



The Hare and Hounds Inn, 48 Pickwick Road, Pickwick, Wiltshire, SN13 0HY

Documentary Research by Louise Purdy

November 2020



The Hare and Hounds, Pickwick, Corsham at the beginning of the 20th century ¹

¹ WSA - 4140/1/B28 BW - The Hare & Hounds Inn, Pickwick, Corsham - undated. Permission granted by WSA to reproduce in this report

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Introduction

The Hare and Hounds is a former coaching inn, originally built in the late 17th century found in the historic village of Pickwick in Wiltshire. It sits on a junction between the A4 between Chippenham and Bath and Pickwick Road, which leads into the town of Corsham. Due to the infilling of land between the two settlements since the Second World War, Corsham and Pickwick have become physically joined. The Hare and Hounds Inn is one of several listed buildings in the village which fall within the Pickwick Conservation area.

In accordance with instruction by John Maloney, a documentary history of The Hare and Hounds Inn has been produced in this report.

Documentary research into the history of The Hare and Hounds has been carried out at the Wiltshire and Swindon History Centre and online. Considerable effort has been made to provide a full documentary history of the property, but a physical examination of the building would throw further light on the development phases of the building over time.

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Historic England listings

As a building of historic worth within the village of Pickwick, the Hare and Hounds has a Grade II listing, along with a former outbuilding belonging to the inn.

The Hare and Hounds

On 20 December 1960, The Hare and Hounds in Pickwick was given its grade II listing.²

Details of listing:

CORSHAM PICKWICK ST 86 70 (south side) 4/313 The Hare and Hounds 20.12.60 GV II

Inn, late C17 and early C18, rubble stone with stone tiled roofs, coped west gable, west end sundial, ridge stack, east end stack and rear wing with coped south gable. North front, 2-storeys with flush quoins at north-west angle. Central door in chamfered and stopped surround with hood on brackets. To left, 2 ground floor 2-light recessed ovolo-moulded windows with hoodmoulds and first floor pair of early C18 twelve-pane sashes in raised bead-moulded surrounds. To right, ovolo-moulded mullion windows, one 3-light, one 2-light to each floor, all with hoodmoulds. Upper 3-light has small dormer gable over. West end wall has 3-light recessed chamfered upper window, 3-light recessed ovolo-moulded window below, both with hoodmoulds, and fine bolection-moulded doorcase to right with cornice over. Rear wing, one and a half storeys has broad coped dormer gable over two 12-pane sashes in raised bead-moulded surrounds. Single moulded cornice over. Similar pair of windows and cornice to ground floor with blank moulded oval panel to left. Large C19 south-east rear wing, painted rubble, 2-storeys with slate roof. Listing NGR: ST8630570579

² <https://historicengland.org.uk/listing/the-list> - The Hare and Hounds, Pickwick, Wiltshire [accessed 25 October 2020]

Outbuilding to east of Hare and Hounds

On 1st August 1986, an outbuilding to the east of The Hare and Hounds in Pickwick was given a grade II listing.

Details of listing:

CORSHAM PICKWICK ST 86 70 (south side) 4/312 Outbuilding to east of Hare and Hounds GV II

Outbuilding, C18, limewashed rubble stone with stone tiled roof, half-hipped at west. Flush quoins at north-east angle. North front oval opening over 2-light flush cyma-moulded window with dripstone. To right, blocked large opening with timber lintel. C20 garage doors in west end. Included for group value. Listing NGR: ST8632170603.

The Hare and Hounds in the 17th and 18th centuries

Early land tax records for the parish of Corsham do suggest that the Hare and Hounds Inn was in the ownership of the Bailey or Baily family before 1780. A reference to the Hare and Hounds in the land tax assessment record of 1832 has allowed the tracing back of the same landholding to 1780 (see **Fig.1**). It should be noted the size of the estate reduced over time so explaining the change in land tax to be paid.

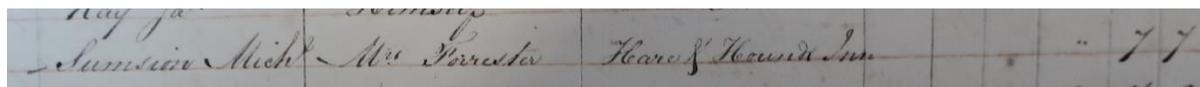


Fig.1 - Extract from the land tax assessment record for the parish of Corsham dated 1832 showing an entry of the Hare & Hounds Inn

Extracts from land tax assessment records relating to a landholding including the site of the Hare and Hounds are as follows:

Year	Proprietor	Occupier	Sum Assessed (£. s. d.)
1780	Abraham Attwood	Michael Bayley	1 1 6 ³ / ₄
1781	Abraham Attwood	Michael Bayley	1 1 6 ³ / ₄
1782	Mr Abraham Atwood	Michael Baily	1 1 6 ³ / ₄
1783	Mr Atwood late Baily	Michael Baily	1 1 6 ³ / ₄
1784	Mr Abraham Atwood late Bailey	Michael Bailey	1 1 6 ³ / ₄
1785	Mr Abraham Atwood	Michael Bailey	1 1 6 ³ / ₄

The minor discrepancies between the records relate to different individuals conducting the assessments.

No land tax records are available before 1780, but wills have been found relating to the Bayly family in Pickwick from 1682.

Thomas Bayly of Pickwick, a yeoman made a will dated 1682. It can be identified from the will he had a wife called Jane, a son called Edward who had at least four children John, Mary, Thomas and William. The will refers to 'my Inn goods and household goods'. The items listed by room in the attached inventory of his dwelling house suggest he was the owner of an inn. The kitchen contained twelve pewter platters, two brass pans, two brass pots, three skillets, three brass kettles, eight pewter dishes, two spits and forks, one dripping pan, two brass candlesticks and one table board and

frame and four chairs. In the butteries [cellars], he had eight barrels with two hoses (?) and one little table board. Both his hall and parlour had fireplaces and were full of table boards and frames, chairs and stools. On a higher floor, there were four chambers containing beds and bedsteads over the parlour, buttery, entry and kitchen. Even the stair head provided space for a bed and bedstead. It is very likely, his dwelling house was the Hare and Hounds Inn. Interestingly, since 1679, he had leased to his son, Edward, part of a mansion house in the tithing of Pickwick.³

It is known that a will exists at The National Archives relating to Thomas Bayly of Pickwick a yeoman, which is dated 1730.⁴

Another Thomas Bayly an 'innholder' of Pickwick died in 1754, leaving in his will most of his estate including his dwelling house in Pickwick to his son, John Bayly. Thomas' dwelling house at Pickwick contained a chamber called 'The White Room' which suggests it was a room in an inn. It is very likely his dwelling house was again the inn now known as the Hare and Hounds. His will also refers to him bequeathing 'four half hogsheads' to his then unmarried daughter Mary Bayly.⁵ A hogshead being a large measure of alcohol in a cask such as wine, ale or cider. It is known from marriage records for Lacock that Abraham Attwood of Lacock married Mary Bayly from Corsham in 1759.⁶ It is very likely this was the same Abraham Attwood who owned the Hare and Hounds in 1780.

John Bayly when he died in 1760, was also described as an 'inholder' in Pickwick. It is highly likely he was also the innkeeper of the Hare and Hounds at the point of his death. His brother, Thomas Bayly of Pickwick inherited most of his estate including the inn, then Thomas died intestate in circa 1767 and his estate was granted to Mary Attwood, his sister. It is assumed that this is when the Hare and Hounds was acquired by her husband Abraham Attwood.^{7 8} No doubt that Michael Bayley the occupier and innkeeper of the Hare and Hounds in 1780 was a relative of Mary Attwood.

The Andrews and Dury's map dated 1773 is an early county map found of Wiltshire showing the tithing of Pickwick, where the Hare and Hounds is found today (see **Fig.2**).⁹ The site of the Hare and Hounds can be clearly seen.

³ Ancestry.co.uk - P29/B/25 - will and inventory of Thomas Bayly of Pickwick, yeoman dated 1682 [accessed 8 Nov 2020]

⁴ TNA - PROB 3/29/113 - Will of Thomas Bayly dated 1730

⁵ Ancestry.co.uk - P3/B/1486 - will of Thomas Bayly of Pickwick, innholder - Probate dated 1754 [accessed 6 Nov 2020]

⁶ Ancestry.co.uk - Wiltshire, England, Marriages, 1538-1837 [accessed 6 Nov 2020]

⁷ Ancestry.co.uk - P3/B/1525 - will of John Bayly of Pickwick dated 1760 [accessed 6 Nov 2020]

⁸ Ancestry.co.uk - Probate records of the Peculiar Court of the Perpetual Vicar of Corsham - P29/2 REg/106 - Thomas Bayly of Pickwick died intestate circa 1767 [accessed 6 Nov 2020]

⁹ WSA - Andrews' and Dury's map of Wilts dated 1773 - sheet 17



Fig. 2 - Extract from the Andrews' and Dury's Map of Wiltshire dated 1773 covering Corsham and the tithing of Pickwick. The Hare and Hounds marked with a blue arrow.

A list of residents for the tithing of Pickwick in 1784 shows Michael Bailey, a relative of the three siblings, John Bayly, Thomas Bayly and Mary Attwood (nee Bayly) living in Pickwick in that year (See Fig.3).

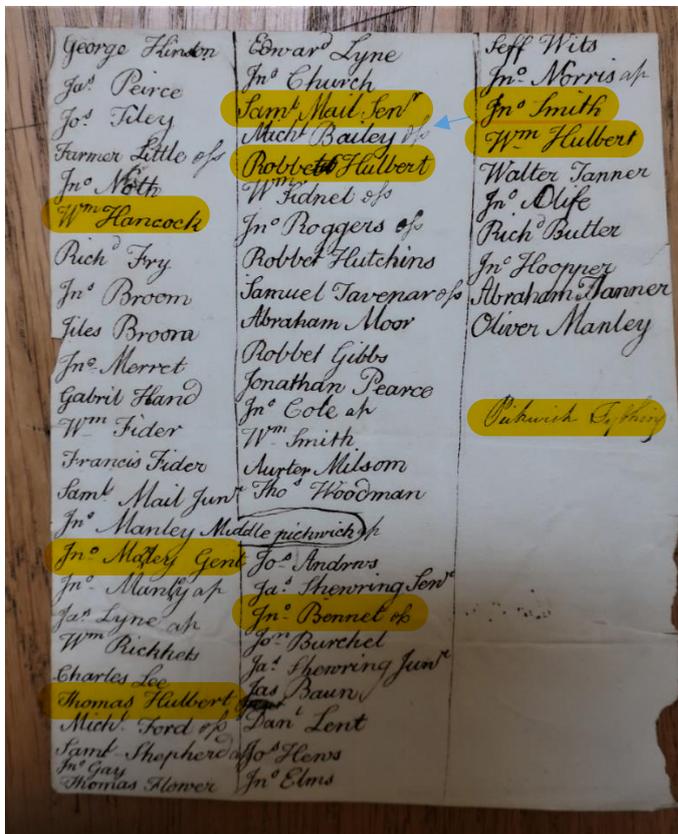


Fig.3 - A list of residents of the tithing of Pickwick in 1784. Michael Bailey marked with a blue arrow.

An advert in The Bath Chronicle and Weekly Gazette in 1784 is linked to the Hare and Hounds.¹⁰

The Bath Chronicle and Weekly Gazette on Thursday 19th August 1784

GARDENER and GROOM WANTED to take care of a small kitchen Garden and two or three Horses, and to be employed chiefly without doors, a sober able Man, who can have a good character from his last place. Apply at the Hare and Hounds, Pickwick.

