

1572 DOCCOMBE MANOR RENTAL

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Source: Lambeth Palace Archives

Translated from mostly Latin. Some modernisation of spelling.

Dated: 10/10/1572

PAGE 1

The manorial rental there renewed at the legal court held there on October 10th in the fourteenth year {1572} of our lady Elizabeth Queen by the grace of God of England, France, & Ireland. Defender of the Faith etc. On the oath of the tenants there.

{Left margin} **John Sawdy {Harcot = between North & South Kingwell – disappeared when the Turnpike road was made in 1815}**

John Sawdy came & showed his Copy in these words. At the legal manorial court held there on April 23rd in the 6th year of the reign of Edward VI {1552} John Sawdy came & took from the Dean & Chapter of the Metropolitan & Cathedral Church of Christ Church Canterbury, lords of the aforesaid manor, by the demise of {Sir} Thomas Denys steward & farmer of the manor there, a Tenement with its appurtenances called Harecott. It was formerly held by Alice Meydwey. Having & holding the aforesaid tenement viz.:

A hall-house with a place for cows under the same roof, a barn,

2.5 acres of meadow worth 13s 4d a year

4 closes of arable land i.e.:

1 called Cross Park containing by estimation 5 acres

1 called Well Park containing by estimation 1 acre

1 called Furse Park containing by estimation 4 acres

1 called The Ley containing by estimation 5 acres

Each acre worth 18d a year.

In all & singular of its appurtenances [let] to the aforesaid John for the term of his life according to the custom of the aforesaid manor. In respect of which he pays 3s 8.5d a year. He paid a fine of £10 {for reversion} to the lords. Further licence was granted to him for entry into the said tenement for payment of 40s.

{Right margin} Pays a year 3s 8.5d

{Right margin} 2.5 acres of meadow, 15 acres of arable

Joan Kyngwyll {North Doccombe = the area opposite Great Doccombe Farm where North Doccombe Cottage, Rockvale Cottage & Meadow Cottage are now}

Joan Kyngwyll widow claims to hold for her widowhood according to the custom of the aforesaid manor a tenement with a ferlingate of land there called north Doccombe with its appurtenances.

Namely:

A residential house, a house for cows, a barn & bakehouse.

2 parcels of meadow containing by estimation 2.5 acres & worth 16s 8d a year

5 closes of arable land:

1 called Myddell Close with 6 acres

1 called Brodelane Park with 4 acres

1 called Higher Close with 6 acres

1 called The Ester Close with 6 acres

1 called The Mylle Poole with 1 acre

Each acre worth 16d a year with a moiety of a small parcel of land next to the mill there called The Myll of minimal value

Common rights on Mardon for 30 sheep, 2 bullocks & 1 horse.

Pays yearly 5s 9.5d

Reversion fine £7

Reversion of the tenement & ferlingate of land called North Doccomb conceded to William Kyngwyll & Robert {?} for the term of their lives according to the custom of the manor. For which they paid a fine of £7

John Bowdon {Combe Farm was between the present Naphole Farm & Stacombe Farm – it was abandoned in the late C19th but some walls & foundations remain}

John Bowdon shows a copy in these words. At the legal court of the maor there held on November 12th 1534 came John Bowdon & took from the lord Thomas prior of Christ Church Canterbury lord of the aforesaid manor by the demise of Thomas Denys, Steward & farmer there one tenement called Combe with its appurtenances.

Having & holding it namely:

A residential house & place for cows under the same roof, a barn & bakehouse

A close of meadow of 1.5 acres & worth 9s 4d a year

4 closes of arable land namely:

1 called Haresole with 8 acres

1 close Brode Park with 5 acres

1 close called Wyll Park with 5 acres

1 close called Brodeland Park with 2 acres

Each acre worth 16d a year

Common rights on Mardon for 30 sheep, 2 bullocks & 1 horse

Pays 4s 8.5d a year

Paid a fine of 6s 8d

{*Left margin*} Tenement fine 6s 8d

{*Right margin*} Pays a year 4s 8.5d

{*Right margin*} 1.5 acres of meadow & 20 acres of arable land

PAGE TWO

Nicholas Halle {Cossick Farm}

Nicholas Halle shows a Copy in these words.

To the legal Court of the manor there held on October 1st 1528 came Nicholas Halle Junior & took from the lord Thomas Prior etc by the demise of Thomas Denys, steward of the said manor, the reversion of all that tenancy contayning 3 ferlingates of land called Corsett that Nicholas Halle <dead> father of the same Nicholas holds.

