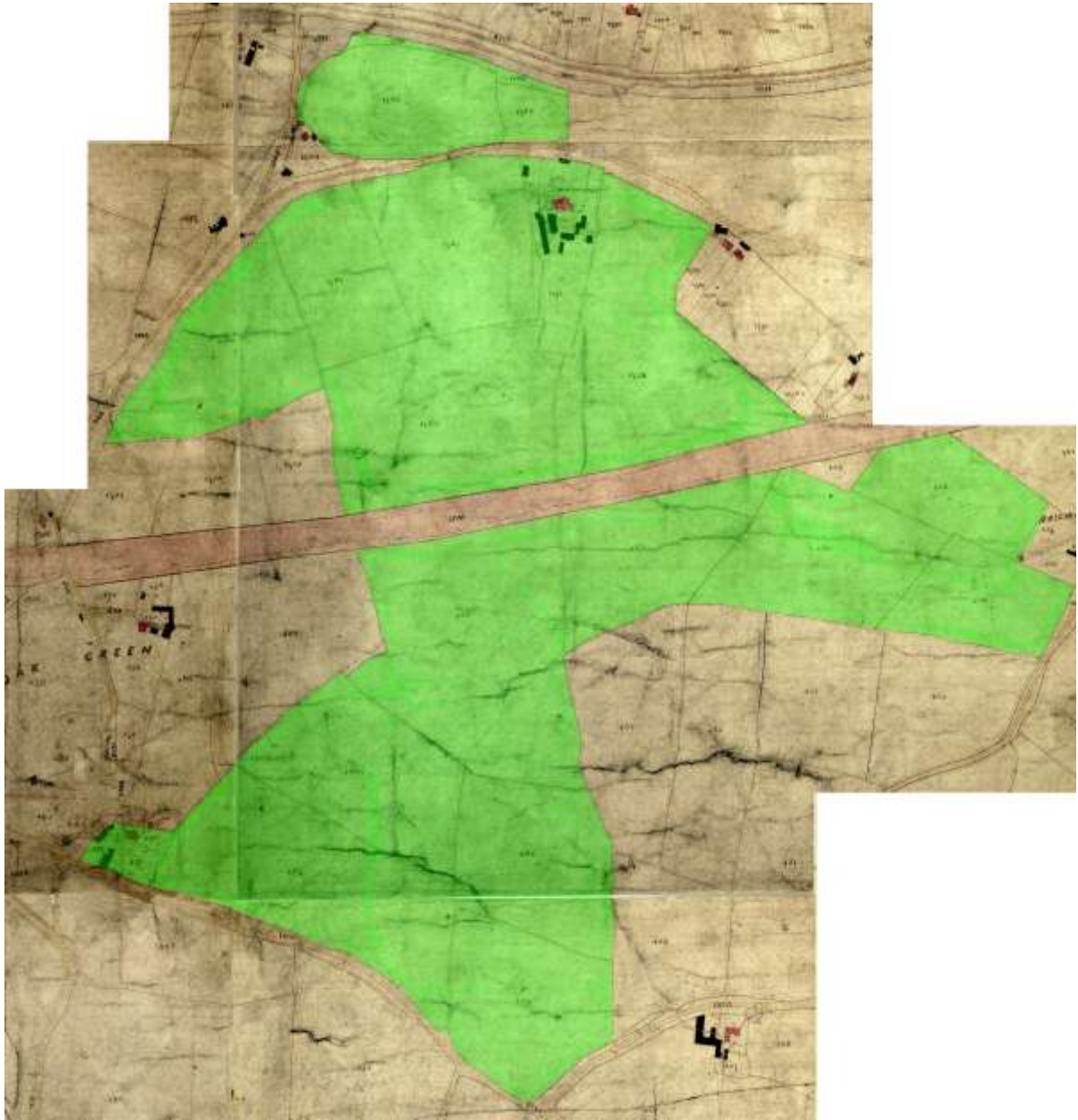


Figure 5. Extent of Peter King's lands, 1840 tithe map

From 1846 until 1855, the farm was occupied by William Smallpeice, of Stoke next Guildford. In September 1845, he had married Elizabeth Donald, daughter of the Woking nurseryman Robert Donald.

