

DOCUMENTS RELATING TO THE ENTIRE MANOR OF CHARDSTOCK FOR THE PERIOD 1873 TO 1916 IN FIVE PARTS

Source: Estate papers held by the current Lord of the Manor Mr Jonathan Milford.

PART 1 - EXTRACT OF INDENTURE DATED 1.8.1873

PART 2 - INDENTURE DATED 1.8.1873 INCLUDING SCHEDULE OF MORTGAGES AND ARRANGEMENTS FOR THE GRANTING OF LEASES ON HOLDINGS PREVIOUSLY COVERED BY COPYHOLD AGREEMENTS

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PART 1 - EXTRACT OF INDENTURE DATED 1.8.1873

When the Manor of Chardstock was sold by the Ecclesiastical Commissioners to Baron Henley by Indenture dated 1.8.1873, certain parcels of ground were retained by the Church and were not included in the sale:

- 1) "One plot of ground called the Vicarage Orchard containing one acre of ground".
- 2) "All that piece or parcel of garden ground containing by admeasurement thirty one perches situate lying and being in the Parish of Chardstock formerly part of Court Farm Orchard".
- 3) "All that piece or parcel of land or ground also lying and being in the said Parish called Parkes containing by admeasurement three acres and five perches and numbered 412 on the Tithe Commutation Plan".
- 4) "All that other piece or parcel of land or ground also situate lying and being in the said Parish also called Park containing by admeasurement seven acres two roods and twenty one perches numbered 418 on the said plan".
- 5) "All that piece or parcel of land or ground being part of the South Common also situate lying and being in the said Parish at the East end of All Saints Church or Chapel containing by admeasurement one acre, as the same is fenced off from the said Common".

For these lands the Church paid a yearly rent of £48 5s 8d, this being "the amount of the yearly Land Tax formerly charged on the premises".

PART 2 - INDENTURE DATED 1.8.1873 INCLUDING SCHEDULE OF MORTGAGES AND ARRANGEMENTS FOR THE GRANTING OF LEASES ON HOLDINGS PREVIOUSLY COVERED BY COPYHOLD AGREEMENTS

The Estate Trustees of the Legal and General Life Assurance Society agreed to repay the Corporation (The Governors of the Charity for the Relief of Poor Widows and Children of Clergymen) the sum of £10,000. As interest had been paid annually by Baron Henley on the £52,000 mortgage, the debt was reduced to £42,000.

The following extract from this Indenture is an exact copy as it explains the legal mechanism whereby Baron Henley could grant leases on holdings previously covered by copyhold agreements - "And the said Baron Henley and the said Nathaniel Tertius Lawrence covenanted with the Corporation that the said Nathaniel Tertius Lawrence would stand possessed of certain Copyhold tenements parcel of the said Manor to which he had been admitted and which were held by him as Trustee for the said Baron Henley to the intent that the same might thenceforth be held as part of the demesne lands of the Manor fixed and discharged from the Copyhold tenure thereof and it was thereby agreed that until the said tenements should be surrendered the said Nathaniel Tertius Lawrence his heirs and assigns should hold the same in trust for the Corporation their successors and assigns subject to the proviso for redemption thereafter contained and by the said Indenture a power was reserved for the said Baron Henley to grant leases for any term not exceeding twenty one years in possession of the best rent and to grant certain Licences to Copyholders and also to make certain customary grants for lives".

The Assignment includes the Schedule below:

- 18.7.1787 Conveyance and Settlement of the Manor of Chardstock.
- 5.7.1814 Appointment endorsed thereon.
- 7.1.1841 The Honourable and Reverend William Eden and Sir Edmund Cradock Hartopp Baronet and The Honourable Mary Jane his Wife to The Right Honourable Robert Henley Lord Henley - Assignment and Release of certain shares in the Manor of Chardstock.
- 1.4.1848 The said Baron Henley to The Honourable and Reverend William Eden - mortgage of the Manor of Chardstock in the County of Dorset for securing £7,000 and interest.
- 26.2.1850 Edward Lord Bishop of Salisbury to the said Baron Henley - Lease of Chardstock Manor from 26.2.1850 for 21 years.
- 27.2.1850 Baron Henley to William Eden - Assignment of the Manor of Chardstock on a Renewal of the Lease endorsed on the Mortgage dated 1.4.1848.
- 1.7.1850 The said Baron Henley to John Henry Ashhurst and George Herbert Kinderley - Mortgage of the Manor of Chardstock in the County of Dorset for securing £5,000 and interest.
- 23.1.1858 John Henry Ashhurst to Harriet Archer Houblon - Transfer of Mortgage for £5,000 secured on the leasehold Manor of Chardstock in the County of Dorset and the hereditaments held therewith.

