

HISTORIES OF BUILDINGS IN THE PARISH OF CHARDSTOCK

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CLAYSTEPS, CHARDSTOCK (1855 to 1978)
Includes reference to Land at Cuckolds Pit and Hakes Farm

Sources:	Estate papers held by the current Lord of the Manor Mr Jonathan Milford.
29.12.1937	Conveyance (includes information relating to Conveyances dated 14.6.1855 and 1.12.1892)
29.12.1937	Deed of Assignment - copy included in Epitome of Title dated 1978
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15.6.1971) Conveyance dated 16.3.1964)
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1978	Epitome of Title (includes information relating to Conveyances dated 26.9.1938, 9.10.1951, 16.4.1953, 31.12.1958, 15.7.1960, 16.3.1964 and Deed of Assignment 29.12.1937)

The originals of the documents shown above have been scanned and are held by CHRG under reference Property Deeds 0091 to 0095.

29.12.1937	Conveyance of land holdings described as;
	<p>FIRST - ALL THOSE two pieces of land part of a Common now called Farway Marsh with the messuage or dwellinghouse, outbuildings and premises erected thereon known as Claysteps, containing by estimation 3.501 acres and being O.S. Map no. 608. This plot comprised the major portion of the land sold by the Inclosure Commission to William Dommatt by Conveyance dated 14.6.1855.</p>
	<p>SECOND - ALL THOSE pieces of land adjoining the property firstly described, containing by estimation 2.399 acres and being O.S. Map No. 806. These plots comprise the two westernmost of three closes of land sold by the Inclosure Commissioners to Joseph Winter by Conveyance dated 14.6.1855.</p>
	<p>THIRD - ALL THAT piece of land near the property above described, containing by estimation 7.271 acres and being O.S. Map No. 808. This plot comprised part of the premises sold by the Ecclesiastical Commissioners for England to Joseph Deane by Conveyance dated 1.12.1892 and numbered 413 on the accompanying plan. (Not enclosed).</p>
	<p>FOURTH - ALL THAT piece of land opposite plot No. 806, containing by estimation 0.441 acres and being O.S. Map No. 805. This plot comprised the</p>

remainder of the land sold by the Inclosure Commissioners to Joseph Winter by Indenture dated 14.6.1855.

All these lands were sold by auction at The George Inn, Chardstock 31.3.1937.

Sidney Joseph Deane of Chardstock held at the time of his death the freehold to the properties described above. He died 11.6.1901 and by his Will made the same day and proved in the Blandford District Registry 24.6.1907 Albert George Beasley, Grocer of Chardstock, and Benjamin Parris, Innkeeper of Chardstock, were appointed his Executors and Trustees.

Benjamin Parris died at Chardstock 15.6.1912.

Albert George Beasley died at Axminster 27.2.1930. By his Will made 2.12.1929 and proved in the Exeter District Probate Registry 12.8.1930 he appointed Thomas Robert Gear Lawrence, Auctioneer and Estate Agent of Shutteroak, Crewkerne and Archibald Pugsley Burt, Company Director of Hinton, Druid Stoke, Bristol as his Executors.

Following the auction sale 31.3.1937 the freehold lands were sold to Ivan John Lane, Dealer of Claysteps, by Conveyance dated 29.12.1937 for £772.

29.12.1937 Deed of Assignment relating to a land holding described as:

ALL THAT messuage or dwellinghouse with garden and orchard now or formerly known as Cuckold's Pit and now or formerly in the occupation of Mr. James Bussell as tenant. The premises were described in a Deed of Grant dated 18.4.1774 between William Soward [Seward?] and Joseph Soward [Seward?] under which Deed a term of 2000 years was granted at the yearly rent of one peppercorn if demanded. The premises formed part of O.S. No. 609, containing by estimation 0.750 acres and were sold by auction at The George Inn, Chardstock 31.3.1937.

At the time of his death Sidney Joseph Deane held the property for the residue of the term of 2000 years from 18.4.1774.

By the same sequence of events as detailed in the Conveyance above of the same date, this holding passed to Ivan John Lane, Dealer of Claysteps, Chardstock for £46.

By a Supplemental Deed of Assignment of the same date Ivan John Lane converted the holding "into a fee simple" i.e. freehold.

26.9.1938 By a Conveyance of this date Olive Jane Bromfield and Sarah May Brister sold part of plot No. 609 of 0.716 acres to Ivan John Lane. The location is recorded as Cuckold's Pit (otherwise Cuckoo Pit).

9.10.1951 By a Conveyance of this date Andrew Perring sold plots Nos. 541, 543, 544 and part 609 (total 4.905 acres) to Ivan John Lane.

23.8.1952 By a Conveyance of this date the Church Commissioners for England sold the freehold plot of land described below to Ivan John Lane, Poultry Dealer

of Claysteps Farm, Chardstock for £250.

ALL THAT parcel of land situate in the Parish of Chardstock containing 2.963 acres or thereabouts and numbered 606 on the O.S. Map (1905 Edition).

The enclosed map named the plot The Vineyard (Allotment Gardens).

- 16.4.1953 By a Conveyance of this date William George Larcombe, Nurseryman of Cuckoo [Cuckold's?] Pit, Chardstock sold the freehold lands detailed below to Ivan John Lane, Farmer of Claysteps Farm, for £260.
- FIRST - ALL THAT the ruins of a cottage burnt down in or about the year 1928 with garden, small orchard and premises thereto belonging situate at Cuckoo [Cuckold's?] Pit formerly in the occupation of Charles Larcombe as Tenant.
- SECOND - ALL THOSE adjoining two cottages (formerly three), one in the occupation of William George Larcombe and the other now used by him as stores, having previously been in the occupation of Ellen Larcombe as Tenant.
- THIRD - ALL THAT piece of pasture land containing 2R 17P adjoining the Vineyard allotment gardens, being O.S. No. 607 and also formerly in the occupation of Ellen Larcombe as Tenant.
- 15.2.1955 Memorandum of Sale (Supplementary to Conveyance dated 29.12.1937) By a Conveyance dated 15.2.1955 a part of the property secondly described in the schedule dated 29.12.1937 and extending in area to 1.230 acres or thereabouts was conveyed freehold from Ivan John Lane and Alice Maud Lane, his wife, to Cyril John Lane of Claysteps, Chardstock.
- 31.12.1958 By a Conveyance of this date Ernest George Notley Hallett sold plots Nos. 801, 803 and part 800 (total 4.256 acres) to Ivan John Lane.
- 15.7.1960 By conveyance of this date John Loader Bartlett and Leslie Ernest Broad sold Hakes Farm, a holding of 8.206 acres including farmhouse and outbuildings, and Long's Garden, plot No. 539 of 0.200 acres, to Ivan John Lane.
- 16.3.1964 By a Conveyance of this date the freehold previously held solely by Ivan John Lane was converted into a Joint Tenancy upon Trust with Ivan John Lane and his wife Alice Maud Lane each holding a quarter share and Cyril John Lane of Newhaven, Claysteps holding the remaining half share. Both Ivan John Lane and Cyril John Lane were described as Poultry Dealers.
- The full freehold estate held by the Lane family was recorded in detail in the Conveyance document. It is summarised below using the plot numbers from the O. S. Map 1905.
- 1 - Plot No. 606 of 2.963 acres as per Conveyance 23.8.1952.
 - 2 - Hakes Farm of 8.206 acres as per Conveyance 15.7.1960.
 - 3 - Plot No. 539 of 0.200 acres called Long's Garden as per conveyance of 15.7.1960.

- 4 - Plots Nos. 541, 543, 544 and part 609 of 4.905 acres as per Conveyance of 9.10.1951
- 5 - Plot No. 608 of 3.501 acres with dwellinghouse and outbuildings known as Claysteps as per Conveyance of 29.12.1937.
- 6 - Part of plot No. 806 of 1.169 acres as per Conveyances of 29.12.1937.
- 7 - Plot No. 808 of 7.271 acres as per Conveyance of 29.12.1937.
- 8 - Plot No. 805 of 0.441 acres as per Conveyance of 29.12.1937
- 9 - Plots Nos. 801, 803 and part 800 of 4.256 acres as per Conveyance of 31.12.1958.
- 10 & 11 - Part of plot No. 609 as per Conveyance of 16.4.1953.
- 12 - Plot No. 607 of 0.609 acres as per Conveyance of 16.4.1953.
- 13 - All that messuage or dwellinghouse with garden and orchard now or formerly known as Cuckold's Pit and formerly in the occupation of James Russell as Tenant. The said premises form part of plot No. 609 and contain by estimation 0.750 acres. Conveyance date not recorded.
- 14 - Part of plot No. 609 of 0.716 acres as per Conveyance of 26.9.1938.

A further summary listed the lands as recorded by both the 1905 and 1960 Ordnance Surveys:

O.S. 1905	Acreage	O.S. 1960	Acreage
544	0.445)	8560	1.72
543	1.306)		
542 part	0.800	8853	0.45
540	1.751	8747	1.73
572	1.471	7447	1.45
539	1.351	(8148	0.43
		(7946	0.90
541	1.998	9348	1.99
568	2.643)	9427	3.45
569	0.810)		
606	2.963	(0733	1.60
		(1534	1.36
607	0.609	0938	0.61
609 part	2.684 approx.	1145 part	2.68
608	3.501	(2947 part	2.00
		(1145 part	1.50 approx.
806 part	1.350	2947 part	1.35
808	7.271	2832	7.29
805	0.441	4245	0.45
803	1.860	4038	1.83
801	1.798	4738	1.81
800 part	0.598	5338 part	0.60 approx.
Totals	35.650 approx		35.20 approx

The full holding is shown on an enclosed extract of the 1960 O.S. Map and includes the poultry packing station, Claysteps and Hakes Farm.

20.10.1968 Memorandum of Sale (supplementary to Conveyance dated 16.3.1964)
 By a Conveyance of this date Ivan John Lane, Alice Maud Lane and Cyril John Lane sold the freehold of Hakes (O.S. 1960 plots 8354 part, 7447, 8148 and 7946) to Barbara Constance Gabb.

10.3.1970 Surrender Agreement
Between the Landlord Mr. A Lisle-Smith of Orchard Close, Chardstock and the Tenant Mr. J Lane of Newhaven, Claysteps.

John Lane, being the Tenant of an Annual Ladyday Tenancy, surrendered possession of his holdings known as "Parks" and Kitbridge Lands with effect from 25.3.1970.

Among the conditions attached to the surrender was one which stated that the existing right of way leading from the roadway opposite Perrins Mill over field No. 801 and hence into Park lands field No. 802 shall be kept clear.

27.5.1971 Memorandum of Sale (supplementary to Conveyance dated 16.3.1964)
By a Conveyance of this date Ivan John Lane, Alice Maud Lane and Cyril John Lane sold the freehold of O.S. 1960 plots 9348, 8747 and 8853 (total 4.17 acres) to Percy Gordon Newbery.

15.6.1971 Memorandum of Sale (supplementary to Conveyance dated 16.3.1964)
By a Conveyance of this date Ivan John Lane, Alice Maud Lane and Cyril John Lane sold the freehold of O.S. 1905 plots part 607, part 608, 568 and 569 (total 6.17 acres) to Lionel John Stuart.

15.6.1971 Memorandum of Sale (supplementary to Conveyance dated 16.3.1964)
By a Conveyance of this date Ivan John Lane, Alice Maud Lane and Cyril John Lane sold the freehold of O.S. 1960 plot 8560 of 1.72 acres to Jeremy Nash and Betty Amelie Nash.

23.8.1973 By a Conveyance of this date O.S. 1960 plots 4038, 4738 part, 5338 and 4245 were conveyed to Alice Maud Lane in her name only.

9.11.1978 Memorandum of Sale (supplementary to Conveyance dated 16.3.1964)
By a Conveyance of this date Ivan John Lane, Alice Maud Lane and Cyril John Lane sold the freehold of the following lands to Chardstock Manor Estate Ltd:

O.S. 1905	O.S. 1960	Acreage
808	2832	7.29
606 part	1534 part	0.70
607 part	0938 part	0.14
608 part)	2947 part	3.60
806 part)		
609 part	1145 part	1.75
	Total	13.47

COURT FARM (Pre 1917)
CHARDSTOCK COURT (1917 to 1930)
THE COURT, CHARDSTOCK (Post 1930)

Sources: Estate papers held by the current Lord of the Manor Mr Jonathan Milford.
Private papers of Mr & Mrs C Parkinson

These land holdings were formerly part of the Chardstock Manor Estate. By an Indenture dated 1.8.1873 the freehold of the estate passed from the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley. The Henley family held the Manor until it was auctioned in November, 1915 in 194 Lots at the George Hotel, Axminster. Following the auction and by an Indenture of 25.2.1916, the entire estate passed to George Grant Stevenson, Solicitor of Parliament Chambers, Great Smith Street, City of Westminster and then, by separate Indenture, to the new owners. The remaining unsold portion of the estate was offered for sale at a second auction held in October, 1916.

1.9.1916	Conveyance (Contained in Abstract of Title dated 1949)
8.2.1917	Conveyance
9.2.1917	Mortgage (including Reconveyance of Mortgage 23.3.1928)
12.4.1919	Conveyance
13.6.1927	Reassignment of Mortgage
23.3.1928	Reconveyance of Mortgage (Supplemental to Mortgage dated 9.2.1917)
10.7.1928	Conveyance (Supplemental to Conveyance dated 8.2.1917)
1.12.1928	Conveyance
30.8.1929	Agreement
1.8.1930	Agreement (Supplemental to Conveyance dated 8.2.1917 and contained in Abstract of Title dated 1949)
1930	Supplemental Abstract of Title
30.9.1930	Conveyance
4.4.1932	Conveyance
13.11.1933	Agreement
9.6.1948	Tenancy Agreement
10.9.1949	Conveyance
1949	Abstract of Title (including information relating to Conveyances dated 1.9.1916)
1951	Continuation Abstract of Title
3.12.1951	Conveyance
5.12.1958	Planning Application
1961	Abstract of Title
17.4.1961	Conveyance
18.4.1961	Conveyance
29.5.1964	Abstract of Title
28.10.1964	Statutory Declaration
2.11.1964	Conveyance
1.7.1965	Conveyance
22.12.1965	Conveyance
28.9.1966	Assent
1966	Epitome of Title
5.4.1967	Conveyance (Private papers of Mr & Mrs C Parkinson)

The originals of the documents shown above have been scanned and are held by CHRG under reference Property Deeds 0127 to 0143 Folder 1.

Prior to the sale of the Chardstock Manor estate between 1915 and 1918, Court Farm comprised 414.521 acres and was let to Isaac Lisle Smith on an annual tenancy agreement. It was by far the largest farm in the Manor with lands scattered across the Parish. For the first auction sale an overall reduction of 137.465 acres to 277.056 acres was achieved by adding three wooded areas and removing thirty-nine plots of land and five cottages to be auctioned in twenty-eight separate Lots. It did not sell at the first auction. The main farm was then reduced by a further 113.697 acres to 163.359 acres and offered as sold as Lot 1 at the second auction, while the other lands were auctioned separately as Lots 2, 3, 6, 7 and 8. A full account of the changes affecting the farm at this time is recorded under the separate heading **THE SALE OF THE MANOR OF CHARDSTOCK 1915 TO 1918**.

8.2.1917 By a Conveyance of this date Isaac Lisle Smith, Farmer of Court Farm, Chardstock, bought the freehold to the lands shown below for £4600 (including timber valued at £607 16s 3d).

FIRST SCHEDULE - Court Farm LOT 1 of second auction sale

O.S. No.	Tithe No.	Name	Description	Acreage
790pt	1063/1064/ 1065/1066/ 1068	Court Farm House, Farm Buildings, Garden, Barton, Orchards, Mow Plot and Village Pound		4.375
791	1067	Coming Close	Pasture	1.870
792	1068	Bean Close or Pigs Plot	Meadow	2.748
797	1069	Lower Ground	Pasture	3.581
795	1046	Knappy Mead	Pasture	5.514
815	1028	Part Kitbridge Meadow	Water Meadow	3.536
814	423	Part Kitbridge Meadow	Water Meadow	3.322
796	420pt/421pt	Parks	Plantation	0.504
802	420pt	Parks	Pasture	8.033
812	421pt	Parks	Pasture	8.975
810	421pt	Parks	Wood	0.696
809	407pt/408pt	Park and Coppice	Wood	0.487
811	407pt/408pt	Park and Coppice	Wood	4.899
603	407pt/408pt	Park and Coppice	Wood	4.639
1177	405pt	Great Parks	Pasture	9.250
910	405pt	-	Spinney	0.282
813	422pt	Parks	Pasture	3.181
904	422pt/426pt	Parks	Pasture	5.799
903	424	Parks	Pasture	2.633
905	426pt	Parks	Copse	1.475
909	427pt	Balleray	Rough Pasture	7.375
911	427pt	Balleray	Rough Pasture	0.160
913	403	Parks Ransomes	Rough Pasture	2.683
912	404	-	Plantation	0.601
902	432/425	Woodard's Lease	Pasture	3.061
901	431	Parks	Pasture	2.169
906	430	Parks	Pasture	2.668
907	429	Parks	Pasture	0.497
908	428	Parks	Copse	2.349
915	402	Parks Ransomes	Pasture	9.794
766	1106	Six Acres	Arable	6.660
767	1110	Nine Acres or Old Parks	Arable	9.458
680	1112	Six Acres	Arable	5.698

679	1111	Twelve Acres	Arable	12.092
681	1122	Eight Acres	Arable	9.004
821	1014	Little West Combes	Rich Meadow	4.703
822	1001	Great West Combes	Rich Meadow	8.588
			Total	163.359

SECOND SCHEDULE - LOT 3 of second auction sale

ALL THOSE several closes of land with frontage to Tytherleigh Lane close to the village of Chardstock.

