

# TALES OF CATISFIELD - The Wine Stores / Limes Estate Site

- The other things that might have gone there
- The 30-year Saga that eventually resulted in Samuel Mortimer Close

Doug Glading 9/23

*final version last update 24/9/23 Doug Glading*

\*\*\*\* **CLICK** \*\*\*\*

**This story aimed at**

**For those new here**

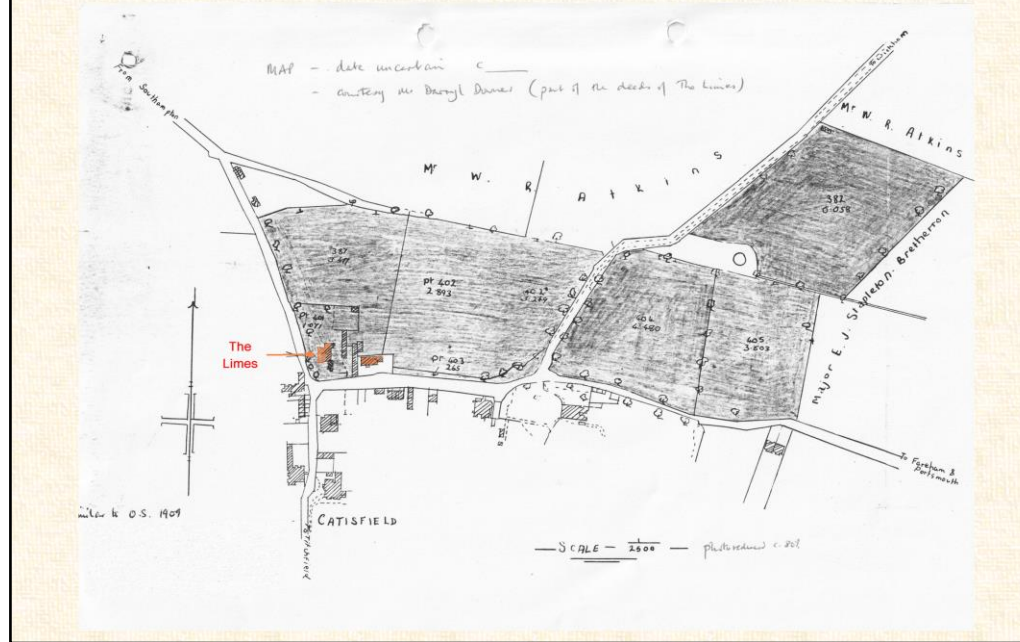
**- and those who may not have known/remember all the goings-on....**

The material used in this talk comes from my collection of Catisfield 'stuff'.

Doubtless the Fareham Council Planning dept has/had lots of paperwork about the site proposals, objections, enforcement orders, appeals and so on.....

Is almost a history of the Cva. Could have titled "Catisfield Sex and Crimes and Grime"

# The Limes Estate c. 1910



Really this is the story of THE LIMES ESTATE - The land owned by the Limes stretched to Highlands Road and beyond. Halfway down Catisfield Road.

That east of Highlands Road became housing, as did a strip on the edge bordering Highlands and Catisfield Lane. Mostly post-war.

Stapleton-Bretherton lived in Heathfield Manor (Oast&Squire). The lands north of the Avenue (Heathfield Farm) were acquired by Maurice Berney, who developed all the bungalows up to Blackbrook Road and above. -- he will crop up again.

## The Limes

- “Desirable Freehold Farmhouse Residence”.
- Early history uncertain
- Owned from late 1800s by Henry Holliday (he died 1906), then widow Hester. *Who died childless 1929 worth £3.5million today’s money.*
- Then Reginald Samuel Mortimer from 1923
- Then his son Samuel Reginald. He gave land to build the Catisfield Memorial Hall - he had lost a son killed in W.W.2. *Samuel died 1948 - worth £4.4million today.*

Henry a farmer and horse/cattle dealer

\*\*\*\* **CLICK** \*\*\*\*

Samuel a farmer (Catisfield and elsewhere). Well connected – daughter’s wedding conducted by the Rev The Earl Of Devon.....

# The Limes

- Bought by Londoner Dickie Downes
- 1955: Catisfield Country Club opened (at the Limes)
- *I even bought this house without looking inside," recounts Mr. Downes. "I wanted the grounds for my 60,000 square feet of greenhouses. "When I discovered how big this house really is, I decided to turn it into a club. As the Catisfield Country Club, it just grew and grew until we had about 2,500 members.*
- *Now we have made it a pub".*
- So 1962: Catisfield Country Club becomes a pub called the Limes Hotel.
- And in due course became called just a freehouse pub known as "The Limes at Catisfield".
- [August 2013: The Limes closes for the last time.]

Saturday 07 May 1949

THE BRITISH LIBRARY BOARD.