In 1786, Abraham Atwood died and ownership transferred to Samuel Boucher, also of the town of Corsham by 1787.^{11 12} By 1791, Samuel Boucher had died and his widow, Sarah Boucher was named as the proprietor. Michael Bayley remained the innkeeper of the Hare and Hounds throughout this period.¹³

A map by Ogilby of the London, Bath and Wells road route published in The Britannia atlas of 1675, clearly highlights Pickwick as being on the section of the coach route between Chippenham and Bath.¹⁴

The Box People and Places website throws more light on the stagecoach trade for inns in the tithing of Pickwick.

Quoting from the website

*The new turnpike road was developed piecemeal. The Chippenham Trust built a section from Chippenham to Pickwick, avoiding Corsham in 1743 and advertised it as the new Bath Road... It was in 1756 that a more direct route was proposed from Pickwick, cutting right through Hartham Park, owned by Thomas Duckett MP for Calne, and down Box Hill... A new trust was formed to promote the road named Bricker's Barn Trust, after a property at the Cross Keys Inn, Pickwick.*¹⁵

Daphne Phillips in her book, *The Great Road to Bath* refers to the completion of the Great Bath Road in 1761. This was a significant step, which improved travel between London and Bath.¹⁶

An extract of Archibald Robertson's 1792 map from *A Topographical Survey of the Great Road from London to Bath* can be seen on the Box People and Places website.¹⁷ This extract shows the diversion of the Bath Road using a more northerly route through Upper Pickwick.

The nature and volume of trade for any inns in Pickwick must have varied based on their position and the route being used for stagecoaches between London and Bath during the 17th and 18th centuries. It would not be until the 19th century that the route of the Bath Road was diverted to pass through Lower Pickwick again as evidenced by the Tithe Award of 1839.¹⁸

¹⁰ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

¹¹ Ancestry.co.uk - Burial of Abraham Atwood on 4 July 1786 in Corsham [accessed 6 Nov 2020]

¹² WSA - A1/345/125A - Land Tax Records for Corsham 1780 -1799

¹³ Ibid

¹⁴ <http://www.boxpeopleandplaces.co.uk/the-new-road-1761.htm> [accessed 10th Nov 2020]

¹⁵ Ibid

¹⁶ Daphne Phillips (1983, reprinted 1988) *The Great Road to Bath*, Countryside Books, Newbury p.40

¹⁷ <http://www.boxpeopleandplaces.co.uk/the-new-road-1761.htm> [accessed 10th Nov 2020]

¹⁸ <https://maps.bristol.gov.uk/kyp/?edition=wilts> [accessed 10th Nov 2020]

The Hare and Hounds in the 19th century

In circa 1808, Michael Bayley died and his widow, Anna became the landlady of the Hare and Hounds for a short period. She was replaced by Alexander Jordan in 1809. Sarah Boucher continued to be the proprietor.^{19 20}

In 1812, The Hare and Hounds was up for sale as indicated by an advert in the Bath Chronicle and Weekly Gazette. By this stage, Benjamin Burrows had become the publican.²¹

Bath Chronicle and Weekly Gazette on 9th April 1812.

WILTS, 1812.

FOR SALE BY AUCTION

By HARRY RUSS

At the HARE and HOUNDS, PICKWICK on Monday the 13th day of April, at three o'clock in the afternoon, in the following lots (subject to such conditions as will be then produced).

Lot 1. All that Well-accustomed PUBLIC-HOUSE called the HARE and HOUNDS, situate at PICKWICK near Corsham, with a Malt house, barn, stables, and other convenient offices; with a Garden, yard, and orchard adjoining in the occupation of Mr Benjamin Burrows, for the remainder of a term, of which 5 years are unexpired.

Lot 2. A Field of Arable Land, situate near the old road leading from Pickwick to Bradford, containing by estimation four acres, more or less.

Lot 3. A Field of Arable Land, adjoining the above, about four acres, more or less.

Lot 4. A Field of Pasture Land, called Lipiat Meadow, situate at Lipiat, near Corsham, containing four acres, more or less.

Lot 5. A Field of Arable Land, situate at Pound-Pill near Corsham, containing four acres, more or less.

For a view of the premises apply to Mr. Benjamin Burrows, of the Hare and Hounds, Pickwick.

By 1814, Michael Sumsion had taken ownership of the Hare and Hounds, whilst Benjamin Burrows remained the innkeeper until 1828.²² When Michael Sumsion died in 1837 he was described as being a gentlemen of Colerne. He had freehold estates in Marshfield, Box and Corsham as well as estates in Gloucestershire.²³ Robert Forester replaced Benjamin Burrows as innkeeper.²⁴

¹⁹ Ancestry.co.uk - P1/1808/78 - Will of Michael Bayly of Pickwick - probate date of 1808 [accessed 6 Nov 2020]

²⁰ WSA - A1/345/125B - Land Tax Records for Corsham 1800 -1815

²¹ <https://www.britishnewspaperarchive.co.uk/> [accessed 6th November 2020]

²² WSA - A1/345/125B and A1/345/125C - Land Tax Records for Corsham 1800 -1815 and 1816 -1832

²³ Ancestry.co.uk - P3/1837/61 - Administration bond, commission, will, wrapper for Michael Sumsion dated 1837 [accessed 6 Nov 2020]

²⁴ WSA - A1/345/125C - Land Tax Records for Corsham 1816 -1832

On the 18th December 1828, the Devizes and Wiltshire Gazette reported that Mr Robert Forrester the landlord of the Hare and Hounds Inn at Pickwick was soon in trouble and fined for ‘tippling in his house during divine service’.²⁵

Robert Forester died by 1831 and his wife was then named as the occupier.²⁶

The Wiltshire Independent in 1838 reported an accident close to the Hare and Hounds involving a stage coach.²⁷

Wiltshire Independent on Thursday 11th January 1838

CAUTION TO STAGE COACH DRIVERS - on the evening of the 2nd instant the Company's coach, on its way to Bath, stopped at the Hare and Hounds, Pickwick, near Corsham. The coachman having dismounted, and entered the house, the horses started off: on reaching the Turnpike gate the fore off wheel came into contact with the post; the leaders were thrown down by the concussion, as were two persons from the top of the coach. Providentially, no very material damage was done. Coachmen never ought to leave their horses unless in the care of proper persons.

The Hare and Hounds on the London Road about 10 miles out of Bath was well placed to be a first and last stop for changing a team of horses, as stagecoaches passed through Pickwick. The site of the inn was large enough to accommodate extensive stabling and a house for an ostler.

It is said from 1835, Charles Dickens, soon to become an author of literacy classics of international renown, began to travel along the popular London to Bath road by stagecoach. He was a journalist for the London ‘Morning Chronicle’ before he became famous. No doubt, Charles Dickens would have become acquainted with the village of Pickwick and the Hare and Hounds Inn, if horses were changed there, when he was travelling.

Local tradition supported by newspaper articles would suggest in 1835 Dickens stayed overnight at the Hare and Hounds on route to Bath, where he was going to report on a local election.²⁸ Please see **Appendix C**. However, it is very difficult to prove beyond reasonable doubt that he chose to stay in Pickwick rather than in Bath. Any written contemporaneous records of his stay in Pickwick is unlikely now to exist.

There is some debate in secondary sources about how Charles Dickens came up with the name of Mr. Pickwick, the main character in ‘Pickwick Papers’, his first literacy success.

Local tradition repeated again in some local newspapers would indicate that Charles Dickens took the name, ‘Pickwick’ for his main character from Moses Pickwick, a coach proprietor and landlord of the Hare and Hounds at Pickwick.²⁹

Alternatively, it has been stated in an article on the subject in the Bath & Wilts Chronicle and Herald on 23rd February 1948, that Dickens came up with the name of Pickwick from the name of a coach operator, Moses Pickwick & Co who operated from The White Hart Inn in Bath. The Pickwick family of Bath, it was alleged, were descended from Moses Pickwick found abandoned on a doorstep in the village of Pickwick in 1694, who as an adult became

²⁵ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

²⁶ WSA - A1/345/125C - Land Tax Records for Corsham 1816 -1832

²⁷ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

²⁸ WSA - 4140/3/2/4 - A folder of notes on the Hare and Hounds, Corsham - 1944-2005

²⁹ Ibid

an ostler and moved to Bath where he married and raised a family. Please see article dating from 1948 in **Appendix D**. The information in the newspaper article information was extracted from an article by Mr.T. Sturge Cotterell.³⁰ The same Mr. Cotterell in the Bath Chronicle and Herald on 27 February 1926 had previously questioned if Charles Dickens had ever stayed at The Hare and Hounds in Pickwick, as he believed that the route of the Bath Road did not pass through the village of Pickwick at this stage. It should be noted he was a councillor in Bath who conducted lectures based on his research into the history of Bath.³¹

Transcriptions of parish registers by the Wiltshire Family History Society do indicate that a Moses Pickwick was baptised in the parish of Corsham on 29th January 1694/5. With a note in the parish register stating 'child left in parish, found at Pickwick'. Clearly in the absence of parents he was named after the tithing of Pickwick where he was found.

No evidence from primary sources has been found at the Wiltshire and Swindon Archives when researching for this report to confirm that a Moses Pickwick was resident at any stage at the Hare and Hounds. Although it can't be ruled out, particularly in relation to Moses Pickwick who was born in 1694, as many records from the 17th and 18th centuries have not survived.³²

A will of an Eleazer Pickwick Esq. of the City of Bath dated 1838 has been found. At the beginning of the will, it is recorded that he wished to leave his horses, harnesses and stable implements to his wife, Susannah, which is an indicator he was a coach operator. It also refers to a cousin, Moses Pickwick who was one of the beneficiaries of his will.³³

A review of births, marriages and deaths and associated records using the Ancestry website does provide the following information:

Winsley

- Moses Pickwick (1), born in 1694 married Ann Marshman at Bathampton in 1719, who gave birth to 10 children from 1719 to 1740 whilst the family lived in Winsley. One son was Moses Pickwick who was born in 1724.
- Moses Pickwick, the father died in 1762 and Ann in 1768, both in Winsley.

Bath

- Moses Pickwick (2) born in 1724/5 married Sarah Smith in 1748 in Bradford on Avon and was said to be father to at least two children, Eleazer and Aaron. He was buried in Twerton, Bath in 1799. His wife, Sarah had died before him in 1786.
- Eleazer Pickwick, son of Moses and Sarah was born in Freshford in 1749 and married Susanna in Bath in 1775. He was buried in Bathford in 1837.
- Moses Pickwick, son of Moses and Sarah was born in 1781/2 in Twerton, married Frances Cole in 1815 and died in 1869 and was buried at Bathwick.

Both Eleazer Pickwick (b 1749) and Moses Pickwick (b.1781/2) worked together in partnership in a coaching business. Despite having parents with the same name it is unlikely

³⁰ WSA - 1959/15 - Goldney family of Chippenham -Sale particulars and associated papers [including newspaper cuttings]...1940-1948

³¹ <https://www.britishnewspaperarchive.co.uk/> [accessed 6th November 2020]

³² WSHC, Local Studies - Stephen Flavin (1991) Corsham Born and Bred - Old Picture Postcards, S.B. Publications, Market Drayton, Shropshire

³³ TNA - PROB 11/1899420 - Will of Eleazer Pickwick of Bath dated 4th August 1838

they were brothers although it is probable that they were related. It does appear that Eleazer Pickwick was a descendant of Moses Pickwick born in 1694 in the village of Pickwick and probably Moses was as well.