823	1004/1005	Yonder & Higher Twenty Acres	Arable	6.957
773	978	Apple Trees Close	Arable	6.962
772	977	Six Acres	Arable	6.881
769	976	Bloody Pits	Pasture	6.241
764	1108	Six Acres	Arable	5.181
765	1107	Lower Seven Acres	Arable	7.839
768	1109	Higher Seven Acres	Arable	6.650
762			Plantation	0.605
			Total	47.319

THIRD SCHEDULE - LOT 7 of second auction sale

ALL THOSE several closes of land with frontages to Chard Road close to the village of Chardstock.

666	1157	Higher Long Rue	Pasture	7.150
667	1156	Little Twelve Acres or Peas Close	Arable	5.200
668	1155	Higher Twelve Acres	Arable	6.986
669	1127	Galloping Close	Arable	11.545
670	1158	Little Oatley	Pasture	6.097
			Total	36.978

At the time of the sale these lands, with the exception of plots 603, 809 and 811, were being rented by Isaac Lisle Smith at a combined annual rental of £187 5s 6d.

The sale of Court Farm carried a caveat that the Blacksmith's Shop at the entrance to the Farm and a strip of the Mow Barton had been sold prior to the second auction and were, therefore, excluded from the sale.

9.2.1917 By a Mortgage of this date Isaac Lisle Smith of Court Farm, Chardstock borrowed £3000 from Arthur Wyatt, Gentleman, of The Firs, Tatworth, Somerset "at the rate of Five pounds per centum per annum". Secured against the properties detailed in the Conveyance of the previous day's date.

1.9.1916 & 12.4.1919 Conveyances concerning land defined as:
"ALL THAT piece or parcel of land being part of a piece or parcel of land heretofore used as a Mow Barton situate in the Village of Chardstock together with the Blacksmiths Shop thereto adjoining".

The plot was further defined as being:
 Part of plot 790 O.S. Map 1905
 Tithe Map plots part 1063, 1064, 1065, 1066 and 1068
 Acreage 0.119

An enclosed plan showed the plot as a strip of land approximately 15 yards deep fronting Tytherleigh Lane and extending from the entrance of Court Farm to Kitbridge Lane.

By the Conveyance dated 1.7.1916 Ernest John Coombs acquired the plot of land freehold as part of the first auction sale of The Chardstock Estate. By the Conveyance dated 12.4.1919 he sold it for £33 to Isaac Lisle Smith of Court Farm, Chardstock.

The Conveyance of 12.4.1919 was subsequently endorsed (date unknown):

“Part of the piece of land within mentioned being the site of the War Memorial in the Village of Chardstock has been conveyed to the Salisbury Diocesan Board of Finance (being the Diocesan Authority for the Diocese of Salisbury)”.

13.6.1927 Reassignment of Mortgage and
 23.3.1928 Reconveyance of Mortgage
 Arthur Wyatt died 29.7.1920. By his Will dated 17.2.1910 and Proved 16.9.1920 the “Mortgagee Executors” became by Reassignment dated 13.6.1927:
 Emily Wyatt, Widow, of Gillett’s Farm, Wambrook, Somerset
 William Jennings, Yeoman, of Home Farm, Kingsbury Episcopi, Somerset
 William Wyatt, Yeoman, of Church Farm, Ryme Intrinsica, Dorset

By Reconveyance of Mortgage dated 23.3.1928 the mortgage was repaid and the property “surrendered and released” to Isaac Lisle Smith.

10.7.1928 By a Conveyance of this date Isaac Lisle Smith, Yeoman of Les Hironnelles, Seaton granted legal possession of the Freehold lands recorded below to his son, Alick Lisle Smith, Farmer of the new created New House Farm, Tytherleigh Lane, Chardstock.

O.S. No.	Description	Acreage
821	Rich Meadow	4.703
822	Rich Meadow	8.588
823	Arable	6.957
773	Arable	6.962
772	Arable	6.881
769	Pasture	6.244
764	Arable	5.181
765	Arable	7.839
768	Arable	6.650
762	Plantation	0.605
	Total	60.610

1.12.1928 By a Conveyance of this date Isaac Lisle Smith sold the plot of land defined below to Devon County Council for £75.

“ALL THAT plot or piece of land bounded on the North (Tytherleigh Lane) and East (Kitbridge Lane) sides by a road and adjoining the War Memorial site containing a quarter of an acre or thereabouts having an extreme length of 110 ft or thereabouts from the boundary of the said Memorial southwards and a depth from east to west of 106 ft 6 ins or thereabouts and being part of No. 790 on O.S. Map (2nd Edition 1905).”

The Conveyance detailed the arrangements for the erection of fences, payment of Tithe rentcharge, drainage and water supply; the last being from a well in Court Farm.

The Police House was subsequently built on the site.

- 30.8.1929 Agreement of this date between Devon County Council and Isaac Lisle Smith confirmed that the Police House had been constructed and dealt with the arrangements for the disposal of waste water from the site.
- 1.8.1930 Agreement of this date between Susan Mary Wale of The Lodge and Isaac Lisle Smith of Court Farm concerning access between the two properties.
- 1930 Supplemental Abstract of Title relating only to Court Farmhouse and Buildings (part of plot 790) plus adjoining pasture (plot 791). Covers legal agreements affecting the property from 1.8.1873 to 23.3.1928.
- 30.9.1930 By a Conveyance of this date Isaac Lisle Smith, Yeoman, of Les Hirondelles, Seaton, Devon sold the freehold of the property, as detailed below, for £2500 to Arthur Hugh Douglas Esquire and his wife Helen Douglas of Pinhay, Lyme Regis, Dorset.

“ALL THAT dwellinghouse recently known as Chardstock Court but now as The Court situate at Chardstock in the County of Devon TOGETHER with the outbuildings garden and orchard thereto belonging forming part of Number 790 on the Ordnance Map for the Parish of Chardstock (1905 Edition) TOGETHER with the paddock adjoining the same on the western side thereof being Number 791 on the said Ordnance Map AND TOGETHER with the orchard situate on the south side of the property firstly described and forming a further part of Number 790 on the said Ordnance Map AND TOGETHER ALSO with a portion of the piece or parcel of land situate on the east side of the property firstly described forming part of Mow Plot forming a further part of Number 790 on the said Ordnance Map all which property hereby conveyed contains by admeasurement five acres three roods and five perches (more or less) and is with the boundaries and abuttals thereof delineated for the purpose of identification only on the plan annexed hereto and edged with a red line.”

- 4.4.1932 By a Conveyance of this date Isaac Lisle Smith sold the land defined below for £70 to Arthur Hugh Douglas and Helen Douglas:

“ALL THAT piece of land part of the Mow Plot formerly belonging to and used in connection with the Farm as then constituted and known as Court Farm which piece of land is situate in the Village of Chardstock adjoining the Road leading to Alston and having a frontage thereto of 32 yards or thereabouts and forming part of 790 on the O.S. Map (1905 Edition).”

An enclosed plan showed this plot as being to the south of the land on which the Police House had been built.

13.11.1933 Agreement of this date between Devon County Council and Arthur Hugh Douglas of The Court, Chardstock concerning drainage arrangements for the Police House.

9.6.1948 By a Tenancy Agreement of this date Alec Lisle-Smith (the son of Isaac Lisle Smith) of Tytherleigh let the three enclosures shown below to T Strawbridge of Ivy Green, Chardstock on a yearly Tenancy Agreement commencing from 25.3.1948.

O.S. No.	Acreage
761	4A 1R 1P
766	6A 2R 26P
767	9A 1R 33P
Total	20A 1R 20P

10.9.1949 Conveyance
Arthur Hugh Douglas died at The Court 28.5.1936 and Helen Douglas died at The Court 29.10.1948. By the Will of Helen Douglas dated 16.1.1942 and Proved 27.1.1949 her Executors were:
Ormsby Allhusen, Retired Army Major, of Pinhay, Lyme Regis, brother of the deceased.
Edith Allhusen, Spinster, of Whitlands, Lyme Regis, sister of the deceased.

By the Conveyance dated 10.9.1949 the Executors sold The Court for £6250 to Robert Lloyd Rees Davies, Air Transport Pilot, and Margaret Victoria Davies, his wife, both of 21 Rayleigh Road, Stoke Bishop, Bristol.

The sale included the land holdings detailed in the Conveyances dated 30.9.1930 and 4.4.1932 and amounted to 5A 3R 5p.

3.12.1951 By a Conveyance of this date Robert Lloyd Rees Davies, Flight Lieutenant in the Royal Air Force, and Margaret Victoria Davies, his wife, sold The Court for £6500 to Bernard Thomas Walter Tidy, Gentleman, of Vidle Van Farmhouse, Lymington, Hampshire. Details were unchanged from the previous Conveyance of 10.9.1949.

5.12.1958 Planning Application
Permission granted by Devon District Council to an application dated 22.10.1958 by "Mr. Tidy, The Court House, Chardstock" to build "one dwelling house or bungalow" on the plot of land defined in the conveyance dated 4.4.1932.

1961 Abstract of Title of Mr B T W Tidy to a piece of land at Chardstock part No. 790 on O.S. Map (1905 Edition) as defined in the conveyance dated 4.4.1932 and for which Planning Permission was granted 5.12.1958.

- 17.4.1961 By a Conveyance of this date the plot of land adjoining the Police House, as detailed in the Conveyance of 4.4.1932, was sold by Bernard Thomas Walter Tidy to Jesse Martin of 5 Orchard Close, Exmouth.
- 18.4.1961 By a Conveyance of this date the plot of land adjoining the Police House, as detailed in the Conveyance of 4.4.1932, was sold by Jesse Martin to Maurice George Milford, Solicitor, of Chardstock Manor, Chardstock.
- Correspondence relating to the sale refers to the site as "Building Plot at Chardstock".
Note: The plot was not developed and in 2008 formed part of a woodland area between the private driveway of The Court and Kitbridge Lane.
- 29.5.1964 Abstract of Title of Devon County Council to land adjoining and lying to the south of the Police House. (A narrow strip of land which appears to have been part of the plot sold by Isaac Lisle Smith to Devon County Council q.v. Conveyance of that date but not actually used in the development of the site and the building of The Police House.)
- 28.10.1964 Statutory Declaration by Charles Vivian Lucas, Deputy Clerk of Devon County Council, regarding the narrow strip of land adjoining the Police House.
- 2.11.1964 By a Conveyance of this date Devon County Council sold the narrow strip of land adjoining the Police House to Jesse Martin of Westleigh, Wessiters Close, Seaton.
- 1.7.1965 By a Conveyance of this date Devon County Council sold the Police House freehold to Mrs Kathleen Walker Milford, the wife of Maurice George Milford, both of Chardstock Manor, Chardstock.
- 22.12.1965 By a Conveyance of this date Jesse Martin sold the narrow strip of land adjoining the Police House to Maurice George Milford, Solicitor, of Chardstock Manor, Chardstock.
- 28.9.1966 Bernard Thomas Walter Tidy died 25.4.1964. By his Will dated 15.7.1960 and proved 10.7.1964 he appointed his Executors and Trustees as:
 Beatrice Mary Tidy of The Court, Chardstock, widow of the deceased.
 Alfred George Buchan, Chartered Accountant, of Bank Chambers, 45 Ludgate Hill London EC4
- By an Assent dated 28.9.1966 the Executors vested in themselves the two freehold properties of:
 The Court, Chardstock as detailed in Conveyance dated 10.9.1949.
 Little Earlylands Farm, Edenbridge, Kent.
- 1966 Epitome of Title of the Trustees of Bernard Thomas Walter Tidy, deceased, to the Freehold property The Court, Chardstock.
- 5.4.1967 By a Conveyance of this date Beatrice Mary Tidy, widow, of The Court, Chardstock and Alfred George Buchan, Chartered Accountant, of Bank Chambers, 45 Ludgate Hill London EC4 sold the Freehold of The Court to Kathleen Walker Milford of Chardstock Manor, Chardstock, the wife of Maurice George Milford.

The property was described as ALL THAT dwellinghouse formerly known as Chardstock Court, but now as The Court, situate at Chardstock TOGETHER with the outbuildings, garden and orchard thereto belonging forming part of plot 790 (1905 O.S. Map) AND TOGETHER with the paddock adjoining the same on the western side being plot 791 AND TOGETHER with the orchard on the southern side of the property, forming part of plot 790 AND TOGETHER also with a portion of the piece or parcel of land situate on the eastern side of the property forming part of "Mow Plot" and a further part of plot 790, which said property contains 5A 3R 5P (more or less).

Note: In 2009 The Court, Chardstock was held by Jonathan Milford, the son of Maurice and Kathleen Milford.

DOMETT'S COTTAGE, EGGMOOR LANE

Sources: Papers held by the current (2009) owners of the property Mr & Mrs Whitworth.

The originals of the documents shown below have been scanned and are held by CHRG under reference Property Deeds 0001 to 0018.

23.3.1760 Indenture. Demise of cottage.
4.7.1803 Indenture of Assignment.
17.5.1822 Indenture of Assignment.
20.5.1830 Indenture of Assignment.
8.12.1841 Indenture of Assignment.
3.1.1887 Indenture of Assignment.
11.8.1897 Indenture of Assignment.
11.8.1897 Declaration of Albert Lawley.
9.11.1912 Indenture of Assignment and on reverse a)
22.11.1912 Deed to convert term of years into a fee simple.)
4.1.1913 Deposit of Deeds
1.1.1941 Conveyance of Sale
1.1.1941 Legal Charge.
9.9.1947 Conveyance of Sale.
16.1.1966 Probate
8.10.1982 Assent
23.9.1988 Statutory Declaration.
27.9.1988 Conveyance of Sale.
7.9.2006 Land Registry.

23.3.1760 Indenture between:
First part: William Domett, Husbandman, of Chardstock
Second part: Richard Symes, Taylor, of Chardstock.

Holding recorded as "ALL that Messuage, Cottage or Dwelling house with the orchard thereunto belonging situate and lying and being at the north end of Egmore within the Parish of Chardstock".

The cottage was formerly in the possession of Elizabeth Domett, now of her son William Domett. For the sum of £17 5s 0d and an annual rent of one peppercorn to be paid at the Feast of St. Michael the Archangel, William Domett is demising (i.e. transferring by lease) the holding to Robert Symes for a term of 2000 years.

4.7.1803 Indenture between:
First part: William Symes, Yeoman, of Barrington, Somerset and Richard Symes, Yeoman, of Hawkchurch, Dorset (both the sons of Richard Symes, Taylor, late of Chardstock, deceased).
Joan Symes, Widow, of South Chard, Somerset (Relict of Joseph Symes, deceased, another son of the said Richard Symes, deceased).
Joseph Symes, Simeon Symes the younger and John Symes (the only children of the said Joseph Symes, deceased).
Second part: Simeon Symes, Innholder, of Charmouth, Dorset.

By his Will of 8.10.1778 Richard Symes bequeathed his holding at Egmore to his wife Sarah Symes for her life. On her death it must pass in equal share to his four sons, the said Joseph Symes, since deceased, William Symes, Simeon Symes and Richard Symes. The Indenture records that Sarah Symes "is lately dead". Simeon Symes then agreed with the other parties concerned to acquire the outstanding portion of the 2000 year lease for £58 6s 8d.

The back of the Indenture is endorsed to record how this money is distributed:

From Simeon Symes to his brother William Symes	£21 13s 4d
From Simeon Symes to his brother Richard Symes	£21 13s 4d
From Simeon Symes to his nephew Simeon Symes, the younger	£15 0s 0d

The back of the Indenture is also endorsed to record other payments of money: William Lloyd and Sarah Lloyd, his wife, John Norris and Ann Norris, his wife, Joan Symes and Robert Cook and Elizabeth Cook, his wife, (Sarah, Ann, Joan and Elizabeth being the daughters of Richard Symes, Taylor, late of Chardstock, deceased) received from Simeon Symes £10 10s 0d each being legacies given by the Will of Richard Symes and also £4 10s 0d each given by Simeon Symes "over and above the said legacies".

17.5.1822

Indenture between:

First part: Richard Symes, Yeoman, of Chardstock.

Second part: William Symes, Yeoman, of Chardstock.

Simeon Symes has died. By his Will of 15.10.1818 he left the holding to his two surviving brothers Richard Symes and William Symes in equal share. William Symes acquired the moiety or half share from his brother Richard for £55. At the time of the sale the tenant was recorded as Simeon Symes (presumably the nephew of Richard and William Symes).

20.5.1830

Indenture between:

First part: William Symes, Yeoman, of Martock, Somerset.

Second part: John Parris, Yeoman, of Lyme Regis, Dorset.

William Symes sold the remaining portion of the lease of 2000 years to John Parris for £125. This Indenture records the tenant as Thomas Chapple.

8.12.1841

Indenture between:

First part: John Parris, Yeoman, then of Chardstock.

Second part: Robert Deem, Cordwainer, of Chardstock.

John Parris sold the remaining portion of the lease of 2000 years to Robert Deem for £150. Property recorded as being called "Dommetts".

3.1.1887

Indenture between:

First part: Thomas Parris, Carpenter, of Chardstock.

Second part: Alice Deane, Spinster, of Uplyme, Devon.

Robert Deem died 8.9.1885. By his Will dated 24.1.1881 he bequeathed the holding unto his wife Mary Deem. She died 10.3.1886 Intestate. Letters of Administration to her estate were granted 25.9.1886 to Thomas Parris (the brother of Mary Deem), who then sold the remaining portion of the lease to Alice Deane for £100.

The description of the cottage etc. remained the same as that used in the original Indenture dated 23.3.1760. Tenant recorded 3.1.1887 as “for many years past Matthew Diment (name crossed out and Chubb inserted in pencil) as tenant thereof”.

Also included in the Indenture dated 3.1.1887 is the following paragraph: “Except out of the grant and assignment hereby made two Cottages built some years since by the said Robert Deem on part of the said hereditaments with small Gardens adjoining now in the occupation of John Barton and John Crouch and specifically bequeathed by the Will of Robert Deem to the separate use of his daughter Martha Lawley.”

