

# **A SHORT HISTORY OF WATERHATCH FARM**

## **1868 – 2018**

**CELEBRATING 150 YEARS OF BROUN FAMILY OWNERSHIP**



**BY**  
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**AUGUST 2018**

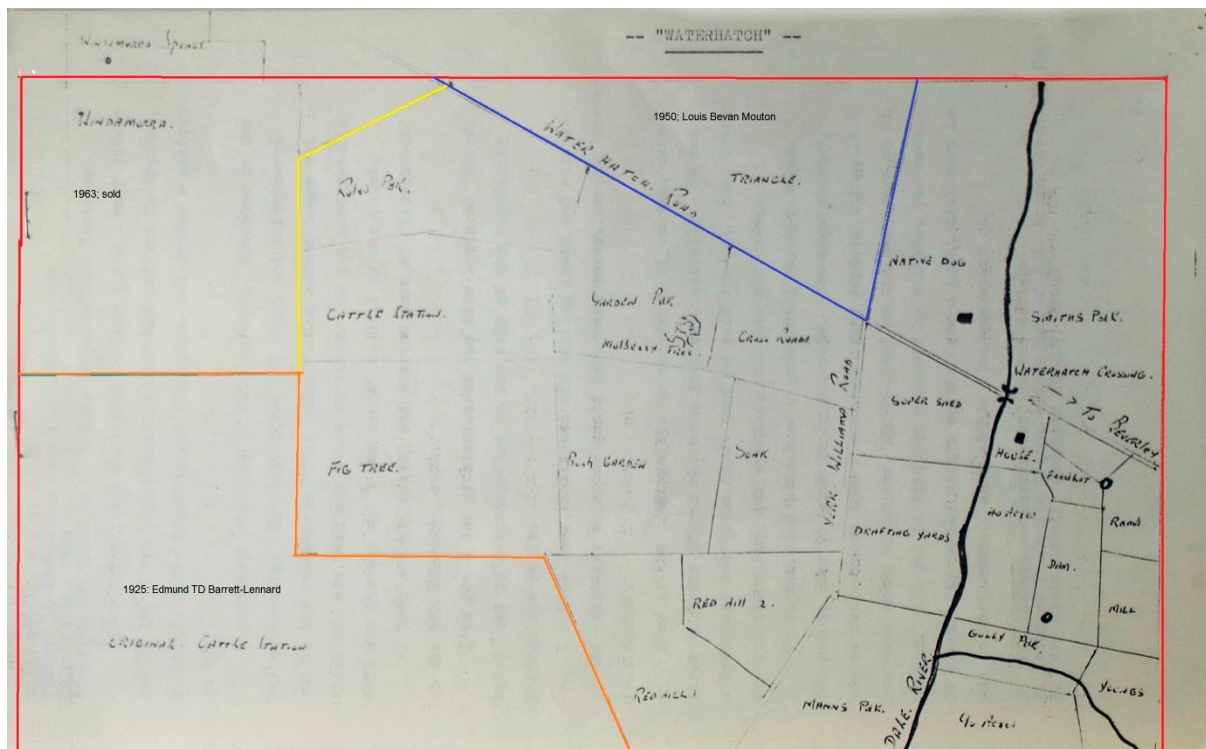
## Foreword

*Waterhatch* is a 959.1 hectare (2,370 acre) mixed crop, sheep and cattle farm situated approximately 10 Km west of the Avon Valley town of Beverley Western Australia. It straddles the cross roads of Waterhatch-West Talbot Road and the York-Williams Road.