The 1841 Census indicates that a Moses Pickwick was living in Bathwick, Bath and the 1851 Census indicates the same but additionally, Moses was born in Twerton, Bath and a coach master aged 66.³⁴

Records at the Hampshire Archives do indicate that a business known as Pickwick & Co did exist, operating stagecoaches out of Bath, possibly in both the eighteenth and nineteenth centuries.³⁵

Records at the Bath Record Office include a draft lease of a coach office at the White Hart and stables in Avon Street between Eleazer Pickwick and Moses Pickwick, William Bishop and Thomas Cooper dated circa 1828.³⁶

The above evidence does show it was possible for Eleazer and Moses Pickwick to be operating stagecoaches between Bath and London when Charles Dickens was travelling this route in the 1830s whilst writing 'The Pickwick Papers' which was published in 1837.

The Corsham Tithe Award and its accompanying map provides useful information about the Hare and Hounds in 1839. Please see **Figs. 4a, 4b** and the table with relevant information extracted from the Tithe Award.³⁷

James Usher was now the owner and occupier of the Hare and Hounds Inn (No.195) and an orchard to the east (No.192). The inn was a on a site of 2r and 10p, whilst the orchard covered 1a, 1r and 18p. The extent of the stabling can be seen to the north of the inn.

³⁴ 1841 and 1851 Census - Bathwick, Bath

³⁵ Hampshire Archives and Local Studies - 44M69/G1/187 -Advertisement cards for coach services - ... g) Public carriages from Bath by Pickwick and Co. (includes coach to Salisbury, Southampton, Portsmouth and Gosport)... Eighteenth and nineteenth centuries.

³⁶ Bath Record Office - BC 134/198 - ...Draft Lease of Coach Office at the White Hart, and of stables etc at the messrs in Avon Street, Eleazer Pickwick to messrs Moses Pickwick, William Bishop and Thomas Cooper...1828.

³⁷ WSA - Tithe Award for Corsham with map dated 1839



Fig.4a - Extract from the Tithe map accompanying the Tithe Award of the parish of Corsham dated 1839

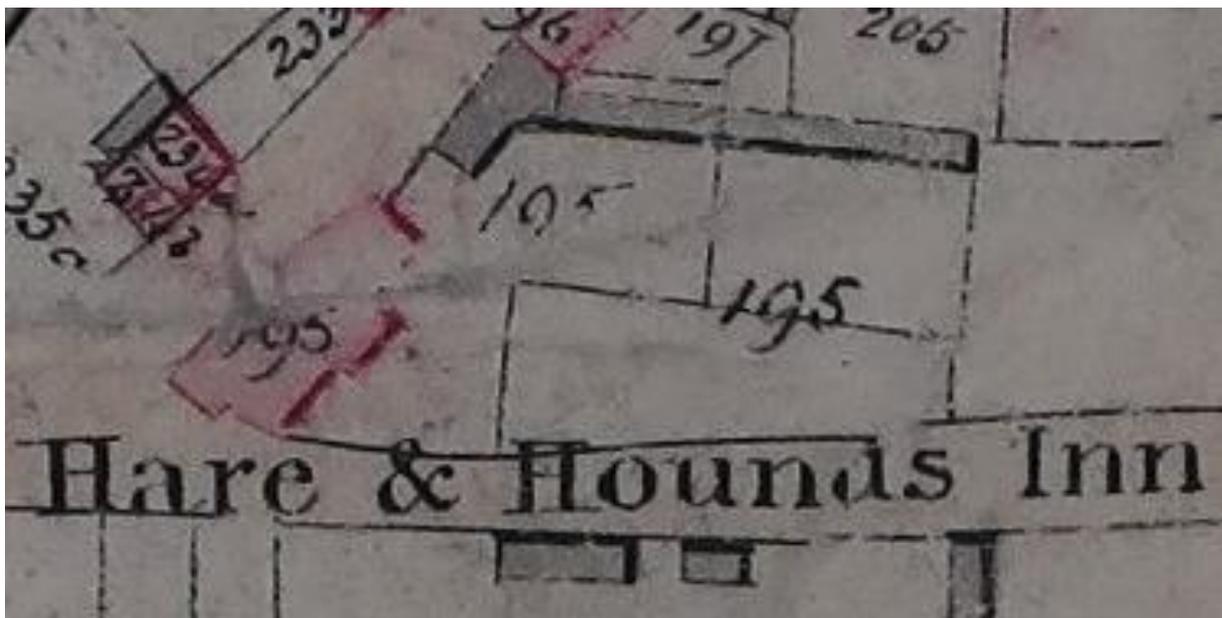


Fig.4b - Extract from the Tithe map of 1839 focussing on the site of the Hare and Hounds Inn (No.195)

James Usher was possibly a relative of Thomas Usher who was in 1841 a brewer in Trowbridge, who had purchased a small brewery which grew to become Usher's Brewery of Trowbridge.^{38 39} James was also the innkeeper of the Pack Horse in the High Street in Corsham, at least between the years 1830 and 1842.⁴⁰

On 30th May 1840, the Bristol Times and Mirror reported the death of a carter aged 20 in the employ of Mr May of the Hare and Hounds at Pickwick. James Martin the carter had been racing his waggon to a brick yard to pick up the first load of the day to transport to one of the shafts of the Box Tunnel. Unfortunately he fell from the waggon and was run over by its wheels.⁴¹

The 1841 Census confirms that John May aged 35 was now the innkeeper at the Hare and Hounds in Pickwick. John had a wife called Betty and a young family comprising of three sons and two daughters. It does appear that he employed four workers who lived on site and he was also described as a house keeper for the Great Western Railway. Ten men from outside of Wiltshire were staying at the inn. It is likely they were workers engaged in the excavation of the Box Tunnel, the final stage of construction of the Great Western Rail line between London and Bristol in 1841.

Quoting from the Corsham Town Council website

The tunnel was projected to finish in August 1840 but as this date began to slip Brunel poured in all his resources with some 4000 men and 300 horses working round the clock. Imagine how the local inhabitants viewed the comings and goings of such a crowd.

Every available bed in the neighbouring villages and hamlets was occupied and these beds were seldom allowed to go cold! There was no local police force and the off duty drunken navvies (navigators) were 'controlled' by their foreman.⁴²

Tragically, on the 20th April 1843, the Devizes and Wiltshire Gazette reported the alleged manslaughter of a woman following a Society of Odd Fellows walk and an excellent dinner at the Hare and Hounds in Pickwick. A policeman hit a child who sprayed him with water from a pump in the yard of the Hare and Hounds; when his mother intervened, a scuffle occurred and he hit her, resulting in her death.⁴³

Sadly, the Devizes and Wiltshire Gazette in 1843 refers to John May's bankruptcy and a large sale of his property at the Hare and Hounds. It was inevitable that his business would be diminished by the arrival of the railway reducing stagecoach traffic.⁴⁴ Within the same auction advertisement were items for sale relating to the Pack Horse in the High Street in Corsham.

³⁸ 1841 Census - Trowbridge

³⁹ http://breweryhistory.com/wiki/index.php?title=Ushers_of_Trowbridge_150_Years_Brochure [accessed 8 Nov 2020]

⁴⁰ WSHC, Local Studies - WRS Vol 47 - Early Trade Directories of Wilts.

⁴¹ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

⁴² <https://www.corsham.gov.uk/town/localhistory.html> [accessed 9th Nov 2020]

⁴³ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

⁴⁴ *Ibid*

HARE & HOUNDS INN, PICKWICK, WILTS

HORSES, WAGGONS, CARTS, HARNESS, MANURE, FURNITURE, CASKS, BEER, BEER MACHINE, and other effects. TO be SOLD by AUCTION, on the premises, by GILLER & SON (by order of the Assignees of John May, a bankrupt,) on TUESDAY December the 19th 1843, beginning at 11 o'clock, free of auction duty, the whole of the

STOCK-IN-TRADE & OTHER EFFECTS, Comprising Four Young fresh conditioned Draught Horses, five sets of Trace, Thill and Trap Harness, Gig, large heap of Manure, Chaff-box, Corn-bins, Tubs, Wheelbarrows, Stable Tools., & c. The Furniture

Consists of 4-post, tent and servants bedsteads and furnitures, feather and mill-puff beds, bolsters and pillows, and suitable bedding; mahogany wardrobe, chest of drawers, wash stands, and swing glasses, dressing tables, chairs, chests and carpeting and other chamber requisites, mahogany and oak dining, Pembroke tea and card tables, set of mahogany chairs; pier glasses; fender and fire-irons; carpet and rug, pictures; tea-ware, urn and trays, &c. ; 3-motion-beer machine, and pipes; oak and painted dressing tables, wood seat and rod chairs, large club-room deal table, 13 feet 10 by 3 feet 9 inches, and 2 forms to ditto, labelled spirit jars and bottles, pewter beer and spirit measures, cups, glasses, cans, brass tobacco box, brass and iron candlesticks; two 30 hour clocks; dinnerware, knives and forks, &c.; copper and brass boiler and grates; tubs, buckets, stools, &c.

In the cellars are 2 butts, 2 80-gallon, and sundry small size casks, horsing and about 350 gallons of sound stale beer; tun pail, cork tub, &c., and numerous other effects not described...

Abel Attwood was the innkeeper of the Hare & Hounds in 1848, however by 1851 he was replaced by William Hitchcock.^{45 46}

The 1851 to 1881 Censuses and the North Wilts & District Directory of 1880 show William Hitchcock and his family occupying the Hare and Hounds up to 1879. In 1880 he was replaced by A. Aplin.^{47 48}

Land, a cottage, a stable and buildings adjacent to the Hare and Hounds in Pickwick were advertised for sale on 28 April 1853 in The Wiltshire Independent.⁴⁹

⁴⁵ WSHC, Local Studies - Kelly's Dir. of Wilts. 1848

⁴⁶ 1851 Census - Corsham

⁴⁷ 1851, 1861, 1871 and 1881 Censuses for the parish of Corsham

⁴⁸ Robert Jago (2019 or 2020) *Wiltshire Inns From Directories 1783-1900*

⁴⁹ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

28 April 1853 in the Wiltshire Independent on 28 April 1853

LAND AT PICKWICK

SECURE AND ELIGIBLE INVESTMENT

MR. B. RICARDS will SELL by AUCTION, at the Hare and Hounds Inn, Pickwick, on THURSDAY, May 5th, 1853, at five o'clock precisely, (subject to such conditions as will be produced at the time of sale,) – 185 Poles of LAND, COTTAGE, STABLE, and BUILDINGS, situate at Pickwick, in the parish of Corsham, Wilts, adjoining the Hare and Hounds Inn, now in the several occupations of Mr. WILLIAM HITCHCOCK, Mr. F. SMITH, Mr. RICHARD HANCOCK, and others, producing a net Annual Rental of 16l. 10s, and which, by a very small outlay, might be considerably increased.

It is supposed that there is Freestone beneath, and that this would be an excellent spot for making Quarries, for its contiguity to the Corsham Station of the Great Western Railway.

The above Property will be submitted in One Lot; but should it not be sold, it will then be offered in Two Lots, as follow:

Lot 1. THE COTTAGE, STABLE & BUILDINGS, together with the 120 POLES OF LAND (more or less), now in the several occupations of Mr. R. HANCOCK, Mr. W. HITCHCOCK, and Mr. F. SMITH, at the Annual Rental of 13l. 10s.

Lot 2. The 60 POLES OF LAND now rented by Mr. SKATE & others, at the Annual Sum of £3.

