

HENLEY ESTATE
COPYHOLD AGREEMENTS DATED BETWEEN 28.10.1858 AND 17.6.1870

These records cover part of the administration of the Chardstock Estate during the period when the Henley family held the Manor of Chardstock from the Church Commissioners on a leasehold of 21 years renewable every 7 years. The Henley family subsequently acquired the freehold of the Manor following a legal process which started in 1870 and was formally completed in August 1873.

The 205 individual documents cover 64 copyhold agreements numbered in the range 1 to 156. The earliest is dated 28.10.1858 and the latest 17.6.1870. The number of documents per holding varies between two and five (although most have three) and fall under three headings - "Admission as Tenant", "Licence to Demise" and "Copy". Every holding for which there is a "Copy" dated 18.3.1859 or 3.8.1869 is included in a separate, combined "Licence to Demise" also dated 18.3.1859 or 3.8.1869.

Not all the copyholds record acreages and those that do include the caveat 'by estimation be it more or less'. There is also a tendency to refer to a "Fifteen Acre tenement" irrespective of the actual size. By estimation the 64 agreements probably covered a total holding of between 700 and 750 acres. Most agreements are for holdings of less than 10 acres. The only capital message included is No. 10 Axe Farm of 115 acres.

Of the 64 agreements 32 are covered by the date 18.3.1859 and 62 by the date 3.8.1869. Examples of both dates are shown in full below. They can be summarised as:

18.3.1859 - Court held in the presence of Reverend William Eden, Lord of the Manor of Chardstock. Deputy Steward William Salter, Gentleman, in attendance. To the Court came Nathaniel Lawrence of Lincoln's Inn and Edward Clarke, his attorney. Nathaniel Lawrence was admitted as Tenant to each holding as detailed for the life of Frederick Henley, son of Anthony Henley, Baron Henley.

3.8.1869 - Court held in the presence of Anna Maria Lady Grey de Ruthyn and Reverend Arthur Eden, Lady and Lord of the Manor of Chardstock. Deputy Steward John Bent Lukin, Gentleman, in attendance. To the Court came Nathaniel Lawrence of Lincoln's Inn. He was admitted as Tenant to each holding as detailed for the lives of Ernest Henley aged about 11, son of Anthony Henley, Baron Henley, Robert Eden Henley aged about 8 and Arthur Keith Henley aged about 6, sons of Reverend Robert Henley of Putney.

By the 1850s many landowners were seeking to maximise their income by moving away from copyhold agreements, based on large entry fines and nominal annual rents secured against a number of lives, to either fixed term leasehold agreements (typically 7, 10 or 14 years) or to annual agreements with their tenants; the latter being known as "rack rents". These documents would appear to show how this process progressed in the ten year period from 1859 to 1869. On 18.3.1859 32 holdings were "in hand" and available for short term tenancy agreements. Additional holdings were then added as the last "life" died on each, such that by 3.8.1869 the number had almost doubled to 62.

In order to simplify matters by avoiding considerable duplication, the following list of agreements records only the salient points of copyholder, their land holdings and their annual rent/heriot. In using this information for research, it should be remembered that :

- 1) Only the copyholders are named. Tenancy of the holding would pass to the next copyholder only on the death of the last "life" specified by the previous copyholder.
- 2) The rents and heriots recorded are those for a copyhold agreement for which a large entry fine would have been paid. Annual or fixed term leasehold agreements would have been liable to considerably higher rents.

No. 1 - Saltern Vern

Admission as Tenant	23.5.1862	CH 003
Licence to Demise (combined with 102/121/138)	23.5.1862	CH 004
Copy	23.5.1862	CH 005
Copy	3.8.1869	CH 006

“That close or piece of ground formerly described as all that acre of meadow ground lying in Saltern Vern parcel of the said Manor heretofore in the possession of William Wills, deceased, since of John Wills, also deceased, and lately held for the life of the said John Wills (save and except such part thereof as has been lately sold and conveyed to the London and South Western Railway Company for the purpose of their Exeter Extension).”

1869 - yearly rent recorded as “five pence and for a heriot six pence.”

No 2 - Caker otherwise Coxden Common Mead

Admission as Tenant	18.3.1859	CH 007
Copy	18.3.1859	CH 008
Copy	3.8.1869	CH 009

“That field called Coxden Common Mead lying in the South Tything of the said Manor containing by estimation about five acres (be it more or less) formerly in the possession of one Thomas Deane, Gentleman, deceased and afterwards of Ann Deane his widow deceased for her widowhood “.

1869 - yearly rent recorded as “one shilling and nine pence and a heriot when it shall happen”.