THURSDAY 2nd JUNE 1949.  
CATISFIELD  
Fareham 2 miles. Southampton 10 miles. Portsmouth 12 miles.  
RICHARD AUSTIN & WYATT  
having been favoured with instructions from Messrs. Lloyds Bank, Ltd. Trustee Department, the Executors of S. R. Mortimer, decd., will OFFER for SALE by PUBLIC AUCTION on the above date (unless disposed of previously) at 2 p.m. at THE WEST END INN, FAREHAM. The Desirable Freehold FARMHOUSE RESIDENCE THE LIMES, CATISFIELD HANTS. comprising: Four reception rooms, bathroom, six bedrooms, kitchen, conservatory, garage, A9 3r. 18p. gardens and paddocks, barn, stables, cow house, fodder store, etc. Main drainage, water and electricity.  
VACANT POSSESSION.  
Viewing by appointment only. Auction Offices: - 79, High Street, Fareham (Tel. 211), and at Southampton and Bishop's Waltham. Vendor's Solicitors: - MESSRS. WARNER & SON, Portland Chambers, Fareham.



Sale With 9 acres. advert says Six bedrooms. Dickie's promotional news article says 12.....

So possibly his claim of 2,500 members may be an exaggeration.... Made in the large article in the Portsmouth News (image hung in The Limes)

Country Club notorious for skirting the law on eg closing times.

\*\*\*\* CLICK \*\*\*\*



## Catisfield Crime – The Big Bust

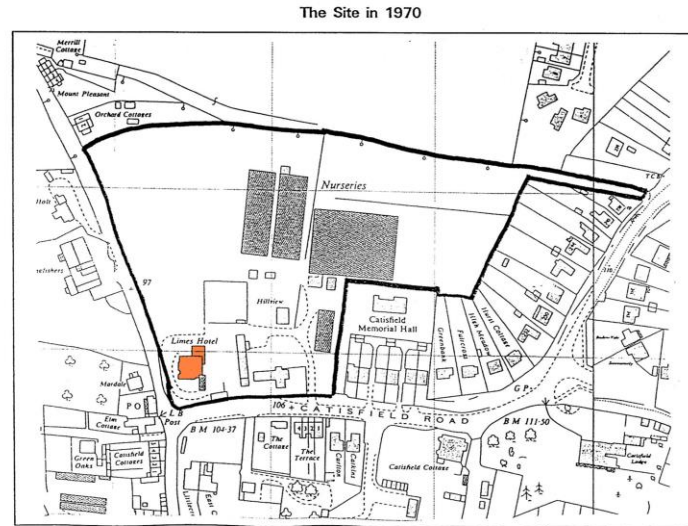
- 20 policemen raided the Catisfield Country Club late on a Tuesday evening Sep 1958
- 62 people arrested and ferried to custody
- Magistrate pulled in for special Court sitting lasting from about 11 pm until 1230 am
- 62 charged with illegal gaming, and returned in batches to Catisfield.
- Dickie charged with keeping a common gaming house....



1958 where 20 police arrested 63 people at 10PM for illegal gaming.

Strangely those arrested did not include local politicians, bigwigs and police officers who were said to be members.

# What Was Where



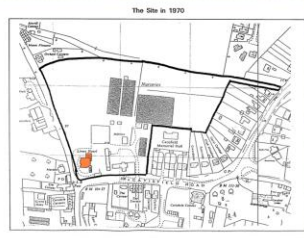
(very) QUICK run through Main features and buildings: .... Most of these worth a talk by themselves

Use laser pen to point out: The Limes

Incidentally looking at the deeds of the houses bordering Catisfield Lane and Highlands Road the name of Maurice Berney appears. And as a further coincidence he too had a son killed in WW2 – name on the Memorial Tablet of this hall.

He had a big hand in the growth of Catisfield.

# What Was Where – The Limes

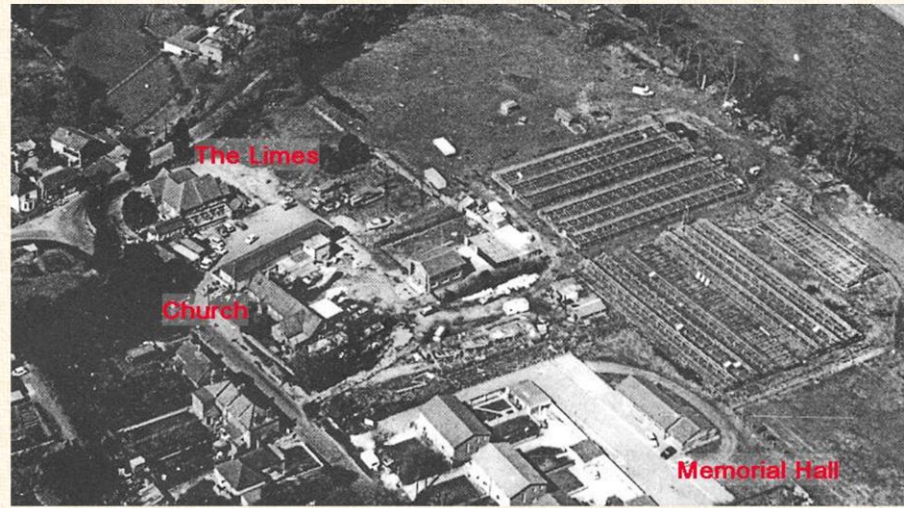


Bottom: from road

Top: rear and side (where main entrance used to be)