The Tenure of the above Property is Copyhold of Inheritance, held under the Lord of the Manor of Corsham.

For further details...

In the North Wilts Herald on Saturday 23rd April 1870, it was reported that the landlord, William Hitchcock had been insulted by two labourers, Charles and George Pearce. George Pearce had stuck William Hitchcock several times whilst Charles Pearce had been abusive toward him. Both men were found guilty and fined.⁵⁰

The death of Charles Dickens in 1870 brought about a great feeling of nostalgia in relation to his works and this may have assisted trade for the Hare and Hounds thereafter due to its associations with Charles Dickens and The Pickwick Papers.⁵¹

Christopher Aplin aged 59 was then identified as the inn keeper of the Hare and Hounds Inn in the 1881 Census. He occupied the inn along with his wife Mary, daughter and granddaughter. By 1891 the Census is showing Christopher was still the innkeeper but now a widower aged 69, living with his daughter in law and two grandsons.

The first 25 inch Ordnance Survey (O.S.) map available for the parish of Corsham was surveyed in 1885 and published in 1886 (see **Figs. 5a** and **5b**).⁵²

⁵⁰ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

⁵¹ http://www.bbc.co.uk/history/historic_figures/dickens_charles.shtml [accessed 10th Nov 2020]

⁵² WSA - O.S. map of Corsham 1886 - 25 inch scale - sheet 25/8 surveyed in 1885

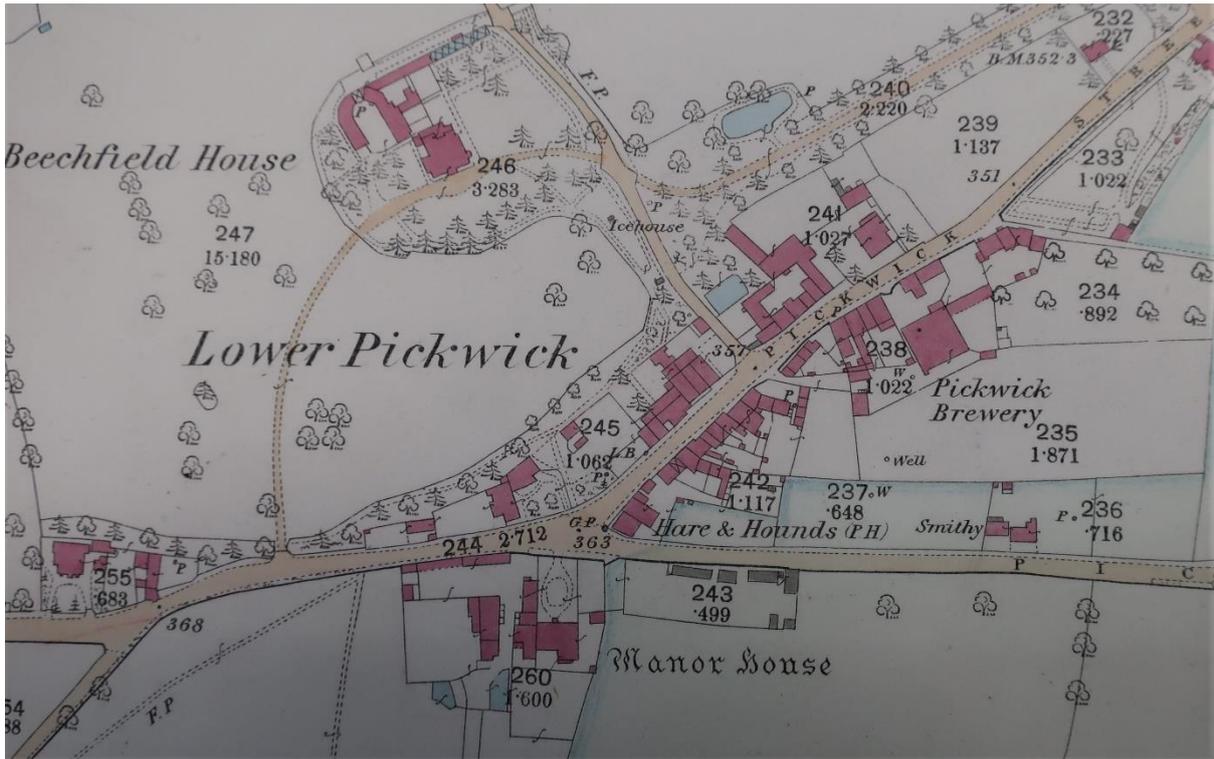


Fig 5a - Extract from the 25 inch OS map of 1886 showing Lower Pickwick



Fig 5b - Extract from the 25 inch OS map of 1886 focussing on the Hare and Hounds at Lower Pickwick

This map shows how extensive the Inn had been in the past prior to the sell-off of land and buildings in 1853. Unfortunately, further 25 inch OS maps are unavailable at the Wiltshire and Swindon History Centre, but can be seen on the National Library of Scotland website for the years 1900 and 1921.⁵³

⁵³ <https://maps.nls.uk> [accessed 11 Nov 2020]

Kelly's Directories of Wiltshire dated 1895 and 1899 show that James Robert Aplin was now the inn keeper at the Hare and Hounds.⁵⁴ It is very likely he was a relative of Christopher Aplin.

A copy of an undated black and white photograph of the Hare and Hounds Inn can be seen in **Fig.6**. The Wiltshire and Swindon Archives have dated this photograph to circa 1900-1910.⁵⁵ Swift and Elliott writing in 2010 believe the photograph dates from a little earlier, from 1895.⁵⁶ This photograph was taken before some substantial alterations were made. Flavin writing in 1991 indicates these alterations occurred in 1897.⁵⁷

The Bath Chronicle and Weekly Gazette reported on Thursday 16th September 1897, that the Rural District Council had approved plans for additions to the Hare and Hounds at Pickwick.⁵⁸



Fig. 6 - A black and white photograph of the Hare and Hounds Inn in c.1895

As a new landlord in 1895, James Aplin was keen to promote the Hare and Hounds and take advantage of the new national craze for cycling and cycling clubs. The entry in Kelly's Directory of 1895 in relation to the Hare and Hounds refers to 'accommodation for cyclists and good stabling'.

⁵⁴ WSHC, Local Studies - Kelly's Dirs. of Wilts. 1895 and 1899

⁵⁵ WSA - 4301/1/1/3 - Copy photograph of Hare and Hounds public house at Pickwick, Corsham dated c.1900-1910. Permission granted by WSA to reproduce in this report.

⁵⁶ Andrew Swift and Kirsten Elliott (2010), *The Inns of Wiltshire in Old Photographs*, Akeman Press, Bath p.101

⁵⁷ WSHC, Local Studies - COR.771 - Steven Flavin (1991) *Corsham Born and Bred*, S.B. Publications, Market Drayton, Shropshire p.55

⁵⁸ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

Phillips writing in 1983 states

The advent of the 'safety bicycle' in 1887, and of pneumatic tyres in the following year, made bicycles suitable for women, and in the 1890s cycling became a craze with both sexes...The formation of numerous cycling clubs encouraged cycle racing and tests to find out how quickly distances between major towns and cities could be covered. The Bath Road, flat and gently winding for most of its length, and still possessing a reasonably good surface, was ideal for this purpose, and the journey from London to Bath and back soon became a standard test ride.⁵⁹

The Hare and Hounds in the 20th century

A photograph of the Hare and Hounds at the beginning of the 20th century can be seen in **Fig.7**.⁶⁰

The substantial alterations of 1897 to the main building can be seen in the photograph. Please compare to photograph in **Fig.6**.

Quoting from Swift and Elliott writing in 2010

The building on the corner was raised to the level of the building on its left, radically altering its appearance, although many original features were preserved. The dormer on the old building, with its mullion window, for example, was repositioned at a higher level, while the oval 'owl window' in the apex of the gable end was incorporated as a decorative feature at ground-floor level in the building on the right. The render applied at the time of the rebuilding has since been removed to reveal the rubble stone.

⁵⁹ Daphne Phillips (1983, reprinted 1988) *The Great Road to Bath*, Countryside Books, Newbury p.178

⁶⁰ WSA - 4140/1/B28 BW - The Hare & Hounds Inn, Pickwick, Corsham - no date. Permission granted by WSA to reproduce in this report.



Fig 7 - A black and white photograph of the Hare and Hounds Inn dating from the early 20th century

A sign can be seen on the side of the main building stating the name, The Hare & Hounds Inn, and also advertising accommodation for cyclists.

A further photograph taken about the same time of Pickwick Street looking toward the Hare and Hounds can be seen in **Fig.8**.⁶¹

⁶¹ WSA - 4140/1/B20 BW - From junction at Middlewick Lane towards Hare & Hounds - no date. Permission granted by WSA to reproduce in this report.



Fig 8 - A black and white photograph of Pickwick Street dating from the early 20th century

The 1901 Census indicates a change of landlord to Francis Charles Smith who was aged 30 and described as a 'License victualer'. He was married to Matilda and had a young son and daughter. His brothers in law, Thomas and Edwin lived with them, Thomas working as a barman. There was one servant who was also related to his wife.

In The Wiltshire Times and Trowbridge Advertiser on Saturday 21 December 1901, Francis Charles Smith, landlord of the Hare and Hounds Inn was summoned for an offence on October 17th.

In this case whisky was purchased and found to be 27 ½ under proof, or 2 ¼ degrees under the standard.

Smith in his defence said he did not break down his own spirits and blamed the brewer.⁶²

The Inland Revenue survey does indicate that Charles Manners was the occupier of the Hare & Hounds Inn in Pickwick, whilst Frederick H. Goldney at Beechfield House was the owner in 1910.⁶³ The site covered an area of 2r and 7p at this stage.

A further change occurred by 1911, the Census shows Owen Bishop aged 38 as the landlord of the Hare & Hounds Inn. He was married to Sarah, two teenage sons lived with them, along with William Bishop aged 79, his widowed father.⁶⁴

⁶² <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

⁶³ WSA - L8/1/34 - Inland Revenue Domesday Survey - Corsham (1-500) dated 1910

⁶⁴ 1911 Census for the parish of Corsham

In 1917, Ushers Brewery took on the tenancy of the Hare and Hounds. At this stage, Frederick H. Goldney Esq. who was living at Beechfield House in Pickwick was the owner of the Hare and Hounds.⁶⁵ Please see **Appendix A**.