No. 4 - Waggs Plot

Admission as Tenant	28.10.1858	CH 010
Copy	28.10.1858	CH 011
In Reversion	28.10.1858	CH 012
Licence to Demise	5.1.1859	CH 013

“All that Tenement, orchard and garden and eleven inclosure of arable, meadow and pasture ground containing by estimation twenty seven acres and a half (be the same more or less) with all appurtenances lying in the South Tithing of the Manor aforesaid and commonly called or known by the name of Wagg’s Plot, which said premises were formerly in the possession of Mary Daubney and since of Thomas Pryer”.

No. 7 - Hack Furze

Admission as Tenant	18.3.1859	CH 014
Copy	18.3.1859	CH 015
Copy	3.8.1869	CH 016

“All that tenement with the appurtenances hereinafter mentioned (that is to say) one close of pasture ground called Redlane containing by estimation seven acres (be the same more or less) and five acres of land (be the same more or less) called Hack Furzes with the appurtenances being at Ford in the South Tithing of the Manor aforesaid late in the possession of William Pryer deceased”.

1869 - yearly rent recorded as "under the yearly rent heriot burthens works customs suits and services therefore due and of right accustomed".

No. 10 - Axe Farm

Licence to Demise	17.6.1870	CH 017
Copy	17.6.1870	CH 018
Copy	17.6.1870	CH 019

"All that capital messuage or tenement and farm commonly called or known by the name of Axe Farm containing in the whole by estimation one hundred and fifteen acres (or the same more or less) lying in the South Tithing of the said Manor formerly in the possession of James Bentley deceased and late of his Representatives".

Yearly rent recorded as "nineteen shillings and nine pence and a heriot the best goods".

No. 14 - Home Living

Admission as Tenant	18.3.1859	CH 020
Copy	18.3.1859	CH 021
Copy	3.8.1869	CH 022

"All those two copyhold tenements lying at Titherleigh within the Manor aforesaid containing by estimation sixty acres (more or less) and half an acre of meadow lying in Broad Mead late in the possession of John Bentley deceased".

1869 - yearly rent recorded as "eight shillings and four pence and for a heriot the best goods".

No. 18 - Stoodley's

Admission as Tenant	18.3.1859	CH 023
Copy	18.3.1859	CH 024
Copy	3.8.1869	CH 025

"All that one cottage and five acres of land meadow and pasture (be the same more or less) situate lying and being at Tytherleigh within the said Manor with the appurtenances formerly Stoodley's late in the possession of Thomas Pinney deceased".

1869 - yearly rent recorded as "three shillings and a heriot when it shall happen".

No. 21 - Orchard

Admission as Tenant	27.10.1863	CH 026
License to Demise (combined with 55/79)	27.10.1863	CH 027
Copy	27.10.1863	CH 028
Copy	3.8.1869	CH 029

"All that little plot of land now an orchard lying at Titherleigh in the South Tithing heretofore in the possession of Thomas Pinney deceased since Phareas Pinney his son also deceased and lately held by Huldah Pinney deceased another son of the said Thomas Pinney for his life. [Note: Huldah is a female name - Censuses record her as Thomas Pinney's daughter].

1869 - yearly rent recorded as "six pence and for a heriot six pence".

No. 22 - Tenement opposite Titherleigh

Admission as Tenant	18.3.1859	CH 030
Copy	18.3.1859	CH 031
Copy	3.8.1869	CH 032

“All that dwelling House cottage garden and orchard containing by estimation one acre and half (be the same more or less) lying at Titherleigh in the South Tithing of the said Manor late in the possession of Thomas Pinney deceased”.

1869 - yearly rent recorded as “one shilling and six pence and a heriot when it shall happen”.

No. 27 - Tenement late Cook's

Admission as Tenant	18.3.1859	CH 033
Copy	18.3.1859	CH 034
Copy	3.8.1869	CH 035

“All that cottage and tenement called Cook's Cottage and tenement containing by estimation seven acres lying in Chardstock Town in the South Tithing within the said Manor late in the possession of William Deane, deceased”.

1869 - yearly rent recorded as “seven shillings and a heriot when it shall happen”.

No. 28 - Tenement at Chardstock

Admission as Tenant	18.3.1859	CH 036
Copy	18.3.1859	CH 037
Copy	3.8.1869	CH 038

“All that tenement containing a dwelling House orchard and ten acres of land (be the same more or less) lying in Chardstock Town within the said Manor late in the possession of William Symes and Simeon Symes deceased”.

1869 - yearly rent recorded as “five shillings and eight pence and a heriot the best goods”.

No. 29 - Chubb's

Admission as Tenant	27.12.1858	CH 039
Licence to Demise	27.12.1858	CH 040
Copy	27.12.1858	CH 041
Copy	3.8.1869	CH 042

“All that cottage with garden called the Bakehouse containing half an acre the meadow called the Bakehouse Mead containing one acre and an half and two closes of pasture ground called the Moor with the appurtenances commonly called or known by the name of Chubb's lying in the South Tithing within the said Manor formerly in the possession of Edward Morey, deceased, since that of Elizabeth Morey his widow, also deceased, and late of Richard Symes”.

