

1808 Survey of the Manor of Draycot Cerne

The Survey was commissioned by Miss Catherine Tylney Long, of Draycot Cerne, the landowner. The Survey is similar in format to the Tithe Maps and Schedules, with locations on the map cross-referenced with a schedule. There is one map covering both villages, with two inserts listing the names of the principal tenants in each village. Names are categorised as either 'Occupiers' or 'Lifeholders' There is also a 'Reference Book', which provides details of the landholdings and other information, for each tenant, by village. Pages 2-13 are blank. Draycot Cerne is pp. 14-51; pp. 52-57 are blank; Sutton Benger is pp. 58-142 More precise locations can be found by comparing the Reference Book and the Map. The original used superscript for names; eg Jas for James. These have been written in full in this transcription. This transcription has not included details of the size of plots (acreage, etc)

| Details shown on Map Insert | | | Transcriber's Notes | |
|---|----------|-------------|------------------------|----------------------------------|
| Occupiers in 1808 | | Mark in Map | Page in Reference Book | (Mark 'in' map - sic) |
| Land in Hand | | A | 14 | |
| Jacob | Henley | B | 16 | Park, next to Draycot House |
| James | Lane | C | 18 | |
| Joseph | Matthews | D | 20 | Next to School House; Manor Farm |
| Sarah | Philpot | E | 22 | |
| Susanna | Robbins | F | 24 | |
| Thomas | Day | G | 26 | |
| Robert | Harding | H | 26 | |
| Hon & Rev A | Windsor | I | 28 | Honorable & Reverend A Windsor |
| William | Cole | K | 28 | |
| Mr. | Davis | L | 30 | |
| Thomas | Coles | M | 30 | |
| Edward | Moore | N | 30 | |
| | | | | |
| Cottages Nos 75, 78, 79, 96, 97, 100, 104 105 | | | 32 | |

| Occupiers in 1808 | Mark in Map | Page in Reference Book | |
|-------------------|-------------|------------------------|--|
|-------------------|-------------|------------------------|--|

Lifeholders

| | | | | |
|-------------|----------|-----|----|-------------------------------------|
| Mary | Frost | a | 36 | |
| (-) | Fry | b | 36 | First name is blank in the original |
| John | Blagrove | c | 38 | |
| Sarah | Philpot | d | 38 | |
| Edward | Giddings | e | 38 | |
| Mrs. | Fry | f | 40 | |
| John | Frost | g | 40 | |
| Hon & Rev A | Windsor | (-) | 44 | No reference letter in the original |

Details in Reference Book / Schedule

| Tenant's Name / Occupier | | No on map | Page in Book | Premises / Location | Remarks (in Original Document) | Transcriber's Notes |
|------------------------------|-------------|-----------|--------------|----------------------------|--|----------------------------------|
| | | | 2-13 | (blank pages) | (Blank) | |
| | | | 14-15 | Draycot | | Title page |
| Jacob | Henley | 2 | 16-17 | Draycot Farm | Homestead | |
| James | Lane | 115-130 | 18-19 | Roward Farm | | |
| Joseph | Matthews | 52 | 20-21 | | | Next to School House; Manor Farm |
| John | Perris | 120 | 22-23 | Farm (?) | Was W Philpott | |
| Susanna | Robbins | 59 | 24-25 | Mill | | |
| Thomas | Day | | 26-27 | | | |
| Hon & Rev A | Windsor | | 28-29 | | | |
| Mr. | Davis | 68 | 30-31 | School House | | Upper Draycot |
| Thomas | Coles | 67 | 30-31 | House | | |
| Edmund | Moore | 69 | 30-31 | Keeper's Cottge | Scotland (Hill); Keeper; Edmund (or Edward?) Moore | |
| Small Tenements at Rack Rent | | | 32-33 | | | |
| William | Hull | 75 | 32-33 | House, Garden & Orchard | | |
| Elizabeth | Giddings | 75 | 32-33 | (Wm Hull & Eliz, Giddings) | | |
| Overseers | of the Poor | 78 | 32-33 | House & Garden | | |
| Jeremiah | Salter | 79 | 32-33 | A Garden (House down) | | |
| George | Coller | 96 | 32-33 | House & Garden | | |
| John | Brunsdon | 97 | 32-33 | House & Garden | | |
| Henry | Butler | 100 | 32-33 | A Garden (House down) | | |
| James | Beavington | 104 | 32-33 | House & Garden | | |