The Wiltshire Times and Trowbridge Advertiser reported on Saturday 12th November 1921 that the Hartham Park Club had met at the Hare and Hounds for a social supper to say farewell to Lord Islington. The landlord was named as being Amos. This suggests that the Hare and Hounds was regarded as the principal inn in Pickwick.⁶⁶

Kelly's Directory of Wiltshire dated 1923 indicates that Charles Amos was the landlord of the Hare & Hounds Public House in that year. However, Kelly's Directories of 1931 and 1939 show Harry Francis Wells had taken over as publican.⁶⁷ It is known that he was former Superintendent of the Chippenham Police Division.⁶⁸

Flavin writing in 1991 states

*During the Second World War, Irish Labourers would frequent the Hare & Hounds during the lunch break bring their tin cans as improvised tankards, particularly on Sundays.*⁶⁹

In 1941, the Hare and Hounds was sold by the trustees of Sir Frederick Hastings Goldney deceased. He had died on 21st February 1941. The inn was sold to P J Fussell of Fussell's Brewery of Wiltshire, later of Somerset. Mr Wells initially remained the landlord of the Hare and Hounds. Please see sale particulars in **Appendix B** and **Fig.9**.⁷⁰

⁶⁵ WSA - 1075/001/290 - Lease of Hare and Hounds, Pickwick, Corsham to Usher's Wiltshire Brewery in 1917

⁶⁶ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

⁶⁷ WSHC, Local Studies - Kelly's Dirs. of Wilts. 1923, 1931 and 1939

⁶⁸ <https://www.britishnewspaperarchive.co.uk> - Wiltshire Times and Trowbridge Advertiser - Sat 6 June 1931 [accessed 30 Oct 2020]

⁶⁹ WSHC, Local Studies - COR.771 - Steven Flavin (1991) *Corsham Born and Bred*, S.B. Publications, Market Drayton, Shropshire p.55

⁷⁰ WSA - 1959/15 - Sale particulars for the Hare and Hounds Inn with plan dated 1941

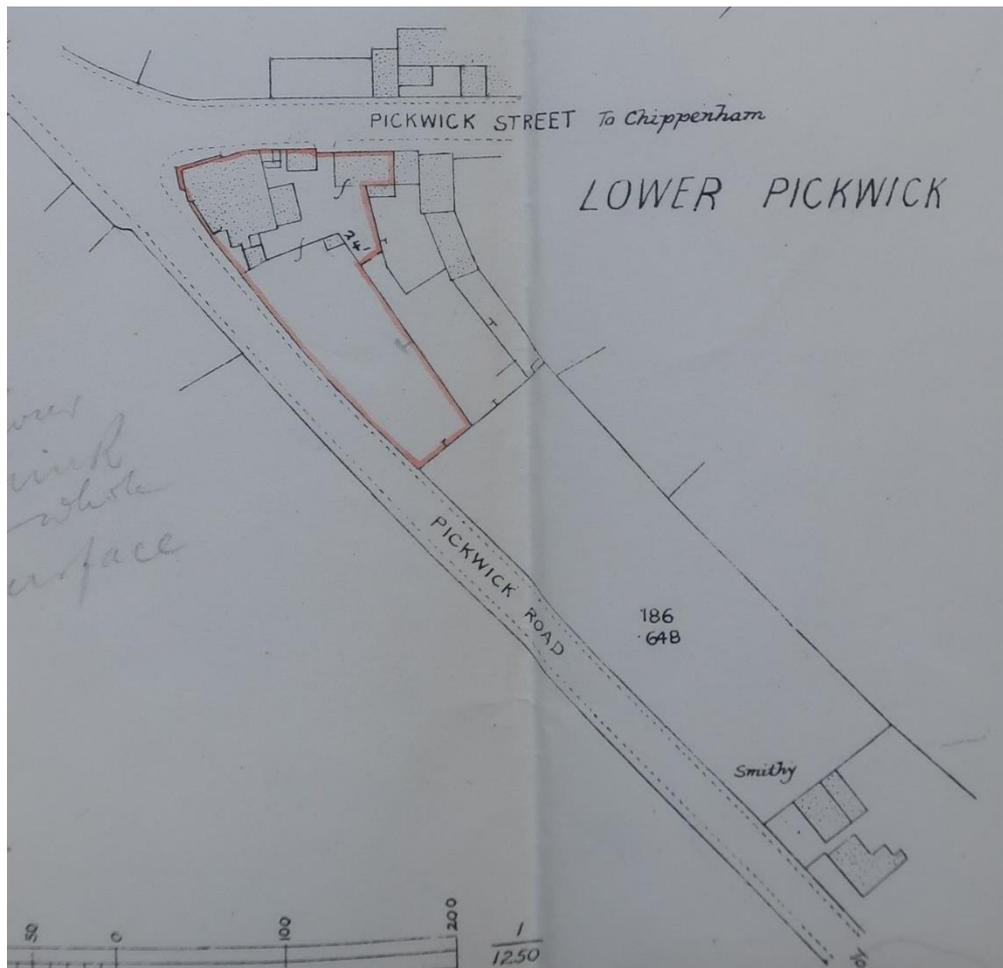


Fig.9 - Extract from a plan of the Hare and Hounds in 1941

As referred to before on the 21 September 1944, the Bath and Wilts Chronicle and Herald ran a story on the Hare and Hounds relating to Charles Dickens staying at the inn, a copy of which can be found in **Appendix C**. By this stage Fred Pullen and his wife Grace were managing the Hare and Hounds.⁷¹

The Pickwick Estate in Corsham was up for sale in 1948. Although the Hare and Hounds was not part of this, former property belonging to the Hare and Hounds was.⁷² Please see **Appendix E**.

The Wiltshire Herald and Advertiser ran a similar story on the Hare and Hounds to the newspaper story in 1944, on 21 March 1952.⁷³ We learn more about the Pullens who had previously managed The Globe at Stokes Croft in Bristol, until it was bombed in the 1940 blitz. They then relocated to the Hare and Hounds. Mr Pullen admitted he horrified some Americans when they discovered he was using the bedroom, Dickens had allegedly slept in as a playroom for his children.

A further newspaper article appeared in The Wiltshire News on 2nd December 1955 titled 'The Night that Charles Dickens Came to Pickwick'. The story about Charles staying overnight at the Hare and Hounds is again referred to. It is clear that the inn had become a tourist destination due to its

⁷¹ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

⁷² WSA - 1959/15 - Sale particulars of the Pickwick estate with plans and photographs dated 1948

⁷³ <https://www.britishnewspaperarchive.co.uk> [accessed 30 Oct 2020]

association with 'The Pickwick Papers'. Reference is made to visitors particularly from the United States and Holland, some of whom were members of Pickwick clubs which had formed abroad.⁷⁴

Fussell's Brewery was taken over by Bass, Mitchell and Butlers in 1962.⁷⁵ Fred and Grace Pullen continued to manage the Hare and Hounds until 1966.⁷⁶

In 1966, plans were drawn up in order to alter and extend the building and planning permission was obtained. The plans including elevation drawings have not been reproduced in this report as they are still covered by copyright. The plans are available for viewing at the Wiltshire and Swindon History Centre.⁷⁷ Bass, Mitchell and Butlers (South West) Ltd. still owned the inn at this stage.

In 1987, a planning application was made by Doyle to demolish outbuildings and to carry out alterations and extensions to the Hare and Hounds. This was approved in 1988.⁷⁸

In 1993, the landlords of the Hare and Hounds were Ronald and Olga Drew.⁷⁹

Two photographs of the rear of the Hare and Hounds in 1996 can be seen in **Fig.10**. Existing ground and first floor plans of the building dated 1996, as well as elevation drawings are held by the Wiltshire Buildings Record. Again these plans including elevation drawings have not been reproduced in this report for copyright reasons. These documents confirm that Bass Taverns Limited owned the building at this stage.⁸⁰



Fig 10 - Photographs of the Hare and Hounds held by the Wiltshire Buildings Record taken in 1996

⁷⁴ WSA - 4140/3/2/4 - a folder of notes on the Hare and Hounds, Corsham, including an archaeological appraisal and notes on the connection with Charles Dickens (Pickwick Papers) - 1944-2005

⁷⁵ <http://www.breweryhistory.com/journal/archive/122/Fussell.pdf> [accessed 10th Nov 2020]

⁷⁶ WSA - 4140/3/2/4 - a folder of notes on the Hare and Hounds, Corsham, including an archaeological appraisal and notes on the connection with Charles Dickens (Pickwick Papers) - 1944-2005

⁷⁷ WSA - G3/770/313 - Alterations and extensions to 'Hare and Hounds' Inn, London Road (5500). Architect F.W. Beresford Smith and Partners and owner Bass Mitchells and Butlers (South West) Ltd.

⁷⁸ <https://services.wiltshire.gov.uk/planning> [accessed 11th Nov 2020]

⁷⁹ WSHC, WBR - Parish file for Corsham

⁸⁰ WSHC, WBR - B12165 (Part 1) - Hare and Hounds, Pickwick, Corsham

The Hare and Hounds in the 21th century

In 2002, a planning application for a new staircase shows a change of ownership of the Hare and Hounds from Bass Leisure Retail to the Voyager Pub Group.⁸¹ A further change of ownership occurred by 2003, when a planning application was lodged by the Unique Pub Company to remove paint from the front and side elevations and to repair stone work, which was approved.⁸²

An archaeological appraisal of the former stables at the Hare and Hounds was conducted by Kirsty Rodwell in September 2004 for the Wiltshire Historic Buildings Trust, copies of which are held by the Wiltshire Buildings Record and the Wiltshire and Swindon archives.^{83 84} This survey was commissioned during the restoration of the building by the Trust. The trust produced its own report titled, 'The Ostler's House at the Hare and Hounds Pickwick, Corsham' in January 2005.⁸⁵ During this project, photographs were taken in 2004 and some old photographs of the Hare and Hounds and the outbuildings were provided by the Pullen family to the Wiltshire Historic Buildings Trust. Copies of these photographs are held by the Wiltshire Buildings Record.⁸⁶

The Hare and Hounds was advertised for sale in the Western Daily Press in 2006. The leaseholders at this stage were Mark Foster and Hayley Gill who had held the lease for the previous three years. Regular beer festivals were held during their tenure.⁸⁷

It is clear in 2008, that Mark Foster and Hayley Gill were still the owners and had taken the decision to begin a programme of renovation work. In 2008, they were granted planning permission to carry out internal alterations including the removal of a bar counter and the re-siting of a bar top. In 2009, they were granted permission to remove paint from the south-east elevation then to repair and recoat with lime wash. Additionally, they redecorated joinery and external walls, replaced windows and installed signage. In the garden they erected a timber gazebo, introduced umbrellas, fencing and planters.⁸⁸

In December 2018, the Hare and Hounds featured in an article written by Chris Cole about Charles Dickens connection to Wiltshire.⁸⁹ Similar themes are covered in this article as found in earlier newspaper stories from the 1940s and 1950s.

The Hare & Hounds is now a Pub Leisure Free house. It is described as a two bar pub with a separate dining area. In many ways it has remained a traditional pub with live music, pub games, a real fire, a pub garden and sells real ale and cider.

A recent photograph of the building can be seen in **Fig.11**.