Name	Relation to Head	Marital status	Age (M)	Age (F)	Profession/employment	Where Born
William Smallpeice	Head	Mar	38		Farmer (560 acres employing 26 labrs)	Surrey, Stoke
Elizabeth do.	Wife	Do.		27		do. Woking
Fanny do.	Daur			4		do.
Mary do.	Daur			6m		do.
Mary Ann Hone	Serv	Un		23	House servant	Horsell
Frederic Collins	Do.	Do.	13		Groom	Woking

Table 2 1851 Census return for Oaks Farm

William Smallpeice's father, also named William, was a farmer and landowner (within Woking, he owned Kingfield Farm and Westfield Farm,

totalling 145 acres).¹¹ William senior died in 1851 and William junior came into a large inheritance, which is the probable reason he left Oaks Farm.

The 1861 census shows the farm occupied by John Baker, son of John Baker who occupied Hoe Bridge Farm. He was William Smallpeice's brother-in-law, having married his sister, Charlotte. It is likely he resided at Oaks Farm at least until 1864, as his youngest son was born in Woking in that year.

Name	Relation to Head	Marital status	Age (M)	Age (F)	Profession/employment	Where Born
John H Baker	Head	Mar	41		Cattle jobber	Surrey, Woking
Charlotte do.	Wife	Mar		44	Do. wife	Do. , Stoke
Ellen M do.	Daur	Un		18		Do. , Woking
Edward do.	Son		13		Scholar	Do. , Guildford
Harriett do.	Daur			9	Do.	Do. Do.
Susan do.	Daur			8	Do.	Do. Do.
Arthur do.	Son		2		Do.	Do. Do.

Table 3 1861 Census return for Oaks Farm

John Baker and his family then moved to Ash, where he died in 1870 – in the 1871 census, Charlotte, then widowed and an annuitant, was still living at Ash.

