

# THE HALL GARDENS

## DUFFIELD

**Duffield Hall**, situated alongside the (A6), is probably Duffield's best known building. Unlike many other manor houses which have remained in the possession of one family for many generations, Duffield Hall has had a number of owners. As a result we only have sketchy information regarding the building and its owners and occupants, which simply adds to the mystery and intrigue of the Hall.

In medieval times the Manor of Duffield belonged to the Crown and it was sold by the insolvent monarch Charles I, allegedly to pay his grocery bill. The first known residents of Duffield Hall were the Newton family and Thomas Newton, the first to be "of" Duffield, is believed to have built the Hall in the 1620's and it is certain that the core of the building is Jacobean. The Newtons of Duffield died out in 1709

The next owner was Henry Coape who was described as being "of" Duffield when he was Sheriff of Derbyshire in 1703. Henry Coape's only son died in 1778 and the estate passed to Henry Porter. Without an heir Henry Porter's estate passed via the family of the Bonell line to Thomas Porter Bonell. His daughter married Sir Charles H. Colville, who is recorded as living at the Hall between 1829 and 1847.

The Hall then passed to John Bell Crompton who was a member of a Derby banking family, but also a noted farmer. He continued to farm the Duffield land until the Hall was sold at auction at The Bell Hotel on 19th July 1860 to Rowland Smith.

Rowland Smith and the liquidity afforded by his family enabled the Hall to be enlarged including the provision of a substantial south westerly extension, service wing and extended service accommodation. At this time Rowland Smith made a conscious effort to return the exterior of the house to its perceived original "Jacobean" appearance. The major refurbishments, improvements and renovations, were completed in 1871 and the date stone on the south gable marks this as the completion date. Works are thought to have taken approximately 4 years to complete and it is at this time that the gardens were also re-ordered, probably by William Barron Limited of Borrowash.

Sometime during the 1890's the gap between the two projecting portions of the north west side of the house and the new wing was in-filled with a large room with a partially glazed roof which, in the days of the school, was called the Farm Room.

Life with the Smiths must have been on a much grander scale than would have been the case with any of the previous owners. Weekend house parties were legendary, with guests coming from far and wide, travelling in style on the new flourishing railway system.

The Smiths, whose family crest appears over the entrance porch, continued to live at the Hall until just after the First World War, when it was sold in 1919 to

Andrew Hingley.

Hingley was a local timber merchant and he wanted to build on some of the land. He retained most of the estate, but let the house in 1922 to the spinster sisters Winifred & Nora Gardiner. Initially a day school for girls known as St Ronan's, the Gardiner sisters expanded its facilities until, by the early 1960's, there were 120 girls with about 40 boarding.

In 1931 the Gardiners retired and sold the school to Miss D M Melbourn. Melbourn was succeeded as proprietor by Mrs May Wrigley who appointed Miss Wood as headmistress. Miss Wood's untimely death resulted in the governors feeling obliged to close the school. The lease reverted to Mrs Wrigley, who offered the Hall as a gift to the village for immediate use. Unfortunately the planning authorities and the village could not reach agreement so the offer was never taken up.

The Hall stood empty for a number of years and the building decayed. The once beautiful grounds were subjected to the ravages of time but some trees survived, principal of which was the famous Duffield cedar mentioned in White's Directory of 1857.

In 1975, the Hall was purchased by The Derbyshire Building Society from David M. Adams, a Breadsall based property developer. He had taken part of the grounds for housing and an access road was serviced and built. The Society was faced with a dilemma – they did not require such a big house and it was not appreciated just how thorough the Victorian rebuild had been. So the decision was taken to reduce the building to what was perceived as its original core.

Work lasted from March 1975 to autumn 1977. The extensions of 1871 were removed along with the ballroom, dining room, bedrooms, the Farm Room and the Smith period service wing. The South East curved bay to the drawing room was retained as was the late Georgian service stair. The West front had to be completely rebuilt. Parapets, between carefully restored gables, had to be raised. So effective was this rebuild that when English Heritage sent two inspectors to re-assess the statutory list for the County in 1986, they assumed the west front to be original and re-listed the house Grade II\*

The Derbyshire Building Society's new facility was available for business in November 1977 and was formally opened by the late Duke of Devonshire early in 1978. The original reception hall became a busy branch for residents of Duffield and the neighbouring villages.

In 2008 the Society was taken over by the Nationwide Building Society which in 2011 closed the offices at the Hall.



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D E V E L O P M E N T L A Y O U T



# THE HALL GARDENS

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# DEVELOPMENT LAYOUT

## THE HALL GARDENS DUFFIELD

### A historic opportunity in a historic setting

Welcome to one of the most sought after and eagerly anticipated developments in the area - The Hall Gardens, Duffield.

Set in a place where quiet tranquility blends with the life and activity of a popular Derbyshire village, The Hall Gardens offers a convenient location, combined with an inspiring historical setting. All the amenities of the village and Derby city centre are close by. The village boasts a range of services and facilities including schools, doctors, a pharmacy, dentist surgery, opticians, veterinarian surgery as well as a range of shops, boutiques, pubs and restaurants. Everything you could possibly want is on your doorstep. With stunning countryside and the village centre, The Hall Gardens enjoys a prime position within Duffield.

### An important historic building, restored to its former glory

A 21st century environment will be created, to sit comfortably in context with the Grade 2\* listed historic Duffield Hall which has been restored to provide an attractive private residence. This highly anticipated private residential development offers nine well-appointed 2 & 3 bedroom homes,

set amid the former walled gardens of the Hall. In recognition and celebration of the history of this important building, we have named each new house type after one of the historical occupants of Duffield Hall or noted locals of influence.

Realising the interior design concept to its full potential has called for rigorous attention to detail, designed to be as stylish as they are practical - something of a Wheeldon hallmark. Each room has been thoughtfully designed to maximize space and create light filled interiors with a variety of complementary finishes. The creative use of space, the right materials and the perfect finish, play a vital part in making warm, generous spaces in these light-filled new homes; living rooms that are a pleasure to come home to, kitchens that are both practical to work in and easy on the eye, bathrooms that are quietly luxurious and bedrooms that offer intimate places in which to rest and relax.



Please note this is an illustration and only an example of the site layout. Every care has been taken to ensure that the site layout is correct at the time of going to print in November 2014, however, in accordance with our policy of continual improvement, site layouts may differ in landscaping, road and drive layout and plot positions.

This site layout plan is an illustration and does not show details of gradients of land, boundary treatments, footpaths or detailed landscaping. It is our intention to build in accordance with this layout; however, we do reserve the right to make amendments and alterations, consequently it should be treated as general guidance and not relied upon as an accurate document.

Wheeldon Brothers Limited give notice that the property particulars and related information on The Hall Gardens, whilst believed to be accurate, are set as a general outline for guidance only. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves as to their suitability for individual purpose. Consequently, no information detailed in this brochure or displayed on the internet (or linked internet sites) constitutes or forms part of a contract.