1869 - yearly rent recorded as “two shillings and for a heriot six pence”.

No. 30 - Keates's

Admission as Tenant	23.5.1862	CH 043
Copy	23.5.1862	CH 044
Copy	3.8.1869	CH 045

"All that one orchard on which is erected a cottage or dwelling house and three pieces of arable meadow and pasture ground containing by estimation four acres (be it more or less) with its appurtenances lying at Townsend in the South Tithing of the said Manor heretofore in the possession of Robert Kenway Dare and Mary his wife, both deceased, and since of Thomas Dare, also deceased".

1869 - yearly rent recorded as "three shillings and an heriot when it shall happen".

No. 34 - Newhall Cottage

Admission as Tenant	21.10.1862	CH 046
Licence to Demise	21.10.1862	CH 047
Copy	21.10.1862	CH 048
Copy	3.8.1869	CH 049

"All that cottage with the appurtenances call Newhall and the backside thereunto belonging containing one rod of land lying in the South Tithing of the said Manor formerly in the possession of Ruth Pryer afterwards of James Weaver and Ann Weaver since of Ann Chard the wife of Richard Chard, late the said Ann Weaver, and lately held for the life of Mary Ann Chard".

1869 - yearly rent recorded as "one shilling and twopence and a heriot when it shall happen".

No. 35 - Nossiter Cottage

Admission as Tenant	18.3.1859	CH 050
Copy	18.3.1859	CH 051

"All That cottage, garden and orchard at Chardstock Town formerly in the possession of Matthew Nossiter and also all that plot of ground lying also at Chardstock Town whereon formerly stood a decayed house late in the possession of John Bond, deceased".

1859 - yearly rent recorded as "two shillings and for a heriot sixpence".

No. 37 - Wyatt's Cottage

Admission as Tenant	25.10.1864	CH 052
Licence to Demise	25.10.1864	CH 053
Copy	25.10.1864	CH 054
Copy	3.8.1869	CH 055

"All that one tenement containing by estimation five acres lying in the South Tithing of the said Manor (being part of a cottage or tenement containing seven acres of land and two acres and a half called Harestone lying and being in the South Tithing commonly called Wyatt's cottage or tenement) late in the possession of Elizabeth Chard (deceased) and since of Mary Drayton (formerly Mary Kibby) also deceased".

1869 - yearly rent recorded as "six shillings and a heriot". (Heriot not specified).

No. 38 - Sopers

Admission as Tenant	18.3.1859	CH 056
Copy	18.3.1859	CH 057
Copy	3.8.1869	CH 058

“All that tenement orchard and two fields containing by estimation six acres (more or less) formerly in the possession of one Francis Soper, deceased, lying in the North Tithing of the said Manor two little plots of ground thereof at Huntley excepted and late in the possession of Samuel Domet, deceased”.

1869 - yearly rent recorded as “two shillings and for a heriot five shillings”.

No. 39 - Part of Purdishay

Admission	18.3.1859	CH 059
Copy	18.3.1859	CH 060
Copy	3.8.1869	CH 061

“All that cottage and four acres of land lying near the Village of Chardstock parcel of a cottage called Purdishay late in the possession of William Bond deceased”.

1869 - yearly rent recorded as “five shillings and six pence and for a heriot six pence”.

No. 44 - Pookes Cottage

Admission	25.1.1861	CH 062
Licence to Demise (combined with 69/106)	25.1.1861	CH 063
Copy	25.1.1861	CH 064
Copy	3.8.1869	CH 065

“All that one cottage and a garden lying in Chardstock heretofore in the possession of Giles Apsey deceased and lately held for the life of Thomas Apsey also deceased”.

1869 - yearly rent recorded as nine pence. Heriot not mentioned.

No. 45 - Harvey's Cottage

Admission as Tenant	2.7.1860	CH 066
Copy	2.7.1860	CH 067
Copy	3.8.1869	CH 068

“All that one turf of ground whereon a messuage or cottage formerly stood (but sometime since destroyed by fire) lying in Chardstock Town and also all that cottage, garden and orchard also lying in Chardstock Town with the appurtenances heretofore in the possession of John Chard deceased and afterwards of Matthew Paul also deceased”.

1869 - yearly rent recorded as “five shillings and eight pence and for a heriot six pence”.

No. 46 - Garden Ground

Admission as Tenant	2.7.1860	CH 069
Copy	2.7.1860	CH 070
Copy	3.8.1869	CH 071

“All that plot of garden ground in Chardstock Town heretofore in the possession of Joseph Searle deceased and afterwards of Matthew Paul also deceased”.

1869 - yearly rent recorded as four pence. Heriot not mentioned.

