


<b>Investigation Report</b>		
<b>Investigation Site</b>	Hockcliffe 17 <sup>th</sup> Century Coaching house	
<b>Investigation Date</b>	13 <sup>th</sup> September 2025	
<b>Report By</b>	Andrew Fazkas	
<b>Team Members</b>	Ben, Andy, Dee and Rachel W	

### Historical Background

The White Horse Inn, now known as the Old White Horse and White Horse Farm, stands on the eastern side of Watling Street in the area originally part of Chalgrave parish which was transferred to Hockcliffe in 1929. It has also been known as the White Horse Hotel and the White Horse Farmhouse. The White Horse was listed by the former Department of the Environment in 1952 as Grade II, of special interest. The listing describes it as dating from the late seventeenth century, of grey brick with red brick dressings and a clay tile roof. It has a projecting gabled wing to either end, the right hand wing has two sashes with glazing bars and the left hand wing has one. There is a right hand carriageway and a modern right hand round arched window. The property belonged to the Gilpin family from an early date, along with other inns in the village, and the writer Daniel Defoe [1659/60-1731] is believed to have been a frequent visitor [Soskin, *Hockcliffe and the Gilpin Family*].

On 16th October 1917 the White Horse Inn was put up for auction as part of the Hockcliffe Grange estate. The inn is described in the sale catalogue [AD3717] as in a good state of repair and possessing some very fine carving, one piece of which is attached to a bresummer showing a table between two figures with the date 1566 and scrolls at each end. The catalogue's claim that the hostelry dates back to the Tudor period is presumably based on this carving. The inn was sold as Lot 9 together with an associated farm of 147 acres 3 roods and 14 perches, shown in blue on the map below. The description of the inn itself was as follows:

"The accommodation comprises: Two Parlours, Office, Bar, Tap Room, Billiard Room, Kitchen, Larder, etc., and on the Floor above Six Good Bed Rooms, Bath Room, fitted with bath, lavatory basin, W.C., Box Room. The portion of the House on the other side of the gateway contains Two Large Rooms on Ground Floor, Four Bed Rooms and Box Room over. Good well with pump to cistern in roof for general purposes. Drainage to dumb well. The drinking water is obtained from a well on Lot 18 and access to same is reserved to the Purchaser of this Lot. On one side there is a useful Kitchen Garden with Flower Garden and Lawn, and on the opposite side another Lawn until recently used as a Bowling Green."

The homestead attached to the inn comprises a brick-built and corrugated roof wood barn and three-bay shed, a brick built and tiled range of three cow houses (for 15 cows), a three-bay open shed with manger (for 7 cows) and chaise house, a timber and thatched four-bay open shed, a brick and slate three-bay cart shed, a timber and corrugated range of corn barn, hen house, loose box and stabling for 4 horses. The inn was a Free House, let to William Charles Pickering at £39.10s per annum; the farm was also let to Mr Pickering together with Lots 10 and 11 (totalling 24 acres of meadow land) for £200 per annum.

The Rating and Valuation Act 1925 ordered every piece of land and building in the country to be assessed to determine the rates to be paid on it. Chalgrave was assessed in 1926. The White Horse Inn must have closed soon after its sale in 1917 as by this time it was no longer functioning as a public house and had been divided into two separate houses owned by W. Dolemore, one rented by Mrs E. Davis for 10 shillings and the other by G. Dolemore for 8 shillings [DV1/C15/30-31]. The first consisted of two reception rooms, a kitchen, scullery, and an "old billiard room", with six bedrooms and a bathroom and W.C. upstairs. The valuer describes it as a "fine old place but very bad as at present

used" with waste rooms and cesspool drainage. Outside there was a very small bay, a brick built old dairy now used as a coal cellar and a henhouse. The rateable value was reduced by 20% due to the age of the property. It was joined to the second property by a "nice" archway. This second house was apparently in rather better condition than the first, being described as in a very old house in good repair with a wood carving outside. Smaller than its counterpart, it had a reception room, a living room, a kitchen and three bedrooms. Another bedroom over the archway was not fit for use. Outside the property were a coal barn and an earth closet.