- 26.1.1858 The said Baron Henley to Harriet Bruiere and William Sadleir Bruiere - Mortgage of the Manor of Chardstock in the County of Dorset for securing £2,300 and interest.
- 8.6.1859 Office Copy Probate of Will of the said William Eden.
- 26.5.1864 Indorsed on the before mentioned Mortgage of the 26.1.1858 - William Sadleir Bruiere to the said Baron Henley - Reassignment of Mortgage.
- 1.12.1869 The said Harriet Archer Houblon to the said Baron Henley - Reassignment of Manor of Chardstock in the County of Dorset and the hereditaments held therewith.
- 17.9.1805 No. 97143 County of Dorset Bishop of Sarum - Office Copy Certificate of a Contract for the redemption of the Land Tax - Registered 22.10.1805
- 7.4.1806 No. 97926 County of Dorset Bishop of Sarum - Office Copy Certificate of a Contract for the redemption of the Land Tax - Registered 30.4.1806.
- 15.7.1873 Statutory Declaration by the said Baron Henley with the particulars therein referred to.
- 1.8.1873 Conveyance of the Manor of Chardstock by Ecclesiastical Commissioners to the said Baron Henley.
- 2.8.1873 Mortgage by the said Baron Henley to The Corporation of the Sons of the Clergy for £52,000 and interest.

PART 3 - INDENTURE DATED 18.4.1891 INCLUDING COPYHOLD AGREEMENTS EXPIRING BETWEEN 1873 AND 1891

Between Baron Henley and the Estate Trustees of the Legal and General Life Assurance Society for a Mortgage of £13,500 with interest secured against the Manor of Chardstock and No. 19 Whitehall Place. Additional information extracted from this Indenture is shown below.

At a Court Baron on 22.10.1873 Nathaniel Tertius Lawrence surrendered to Baron Henley all the copyholds held by him in Trust at the time of the estate sale.

Between the Indentures dated 1.8.1873 and 18.4.1891 twenty Copyhold agreements (numbered 13, 17, 19, 20, 32, 73, 95, 109, 110, 111, 112, 125, 129, 135, 136, 139, 140, 142, 144 and 149 - a total of 264A 3R 27P) "have fallen into hand and are now held as part of the demesne lands of the Manor and the same demesne lands of the Manor now contain 2620A 1R 36P or thereabouts".

By comparing the information in this document with that held in an Abstract of Title dated 1915, it is possible to produce the schedule below giving details of the twenty Copyhold agreements which expired between 1.8.1873 and 18.4.1891.

Tithe Map	Encl. No.	Number & name of Tenement	Acreage A/R/P		
687 part		13 Plot at Ford Bridge	0	0	27
834 840 841c 879 880 881 888 892 908 923	218	17 Crabb's	22	1	8
870	172	19 Leeves's	1	2	36
873		20 Cottage & Garden	0	0	37
1006 1013 1093		32 Gollops	6	1	38
1115		73 Mitchell's	2	2	28
1263 1264 1265 1266 1275 1285 1298 1299 1299a	105 110	95 Tenement at Ridge Huntley	20	2	9
393 475 488 492 512 514 562 577 588 585 586 590 596 603pt 750a	165	109 Bowditch's Tenement	29	3	16
575	204	110 Chubbs Meadow	5	0	39
574		111 Strongs Meadow	1	3	36
459 465 511 513 565 571 576 579 580	162 207	112 Higher Hoars in Stafford's Tenement	21	2	0
469 493 495 503 505 568	151	125 Knights	25	0	29
474	166	129 Field at Burchill	1	3	21
330 331 338 340 341 356 357		135 Pumey's Tenement at Cleevehill	17	3	28
332 337 342	149	136 Legg's Tenement	18	0	14
299 to 302 302a 303 306 to 309	142	139 Tenement at Cleevehill	32	1	30
255 298	133	140 Tenement at Cleevehill	5	1	38
156 258 288 289	128a 130	142 Cook's Tenement	19	1	7
273 274	131	144 Tenement at Paradise Hill	4	0	38
1637a 1638 1639 1640 1642 1643 1644	70 71 77	149 Half Stockman's Tenement at Crawley	27	2	28
		Total acreage	264	3	27