No. 49 - Tenement at Chardstock called Staples Gillwell and Hurst

Admission as Tenant	2.7.1860	CH 072
Licence to Demise	2.7.1860	CH 073
Copy	2.7.1860	CH 074
Copy	3.8.1869	CH 075

“All that one piece of ground on which a house formerly stood called Staple’s and also a certain other piece of ground whereon a dwelling house called Gillwell (sometime since burnt down) also formerly stood with the garden thereto belonging and one close called Hurst containing one acre all lying and being in the South Tithing of the said Manor heretofore in the possession of Thomas Drayton deceased and afterwards of Elizabeth Amor also deceased”.

1869 - yearly rent recorded as “one shilling and four pence”. Heriot not mentioned.

No. 51 - Coombs or Coombes Plot

Admission as Tenant	24.10.1866	CH 076
Licence to Demise	24.10.1866	CH 077
Copy	24.10.1866	CH 078
Copy	3.8.1869	CH 079

“All that cottage garden and plot of ground lying in the South Tithing of the said Manor formerly called Goddard’s but now Coombes late in the possession of John Bond deceased and since of Henry Bond also deceased”.

1869 - yearly rent recorded as “one shilling and for a heriot six pence”.

No. 52 - Vincent’s Orchard

Admission as Tenant	16.12.1863	CH 080
Licence to Demise	16.12.1863	CH 081
Copy	16.12.1863	CH 082
Copy	3.8.1869	CH 083

“All that plot of ground lying in the Town of Chardstock within the Manor aforesaid heretofore in the possession of Robert Larcomb (deceased) since of Thomas Drayton (also deceased) and late of Robert Drayton (also deceased)”.

1869 - yearly rent recorded as “four pence and for a heriot six pence”.

No. 55 - Old Workhouse

Admission as Tenant	27.10.1863	CH 084
Licence to Demise	27.10.1863	CH 027
(combined with 21/79)		
Copy	27.10.1863	CH 085
Copy	3.8.1869	CH 086

“All that messuage of dwelling house heretofore erected and built by the Churchwardens and Overseers of the Poor of the Parish of Chardstock aforesaid as a poor House for the benefit of the said Parish with the yard, orchard and garden thereto adjoining and belonging being part and parcel of a certain messuage or dwelling house orchard and two closes of arable or pasture ground containing four acres and three quarters lying in the North Tithing within the said Manor formerly in the tenure of one Gabriel Apsey deceased afterwards of Samuel Apsey the elder deceased since of the said Churchwardens and Overseers and late of Thomas Deane deceased”.

1869 - yearly rent recorded as “ten pence and for a heriot six pence”.

No. 56 - Cottage

Admission as Tenant	2.7.1860	CH 087
Copy	2.7.1860	CH 088
Copy	3.8.1869	CH 089

“All that cottage and garden plot formerly Dinning’s and a common plot at Hookfield containing by estimation half an acre (be it more or less) lying within the said Manor heretofore in the possession of Thomas Drayton, deceased, and afterwards of George Welch, also deceased”.

1869 - yearly rent recorded as “six pence and for a heriot six pence”.

No. 57 - Chubb’s or Pierce’s Tenement

Admission as Tenant	18.3.1859	CH 090
Copy	18.3.1859	CH 091
Copy	3.8.1869	CH 092

“All that cottage and garden in Chardstock Town with the appurtenances late in the possession of Thomas Pearce [sic], deceased”.

1869 - yearly rent recorded as six pence. Heriot not mentioned.

No. 58 - Cottage

Admission as Tenant	18.3.1859	CH 093
Copy	18.3.1859	CH 094
Copy	3.8.1869	CH 095

“All that cottage or tenement with a garden plot adjoining in Chardstock Town with its appurtenances upon the site of which said premises formerly stood a Smith’s Shop or barn but since burnt down late in the possession of Thomas Bridge, deceased”.

1869 - yearly rent recorded as “four pence and for a heriot six pence”.

No. 60 - Cottage

Admission as Tenant	18.3.1859	CH 096
Copy	18.3.1859	CH 097
Copy	3.8.1869	CH 098

“All that cottage with the appurtenances in Chardstock Town and four acres of land lying at Hook within the Manor aforesaid late in the possession of Thomas Pinney, deceased”.

1869 - yearly rent recorded as “two shillings and two pence and for a heriot six pence”.

No. 61 - The George Licensed Pubhous and Tenement called Vulscombes

Admission as Tenant	18.3.1859	CH 099
Copy	18.3.1859	CH 100
Copy	3.8.1869	CH 101

“All that one cottage with the appurtenances lying in Chardstock Town in the South Tithing formerly in the tenure of Joan Harris, deceased. And two pieces of land called Vulscombes containing by estimation nine acres (be the same more or less) late in the possession of William Bentley, deceased”.

1869 - yearly rent recorded as “two shillings and four pence and a heriot when it shall happen”.

No. 62 - Late John Deane's

Admission as Tenant	18.3.1859	CH 102
Copy	18.3.1859	CH 103
Copy	3.8.1869	CH 104

“All that one dwelling house garden and orchard and half an acre of ground thereunto belonging late Burridge's and formerly Stoodley's situate lying and being in the South Tithing within the said Manor late in the possession of William Bond, deceased”.