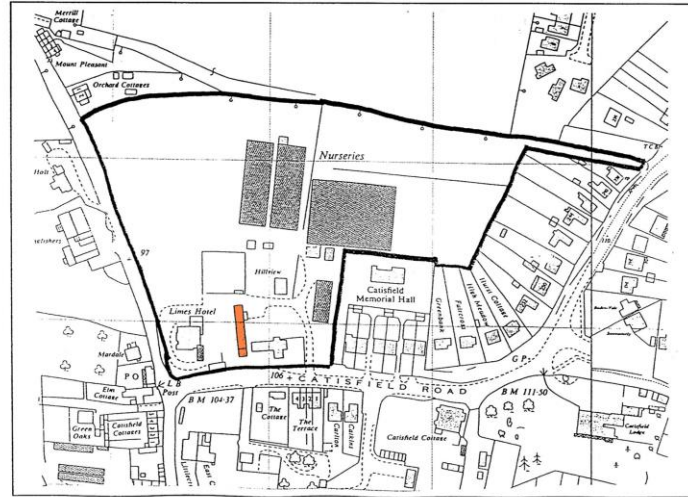
# Hillview Nurseries





## The 'Superstore' No. 30

### The Site in 1970



## The 'Superstore' (No. 30)

1962



opened 1957, Discount Wine started 1958, Jewellery Store set up inside, proper butchers counter etc.  
Top picture shows no hotel behind

\*\*\*CLICK\*\*\*

Bottom picture shows it in its prime. Open 7 till late

closes 1990, then divided for various businesses

# Catisfield Crime – The Hold-Up

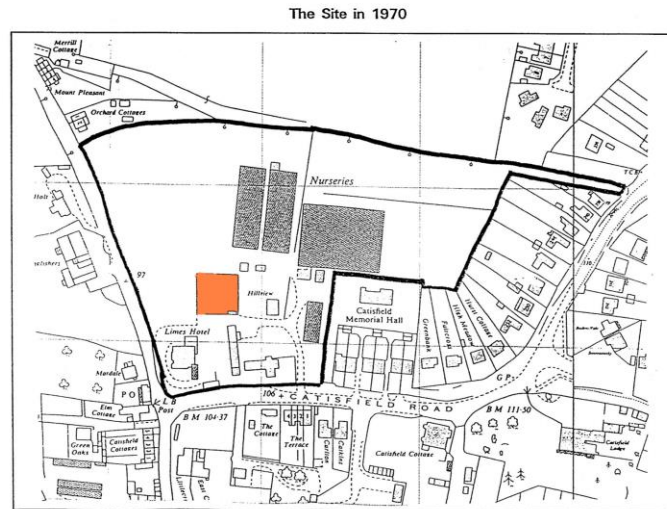
- 1962
- 4-person teenage gun gang
- Two double-barrelled shotguns
- Robbed Superstore of £81 3s 5p
- “Rehearsal for a big PO raid elsewhere”
- 3 main culprits got 3 years



Robbery made The Times



## The Wine Stores with Hotel over



## The Wine Stores with Hotel over



announced 1971 as The Solent City Motel, opened 1973 as the Catisfield Wine Lodge and Motel, with Les Routiers restaurant for the business traveller.  
Became 'The Hinton Friendly Hotel'  
Then just the Hinton  
Housed asylum seekers for a while  
Ended as a DHSS and homeless Hostel

# The Wine Stores with Hotel over



2003

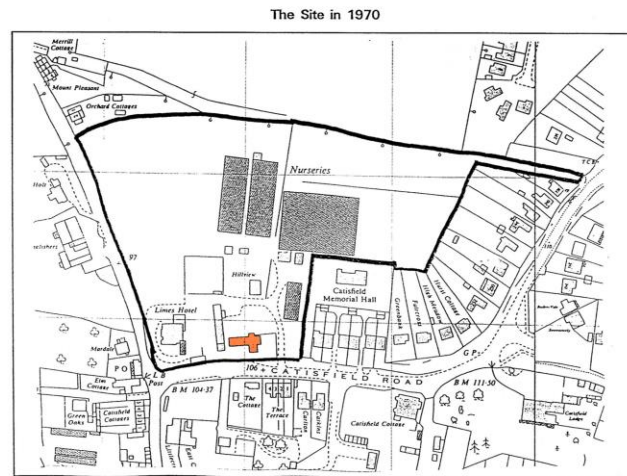
Hinton blamed for rising crime in Catfield