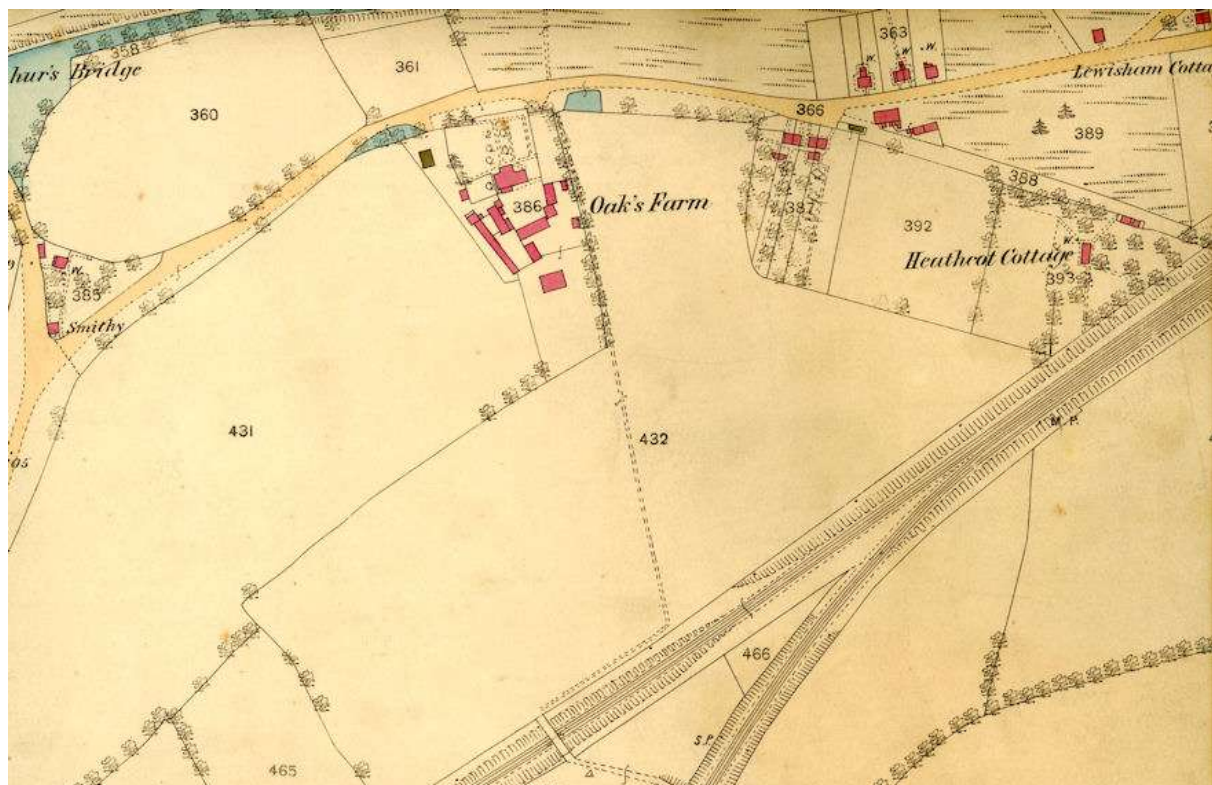


Figure 6. 1871 OS plan showing Oaks Farm

By 1867, William Woodhatch Freeland was the occupant of Oaks Farm.

¹¹ TNA, PROB 11/ 2133, *Will of William Smallpeice the elder*

The 1870 Ordnance Survey plan (Figure 6)¹² shows the farm to comprise some 40 acres, stretching all the way to the Triangle. It also shows the footpath which went from Turnoak Corner across Step Bridge to Horsell; this footpath previously skirted the farm and was presumably diverted when the railway was built.¹³

Name	Relation to Head	Marital status	Age (M)	Age (F)	Profession/employment	Where Born
William W Freeland	Head	Mar	30		Farmer of 215 acres	Surrey, Woking
Elizabeth do.	Wife	Mar		38	employing 8 men & 1 boy	Do. Chertsey
Edith E do.	Daur			3		Do. Woking
Elizabeth Gunner	Serv	Unm		23	Domestic	Do. do.

Table 4 1871 Census return for Oaks Farm

On February 25th 1872, William Freeland committed suicide by laying himself in front of an express train. A witness, a railway porter, stated that he had ‘come up the railway embankment through his carrot field’. He apparently was accustomed to cross the line there as his land extended on both sides of the track. Deceased was said to have been mentally unwell for about twelve months and had taken to drink. The verdict was suicide during temporary insanity.¹⁴ He left a wife and daughter.

Following the death of William Freeland, Newland Edwin Brothers took over the farm.

Name	Relation to Head	Marital status	Age (M)	Age (F)	Profession/employment	Where Born
Newland Brothers	Head	Mar	38		Farmer 200 acres	Hants, Portsmouth
Catherine do.	Wife	Mar		37	with 8 men & 2 boys	Surrey, Ripley
Charles E do.	Son		7		Scholar	Do. Woking
Francis N do.	Son		4		Scholar	Do. Woking
Edward L do.	Son		1			Do. Woking
Isabella Waddell	G’ness	Unm		30	Governess	India
Sarah F Pullen	Serv	Unm		16	Servant	Sussex, Witboro’
George Page	Serv	Unm	39		Farm Servant	Surrey, Ripley

Table 5 1881 Census return for Oaks Farm

¹² Ordnance Survey, County Surrey (Western Division), Sheet XVI.12, surveyed 1870, published 1871

¹³ The 1840 tithe map does not show the path, although the canal bridge is indicated

¹⁴ *Surrey Advertiser* 2 March 1872

DECLINE AND SALE

The Honourable Peter John Locke King died in 1885. A share of his estate, including Oaks Farm, was inherited by his son, Hugh Fortescue Locke King. For inheritance tax purposes, Peter King's land in Woking, (of which Oaks Farm was approximately one third), was valued at £10,000.¹⁵



Figure 7. Oaks Farm in 1885

Hugh took over Brooklands, formerly his father's house at Weybridge, and later used his father's wealth to found and finance the creation of the Brooklands motor racing circuit and aviation field. In establishing Hugh's right of title, it was stated that the deeds to Oaks Farm had been lost (by Peter King).¹⁶

Name	Relation to Head	Marital status	Age (M)	Age (F)	Profession/employment	Where Born
Newland Brothers	Head	M	48		Farmer	Hants, Portsea
Catherine do.	Wife	M		47		Surrey, Ripley
Mary F do.	Daur	S		17		Do. Woking
Emma K do.	Daur	S		13	Scholar	Do. Woking
Francis N do.	Son	S	14		Scholar	Do. Woking
Edward L do.	Son	S	11		Scholar	Do. Woking
Alfred J do.	Son	S	8		Scholar	Do. Woking
Edith S do.	Daur	S		7	Scholar	Do. Woking
Ernest A do.	Son	S	5			Do. Woking
Charity Taylor	Servant	S		20	General servant	Do. Horsell
George Page	Servant	S	50		Servant	Do. Hockham

Table 6 1891 Census return for Oaks Farm

A COMPLAINT FROM WOKING.—A letter was read from Mr. N. E. Brothers, of Oaks Farm, Woking, complaining of the "extremely dangerous condition of the approach to Arthur's-bridge leading over the canal from Horsell to Woking Station."—As the Basingstoke Canal Company are responsible for the place in question, and as they are at present insolvent, it was decided to write to the Official Liquidator about the matter.