1869 - yearly rent recorded as “one shilling and four pence and for a heriot six pence”.

No. 63 - Bonds

Admission as Tenant	18.3.1859	CH 105
Copy	18.3.1859	CH 106
Copy	3.8.1869	CH 107

“All that tenement with the appurtenances containing by estimation six acres (more or less) lying in Chardstock Town lately in the tenure of Mary Board and since in the possession of William Bond, deceased”.

1869 - yearly rent recorded as “six shillings and eight pence and a heriot when it shall happen”.

No. 69 - The Mill

Admission	25.1.1861	CH 108
Licence to Demise (combined with 44/106)	25.1.1861	CH 063
Copy	3.8.1869	CH 109

“All that tenement consisting of one Water grist Mill with the appurtenances and also one garden and three plots of ground to the said Mill adjoining being parcel of a tenement lying in the North Tithing of the said Manor heretofore in the possession of William Leat, deceased, afterwards of Ann Leat his widow, also deceased, since of John Salway, also deceased, and late of James Jeffery, also deceased”.

1869 - yearly rent recorded as “eight shillings and six pence and a heriot the best goods”.

No. 76 - Tenement

Admission as Tenant	6.6.1859	CH 110
Licence to Demise (combined with 91/92/153)	6.6.1859	CH 111
Copy	6.6.1859	CH 112
Copy	3.8.1869	CH 113

“All those two closes of arable or pasture ground containing four acres and three quarters lying within the North Tithing of the said Manor being part and parcel of all that messuage or dwelling house orchard and two closes of arable and pasture ground containing four acres and three quarters lying in the North Tithing within the said Manor formerly Henry Turners heretofore in the possession of Samuel Apsey, deceased, and since of Richard Chard and Judith his wife heretofore Judith Apsey, spinster, both now deceased”.

1869 - yearly rent recorded as one shilling and six pence. Heriot not mentioned.

No. 78 - Tenement at Hook

Admission as Tenant	18.3.1859	CH 114
Copy	18.3.1859	CH 115
Copy	3.8.1869	CH 116

“All that tenement lying at a certain place called Hook in the North Tithing of the said Manor late in the possession of John Bragge, the elder deceased”.

1869 - yearly rent recorded as “fourteen shillings and a heriot when it shall happen”.

No. 79 - Minsen’s Tenement

Admission as Tenant	27.10.1863	CH 117
Licence to Demise (combined with 21/55)	27.10.1863	CH 027
Copy	27.10.1863	CH 118
Copy	3.8.1869	CH 119

“All that one cottage garden and orchard and three parcels of land thereunto belonging containing together by estimation four acres three roods and thirty two perches (be the same more or less) lying at Hook called Minsen’s Tenement with the appurtenances within the

Manor aforesaid heretofore in the possession of William Pryer, deceased, than of the said William Pryer and Isaac Pryer, his sons also deceased, since of Thomas Deane, also deceased, and late of Maria Deane his widow, also deceased, for her widowhood”.

1869 - yearly rent recorded as “twelve shillings and eight pence and a heriot”.
Heriot not specified.

No. 91 - Honey Lands

Admission as Tenant	6.6.1859	CH 120
Licence to Demise	6.6.1859	CH 111
(combined with 76, 92 & 153)		
Copy	6.6.1859	CH 121
Copy	3.8.1869	CH 122

“All those three closes of pasture ground containing by estimation four acres (more or less) called Honeylands lying at Huntley in the North Tithing of the said Manor heretofore in the possession of Samuel Apsey, deceased, and since of Judith Chard the wife of Richard Chard formerly Judith Apsey, spinster, both now deceased”.

1869 - yearly rent recorded as one shilling and seven pence. Heriot not mentioned.

No. 92 - Soaper’s

Admission as Tenant	6.6.1859	CH 123
Licence to Demise	6.6.1859	CH 111
(combined with 76, 91 & 153)		
Copy	6.6.1859	CH 124
Copy	3.8.1869	CH 125

“All those two little plots of ground at Huntley containing by estimation three acres (more or less) being part of late Francis Soaper’s lying in the North Tithing of the said Manor heretofore in the possession of Samuel Apsey, deceased, and since of Richard Chard and Judith his wife heretofore Judith Apsey, spinster, both now deceased”.

1869 - yearly rent recorded as “six pence and for a heriot six pence”.

No. 96 - Tenement

Admission as Tenant	27.12.1858	CH 126
Licence to Demise	27.12.1858	CH 127
Copy	27.12.1858	CH 128
Copy	3.8.1869	CH 129

“All that tenement containing by estimation thirty acres of meadow and pasture (be it more or less) with the appurtenances lying at Ridge in the North tithing formerly in the possession of Benjamin Paris and since of William Walden and Sarah his wife”.