11.8.1897

Indenture between:

First part: Albert Lawley, of no occupation, of 14 Woodhouse Grove, East Ham, Essex.

Second part: Alice Deane, Spinster, of Uplyme, Devon.

By his Will dated 24.1.1881 Robert Deem bequeathed his daughter Martha Lawley his two Freehold Cottages and Gardens at Eggmoor, in the occupation of John Barton and John Crouch for her own separate use and benefit. However, they were not Freehold as they were held by Robert Deem for the residue of a term of 2000 years - the same condition as applied to the rest of the holding.

The following events then occurred:

24.1.1881 Will of Robert Deem

9.10.1882 Martha Lawley, daughter of Robert Deem, died Intestate

8.9.1885 Robert Deem died

10.3.1886 Mary Deem, wife of Robert Deem, died Intestate

Because Robert Deem did not change his Will between the death of his daughter and his own death and because Martha Lawley died Intestate, Robert Deem's bequeath of the two cottages passed to Martha Lawley's husband Albert Lawley, who she had married at the Roman Catholic Chapel of St. Georges Crescent, Taunton 24.5.1859. The Indenture records that since the death of Robert Deem Albert Lawley “has been in uninterrupted possession or receipt of the rents and profits of the said premises”. The two cottages were then sold by Albert Lawley to Alice Deane for £40. The Indenture dated 11.8.1897 recorded that one cottage was then in ruins and the other in the occupation of Rattenbury (crossed out and Strawbridge inserted in pencil) as tenant.

As a result of this Indenture, the complete holding returned to single ownership.

11.8.1897

Declaration of Albert Lawley

The signed Declaration of Albert Lawley confirmed the dates and events referred to in the Indenture of Assignment of the same date.

The Declaration contained the additional information that Albert and Martha Lawley had a son named Walter Albert Joseph Robert Lawley born 13.1.1869 and at the time of the Declaration living with his father at 14 Woodhouse

Grove. It also included copies of the Marriage Certificate for Albert Lawley/Martha Deem, the Death Certificate for Martha Lawley and the Birth Certificate for Walter Albert Joseph Robert Lawley.

- 9.11.1912 Indenture between:
First part: Susan Deane French, Widow, of South Chard, Somerset
Second part: Isaac Lisle Smith, Farmer, of Chardstock.

By an Indenture of Assignment dated 26.5.1898 Alice Deane sold to William French and his wife, Susan Deane French, as Tenants in Common, the residue of the term of 2000 years subject to an annual rent of £18. Alice Deane died at Chardstock 7.1.1907.

William French by his Will dated 31.10.1876 left his estate to his wife Susan Deane French. William French died at Chardstock 21.5.1902. By this Indenture dated 9.11.1912 Susan Deane French sold the holding to Isaac Lisle Smith for £125.

At the time of the sale the holding was recorded as "ALL THAT Messuage Cottage or Dwellinghouse with the Orchard and Garden thereto adjoining and belonging situate lying and being in the North end of Eggmore within the Parish of Chardstock late in the possession of George Chubb but now of Tom Larcombe as tenant thereof and SECONDLY ALL THOSE two Cottages and Garden situate at Eggmoor (otherwise Eggmore) in the Parish of Chardstock aforesaid adjoining the premises first hereinbefore described one of which Cottages is now in ruins and the other of them together with the said Garden was late in the occupation of Joseph Strawbridge but now of Fred Larcombe as tenant thereof".

- 22.11.1912 On the back of the Indenture dated 9.11.1912 is a Deed dated 22.11.1912 "That the said Isaac Lisle Smith by virtue of Section 65 of the Conveyance and Law of Property Act 1881 HEREBY DECLARES that the within mentioned term of two thousand years shall from and after the execution of these presents as to all the hereditaments and premises therein respectively comprised be and the same are hereby enlarged into a fee simple".

- 4.1.1913 Deposit of Deeds from Isaac Lisle Smith to Parr's Bank Ltd., Chard.

- 1.1.1941 Conveyance of Sale between:
Isaac Lisle Smith Esquire of Monkstone, Lyme Road, Axminster & Alfred Denham Slade, Builder, of Eggmoor Lane, Chardstock.

The property, now held in fee simple (freehold) sold by Isaac Lisle Smith for £400 to Alfred Denham Slade, at the time of the sale the tenant of the complete holding described as "FIRST ALL THAT messuage cottage or dwellinghouse with the orchard and garden thereto adjoining and belonging situate lying and being in the north end of Eggmore and SECONDLY ALL THAT land and garden situate at Eggmoor (otherwise Eggmore) adjoining the property first hereinbefore described part of which formed the site of the cottages secondly described in the Indenture of 9.11.1912.

- 1.1.1941 Legal Charge
- In order to buy the property, Alfred Denham Slade borrowed, in the form of a Legal Charge, £150 from Isaac Lisle Smith at the rate of £5 per centum per annum. The Legal Charge was fully repaid 31.3.1947 by which time the property had passed to Alick Lisle-Smith following the deaths of his father Isaac Lisle Smith 21.9.1943 and his mother Maria Jane Smith 31.5.1946.
- 9.9.1947 Conveyance of Sale between
- Alfred Denham Slade, Gentleman, formerly of Eggmoor Lane, Chardstock, but now of Post Office Stores, Emborough, near Bath, Somerset & Elsie May O'Keefe, wife of John O'Keefe of The Elms, Ableton Lane, Severn Bank, Gloucestershire.
- Alfred Denham Slade sold the property for £700 to Elsie May O'Keefe. The recorded detail of the holding is the same as the indenture dated 1.1.1941, except that the occupants are given as "formerly in the occupation of Joseph Strawbridge then of Fred Larcombe and late of the Vendor".
- 16.1.1966 Probate
- Elsie May O'Keefe died 16.1.1966 Intestate.
- 8.10.1982 The son of Elsie May O'Keefe, Clifford Alfred Walters, as "her sole issue and sole statutory beneficiary" by virtue of Letters of Administration granted to him at Bristol District Probate Registry 21.9.1982 "HEREBY ASSENT to all the Freehold property described".
- 23.9.1988 Statutory Declaration by Clifford Alfred Walters that he had resided at the property since 1947 and following the death of his mother it was conveyed to him by virtue of an ASSENT dated 8.10.1982.
- 27.9.1988 Conveyance of Sale between
- Clifford Alfred Walters of The Cottage, Eggmoor Lane, Chardstock & Beryl Margaret Windsor of New Gate Farm, Stour Provost, near Gillingham, Dorset.
- Clifford Alfred Walters sold the property for £130,000 to Beryl Margaret Windsor.
- 7.9.2006 From Land Registry property sold by Beryl Margaret Windsor to Michael Robert Whitworth and Victoria Jane Whitworth.

HARBOUR HOUSE, HOLY CITY AND HOLY CITY FARM

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

1.5.1854 Conveyance
13.12.1894 Warrant under the Intestates Estates Act 1884
20.12.1894 Conveyance
31.1.1895 Conveyance
28.5.1912 Conveyance (1)
28.5.1912 Conveyance (2) - See 1950 Abstract of Title
17.9.1924 Deed of Gift.
29.6.1931 Conveyance.
4.7.1939 Conveyance
12.6.1943 Conveyance - See 1950 Abstract of Title
1944 Abstract of Title.
9.2.1944 Conveyance.
22.3.1944 Tenancy Agreement
20.11.1947 Conveyance - See 1950 Abstract of Title
1950 Abstract of Title.
6.9.1982 Conveyance

The originals of the documents shown above have been scanned and are held by CHRG under reference Property Deeds 0061 to 0070 (Harbour House) and 0071 (Holy City Farm).

1.5.1854 Conveyance
William Dommett, Gentleman, of Chard, Somerset sold the freehold (in fee simple) of the land recorded below for £15 to John Domett, Shoemaker, of Chardstock:

“ALL that piece of land situate at Holy City in Farway Marsh in the Parish of Chardstock being part of the Common Lands of Chardstock and taken out of Lots 11 and 112 of the sale of the said Commons which said piece of land is bounded on the North by old inclosures on the West by the road leading from Farway Marsh to Whitehouse and on the East and South by other parts of the said inclosures and hereditaments numbered 11 and 12 as aforesaid”.

13.12.1894 Warrant under the Intestates Estates Act 1884
John Domett died 27.6.1873 “without issue a bastard and intestate”. Maria Domett, his wife, applied under the Intestates Estates Act 1884 to be declared the legal owner of the property, as described above. Her claim was granted 13.12.1894 by the Commissioners of Her Majesty’s Treasury “subject to the debts of the said John Domett” and subject to her paying legal costs of “one tenth part of the net value of the said hereditaments”.

20.12.1894 Conveyance for the legal transfer of ownership to Maria Domett.

31.1.1895 By a Conveyance of this date Maria Domett sold the freehold plot of land for £20 to John Chubb, Carpenter, of Bewley Down, Chardstock.

NOTE: This document is endorsed to the effect that Maria Domett signed her name as Dummett All prior documents spell her and her husband’s name as Domett.

28.5.1912 Conveyance (1)
John Chubb died 16.12.1911. His Will dated 15.12.1911 appointed William Wale, Farmer, of Ridge Farm, Chardstock and George Abraham Bentley, Farmer, of Coggans Farm, Thorncombe as his Executors and Trustees. The Will was proved 8.5.1912 in the District Probate Registry at Blandford. John Chubb specified in his Will that "certain personal effects" were to pass to his grandson John Spiller.

By a Conveyance dated 28.5.1912 the Trustees sold part of the holding, described as "ALL that messuage or dwelling house with the outbuildings and garden thereto adjoining and belonging containing altogether by estimation Thirty four perches or thereabouts situate at Holy City in the Parish of Chardstock abutting upon the Road leading to Whitehouse and being part of Number 566 on the Ordnance Survey Map (1890 Edition) ALL which said premises are in the present occupation of William Honebun and are for the purposes of identification only and not of limitation more particularly delineated on the Plan thereof drawn and thereon coloured pink" for £150 to Susan Larcombe, widow, of Chardstock.

NOTE: The plan (scale 1:2500) on the back of the Conveyance covers the area from Holy City crossroads to Whitehouse and shows how plot 566 was divided into two parts.

28.5.1912 Conveyance (2)
The 1950 Abstract of Title records a second Conveyance dated 28.5.1912 when the Trustees sold the other part of the holding described above, together with other lands at Holy City previously owned by John Chubb for £185 to Tom Pearce, Road Contractor, of Holy City, Chardstock. The holdings were described as:

FIRST All that piece of orchard land situate near Wootton Farm, Chardstock called or known as Hutt Orchard or Dye House Orchard being part of No. 455 on Ordnance Survey Map (1890 Edition), containing by estimation 1 acre and now (28.5.1912) in the occupation of George Newbery as tenant.

SECONDLY All that garden orchard land and premises with the cottage and outbuildings erected thereon at Holy City adjoining the main road leading to Whitehouse, containing by estimation 1 rood 15 perches being part of No. 570 on OS Map and in the occupation of Charles Beer as tenant.

ALSO That piece of garden ground on the opposite side of the road from the premises described above, formerly part of the Common Lands and taken out of Lots 11 and 12 of the sale of the said Commons. In the occupation of Charles Beer and being part of No. 566 on OS Map and containing by estimation 15 perches. Coloured blue on the map contained in the other Indenture dated 28.5.1912.

17.9.1924 By a Deed of Gift of this date ownership of the dwelling house as detailed above in Conveyance dated 28.5.1912 passed from Susan Larcombe to her daughter Ellen Berry of 13 Ashfield, Chard, the wife of Albert Berry.

- 29.6.1931 By a Conveyance of this date Ellen Berry of 13 Ashfield, Chard sold the dwelling house as detailed above for £235 to Alfred James, Gentleman, of 18 Ashcombe Road, Cheddleton, near Leek, Staffordshire and May Winter, widow, of the same address.
- 4.7.1939 By a Conveyance of this date Alfred James and May Winter, both of Harbour House, Chardstock sold the dwelling house detailed above for £265 to Hilda Winifred Goadby, Spinster, of Moorlands Ridge, Trinity Hill, Axminster, Devon.
NOTE: This is the first legal document to use the name Harbour House.
- 12.6.1943 The 1950 Abstract of Title records that by a Conveyance dated 12.6.1943 Tom Pearce, Farmer, of Holy City Farm, Chardstock sold the freehold lands detailed below, and known collectively as Holy City Farm, for £825 to Elizabeth Mary Robinson, married woman, of Southcott Farm, Wilmington, Devon and Richard Frederick Gilpin, Solicitor's Clerk, of 40 Silverwood Avenue, Newton Abbot, Devon.

FIRST All that piece of orchard land situate near Wootton Farm, Chardstock called or known as Hutt Orchard or Dye House Orchard being part of plot 455 on Ordnance Survey Map (1890 Edition) and part of plot 432 on O.S. Map (1905 Edition), containing by estimation 1.303 acres.

SECONDLY All that garden orchard land and premises with the cottage and outbuildings erected thereon at Holy City adjoining the main road leading to Whitehouse, containing by estimation 1 rood 15 perches being part of plot 570 on OS Map 1890 and part of plot 465 on O.S. Map 1905.

THIRDLY All that piece of garden ground on the opposite side of the road from the premises described above, formerly part of the Common Lands and taken out of Lots 11 and 12 of the sale of the said Commons, being part of No. 566 on OS Map 1890 and part of plot 463 on O.S. Map 1905 and containing by estimation 15 perches.

FOURTHLY All that garden orchard and premises being at the higher side of Farway Marsh by the side of the road going to Whitehouse, adjoining plot secondly described, part of No. 570 on OS Map 1890 and part of plot 465 on O.S. Map 1905, containing by estimation 2 roods 4 perches. Tom Pearce acquired this plot of land from George Henry Morrish by a Conveyance dated 31.12.1919.

FIFTHLY All that piece of garden ground also adjoining plot secondly described, part of No. 570 on OS Map 1890 and part of plot 465 on O.S. Map 1905, containing by estimation 1 rood 9 perches. Also acquired by Tom Pearce from George Henry Morrish 31.12.1919.

SIXTHLY All that piece of orchard land at Holy City being plot. 432A on OS Map 1890 and containing by estimation half an acre.

SEVENTHLY All that plot of pasture land containing 4.032 acres or thereabouts being No. 454 on OS Map 1905. Formerly Common Land awarded by virtue of the Chardstock Inclosure Nos. 124 and 125. Tom Pearce acquired this plot of land from Isaac Lisle Smith by a Conveyance dated 30.5.1930.

EIGHTHLY All those two fields known as Higher Hackhams and Lower Hackhams containing by estimation 2.546 acres and being plots 466, 467 and 468 on OS Map 1905.

- 1944 Abstract of Title
The information in this document duplicates that contained in previous Conveyances etc. detailed above.
- 9.2.1944 By a Conveyance of this date Hilda Winifred Goadby, Spinster, then of 2 Gridlake, Axminster, Devon sold Harbour House as detailed above for £375 to Miss Ethel Innes of Thorn Cottage, Chardstock.
- 22.3.1944 By a Tenancy Agreement of this date Harbour House was rented to Hannibal George Harris and his wife Lilian Harris at a weekly rent of 10s payable each Monday.

The Tenancy Agreement included two unusual clauses:

The said Lilian Harris will as and when necessary do such work in the garden of Thorn Cottage, Holy City as the Landlord shall require and shall be paid for such work at such rates as shall from time to time prevail.

The said George Harris will whenever he is able (by reason of termination of Military Service or otherwise) do at least six hours work per week in the garden of Thorn Cottage and shall be paid for such work at such rates as shall from time to time prevail.

- 20.11.1947 The 1950 Abstract of Title records that by a Conveyance dated 20.11.1947 Elizabeth Mary Robinson, married woman, then of Rumwell Park, Taunton, Somerset and Richard Frederick Gilpin, Retired Solicitor's Clerk, then of Jews Bridge Cottages, Heathfield, Devon sold Holy City Farm, as detailed in the conveyance dated 12.6.1943, for £940 to Clifford Robert Greed, Motor Engineer, of Glenview Garage, Crewkerne Road, Chard.
- 6.9.1982 By a Conveyance of this date Miss Ethel Innes, still of Thorn Cottage, Chardstock sold Harbour House for £9000 to Hannibal George Harris and his wife Lily Harris - the married couple who had been renting the house since 22.3.1944 (see above). The witnesses to this conveyance were U[?] E Jefferis, Retired Spinster of Thorn Cottage, Holy City and D G Gardiner, Retired Farmer of Holly Bush, Holy City.

BARTON OR HOLBROOKS TENEMENT, CHARDSTOCK (1868 TO 1960)
Chardstock Manor Estate Copyhold no. 54.

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

These land holdings were formerly part of the Chardstock Manor Estate. By an Indenture dated 1.8.1873 the freehold of the estate passed from the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley. The Henley family held the Manor until it was auctioned in November, 1915 in 194 Lots at the George Hotel, Axminster. Following the auction and by an Indenture of 25.2.1916, the entire estate passed to George Grant Stevenson, Solicitor of Parliament Chambers, Great Smith Street, City of Westminster and then, by separate Indenture, to the new owners. The remaining unsold portion of the estate was offered for sale at a second auction held in October, 1916.

29.9.1917	Conveyance
24.11.1947	Conveyance (on back of Conveyance dated 29.9.1917)
11.9.1948	Vesting Assent
22.12.1953	Deed of Grant
8.7.1960	Conveyance (attached as an appendix to Vesting Assent dated 11.9.1948).

The originals of the documents shown above have been scanned and are held by CHRG under reference Property Deeds 0046 to 0048.

29.9.1917 By Conveyance of this date Isaac Lisle Smith, Farmer of Court Farm, Chardstock, purchased the freehold to all lands shown below from George Grant Stevenson for a combined price of £358 5s 0d (£347 plus £11 5s 0d for the timber):

First Schedule - ALL those several pieces or parcels of pasture land and premises approached by a blind road at Farway and containing together about 9A 1R 4P.