Having & holding the aforesaid with appurtenances. Namely:

A hall-house, a cow-house, a kitchen, a bakehouse & a barn

2 closes of meadow with 4 acres & worth a year 24s

1 acre of gorse in one of the aforesaid meadows & worth a year 4d

9 closes of {47.5 acres of} arable land namely:

1 called Bromehill with 8 acres

1 called Crosse Park with 3 acres

1 called The Higher Gratton with 4 acres

1 called The Lower Gratton with 3 acres

1 called Shotthey with 4 acres

1 called Wyll Park with 2 acres

1 called Furse Park with 7 acres

1 called Whytersehey with 0.5 acres

1 called Myddell Hill with 16 acres

Of which each acre worth a year 16d

A parcel of enclosed common land called Corsett Down with 20 acres. Of which each acre worth a year 10d

Pays a year 14s 1d

Paid a reversion fine of £8

{Right margin} Pays a year 14s 1d

{Right margin} 4 acres of meadow, 1 acre of gorse, 63.5 acres of arable

land {sic – but it adds up to 47.5 that equates with 1572 survey}} & 20 acres of common land.

The reversion of the aforesaid tenement with its appurtenances conceded to Peter Halle, son of the aforesaid Nicholas. At the legal court held there on August 6th 1548 by the demise of Thomas Denys. Paid a fine of £13

John Coke { Broomhill i.e. what is now Little Doccombe = between North Doccombe & Leign Farm - now only a house & garden but in living memory was a 30 acre smallholding}

John showed a Copy in these words

To the legal court of the manor held there on October 19th 1519 came John <dead> Coke senior & John Coke Junior & took from the lord Thomas Prior etc by the demise of Thomas, steward of the said manor, the reversion of of a tenement with appurtenances called Bromehill. It was formerly held by Elizabeth Kyngwyl widow.

Having the aforesaid reversion of the tenement namely:

A hall-house & place for cows under the same roof, & a barn

A meadow with 2.5 acres worth a year 10s

4 closes of arable land namely:

1 called Modna Foord Park with 4 acres

1 clase called Brome Park with 4.5 acres

1 close called Furse Park with 5 acres

1 close called The Hygher Park with 10 acres

A parcel of land called The Crofte with 0.5 acres

Each acre worth a year 18d

A moiety of of a parcel of land next to the mill called Myll Ham of minimal value.

Common rights on Mardon for 30 sheep, 2 bullocks & 1 horse.

Pays a year 6s 9.5d

Paid a reversion fine of of £3 6s 8d

{Right margin} 2.5 acres of meadow; 24 acres of arable land

Joan Grose {Naphole Farm}

Joan Grose widow showed a copy in these words. To the legal court there held October 19th 1520 came John Grose <dead> Junior & took from Thomas Prior etc by the demise of Thomas Denys, steward & farmer of the same manor, the reversion of a tenancy with appurtenances called Knaphalle containing 2 ferlingates of land, including the reversion of a grain mill there called Doccombe Mill namely:

A hall-house, cow-house, bakehouse & barn

4 parcels of meadow with 3 acres & worth a year 14s

7 closes of arable land namely:

1 close called The Clyve with 8 acres

1 close called Myddell park with 9 acres

1 close called The Graton with 4 acres

1 close called The Park with 7.5 acres

1 close called The Hey with 0.5 acres

1 close called Tur Park with 0.5 acres

1 close called {blank} with 0.5 acres

Each acre worth a year 16d

A mill worth a year 6s 8d

Common rights on Mardon for 60 sheep, 4 bullocks & 2 horses

Pays a year 14s 10.5d

{*Left margin*} Reversion fine £4

{*Right margin*} Pays a year 14s 10.5d

{*Right margin*} 3 acres of meadow, 30 acres of arable land

John Bowdon & Robert <dead> Bowdon, sons of George Bowdon, took from the Dean & chapter by the demise of Thomas Denys who [etc] the reversion of the premises by copy bearing the date May 4th 1555. They paid a fine of £10

PAGE THREE

Henry Kyngwyll {Stacombe Farm} {obliteration & assumed from the entry below}

Henry Kyngwyll showed a copy in thsese words. To the legal court there held May 4th 1555 came Thomas Kyngwyll & Geoffrey Kyngwyll, sons of William Kyngwyll, & took from the Dean & Chapter by the demise of Thomas Denys, steward & farmer there the reversion of a tenement with its appurtenances called Stacombe. It contains 2 ferlingates of land with all the premises held there by the aforesaid William Kyngwyll.