Figure 8. Surrey Advertiser 22 July 1893

¹⁵ SHC, 6200/ADD/BOX78, copy of Inland Revenue register entry for Oaks Farm, Wych St, and Hardards, 1886

¹⁶ SHC, 6200/ADD/BOX19/Bundle2, Declaration by George Chambers of Weybridge, 17 July 1894



Figure 9. Hugh Fortescue Locke King (1848-1926)

Newland Brothers died in December 1895.

DEATH OF MR. BROTHERS. — We regret to record the death, which took place on Sunday afternoon, of Mr. Newland Edwin Brothers, of Oaks Farm, Woking. Mr. Brothers, who was 53 years of age, had suffered from an internal complaint, but that had entirely healed and death was due to consumption. He had resided in Woking for the last 23 years, having come from Ripley, and he was very highly esteemed by all classes. He took the keenest interest in local matters and up to the time of his death was a Guardian of the Poor for the parish of Woking. When the Guildford Highway Board was in existence he sat on it as the representative of Woking. He was known in the district as a very skilful farmer and his corn was always amongst the best grown. He leaves a widow and eight children to mourn the loss of a good husband and model father. The funeral took place on Thursday afternoon, at St. John's, when the service was conducted by the Rev. W. F. T. Hamilton.

Figure 10. *West Surrey Times* 14 Dec 1895

Newland Brothers's death occurred at a time when the town of Woking was desperately short of housing. Hugh King decided to sell Oaks Farm for development.



Figure 11. Route of footpath 1840, 1870, 1912

Quite a large plot of land had been purchased by the London & South-western Railway Company to allow construction of additional sidings (Figure 11). This required diverting the footpath across the farm. Woking Council

agreed to the diversion in exchange for a reduction of £300 in their share of the costs of widening Victoria Arch.¹⁷

In 1896, a plot of land, fronting onto Goldsworth Road was sold to Woking Council for construction of a new Board School. This is shown on the plan in Figure 12.

The rest of the farm was sold in 1901. The Oaks Farm Building Estate, comprised Kingsway (shown as Kings Road), Kingsway Avenue and most of the south side of Goldsworth Road from the junction with Kingsway to Triggs Lane. In September 1901, 136 plots were put up for auction (Figure 12). The plan shows that the farmhouse was not to be demolished but, presumably, converted into a prestige house (Lot 31). Daniel Ralph, carpenter, had been resident in the farm house from 1897 and remained until 1905.

The 1912 OS plan shows Lot 31 as blank space. It is presumed that the farmhouse had been demolished by this time. It is not mentioned in the 1908 street directory.

¹⁷ *Woking News & Mail* 14 January 1898

Owners & Occupants of Oaks Farm			
	Owners	Occupants	
-1634	<i>Henry Collyer</i>	<i>Henry Collyer</i>	
1634-	<i>John Collyer</i>	<i>John Collyer</i>	
1668-83	William Collyer sen. ^r	William Collyer sen. ^r	
1683-1713	William Collyer	William Collyer	
1713-41	William Collyer jun. ^r	William Collyer jun. ^r	
1741-46	William Collyer IV	William Collyer IV	
	Anthony Allen		
1780-95	Late Anthony Allen	John Garment	
1795-97			
1798-1800	Sir William Pierce Ashe A'Court Bar. ^t	William Garment	
1801-03	William Garment		
1803-05	John Garment	John Garment	
1805-22	Executors of William Garment	William Collyer	
1823		Exors of Wm Garment	
1823-31	James Garment jun. ^r	James Garment	
1832	John Garment jun. ^r		
1833-38			
1838-43	The Honourable Peter John Locke King	Eldred Nunns	
1846-55		William Smallpeice	
1856-60		R Collyer	
1861		John H Baker	
1865-66		Samuel Harland Gunner	
1867-72		William Freeland	
1873-85		Newland Edwin Brothers	
1885-95			
1897-1901		Hugh Fortescue Locke King	Daniel Ralph
1901-05			