| Tenant's Name / Occupier | | No on map | Page in Book | Premises / Location | Remarks (in Original Document) | Transcriber's Notes |
|--------------------------|----------|-----------|--------------|---------------------|--------------------------------|---|
| Thomas | Tanner | 105 | 32-33 | House & Garden | | |
| | | | 34-35 | (blank pages) | (blank) | |
| Mary | Frost | | 36-37 | Lands | | (No map reference) |
| Mary | Fry | | 36-37 | Lands | sub-let to Joseph Matthws | (No map reference) |
| John | Blagrove | 111 | 36-37 | | | |
| William | Philpott | 77 | 38-39 | | | |
| Edward | Giddings | 80 | 38-39 | | | |
| Mrs. | Fry | 99 | 40-41 | | | |
| John | Frost | 108 | 40-41 | | | |
| | | | 42-43 | (blank pages) | (blank) | |
| Hon & Rev A | Windsor | 33 | 44-45 | Glebe | | Original has 'Honorable & Reverend A Windsor, Rector' |
| | | | 46-49 | (blank pages) | (blank) | |
| | | | | | | |
| Summary of Draycot | | | 50-51 | See below | | Summary of Draycot |

| Tenant or Occupier | | Page | Tenure | Premises | Remarks (in Original Document) & Transcriber's Notes |
|--------------------|----------|------|-----------|-------------------------|---|
| In hand | | 14 | Rack Rent | Mansion, woodlands, etc | |
| Jacob | Henley | 16 | Ditto | Farm | |
| James | Lane | 18 | Ditto | Farm | |
| Joseph | Matthews | 20 | Ditto | Farm | |
| | Philpott | 22 | Ditto | Farm | No first name in original. 'Wo' after 'Philpott' (Widow?) |
| Susanna | Robbins | 24 | Ditto | Mill & Lands | |
| Thomas | Day | 26 | Ditto | Lands | |
| Robert | Harding | 26 | Ditto | Ditto | |
| Hon & Rev A | Windsor | 28 | Ditto | Ditto | Original has 'Honorable & Reverend A Windsor' |
| William | Cole | 28 | Ditto | Late Stagg's | |
| Mr. | Davis | 39 | Ditto | School House etc. | |
| Thomas | Coles | 30 | Ditto | House etc. | |
| Edmund | Moore | 30 | Ditto | Ditto | Original has 'Edmund Moore, Keeper' |
| Sundry | Persons | 32 | Ditto | Cottages etc. | Original has 'sundry persons' |
| Mary | Frost | 36 | Lifehold | Lands | |
| Mary | Fry | 36 | Ditto | Ditto | Original has a note: 'Fallen into hand' |
| John | Blagrove | 38 | Leasehold | Messuage & Lands | |
| | Philpott | 38 | Copyhold | House, Garden & Close | No first name in original. 'Wo' after 'Philpott' (Widow?) |
| Edward | Giddings | 38 | Lifehold | Ditto | |
| Mrs. | Fry | 40 | Leasehold | House, Garden & Orchard | |
| John | Frost | 40 | Lifehold | House & Garden | |
| Hon & Rev A | Windsor | 44 | | Glebe Lands | |
| | | | | Roads, Wastes etc | (final line on pp. 50-51) |

