

1872 Survey of the Draycot Estate

Wiltshire and Swindon History Centre (WSHC) document 2062/15. Survey of the Draycot estates, the property of the trustees of the late Earl of Mornington.

William Richard Arthur Pole Tylney Long Wellesley, 5th Earl of Mornington died 25 July 1863; the Earldom of Mornington passed to the Duke of Wellington.

Under the terms of the Earl's Will the Draycot Estate was left to Henry Richard Charles Wellesley, 1st Earl Cowley.

Following the excesses of the 4th Earl, Trustees were still involved in managing the finances during the 1860s and 1870s.

Economy in Wiltshire was improving and Lord Cowley was able to make various improvements in Draycot House and Park, and across the wider estate.

He bought more land and farms, he built the new Draycot Rectory and new houses in Upper Draycot, and he 'cleared' the old village of Draycot Cerne.

1872 Survey was commissioned following a rise in land values, a growth in population and a Local Government re-organisation in 1872.

The 1872 Survey uses the 1839 Tithe numbers to identify plots of land and buildings. There is no accompanying map.

The Survey provides an overview of landholdings across all parishes in the Estate in 1872. The emphasis is on the larger farms across all parishes.

It is therefore useful for identifying locations, names and sizes of farms, and for identifying which farmers were farming which farms.

Minor landholders and 'cottagers' were not a priority for the Survey but are all listed together on one page

Each entry is accompanied by the Surveyor's notes on the state of the land and buildings, the current rent and the estimated value at 1872 market rates.

The WSHC holding consists of two copies, one of which appears to be a draft, duplicate or 'office copy' of the original.

The 'duplicate' version contains numerous later additions and amendments, with an initial revision date of 1879, but with at least one reference to 1880.

Other notes point to dates between 1881 and 1891; for example, see Transcriber's Note for Plot 39 on p. 60.

The entries are by parish, with no obvious order of which parish follows which.

Several farms are spread across 2 or more parishes.

This transcription has prioritised Sutton Benger and Draycot Cerne; detailed information in other parishes has not been transcribed.

Any use of italics in the transcription is for text not in the original.

The original used superscript for names; eg Jas for James. These have been written in full in this transcription.

This transcription has not included all details of the names or size of plots (acreage, etc), nor all details of the 'state', such as 'pasture' or 'arable' etc

Survey and Report

upon the Draycot Estate situate in the Parishes of Draycot Cerne, Kington St Michael, Sutton Benger, Stanton St Quintin, Langley Burrell, Chippenham, Kellaways, Avoin, Seagry, Great Somerford, Malmesbury St Mary, Bremhill and Christian Malford, in the County of Wilts.

comprising

numerous Farms, smaller occupations, Dwelling Houses, and accommodation lands, the whole extending over 3,028 acres, the property of the Trustees of the late Earl of Mornington, and valued for the purpose of estimating the annual rental value of the same.

1872

There are two versions of the document; an 'original' and a 'duplicate'. The 'original' does not have an index but there are two versions of the index in the 'duplicate', both with various amendments and updates, clearly at different dates.

The index is sorted alphabetically, by surname of tenant. The first version is probably dated 21 March 1872 (the date on the facing, title page). The second version (on the inside front cover and facing page) appears to be dated 'Michaelmas 1879'.

The second version is an update, but has also had more substantial amendments and updates made to it, up to about 1880.

This Transcription includes three versions of the Index - see below.

To the left of most (but not all) surnames in the Index is a cross (X) or a tick (✓) - the meaning of these is not exactly clear.

However, at the bottom of the page is a note that shows a cross (X) and then the words 'Leases completed'.

This is then followed by 'May 1873' - this date seems to have been added later (after 'leases completed' was written).

Futhermore, this note does not seem to be in the same handwriting as the original list of names in the Index.

Only the first few examples of crosses (x) and ticks (✓) have been included in this transcription, for information.

Note: *Any use of italics in the transcription is for text not in the original.*

**** Please refer to the original document for field names, acreage etc. ****

Index (version 1)

This is the original index, as written for the first 1872 copy, plus all the corrections, insertions and additions made during the 1870s; probably dated Michaelmas 1879. See also the Notes mentioned above (in 'Version 1')

This is the original, unamended Index, as written for the first 1872 copy.