In 1933 the White Horse was converted to a boarding school; it was then used as a Tommy Gun range during the Second World War. It is now again been divided into two separate properties. The larger of these was put up for sale in 2007 with a guide price of £575,000 [Z449/2/2]. It still had a number of original features including exposed beams, fireplaces, latch and brace doors, and quarry tiled floors. The accommodation comprised:

- Cellar: 25 feet by 10 feet 10 inches;
- Ground floor: workshop (17 feet 7 inches by 14 feet 11 inches); kitchen/breakfast room (17 feet 1 inches by 14 feet 7 inches); utility room (9 feet 6 inches by 7 feet); study (12 feet 6 inches by 11 feet 11 inches); sitting/dining room (27 feet 6 inches by 16 feet 9 inches); annexe kitchen breakfast room (17 feet 3 inches by 10 feet 6 inches); annexe sitting room (16 feet 10 inches by 9 feet 9 inches); annexe dining room (27 feet 2 inches by 7 feet 1inch);
- First floor: storage room (17 feet 7 inches by 14 feet 11 inches); storage room (17 feet 7 inches by 15 feet); bathroom; shower room; five bedrooms;
- Outside: coal barn and workshop (14 feet 6 inches by 17 feet) with store rooms over (15 feet by 13 feet 3 inches and 14 feet 9 inches by 10 feet 6 inches) adjoining house

in the following year the smaller property was also for sale with an asking price of £279,995 [Z449/2/2]. This property contained:

- Ground floor: entrance hall; lounge; kitchen/diner;
- First floor: three bedrooms (one en-suite); bathroom.

#### References:

- Z1130/60/10: Postcard of Hertfordshire Hounds in front of White Horse, c.1906
- AD3717: Sale catalogue, 1917
- DV1/C15/30-31: Valuation book for Chalgrave, 1926;
- Z449/2/1-2: Sale catalogues, 2007-2008
- *Hockliffe and the Gilpin Family* (D. G. Soskin)

**List of Licensees:** note that this is not a complete list; entries in italics refer to licensees where either beginning or end, or both, dates are not known:

1828: *Thomas Read*;  
1839: *Christopher Walker*;  
1847-1869: *John Heckford (and post office)*;  
1876: *John Green (also postmaster)*;  
1917: *William Charles Pickering*.

Link

<https://bedsarchives.bedford.gov.uk/CommunityHistories/Hockliffe/TheWhiteHorseInnHockliffe.aspx>

**Pre-Investigation - Before the investigation Dee writes a name in one envelope and a random word in another**

### **Investigation Begins Session 1 Priest hole room**

20.40 Session begins

Plasma ball, cat balls EMF and audio recorders

Dee hears a knock (but may be the son next door)

EMF goes off

20.46 Dee's and Bens voice recorders turn off on bed

EMF meters flicker

Someone is standing next to Dee there's a cold patch

Dee sees shadow near Ben

Dee sees shadow near curtain

Andy turn the Olivus on

**Run, muse, deep, wide, time, informs**

Something touches my hair

**Tin, file, loving**

Dee asks someone to tell us what's in the envelopes

**Seek, bike, human**

Andy gets name Norman

Rachel gets name Susan

**Window, light, ledge**

Dee sees another shadow by the door

Talk about the round mirror

**Round, coarse, green, tree, metal, moment, lick, count, disaster, whole**

Dee sees another flick of a shadow

21.16 session ends

### **Session 2 – 4 poster-bed room**

21.19 Session begins

Plasma ball, cat balls EMF and audio recorders

Ben is filming and sees lots of dust and sees an object change direction

2 mins into his recording Ben sees what he believe is another orb

Rachel's head feels like it's swimming

Andy turns the Olivus on

**Supper, sit, apple, Anthony, squeeze, property**

(St Anthony patron of lost items)

**Amount, solo, holiday, thing,**

Plasma ball starts acting odd

**Lost, demon, greater, kiss**

21.39 Plasma ball is down to one beam, turns off and then on again twice (was new batteries)

Did you turn it off?