These lands had formed LOTS 130 and 131 at the first auction sale in November, 1915 and LOT 14 at the second auction sale held in October, 1916. They did not sell at either auction and were subsequently sold to Isaac Lisle Smith by private treaty. At the time of both auctions the lands were let to Albert Pearce on an Annual Tenancy Agreement at a combined rent of £13 10s 0d per annum.

O.S. No.	Description	Acreage
449 (part)	Pasture	0.319
618	Pasture	3.127
619	Pasture	2.348
722	Pasture	3.479
	Total	9.273

Second Schedule (Barton or Holbrooks Tenement) - ALL that cottage, garden and orchard together with the several closes of pasture land and premises situate partly at Chardstock and partly at Farway and containing together just over eight and three quarter acres.

Barton or Holbrooks Tenement had formed part of LOT 162 at the first auction sale in November, 1915 and as part of LOT 22 at the second auction sale held in October, 1916. The tenement did not sell at either auction and was subsequently sold to Isaac Lisle Smith by private treaty.

790 (part)	Cottage, Garden & Orchard	0.737
555 (part)	Rough Pasture (Common ground)	0.862
557	Rough Pasture (Common ground)	1.470
700	Pasture	0.745
763	Pasture	5.007
	Total	8.821

The Second Schedule lands were held by a Copy of Court Roll dated 28.10.1868 by the Executors of Thomas Bentley (deceased) for the remaining lives of Arthur Parris (in 1917 aged 78), Ann Parris (since deceased) and Mary Ann Reynolds (nee Broom and in 1917 aged 51). Although Isaac Lisle Smith acquired the freehold, the Executors of Thomas Bentley were entitled by Law to continue to hold the Copyhold tenancy until such time as the last "life" died. On the death of this last "life" the lands would revert to Isaac Lisle Smith, as there was not any right of renewal of the Copyhold.

Following the passing of the Property Acts 1922 and 1924, introduced in Law from 1.1.1926, the Copyhold agreement relating to the Second Schedule, and still held by the life of Mary Ann Reynolds, was, from that date, converted into a leasehold interest for her life.

- 24.11.1947 By a Conveyance of this date Alick Lisle-Smith sold the freehold of the lands detailed in the First Schedule to Ernest Benjamin Wyatt and Colin Pring Palmer.
- 11.9.1948 Vesting Assent
Isaac Lisle Smith died 21.9.1943 and his wife Maria Jane Smith died 31.5.1946. The remaining holdings, which comprised the Second Schedule of the Conveyance dated 29.9.1917, then passed to their son Alick Lisle-Smith and were the subject of a Vesting Assent dated 11.9.1948.
- 22.12.1953 By a Deed of Grant of this date Mary Ann Reynolds of Beachcote, Seaton, as the leaseholder for life, and Alick Lisle-Smith of Tytherleigh House, Chardstock, as the freeholder, granted permission to Tom Parris of The George Inn, Chardstock to lay down a water pipe line from plot 556 along the northern perimeter of plot 557 to plots 543/544. As part of the agreement, Tom Parris provided a cattle drinking trough in plot 557.
- 8.7.1960 By a Conveyance of this date Alick Lisle-Smith sold plot 790 (part) cottage, gardens and orchard, known as Holbrooks, to George Male.

HOOK PAPER MILL (1843 to 1940)
TENEMENT NEAR THE MILL (1806 to 1926)
Also includes part of a holding known as Vulscombe

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

These land holdings were formerly part of the Chardstock Manor Estate and were held under Copyhold Agreements Nos. 61 Vulscombe (part), 70 Tenement near the Mill and 77 Paper Mill at Hook. By an Indenture dated 1.8.1873 the freehold of the estate passed from the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley. The Henley family held the Manor until it was auctioned in November, 1915 in 194 Lots at the George Hotel, Axminster. Following the auction and by an Indenture of 25.2.1916, the entire estate passed to George Grant Stevenson, Solicitor of Parliament Chambers, Great Smith Street, City of Westminster and then, by separate Indenture, to the new owners. The remaining unsold portion of the estate was offered for sale at a second auction held in October, 1916.

20.10.1868	Five documents relating to Manor Court Roll held on this date, concerning the Paper Mill at Hook (Copyhold No. 77) and entitled Surrender, Copy, Copy, Admission as Tenant and Licence to Demise.
20.5.1869	Five documents relating to Manor Court Roll held on this date, concerning the Tenement near the Mill (Copyhold No. 70) and part of Vulscombe (Copyhold No. 61) and entitled Surrender, Copy, Copy, Admission as Tenant and Licence to Demise.
1929	Abstract of Title including:
15.6.1918	Conveyance
24.6.1926	Assignment
10.7.1940	Conveyance

The originals of the documents shown above have been scanned and are held by CHRG under reference Property Deeds 0049 to 0052.

20.10.1868	Paper Mill at Hook (Copyhold No. 77) Five documents relating to Manor Court Roll held on this date relating to a Holding described as "ALL THAT Messuage or Dwelling House and Land thereto adjoining commonly known as Hook Mills situate in the Parish of Chardstock aforesaid together with the Garden two several Orchards and also four several Plots or parcels of Ground thereto belonging containing in the whole about Four acres (be the same more or less)" and "which premises in the several Grants heretofore made thereof are described as ALL THAT one Tenement lying near to Hook Cross called the Paper Mills in the North Tithing".
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Surrender - Thomas Palmer Deane, late of Chardstock but now of Wambrook, Gentleman, surrendered his holding, as above, which he held by a reversion Copy of Court Roll dated 12.5.1843 for the lives of Thomas Apsey and Susanna Matthews (late Susanna Apsey, spinster), sometime since in the possession of James Rounseville afterwards of Samuel Apsey late of Thomas Apsey and now the said Thomas Palmer Deane.

Copy (1) - James Eames of Titchfield Mill in the Parish of Titchfield in the County of Hants Miller took the holding "To have and to hold the said

premises with the appurtenances unto the said James Eames aged about twenty eight years for and during the term of his natural life". Yearly rent 1s 6d and a Heriot "when it shall happen". James Eames paid a fine of £150 as the sole purchaser of the Copyhold.

Copy (2) - James Eames "To have and to hold the reversion of and in the said premises with the appurtenances unto Maria Deane Eames, aged about four years, Sarah Elizabeth Eames, aged about two years (Daughters of Thomas Palmer Eames of Cotley in the Parish of Chardstock, Yeoman, and William Dean Eames the younger, aged about one year (Son of William Deane Eames of Lodge Farm in the Parish of Wambrook, Yeoman for and during the term of the several natural lives and the life of the longest liver".

Admission as Tenant - James Eames admitted Tenant of the holding.

Licence to Demise - James Eames granted Licence to Demise.

James Eames died 11.8.1913. By his Will dated 29.10.1908 he bequeathed his estate to his brothers and sisters John Eames, Sarah Jane Eames, Mary Eames Edward Eames and Lydia Eames with Edward Eames appointed Executor.

John Eames died 15.9.1916.

Lydia Eames died 13.1.1923.

20.5.1869

Tenement near the Mill (Copyhold No. 70) and part of Vulscombe (Copyhold No. 61)

Five documents relating to Manor Court Roll held on this date relating to a holding described as "All those several parcels of land arable meadow and pasture containing in the whole nine acres more or less formerly called Vulcombes with the appurtenances And also two acres of Meadow ground more or less called Mill Mead adjoining to the Mill orchard and part of a Tenement called Baker's tenement lying and being in the North Tithing of the said Manor formerly Keates".

Surrender - Sarah Cox (formerly Sarah Deane), the wife of William Blatch Cox of Combe St. Nicholas, Esquire, and the only child of Ann Deane, the widow of Thomas Deane, deceased, surrendered her holding, as above, which she held by virtue of a Reversionary Copy of Court Roll dated 22.10.1806 for the life of Thomas Deane.

Copy (1) - William Blatch Cox of Combe St, Nicholas, Esquire, took the holding "To have and to hold the said premises with the appurtenances unto the said William Blatch Cox now aged seventy one years for and during the term of his natural life". Yearly rent 7s 6d and an Heriot "when it shall happen". William Blatch Cox paid a fine of £350 as the sole purchaser of the Copyhold.

Copy (2) - William Blatch Cox "To have and to hold the reversion of and in the said premises with the appurtenances unto Anne Deane Cox aged about thirty three years (Daughter of the said William Blatch Cox),

Charles Follett aged about fourteen years (Son of George Follett of Combe St, Nicholas) and William Follett aged about eleven years (also Son of the said George Follett) for and during the term of the several natural lives and the life of the longest liver”.

Admission as Tenant - William Blatch Cox admitted as Tenant

Licence to Demise - William Blatch Cox granted Licence to Demise.

William Blatch Cox of Combe St. Nicholas died 22.8.1876. By his Will dated 2.1.1856 and proved 23.12.1876 he named his Executors as Sarah Cox (his wife), Anne Deane Cox (his daughter) and John Bird (a friend). All lands, assets etc. were to be held in trust for the use of his wife and their daughter Anne.

Sarah Cox died 29.12.1888 and the estate then passed to her daughter Anne Deane Cox.

2.3.1923 Anne Deane Cox died 12.9.1922. By her Will dated 5.8.1919 and proved 14.11.1922 she appointed her Executors as Florence Filliter of Wareham in the County of Dorset and Herbert George Derwent Moger, Solicitor, of Taunton in the County of Somerset. By an Indenture (called a Bargain and Sale) dated 2.3.1923 the Executors sold the remaining interests in Copyhold Nos. 61 and 70 (part Vulscombe and Tenement near the Mill), previously held by the deceased, to Isaac Lisle Smith, Yeoman, of Court Farm, Chardstock for £85. At the time the tenant was named as James Perrin. From this date Isaac lisle Smith held the lands “in fee simple in possession free from incumbrances”.

1929 Abstract of Title of Isaac Lisle Smith Esq. to freehold premises known as Hook Mills and other property in the Parish of Chardstock.

15.6.1918 By a Conveyance of this date Isaac Lisle Smith, Farmer of Court Farm, Chardstock bought the freehold to the lands shown below by private treaty. The purchase price of £2610 was the total paid for the remaining Copyholds which had failed to sell at the two previous auctions in November, 1915 and October 1916 and of which Copyholds Nos. 70 and 77 were part.

First Schedule
Tenement near the Mill (Copyhold No. 70)

O.S. No.	Tithe No.	Description	Acreage
723	212	Mill Tenement	1.263
724	213	Knappy Close	3.831
617	214	New Close	3.321
725	225	Moor Close	1.987
733	1148	Mill Meadow	2.796
551	127pt (A)	Common Land/Nursery	0.499
552	127pt (A)	Common Land/Pasture	2.121
452	127pt (A)	Common Land/Nursery	0.378

Total 16.196

Second Schedule

Paper Mill at Hook (Copyhold No. 77)

653		Cottage Buildings Garden	0.487
652		Garden	0.547
651		Orchard	0.783
660		Garden and Spinney	0.322
659		Orchard	1.195
456	122 (A)	Common Land/Pasture	2.533

Total 5.867

Note (A); Enclosure plot number.

The First Schedule lands were held by Copy of Court Roll by Miss Ann Cox (in 1916 aged 80) of 3 St. George's Terrace, Wilton, Taunton for the remaining lives of herself, Charles Follett (in 1916 aged 61) and William Follett (58). By 1918 there was no reference to Copyhold No. 61 Vulscombe (part), suggesting that the lands had been amalgamated under the single heading Tenement near the mill (Copyhold No. 70).

The Second Schedule lands were held by Copy of Court Roll by Edward Eames of Broad Oak, Wambrook for the remaining lives of Marie Deane Eames (in 1916 aged 52), Sarah Elizabeth Eames (50) and William Deane Eames (49).

The details for the Second Schedule are taken from the Particulars of Sale as the Indenture is incorrect. Plots 651 to 653 and 659/660 cover Tithe Nos. 1195 to 1201 inclusive. In these particulars there is no reference to the mill in the schedule. The title Paper Mill at Hook is still used to identify the Copyhold but it is in inverted commas and (Mill Cottage) has been added, indicating that paper production had ceased by the time of the sale.

Although Isaac Lisle Smith acquired the freehold, the respective Copyholders (their heirs and assigns) were entitled by Law to remain as tenants until such time as the last "life" died. On the death of this last "life" the lands would revert to Isaac Lisle Smith, as there was not any right of renewal of the Copyhold.

24.6.1926

By an Assignment of this date the three surviving brother and sisters of James Eames, Sarah Jane Eames, Spinster, Mary Eames, Spinster and Edward Eames, Gentleman, all of Broad Oak, Wambrook sold their interest in the Copyhold Agreement detailed in the Second Schedule above (Paper Mill at Hook) to Isaac lisle Smith of Les Hirondelles, Seaton for £300.

At the time of the Assignment the cottage and adjoining lands (plots 651 to 653 and 659/660) were in the occupation of Charles Stuart King and the close of land at Farway Marsh (plot 456) was in the occupation of Mrs. Annie Compton Long.

10.7.1940

By a Conveyance of this date "a messuage gardens orchards and premises known as The Mill Cottage situate at Hook in the Parish of Chardstock" was sold by Mr. I L Smith to Mrs. E E Barber. Only the outer cover of the agreement has survived, so this is the extent of the information available.

HOOPERS FARM, CHARDSTOCK (1873 to 1969)
Includes reference to property known as Barn Owls.

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

These land holdings were formerly part of the Chardstock Manor Estate and were held under Copyhold Agreements Nos. 65 to 68. By an Indenture dated 1.8.1873 the freehold of the estate passed from the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley. The Henley family held the Manor until it was auctioned in November, 1915 in 194 Lots at the George Hotel, Axminster. Following the auction and by an Indenture of 25.2.1916, the entire estate passed to George Grant Stevenson, Solicitor of Parliament Chambers, Great Smith Street, City of Westminster and then, by separate Indenture, to the new owners. The remaining unsold portion of the estate was offered for sale at a second auction held in October, 1916.

1915	Abstract of Title (includes information relating to Estate sale 1.8.1873)
29.2.1916	Conveyance
1916	Abstract of Title
10.11.1916	Conveyance
8.2.1919	Copy of Conveyance
1928	Abstract of Title (includes information re Conveyance dated 10.2.1919)
9.11.1928	Conveyance
6.1.1960	Conveyance
1962	Abstract of Title
26.9.1962	Memorandum of Sale (Supplementary to Conveyance dated 6.1.1960)
23.9.1964	Memorandum of Sale (Supplementary to Conveyance dated 6.1.1960)
5.11.1969	Conveyance (includes information relating to a Conveyance dated 9.5.1969)

The originals of the documents shown above have been scanned and are held by CHRGR under reference Property Deeds 0084 to 0090.

1915 Abstract of Title
 A complex document of 19 double foolscap pages relating to the legal transfer of The Chardstock Estate from the Henley Family to George Grant Stevenson, Esquire, Solicitor.

The Abstract makes reference to those Copyholds which were still held by "lives" as at 1.8.1873 (i.e. the date when the Estate was sold by the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley) and a supplementary hand written schedule includes the following:

No. of Tenement	Tithe No.	Name of Tenement	Quantity		
			A	R	P
65	1145	Hoopers		2	06
	1146		1	0	29
	138 (A)		2	3	22
66	1147	Jeffries Coat alias			
		Sopers Meadow	1	1	20
67	1147a	Serles		1	20
68	1071	Dyehouse			15

(A) Inclosure Map No. 118 (1858)

The four Copyholds were held by the Executors of Charles Bond for the lives of Sarah Jane Bond and Charlotte Bond, aged 46 and 48 respectively in 1873.

The Abstract also records the position in 1890 with another supplementary hand written schedule:

65	Hoopers	8	2	26
66	Jeffries Coat	3	1	26
67	Serles		1	20
68	Dyehouse	1	0	34
	Total	13	2	26

The Copyholds continued to be held for the lives of Sarah Jane Bond and Charlotte Steele (formerly Bond), aged 63 and 65 respectively in 1890.

29.2.1916 By a Conveyance of this date George Grant Stevenson Esquire sold the freehold of Hoopers Farm (LOT 119 of The Chardstock Estate Sale) for £697 19s 9d (£650 auction price plus timber valued at £47 19s 9d) to Miss Edith Elizabeth Spiller, Nurse, of The South Western Hospital, Landor Road, Stockwell, London.

By 1916 the Copyhold Agreements had lapsed and the lands were being let on Annual Michaelmas Tenancy Agreements.

The land holdings were recorded in the Conveyance as:

O.S. No.	Tithe	Name	Acreage
790 part	1145	House, Buildings, Garden	0.650
790 part	1073 part	and Orchard	0.237
736	1146	Hoopers Meadow	1.219
735	1147/1147a	Sopers Meadow	2.229
799	1071	Stable and Dyehouse)	
799	1073 part	Meadow)	1.163
558			0.300
559			2.581
798	1070	Parsons Close	2.753
		Total	11.132

The Conveyance document includes a hand drawn map showing the lands as being sited either side of the hill running from Hoopers Farmhouse to the River Kit, except for Plots 558 and 559, which were previously Common Land and were located at Cuckold's Pit.

1916 Abstract of Title of Miss E E Spiller to a Freehold House and Lands at Chardstock known as Hoopers Farm.

A precis of the information recorded in the Abstract of Title dated 1915 and the Conveyance dated 29.2.1916.

10.11.1916 By Conveyance of this date Miss Edith Elizabeth Spiller, still a Nurse at The South Western Hospital sold the freehold property to William White, Farmer of Rodway Farm, Stockland for £820. The property details were unchanged from the previous sale. The Conveyance recorded that the plots were in the respective occupations of the representatives of the late Frederick Spiller, deceased, and Isaac Lisle Smith (plot No. 798 only) as Tenants.