1869 - yearly rent recorded as “eight shillings and eleven pence and a heriot when it shall happen”.

No. 99 - Stevens

Copy	20.5.1869	CH 130
Copy	20.5.1869	CH 131

“All that one tenement with the appurtenances consisting of four closes and one orchard containing by estimation nine acres and lying in the South Tithing formerly Henry Steven’s heretofore in the possession of Grace Dean deceased and since of Ann Dean deceased”.

1869 - yearly rent recorded as “three shillings and four pence and a heriot when it shall happen”.

No. 101 - Hills & Daubnetts

Admission as Tenant	18.3.1859	CH 132
Copy	18.3.1859	CH 133
Copy	3.8.1869	CH 134

“All that tenement called a fifteen acre tenement lying at Alston in the South Tithing of the said Manor heretofore Hills’s tenement And also all that other tenement with the appurtenances called Daubnett’s tenement being a fifteen acre tenement within the South Tithing of the said Manor which said two tenements consist of two tenements or dwelling houses and one orchard and the several pieces or parcels of land following (that it to say) Home Mead, the LittlePlot, Paradise, the three Little Meads now laid into two, Crabb Tree Close, the Hither Four Acres, the Yonder Four Acres, the Common Close and Bean Close containing by estimation in the whole twenty eight acres and nineteen perch or thereabouts (be the same more or less) late in the possession of William Wills, deceased”.

1869 - yearly rent recorded as “eight shillings and two pence and heriots (being the best goods)”.

No. 102 - Tenement

Admission as Tenant	23.5.1862	CH 135
Licence to Demise	23.5.1862	CH 004
(combined with 1, 121 & 138)		
Copy	23.5.1862	CH 136
Copy	3.8.1869	CH 137

All that tenement or cottage house and garden at Alstone within the said Manor called Stevens’s which said premises consist of the several closes or pieces of land following - that is to say the plot adjoining the garden, Dummett’s Door and Millar’s Down and contain by estimation six acres and an half and thirty four perch (be the same more or less) and were heretofore in the possession of William Wills, deceased, since of John Wills, also deceased, and lately held for the life of the said John Wills.

1869 - yearly rent recorded as “ four shillings and one penny and an heriot when it shall happen”.

No. 103 - Crabb's Great Living

Admission as Tenant	2.7.1860	CH 138
Copy	2.7.1860	CH 139
Copy	3.8.1869	CH 140

"All that tenement with the appurtenances hereinafter mentioned that is to say one dwelling house orchards and eight inclosures containing by estimation twenty seven acres and a half (be the same more or less) lying at Ford within the Manor aforesaid with the appurtenances commonly called or known by the name of Higher Ford or Crabb's Great Living heretofore in the possession of Anstice Denning, widow deceased, and afterwards of Benjamin Denning, also deceased".

No rent/heriot specified.

No. 104 - Rainseville

Admission as Tenant	18.3.1859	CH 141
Copy	18.3.1859	CH 142
Copy	3.8.1869	CH 143

"All that cottage orchard and one acre and half of ground lying at Fordwater near the bridge in the South Tithing of the said Manor late in the possession of William Tucker, deceased".

1869 - yearly rent recorded as "five shillings and a heriot when it shall happen".

No. 106 - Rockett's House

Admission	25.1.1861	CH 144
Licence to Demise (combined with 44 & 69)	25.1.1861	CH 063
Copy	25.1.1861	CH 145
Copy	3.8.1869	CH 146

"All that cottage with the appurtenances lying at Alstone in the South Tithing formerly Rockett's within the said Manor heretofore in the possession of Anna Bonfield, deceased, and since of Elizabeth Jeffery and James Vickery, both also deceased".

1869 - yearly rent recorded as "eight pence and for a heriot six pence".

No. 116 - Tollers

Admission as Tenant	18.3.1859	CH 147
Copy	18.3.1859	CH 148
Copy	3.8.1869	CH 149

"All that one tenement containing a fifteen acre tenement called Toller's lying at Alston in the South Tithing within the said Manor late in the possession of John Amor the elder, deceased".

1869 - yearly rent recorded as "four shillings and twopence and a heriot when it shall happen".

No. 117 - Denning's Tenement

Admission as Tenant	18.3.1859	CH 150
Copy	18.3.1859	CH 151
Copy	3.8.1869	CH 152

All that one tenement called a fifteen acre tenement lying at Churchill in the South Tithing within the said Manor formerly Denning's Tenement late in the possession of John Amor the elder, deceased.

1869 - yearly rent recorded as "four shillings and two pence and a heriot when it shall happen".

No. 118 Smith's Orchard

Admission as Tenant	18.3.1859	CH 153
Copy	18.3.1859	CH 154
Copy	3.8.1869	CH 155

"All that plot of ground or orchard containing by estimation three quarters of an acre (be it more or less) lying at Churchill in the South Tithing late in the possession of John Amor the elder, deceased".