⁸¹ <https://services.wiltshire.gov.uk/planning> [accessed 11th Nov 2020]

⁸² Ibid

⁸³ WSHC, WBR - B12165 (Part 2) - Outbuilding (Hare and Hounds), Pickwick, Corsham

⁸⁴ WSA - 4140/3/2/4 - a folder of notes on the Hare and Hounds, Corsham, including an archaeological appraisal and notes on the connection with Charles Dickens (Pickwick Papers) - 1944-2005

⁸⁵ Ibid

⁸⁶ WSHC, WBR - B12165 (Part 2) - Outbuilding (Hare and Hounds), Pickwick, Corsham

⁸⁷ WSHC, WBR - B12165 (Part 1) - Hare and Hounds, Pickwick, Corsham

⁸⁸ <https://services.wiltshire.gov.uk/planning> [accessed 11th Nov 2020]

⁸⁹ Edition of Wiltshire life dated Dec 2018



Fig 11 - A photograph of the Hare and Hound taken by the Wiltshire Buildings Record in November 2020

References to the Hare and Hounds pub, Pickwick, Corsham in the Wiltshire & Swindon History Centre, Chippenham

Reference	1075/001/290
Level	Item
Title	Hare and Hounds , Pickwick, Corsham.
Date	1917

Reference	1117/120
Level	Item
Title	Miscellaneous Corsham papers.
Description	<p>Comprise :</p> <p>List of trustees for the new school, 1839.</p> <p>Map showing lands proposed to be exchanged between the Trustees of Corsham Charities and Henry Hall Joy, 1839.</p> <p>Conditions for the contractor repairing the roads from the Hare and Hounds at Pickwick to the bridge nearest the Chequers Inn, c1846.</p>

Reference	1895/451
Level	Item
Title	Fixtures, fittings, stock etc. at The Hare and Hounds , Pickwick;
Date	1929-1930

Reference	1959/15
Level	Item
Title	<p>Sale particulars and associated papers. The contents of Beechfield (furniture, books and painting), 1940, The Hare and Hounds Inn with plan 1941 and the Pickwick Estate with plan and photographs 1948 all in Corsham. Sold by the trustees of Sir Fred. Hastings Goldney deceased.</p>
Date	1940-1948

Reference	4140/1/79 BW
Level	Item

Title	Pickwick Road at Pickwick Road junction
Description	Hare and Hounds Inn on corner

Reference	4140/1/80 BW
Level	Item
Title	Pickwick Road at Pickwick Road junction
Description	Hare and Hounds Inn on corner

Reference	4140/1/MISC/100 BW
Level	Item
Title	BW Photograph (copy), three photographs. Top, Phyl Fry and her mother and father at the Hare and Hounds ; bottom left, woman on a motorcycle. Bottom right, group of men and women
Date	(nd)

Reference	4140/1/MISC/114 BW
Level	Item
Title	BW Photograph (copy), Six photographs. Top right, Hare and Hounds pub, Second row left, man on bicycle on the road at Pickwick. second row right, Corsham, Hudswell. Third row left, tall building, possibly Gastard House. Third row right, High Street and Pickwick Road, Corsham. Bottom left, House and gate, Pickwick near Woodlands
Date	(nd)

Reference	4140/3/2/4
Level	Item
Title	Public houses
Description	A folder of notes on the Hare and Hounds , Corsham, including an archaeological appraisal and notes on the connection with Charles Dickens (Pickwick Papers)
Date	1944-2005

Reference	4140/3/2/7B
Level	Item

Title	Roads
Description	Literature and correspondence on the history of the Bath Road through Corsham, and the historical significance of the still-used coaching stop near the Hare and Hounds .
Date	c2000-2005

Reference	4301/1/1/3
Level	Item
Title	Copy photograph of Hare and Hounds public house at Pickwick, Corsham
Date	c1900-1910

Reference	4301/2/8
Level	Item
Title	Photocopied photographs (four) of the Hare and Hounds darts team, at Pickwick, Corsham, including Frederick Pullen and Arthur Higgins
Date	c1951

Reference	4301/2/9
Level	Item
Title	Photocopied photographs of the Hare and Hounds at Pickwick, some taken from sales particulars
Date	c1941

Reference	F4/800/2/9 BW
Level	Item
Title	A4 Visibility improvements at Hare and Hounds junction, Corsham (6)
Date	c1957

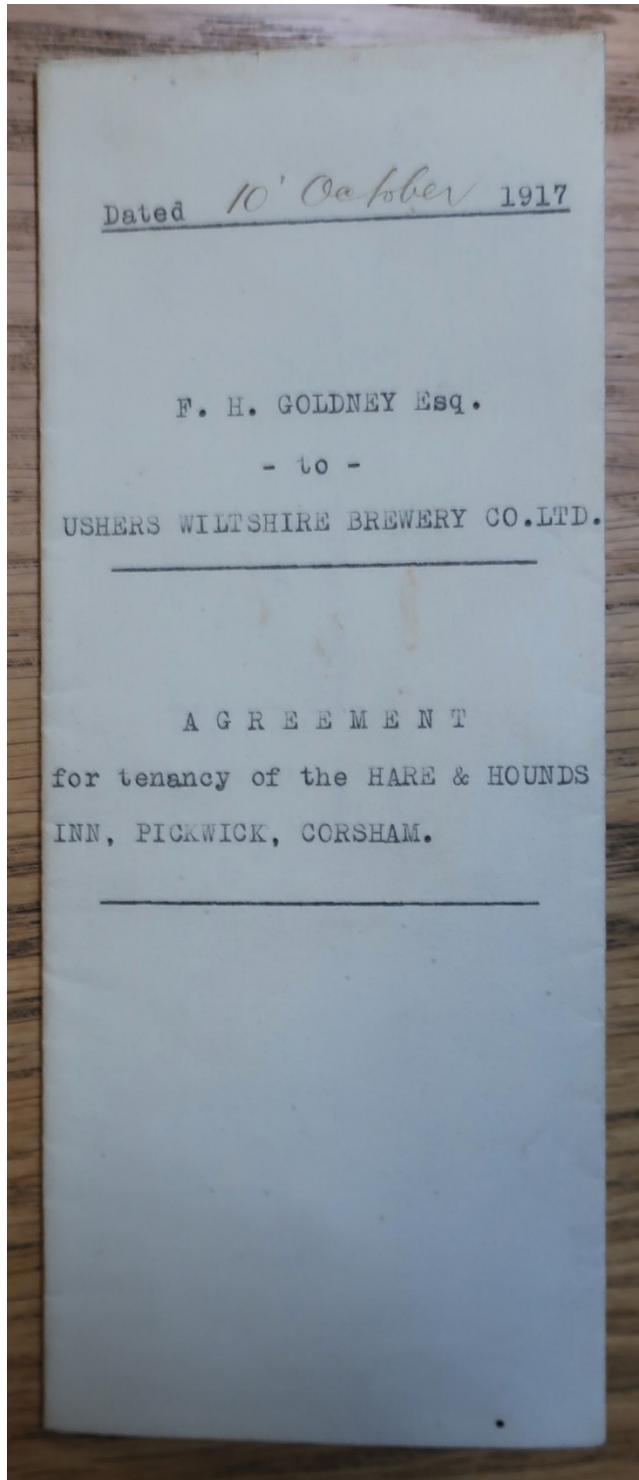
Reference	G3/770/313
Level	Item
Title	Alterations and extensions to ' Hare and Hounds ', inn, London Road (5500).
Description	(F.W.Beresford Smith and Partners, architects).

Date	1966
Personal Name	Bass Mitchells and Butlers (South West) Ltd.
Place Name	/Pickwick/Corsham/Wiltshire

Reference	G28/7/2/1/211
Level	Item
Title	North Wiltshire District Council - Built Environment Corsham BET.COR.4.312
Description	Outbuilding rear of Hare and Hounds
Date	1998-2005

APPENDIX A

1917 Tenancy Agreement for Hare & Hounds between Frederick Goldney Esq. and Usher Wiltshire Brewery Co. Ltd



said tenancy apply for and use all reasonable efforts to secure a renewal of the necessary Certificate and Licenses for using and keeping the said House open as and for a Public House and Tavern for the sale of beer wine and exciseable spirits and liquors by retail And will not without the previous consent in writing of the Landlord underlet or assign all or any part of the said premises or part or deal with the license without the like consent but such consent is not to be arbitrarily withheld in the case of a respectable and responsible tenant.

3. AT the expiration or other sooner determination of the tenancy the Tenant will at his own expense do all necessary acts for assigning and transferring the existing license or licenses and the Magistrates' Certificate to the person or persons appointed by the Landlord and hand over to him the said Certificates and Licenses the Tenant being paid the proportionate part of the fee and duty for the remainder of the term thereof.
4. THE Tenant agrees to keep the whole of the premises (roofs drains main-timbers and main walls only excepted) in good and ten-antable repair and condition and also the Landlord's fixtures and fittings as set out in the Schedule hereto to the satisfaction of the Landlord and will so deliver up the same at the expiration of the tenancy and will permit the Landlord and his Agent at all reasonable times to enter and view the condition of the premises.
5. THE Tenant or his sub-tenant to take over at a valuation all the present tenants stock in trade fixtures and fittings now in or about the said premises (and to pay the amount of such valuation within fourteen days from the date of such valuation).
6. THE Tenant agrees to pay all rates taxes and assessments in respect of the said premises (Land Tax and Property Tax only excepted.)
7. THE Tenant to pay the costs of and relating to this Agreement and duplicate thereof and the stamp duty on such duplicate.
8. THE Landlord to have the right at the determination of the

tenancy to take to the stock in trade fixtures and fittings or such part thereof as he may decide as may be upon the premises at such determination as aforesaid.

IN WITNESS whereof the Landlord has hereunto set his hand and the Company have hereunto caused their Common Seal to be affixed.

THE SCHEDULE hereinbefore referred to.

BAR	Five-pull beer engine, with taps and connections complete. Trough to same. One oak table. Counter and underfittings with door and lift up flap. One back bar complete with underfittings. Partition with door and fixed seats.
SMOKE ROOM	Fixed seats. Gas fitting.
<i>has been taken away</i> TAP ROOM	Two tables. Fixed seats. Counter and underfittings with door and lift up flap. One fender. Gas fitting.
CLUB ROOM	Two deal tables (one long and one short) One fender
CELLAR	Two beer houses and one skid.
URINAL	One gas lantern.
KITCHEN and PANTRY	Dressers and shelves as fixed.
OUTSIDE	One hanging sign.
GENERAL	Blind rollers throughout house. Two gas protectors.

WITNESS to the signature of)
the before named Frederick)
Hastings Goldney)

Frederick Hastings Goldney.

*D. W. Mount.
Casham
Bank Agent.*

APPENDIX C

Article in Bath and Wilts Chronicle and Herald - September 21st 1944

WILTSHIRE INN WHERE DICKENS STAYED

HOSTELRY OF THE COACHING DAYS

As I walked along the Box road one sunny morning recently I was more than usually interested by the sight of an inn on the corner of the village street of Pickwick. I think it must have been the four-sided sun-dial on the roof that caught my eye. Anyway, there was something about the place that urged me even more than the thirst I had acquired during my journey, to go inside. It was quite possible I thought that the landlord could tell me something of its history.

My curiosity was well-founded for while I gently quaffed a cooling draught, mine host Mr. F.H. Pullen told me much about the Hare and Hounds to show that it is a public house of some distinction.

It appears that one night in 1835 a young reporter on the staff of the 'Morning Chronicle' came down from London to record the local proceedings of a general election and he lodged at the Hare and Hounds. His name was Charles Dickens.

**

There is probably little truth in the belief held in the neighbourhood that the pretty village halfway between Corsham and Box was the namesake for the immortal 'Pickwick Papers'. There are other links, however for Mr Moses Pickwick, the proprietor of the coaches that used to take Dickens on his journeys between London and Bath, and who gave his name to the Papers was the grandson of a man who lived in the village of Pickwick.

It is quite possible, too, that the shrewd observer of his fellow men found plenty of interesting material to write about in some of the other lodgers at the inn that night.

The spacious, low ceilinged room in which he slept is to this day known as the Dickens Room.

The Hare and Hounds acquired by Mr. P.J. Fussell of Fussell's Brewery, Rode, about three years ago, and he has gone to considerable trouble to bring about improvements.

The bar parlour, for instance, has been furnished with chairs and tables that once graced the lounge of the Gaiety Theatre, London. The furniture consists of six antique settees and 16 chairs with five round copper-topped tables of the same period.

The walls are covered with oak panels taken from a Wiltshire manor house.

Cemented into a brick wall in the yard is a tablet, which was found recently while repairs were being made to the fire-place. Scratched on it are the words 'In the memory of Dog Jim, who died...' Unfortunately the rest is chipped off. So the date will never be known, but it is thought Dog Jim used to turn a spit in the days when that form of cooking was popular.