Having & holding the reversion of the the tenement namely:

A hall-house, a bakehouse & a barn with a cow-house under the same roof

1 close of meadow with 4 acres worth a year 20s

7 closes of arable land namely:

1 called West Clyve with 18 acres

1 close called Wete Slade with 6 acres

1 close called Berry Pytt with 4 acres

1 close called Langland with 8 acres

1 close called Stonyland with 4 acres

1 close called Bakes Park with 3.5 acres

1 close called Liteel park with 1.5 acres

A parcel of moor with 1 acre

Each acre worth a year 14d

Pays a year 10s 2d

They gave a fine of of £10 6s 8d

Common rights on Mardon for 60 sheep, 4 bullocks & 2 horses

{Right margin} 4 acres of meadow, 1 acre of moor, 45 acres of arable land

Robert Deyman {Smallridge Farm}

Robert Deyman showed a copy in these words. To the legal court there held April 23rd 1552 came Robert Deyman & Joan Deyman & took from the Dean etc by the demise of Thomas Denys, steward & farmer there, the reversion of a tenement with appurtenances called which Geoffrey Deyman there held.

Having & holding the reversion of all the premisses there namely:

A hall-house & cow-house under the same roof, a bakehouse & barn.

A small parcel of garden of minimal vale.

3 parcels of 3.5 acres of meadow & worth a year 16s

9 closes of arable land & gorse

1 close called Byddercomb with 22 acres

1 close called Lambe Park with 6 acres

1 close called The Sowther Hill with 6 acres

1 close called Smalle Park with 1 acre

1 close called The Graton with 18 acres

1 close called Bakes Park with 4 acres

1 close called Treyne Park with 8 acres

1 close called Brode Park with 7 acres

1 close called The Little Beyre with 1 acre

Each acre worth a year 12d

Pasture in the lords' woods there called Collrudge Wood with 14 acres

Common rights on Mardon for 70 sheep, 8 bullocks & 4 horses

Pays a year 20s 6d

They paid a fine of £5 6s 8d

{*Right margin*} 3.5 acres of meadow & 73 acres of arable land

John Wood {South Kingwell can be deduced from the content}

John Wood showed a copy with these words. To the legal court there held April 23rd 1562 came John Wood & took from Robert Denys, Farmer of the Dean & Chapter of Christ Church Canterbury, by his own demise the reversion of all that tenement there with appurtenances in the tenure of but not occupied by Nichola <dead> Langworthie widow.

Having & holding the reversion of all the premises namely:

A hall-house & cow-house under the same roof {no comma or break here} a kitchen & a barn under the same roof, & a bakehouse.

A close of meadow with 2.5 acres worth a year 12s

7 closes of arable land namely:

1 close called Pepyton Park with 9 acres

1 close called Ponde Park with 5 acres

1 close called Little Slade with 1.5 acres

1 close called Garden Park with 8 acres

1 close called Lang Park with 3 acres

1 close called Bygsta More with 2.5 acres

1 close called Bakes Hey with 0.25 acres

Each acre worth a year 16d

Common rights on Hynxton Downe for 30 sheep, 2 bullocks & 1 horse

Pays a year 4s 8d

Paid a fine of £28

{Right margin} 2.5 acres of meadow & 30 acres of arable land

PAGE FOUR

Joan Hyll {North Kingwell}

Joan Hyll widow showed a copy in these words. To the legal court of the manor there held June 14th 1516 came Richard <dead> Hyll & paid the lord a fine of 60s by the demise of Thomas Denys, steward & farmer there, for

the reversion of a tenement with appurtenances called North Kyngwyll now in the tenure of Alice <dead> Kyngwyll.

Having & holding the tenement etc namely:

A hall-house & place for cows under the same roof, a bakehouse & a barn.