*Waterhatch located approximately 10 Km west of the town of Beverley*

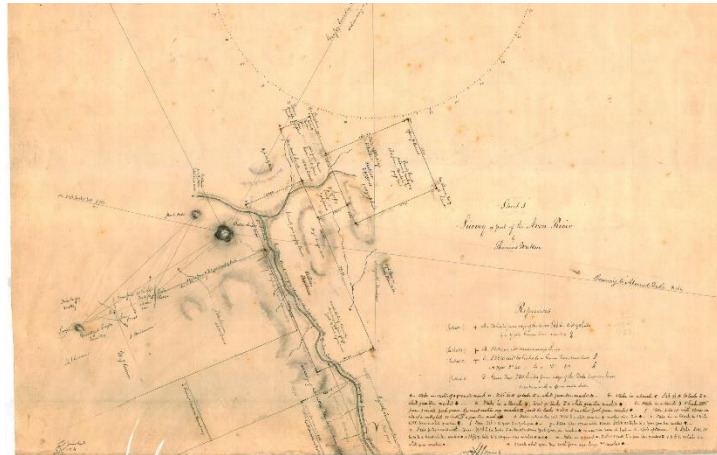
The property has been in the ownership of the Broun family for 150 years. It has had five owners, that is title holders, comprising James William Broun and his descendants. Over this time three blocks were sold reducing the size of the farm to what it is today.



*Waterhatch paddock plan, believed to have been drawn by Owen Broun showing the three blocks sold*

## The History of *Waterhatch* Farm

The first recorded land owner was John Bateman of Fremantle who had a grant Avon Location I of 4,600 acres which he named *Waterhatch*. It would appear that Bateman never occupied the property and the location duties were first carried out by Thomas Bailey and later by Thomas' son Arthur.<sup>1</sup>



*Part of the survey of the Avon River locations by Thomas Watson showing Waterhatch*

James William Broun purchased nearby Avondale Park in 1859 from Lionel and William Samson<sup>2</sup> and nine years later; purchased Avon Location I, (4,600 acres more or less) *Waterhatch* at auction in Fremantle on 25<sup>th</sup> August 1868 and entered into a Memorial of Indenture with auctioneers Lionel and Michael Samson to pay 695 pounds on 3<sup>rd</sup> October 1868. James leased *Waterhatch* to his brother Charles Frederic Broun who farmed it for almost 30 years<sup>3</sup> (circa 1898).

In 1903 Frank Tyndall Broun (son of James William) leased *Waterhatch* from his stepmother (Executrix of JW Broun's estate)<sup>4</sup>. He became the sole proprietor on 2 July 1913 of 4,502 acres.



*Plan from 1913 Title*



Frank Broun had managers on *Waterhatch* during much of his time as a Member of Parliament (1911 – 1924)<sup>5</sup>. Frank Broun's son William Owen Tyndall Broun, always known as Owen, returned from boarding school at the end of 1923 and started farming at *Waterhatch* on 4 February 1924<sup>6</sup>.



*Frank Broun butchering a pig*

Approximately 1,144 acres were sold to Edmund Thomas Dacre Barrett-Lennard reducing *Waterhatch* to just over 3,358 acres on 22 October 1925, (lots 1 and 2; transaction 902/181).



*Siblings; Marmie, Emily and Owen Broun*

Owen recalls: on 22 March 1929 “a terrific storm at night, fences washed away, hail stones inches thick in the paddocks”. About 1929 my father Frank Broun bought a property called *Beaming Hill* and my brother Marmie (Frank Marmion Tyndall Broun) left *Waterhatch* and went to work on it. Sister Emmie (Emily Annie Broun) went to *Beaming Hill* to cook for him.<sup>7</sup>



*Waterhatch (clay brick) homestead circa 1920*

On the death of his father in 1930 Owen Broun inherited *Waterhatch*<sup>8</sup>. The property was fully transferred to Owen on 5 June 1947.

On 30 November 1939 a willy-willy partially destroyed the old *Waterhatch* house made from clay bricks (on the property). The new house was built with cement bricks.<sup>9</sup>



*Waterhatch homestead made from cement bricks*

Owen enlisted in the AIF on 14 January 1942 and served overseas from September 1942 to February 1944. During this period Owen's brother Marmie and his family lived at *Waterhatch* and managed the farm. Marmie's daughter Delia recalls there were two Italian prisoners of war (POW) assigned to *Waterhatch* to help on the farm. They lived in one of the shearer's huts. Conditions were harsh during the war years due to

drought. The family ate a lot of kangaroo. Sheep were hand fed when there was no pasture<sup>10</sup>.

Owen was discharged from the AIF on 27 January 1945<sup>11</sup>. On Owen's return to *Waterhatch*, Marmie and family moved to the family home the *Hedge* in Beverley<sup>12</sup>.