**PART 4 - INDENTURE DATED 18.4.1891 INCLUDING COPYHOLD AGREEMENTS
STILL CURRENT AT THAT DATE**

Indenture dated 18.4.1891 between Baron Henley and the Estate Trustees of the Legal and General Life Assurance Society for a Mortgage of £13,500 with interest secured against the Manor of Chardstock and No. 19 Whitehall Place. This Indenture included a schedule of the 66 Copyholds agreements, totalling 1002A 3R 14P, still current at that date.

No. of Grant	Name of Copyhold	Quantity			Lives - age in 1890	
		A	R	P		
3	Sandfords	74	2	38	T B Knight	63
5 & 6	Turners	28	2	36	W J Deane	39
	Crabbs Little Living	21	3	26	S J Deane	37
					J Eames	41
					Edward Eames	38
8	Tuckers	3	2	23	Charlotte Bond now Steele	65
9	Proudleys	16	2	14	Charlotte Steele	65
					S J Bond	63
11 & 12	Grabhams	4	1	32	Charlotte Steele	65
	Coke Mead	3	0	35	S J Bond	63
15 & 16	Kates	35	1	30	J C Bentley	67
	Turners	23	1	24		
23	Welshs	2	3	36	J Drayton	47
					A Drayton	51
					E Drayton	47
					M A Dunn	27
24	Honeyhill	30	3	10	R Dare	65
					J Drayton	47
					J D Bridel	32
					E Bridel	30
25	Pumeys & Pierce's [Pinneys]	20	2	22	R Benfield	59
					J W Benfield	41
					G H Benfield	38
					W J Down	39
26	Late Cooks's	6	2	20	John Bond	66
33	Cooks & Bennetts	8	0	22	G W Slade	33
					A A Slade	29
					James Slade	32
36	New Cottage		1	24	Thomas Savard	31
					A E Deane	27
					W D Eames	23

37	Wyatts	1	3	26	S Beere	78
40	Strongs	10	1	34	W Pryer J W Deane G A Bentley	29 30 29
42	Turners	3	2	00	B A Watts A L Watts E L Watts	37 34 31
47 & 48 & 54	Frenchs Speeds Barton or Holbrooke	8 2 8	0 1 1	00 01 17	J Bentley A Parris Ann Parris E M Broom	63 47 51 27
50	Bunters Mead		3	06	R T Deem Thomas Deem	32 25
53	Cottage at Chardstock	1	1	05	E L Watts R T Deem Thomas Deem	31 32 25
58 & 59	Cottage at Chardstock Old Five Bells			20 36	E C Edmonstone E F Palmer F S Quinton	34 40 41
64	Tenement at Chardstock and Huntley	20	2	19	J J Gould A E Deane	24 27
65 & 66 & 67 & 68	Hoopers Jeffries Coat Serles Dyehouse	8 3 1	2 1 0	26 26 20 34	Charlotte Steele S J Bond	65 63
70	Tenement near Mill	16	0	29	Ann D Cox C Follett W Follett	54 35 32
71	Tenement near Cuckolds Pitt	3	3	02	W J Deane S J Deane R T Deane J W Deane	39 37 29 30
72	Cottage near Mill	1	1	21	H H Collier Charles Collier Joseph Wale J W Deane	54 31 31 30
74	Harestones	10	3	37	Isaac Pryer George Gould A J Grabham A S Deane	25 35 28 27