| | Tenants | | Page | Notes / marginalia (as in the original document) | Transcriber's Notes (not in the original document) |
|---|-----------|---------------|------|--|--|
| x | Bailey | John | 6 | | |
| ✓ | Bailey | Thomas | 40 | | |
| x | Bond | James | 22 | | |
| x | Bond | John | 10 | | |
| ✓ | Cole | Saul | 52 | <i>Pencil note to left of 'Cole': possibly 'J H Curtis'</i> | |
| | Collins | John | 5 | | |
| | Curtis | John | 29 | | |
| | Doig | Alexander | 17 | | |
| | Ferris | Francis | 26 | <i>Faint pencil note to left of 'Ferris': possibly 'Fry'</i> | |
| | Gainey | George | 50 | | |
| | Godwin | Mrs. | 34 | <i>Pencil note to left of 'Godwin': possibly 'Wilkins'</i> | |
| | Hayford | Thomas (late) | 25 | | <i>Thomas Hayford presumably died before the Survey was completed.</i> |
| | Harris | Edward | 24 | | |
| | Hayward | Jesse | 37 | | |
| | Hayward | Charles | 43 | | |
| | Hillier | John | 12 | | |
| | Hull | Joseph | 44 | | |
| | Hull | Joseph | 45 | | |
| | Humphries | John | 46 | | |
| | Keevil | Noah | 39 | | |

| Tenants | | Page | Notes / marginalia (as in the original document) | Transcriber's Notes (not in the original document) |
|-------------|-----------|------|--|--|
| Kington | Benjamin | 51 | | |
| Odey | George | 48 | | |
| Reeve | Charles | 3 | | |
| Rich | Charles | 19 | | |
| Smith | Isaac | 41 | | |
| Smith | Robert | 1 | | |
| Tanner | Mrs. | 8 | | |
| Tanner | Mrs. | 47 | | |
| Teagle | John | 31 | | |
| Thomas | J & E | 11 | | |
| Vines | Broom | 14 | | |
| | | | | |
| Summary | | 53 | | |
| | | | | |
| Comparative | Statement | 57 | <i>Note at bottom, below and to left of Comparative Statement: 'Leases completed May 1873' See above reference crosses (x) and ticks (✓)</i> | |

Index (version 2)

This is the original index, as written for the first 1872 copy, plus all the corrections, insertions and additions made during the 1870s; probably dated Michaelmas 1879. See also the Notes mentioned above (in 'Version 1')

| Tenants | | | Page | Notes / marginalia (as in the original document) | Transcriber's Notes (not in the original document) |
|---------------|-------------------|--------|------|--|--|
| Allotments | | | 65 | | <i>The word 'Allotments' inserted below 'Tenants'; 'Aldridge' then inserted below 'Allotments' - obviously amended again, at a later date.</i> |
| Aldridge | Henry | | 60 | | |
| Bailey | John | | 6 | | |
| Bailey | Thomas | | 40 | | |
| Bond | James | | 22 | | |
| Bond | John | | 10 | | |
| Cole | Saul | | 52 | | |
| Collins | John | | 5 | | |
| Curtis | John | | 29 | | |
| Cottages etc. | | | 68 | | <i>Inserted between 'Curtis' and 'Doig'</i> |
| Doig | Alexander | | 17 | | |
| Davis | Ann | | 59 | | <i>Inserted between 'Doig' and 'Ferris'</i> |
| Ferris | Francis | | 26 | | |
| Gainey | George | | 50 | | <i>Inserted between 'Gainey' and 'Godwin'</i> |
| Greswell | E. C. | | 11 | | |
| Godwin | Mrs | | 34 | | |
| Gregory | Joseph William | | 60 | | <i>Inserted between 'Godwin' and 'Hayford'</i> |
| Hayford | Thomas | (late) | 25 | | |
| Harris | Edward | | 24 | | |
| Hayward | Jesse | | 37 | | |

| Tenants | | Page | Notes / marginalia (as in the original document) | Transcriber's Notes (not in the original document) |
|-----------------|-------------------|------|---|--|
| Hayward | Charles | 43 | | |
| Hillier | John | 12 | | |
| Hull | Joseph | 25 | | <i>Original page numbering amended</i> |
| Hull | Joseph | 58 | | |
| Hull | Joseph | 45 | | |
| Havell | W.B. | 50 | | |
| Humphries | John | 46 | | |
| Juggs | Henry | 60 | | <i>Probably the insertion of 'Juggs' came after 'Jeffries'</i> |
| Jeffries | George | 59 | | <i>Probably the first insertion here was 'Jeffries'</i> |
| Keevil | Noah | 39 | | |
| Kington | Benjamin | 51 | | <i>Entry for 'Little' added before 'Messiter'</i> |
| Liitle | E.M. | 60 | | |
| Messiter | Richard | 59 | Pages 58 and 59 | <i>Entry for 'Messiter' on p. 59 inserted first, then possibly p. 58 added</i> |
| Ody | George | 12 | <i>Pencil note: 'Late Hilliers'; at same time, '48' deleted, replaced by '12'</i> | <i>Spelling of surname altered; was 'Odey' but the 'e' has been crossed out</i> |
| Pierrepoint | H.B. | 30 | <i>An addition after 'H. B.' - possibly 'Esq' for 'Esquire'</i> | <i>Seems to be an insertion, but possibly part of original list. Page 30 has spelling 'Pierpont'</i> |
| Reeve | Charles | 3 | | |
| Rich | Charles | 19 | | |
| Smith | Isaac | 41 | | |
| Smith | Robert | 1 | | |
| Salisbury | William | 59 | | <i>Inserted between 'Smith' and 'Tanner'</i> |
| Tanner | Mrs | 8 | | |
| Tanner | Mrs | 47 | <i>Note added: Glebe</i> | |
| Teagle | John | 31 | <i>Pencil Note: Kaynes and (below it) Bayliffe</i> | |
| Thomas | J & E | 11 | | |
| Tucker | Abraham | 59 | | <i>Inserted between 'Thomas' and 'Vines'</i> |