A 238-acre portion was sold to Louis Bevan Moulton on 29 March 1950 further reducing *Waterhatch* to 3,120 acres.

In August 1962 Richard Tyndall Broun took over *Waterhatch* from his brother Owen<sup>13</sup>. Owen Broun transferred 2400 (actually 2,370) acres of *Waterhatch* to Richard Broun on 20 March 1963, the balance of 1100 (actually 750) acres was sold to Keith Barrett-Lennard<sup>14</sup>.

The *Waterhatch* farm house was destroyed by fire on Sunday 16 October 1966 while the family was at the Dale for a cricket match<sup>15</sup>.



*The house after the fire*

The third *Waterhatch* farm house was built in 1968. It was a very dry year in 1969 with crops failing and only just enough grain being harvested for seed. Grain & hay needed to be purchased to feed the sheep & cattle<sup>16</sup>.



*The current house built in 1968*





*Paul and Richard "Dick" Broun*

The rest of this story is the current era starting with Paul Richard Tyndall Broun (son of Richard Broun) on 20 November 1971 when he came home from boarding school and started working on the farm. Paul Broun took over from his father on 1 July 1986. Three years later in April 1989 Paul's parents Richard & Thelma moved off the farm to retire in Beverley. On 11 January 1992 Paul married Annette Friebe and Annette joined him to live on the farm. *Waterhatch*, now a 2,370 acre farm, was transferred to Paul Broun on 7 July 1999<sup>17</sup>.



*Annette Broun*

*Shearing shed and old stables (2017)*







2602

5.1.69

11.24

(Also an  
Avon  
261)

A Memorial of an Indenture made the third day of October in the year of Our Lord one thousand eight hundred and Sixty eight Between Lionel Samson and Michael Samson of Fremantle in the Colony of Western Australia Auctioneers of the one part and James William Brown of Avondale Park near York in the said Colony Sheep Farmer of the other part Whereby in consideration of Six hundred and ninety five pounds paid by the said James William Brown to the said Lionel Samson and Michael Samson They the said Lionel Samson and Michael Samson by virtue and in exercise of the Trusts for Sale contained in the said therein in part recited Indenture of conveyance Did Grant and convey unto the said James William Brown his heirs and assigns for ever All that piece or parcel of land situate and being in the Avon district in the said Colony containing four thousand six hundred acres more or less and marked and distinguished in the Maps and Books of the Surveyor General's Office as Avon Location 1 and bounded on the North East by the South West boundary of Avon location K the same being a South South East line all the bearing & here given being magnetic or thereabouts measuring in length about one hundred and fifty six chains thirty links from centre of a squared and pointed post in the angle of a cross trench & dug in the ground on South East boundary of location m about two chains thirty five links East North East from last run of Dale River abreast of it said South South East line terminating at a squared and pointed post in a trench & on the North West boundary of location B<sup>0</sup>14 bounded on the South East by a West South West line about two hundred and ninety chains seventy five links in length

passing through a partially squared and pointed post  
 in a trench & at West corner of Location 14 aforesaid  
 and terminating about one hundred and fifty chains  
 twelve links beyond it at a squared and pointed  
 post in a trench & on the North East boundary  
 of Location 14<sup>th</sup> on the South West by about one  
 hundred and fifty six chains ten links of said North  
 East boundary extending North North West and  
 terminating Westward at a squared and pointed  
 post in a trench & and on the North West by an  
 East North East line about two hundred and ninety  
 one chains fourteen links in length passing through  
 a squared and pointed post in a trench at South  
 corner of Location 14 aforesaid and terminating  
 about seventy one chains fifty five links from East  
 North East at the post hereinbefore first described at  
 the commencement of the North East boundary. And  
 The said Indenture as to the execution thereof  
 by the said Lionel Samson and Michael  
 Samson is attested by George Walpole Lake  
 of Perth, Solicitor - The said Land was  
 sold at Auction on the 25<sup>th</sup> day of August  
 1868 by the vendors at Fremantle.