1869 - yearly rent recorded as "four pence and a heriot when it shall happen".

No. 121 - Shute's Tenement

Admission as Tenant	23.5.1862	CH 156
Licence to Demise	23.5.1862	CH 004
(combined with 1/102/138)		
Copy	23.5.1862	CH 157
Copy	3.8.1869	CH 158

"All those two pieces of pasture formerly three lying at the end of Alstone Street And also one little orchard lying on the west side of Alstone Street which premises were formerly part of Shute's Tenement and are known by the names of Ragg Meadow, Long Ragg or Long Close and the orchard late Shute's containing in the whole by estimation four acres and one quarter (be the same more or less) heretofore in the possession of William Wills, deceased, since of John Wills, also deceased, and lately held for the life of the said John Wills".

1869 - yearly rent recorded as "one shilling and a heriot when it shall happen".

No. 123 - Strong's

Admission as Tenant	18.9.1865	CH 159
Licence to Demise	18.9.1865	CH 160
(combined with 124 - Orchard)		
Copy	18.9.1865	CH 161
Copy	3.8.1869	CH 162

"All that plot of ground on which a house once stood now converted to an orchard and a garden and two other plots of ground thereto belonging called the Little Mead and the south side of Ash Meadow formerly parcel of a tenement called Strong's containing by estimation two acres three roods and twenty seven perches lying at Alston in the South Tithing of the

said Manor heretofore in the possession of Thomas Sellwood the younger (deceased) since of John Stevens (also deceased) and late of Mary Stevens his widow (deceased) for her widowhood”.

1869 - yearly rent recorded as “one shilling and ten pence and a heriot when it shall happen”.

No. 124 - Orchard

Admission as Tenant	18.9.1865	CH 163
Licence to Demise	18.9.1865	CH 160
(combined with 123 - Strong's)		
Copy	18.9.1865	CH 164
Copy	3.8.1869	CH 165

“All that fifteen acre tenement with its appurtenances called Orchard Tenement lying in Alston in the South Tithing of the said Manor heretofore in the possession of Thomas Sellwood the younger (deceased) since of John Stevens (also deceased) and late of Mary Stevens his widow (also deceased) for her widowhood”.

1869 - yearly rent recorded as “ three shillings and a heriot the best goods”.

No. 126 - Turners

Admission as Tenant	18.3.1859	CH 166
Copy	18.3.1859	CH 167
Copy	3.8.1869	CH 168

“All those little closes of ground and a orchard containing by estimation about five acres (be the same more or less) lying at Alston in the South Tithing of the said Manor late in the possession of James Hoare and Mary Sellwood, both deceased”.

1869 - yearly rent recorded as “one shilling and eight pence and a heriot when it shall happen”.

No. 131 - Sharks Hole

Admission as Tenant	18.3.1859	CH 169
Copy	18.3.1859	CH 170
Copy	3.8.1869	CH 171

“All that cottage garden and little plot of ground containing by estimation about an acre (be it more or less) lying at Beacon Hill formerly in the tenure of one Gillett and lately in the possession of Timothy Hoar, deceased”.

1869 - yearly rent recorded as “two shillings and for a heriot sixpence”.

No. 132 - Tenement at Yard

Admission as Tenant	18.3.1859	CH 172
Copy	18.3.1859	CH 173
Copy	3.8.1869	CH 174

“All that fifteen acre tenement lying at Yard in the North Tithing of the said Manor late in the possession of James Hoare, deceased”.

1869 - yearly rent recorded as “four shillings and two pence and a heriot when it shall happen”.

No. 133 - Lands at Yard

Admission as Tenant	18.3.1859	CH 175
Copy	18.3.1859	CH 176
Copy	3.8.1869	CH 177

“All that dwelling house one curtilage and garden one close called Broadfield containing six acres, one close called Long Close containing four acres, one close called Vore Dore containing two acres, two other closes called the Beere containing four acres, one other close called Stowte Close containing one acre and an half and the Halfendeal of Yardmore in the east and south part lying at Yard in the north part of the said Manor late in the possession of Benjamin Denning, deceased”.

1869 - yearly rent recorded as “rent anciently and usually paid for the same And a heriot when it shall happen”.

No. 138 - Chipping's Tenement

Admission as Tenant	23.5.1862	CH 178
Licence to Demise	23.5.1862	CH 004
(combined with 1, 102 & 121)		
Copy	23.5.1862	CH 179
Copy	3.8.1869	CH 180

“All that fifteen acre tenement with the appurtenances (be it more or less) lying at Cleeve Hill within the Manor aforesaid heretofore in the possession William Salway, deceased, afterwards of John Weaver, also deceased, and since of Joseph Deane for the life of the said William Salway”.

1869 - yearly rent recorded as “seven shillings and a heriot”. Heriot not specified.

