

**ORIGINALLY 16 PIONEER ROW OR 3 UPPER ROW  
OR 28 PENSIONERS COTTAGE ALLOTMENTS  
NOW PART OF 15 PIONEER ROW AND 18 BRANDON ROAD**

The original house on this site was one of the original “two roomed kit houses worth £50 each” that were shipped down on board the *Victory* which arrived in Stanley 13 October 1849. Eighteen cottages were built on Pioneer Row (or *Upper Row as it was originally called and Upper Pensioners Row in the latter part of the 19<sup>th</sup> century*) for the military pensioners who also arrived on the same ship. This house was originally 3 Upper Row and was allotted to **John BROWN**, a corporal and military pensioner from Ireland, who had arrived with his family 13 October 1849 on board the *Victory*.

In May 1855, as **John BROWN** was the gaoler and lived in the gaol, the cottage was let to **Charles Horace KINGSFORD**. Charles was married to John’s niece **Sarah Jane EVANS**.

On 12 July 1856 Crown Grant 86 was issued to **John BROWN** for services performed, being Pensioners Cottage Allotments 28, containing 24 poles and measuring 60 links x 250 links. [CG 86]



**1863 –Third house from the left, top row**

John appears to have left on the *Ealing Grove* 12 February 1858 with his family on the "Ealing Grove" 12 February 1858 and in 1858 the cottage was allocated to a member of the newly arrived detachment on the *Ealing Grove*. [B10]

On 25 April 1872 Crown Grant 189 was issued to **Frederick HARDY** for £27, containing 24 poles and measuring 60 links x 250 links. [CG 189]

On 4 March 1875 **Frederick HARDY**, labourer of Stanley, granted to **John BETTS**, labourer of Stanley, No 28 Pensioners Cottage Allotments containing 24 poles for £32. [BUG-REG-1; 396]

On 23 March 1885 **John BETTS**, labourer of Stanley, granted to **James HOCKING**, Pensioner of Stanley, No 28 Pensioners Cottage Allotments containing 24 poles for five shillings. [BUG-REG-3; 257]

**James Henry HOCKING**, age 73 and a naval pensioner, died 23 November 1892. He left his entire estate to his wife, Ann. **Ann Elizabeth HOCKING**, age 76, died 10 May 1896. In her will dated 6 December 1892 she left Crown Grant 189 as part of her legacy to her granddaughter **Mary Ann KENDALL** "*I give and bequeath unto my granddaughter Mary Ann Kendall, all my personal effects also all those lots of land with the houses buildings and improvements thereon, that is to say all those lots known as Pensioners Cottage Allotments numbers 25, 27, 28, 29 & 30.*" [BUG-REG-5; 169]

**Mary Ann KENDALL** aka **Emily HOCKING** died 7 November 1902 in Leeds.

FOR SALE.

ESTATE OF the late MARY ANN KENDALL (known as EMILY HOCKING) for Auction early in March. Pensioners Cottage allotment, Nos. 27 & 28 will be sold together with the buildings thereon. 29 & 30 each separately. Household furniture and effects &c. &c. All claims to be sent in before 28th February, and all debts paid on or before same date to

J. J. FELTON *Executor*

[FIM Feb 1903]

On 28 March 1903 James TURNER, the Trustee of the Estate **Mary Ann KENDALL** granted to her brother, **Walter John KENDALL** of Fitzroy, No 27, No 28, No 29 and No 30 Pensioners Cottage Allotments containing in all 96 poles and bounded "*on the North and South by Government land 264 links, on the East by Government land 250 links and on the West by Lot 26, 250 links*" for £520. [BUG-REG-6; 24]

On 16 May 1933 **Walter John KENDALL** of Stanley granted to **Jeff BUNDES** of Stanley, No 27 and No 28 Pensioners Cottage Allotments and bounded "*on the north by Government Road 139 links on the East by Land in the holding of Walter John Kendal 250 links on the South by land in the holding of Walter John Kendall 21 links and further on the South by Government Road 60 links and on the West by Land in the holding of John Cletheroe 250 links*" for £420. [BUG-REG-8; 288]





Late 1940s – Top row; Lot 28 is bare and house on Lot 27 is semi-detached



2019 - lean-to and garden are on 28 Pensioners Cottage Allotments