Solicitor's enquiries made regarding the sale recorded that in 1916 the Apportioned Tithe was £2 10s 4d and Land Tax £1 2s 6d. An insurance policy describes the buildings as "Dwellinghouse, Cider Cellar & Washhouse all under one roof stone built and thatched, Pigstye & Cartshed adjoining & Cowstalls on opposite side of road". William White agreed to purchase "a Rick of Hay and Farm Yard Manure etc." at the agent's valuation.

An undated endorsement to the Conveyance recorded that the pasture lands numbered 558 and 559 had been sold to the Rural District Council of Axminster.

8.2.1919 Copy of Conveyance between The Reverend Arthur Lewis, Vicar of Chardstock (the Vendor). and Edward Stanhope Rodd Esquire J.P. of Chardstock House, Chardstock (the Purchaser) for the purchase of the freehold lands below for £765. As these lands formed part of the Glebe Lands of the Vicarage, the sale had to be approved by the Board of Agriculture & Fisheries and had to conform with the Glebe Lands Act 1888.

O.S. No.	Description	State	A	R	P
737	Meadow	Pasture	3	0	15
790 part)					
743 part)	Yard, Buildings & Land	Pasture	1	0	34
742	Part Parsonage Moor	Pasture	8	2	21
		Total	12	3	30

The buildings referred to were formerly used as a Gas House. The complete holding was in the occupation of Isaac Lisle Smith as Tenant.

1928 Abstract of Title of the Personal Representatives of William White, deceased, to a freehold farm and lands known as Hoopers Farm.

The Abstract includes information relating to a Conveyance dated 10.2.1919 when Edward Stanhope Rodd Esquire J.P. of Chardstock House sold to William White, Farmer of Hoopers Farm the freehold plot of pasture land known as "Meadow" O.S. No. 737 of 3A 0R 15P for £245.

William White died 25.8.1927 at Hoopers Farm, Intestate. By Letters of Administration dated 6.12.1927 his estate passed to his widow Caroline White and his daughter Dot White.

9.11.1928 By Conveyance of this date Caroline White, Widow, and Dot White, Spinster, both of Hoopers Farm sold the holding to George William Hull, Farmer, and Florence Mabel May Hull, his wife, of Springfield Cottage, Chardstock for £1100. The schedule of lands was recorded as:

First Schedule

O.S. No.	tithe	Name	Acreage
790 part	1145	House, Building, Garden and Orchard	0.650
790 part	1073 part	Yard, Buildings etc.	0.237
736	1146	Hoopers Meadow	1.219
735	1147/1147a	Sopers Meadow	2.229
799	1071	Stable and Dyehouse)	1.163
799	1073 part	Meadow (now Orchard))	
798	1070	Parsons Close (now Meadow)	2.753
Total			8.251

Second Schedule

737	Meadow	3A 0R 15P
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6.1.1960 Conveyance. George William Hull died 30.12.1943 at Hoopers Farm. By Grant of Probate 11.8.1944 his widow Florence Mabel May Hull inherited the estate. By Conveyance of 6.1.1960 she sold it to Gerald Henry Watts, Farmer, and Joyce Watts, his wife, of Lower Beavor Farm, Axminster for £3600. The land holding had remained unchanged since 1928, being recorded as shown below in 1960:

O.S. No.	Name	Acreage
790 part	House, Buildings, Garden, Orchard & Yard	0.887
736	Hoopers Meadow	1.219
735	Sopers Meadow	2.229
799	Stable & Dyehouse, Meadow	1.163
798	Parsons Close	2.753
737	Meadow	3.097
Total		11.348

1962 Abstract of Title Mr. & Mrs. G H Watts to Hoopers Farm, Chardstock. A precis of previous agreements from 9.11.1928.

26.9.1962 Memorandum of Sale (Supplementary to Conveyance dated 6.1.1960) On 26.9.1962 Colin Gordon Montgomery bought the freehold to half an acre of plot O.S. No. 790 including the house, outbuildings, garden and paddock.

23.9.1964 Memorandum of Sale (Supplementary to Conveyance dated 6.1.1960) On 23.9.1964 Colin Gordon Montgomery bought the freehold to the three plots with O.S. Nos. 735, 736 and 737.

5.11.1969 This Conveyance records that by a separate Conveyance dated 9.5.1969 Gerald Henry Watts and Joyce Watts, then of Edgemoor, Luppitt, near Honiton, sold to Maurice George Milford and Kathleen Walker Milford, his wife, of The Court, Chardstock the freehold portion of O.S. Map 6642 (1958 Edition), containing by estimation 0.300 of an acre and having a frontage of 95 ft onto the public road. Note: This portion of land comprised the easternmost part of the plot previously described as O.S. No. 799 (1905 Edition) or Tithe No. 1071 on which the Stable and Dyehouse previously stood.

By the Conveyance dated 5.11.1969 Maurice George Milford and Kathleen Walker Milford sold the freehold of the plot of land, as above, for £2000 to Ernest Roger Watkins and Eileen Amy Watkins, his wife, of The Bridge House, Lapworth, Warwickshire. A barn and other buildings standing on the plot were included in the sale.

Note: By 2009 this property was called Barn Owls.

NEW HOUSE FARM/HOME FARM, CHARDSTOCK (1928 to 1970)

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

These land holdings were formerly part of the Chardstock Manor Estate. By an Indenture dated 1.8.1873 the freehold of the estate passed from the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley. The Henley family held the Manor until it was auctioned in November, 1915 in 194 Lots at the George Hotel, Axminster. Following the auction and by an Indenture of 25.2.1916, the entire estate passed to George Grant Stevenson, Solicitor of Parliament Chambers, Great Smith Street, City of Westminster and then, by separate Indenture, to the new owners. The remaining unsold portion of the estate was offered for sale at a second auction held in October, 1916.

10.7.1928	Voluntary Conveyance
1928	Abstract of Title including:
	8.2.1917 Conveyance
	9.2.1917 Mortgage
	13.6.1927 Reassignment
	3.3.1916 Conveyance
	25.3.1918 Mortgage
	9.7.1928 Surrender & Release
	28.12.1916 Conveyance
3.2.1934	Mortgage
3.6.1940 & 3.10.1949	Applications for Land Searches
1.10.1947	Conveyance (on back of Conveyance dated 10.7.1928)
11.1.1960	Tenancy Agreement
29.9.1960	Conveyance
21.10.1961	Insurance Policy
1962	Conveyance

The originals of the documents shown above have been scanned and are held by CHRG under reference Property Deeds 0033 to 0045.

10.7.1928 Conveyance between:
Isaac Lisle Smith, Yeoman, of Les Hirondelles, Seaton (the Grantor) &
Alick Lisle Smith, Farmer, of New House Farm, Chardstock (the Grantee)
Isaac Lisle Smith was granting legal possession of the Freehold lands recorded below to his son, Alick Lisle Smith.

FIRST SCHEDULE - PART 1

O.S. No.	Description	Acreage
821	Rich Meadow	4.703
822	Rich Meadow	8.588
823	Arable	6.957
773	Arable	6.962
772	Arable	6.881
769	Pasture	6.244
764	Arable	5.181
765	Arable	7.839
768	Arable	6.650
762	Plantation	0.605
	Total	60.610

The conveyance recorded that Alick Lisle Smith had recently erected a dwelling house, cowstalls, stables and piggeries on part of plot 823 and that the property was to be called "New House Farm", also that Copyholders of the Manor of Chardstock retained the right to dig for marl in enclosures 762 and 769.

FIRST SCHEDULE - PART 2

820	Pasture	3.176
875	Pasture	1.067
873	Pasture	0.499
872	Pasture	2.494
871	Pasture	1.995
782	Pasture	2.044
819 (part)	Pasture	0.194
	Total	11.469

FIRST SCHEDULE - PART 3

868	Pasture	4.025
	Grand total	76.104

The above mentioned lands were all purchased Freehold by Isaac Lisle Smith when the Manor of Chardstock was sold by the Henley Family and are covered by Conveyances between George Grant Stevenson and Isaac Lisle Smith dated 3.3.1916, 28.12.1916 and 8.2.1917. For more information on these Conveyances see entries under Abstract of Title 1928.

Included in the document was a double foolscap map of scale approximately 100 ft to the inch showing the field layout to the farm.

1928 Abstract of Title of Isaac Lisle Smith Esq. to Freehold farm lands and premises situated in the Parish of Chardstock.

Complex document of 11 double foolscap pages.

8.2.1917: By Conveyance of this date Isaac Lisle Smith, Farmer of Court Farm, Chardstock, purchased the following freehold lands for £4600:

ALL that messuage or farmhouse with the gardens outbuildings yard barton mow plot Village Pound and several closes or parcels of land and premises known as 'Court Farm' situated in the Village of Chardstock and comprising in the whole 163A 1R 17P or thereabouts. Included in this holding were fields with OS Nos. 821 and 822 (total 13.291 acres).

ALL those several closes of land and premises with frontages to Tytherleigh Lane situated close to the Village of Chardstock and comprising 47A 1R 11P of thereabouts. The schedule recorded this

holding as comprising fields with OS Nos. 823, 773, 772, 769, 764, 765, 768 and 762 (total 47.319 acres).

Full details of the holdings relating to New House Farm are recorded in the First Schedule - Part 1 of the Conveyance dated 10.7.1928.

9.2.1917: By Mortgage of this date between Isaac Lisle Smith (the Borrower) and Arthur Wyatt, Gentleman of The Firs, Tatworth, Chard (the Mortgagee) Isaac Lisle Smith borrowed £3000 at the rate of £5% per annum secured against the land holdings.

13.6.1927: By Reassignment of this date the following piece of land was surrendered by the Mortgagees to Isaac Lisle Smith.

ALL that piece or parcel of land forming part of OS No. 823 in the Parish of Chardstock and containing by estimation 2 acres or thereabouts.

This was the plot of land on which New House Farm buildings were erected. In this document Isaac Lisle Smith was described as Retired Farmer, then of Les Hirondelles, Seaton.

Arthur Wyatt died 29.7.1920 and by his Will of 17.2.1910 the Mortgagees at the time of the Reassignment were Emily Wyatt, Widow of Gilletts Farm, Wambrook, Chard, William Jennings, Yeoman of Home Farm, Kingsbury Eposcopi, Somerset and William Wyatt, Yeoman of Church Farm, Ryme Intrinsica, Dorset.

3.3.1916: By Conveyance of this date Isaac Lisle Smith, Farmer of Court Farm, Chardstock, purchased Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 at the first auction sale of the Chardstock Estate for £2366 2s 0d (£2261 plus £105 2s 0d for timber)

Part of the lands purchased were described as "ALL those two cottages and gardens with the several closes of meadow pasture and orchard and arable land and premises situated in the Parish of Chardstock and comprising in the whole 40A 3R 19P".

Prior to the Chardstock Estate sale these lands were in the occupation of Isaac Lisle Smith with the tenants named as E J Spiller, John Pym, John Perring and Sidney Hull.

Included in his holding were fields with OS Nos. 820, 875, 873, 872, 871, 782 and 819 (part) (total 11.469 acres) details of which are recorded in the First Schedule - Part 2 of the Conveyance dated 10.7.1928.

28.12.1916 By Conveyance of this date Isaac Lisle Smith, Farmer of Court Farm, Chardstock, purchased the following freehold land:

"ALL that close of pasture land and premises with frontage to Tytherleigh Lane close to Chardstock Village defined as OS No. 868 of 4.025 acres". This piece of land forms the First Schedule - Part 3 of the Conveyance dated 10.7.1928.

Supporting Solicitor's papers relating to the sale of the Chardstock Estate record that at the first auction the highest bidder for Lot 186 at £180 was Henry Tom Beer of Millway Farm, Chardstock with an intended purchase date of 25.2.1916. However, this sale was never completed and the lot was subsequently sold to Isaac Lisle Smith on 28.12.1916 by private treaty for £180. The Solicitor's papers describe the land holdings as:

Tithe No 999	Square Plot or Magg's Acre (Part of French's House Farm)	Meadow	3R 19P
Tithe 1000	Higher Honey Hill		3A 1R 16P
		Total	4A 0R 35P

Then OS plot No. 868 Pasture of 4.025 acres.

3.2.1934 On Mortgage documents dated 3.2.1934 Alick Lisle Smith was recorded as a Motor Garage Proprietor living with his wife Rosamond England Smith at Alderley, Chardstock.

3.6.1940 &
3.10.1949 On Applications for Land Searches of these dates Alick Lisle Smith was recorded as 'formerly of Alderley, Chardstock now of Tytherleigh Garage, Axminster, Motor Engineer'.

1.10.1947 Conveyance
On the back of the Voluntary Conveyance dated 10.7.1928 is a hand written endorsement stating that by a Conveyance dated 1.10.1947 the northern portion (containing 1.372 acres) of the close of land numbered 821 was conveyed from Alick Lisle-Smith to the Rural District Council of Axmouth in fee simple, subject to the Council erecting and maintaining a stock proof fence along the southern boundary.

Note: Houses numbered 1 to 7 Westcombes were subsequently built on this land.

11.1.1960 Tenancy Agreement
Between the Landlord Alec (should be Alick) Lisle-Smith of Tytherleigh House, Tytherleigh and the Tenants William Henry Pilton and William John Pilton. The agreement is dated 11.1.1960, but applied from 25.3.1958, then thereafter from year to year until twelve months notice to quit be given in writing by either party.

The schedule of lands was essentially the same as the original Conveyance dated 10.7.1928, except for the following minor variations:

821 shown as part 821 of acreage 3.703 instead of 4.703. According to the Conveyance dated 1.10.1947 the revised acreage should be 3.331 (4.703 - 1.372).

873 shown as acreage 0.449 instead of 0.499 (possible typing error).

870 pasture land of 2.050 acres added as per Conveyance dated 1962.

The 1960 tenancy agreement recorded the total as 76.229 acres.

Note: W H Pilton was still in occupation of the farm in June, 1970.

29.9.1960

Conveyance

By a Conveyance dated 29.9.1960 Alick Lisle-Smith of Tytherleigh House, Tytherleigh sold New House Farm to his married daughter Mrs Kathleen Walker Milford of Chardstock Manor, Chardstock. The land holdings were as per the previous conveyances dated 10.7.1928 and 1.10.1947 with the total acreage being recorded as 74.722.

21.10.1961

A Policy with Sun Insurance recorded the insurer as Mrs. Kathleen Walker Milford of Chardstock Manor and the property as comprising cowstalls, calves, pigs and meal houses, corrugated iron built on brick foundations and corrugated iron roof, cattle shed stone and timber built and roofed with corrugated iron and Dutch barn timber and corrugated iron built. Also cattle shed stone and timber built and roofed with tiles were situated at Honeyhill, Chardstock.

1962

Conveyance

Unsigned, undated draft Conveyance supplemental to the Conveyance dated 29.9.1960.

When Alick Lisle Smith sold New House Farm to Mrs. Kathleen Walker Milford by Conveyance dated 29.9.1960 the property shown below was mistakenly omitted. This agreement rectified the error:

ALL that piece or parcel of pasture land being part of New House Farm, Chardstock being OS No. 870 and containing 2.050 acres.

PINNEY'S OR PEARCE'S, CHARDSTOCK (1863 to 1953)

Also other lands held by Mrs. Maria Jane Smith at her death 31.5.1946 and known as:

Three pieces of land called Passcroft

A parcel of land called Stockstyle

An orchard called Swards at Claysteps

A subsection relates to the building of a house called Alderley, later renamed Meadow House.

Sources: Estate papers held by the current Lord of the Manor Mr Jonathan Milford.
Chard & Ilminster Newspaper 14.8.1875

These land holdings were formerly part of the Chardstock Manor Estate and were held under Copyhold Agreements No. 25. By an Indenture dated 1.8.1873 the freehold of the estate passed from the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley. The Henley family held the Manor until it was auctioned in November, 1915 in 194 Lots at the George Hotel, Axminster. Following the auction and by an Indenture of 25.2.1916, the entire estate passed to George Grant Stevenson, Solicitor of Parliament Chambers, Great Smith Street, City of Westminster and then, by separate Indenture, to the new owners. The remaining unsold portion of the estate was offered for sale at a second auction held in October, 1916.

1859	Abstract of Title (including information on Conveyance dated 26.9.1859)	(Swards)
16.12.1863	Three documents relating to Manor Court Roll held on this date	(Pinneys)
16.12.1863	Mortgage	(Pinneys)
17.12.1863	Security for Advance	(Pinneys)
29.9.1864	Assignment	(Pinneys)
24.8.1875	Auction sale	(Pinneys)
12.5.1879	Conveyance & Assignment	(Pinneys)
31.12.1883	Conveyance	(Stockstyle)
31.12.1883	Conveyance	(Passcroft)
29.3.1884	Conveyance (written on reverse of Conveyance dated 26.9.1859)	(Swards)
31.3.1884	Conveyance	(Swards)
14.6.1893	Conveyance	(Stockstyle)
June, 1893	Statement of Account	(Stockstyle)
17.6.1894	Death of Joseph Wale	(All)
21.4.1902	Mortgage	(All)
14.4.1910	Transfer	(All)
14.4.1910	Declaration	(All)
29.2.1916	Conveyance	(Pinneys)
24.12.1927	Reconveyance	(All)
30.12.1927	Conveyance (endorsement to Reconveyance dated 24.12.1927)	(Alderley/ Meadow House)
3.3.1928	Voluntary Conveyance)
August, 1934	Conveyance)
31.12.1927	Assent	(Pinneys)
1938	Abstract of Title	(Pinneys)
14.11.1938	Conveyance	(Pinneys)
21.9.1943	Death of Isaac Lisle Smith	(Pinneys)
13.7.1945	Deed of Change of Name	

31.5.1946	Death of Maria Jane Lisle-Smith (includes supplementary rental agreements dated 1.10.1927 and 29.9.1935)	(All)
1948	Abstract of Title	(Pinneys)
11.9.1948	Assent	(Pinneys)
9.3.1949	Vesting Assent	(Pinneys)
2.8.1949	Conveyance	(Pinneys)
7.12.1953	Conveyance	(Pinneys)

The originals of the documents shown above have been scanned and are held by CHRGG under references Property Deeds 0106 to 0121 and Copyholds 0239 to 0241

1859 Abstract of Title relating to a plot of freehold land defined as:
 “ALL THAT Orchard called Swards with the appurtenances situate at Claysteps in the Parish of Chardstock”.