**Possible,**

Plasma ball turns off and on again

**Stuff, ledge**

Plasma ball turns off and on again on the count of 3

Battery isn't dead ben turns it on again but it's had 4 new batteries

Dee sees another orb on her camera

21.47 session ends

### **Session 3 - toy room**

21.50 Session begins

Motion sensor light come on, on stairs

Rachel places her motion sensor in hallway

Team think they are triggers light sensor through doorway

Dee hears dogs

Andy turns the Olivus on

**Store, men, highway** (after Andy mentions highwaymen) **story, harvest** (it is harvest time) **F, try, rabbit, outside, eat, dirt, country, foliage, file (tool?), enough**

Dee hears tapping

**Night, Nick**, (who owns the property), **son, D, marker, record, wine, should, enter, girl, bye, sense, fifteen, here, ale**, (was it Olive the girl who has befriended the daughters in the house)

Teams gets distracted talking about Rougham investigation.

**Entered, Ben, please, green**, (Anthony Green?) **facts, money, down, human**

22.20 Session ends

#### **Session 4 - Blacksmiths forge**

22.57 Session begins

REM pod is activated lots. and all equipment is placed.

Cat ball in corner is activated and on stairs

REM pod activated when Dee mentions injury

Something was giving Dee pain but it had gone now

Plasma on suitcase and cat ball on barrel activated

Dee feels the forge is newer than the rest of the building

REM pod goes off slightly, then more

Dee hears gun fire, fast machine gunfire

Ben moved REM pod to see if it goes off in different area

Ben sees a ball of white light go in front of him and Dee sees it too. It came from the REM pod

23.22 session ends

#### **Session 5 - Living room**

23.28 Session begins

All usual equipment plus Ben pod and Andy Temp gauge and general faffing

23.33

REM pod on piano

Rachel gets a headache

Did you win a medal REM pod activates

**Tilde** (matilda?), **Soldier, bottle**

Something activates

**animals**

23.40 equipment on floor turns itself off

Deplete, Jim, 7 (7 spirits?) REM pod activates

Rachel sees a figure of a man outside

**supper, green** (which has come up about 4 times)

(dark green like a soldier?)

**Beans, hide, hug me** (nick said about Nick said a spirit tried to hug her) **mission, Ben**

00.20 Session ends

#### **Session 6 - Andy and Rachel in living room, Ben and Dee in Basement**

Spirit box experiment

Name? **Growly voice**

Man in green - **Band/banned**

Were you in a band? **Sound of singing**

**Running**

Banned from coaching inn / go on the run Friend

**Help!**

How can we help? **Robert**

Highway or musician? **You got me**

**Ben hears a weeing noise, high pitched**

Talking about Andy's dodgy highwayman - **here's comes**

**sprechen sie**

What is a German pilot? **That's great, no**

**Dummy** (woman's voice)

She calling us a dummy?

**Sound of giggling, Snippet of German, Female singing, block, head,**

calling us names again?

**mission, gone, take it, no,** (Mata Hari) **fire (fireplace/firing squad), thunder, Bobbi, (Robert)**

**China, cake** (The tea room)

**Over, cold, something, Fin/vim, calm, thank you,**

anyone else want to talk?

**there's one**

There's one that wants to talk - **7, 7**

(that came up on Ollivius)

**True**

**Are you Jim? Mother** (again on Olivus)

Are you called Tilde?

**Nelson**

Is tilde a German name - yes, from old high German

Session ends

We open the envelope the name is Robert (which came up twice and the word is Hunt (Nick mentioned after there used to be a fox hunt set off from the coaching inn)