No. 145 - Whitehouse

Admission as Tenant	18.3.1859	CH 181
Copy	18.3.1859	CH 182
Copy	3.8.1869	CH 183

“All that one tenement called Whitehouse with the gardens and orchards thereunto belonging and two closes of meadow and pasture ground formerly Sparks's containing by estimation seven acres (be the same more or less) lying in the North Tithing of the said Manor late in the possession of John Culverwell, deceased”.

1869 - yearly rent recorded as “ two shillings and a heriot six pence”.

No. 146 - Rookey near Whitehouse

Admission as Tenant	18.3.1859	CH 184
Copy	18.3.1859	CH 185
Copy	3.8.1869	CH 186

“All that tenement with the appurtenances called a fifteen acre tenement containing by estimation ten acres (be the same more or less) with a barn thereon erected lying in the North Tithing of the said Manor commonly called Rookey late in the possession of John Culverwell, deceased”.

1869 - yearly rent recorded as ” five shillings and a heriot when it shall happen”.

No. 147 - Tenement at Crawley called Hares

Admission as Tenant	21.3.1866	CH 187
Licence to Demise	21.3.1866	CH 188
(combined with 148 Tenement at Crawley)		
Copy	21.3.1866	CH 189
Copy	3.8.1869	CH 190

“All that messuage and tenement called Hares situate at Crawley in the North Tithing of the said Manor and Parish of Chardstock containing by estimation fifty acres be it more or less heretofore in the possession of John Wheadon, deceased”.

1869 - yearly rent recorded as “seventeen shillings and two pence and for a heriot the best goods”.

No. 148 - Tenement at Crawley

Admission as Tenant	21.3.1866	CH 191
Licence to Demise	21.3.1866	CH 188
(combined with 147 Tenement at Crawley called Hares)		
Copy	21.3.1869	CH 192
Copy	3.8.1869	CH 193

“All that one moiety or halfendal of a tenement lying at Crawley in the North Tithing in the said Manor heretofore in the possession of John Wheadon, deceased”.

1869 - yearly rent recorded as “eight shillings and seven pence and a heriot when it shall happen”.

No. 153 - Brooms at Crawley

Admission as Tenant	6.6.1859	CH 194
Licence to Demise	6.6.1859	CH 111
(combined with 76/91/92)		
Copy	6.6.1859	CH 195
Copy	3.8.1869	CH 196

“All that one tenement with the appurtenances lying at Crawley within the North Tithing of the Parish of Chardstock aforesaid containing by estimation fifteen acres and certain parcels of land called the Beer’s formerly in the possession of John Broome, deceased, afterwards of Elizabeth the deceased wife of Jonathan Wyatt for her widowhood, since of William Bond, deceased, and late of William Simms, deceased”.

1869 - yearly rent recorded as “three shillings and eight pence”. Heriot not mentioned.

No. 154 - Le Beeres

Admission as Tenant	18.3.1859	CH 197
Copy	18.3.1859	CH 198
Copy	3.8.1869	CH 199

“All that tenement with the appurtenances containing by estimation thirty acres of meadow or pasture ground and fifteen acres of land called Le Beere’s with the appurtenances lying in the North Tithing of the said Manor late in the possession of Fernando Bond, deceased”.

1869 - yearly rent recorded as “ten shillings and seven pence and a double heriot”.

No. 155 - Collinges Tenement at Crawley

Admission as Tenant	18.3.1859	CH 200
Copy	18.3.1859	CH 201
Copy	3.8.1869	CH 202

“All that tenement containing by estimation twenty nine acres with the appurtenances commonly called Collings’s (sic) Tenement and lying in the North Tithing of the Manor aforesaid late in the possession of George Bond, deceased”.

1869 - yearly rent recorded as “three shillings and four pence and for a heriot the best goods”.

No. 156 - Bond’s Tenement at Crawley

Admission as Tenant	18.3.1859	CH 203
Copy	18.3.1859	CH 204
Copy	3.8.1869	CH 205

“All that one tenement with the appurtenances called Bond’s Tenement lying and being at Crawley within the aforesaid Manor late in the possession of George Bond, deceased”.

1869 - yearly rent recorded as “four shillings and three pence and a heriot”.
Heriot not specified.

EXETER EXTENSION RAILWAY

On 19.7.1860 the London & South Western Railway Co. (LSWR) opened a railway line between Yeovil and Exeter, running through the Parish of Chardstock as it followed the alignment of the River Axe from Chard Road Station (later renamed Chard Junction) to Axminster. 17 Copyhold agreements in the Manor of Chardstock were affected by the railway of which 7 (agreements 1, 2, 4, 18, 21, 28 and 102 are included in the previous schedule. The maps below, taken from an Assignment dated 12.10.1860 between The Right Honourable Baron Henley and the LSWR, record the alterations made and show how access was maintained by cattle arches, occupation overbridges and level crossings.