Table 7 Occupants of Oaks Farm

OAKS COTTAGES

Oaks Cottages were a pair of cottages associated with Oaks Farm and situated directly opposite the farm. They do not appear on the 1871 OS map, nor in the 1871 census, but had been built by the mid-1870s. They were possibly built by Newland Edwin Brothers (who occupied the farm from 1873), to provide accommodation for his workers.

In 1896, Hugh Fortescue Locke King conveyed to Louisa Styer and Lydia Van den Bergh, a plot of land, of 5 acres 35 perches of land (number 360 on the 1871 Ordnance Survey plan), between Arthurs Bridge, the canal and Goldsworth Road.

On 14th December that same year, the ladies sold part of the land (plot 342 on the 1895 OS plan) to Frederick Charles Thomas Mann of Glenwood, surveyor of Woking, for £300.¹⁸ This was the plot on which Oaks Cottages

¹⁸ SHC, Z/402/1-6, 175 Goldsworth Road, and adjacent cottages: photocopies of deeds

were built. On 30 December 1896, Mann conveyed the property to Richard Pain of High Street, Woking, plumber, for £420.¹⁸ Within two years, he had built two additional houses, to form a terrace of four, and the name was changed to Fieldside. The original two cottages formed the central two of the the terrace, as can be seen in Figure 13 and Figure 14.

Occupants of Oaks Cottages		
1881	James Hoare	David Collins
1882	Banner	
1885	Matthew Sale	
1889-91	Richard Collyer	
1892-94		

Table 8 Occupants of Oaks Cottages



Figure 13. Fieldside, 2025

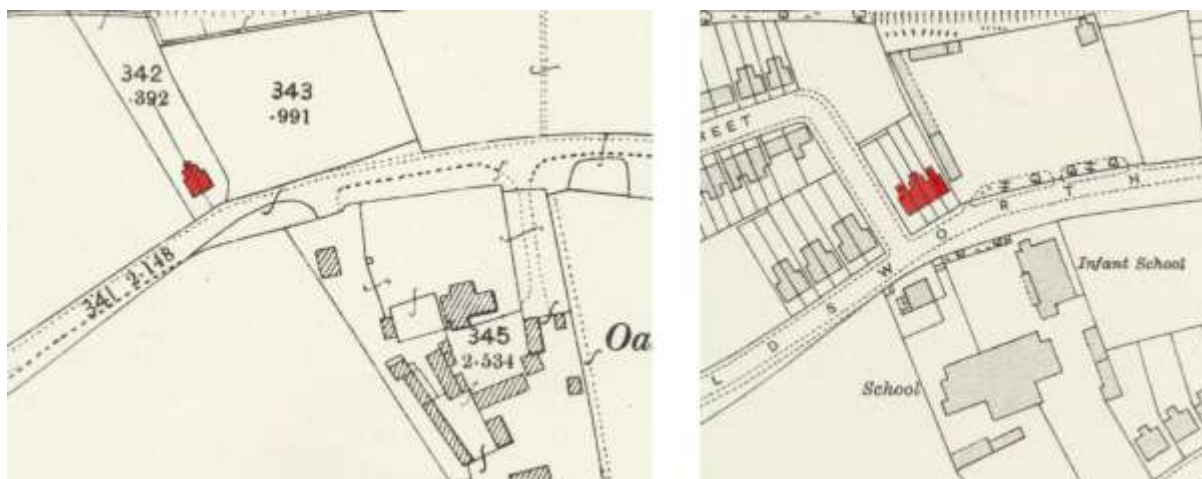


Figure 14. 1895 and 1912 OS plans showing Oaks Cottages / Fieldside

Occupants of No.s 169-171 – 3-4 Fieldside		
1899	Lott M Bailey	J C Bruce
1901		Robert Spratt
1904		Edward Dale
1905		Herbert L Dall
1911-14		Amos Langridge
1915-18	George J James	
1920-32	Albert May	
1933-43		
1943-56	Mrs Ellen E May	Albert J Green
1963-78	Leslie W Jenner	
1979-81		
Occupants of No.s 173-175 – 1-2 Fieldside		
1899	Mrs Richardson	William Carder
1900	Randolph Langton	
1901		
1904	E Wearing	Henry Hayball
1905-11	James Daniel Dumper	William Thomas Baker
1916-27		William Henry Gingell
1927-34	Mrs Charlotte Dumper	
1935-36		Mrs F F Gingell
1937-42		
1942-47	William C Dumper	
1947		Mrs E Hindle
1954-67		Jack L Clifton
1978	Hilda N Dumper	