Another interesting feature of the exterior of the Hare and Hounds is the four-sided sun-dial already mentioned. Below, beside the main door is a curious panel of stone, evidently a filling for what was once a hole in the wall. Mr Pullen explained that this was a hatch used by the landlord in times when robbers plied the roads of England. If anyone called for refreshment during the night they were served through the hatch as the landlord was afraid to let strangers in the door after dark.

At the back of the inn is a garage once used as a coach stable, but now used by vehicles driven by a different kind of 'horse' power.

Mr. Fussell has plans for the Hare and Hounds, and it should be a great attraction after the war. The improvements already wrought have been appreciated by discerning customers.

APPENDIX B

1941 sale particulars of the Hare & Hounds Inn at Pickwick and associated papers

*By Direction of the Trustees of SIR
F. H. GOLDNEY, Bart., Deceased.*

**SALE of FULLY-LICENSED
PREMISES,**

Situated on the main Bath to London
Road at

PICKWICK, CORSHAM

(Chippenham $4\frac{1}{2}$ miles, Bath 9 miles),
WILTS.

A. VICTOR OSMOND

in conjunction with

**POWELL & POWELL (BATH)
LTD.**

Has been favoured with instructions
to **SELL** by **AUCTION** at **FORTT'S
RESTAURANT, MILSOM STREET,
BATH**, on **FRIDAY, SEPTEMBER 19,
1941**, at Three o'clock, the well-known
and highly-popular

FREE FULLY LICENSED

Roadside Hostelry

known as the

"HARE AND HOUNDS"

With Outbuildings, Garden and
Orchard, occupying a conspicuous
corner position in the old-world
village of Pickwick (of Dickens fame).

*Company's Water Electricity and
Gas Main Drainage*

Freehold & Free From Ground-Rent.

**IMMEDIATE POSSESSION ON
SEPTEMBER 29, 1941.**

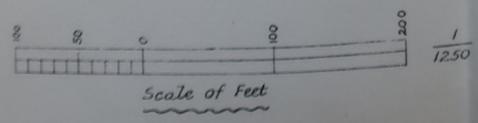
Particulars and Conditions of Sale
of the Auctioneers, A. Victor Osmond,
12, Orchard Street, Bristol 1; or
Powell & Powell (Bath), Ltd., 30,
Milsom Street, Bath; or of

A. C. DANN & SON,
Solicitors, Chippenham, Wilts.

Plan referred to
HARE AND HOUNDS
(P.H.)
CORSHAM PARISH
Part of O.S. 187
Area 1 R. 13 P.



*Colours
pink
over whole
surface*



*A. V. ...
...
...*

Estate of Sir F. H. GOLDNEY, Bart., Deceased.



**“HARE & HOUNDS”
PICKWICK,
CORSHAM, WILTS**

Friday, 19th September, 1941

Auctioneers :

Mr. A. VICTOR OSMOND, F.A.I.,
12 Orchard Street,
Bristol, 1.

Messrs. POWELL & POWELL (BATH) LTD.,
30 Milsom Street,
Bath.

Solicitors :

Messrs. A. C. DANN & SON,
Chippenham.



In the Historic Village of Dickens' Fame.

PICKWICK, CORSHAM,
Near **CHIPPENHAM, WILTS.**

On Main Bath to London Road: (Chippenham $4\frac{1}{2}$ miles, Melksham 6 miles, Bradford-on-Avon 8 miles, Bath 9 miles, Trowbridge 11 miles.)

Particulars and Conditions of Sale

of
The Free Fully-Licensed Popular Roadside Hostelry
known as the

“HARE & HOUNDS”

which

Mr. A. VICTOR OSMOND

in conjunction with

Messrs. POWELL & POWELL (BATH) LTD.

has been favoured with instructions from the
Executors of Sir F. H. Goldney, Bart., deceased, to SELL by AUCTION at
FORTTS' RESTAURANT, MILSOM STREET, BATH,

on
Friday, 19th September, 1941, at 3 o'clock.

Particulars and Conditions of Sale may be obtained of the Auctioneers,
Mr. A. VICTOR OSMOND, 12, Orchard Street, Bristol, or Messrs. POWELL &
POWELL (BATH) LTD., 30 Milsom Street, Bath; or of the Solicitors:—

Messrs. A. C. DANN & SON, Chippenham, Wilts.

General Remarks and Stipulations.

POSSESSION	Possession upon completion of the purchase on 29th September, 1941.
FIXTURES AND FITTINGS	The Landlord's Fixtures and Fittings will be included in the Sale, an Inventory of which will be produced at the Auction.
PLAN	May be inspected at Auctioneers' Offices.
VIEW	The Property may be viewed on production of these Particulars to the present Occupier.
DISPUTES	If any question shall arise as to boundaries, ownership of Fixtures and Fittings, or any other matter arising out of this Sale, the same shall be decided by the Auctioneer, whose decision shall be final and binding.

These General Remarks and Stipulations shall be taken as forming part of the Conditions of Sale.

PARTICULARS.

THE WELL-KNOWN AND HIGHLY POPULAR
FREE FULLY-LICENSED PREMISES

known as

“THE HARE AND HOUNDS,” PICKWICK.

The Accommodation includes :—

On the Ground Floor :—

BAR, BOTTLE AND JUG DEPARTMENT, SMOKE ROOM,
TAP ROOM, COFFEE ROOM, DINING ROOM, KITCHEN,
SCULLERY, PANTRY. GOOD CELLARAGE.

First Floor :—

CLUB ROOM (known as the “Dickens’ Room”), FOUR GOOD
BEDROOMS, BATH ROOM (with W.C. & Washbasin).
Separate Staircase to Club Room.

The OUTBUILDINGS include :—Gent’s Convenience, Empties Store,
GARAGE for 2 Cars, Stabling for 4 Horses, with Loft (could be
converted into a good Garage)

Well-Kept KITCHEN GARDEN with choice Fruit Trees.

The whole property extends to about

1 rood 13 perches

COMPANY’S WATER. :: COMPANY’S GAS.
MAINS ELECTRIC SUPPLY. MAIN DRAINAGE.

The Inn occupies a conspicuous Corner Position and there is ample space
for extension..

FREEHOLD AND FREE FROM GROUND RENT.

SPECIAL CONDITIONS OF SALE.

1. The Conditions of Sale issued by the Law Society under the Title "The Law Society's Conditions of Sale 1934," shall be deemed to be incorporated herein except so far as the same are inconsistent with or varied by these Conditions.

2. The Property shall from the date hereof be at the risk of the Purchaser as respect loss or damage by fire or other accident and Section 47 of the Law of Property Act 1925, shall not apply.

3. The Vendors' Solicitors are Messrs. A. C. Dann & Son, Chippenham, in the County of Wilts.

4. The Deposit shall be ten per cent. of the Purchase Money and shall be paid to the Vendors' Solicitors at whose office the purchase shall be completed on the 29th day of September, 1941, before the application for the Protection Order or Transfer of the Justices' Licence is made.

5. The tenure of the Property is freehold, (formerly copyhold).

6. The Vendors sell as Personal Representatives of Sir Frederick Hastings Goldney, Bart., deceased.

7. The Title shall commence with the Will dated the 2nd day of November, 1895, of Lady Mary Anne Goldney. The Purchaser shall assume (as was the case) that at the date of such Will and at the time of her death on the 23rd day of February, 1898, the said Lady Mary Anne Goldney was seised of the Property hereby sold for an unencumbered estate in fee simple according to the custom of the Manor whereof the same was held, and no further evidence of such facts shall be required.

8. Objections and Requisitions shall be delivered within seven days of the delivery of the Abstract.

9. The Property is sold subject to the existing Tithe Redemption Annuity of 2/6d.

10. The Purchaser shall immediately after the sale pay to the Auctioneer a fee of 20/- for every £100 or fractional part of £100 of the purchase money up to £1,000 and of 10/- for every £100 or fractional part of £100 of the purchase money above £1,000 up to £3,000 and of 5/- for every £100 or fractional part of £100 of the purchase money above that sum, and the like fees to the Vendors' Solicitors toward the expenses of the Sale.

11. The property is believed to be and shall be taken to be correctly described and any incorrect statement error or omission found in the Sale

Plan or in the Particulars or Conditions of Sale shall not annul the sale or entitle the Purchaser to be discharged from his purchase nor shall the Purchaser claim or be allowed any compensation in respect thereof.

12. The Vendors shall not be required to furnish any evidence of the identity of the present with any former description of the property beyond what may be afforded by the muniments themselves nor to reconcile differing descriptions and the Purchaser shall be deemed to buy with full notice of the actual state and condition of the property as to repair and otherwise and shall take the property as it is.

13. Upon the completion of the purchase and payment of the balance of the purchase money the Purchaser shall be entitled to all profits earned by the Licensed business carried on upon the property and be liable for all outgoings, licence duty and expenses in connection with the premises as from the date fixed for completion.

14. In case the purchase shall not be completed on the date fixed for completion the Vendors will carry on the business on behalf of and at the risk of the Purchaser who shall upon completion reimburse the Vendors all moneys paid by them and indemnify them against all liabilities incurred since the date fixed for completion in carrying on the said business and also pay to them for their services in this behalf a sum which shall be equivalent to remuneration at the rate of £10 per week and if any question or dispute shall arise as to the nature or amount of such moneys or liabilities the same shall be referred to the Auctioneer whose decision shall be conclusive and binding on all Parties.

15. The Vendors will give every facility in connection with the transfer of the Licenses.

16. The Licence Duties, the Licence Insurance (if any) and Compensation Duties for the current period thereof respectively shall be apportioned up to the date fixed for completion of the purchase.

17. Instalments of the Contribution under the War Damage Act 1941 shall not be apportionable. Those falling due before the date for completion shall be paid by the Vendors and those falling due thereafter shall be paid by the Purchaser.

18. For the purposes of No. 7 of the Law Society's Conditions of Sale the Bank shall be Lloyds Bank Limited, Chippenham, Wilts.

The Agreement.

AN AGREEMENT made the _____ day of _____ 1941
Between

(hereinafter called "the Vendors") of the one part, and

(hereinafter called "the Purchaser") of the other part.

WHEREBY IT IS AGREED that the Vendors shall sell and the Purchaser shall purchase the property described in the foregoing Particulars at the price of £ _____ subject to the foregoing Special Conditions of Sale.

AS WITNESS the hands of the parties.

Purchase Money	£	:	:
Deposit	£	:	:
Balance payable	£	:	:

RECEIVED the sum of £ _____
purchase and £ _____

the deposit on the said
the Auction Fees.

THE EXECUTORS OF SIR F.H. GOLDNEY, Decd.

- to -

SIDNEY FUSSELL & SONS LIMITED.

Re "Hare & Hounds" Inn, Corsham, Wilts.

COMPLETION STATEMENT.

Purchase money ...	8200.	0.	0.	
Less deposit ...	<u>820.</u>	<u>0.</u>	<u>0.</u>	7380. 0. 0.
Less proportion of Schedule "A" tax from 5/4/41 to 29/9/41 @ £20 per annum ...				9. 13. 6.
				<hr/>
				<u>£ 7370 6. 6.</u>

1959/15

SIDNEY FUSSELL & SONS, LTD

BREWERS, WINE & SPIRIT MERCHANTS.

TELEPHONE:
8 BECKINGTON.

CROSS KEYS



BREWERY,

RODE, Sept 26th. 19 41.

NEAR BATH.

YOUR REF.

OUR REF. ECP/BR.

Mann, Rodway & Green
Solicitors,
Trowbridge.

Dear Sirs,

Hare & Hounds, Corsham.