By his Will dated 10.1.1794 and Proved 1.10.1804. William Leat, Yeoman, of Chardstock “gave and devised unto his Cousin John Salway and his Heirs” the plot of land detailed above.

John Salway, Yeoman, of Hatch Beauchamp, Somerset died 1.3.1858. By his Will dated 12.10.1848 and Proved 21.4.1859, the land passed to his children in equal shares:

Daughter Louisa Cousins, wife of Robert Cousins, Yeoman, of West Hatch, Somerset.

Daughter Sarah Toms, wife of John Toms, Plumber & Glazier, of Wellington, Somerset.

Daughter Betsey, wife of James Kellaway or Kelway, Nurseryman, of Huish Episcopi, Somerset.

Daughter Lucy, wife of Thomas Cuff James, Butcher, of Bristol.

Son John Salway, Butcher, of Hatch Beauchamp, Somerset.

Son William Salway, Butcher, of Durston, Somerset.

Following the death of John Salway the plot of land was offered for sale by public auction 23.5.1859 at the George Inn, Chardstock, but no sale was effected. At the time it was described as an orchard “by estimation one acre, be the same more or less, in the occupation of William French as Tenant thereof”.

By a Conveyance dated 26.9.1859 James Kellaway or Kelway bought the five shares held by his brothers-in-law and his sisters-in-law for £52 10s 0d, with his wife Betsey retaining her one share.

16.12.1863 Three documents relating to Manor Court Roll held on this date.

Copy (1) - Robert Bonfield, Yeoman, then aged about 32 years and the son of John Bonfield of Chardstock, Ironfounder, took the holding as detailed below for his life. He paid a fine of £600 to be admitted as the sole purchaser of the Copyhold. The yearly rent was 3s 6d and a Heriot “when it shall happen”.

The holding was recorded as “ALL that customary Copyhold Tenement consisting of one Tenement with the appurtenances called Pinny’s otherwise Pearce’s situate and being in the South Tithing of the Manor of Chardstock.

AND also all lands awarded by the Valuer in respect of the said tenement or any part thereof under or by virtue of the Chardstock Inclosure ALL which said premises are now better known by the following modern description: “

Tithe No.	Description		A	R	P
434	Kitbridge Mead	Meadow	1	2	34
993	Yonder Mead	Meadow	1	2	20
958	Rag	Arable	1	1	21
982	Pinny's Mead	Arable	1	3	38
1113	Sheeplands	Arable	3	1	00
1119	Lower Sheeplands	Arable	3	0	22
1172	Hookcross	Arable	1	3	18
1042	Garden			1	04
1047	House & Garden			2	33
181(A)	Allotment	Common Land	4	2	32
		Total	20	2	22

(A) Inclosure Map 1858

Copy (2) - Robert Bonfield “To have and to hold the reversion of and in the said premises with the appurtenances unto Joe White Bonfield, then aged about 14 years, and George Henry Bonfield, then aged about 11 years, (the sons of George Bonfield, Yeoman, of Yarcombe, Devon) and William John Down, then aged about 12 years, (the son of William Down, Carpenter, of Winkleigh, Devon) for the life of the longest liver of them.

Admission as Tenant - Robert Bonfield admitted Tenant of the holding.

NOTE: Document Copy (1) recorded both that the Copyhold “lately fell into the Lady's and Lord's hands by the death of Richard Drayton and were then demisable by Copy” and that the Copyhold was “heretofore in the possession of William Bond, deceased, and now of Robert Bonfield”.

- 16.12.1863 Mortgage
Robert Bonfield borrowed £500 from Charles James Turner Esq. of Staplegrove, Somerset at “the rate of Five pounds per centum per annum” secured against the land holdings detailed in the Conveyance of the same date and three separate life assurance policies of £200 for the lives of Joe White Bonfield, George Henry Bonfield and William John Down.
- 17.12.1863 Security for Advance
Robert Bonfield was previously indebted to Edwin Wotton of Taunton, Somerset and the Manager of the Taunton Loan Discount and Deposit Company for £187. This loan was also being secured against the land holdings and life assurance policies detailed above.
- 29.9.1864 Assignment
At a public auction held on 14.7.1864 at Chardstock George Ellett, Innkeeper, of Exmouth, Devon bought the residual portion of the Copyhold Agreement and the three life assurance policies held by Robert Bonfield for £730 payable in two parts - £520 to James Turner (£500 loan plus £20 interest)

and £210 to Edwin Wotton (£187 plus £23 interest). The Copyhold continued to be for the lives of Joe White Bonfield, George Henry Bonfield and William John Down.

24.8.1875 Auction Sale
The Chard & Ilminster News dated 14.8.1875 carried an advertisement announcing that the holding would be auctioned at the George Inn, Chardstock on 24.8.1875 as a whole or in six separate lots i.e. plots 1042/1047, 1172, 1113/1119, 958/982, 434/993 and Inclosure 181. Included in the auction were the three life assurance policies of £200 which dated from 16.12.1863 and had Annual Premiums of £2 per Policy. The Tenant was recorded as Mr W E Ellet. The notice recorded that "A considerable portion of the Purchase Money may remain on Mortgage, if desired". It would appear that the holding was not sold at this auction.

12.5.1879 By a Conveyance and Assignment of this date George Ellett, Shipbroker of 1 Gertrude Terrace, Exmouth, Devon sold the Copyhold Agreement and the three life assurance policies for £750 to Joseph Wale, Yeoman, of Chardstock. At the time of the sale the tenant was recorded as Alfred Welch.

31.12.1883 By a Conveyance of this date Robert Wale, Yeoman of Chardstock, bought an arable plot of land known as Stockstyle, being Tithe No. 1176 and containing 4A 2R 14P, for £290 from the Ecclesiastical Commissioners. Prior to the sale Robert and Joseph Wale were joint Yearly Tenants paying a Rectorial Tithe Rentcharge of 10s 2d per annum.

The Conveyance makes reference to two previous Indentures concerning the plot of land; namely:

- 9.11.1810 - Indenture between The Reverend Edward Few [Tew], Clerk, Prebendary of the prebend of Chardstock and Joshua Harcombe Cuff.
- 2.7.1846 - Indenture between Joshua Harcombe Cuff and the Ecclesiastical Commissioners for England.

31.12.1883 By a Conveyance of this date Joseph Wale, Yeoman, of Chardstock bought three plots of land, known as Passcroft and detailed below, for £510 from the Ecclesiastical Commissioners. Prior to the sale Joseph Deane was the Yearly Tenant paying a Rectorial Tithe Rentcharge of 13s 6d per annum.

Tithe No.	Description	A	R	P
226 Passcroft	Meadow	4	0	17
227 Passcroft	Meadow	4	1	35
139(A) Allotment	Arable	2	0	36
	Total	10	3	08

(A) Inclosure No. 1858.

The Conveyance makes reference to two previous Indentures concerning the plot of land; namely:

- 9.11.1810 - Indenture between The Reverend Edward Few [Tew], Clerk, Prebendary of the prebend of Chardstock and Joshua Harcombe Cuff.

2.7.1846 - Indenture between Joshua Harcombe Cuff and the Ecclesiastical Commissioners for England.
NOTE: The Conveyance incorrectly records the date of this Indenture as 2.7.1816.

- 29.3.1884 Conveyance concerning Swards Orchard
A separate Indenture dated 29.3.1884 and written on the reverse side of the Conveyance dated 26.9.1859 recorded that Betsey Kelway had died and that her husband James Kelway, then described as Gentleman of Langport, Somerset, acquired the remaining sixth part by the payment of £9 3s 4d to Louisa Cousins, widow of West Hatch, Somerset, and Trustee to the Will of John Salway.
- 31.3.1884 By a Conveyance of this date James Kelway, Gentleman of Langport, sold the freehold to Swards Orchard at Claysteps for £55 to Joseph Wale, Yeoman, of Chardstock. At the time of the sale the Tenant was recorded as William French.
- 14.6.1893 Conveyance
Robert Wale, Yeoman, of Chardstock died 30.5.1890, his wife Selina Wale having predeceased him 5.4.1858 "without issue". His Will dated 7.2.1857 and Proved 25.7.1890 shared his estate between his family as recorded below. It resulted in a Conveyance dated 14.6.1893 for the plot of land at Stockstyle with six parts:
- First part - Sister Susanna Hine, widow, of Galmington Lodge, near Taunton, Somerset.
 - Second part - Nephew John Wale, Yeoman, of Crawley Farm in the Parish of Chardstock.
 - Third part - Nephew Robert Wale, Yeoman, of Crawley Cottage in the Parish of Chardstock.
 - Fourth part - Nephew Joseph Wale the Younger, Yeoman, of Crawley Farm in the Parish of Chardstock.
 - Fifth part - Nephew William Wale the Younger, Yeoman, of Ridge in the Parish of Chardstock.
 - Sixth part - Brother Joseph Wale the Elder, Yeoman, of Chardstock.
- The four nephews of Robert Wale were the sons of his brother William Wale the Elder, who died 7.10.1885.
- By his Will Robert Wale directed that his estate be shared one third to his sister Susanna Hine, one third to the children of his deceased brother William and one third to his surviving brother Joseph. Plot 1176 at Stockstyle was valued at £175. By this Conveyance Joseph Wale the Elder, who held one third part, "bought out" the other two thirds at a price of £116 13s 4d with Susanna Hine receiving £58 6s 8d and John Wale, Robert Wale, Joseph Wale the Younger and William Wale the Younger each receiving £14 11s 8d.
- June, 1893 A Statement of Account which recorded the financial details of Joseph Wale the Elder concerning the estate of his late brother Robert Wale. Five land holdings were involved:
Stockstyle - Acquired by Joseph Wale the Elder.

Maxhays Farm and Lands in Membury valued at £900 - Acquired by Joseph Wale the Younger.
Crawley Cottage and Lands, Gilletts and Walcrofts Tenement valued at £940 - Acquired by Robert Wale the Younger.

In each case the buyer "bought out" the other members of the family under the same arrangements as those detailed in the Conveyance for Stockstyle dated 14.6.1893.

- 17.6.1894 Death of Joseph Wale
Joseph Wale, Yeoman, of Court Farm, Chardstock died 17.6.1894. His Will dated 26.6.1893 was Proved 11.9.1920, although it carries an endorsement on the front reading "Former Grant Probate 29.9.1894 Cessate".
- Joseph Wale bequeathed his entire estate to his wife Maria for her benefit during her widowhood. Upon her death or remarriage, he directed that his estate should pass to his three daughters with Maria Jane Wale inheriting the Copyhold Tenement called Pinneys or Pearces with the three life assurance policies, together with the freehold lands previously described called Passcroft, Stockstyle and Swards.
- 21.4.1902 Mortgage
Maria Jane Wale married Isaac Lisle Smith, Farmer, of Wambrook, Somerset on 7.4.1896 at Chardstock.
- On 21.4.1902 Maria Jane Smith and her mother Maria Wale, as Joint Beneficiaries, took out a mortgage of £600 from John Pring, Farmer, of Waterhayne Farm, Yarcombe secured against the land holdings of Pinneys or Pearces, Passcroft, Stockstyle, Swards and the three life assurance policies.
- 14.4.1910 By separate Transfer and Declaration documents both of this date sourcing (Two documents) the mortgage of £600 was transferred from John Pring to Susan Mary Wale and Louisa Wale, both spinsters of Court Farm, Chardstock, and the sisters of Maria Jane Smith.
- 29.2.1916 The Copyhold Tenement called Pinneys or Pearces was formerly part of the Chardstock Manor Estate. By an Indenture dated 1.8.1873 the freehold of the estate passed from the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley. The Henley family held the Manor until it was auctioned in November, 1915 in 194 Lots at the George Hotel, Axminster. Following the auction and by an Indenture of 25.2.1916, the entire estate passed to George Grant Stevenson, Solicitor of Parliament Chambers, Great Smith Street, City of Westminster and then, by separate Indenture, to the new owners.
- By a Conveyance dated 29.2.1916 Maria Wale, then of The Lodge, Chardstock bought the freehold to LOT 149 Pinneys or Pearces Tenement for £500. The plots of lands belonging to this tenement were unchanged from the Copy of Court Roll dated 16.12.1863, but by 1916 they were identified by the numbering system used in the Ordnance Survey Map of 1905 and acreages were more accurately recorded to three decimal points instead of acres/roods/perches. In papers relating to the auction sale, the schedule of lands was recorded as:

O.S. No.	Tithe No.	Description	Acreage
894	434	Kitbridge Meadow	2.124
883	993	Yonder Kitbridge Meadow	1.585
954	958		1.251
866	982	Pearces Close	2.284
687	1113	Upper Sheeplands	3.152
688	1119	Lower Sheeplands	3.153
698	1172	Hook Cross	1.760
793	1042 & 1045pt	House & Garden	0.583
790pt	1047	Orchard	0.562
934	181pt (A)		1.975
942	181pt (A)		3.050
Total			21.479

(A) Inclosure Map 1858

Following the purchase of Pinneys/Pearces, Maria Wale became the sole owner of the freehold and Joint Beneficiary with her daughter Maria Jane Smith to the Lifehold Tenure determined by the surviving lives of the Copyhold agreement dated 1863; namely Robert Bonfield (aged 84 in 1915), George Henry Bonfield (63) and William John Down (64).

24.12.1927

Reconveyance

Maria Wale died 31.8.1919 at The Lodge, Chardstock and her Will was Proved 11.9.1920. Her daughter Maria Jane Smith, the wife of Isaac Lisle Smith, then inherited the freehold to the properties previously recorded as Pinneys/Pearces, Passcroft, Stockstyle and Swards.

The Reconveyance of 24.12.1927 recorded that the remaining lives relating to the Copyhold Agreement/Lifehold Tenure for Pinneys/Pearces had all died. The monies payable under the life assurance policies for the last three lives were used to discharge the £600 secured by the Mortgage agreement dated 14.4.1910. By this Reconveyance Susan Mary Wale, Spinster, formerly of Court Farm, but now of The Lodge, Chardstock and Louisa Ada Loveridge, widow, formerly of Court Farm, but now of Whiteholme, Sampford Arundel, Somerset (Louisa Ada Wale married Frederick Tom Loveridge at Chardstock 30.10.1912 and he died at Sampford Arundel 12.10.1927) conveyed unto Maria Jane Smith, now of Les Hirondelles, Seaton "all the lands and hereditaments comprised in the said Mortgage".

30.12.1927

Conveyance

An endorsement to the Conveyance dated 24.12.1927 records that by Conveyance dated 30.12.1927 the field called Pearces Close (Tithe No. 982 and O.S. Map No. 866) was conveyed from Maria Jane Smith to her son, Alick Lisle Smith.

31.12.1927

By an Assent of this date Maria Jane Smith of Les Hirondelles, Seaton (the wife of Isaac Lisle Smith), Susan Mary Wale of The Lodge, Chardstock (Spinster) and Louisa Ada Loveridge of Whiteholme, Sampford Arundel, Somerset (Widow) as Executrixes of Joseph Wale (died 17.6.1894) and Maria Wale (died 31.8.1919) acknowledged that Maria Jane Smith was absolutely entitled to the said property in fee simple (i.e. those lands detailed under 29.2.1916).

3.3.1928 By a Voluntary Conveyance of this date Pearces Close was conveyed from Alick Lisle Smith to his wife Rosamund England Smith. The site was then developed by the building of a house and outbuildings named Alderley.

August, 1934 By a Conveyance (draft dated August, 1934) the house and grounds named Alderley were sold by Rosamund England Smith for £1100 to Katherine Maria Theodosia Rashleigh of Meadow House, Chardstock, the wife of the Reverend William Rashleigh. Concurrent with the sale, the name of the house was changed from Alderley to Meadow House.

1938 Abstract of Title relating to the sale of Pinneys Cottage - see Conveyance below dated 14.11.1938.

14.11.1938 By a Conveyance of this date Maria Jane Smith of Les Hirondelles, Seaton sold the property detailed below, called Pinneys, for £250 to her husband Isaac Lisle Smith.

O.S. No.	Tithe No.	Description	A	R	P
793pt	1042 & 1045pt	House & Garden		2	13
790pt	1047	Orchard		2	10

21.9.1943 Death of Isaac Lisle Smith
Isaac Lisle Smith died 21.9.1943 at Monkstone, Lyme Road, Axminster and was succeeded by his wife Maria Jane Smith. By his Will dated 21.7.1943 and Proved 3.4.1944 Pinneys Cottage and Bean Close, as detailed below, were devised to his granddaughter Kathleen Walker Smith upon her attaining the age of 21. Until this date the property was vested in his son Alick Lisle Smith as Trustee.

FIRST ALL THAT messuage or dwellinghouse and garden known as Pinney having an area of 0.562 acres and being part of plot 790 on the O.S. Map.

SECONDLY ALL THAT close of land known as Bean Close having an area of 2.748 acres and numbered 792 on the O.S. Map.

13.7.1945 Deed of Change of Name whereby Alick Lisle Smith renounced the use of his former second Christian name of Lisle and for himself, his wife Rosamund England Smith and their daughter Kathleen Walker Smith. He assumed the surname Lisle in addition to the surname of Smith such that his full name became Alick Lisle-Smith. Notice of this change was published in the London Gazette 14.8.1945.

