

THE GIBBS ESTATE

Background

The Gibbs family's relationship with Clifton Hampden and Burcot goes back to 1726 when an ancestor, Robert Hucks, purchased the manor and the estate from the Dunch family of Little Wittenham. The Hucks family were brewers. Robert was MP for Abingdon and the "King's Brewer".

Over the next 250 years the family built a large number of the houses in Clifton Hampden. It also built the school, bridge and village hall and rebuilt the church.

Since the mid-1970s, when younger generations were no longer interested in farming, the family has gradually divested itself of property, both buildings and farmland. The remaining assets are today owned by different family trusts and the executors of Christopher Gibbs, collectively known as the Estate. It has been the policy of the trustees to divest themselves of the remaining assets in an orderly manner as opportunities have arisen and in a way that also provides benefit to the village.

Over the years, the school, village hall, churchyard, vicarage, recreation ground and wharf were gifted by the family into public, church or charitable ownership. Other assets have been sold.

The trustees were therefore pleased when they were approached in 2019 by the parish council about the possibility of building houses on some of the land; and they have been able to offer significant benefits to the community out of the financial surplus expected to arise from that development.

Current properties

- 1) Six cottages remain in the ownership of the Estate. Over the last sixty years houses have been sold as they became vacant. The policy continues to be to dispose of the remaining houses in the same orderly manner.
- 2) The physical road of Watery Lane and the garages are owned by the Estate. The trustees plan to divest themselves of the property in an orderly manner. There will also be some regularization of footpaths.
- 3) As part of the current NDO proposal, the Estate will gift the post office and shop building to the community. In the event that the development does not take place the trustees plan to sell the building.
- 4) Most of the farmland was sold approximately 40 years ago. The land to the west and north of the village hall was retained and part used for the village hall car park and allotments. This together with the field to the north (Site A) is part of the NDO

proposal. In the event that the development does not take place the trustees will sell this land.

- 5) The paddock to the south of the Abingdon road between the telephone exchange and Hampden House (Site B) is also part of the NDO proposal. In the event that the development does not take place the trustees will sell this land.
- 6) In August 2019, after the local Planning Authority had advised that only Sites A and B had potential for development, the Estate considered several offers for the paddock to the west of the telephone exchange (Site G), and a sale has been agreed. The field is being sold with a covenant restricting its use to agricultural and equestrian purposes.
- 7) The small car park near the bridge, which also has on it the water pumping station which is let to Thames Water, will be sold in due course.
- 8) The trustees are in the process of selling the caravan site. A buyer is being sought who will manage the site in a similar manner as at present.
- 9) Terms have been agreed for the sale of the Barley Mow car park and the adjacent woodland. The Estate is intending to retain the right to make the car park available for village use.
- 10) The field beside the Barley Mow car park is owned by the Estate. As part of the current NDO proposal, the trustees are planning to allow a cycle path to be created across the field. In the event that the development does not take place this will be reviewed.