Police said crime had risen every year since 1987

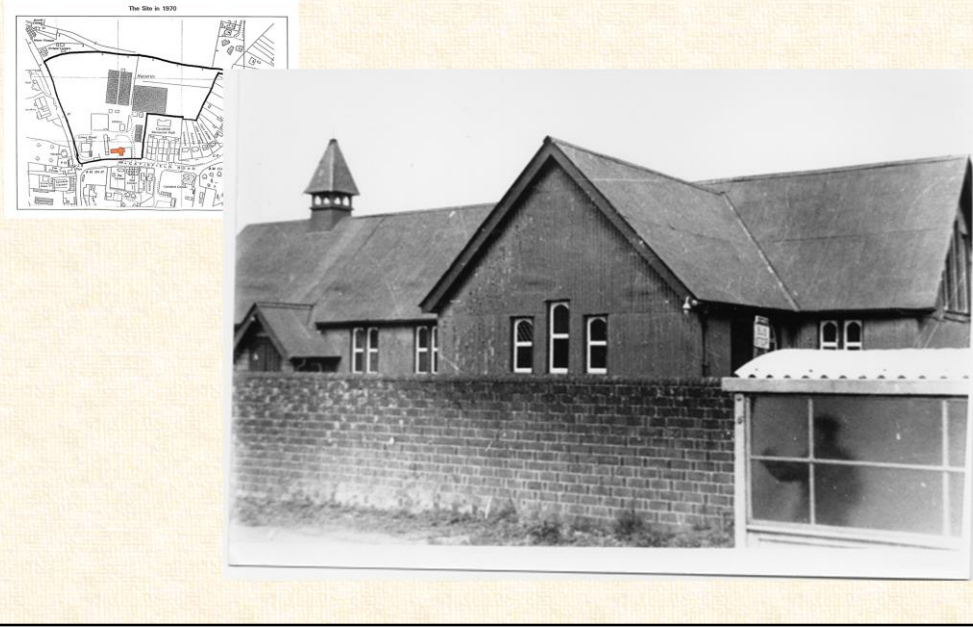
They had 125 callouts to the Hinton in period 1987-2002



# St Columba Church / 106 Club



## St Columba Church / 106 Club



opened 1891,  
The Church, after de-consecration, was bought by Dickie 1963  
became the 106 Club  
closed 1979,  
demolished 1992

Showing wall, and bus shelter. Not exactly the appearance of an inviting night club..

## St Columba Church / 106 Club

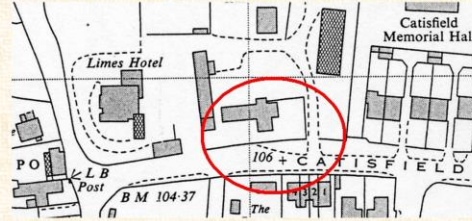


Lay empty for years after closure  
Showing no wall, and newer bus shelter



## '106 Club' Name

- From the 'spot height' marked on OS maps, just outside the building
- Free advertising !

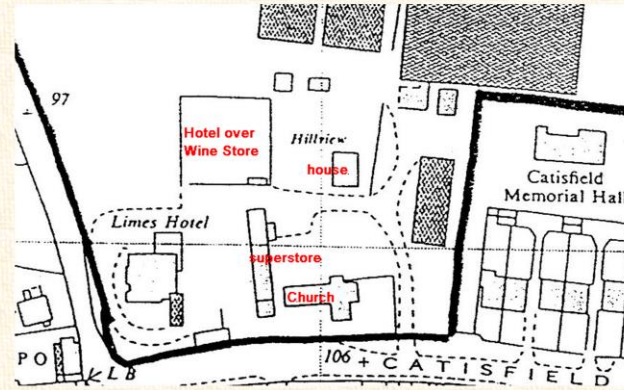


## Limes/Wine Store : Break-up

The bulk of the site, all except The Limes, passed to Dickie's children Daphne & Richard.

Daphne (below left), who lived in the house Hillview, was something of an entrepreneur.

The Limes became a separate enterprise, run by their half-sister Darryl.



Relations between them were often strained....



Daphne started running the Superstore when only 14. It grew, and very successfully added discount wine/booze sales. And jewellery.

Wine Stores made Catisfield known throughout Hampshire  
So popular that a new building was built for this.

Daphne also bred and raced horses. Including "Catisfield Flyer". But no big winners.

