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TRANSCRIPTION

To Thomas Starr Esq, Auditor, Canterbury

A Rental of the Manor of Doccombe in Moretonhampstead, Devon taken the 10th day of Nov[ember] 1821

Tenements

Harcourt & North Kingwell: Two dwelling houses and 76 acres of land now let to William Butt as tenant as will for £90 per annum, clears about £75, hath cost me £200 in repairs in the last year.

South Kingwell: House & 50 acres of land, held by Gabriel Germon for his life, 65 & his widow will be entitled to her widowhood on his death aged 57, the rent as reduced about £25 clears about £20

Cossick: House and 100 acres of land in occupation of Edward Endicott at £60 per annum but does not clear above 45, the rent of this farm hath been reduced. It is held by the widowhood of Eliz[abeth] Frost aged abut 70.

South Doccombe, Walsland & Chapel: House and 100 acres of land held by John Taverner for his life aged 68 and his wife will at his death become the tenant as widow for her life aged 67 said to be of the same value as Cossick viz: £45 clear.

Doccombe Mills & part of Broomhill Bath: House & 8 acres of land in occupation of W[illia]m Guscott at £25 per annum, clears about £18 after expending this year three years rent in repairs which are not yet compleated.

Knaphole: House and thirty acres of land held by Grace Windeat for her widowhood aged 83 and for the life of Eliz[abeth] Wreford her daughter 51. This estate is considered as let above the present times and clears about £20.

Coombe: House and 22 acres of land in possession of George Germon for the life of his father Gabriel Germon 65 and his wife will be entitled to his widowhood aged 57, let for £15 per annum.

North Docombe: House and 22 acres held by Mary Newcombe for her life aged 55 rented by W[illia]m Smale and is supposed to clear about £23 per annum.

Stacombe: House & 40 acres of land rented by Joseph Eastabrook at £40 & will clear £32 on this farm. I have expended £100 this year in repairing buildings to make it let for the above rent.

Broomhill Bath part of: House and 14 acres of land rented by Samuel Wreyford at £27 and clears about £20, on this farm I have expended about £40.

Blackmarshes: two thirds of 10 acres of land held by the life of George Wills aged 77, the whole 10 acres is let for £10 7s per annum.

Ducksmoor or Manvers plot: a cottage held by James Pythebridge, about 47 & for the lives of James & Joseph his sons, annual value £1 10s.

Smalridge: House & 104 acres of land held by Mrs [blank] Germon aged 63 for her widowhood, let to [blank] Dodd for £55 per annum, the situation is so much exposed that the tenant cannot pay the reduced rent worth clear about £42.

Leign: Messers Germons hold this estate by lives granted by the Dean & Chapter, it pays only woodrights to the Manor viz. 2d.

Mean Woods: 2 acres worth at the last felling £16 being then 20 years growth.

Doccombe Woods: 80 acres of no value as the tenants take the whole of the wood for frith to fence their stone walls.

Mardon: The Manor has a right on Mardon for 7 estates & Lord Courtenay for 3 – the rights are let with the respective farms & produce nothing to me as Lord Farmer.

Hinxdon Down: I have built a wall thro' this Down & divided it from Lord Courtenay's property, South Kingwell hath the part belonging to Doccombe Manor & is held as that Estate.

Waste: there are about 10 yards of waste which I have walled in this year and intend to plant.

George Gregory

{New page}

Sir,

In the rental I have omitted to mention the chief rents paid to me and the wood rights as they amount to less than what I remit annually to you as the rent of the manor, and the land tax is also omitted as that is sent to you (even when I do not receive it) and from former returns can be seen by you as there is no alteration.

Neither have I sent a transcript of the Entries in the Court Roll, as there hath not one life fallen in, nor a lease granted since the last renewal, nor an advantage accrued to me as the Farmer, nor hath there, nor shall there be any act prejudicial to the interest of Dean & Chapter without your knowing the same from me [at] the earliest opportunity.

Perhaps I ought to mention – that the Manor not having a single seat in the Church. I have obtained permission to erect a Gallery which I have appropriated for ever to the Manor. On completing the same to the very great accommodation of the parish at large. The Minister & Churchwardens of the parish gave me a small isle which I have seated & appropriated to the Manor & the Tenants have now very comfortable seats and ample room.

I am willing to transmit £150 for the renewal which is more than I have cleared from the Manor for the last 7 years – this sum to include all fees. If the Dean & Chapter could see their property, they would not accept money for this time of renewing their leases.

Your very ob[edien]t s[ervan]t

George Gregory

Should you wish any other particulars they shall be immediately sent