2 closes of meadow with 3 acres & worth a year 13s

8 closes of arable land namely:

1 close called Keyte Hill with 8 acres

1 close called The Ley with 10 acres

1 close called Wylley Yeate with 10 acres

1 close called Doccombe Cross with 10 acres

1 close called Hurthyll with 5 acres

1 close called Ley Park with 2.5 acres

1 close called Colehey with 0.5 acres

1 close called Water Hey with 0.5 acres

Each acre worth a year 14d

Common rights on Mardon for 60 sheep, 4 bullocks & 2 horses

Pays a year 10s

{*Right margin*} 3 acres of meadow & 47 acres of arable land

{*Left margin*} Reversion fine £20

Ellias Worthilake took by the demise of Robert Denys who {etc} the reversion of all the premises by copy bearing the date June 17th 1569. paid a fine of £20

George Bowdon {South Doccombe later Great Doccombe Farm}

George Bowdon showed a copy in these words. To the legal court of the manor there held on August 11th 1548 came John <dead> Bowdon & George Bowdon & took from the Dean & Chapter etc by the demise of Thomas Denis, steward & farmer there, a tenement with appurtenances in South Doccombe.

Having & holding it namely:

A residential house with a house for cattle under the same roof, a bakehouse, a kitchen, a barn, & a sheep-house.

4 parcels of meadow with 6 acres worth a year 24s

7 closes of arable land namely:

1 close called Brome Park with 6 acres

1 close called Furse Park with 3 acres

1 close called Oxen Park with 2 acres

1 close called The Clyffe with 4 acres

1 close called New Park with 10 acres

1 close called Barnehey with 1 acre

1 close called Chappell Hey with 1 acre

Each acre worth a year 18d

And:

9 acres of arable land & moor held for his part in a close called Graton
3 acres in the same held by John Oke.

9 acres of arable land held for his part in 4 parcels of land called West
Downe

3 acres in the same held by John Oke

33 acres of arable land held for his part in various parcels of land called Fer
Downe, Pytts, Slade & Knoll

11 acres in the same held by John Oke

Each acre worth a year 8d

Pays a year 13s 4d

They paid a fine of £6 6s 8d

Pays a year 13s 3d

They paid a fine of £6 6s 8d

*{Right margin} 6 acres of meadow, 18 {this should be 27! as per 1582}
acres of arable land separately, 51 acres by landscore {i.e. marked by
boundary stones rather than a fence or hedge} with John Oke*

John Oke {Walleslande –deduced by x ref. to CCA U15_14_9}

John Oke showed a copy in these words. To the legal court of the manor held there on August 6th 1548 came John oke & took from the Dean etc. by the demise of Thomas Denis, steward & farmer there, the reversion of a tenement & a ferlingate of land with appurtenances that Joan Potter widow then held.

Having the reversion of the aforesaid together with the aforesaid tenement with appurtenances namely:

A residential house & cow-house under the same roof, [&] a barn

3 parcels of meadow with 2.5 acres & worth a year 14s 6d

5 closes of separate arable land namely:

1 close called The Hey with 0.5 acres

1 close called Stone Park with 2.5 acres

1 close called Wyll Park with 1 acre

1 close called Lam Park with 1 acre

1 close called New Park with 7 acres

Each acre worth a year 18d

And:

19 acres held by landscore with George Bowdon in various parcels of land called Graton, Westdowne, Foredowne, Pytts, Slade & Knoll as fully seen in another copy previously.

Pays a year 4s 1d

Paid a fine of £8

{*Right margin*} 2.5 acres of meadow, 12 acres of separate arable land & 19 acres by landscore

PAGE FIVE

William Hamlyn {Leign Farm}

William Hamlyn showed an indenture bearing the date September 1st 1561 by which the aforesaid William, Joan <dead> his wife & William Loskey took

from the Dean & Chapter etc. all those two tenements called W^{{or} M[}]yllonde & Lelagh parcels of the manor there between the vill of Doccombe to the to the east {sic - *should be west!*} & the woods of the aforesaid Dean & chapter to the east called St Thomas Clyffe & against the land of Peter Westcott of Bridford to the south & against the land now in the tenure of Robery Deymo[n]d to the north.

All of which William Hamlyn held there by diverse clauses & articles contained in the same indenture.

Having & holding the aforesaid two tenements with appurtenances namely:
A residential house & house for bovates under the same roof, another house for cows, a barn & a bakehouse

3 parcels of orchard with 1 acre

1 close of meadow called <15s> Estermeyd with 3 acres

1 close of meadow called Westermeyde <15s> with 3 acres

1 close of meadow & moor called Spyer Park <6s 8d> with 2 acres

Total value 36s 8d

9 closes of arable land & gorse namely:

1 close called Code Park with 8 acres

1 close called The Clyve with 20 acres

1 close called Lambe Park with 22 acres

1 close called Furse Park with 20 acres

1 close called Stoney Clyve with 10 acres

1 close called The Lower Furse Park with 8 acres

1 close called The Longhey with 2 acres

1 close called Meydcose {?} with 3 acres

1 close called Brome Park with 3 acres

Each acre worth at least a year 14d

Common rights on Mardon for 60 sheep, 4 bullocks & 2 horses

Pays a year 21s 2d

{Entry} Fine £30

{Right margin} 8 acres of meadow, 96 acres of arable land

George Bowdon (Chapel – location on Great Doccombe Farm in 'Chappell Hey' ?)