| Tenants | | Page | Notes / marginalia (as in the original document) | Transcriber's Notes (not in the original document) |
|-------------|-----------|------|--|--|
| Vines | Broom | 14 | | <i>Final three entreis possibly Inserted together between 'Vines and 'Summary'</i> |
| West | George | 60 | | <i>Final three entreis possibly Inserted together between 'Vines and 'Summary'</i> |
| Wright | Mrs. | 59 | | <i>Final three entreis possibly Inserted together between 'Vines and 'Summary'</i> |
| | | | | |
| Summary | | 53 | | |
| Comparative | Statement | 57 | | |
| General | Summary | 72 | General Summary | <i>Inserted below 'Comaparative Statement'</i> |
| Common | Leazes | 53 | Kington Langley Common Leazes | <i>Inserted below 'General Summary'</i> |

Index (version 3)

This is the updated index, complete with all additional corrections, insertions and additions; these changes are not dated, but are probably into the 1880s.

| Tenants | | Page | Notes / marginalia (as in the original document) | Transcriber's Notes (not in the original document) |
|-------------|---------------|-------|---|--|
| Smith | Robert | 1 | | |
| Reeve | Charles | 3 | | |
| Collins | John | 5 | | |
| Bailey | John | 6 | | |
| Tanner | Mrs. | 8, 47 | | |
| Bond | John | 10 | | |
| Thomas | J & E | 11 | <i>Pencil note to left: 'Now James Hutchings'</i> | |
| Hillier | John | 12 | <i>Pencil note to left: 'Now George Ody'</i> | |
| Vines | Broom | 14 | | |
| Doig | Alexander | 17 | | |
| Richard | Charles | 19 | | |
| Bond | James | 22 | | <i>Inserted between 'Bond' and 'Harris'</i> |
| Hawkins | James | 48 | | |
| Harris | Edward | 24 | <i>Pencil note to left: 'Aspick'</i> | |
| Hayford | Thomas (late) | 25 | | |
| Ferris | Francis | 26 | <i>Pencil note to left: 'Fry' and possibly 'Messiter'</i> | <i>Pencil line through 'Ferris, Francis' - suggesting deletion</i> |
| Curtis | John | 29 | | |
| Pierrepoint | H.B. | 30 | | <i>Inserted between 'Curtis' and 'Teagle'</i> |
| Teagle | John | 31 | | |
| Godwin | Mrs. | 34 | | |
| Hayward | Jesse | 37 | | |
| Keevil | Noah | 39 | | |

| Tenants | | Page | Notes / marginalia (as in the original document) | Transcriber's Notes (not in the original document) |
|--------------|-------------------|--------|---|---|
| Smith | Isaac | 41 | | |
| Hayward | Charles | 43 | <i>Originally had no first name; 'Charles' added later</i> | |
| Hull | Joseph | 25 | <i>Originally had p. 44, but crossed out and '25' inserted</i> | |
| Hull | Joseph | 45 | <i>Originally had 'ditto' on Joseph Hull, with p.45. All crossed out.</i> | |
| Humphries | John | 46 | | |
| Tanner | Mrs | 47, 48 | | |
| Ody | George | 48 | | |
| Bailey | Thomas | 49 | | |
| Gainey | George | 50 | | |
| Kington | Benjamin | 51 | <i>Words 'afterwards Cole' inserted after 'Kington, Benjamin'</i> | |
| Cole | Saul | 52 | | |
| | | | | |
| Summary | | 53 | | <i>This is an addition to the Survey which was not in the 1872 original version</i> |
| Comparative | Statement | 57 | Comparative Statement | <i>Statement of Rents and Acreage is also an addition to the 1872 Survey</i> |
| Statement of | Rents, Acreage | 73 | Statement of Rents and Acreage | <i>Line added / below 'Comparative Statement' - suggesting it was added at a later date</i> |

Draycot Cerne and Sutton Benger - 1872 Survey of the Draycot Estate

Wiltshire and Swindon History Centre (WSHC) document 2062/15. Survey of the Draycot estates, the property of the trustees of the late Earl of Mornington.