## An Unimpressive View

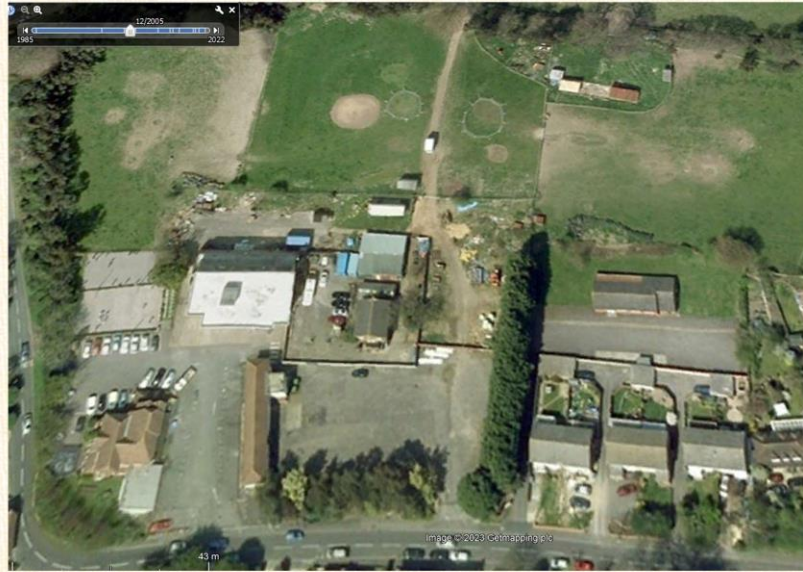


But almost tidy...

With parking bollards



## The Site - 2005



Google Earth images

The Limes bottom left. With Petanque terrains.

Memorial Hall drive dwarfed by very large firs



## The Site - 2007



You can already see the, err, site tendency to untidiness

## Other Early proposals for Site

- **1952** Application for use of western part (3.5 acres) of the paddocks area (Hillview Nurseries) as a temporary caravan site (ref FMU 4193)
- 
- **1955** Application for use of western part (3 acres) of the paddocks area as a site for 25 caravans (ref FMU 4913/1)
- 
- **1959** Application for residential development on the whole area (FMU 3024).
- 
- **1961** Application for residential development on the whole area (FMU 3024/1)

## CVA born: The Saga starts

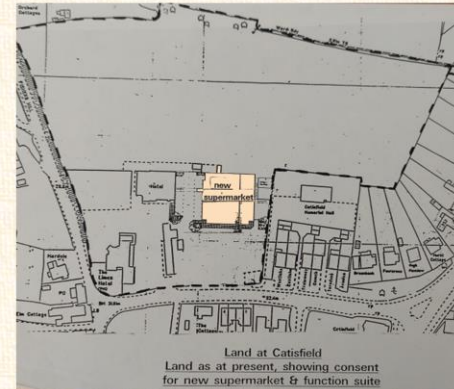
- **3/5/1976** An announcement appeared in the press that Mr Richard Downes was seeking planning permission to redevelop the Catisfield Wine Stores, SuperStore and 106 Club.
- **17/5/76** A meeting was held at Littlecroft to discuss the formation of a **Catisfield Village Residents Association**. It was attended by 22. Later 'CVRA' became CVA
- Village meeting in the Memorial Hall for 20/5 on this proposal (which never went ahead)
- Endless CVA and Council involvement in matters about the site - Planning Applications, enforcements, Conservation Area, site appearance, events, noise, Local Plan Objections,
- .... And so on, and on, and on

I am sure the Council files were many feet thick



# 1976/7 - The Big Supermarket

- Planning permission **granted** for a new 10,000 sq ft supermarket, operator to be chosen. *[so we could have had our own Aldi/Lidl]*
- Plus expanded hotel. And a Function suite.
- 153 parking spaces, to add to current 100 *[ooh think of the traffic]*
- -- No operator signed up, so never implemented





## Nearly: The Hospital at Catisfield

- **11/81** FBC Consultation document on a new 270 beds Fareham Community Hospital (*This had grown from 1978 124 beds*)
- **15/2/82** CVA Committee told the Hospital would be **270-340 beds** (of which 156 would be for mental illness / psycho-geriatric), parking for **400 cars** covering 2 acres.  
The main exit would be onto Highlands Road, with a secondary access either onto Catisfield Lane or Fishers Hill.

14/4/82 Letter received saying the only site under consideration was the Catisfield one.

27/8/82 Regional Health Authority met with CVA and Hall Trustees to discuss running second access road through Hall grounds.