George Bowdon holds a chapel at will.

Pays a year 2s

Woods – {this section is in English}

M[emo]r[an]d[um] Collrudge Wood {Coleridge Wood} douth holly app[er]tayne unto the lordes of this mannor & is by estimac[i]on xiiij acres the herbage theirow grauntyd unto Rob[er]t Deyman as before appeyeth in the ent[e]ring of his Copye

{Left margin} **Joh[ann]es Brownyng {woodwarden}**

It[e]m The wood called St Thomas Clyffe {**St Thomas Cleve**} is also holly the lordes and is by estimac[i]on xxx^{ti} acres It[e]m

That p[ar]cell of wood called Meyne Wode is in the hole by estimac[i]on iij acres wher[e]of the third p[ar]te belongeth unt[o] the deane & chapter etc the other ij p[ar]tes to their of S[i]r Wyll[ia]m Courtney,

The very lyke demyc[i]on of a p[ar]cell of grownde called Black Marshe, by estimac[i]on iij acr[es], wherof ij are theires of S[i]r Wyll[ia]m Courteney the iij^{de} the deane & chapteres All whiche teri {i.e. land} <bareyn> Brownyng holdeth at wyll payeng yerly For the herbage their of xij^d the olde rent, in consyderac[i]on that he is wo[o]rdward and saveth all the lordes woodes their From the spoyle of the ten[a]ntes who clayme a com[m]on of estovere & stakes owt of all the same

{Right margin} Pays a year 12d

It[e]m the bowndes of the Com[m]ons ar[e] not c[er]taynly knowen but in c[on]troversye betweyn the Ten[a]ntes of this man[n]or & Mr {sic} Courtneys Ten[a]nts of Morton And For the c[er]teynty of their Customes, they ar[e] nott able, or at lest not wylling to p[re]sent they, as the lyke is in most homages thorow this hole sheire.

The valew of ev[er]y acre of wood unc[er]tayne because hit hath nott been offered in sale Butt I Judge Collrudge wood worthe xiiij^s iij^d ev[er]y acre the

rest lyttle worth For that St Thomas Clyffe at the tyme of the sale And Felling was olde and the greatest p[ar]te nev[er] sprang agayne and the spoyle very barayn and waste.

{Summary}

Sum total of the rents: £6 16s 9½d

Sum of the meadow land: 45½ acres

Sum of the arable land: 566½ acres

Sum of the woods: 14 acres

Sum of all the meadow, arable & woods but not including common pasture: 626 acres