Pages 53 & 54 are a 'General Summary'. In the 'copy' or 'duplicate' version of the Schedule there are a number of additional pages, which show updates from 1873 and later years. This transcription of the General Summary and Final Signature Page is of the 'Master' 1872 copy of the document, with reference to amendments in the copy / duplicate version.

General Summary

| Page in Survey | | | | | | | | | |
|----------------|------|-----------|---------|-----------|------------------------|---|---|-----------------|---|
| 53 | Page | Occupier | | Quantity | Estimated Annual Value | | | Surveyors Notes | Comments / Transcriber description / estimate of location |
| | | | | A - R - P | £ | s | d | | |
| | 2 | Robert | Smith | | | | | | <i>Individual quantities and values as in the original document have not been transcribed</i> |
| | 4 | Charles | Reeve | | | | | | |
| | 6 | John | Collins | | | | | | |
| | 7 | John | Bailey | | | | | | |
| | 9 | Mrs | Tanner | | | | | | <i>Copy version has an amendment to show Pages 9 and 47 (see p. 54)</i> |
| | 10 | John | Bond | | | | | | |
| | 11 | J & E | Thomas | | | | | | <i>Sic: J. & E. Thomas</i> |
| | 13 | John | Hillier | | | | | | |
| | 16 | Broome | Vines | | | | | | |
| | 18 | Alexander | Doig | | | | | | |
| | 21 | Charles | Rich | | | | | | |
| | 23 | James | Bond | | | | | | |
| | 24 | Edward | Harris | | | | | | |

| Page in Survey | | Occupier | | Quantity | Estimated Annual Value | | | Surveyors Notes | Comments / Transcriber description / estimate of location |
|----------------|---------|-------------|-------------|-----------|------------------------|---|---|-----------------|--|
| Page | | | | A - R - P | £ | s | d | | |
| 25 | Thomas | Harford | | | | | | | <i>Sic: Late Thomas Harford</i> |
| 28 | Francis | Ferris | | | | | | | |
| 29 | John | Curtis | | | | | | | |
| 30 | H. B. | Pierrepoint | | | | | | | <i>Sic: H. B. Pierrepont Esq in original, ...Esquire in copy version</i> |
| 53 | | Forward | 2248a 2r 1p | 4320 | 0 | 0 | | | |
| 54 | | Forward | 2248a 2r 1p | 4320 | 0 | 0 | | | |
| 32 | John | Teagle | | | | | | | <i>Sic: p. 32 repeated with a ditto</i> |
| 32 | John | Teagle | | | | | | | |
| 36 | Mrs | Godwin | | | | | | | |
| 38 | Jesse | Hayward | | | | | | | |
| 40 | Noah | Keevil | | | | | | | |
| 42 | Isaac | Smith | | | | | | | |
| 43 | | Hayward | | | | | | | <i>Sic: no first name for Hayward</i> |
| 44 | Joseph | Hull | | | | | | | |
| 45 | Joseph | Hull | | | | | | | <i>Sic: p. 45 with a ditto</i> |
| 46 | John | Humphries | | | | | | | |
| 47 | Mrs | Tanner | | | | | | | <i>Copy version has an amendment to show Pages 47 and 9 (see p. 53)</i> |
| 48 | George | Odey | | | | | | | |
| 49 | Thomas | Bailey | | | | | | | |
| 50 | George | Gainey | | | | | | | |

| Page in Survey | | | | | | | | |
|----------------|--|---------|--------------|------------------------|----|---|-----------------|---|
| Page | Occupier | | Quantity | Estimated Annual Value | | | Surveyors Notes | Comments / Transcriber description / estimate of location |
| | | | A - R - P | £ | s | d | | |
| 51 | Benjamin | Kington | | | | | | |
| 52 | Saul | Cole | | | | | | |
| | | | | | | | | |
| 54 | | Total | 3128a 2r 10p | 6209 | 10 | 0 | | |
| | | | | | | | | |
| 55 | Note from the surveyors reference Lord Cowley having given permission for tenants to trap rabbits. | | | | | | | |
| | Looking for confirmation on how to value the rabbits. | | | | | | | |
| | | | | | | | | |
| | Signed by Norton etc, Watney & Co of Royal Exchange, London, and | | | | | | | |
| | Bryan Wood, Chippenham, Wilts, and | | | | | | | |
| | Messrs Collyer-Bristow, Withers & Russell, London | | | | | | | |
| | Dated 21 March 1872 | | | | | | | |
| | | | | | | | | |
| | Followed by 5 blank pages in the 'master' or 'original' version' | | | | | | | |