75	Bakers at Hook Cross	8	0	21	G A Bentley Joseph Wale A J Grabham	29 31 28
77	Paper Mills at Hook	5	3	39	James Eames M D Eames S E Eames W D Eames	50 26 24 23
80	Larcombes	3	2	36	W J Deane S J Deane H E England Edward England	39 37 33 31
81 & 82 & 93 & 94	Tenement at Farway Tenement at Farway Part of Simms Coombe Hayne	26 34 12 2	0 2 0 3	24 01 11 17	C L Webb A M Webb Emma Webb W B Webb	67 40 36 34
83 to 89	Ridge	186	0	05	John Deane Richard Hecks W Wale	69 32 32
90	Tenement at Hook	13	3	20	T Pryer R W Scott F G Hecks R J Deane	25 33 31 31
97 & 98	Headcrofts Tenement at Churchill	9 19	3 2	30 24	Charlotte Steele S J Bond	65 63
105	Sewards Cottage		2	14	H Denning	86
107 & 115	Chubbs Burchill Mead	22 7	2 3	21 02	Is. Deane W J Deane A Parris Jas. Perring	51 39 47 40
108	Bear Mead	1	0	19	Widow Pratt J Pratt Eliz. Pratt	---- 60 33
113	Bakers Plot	1	0	14	J Bentley A Parris Ann Parris E M Broom	63 47 51 27
114	Dommets	17	1	07	F C Denning Mary White Kate White	48 44 26
122	Cottage in Alstone	1	2	20	Thomas Wyatt	76

127	Harveys	9	1	32	H C Dunning B S Dunning W Durston Jesus White	43 45 28 26
128	Ducks	1	3	31	J Cousins S Cousins	71 69
134	Twist	48	3	25	H Broom A B Broom E M Broom	62 29 27
137	Reads	20	2	37	Jos. Deane W J Deane S J Deane E E Deane	75 39 37 40
141	Ransomes	17	2	02	Widow Turner M A Pratt S J Deane Joseph Wale	---- 36 37 31
150	Walcrofts	41	0	28	Robert Wale William Wale R Wale junior	68 39 37
151	Gilletts	57	3	12	Joseph Wale J Wale junior William Wale Robert Wale	68 41 39 37
152	Stevens's	41	2	11	J Wale junior Wm Wale	41 39

Total acreage 1002A 3R 14P.

PART 5 - ABSTRACT OF TITLE DATED 1915 INCLUDING COPYHOLD AGREEMENTS EXPIRING BETWEEN 1891 AND 1916

The schedule detailed below has been extracted from an Abstract of Title dated 1915 concerning the sale of The Chardstock Estate. By comparing the information in this document with that held in an Indenture dated 18.4.1891, it is possible to produce the schedule below giving details of the nineteen Copyhold agreements of total acreage 248A 0R 37P, which expired between 18.4.1891 and 24.2.1916 and were then Demesne Lands of the Manor at the time of the Estate sale.

Tithe Map	Enclosure Number	Number & name of Tenement	Acreage		
			A	R	P
697 698 704 751 755 756 757 758 760 to 770 772	214 222	3 Sandfords	74	2	38
799	224 225	8 Tuckers	3	2	23
690 691 801	211	9 Proudleys	16	2	14
816 817 820		11 Grubhams	4	1	32
822		12 Coke's Mead	3	0	35
813a 831 833 907 912a 919a 935 938	209	15 Keate's	35	1	30
842 882 884 885 889 903 905	208	16 Turners	23	1	24
950 963 964 965 968 997 998 1022 1114 1303 1304 1003 1034 1039	171 198 173	24 Honey Hill 26 Late Cook's	30 6	3 2	10 20
1084 1126	184	37 Wyatts Cottage	1	3	26
1145 1146 1153	138	65 Hoopers	8	2	26
1147 1173	128	66 Jeffries Coat alias Soapers Meadow	3	1	26
1147a		67 Serles	0	1	20
1071 1073		68 Dyehouse	1	0	34
659 to 662		97 Headcroft Tenement on South Common	9	3	30
621 624 823 824 826	221	98 Tenement at Churchill & Mead at Fordwater	19	2	24
595		105 Swards Cottage	0	2	14
564	206	122 Cottage &c at Alston	1	2	20
470 471	161	128 Duck's Cottage & Orchard	1	3	31
		Total acreage	248	0	37