We thank you for your letter of 25th inst and enclose cheque as requested. As mentioned by Mr. H. S. Fussell over the telephone today we have reason to believe that the tenant, Mr Wells, will continue as Manager in which case no temporary protection of licence transfer will be necessary.

We have dealt with the matter of Insurance and thank you for pointing this out to us.

With regard to the fixtures and fittings and stock we have arranged with Mr Wells to deal with this ourselves on Monday.

Awaiting your acknowledgement of enclosures in due course.

Yours faithfully,

for S. FUSSELL & SONS LTD

Enc:

1959/15

APPENDIX D

Article in Bath & Wilts Chronicle and Herald on 23rd February 1948

The Pickwicks and Bath

News of the pending sale of Wiltshire hamlet of Pickwick has revived interest in the circumstances in which this place-name became the surname of two famous Bath coach proprietors, and was chosen by Dickens for incorporation in the title of his immortal novel. The information here available is derived from an article, 'The Pickwicks of Bath' by Mr. T. Surge Cotterell, which appeared in 'The Somerset Year-Book' for 1936. The article was written in commemoration of the centenary of 'The Pickwick Papers'.

Mr Cotterell records that a foundling was discovered in 1694 at the hamlet of Pickwick, near Corsham, and nine miles north-east of Bath. The little waif, whose parentage was never discovered, was taken to the poor-house at Corsham and baptised in the parish church by the name of Moses. The surname 'Pickwick' was added, as indicated in the baptismal register, to commemorate the circumstances in which he was found.

Moses and Eleazar

Moses Pickwick went to Bath in early manhood as an ostler, married a barmaid, and brought up a family of five. He called his elder son Moses, and his younger son Eleazar. Eleazar Pickwick was born in 1750, and ultimately became the proprietor of the White Hart Inn at Bath. At the beginning of the nineteenth century he took his nephew Moses into partnership. This Moses the third of the family to bear that name, was the son of the second Moses Pickwick, and the member of the family whom Dickens knew. The partnership prospered, and the coaches of Moses Pickwick and Co. became one of the largest businesses of its kind in the West of England.

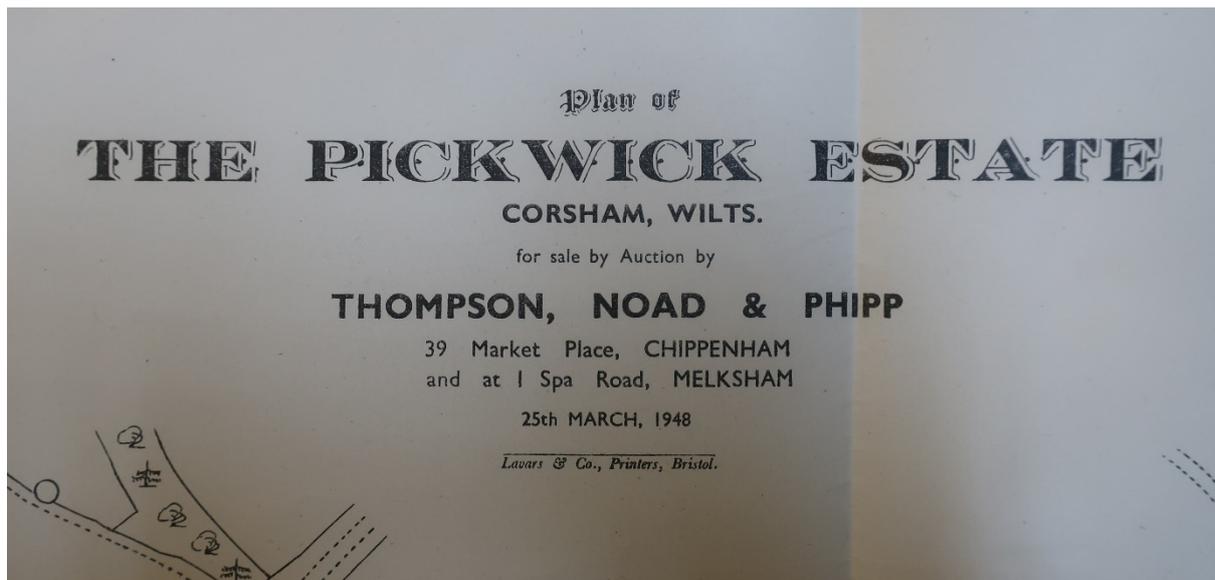
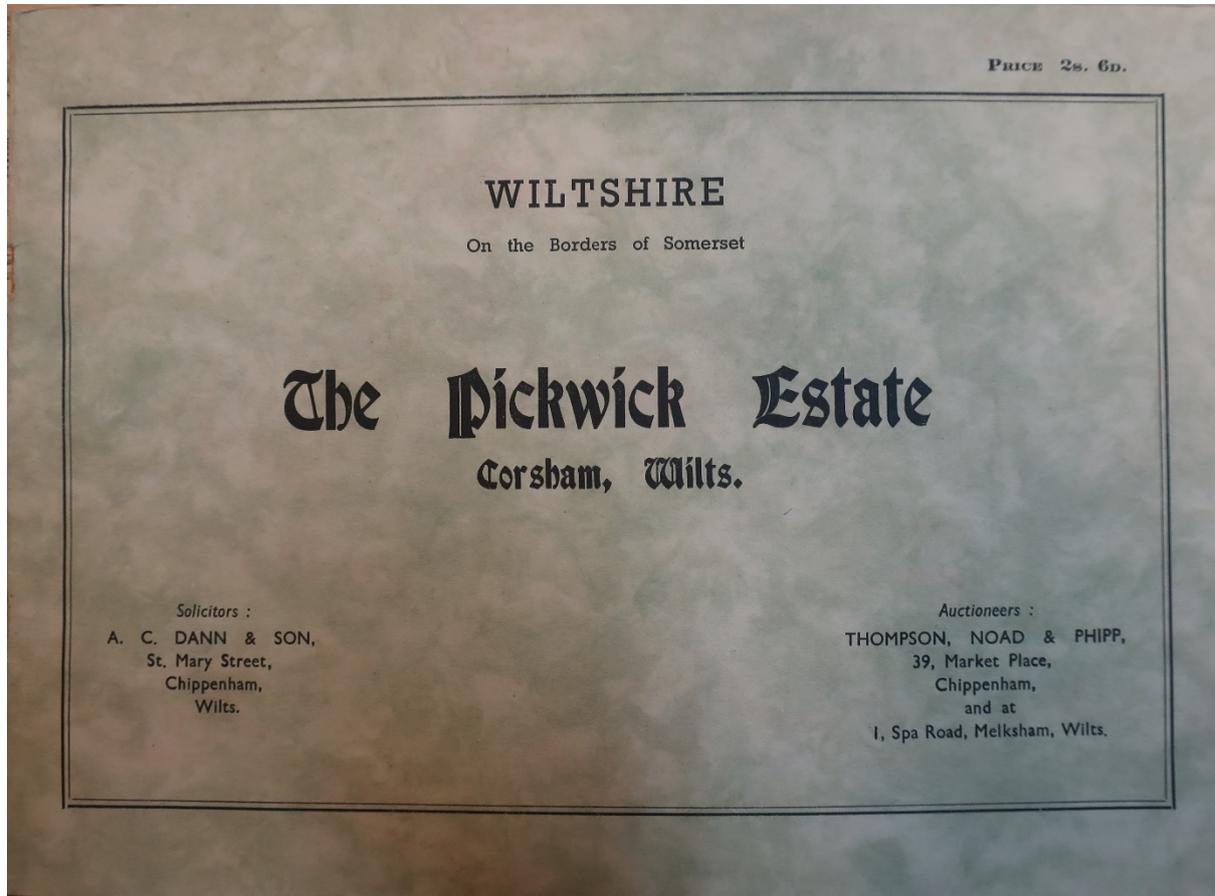
In 1819 Eleazar Pickwick, the senior partner, entered the City Council. He became an Alderman and Mayor of the City in 1827. During his year of office, William IV, on coming to Bath, presented him with a gold snuff-box.

Left £200,000

Eleazar Pickwick, who lived in Queen Square retired in 1835. He died two years later, leaving a private fortune of over £200,000. Moses Pickwick whose Christian name is recorded in the 'The Pickwick Papers' then became the proprietor of the White Hart Inn and the coaching establishment. He was about 37 when Dickens wrote his famous novel. When he died in 1867, at the age of 87, the coaching business of the White Hart had ended. The obvious cause was the advent of rail transport. The firm had at one time owned a stud of 300 horses.

APPENDIX E

Extracts from the sale particulars for the Pickwick Estate dated 1848 relating to former land and property originally part of the same estate known as the Hare and Hounds





LOT 11. Coloured *Green* on Plan.
BLOCK OF THREE COTTAGES AND GARDEN WITH STORE
 known as
42, 44 and 46, Pickwick
 O.S. No. Pt. 187, Parish of Corsham.

Holding	Tenant	Tenancy	Rent £ s. d.
No. 42	Mr. R. C. Barnett	Monthly	8 0 0
No. 44	Mr. W. V. Rainey	Monthly	9 2 0
No. 46	Mr. F. H. Say	Monthly	7 0 0
Store	—	Vacant	—
Annual Rent			£24 2 0

The Rateable Values of Nos. 42 and 46 are £6 each, No. 44 being £7. Landlord paying General and Water Rates on No. 46 amounting to £5 14s. 6d. current year.

Tenants paying rates on Nos. 42 & 44.

The Cottages are approached from the village street under an archway (from which there is Store and Loft leading off) facing in a Southerly direction.

Each Cottage provides the following accommodation:—

Living Room with hob grate and built-in Shelves.

Kitchen-Scullery with gas point for cooker, Coal Store under stairs.

Double Bedroom with fireplace, large landing space.

Wash-house with boiler shared jointly by Tenants. Separate W.C.'s.

Productive Gardens.

Main Gas, Water and Drainage connected.

Main Electricity being installed in Nos. 42 and 44.

LOT 12. Coloured *Yellow* on Plan.
DISTINCTIVE GABLED COTTAGE
 known as
40, Pickwick

O.S. No. Pt. 187, Parish of Corsham.

Tenant: Mr. W. Boey. Tenancy: Monthly.

Rent £9 per annum (Landlord paying Rates).

Rateable Value £7. General and Water Rates for current year £6 10s. 3d.

The Cottage which lies between Lot 11 and the "Eagle Inn" fronts on to the South side of the main road and is conveniently situated to the centre of the village.

Accommodation:

Entrance Lobby

Living Room with modern tiled grate, cupboard under stairs, kitchen-scullery with gas point for cooker. Wash-house with boiler and stone sink.

Double and Single Bedrooms (one with fireplace).

Double and single attic bedrooms over.

Outside W.C.

Small paved yard.

All Main Services and Main Drainage connected.

LOT 13. Coloured *Pink* on Plan.
COTTAGE AND GARDEN
 known as
36, Pickwick

O.S. Pt. 187, Parish of Corsham.

Tenant: Mrs. M. A. Davis. Tenancy: Monthly.

Rent £10 8s. 0d. per annum (Landlord paying Rates).

Rateable Value £7. General and Water Rates for current year £6 10s. 3d.

This Cottage which is situated between the "Eagle Inn" and Village Stores (Lot 14) contains the following accommodation.

Living Room with hob grate, Kitchen-Scullery with gas point for cooker, water to stand pipe.

Two Single Bedrooms (one with fireplace).

Large Attic over.

Outside W.C.

Small Garden.

All Main Services and Main Drainage connected.