Dictionary

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| <p>Copyhold</p> | <p>Copyhold tenure was a form of customary tenure of land common in England from the Middle Ages. The land was held according to the custom of the manor, and the mode of landholding took its name from the fact that the "title deed" received by the tenant was a copy of the relevant entry in the manorial court roll. A tenant – or mesne lord – who held land in this way was legally known as a copyholder</p> <p>The privileges granted to each tenant, and the exact services he was to render to the lord of the manor and/or Lord Paramount in return for them, were described in the roll or book kept by the steward, who gave a copy of the relevant entry to the tenant. Consequently, these tenants were afterwards called copyholders, in contrast to freeholders.[3] The actual term "copyhold" is first recorded in 1483, and "copyholder" in 1511–1512. [4] The specific rights and duties of copyholders varied greatly from one manor to another and many were established by custom. Initially, some works and services to the lord were required of copyholders (four days' work per year for example), but these were commuted later to a rent equivalent. Each manor custom laid out rights to use various resources of the land such as wood and pasture, and numbers of animals allowed on the common. Copyholds very commonly required the payment of a type of death duty called an heriot to the lord of the manor upon the decease of the copyholder.</p> |
| <p>Two main kinds of copyhold tenure developed:</p> | <p>Copyhold of inheritance: with one main tenant landholder who paid rent and undertook duties to the Lord. When he died, the holding normally passed to his next heir(s) – who might be the eldest son or, if no son existed, the eldest daughter (primogeniture); the youngest son or, if no son existed, the youngest daughter ("Borough English" or ultimogeniture); or all sons or all children in equal or otherwise prescribed shares (partible inheritance or "gavelkind"), depending upon the custom of that particular manor. In practice, local rules of inheritance were often applied with considerable flexibility. During their life the tenant could usually 'sell' the holding to another person by formally surrendering it to the lord of the manor on the condition that the lord regrant it to the 'buyer'. This three-party transaction was recorded in the manorial roll and formed the new 'copyhold' for the purchaser.</p> <p>Copyhold for lives: where several (usually three) named persons held the premises for the duration of their lives. The first-named life tenant acted as tenant and paid rent and heriots; while the other two were said to be "in reversion and remainder" and effectively formed a queue. When the first life died, the second-named inherited the property and nominated a new third life for the end of the new queue. These were recorded in the court rolls as the "copyhold" for this type of tenant. It was possible to exchange the reversion and remainder lives with different ones during a lifetime upon payment of a fine to the lord. However, it was not usually possible for these holdings to be sold, as there were three lives with an entitlement. Copyhold for lives is therefore regarded as a less secure tenancy than copyhold of inheritance.</p> <p>(OED) A kind of tenure in England of ancient origin: tenure of lands being parcel of a manor, 'at the will of the lord according to the custom of the manor', by copy of the manorial court-roll (see copy n. 5). (By Part V of the Law of Property Act 1922, all copyhold land was enfranchised).</p> |
| <p>Lifehold</p> | <p>In common law and statutory law, a life estate (or life tenancy) is the ownership of immovable property for the duration of a person's life. In legal terms, it is an estate in real property that ends at death when ownership of the property may revert to the original owner, or it may pass to another</p> |

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|------------------|---|
| | person. The owner of a life estate is called a "life tenant". |
| Leasehold | <p>Leasehold is a form of land tenure or property tenure where one party buys the right to occupy land or a building for a given length of time. As lease is a legal estate, leasehold estate can be bought and sold on the open market. A leasehold thus differs from a freehold or fee simple where the ownership of a property is purchased outright and thereafter held for an indeterminate length of time, and also differs from a tenancy where a property is let (rented) on a periodic basis such as weekly or monthly.</p> <p>Typical given lengths of time were 7, 14 or 21 years.</p> |
| Rack Rent | <p>Rack-rent has often been a term of protest used to denote an unjustly excessive rent, usually one paid by a Tenant Farmer. The two conceptions of rack-rent both apply when excessive rent is obtained by threat of eviction resulting in uncompensated dispossession of improvements the tenant himself has made. I.e. by charging rack-rent, the landowner unjustly uses his power over the land to effectively confiscate wages, in addition to merely charging the tenant interest and depreciation on the capital improvements which the landlord himself has made to the land</p> |