

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		Occupier		Quantity	Estimated Annual Value			Surveyors Notes	Comments / Transcriber description / estimate of location
Page				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'								