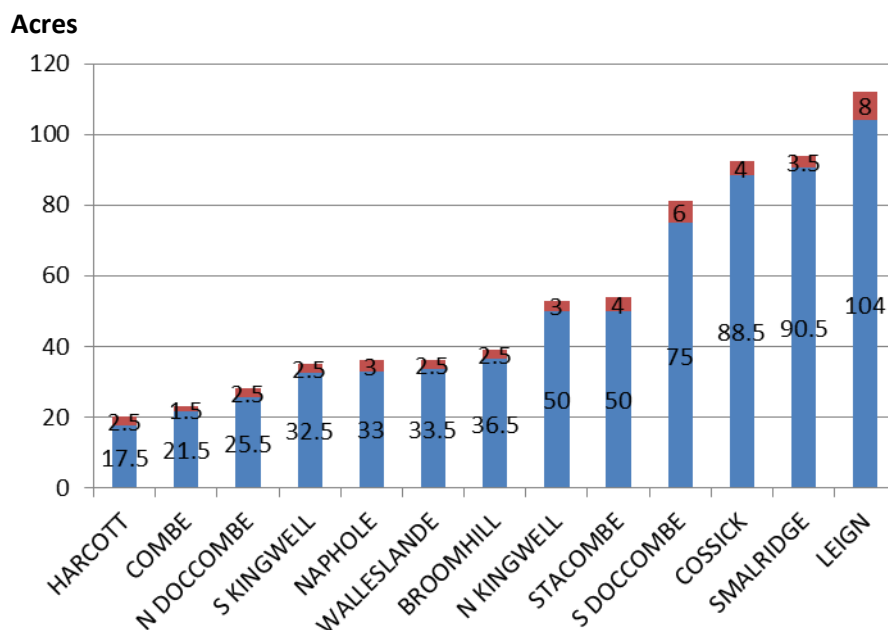
COMMENTARY

- The 1572 survey gives us a lot more detail than previous ones. Probably made to show the Dean and Chapter of Canterbury Cathedral what they had acquired from the dissolved monastery in 1541, there are listings of ownership, buildings, rents, land names, uses and values as well as references to the mill, chapel, woods and Mardon Common.
- The overall land held in tenements has fallen since 1289 from 720 to 677 acres – a 6% fall that may be in the tolerance of the land areas being '*more or less by estimation*'. Or it could be because the Doccombe Court records refer to 'a pole of 17ft' used for measuring; the standard pole of 16.5 ft was perhaps used by the Dean's surveyor. Dr Ian Mortimer has estimated that a '*customary acre*' measured by the Doccombe pole would indeed be 6% bigger than a 'statute acre' measured by a standard pole!
- The annual rent sum has increased by 30% to £6 13s 9½d.
- The listed tenements have fallen from 20 to 13 with a rise in their average size from 36 to 52 acres and a much larger range of size; only the 6 over 36 acres could produce a surplus for market. Curiously 70 acres were divided between South Doccombe (51) and Wallelande

(19) by '*landscore*' → possibly a line of stones used traditionally for temporary boundaries when rotating the use of land.

- 86% of the land is described as arable (albeit sometimes '*mixed with gorse*') but that probably means a potential use for arable with a third 'rested' each year for regeneration with the help of some animal input. The main crops were oats, rye, barley and peas. Most tenements also had an orchard and some a garden.
- About 6% was meadow and that was 4 times more valuable per acre than the arable with large penalties for any attempts to plough it.
- The land is now divided up into '*closes*' that vary from a ½ to 22 acres – probably surrounded by Devon banks as increasingly referenced in the courts to banks and ditches in need of repair etc.
- The buildings are described typically as: '*a residential house with a house for cattle under the same roof, a bakehouse, a kitchen, a barn, & a sheep-house.*' i.e. a long-house and separate buildings for cooking, baking & storage of hay to avoid fire. The survival of longhouses in this part of the country after their demise elsewhere has been attributed by Harold Fox* to the role played by the farms as staging places for the summer transhumance of stock to the higher moor. * See '*Dartmoor's Alluring Uplands: Transhumance and Pastoral Management in the Middle Ages*' Paperback – Illustrated, 20 Feb 2012 by Harold Fox (Author), Matthew Tompkins (Editor), Christopher Dyer (Editor)
- The chapel is '*held at will*' by George Bowdon of South Doccombe (in a field called Chappell Hey) for 24d per annum
- Mardon Common: Doccombe claimed grazing rights for 400 sheep, 29 cattle & 15 horses. But it is of uncertain ownership and area because '*the bowndes of the Com[m]ons ar[e] not c[er]taynly knowen but in c[on]troversye betweyn the Ten[a]ntes of this man[n]or & Mr {sic} Courtneys Ten[a]nts of Morton And For the c[er]teynty of their Customes, they ar[e] nott able, or not wylling to p[re]sent they'*

- Hingston Down: South Kingwell had grazing rights for '30 sheep, 2 bullocks & 1 horse'.
- Corsett Down: Corsett (Cossick) had this area of 'enclosed common land' worth 20d an acre.
- Woods: 13 acres of Collrudge (Coleridge) Wood worth 160d with its grazing rights let to Smalridge. 30 acres of St Thomas Clyffe (Cleave) are 'very barayn & waste & of lyttle worth' because of excessive felling. A third part of the 3 acres each of Black Marshe (where the Doccombe Brook meets the River Teign) & Meyne (Main) Wood are owned by Doccombe & the rest by Moretonhampstead. John Browning rents the grazing there for 12d & as woodwarden he 'saveth all the lordes woodes their{sic} From the spoylle of the ten[a]ntes'.



The above chart shows the sizes of the Doccombe tenements in 1572. The blue bar represents the total acreage and the top red part shows the amount of meadow for each tenancy. Today the proportions are reversed with the great majority of the farm land put down to grass for cows and sheep and only a small amount of arable cultivated.