31.5.1946 Death of Maria Jane Lisle-Smith
Maria Jane Lisle-Smith died 31.5.1946 at Monkstone, Lyme Road, Axminster. Her Will made 4.2.1944 was Proved 28.8.1946. All the freehold lands held by her (as opposed to those previously held by her late husband Isaac Lisle Smith) passed to her son Alick Lisle-Smith. From documents dated 27.1.1947 relating to the payment of Estate Duty they were recorded as:

ALL THOSE three pieces or parcels of land called Passcroft in the Parish of Chardstock containing 10A 3R 8P or thereabouts, numbered 728, 731 and 732 on the O.S. Map. Let to Mr. Perring.

ALL THAT piece or parcel of land called Stockstyle in the Parish of Chardstock containing 4A 2R 14P or thereabouts, numbered 704 on the O.S. Map. Let to the Executors of Mr. I Lisle Smith deceased.

ALL THAT orchard called Swards situate at Claysteps in the Parish of Chardstock containing one acre or thereabouts, numbered 729 on the O.S. Map. Let to Mr. Perring.

ALL THOSE eight pieces or parcels of land at Chardstock containing 18.050 acres or thereabouts known as Pinneys or Pearces. Let as follows:

O.S. No.	Acreage		Tenant
687	3.152)	Executors of
688	3.153)	Mr I Lisle Smith
698	1.760)	deceased
885	1.585)	
894	2.124)	Mr Matthews
954	1.251)	
934	1.975)	Mr Wonnacott (see note below)
942	3.050)	

Included in the bundle of papers is an Agreement made 1.10.1927 by Mrs Maria Jane Lisle Smith of Les Hirondelles, Seaton, Devon for William Lentell of Chardstock to rent all that close of land situated by the Hook Road in the Parish of Chardstock No. [blank] on Ordnance survey and containing in all two acres for the sum of £4 0s 0d per annum, payable quarterly. The agreement was witnessed by Lydia Anne Hounsell. The omission of a plot number does not allow for positive identification, but it may refer to plot 698 shown above, as this had a direct frontage to Hook Road and was about the right acreage.

A Tenancy Agreement dated 23.3.1936 records that Alfred Wonnacott of Kit Cottage, Chardstock entered into an agreement with Maria Jane Smith whereby he rented plots 934 and 942 for two years from 29.9.1935 at an annual rent of £5 payable half yearly at Lady Day and Michaelmas. The agreement was witnessed by F Spiller of "Rose Lea", Kitbridge, Chardstock.

- 1948 Abstract of Title relating to Pinneys Cottage.
- 11.9.1948 Assent relating to Pinneys Cottage and Bean Close by Alick Lisle-Smith and William Graham Forward, Solicitor, as Trustees of the Will of Isaac Lisle Smith.
- 9.3.1949 Vesting Assent relating to Pinneys Cottage and Bean Close by Alick Lisle-Smith as Trustee of the Will of Isaac Lisle Smith following the death of William Graham Forward 29.11.1948.
- 2.8.1949 By a Conveyance of this date Miss Kathleen Walker Lisle-Smith, having attained the age of 21, became the freehold owner of Pinneys Cottage and Bean Close, as detailed in the Will of her grandfather Isaac Lisle Smith. A witness to the signatures was G R Hopkins of Pinneys Cottage, Chardstock.

7.12.1953 An endorsement on the outer cover of the Conveyance dated 2.8.1949 recorded that by a Conveyance "Dated 7.12.1953 part of the property described in the within written Conveyance known as Pinneys Cottage, Chardstock was conveyed to Mr. and Mrs. Cross". No further details are given.

THE LODGE, CHARDSTOCK (Pre 1955)
CHARDSTOCK MANOR (1955 to 1972)
ST. ANDREWS HOUSE, CHARDSTOCK (Post 1955)
Also separate dwelling known as The Annex/Little St. Andrews (Post 1972)

Sources: Henley Estate papers held by the current Lord of the Manor Mr Jonathan Milford, except for those prefixed P, which are the private papers of Mr & Mrs C Parkinson.

The house, grounds and orchard to this property formed part of Chardstock Estate Copyholds Nos. 58 (Cottage at Chardstock) and 59 (The Old Five Bells).

20.10.1868	Court Baron of the Manor of Chardstock (Information contained in 1913 Abstract of Title)
5.2.1869	Agreement (Information contained in 1913 Abstract of Title)
11.10.1888	Conveyance (Information contained in 1913 Abstract of Title)
1913	Abstract of Title
1.12.1913	Conveyance
1915/1916	Sale of The Chardstock Manor Estate
29.2.1916	Conveyance (Information extracted from documentation relating to the sale of the Chardstock Estate)
31.12.1927	Assent
14.7.1938	Property survey
July 1955	Property survey
16.7.1955	Conveyance (Information extracted from Schedule of Deeds)
P 10.11.1971	Planning Application
9.5.1972	Conveyance
P 16.8.1972	Conveyance
P 8.1.1998	H M Land Registry

The originals of the documents shown above have been scanned and are held by CHRG under reference Property Deeds 0122 to 0126.

20.10.1868	Manor Court Holding described as "ALL THAT Messuage or Tenement and one plot of Ground containing by estimation Two acres (be it more or less) lying in Chardstock Town in the South Tithing AND ALSO all Lands awarded by the Valuer in respect of the said premises or any part thereof under or by virtue of The Chardstock Inclosure". By a Surrender of this date the Reverend Charles Woodcock of Chardstock came to the Manor Court and surrendered his holding, which he had held by virtue of two separate Copies of Court Roll dated 1.5.1801 and 21.4.1825, the Will of Ann Guppy deceased dated 1.5.1801 (proved 10.7.1824), an Indenture dated 24.3.1827 between Henry Wakly and John Cuff (first part), Sarah Guppy (second part) and Joshua Harcombe Cuff (third part), the Will of the said Joshua Harcombe Cuff deceased dated 27.8.1858 (proved 18.10.1861) and an Indenture dated 6.4.1866 between Elizabeth Cuff (first part), Joshua Harcombe Cuff (son of Elizabeth Cuff) and Benjamin William Webb (second part) and Charles Woodcock (third part). The Copyholds were held by Charles Woodcock for the lives of Samuel Guppy and Thomas Richard Guppy.
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Thomas Parry Woodcock of No. 3 Westminster Chambers in the City of Westminster came to the same Court and took the holding "To have and to hold the said premises with the appurtenances unto Charles William Edmondstone now aged about 16 years (son of the late Sir George Frederick Edmondstone) for and during the term of his natural life". Yearly rent 3s 6d and Heriot 6d. Thomas Parry Woodcock paid £110 as the sole purchaser of the Copyhold.

By separate Copy of Court Roll of the same date Thomas Parry Woodcock "To have and to hold the Reversion of and in the said premises with appurtenances unto Ellen Craigie Edmondstone now aged about 12 years (daughter of the late Sir George Edmondstone), Emily Frances Palmer now aged about 18 years (daughter of the late Sir George Joseph Palmer Baron) and Fanny Tudor St.Quintin now aged about nineteen years (daughter of William St.Quintin Esquire) for and during the term of their several natural lives and the life of the longest liver".

By Admission as Tenant of this date Thomas Parry Woodcock was admitted Tenant of the holding.

By Licence to Demise of this date Thomas Parry Woodcock was granted Licence to Demise these holdings i.e. rent or let to an undertenant.

5.2.1869

By an Agreement of this date the Right Honourable Anthony Henley Baron Henley of Watford, Hertfordshire agreed ("as far as he lawfully could or might but no further") to let Thomas Parry Woodcock take "All that small strip of waste and unenclosed land containing by admeasurement 10 perches adjoining the private road leading to Court Farm as part of the Copyhold Agreement dated 20.10.1868. Yearly rent 1s 0d payable at Michaelmas. Thomas Parry Woodcock granted "liberty to enclose and fence".

11.10.1888

By a Conveyance of this date the right to hold the Copyhold Agreements dated 20.10.1868 passed from Thomas Parry Woodcock to Anna Harriott Woodcock, Frances Parry Woodcock and Rosa Grace Bourdieu Woodcock, all Spinsters of Chardstock and nieces of Thomas Parry Woodcock.

The lands were described as:

First part - ALL that Messuage or Tenement and one plot of Ground containing by estimation Two acres (be it more or less) lying in Chardstock Town in the South Tithing and also all Lands awarded by the Valuer in respect of the said premises or any part thereof under or by virtue of The Chardstock Inclosure. To be held for the lives of Ellen Craigie Edmonstone, Emily Frances Tomkinson (nee Palmer) and Fanny Tudor Gore Browne (nee St. Quinton). The yearly rent remained at 3s 6d and the Heriot at 6d.

Second - All that Copyhold Cottage or Tenement with a garden plot upon the site of which said premises there formerly stood a Smith's Shop or Barn but since burnt down. Held for the same lives as the First Part. Yearly rent 4s 0d and the Heriot 6d.

Thirdly - Unenclosed land by admeasurement 10 perches adjoining the private road leading to Court Farm. Held by the Copyholder, their heirs and assigns, at a yearly rent of 1s 0d.

Emily Frances Tomkinson died 10.5.1905.

Frances Parry Woodcock died 8.10.1909 and Rosa Grace Bourdieu Woodcock died 17.7.1910, leaving Anna Harriott Woodcock as sole survivor.

Anna Harriott Woodcock died 22.2.1913. By her Will dated 18.8.1910 and Codicil dated 28.11.1910, she appointed Executors as:

Her first cousin Mary Ann Parry Woodcock, widow, of Elmwood, Colyford, Devon

Henry Hope Shakespeare, Solicitor, of Bedford Row, City of London
Reverend Arthur Lewis, Clerk in Holy Orders, of Chardstock

1.12.1913

By a Conveyance of this date the Executors to the Will of Anna Harriott Woodcock sold the Copyhold of the lands then as described below with the remaining portion of the lives for £700 to Maria Wale of Court Farm, Chardstock, the widow of Joseph Wale, deceased. Included in the sale was a Policy of life Assurance. At the time of the sale the surviving Copyhold lives were Ellen Craigie Edmonstone and Fanny Tudor Gore Browne (nee St. Quintin).

FIRST SCHEDULE

Tithe No.	Description	Acreage		
1140	House known as The Lodge, late in the occupation of Anna Harriott Woodcock, with stables, outbuildings and lands	0	0	17
1077	Orchard adjoining Churchyard	0	2	27
992	Gozelford Meadow	1	3	39
-----	Land, formerly common, situated at Eggmoor, Chardstock	1	0	13
	Total	3	3	16

For the above, the yearly Copyhold rent was 3s 6d and as a Heriot 6d.

Gozelford Meadow and the land at Eggmoor were rented to James Hutchings as a yearly tenant at £4 per annum.

SECOND SCHEDULE

Part 1 - Three cottages in the occupation of Samuel Penicard, Alfred Peadon and George Symes as weekly tenants.

Part 2 - A then new cottage and orchard containing 17 perches and described in the Court Rolls as being "upon the site of which said premises formerly stood a Smith's shop or barn since burnt down".

For the Second Schedule the yearly Copyhold rent was 4d and a Heriot 6d.

THIRD SCHEDULE

"That strip of land formerly waste and unenclosed containing by admeasurement 10 perches adjoining the private road leading to Court Farm and adjoining The Lodge".

The lands shown in the First and Second Schedules were held by separate Copies of Court Roll dated 20.10.1868. The land in the Third Schedule was held under an agreement with Baron Henley dated 5.2.1869 at a yearly rent of 1s.

The Witness to the signing of the document was Ann Mills Wallis, Spinster, of The Vicarage, Chardstock.

1915 Sale of The Chardstock Manor Estate
These land holdings were formerly part of the Chardstock Manor Estate. By an Indenture dated 1.8.1873 the freehold of the estate passed from the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley. The Henley family held the Manor until it was auctioned in November, 1915 in 194 Lots at the George Hotel, Axminster. Following the auction and by an Indenture of 25.2.1916, the entire estate passed to George Grant Stevenson, Solicitor of Parliament Chambers, Great Smith Street, City of Westminster and then, by separate Indenture, to the new owners.

29.2.1916 By a Conveyance of this date Maria Wale bought the freehold to the lands shown below as LOT 137 of The Chardstock Estate Sale:

O.S. No.	Tithe No.	Description	Acreage
790 part	1077 & 1080	The Lodge and Garden	0.650
790 part	1140	Cottages	0.131
944	992	Meadow	1.789
884	196 (A)	Pasture	1.181
		Total	3.751

(A) Inclosure Map No. 196 (1858)

The property was already held by Maria Wale prior to the Estate Sale on a Lifehold Tenure/Copyhold Agreement subject to the Lives of Ellen Craigue Edmonstone (aged 59 in 1915) and Fanny Tudor Gore Browne (nee St. Quinton) (aged 66 in 1915).

The three cottages were recorded as being in the occupation of Mr. Symes, Mrs. Parris (Chardstock Post Office) and Mr. Pennycard as Tenants.

31.12.1937 Assent
Marie Wale died 31.8.1919. Her husband, Joseph Wale, had died 25 years earlier on 17.6.1894. By his Will dated 26.6.1893 and Proved 11.9.1920 the properties he held were to be left to his three daughters as:

Maria Jane Smith (nee Wale) formerly of Court Farm, Chardstock, but now of Les Hirondelles, Seaton and the wife of Isaac Lisle Smith - various lands in Chardstock.

Susan Mary Wale, Spinster, of The Lodge, Chardstock - various lands in the Parish of Yarcombe.

Louisa Ada Loveridge (nee Wale) of Whiteholme, Sampford Arundel, Somerset, widow of the late Tom Loveridge - no property specifically left to her.

As Maria Wale had purchased The Lodge after the death of her husband, it could not be covered by his Will.

By an Assent dated 31.12.1927 the three sisters, as personal representatives of the late Maria Wale, "Assent to the Vesting in the said Susan Mary Wale of the property known as The Lodge the three cottages oppositeand the two fields at Eggmoor (all of which were devised to her by the Will of the said Maria Wale) for an estate in fee simple".

14.7.1938
July, 1955

Comprehensive property surveys undertaken on these dates summarised The Lodge as consisting of a stone built house with a timber framed and slated roof, standing in it's own grounds, with a large outbuilding, stone built with tiled roof. The front of the house faced south with the rear adjoining the road through the village.

Accommodation on the first floor comprised five bedrooms (two double/three single with four having original cast iron fireplaces), small bathroom, separate toilet and landing.

The ground floor consisted of an entrance porch, hall, drawing room/lounge, dining room, passage, pantry, kitchen, scullery, larder, servant's toilet, store and conservatory. The drawing room/lounge and dining room were connected by a large pair of glazed double doors, each of these rooms had a cast iron fireplace and all the windows were mullioned sash. The kitchen had a stone flag floor. The house had "lighting by lamps" in 1938, but by 1955 had been connected to the main electrical supply in the village. Water came from a well pumped to a tank in the roof.

The outbuilding at the rear of the house was further described as having an approach by double doors from the road with "Stable of two stalls and a loose box, harness room, corn room and coach house, with loft over the whole, and a lean-to coal and woodhouse".

14.7.1955

Conveyance

From a Schedule of Deeds, The Lodge is recorded as passing from Susan Mary Wale to her married Great-Niece Kathleen Walker Milford (nee Lisle-Smith), the wife of Maurice George Milford by a Conveyance of 14.7.1955. No other details are given.

Note: Susan Mary Wale lived at Tytherleigh House, Tytherleigh with Kathleen and Maurice Milford until her death 22.1.1956. Also concurrent with this change of ownership, The Lodge was renamed Chardstock Manor.

P 10.11.1971

On this date a Planning Application was submitted to Devon County Council for the "Conversion of Annexe at St. Andrews House into separate dwelling". The application was granted 26.1.1972. The Planning Application does not allow the applicant to be identified.

9.5.1972

By a Conveyance dated 9.5.1972 Kathleen Walker Milford sold the Freehold of Chardstock Manor to Constance Augusta Read of Wellisford Manor,

Wellisford, Somerset. Concurrent with this sale, the property was renamed St. Andrews House.

P 16.8.1972 By a Conveyance dated 16.8.1972 Constance Augusta Read sold the Freehold of that part of St. Andrews House, as detailed below, to Merryn Augusta Gray Smith, Married Woman, of Wellisford Manor, Wellisford, Somerset:

ALL THAT piece or parcel of land with the buildings erected thereon known as "The Annexe" all which premises form part of the property known as St. Andrews House.

Notes: The Annexe was the outbuilding at the rear of the main house described more fully in the property survey of July, 1955. Merryn Augusta Gray Smith was the married daughter of Constance Augusta Read.

P 8.1.1998 H M Land Registry entry of this date records transfer of Title to Lawrence Rodger White and Pamela Susan White of Little St. Andrews, Chard Street, Chardstock EX13 7BX.

Note: the date of the name change from The Annexe to Little St. Andrews is not known. The latter was still extant 2009.

THE WORKHOUSE, CHARDSTOCK LATER KNOWN AS NOS 1 - 4 VICTORIA PLACE

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

These land holdings were formerly part of the Chardstock Manor Estate and were held under Copyhold Agreement No. 55. By an Indenture dated 1.8.1873 the freehold of the estate passed from the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley. The Henley family held the Manor until it was auctioned in November, 1915 in 194 Lots at the George Hotel, Axminster. Following the auction and by an Indenture of 25.2.1916, the entire estate passed to George Grant Stevenson, Solicitor of Parliament Chambers, Great Smith Street, City of Westminster and then, by separate Indenture, to the new owners. The remaining unsold portion of the estate was offered for sale at a second auction held in October, 1916.

27.5.1916	Conveyance
14.7.1927	Conveyance
11.9.1948	Vesting Assent
24.9.1951	Conveyance & separate agreement
1952	Abstract of Title
29.4.1952	Conveyance
29.4.1952	Conveyance
6.1999	Planning Application

The originals of the documents shown above have been scanned and are held by CHRG under reference Property Deeds 0053 to 0060.