Ongoing debates and delays between the Council (Borough & County) and the RHA

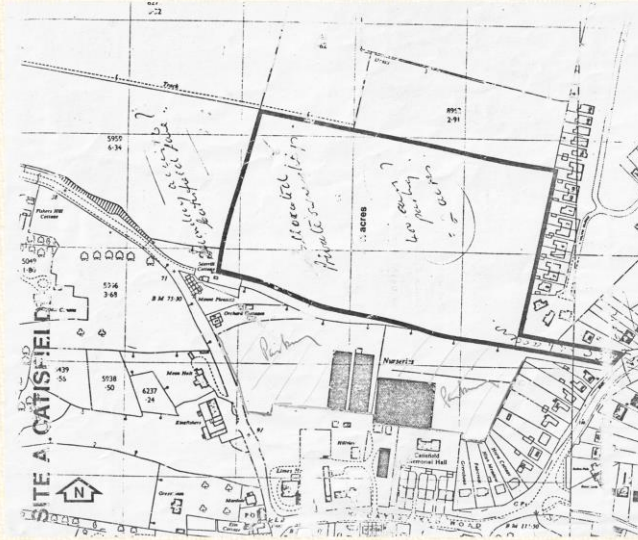
.... Eventually (a smaller) Hospital went to Coldeast at Park Gate

Anyway , back to earlier years -- 1981

**\*\* CLICK for more \*\*\***

## Hospital Location

- Hospital north of the Paddocks
- Basically Paddocks to be used as the car parks



So all the Paddocks might have been tarmacked over, possibly with floodlighting 24 hrs day.....

## 1987 – The New Big Plan....

- Proposal to develop **both** the 2 acres of the Wine Stores Site **PLUS** c. 5.5 acres of the Paddocks (designated as 'Countryside').
- One 'Example Plan' showed: New hotel & restaurant; surgery; 8 shops; supermarket; 42 detached houses; c. 18 retirement cottages.

Example Plan --- floated to get support.

No detailed, specific maps until any **actual** Planning Application (which didn't happen often)

What would actually get built likely to differ considerably....



# An 'Example Plan'

The image shows a detailed site plan for a residential development, likely a housing estate. The plan is titled "PROPOSED DEVELOPMENT CATERFIELD LANSHAM" and includes a scale bar and a date "10/08/2021". The plan shows a central area with a large building labeled "Pleasant Hall" and a surrounding area with many smaller buildings. A north arrow is at the top. The plan is drawn on a grid and includes various labels for roads, buildings, and other features. The overall layout is a mix of residential and commercial buildings, with a central area that appears to be a public space or a park.

arden sizes proposed with those of the houses/bungalows already



## 1987 - Proposers said:

- Submission, by Hedley Greentree, (for the proposers!) says *"The buildings, with the possible exception of the Limes Hotel, are of a poor standard of construction and design set in an unattractive area of hardstanding, the whole having developed in a largely ad-hoc fashion over a period of time. ..."*
- ***In the opinion of many local residents and the Local Planning Authority the site is a considerable eyesore to the village, in need of comprehensive redevelopment to secure an improvement in the appearance of the site and village".***
- ....that development of the whole site is **necessary for viability**, enabling the removal of the existing unsightly complex of buildings.

Even the proposers are stating that the site is unattractive...

## The 1987 'CVA Mutiny'

- **6/87 CVA AGM** became an '**emotive debate**' on the proposals developing the **whole site**. Basically replacement commercial units on the current site and housing in the Paddocks.
- **The village became divided –**
  - those so fed up with the poor appearance of the site that they thought it acceptable for the paddocks to be built over vs.
  - those who thought it wrong to lose countryside (and the resulting large profits for the owners from building on countryside).
- **7/87 SGM** - The then CVA Committee believed it essential for site to be tidied. So asked for backing of their decision to **back proposals** for development of whole site
- Vote 17 for, **27 against:** So **Committee resign.**
- 9/87 Another SGM – motion that redevelopment should be restricted to existing area, paddocks staying as Countryside. For 41, against 1.
- New Committee elected and CVA continued.....

I simplify the arguments !!

\*\*\*\*\* CLICK \*\*\*\*\* for rest

The Membership made the Chairman and Committee walk the plank!

My feeling was we might well see the paddocks built over and the pledges for the rest ignored – left more or less as is

# Oct 1987

- As a result CVA sent letter to FBC
- Confirming objection to redesignation of paddocks

CATISFIELD VILLAGE ASSOCIATION

8 Oct 1987

Correspondence to the Secretary:  
Mr. Peter O'Keefe  
56 Catisfield Lane  
Catisfield, Fareham  
(phone Titchfield 41124)

To: The Director,  
Department of Technical Services,  
Fareham Borough Council.

Re: Fareham Eastern Wards Local Plan - Land Off Catisfield Lane

On behalf of the Catisfield Village Association, the Committee of the Association would like to record their strong objection to the redesignation of land north of the Catisfield Mine Stores area.

We do not believe the request for the land to be reallocated for development is valid or desirable.

The request submitted is misleading when it describes the site as a considerable eyesore and completely underutilised; it is delightful countryside.

In addition to statements in the request that we feel are not accurate, the map accompanying the request appears to trim a sizable strip off of the Memorial Hall site.

We accept that the current Mine Store area could be improved. However there is absolutely no guarantee that permission to build over the countryside will result in any improvements to the this area. (We also question that it is impossible to redevelop pubs, hotel and store sites etc without cross-financing).