Table 9 Occupants of Fieldside

INDEX

A

A'Court, Sir William Pierce Ashe, 2, 12
Allen, Anthony, 2, 12
Arthurs Bridge, 12
Ash, 6

B

Bailey, Lott M, 14
Baker, John, 6
Baker, Mrs Charlotte, 6
Baker, William Thomas, 14
Banner, 13
Board School, 10
Brooklands, 8
Brothers, Newland Edwin, 7, 8, 9, 12
Bruce, J C, 14

C

Carder, William, 14
Chertsey, 7
Clifton, Jack L, 14
Collins, David, 13
Collins, Frederic, 5
Collyer, Henry, 2, 12
Collyer, John, 12
Collyer, Richard, 13
Collyer, William, 1, 2, 12

D

Dale, Edward, 14
Dall, Herbert L, 14
Deadman, James, 4
Donald, Elizabeth, 5
Donald, Robert, 2, 5
Dumper, Hilda N, 14
Dumper, James Daniel, 14
Dumper, Mrs Charlotte, 14
Dumper, William C, 14

F

Fieldside, 13, 14
Freeland, William Woodhatch, 6, 7

G

Garment, James, 2, 3, 12
Garment, John, 2, 3, 12
Garment, Miss Harriet, 3
Garment, Mrs Ann, 2
Garment, William, 2, 12
Gingell, Mrs F F, 14
Gingell, William Henry, 14

Goldsworth, 2

Goldsworth Old Nursery, 2
Goldsworth Road, 1, 10
Green, Albert J, 14
Gunner, Miss Elizabeth, 7

H

Hayball, Henry, 14
Heathey Nursery, 2
Heathside Road, 1
High Street, 13
Hill Place, 2
Hill, William, 3
Hindle, Mrs E, 14
Hoare, James, 13
Hoe Bridge Farm, 6
Hone, Miss Mary Ann, 5
Horsell, 5, 7, 8

J

James, George J, 14
Jenner, Leslie W, 14

K

King, Hugh Fortescue Locke, 8, 9, 12
King, The Honourable Peter John Locke, 4, 8, 12
Kingfield Farm, 5
Kings Road, 10
Kingsway, 10
Kingsway Avenue, 10

L

Langridge, Amos, 14
Langton, Randolph, 14
London, 2, 15
London and South Western Railway, 3
London and South Western Railway Act 1834, 3
London and South-western Railway Company, 9
Lysse Farm, 2

M

Mann, Frederick Charles Thomas, 12
May, Albert, 14
May, Mrs Ellen E, 14

N

Nunns, Eldred, 3, 4, 12

O

Oaks Cottages, 12, 13
Oaks Farm Building Estate, 10, 11

Oaks, The, 1, 2
Ockham, 8

P

Page, George, 7, 8
Pain, Richard, 13
Poole Road, 1
Pullen, Miss Susan F, 7

R

Ralph, Daniel, 10, 12
Remnant, John, 1
Richardson, Mrs, 14
Rocque, John, 2

S

Sale, Matthew, 13
Saunders, Miss Mary, 4
Smallpeice, Miss Charlotte, 6
Smallpeice, William, 5, 6, 12
Smith, Miss Martha, 4
Spratt, Robert, 14
Step Bridge, 7

Stoke next Guildford, 5, 6
Styer, Louisa, 12

T

Taylor, Miss Charity, 8
Triangle, 7
Trigg, William, 2
Triggs Lane, 10
Turnoak Corner, 7

V

Van den Bergh, Lydia, 12
Victoria Arch, 1, 10

W

Waddell, Miss Isabella, 7
Wearing, E, 14
Westfield Farm, 5
Weybridge, 4, 8
Whytstreet Farm, 4
Woking Common, 3
Woking Urban District Council, 9, 10