27.5.1916 By a Conveyance of this date Isaac Lisle Smith, Farmer of Court Farm, Chardstock bought the freehold to the lands shown below for £125:

SALE LOT 167 - ALL THAT block of three cottages with gardens at the rear and in front thereof situate in the Village of Chardstock and known as "The Workhouse". The holding formed part of O.S. plot No. 790 and covered 2R 31P or 0.694 acres.

The accomodation was described as:

Corner Cottage - contains five bed rooms, living room and wash house.

Let to Sidney Hull at a rental of £6 per annum.

Second Cottage - contains four bedrooms. Let to A Zeally at a rental of £5 4s 0d per annum.

End Cottage - contains five bed rooms, living room. kitchen, back house etc.

Let to Isaac Lisle Smith at a rental of £5 per annum.

Garden at Rear - let to Isaac Lisle Smith at an Apportioned Rent of 5s 0d per annum.

14.7.1927 By a Conveyance of this date Isaac Lisle Smith, Yeoman of Les Hirondelles, Seaton sold the freehold of the garden plot on the north side of the Workhouse to William Joseph Miller, Baker of Turners Cottage, Chardstock for £60.

The holding was recorded as ALL THAT garden plot part of 790 on O.S. Map (1905 Edition) adjoining the road leading to Kit Bridge on the west side which said plot forms part of property known as "The Workhouse", consisting of a block of three cottages and gardens.

- 11.9.1948 Vesting Assent in the Estate of the late Isaac Lisle Smith
By his Will of 21.7.1943 Isaac Lisle Smith, then of Monkstone, Lyme Road, Axminster appointed his wife Maria Jane Smith, his son Alick Lisle Smith of Tytherleigh House, Tytherleigh and William Graham Forward, Solicitor of Axminster as his Executors and Trustees. Isaac Lisle Smith died 21.9.1943 and Maria Jane Smith died 31.5.1946.
- By the Assent of 11.9.1948 Alick Lisle-Smith and William Graham Forward Assented to the vesting in Alick Lisle-Smith of ALL THAT block of three cottages with the garden in front thereof and known as "The Workhouse".
- 24.9.1951 By a Conveyance of this date Alick Lisle-Smith, Garage Proprietor of Tytherleigh House, Tytherleigh sold No. 1 Victoria Place for £500 in equal part to Edward Samuel Larcombe, Bricklayer, Albert William Larcombe, Mason's Labourer and Matilda Charity Huddy, the wife of Robert James Huddy, all of No. 1 Victoria Place.
- The property was recorded as ALL THAT cottage with the outbuildings garden and premises thereto belonging known as No. 1 Victoria Place being one of a block of four (formerly three) cottages with the garden in front thereof formerly known as "The Workhouse".
- By a separate agreement signed 2.8.1951 and effective from 24.9.1951, Raymond Donald Spiller surrendered one bedroom on the second floor of No. 2 Victoria Place. As a result his weekly rent (payable to Alick Lisle-Smith) was reduced from 8s 6d to 7s 6d. This bedroom then formed part of No. 1 Victoria Place and was included in the sale to Larcombe and Others as detailed above.
- 1952 Abstract of Title
The information given in the Abstract of Title has been recorded above under each legal document.
- 29.4.1952 By a Conveyance of this date Alick Lisle-Smith, Garage Proprietor of Tytherleigh House, Tytherleigh sold No. 2 Victoria Place for £500 to Bessie Isabel Carter, Married Woman of The Ball Inn, Chard.
- The property was recorded as ALL that cottage with the outbuildings garden and premises thereto belonging known as No. 2 Victoria Place being one of a block of four (formerly three) cottage with the garden in front thereof formerly known as "The Workhouse".
- At the time of the sale the tenant was recorded as R D Spiller.
- 29.4.1952 By a Conveyance of this date Alick Lisle-Smith, Garage Proprietor of Tytherleigh House, Tytherleigh sold No. 3 Victoria Place for £500 to Elizabeth Catherine Slyth, Spinster of The Ball Inn, Chard.
- The property was recorded as ALL THAT cottage with the outbuildings garden and premises thereto belonging known as No. 3 Victoria Place being a block of four (formerly three) cottage with the garden in front thereof formerly known as "The Workhouse".
- garden
one of

A condition of the sale was that the purchaser of No.3 must erect and maintain forever a fence between Nos. 2 and 3 with the enclosed plan giving detailed measurements for its position, suggesting that this was when the conversion from three to four cottages took place. No Tenant is recorded for cottage No. 3.

NOTE: No. 4 Victoria Place remained in the possession of Alick Lisle-Smith and was not sold.

June 1999 Planning Application for the construction of a single garage to No. 1 Victoria Place. The work involved relocating part of the wall alongside Kitbridge Lane and building the garage inside the eastern boundary wall of the garden.

**THE MANOR OF CHARDSTOCK - WELCH'S COPYHOLD NO. 23 (ROSE COTTAGE,
AND PLOT OF LAND CALLED GREENWAY OR GREENHAY(E)S
FOOT).**

THE SUB-MANOR OF TYTHERLEIGH - PLOT OF LAND CALLED LITTLE CULVERFIELD

Rose Cottage became known as Wellhayes from about 1946 to 1957, then as Fosseyway Farm.

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

Between 1930 and 1974 these three adjoining plots were held by the same person, but prior to 1930 they formed part of separate Manor Estates and had entirely different histories.

Copyhold Agreement No. 23 Welch's was formerly part of The Manor of Chardstock. By an Indenture dated 1.8.1873 the freehold of the Manor estate passed from the Ecclesiastical Commissioners for England to the Right Honourable Anthony Henley Baron Henley. The Henley family held the Manor until it was auctioned in November, 1915 in 194 Lots at the George Hotel, Axminster. Following the auction and by an Indenture of 25.2.1916, the entire estate passed to George Grant Stevenson, Solicitor of Parliament Chambers, Great Smith Street, City of Westminster and then, by separate Indenture, to the new owners. The remaining unsold portion of the estate was offered for sale at a second auction held in October, 1916.

The Sub-Manor of Tytherleigh was held for many generations by the Tytherleigh family from which their name was derived. By 1848 ownership of the estate had passed to the Langdon family of Parrocks Lodge, Tatworth and it remained in this family until the entire estate of 585 acres (including Tytherleigh Farm of 119 acres, Buddlewell Farm 135 acres, Wadbrook Farm 199 acres and the Tytherleigh Arms Public House) was sold by public auction in 23 Lots at the George Hotel, Chard in October, 1928. Little Culverfield was included as Lot 10 of this sale.

Documents relating to these land holdings:

27.10.1869	Copy of Court Roll (five documents)
5.2.1879	Indenture
1929	Abstract of Title including
	14.6.1887 Will of George Pomroy
	19.2.1922 Death of Annie Toms
	31.1.1929 Death of Frances Toms
15.6.1918	Conveyance
26.8.1920	Conveyance
7.1.1929	Conveyance
8.5.1930	Conveyance
1945	Abstract of Title including
	16.12.1943 Death of Thomas Seward
24.4.1944	Assent
13.3.1946	Conveyance
1956	Abstract of Title (including Conveyance dated 1.1.1952)
15.10.1953	Assent
3.12.1956	Conveyance
11.10.1957	Tenancy Agreement
27.6.1974	Conveyance (endorsement on Conveyance dated 3.12.1956)
June, 1981	Conveyance (endorsement on Conveyance dated 3.12.1956)

The originals of the documents shown above have been scanned and are held by CHRG under reference Property Deeds 0096 to 0105 and Copyholds 0234 to 0238.

- 27.10.1869 Copy of Court Roll (five documents entitled Surrender, Copy (1), Copy (2), Admission as Tenant and Licence to Demise).
- The holding was described as: "ALL THAT one cottage with the appurtenances lying at Greenway Foot, Titherleigh formerly Benjamin Keat's".
- On this date Margaret Drayton of Chard, the widow of Isaac Drayton, deceased, surrendered her holding which she had held by virtue of a Reversionary Copy of Court Roll dated 25.10.1821 for the life of James Drayton and the Will of Thomas Drayton, the Father of Isaac Drayton.
- Thomas Drayton of Chard, Jeweller aged about 27 years, then took the holding for the term of his life and the lives of Amelia Drayton, aged about 30 years, Eliza Drayton, aged about 24 years (Daughters of Margaret Drayton of Chard, aforesaid widow) and Mary Annie Dunn, aged about 6 years (Daughter of George Dunn of Chard, Painter and Glazier). Thomas Drayton paid a fine of £125 as the sole purchaser of the Copyhold. He was admitted Tenant of the holding and was granted Licence to Demise. The yearly rent was 3s 7d.
- 5.2.1879 By an Indenture of this date Thomas Drayton of Chard, Jeweller, sold the remaining portion of the Copyhold agreement for the above holding held on the lives of Thomas Drayton, Amelia Drayton, Eliza Drayton and Mary Annie Dunn to George Pomroy, Farmer, of Titherleigh for £350. The tenants at the time of the sale were recorded as Joseph Bondfield and Matthew Dimond. Thomas Drayton appointed John Deane and Joseph Deane as "his true and lawful attornees".
- 14.6.1887 By his Will made this day George Pomroy bequeathed his wife Elizabeth Pomroy, for the term of her life provided she remained his widow - ALL the Copyhold tenement in which he resided and all land belonging to the same. ALSO his Freehold house, garden and orchard on Tytherleigh Hill then occupied by Henry Cousins.
- After the death or second marriage of his wife, George Pomroy bequeathed all his lands, as above, to his daughter Fanny (Frances) Toms, the wife of William Toms, for her life.
- A pencil endorsement to the Abstract of Title recorded the death of George Pomroy as 29.12.1891.
- 15.6.1918 Welch's formed LOT 25 of the Chardstock Estate auction sale in November, 1915. The sale catalogue recorded that the property was named Rose Cottage and contained Three Good Bed Rooms, Sitting Room, Kitchen and Wash House. It had a small garden and adjoining orchard. The holding included two enclosures of pasture land, one nearby on the Fosse Way and the other in Egg Moor Lane. Total acreage was recorded as 2A 2R 38P.

O.S. No.	Tithe No.	Description	Acreage
965 part	927	Cottage, garden & orchard	0.537
963	925	Greenway Foot Pasture	1.227
881	193 (A)	Pasture	0.975
		Total	2.739

(A) Inclosure map 1858, previously common land.

The property was held upon a Lifehold Tenure (the term then given to unexpired Copyhold Agreements) by Elizabeth Pomroy of Tytherleigh for the two surviving lives of Eliza(beth) Drayton, aged 72 in 1915, and Mary Ann(ie) Dunn, aged 52.

Lot 25 did not sell at the first auction. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith, Yeoman of Court Farm, Chardstock, with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Welch's was part.

26.8.1920

By a Conveyance of this date Isaac Lisle Smith sold the freehold to Rose Cottage (O.S. No. 965 part) and the plot of land called Greenhays Foot (O.S. No. 963) for £200 to Miss Annie Toms, Spinster, of 131 New Street, Andover, Hampshire. At the time of the sale the Tenant was recorded as Walter Phillips.

As a result of this Conveyance, Elizabeth Pomroy, as the Representative of George Pomroy, deceased, held a Lifehold Tenure for all three plots (O.S. Nos. 965 part, 963 and 881), Annie Toms held the freehold to Plots 965 part and 963, while Isaac Lisle Smith retained the freehold to plot 881, as this was not included in the sale of property from him to Annie Toms.

Note: Annie Toms was the daughter of Fanny(Frances) Toms and the granddaughter of George and Elizabeth Pomroy.

19.2.1922

Death of Annie Toms.

By her Will dated 18.10.1911 and Proven 8.6.1922 Annie Toms left her mother Frances Toms of 131 New Street, Andover all the property or interest she had resulting from the Will of George Pomroy.

7.1.1929

Little Culverfield (O.S. No. 964) formed LOT 10 of the Tytherleigh Estate sale held on 4.10.1928. The sale catalogue described Little Culverfield as being an extremely desirable close of meadow land containing 3R 10P (or thereabouts) which would form an excellent small building site with a frontage of 180 feet on the Chard to Axminster Main Road. Vacant possession would be given at Ladyday 1929. Outgoings were recorded as:

Rectorial Tithe	Nil
Vicarial Tithe	3s 2d
Land Tax Apportionment	2s 6d

Following the auction sale and by a Conveyance dated 7.1.1929 The Reverend Frederick Edward Whitter Langdon, Clerk in Holy Orders, of

Parrocks Lodge, Tatworth sold the freehold to the plot of land as described below for £40 to Maggie Lilian Toms, the wife of William Gerald Toms of The Warren, Nicol Road, Chalfont St. Peter, Buckinghamshire.

ALL THAT piece or parcel of meadow or pasture land known as Little Culverfield situate adjoining the main road leading from Axminster to Chard being No. 964 on the O.S. Map (2nd Edition 1905) and containing 0.813 of an acre or thereabouts.

31.1.1929

Death of Frances Toms

Frances Toms of 131 New Street, Andover died 31.1.1929. By her Will dated 27.9.1924 and Proven 31.3.1930 she appointed Pemberton Ernest John Talbot, Solicitor, of Andover sole Executor. The beneficiaries of her estate, less debts and expenses, were her grandson John Harold Hull, grandson William Leslie Toms Hull and Maggie Lillian Hull in equal shares.

Note: Three weeks prior to the death of Frances Toms Maggie Lillian Hull married William George Toms - see Conveyance above dated 7.1.1929.

8.5.1930

By a single Conveyance of this date Thomas Seward, Restaurant Proprietor, of 104 Haydon Road, Wimbledon, London purchased the freehold to the three plots of land known as:

O.S. No. 965	Rose Cottage & Garden		0.537 acres
963	Greenhays Foot	Meadow	1.227
964	Little Culverfield	Meadow	0.813
		Total	2.577

in the following manner:

Plots 965 (Rose Cottage) and 963 (Greenhays Foot) were acquired for £405 from Pemberton Ernest John Talbot, Solicitor, of Andover, the Personal Representative and Executor of Frances Toms, deceased. The ruling Copyhold of 1869, which in the 1915 Chardstock Estate sale catalogue was referred to as a Lifehold Tenure, had, under the Law of Property Act 1925, become vested in Frances Toms for a term of 90 years terminable by notice after the death of the last surviving life. At the time of her death Frances Toms held both the freehold and the tenancy of the property, so they were "merged and extinguished" such that the lands were sold freehold. The Tenant was recorded as J Dunster.

Plot 964 (Little Culverfield) was acquired freehold for £45 from Maggie Lilian Toms - see Conveyance dated 7.1.1929.

From mortgage documents dated 5.12.1933 and 20.1.1938 Thomas Seward lived at Rose Cottage in the occupation of Farmer.

16.12.1943

Death of Thomas Seward

Thomas Seward died at Rose Cottage, Tytherleigh 16.12.1943. By his Will dated 9.1.1943 and Proven 18.2.1944 he appointed his wife, Edith Seward, his sole Executor and Trustee and to whom he left his entire estate.

- 24.4.1944 By an Assent of this date Edith Seward Assented to the vesting in herself of all the property named in the Will of Thomas Seward (plots 963 Greenhays Foot, 964 Little Culverfield and 965 Rose Cottage).
- 13.3.1946 By a Conveyance of this date Edith Seward, widow, of Rose Cottage, Tytherleigh sold her entire holding for £2100 to Eli Collier, Farmer, of Shirley Cottage, All Saints, Chardstock.
- A subsequent application for a land search dated 21.12.1951 recorded Eli Collier as being a Farmer of The Laurels, Chardstock, previously of Rose Cottage (also known as Wellhayes), Tytherleigh and formerly of Shirley Cottage, All Saints, Chardstock.
- 1.1.1952 By a Conveyance of this date Eli Collier, Farmer, of The Laurels, Chardstock sold Rose Cottage (also known as Wellhayes) and the two plots of pasture land (Greenhays Foot and Little Culverfield) for £2725 to William John Miller of Home Farm, Tytherleigh.
- 15.10.1953 Assent
William John Miller of Home Farm, Tytherleigh died 24.2.1952 Intestate. On 23.5.1952 Letters of Administration were granted to Mabel Miller, widow, formerly of Home Farm, Tytherleigh, but then of Wellhayes (previously known as Rose Cottage), Tytherleigh and Blanche Elizabeth Loving, formerly of Mount Pleasant, Musbury, but then of Hill View, Lamberts Castle, Hawkchurch, the wife of William Henry Loving.
- On 15.10.1953 Mabel Miller and Blanche Elizabeth Loving, as the Personal Representatives of the Intestate William John Miller Assented to the vesting in themselves of ALL THAT cottage garden and orchard known as Wellhayes (formerly known as Rose Cottage) TOGETHER with the two closes of pasture land containing in the aggregate 2.577 acres or thereabouts.
- 3.12.1956 By a Conveyance of this date Mabel Miller and Blanche Elizabeth Loving sold Wellhays and the two closes of pasture land to Alick Lisle-Smith, Company Director, of Tytherleigh House, Tytherleigh.
- An insurance certificate of this time recorded that Wellhayes was stone built, roofed with thatch, lighted by electricity and heated by open fire with brick chimney.
- 11.10.1957 Tenancy Agreement (annual) between the Landlord Alick Lisle-Smith and the Tenant Sidney Hawkins, Farmer, of Broom Crossing, Tytherleigh. One condition of the Agreement was that the Tenant must reside at the farmhouse.
- The land schedule was described as ALL THAT cottage and orchard together with two closes of pasture land formerly known as Wellhayes, but now known as Fosseyway Farm containing in the aggregate 2.577 acres or thereabouts.

- 27.6.1974 By a Conveyance of this date Chardstock Manor Estate Ltd. sold Fosseway Farmhouse and O.S. Nos. 8646 and part 8341 (formerly Nos. 964 and part 965) containing 1.65 acres or thereabouts to David Alexander Parker and Frances Marie Parker.
- June, 1981 By a Conveyance of this date a piece of land situate at Tytherleigh forming O.S. No. 8852 (formerly No. 963) was sold to Reginald John Crouch and Catherine Elizabeth Crouch.