Signed in the presence of (

*Wm. Dight*

Reg<sup>r</sup> of Deeds

*G. W. Lake*  
*J. V. Park*

### Memorial 2609 (Book VI) 3 October 1868

A Memorial of an Indenture made the third day of October in the year of Our Lord one thousand eight hundred and sixty eight Between Lionel Samson and Michael Samson of Fremantle in the Colony of Western Australia auctioneers of the one part and James William Broun of Avondale Park near York in the said Colony sheep farmer of the other part Whereby in consideration of Six hundred and ninety five pounds paid by the said James William Broun to the said Lionel Samson and Michael Samson they the said Lionel Samson and Michael Samson by virtue and in exercise of the Trust for Sale contained in the said therein in part recited Indenture of Conveyance Did grant and convey unto the said James William Broun his heirs and assigns for ever All that piece or parcel of land situated and being in the Avon district in the said Colony containing Four thousand six hundred acres more or less and marked and distinguished in the maps and books of the Surveyor Generals Office as Avon Location l and bounded on the North East by the South West boundary of Avon Location K the same being a South South East line all the bearings here given being magnetic or thereabouts measuring in length about one hundred and fifty six chains thirty links from centre of a squared and pointed post in the angle of a cross trench [ ] dug in the ground on South East boundary of Location m about two chains thirty five links East North East from last run of Dale River abreast of it said South South East line terminating at a squared and pointed post in a trench [ ] on the North West boundary of Location No 14 bounded on the South East by a West South West line about two hundred and ninety chains seventy five links in length

passing through a partially squared and pointed post in a trench [ ] at West corner of Location 14 aforesaid and terminating about one hundred and fifty chains twelve links beyond it at a squared and pointed post in a trench [ ] on the North East boundary of location No 21 on the South West by about one hundred and fifty six chains ten links of said North East boundary extending North North West and terminating Westward at a squared and pointed post in a trench [ ] and on the North West by an East North East line about two hundred and ninety one chains fourteen links in length passing through a squared and pointed post in a trench at South corner of Location m aforesaid and terminating about Seventy one chains fifty five links from East North East at the post herein before first described at the commencement of the North East boundary ~~the~~ and the said Indenture as to the execution thereof by the said Lionel Samson and Michael Samson is attested by George Walpole Leake of Perth, Solicitor – The said Land was sold at auction on the 25<sup>th</sup> day of August 1868 by the vendors at Fremantle.

Signed in the presence of

P Mc Knight (Reg of Deeds)

GW Leake (Perth)

*Transcript of Memorial 3 October 1868<sup>20</sup>*



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- <sup>1</sup> McLaren, G. and Cooper, W. (2002) Beverley Our journey through time A History of the Shire of Beverley. Shire of Beverley Vincent Street Beverley Western Australia
- <sup>2</sup> Ibid
- <sup>3</sup> Ibid
- <sup>4</sup> Atkins, P.W. Biographical Index, unpublished
- <sup>5</sup> Typescript note concerning Life and Times of Owen Broun, written by Thelma Broun, July 1978 , Robert Atkins Personal Archives
- <sup>6</sup> Ibid
- <sup>7</sup> Ibid
- <sup>8</sup> Ibid
- <sup>9</sup> Beverley Times (1 December 1939) TROVE, National Library of Australia
- <sup>10</sup> Delia Broun; 29/04/2018 letter to Paul Broun.
- <sup>11</sup> Broun WOT, Personnel Dossiers, National Archives of Australia
- <sup>12</sup> McLaren, G. and Cooper, W. (2002) Beverley Our journey through time A History of the Shire of Beverley. Shire of Beverley Vincent Street Beverley Western Australia
- <sup>13</sup> Beverley Times (24 August 1962) TROVE, National Library of Australia
- <sup>14</sup> 1962, Beverley Times TROVE The Beverley Times (WA: 1905 – 1977) 24 August 1962
- <sup>15</sup> Beverley Times (21 October 1966) TROVE, National Library of Australia
- <sup>16</sup> Annette and Paul Broun (26/02/2018) email
- <sup>17</sup> Ibid
- <sup>18</sup> State Records Office if Western Australia
- <sup>19</sup> Ibid
- <sup>20</sup> Transcribed by Robert Atkins