The Village Association have discussed this application at much length. Our last meeting was very well attended, and gave an overwhelming vote against the proposition of housing replacing the attractive rural site. Councillor Harper, who attended that and other meetings, can verify the interest and firm feelings.

We urge that the site remains as countryside, and encroachment into the charming green Meon Valley is not allowed to start.

Doug G. Glading  
Doug G Glading  
Acting Chairman

Note: Two or so members of the Committee would like to join in the planned site visit, to answer questions or give Village views. Could you inform Mrs Ruth Wadham (Titchfield 42337) of the arrangements for the visit to facilitate this?



## Resolution of Proposal

- 20/10/87 Local Enquiry into Downes' objections to the Fareham Eastern Wards Local Plan saying paddocks should be allocated for housing. Inspector visits the area.
- Local residents wrote 68 letters and 2 petitions opposing the redesignation of the land at the rear of the Wine Stores and 5 letters in favour. The petitions having 35 and 20 signatures.
- 
- 1 - 3/88 Inspector's Report recommends that the paddocks at the rear of the Wine Stores shall continue to be designated 'Countryside' and that the boundary of the strategic gap should be the rear of the Wine Stores.

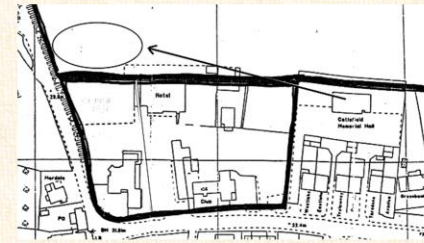


# 1986 and 98 - A New Village Hall

Attempts to build on Hall site

- 1986 - Discussions about tradeoff of land in return for a new Hall for the village (on the 106 Club site)
- 1998 -A new idea from the Downes is that the Memorial Hall and its site should be developed in return for a new and bigger Memorial Hall sited to the rear of the Petanque Terrains.

*But the CVA Committee noted that the proposal is for about 8 additional houses on the development and a new hall on land that was previously being left 'green'.  
And (surprise) very limited parking....*



## Other moves

- 10/91 application to use 106/church as a salesroom
- 91 Miss Downes leases out Wine Store & Superstore
- 10/92 Change of Use application for hotel to become Rest Home
- 1994 Unauthorised tarmacing of area behind church  
-- Council object.

# Various Ideas for revenue

2/81 Plan for a one-day market, every Fri or Sat from 8 till 3pm, commencing Feb 81

85 Car Boot Sales (Sundays)

5/87 Second Hand Car Sales with Portakabin office

11/90 Proposal for one-day market, by Mr Jamieson.

CVA questionnaire resulted in 5 in favour of market,  
96 against

9/93? Outdoor Market started  
10/93? closed

10/93? Car Boot sale started (bi-weekly)  
? / closed

FAREHAM TRADE CENTRE  
OPENED FEBRUARY

Daphne and Richard needed income, as hotel and stores revenue slowed.



## Also separate private venture: Brothel



- NB: Not run by the Downes
- A resident of one of the flats in the old Stores building set up a sideline....
- Prosecution said Open up to 11 hours a day / up to 8 girls on the books.
- Ran for 3 months

Cracked by sending an undercover WPC to apply for a job as a 'masseuse'

# 1994

- 7/94 drafts published of Conservation Areas proposals. (agreed 12/94)

## New proposal

- 4/11/94 Invitations to villagers to attend Open Meeting
- 16/11/94 Open Meeting run by Miss (Daphne) Downes, actually at the Limes. 150 attendees.
- Map of site area, Information Notes and (proposer's) questionnaire distributed.

In the nature of things, with questionnaire written by proposers – so results bound to lean their way....

And results subsequently presented in mis-leading way.....

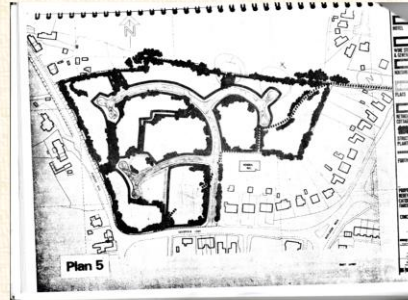
## Another 'Example Plan'



Less dense. Small commercial area.



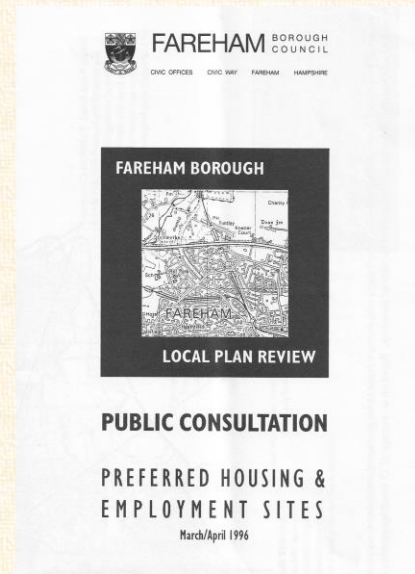
1995



## Council Draft Plan

- Fareham Local Plan Review / Deposit Draft Plan published, with Council's preferred sites for housing across borough
- "Land East of Fishers Hill" nominated as one site
- Council suggest approx 15 houses appropriate for this site.
- The Downes publish response saying not acceptable.

# FBC Consultation



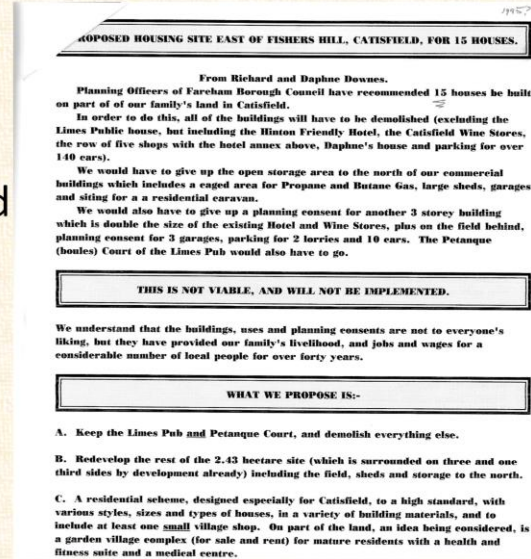
## Preferred site





# Downes Response re 15 houses

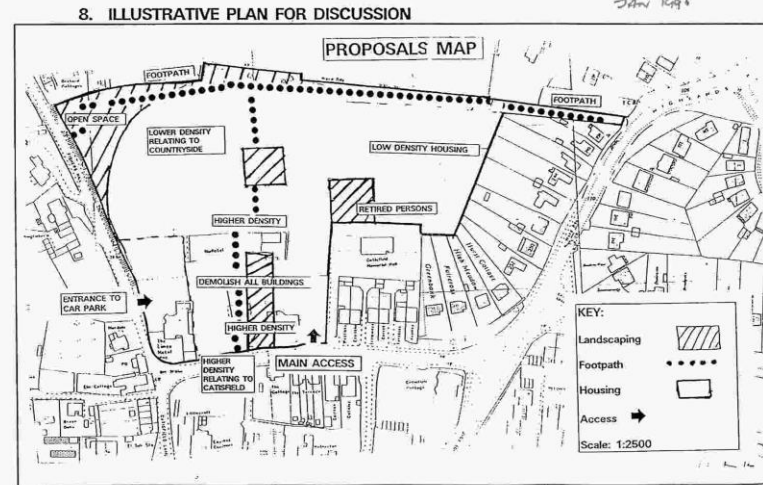
- 1995
- Basically: 'NO, we have to build on the whole site'



## Another Downes' Plan: - 1996

- 18/6/96 Miss Downes distributes a paper. Proposing 60 houses, on a large site which includes most of the paddocks
- 
- 26/6/96 CVA hold a meeting to discuss what position to put to the Council. Meeting held hosted by Miss Downes (in the old Wine Stores)
- 
- 7/96 100+ letters received by the council about the Catisfield site (a large number of these not in fact coming from Catisfield)
- 
- 2/7/96 Fareham Planning Committee have VERY lengthy meeting about the housing sites
- In the end the Proposal didn't happen.....

# 1996 'Illustrative Plan'



Limes to be given own access, directly onto Fishers Hill



## FBC Take Lead

- 2003 – A Draft Supplementary Planning Guidance (SPG) on the “Hinton Hotel, Catisfield Planning and Design Brief” was approved for public consultation on 22nd September 2003 following a meeting of the Executive.
- 2004 Design Brief for site published by FBC.
- The recommended development site measures approximately 0.54 hectares Indicative capacity of 28 dwellings.
- Limes pub to stay open, with own access..

# Another gap.... Then: Finally:

In 2012 the last planning application

Hinton Hotel and The  
Limes, Catisfield Lane,  
Fareham - Erection of  
A 50-Bed residential  
care home and 32  
Dwellings following  
demolition of the  
Hinton Hotel and  
Ancillary buildings and  
The Limes Public  
House

6 (1)  
P/12/0644/FP

## Demolition !!!!!



Feb 2014

The closure of the Limes was actually delayed by some months because someone (allegedly....) saw bats emerging from the roof. This necessitated a 'bat survey'.

Pub regulars will give a nod and wink when relating this.....



## The Site 1999 v Today



So the Countryside stays

## Concluding Thought....

- Many 'old hands' have their own memories.
- Of this site and other Catisfield things.
- It would be great to capture these – while people still here
- I would very much like the CVA to coordinate some '**Oral History**' work.....