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**The 1625 Survey of the Smaller Manor of Clifton**

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# THE 1625 SURVEY OF THE SMALLER MANOR OF CLIFTON.<sup>1</sup>

By LEWIS J. UPTON WAY, F.S.A.

OWING to the fact that two parishes of Clifton appear in the Domesday Survey for Gloucestershire, some doubt as to which refers to Clifton by Bristol has perplexed the minds of local historians. This need no longer be the case since the appearance of a paper in the Bristol and Gloucestershire Society's *Transactions*, vol. xxxvi. pp. 182-190, called "Note on the Entry in Domesday Book Relating to Westbury-on-Severn," wherein the writer, the Rev. C. S. Taylor, following Mr. A. E. Ellis, in *Transactions*, vol. iii. p. 212, note 1, proves that the entries supposed by many, including Sir Robert Atkyns, to relate to Clifton and Shirehampton near Westbury-on-Trym relate in reality to Clifton-on-Teme and Kyre near Bromyard, in Herefordshire.<sup>2</sup>

The entry relating to Clifton by Bristol is as follows:—

"In Sineshoved Hundred Roger fitz Ralph holds one manor by name Clistone [thus wrongly spelt in the original] which Sewin, the Provost of Bristou held of King Edward, and had been able to go with this land where he wished

<sup>1</sup> Read to the Bristol Members of the Bristol and Gloucestershire Archæological Society on Monday, November 17th, 1913.

<sup>2</sup> Copies of the paper mentioned above were sent to Mrs. Baldwin Childe, of Kyre Park, Tenbury, and also to the clergy of the various parishes concerned in the estates which were severed from Westbury-on-Severn about 1070. Most kind and helpful replies were received from Mrs. Baldwin Childe, and from the Rector of Kyre Wyard, and the Vicar of Clifton-on-Teme. As a result it has now become possible to identify 21 out of the 25 hides which were severed from Westbury-on-Severn. The severed hides were these: Chire 6, Cliftone 10, Noent and Chingestune 8, Ladevent 1; in all 25. Answering to these are Chure 3 hides and Cuer 1 hide, 4 out of the 6 hides of Chire

nor did he owe thence any feorm. There are 3 hides. In demesne are 3 plough-teams and 6 villanes, also 6 bordars, with 2 plough-teams. There are 3 serfs and 8 acres of meadow. It was worth 100 S. now 60 S."

This entry no doubt refers to the whole and undivided Manor of Clifton before it became separated into two parts, which division probably took place about the middle of the fifteenth century, when John Carpenter obtained the advowson of the parish church of Clifton from the Abbey of St. Augustine, Bristol, upon which house it had been bestowed by William de Clifton; and presented it, together with some land in the parish, to the College of Westbury-on-Trym. Beyond this fact we have nothing to guide us in fixing the date of the coming into being of the smaller Manor of Clifton, which remained the property of the college until the dissolution of religious foundations, when it was granted with all the rest of the college estates to Sir Ralph Sadleir, a favourite minister of King Henry the Eighth.

Sir Robert Atkyns says that "Sir Ralph Sadleir's grandson, Ralph Sadleir, Esq., was lord of this manor in 1608, and the impropriation did formerly belong to the College of Westbury, given to it by John Carpenter, a great benefactor to that college. It is now (1712) vested in Mr. Hodges, and is worth £100 per annum. The church is small with a tower at the west end, the chancel belongs to the impropriator, under which is a vault where several of Mr. Hodges' family

Edwin Loach, answering to the 1 hide of Ladevent; Newent and Chingestune answering to the 8 hides of Noent and Chingestune. The number answering to the 10 hides of Cliftone is composite. First of all there are the 3 hides in Cliftone, now Clifton-on-Teme; then there are 3 hides in Safie, now Lower Safey, which was a chapel of Clifton-on-Teme; 1 hide in Caldeslie, now Shelsley Walsh, also a chapel of Clifton-on-Teme; and finally 1 hide mentioned in Domesday Book as Hame, which lay in the Parish of Clifton-on-Teme. All these 8 hides appear in the Survey as held by Osbern fitz Richard. It will be seen, then, that all the 25 severed hides are accounted for except 2 in Chire and 2 in Cliftone, and this fact supplies additional reason for thinking that the theory advanced by Mr. Taylor is correct.

lie buried." Hoping to find a description of the tombs of these ancient Clifton worthies, I turned to Bigland's history of the county, but they are not recorded therein. Its pages are chiefly filled with the pompous epitaphs of strangers who died while undergoing the cure at the Hotwells. Possibly the tombs of "the rude forefathers of the hamlet" were swept away when the original church with the exception of the tower was demolished in 1654. The present building, erected in 1822, stands slightly to the north of the foundations of the old one.

The Survey we are about to consider is a vellum-bound book dated 1625, tied with green silk strings, containing nineteen pages, and bearing the single word Clyfton on the cover. It is slightly stained with damp, otherwise in perfect condition. Henry Lilly, the compiler, may be identical with that Henry Lilly who was Rouge Dragon Pursuivant, and who died in 1638, but we are not told that this is so. His writing and clearness of diction leave nothing to be desired.<sup>1</sup> In addition to the book there is a loose sheet of paper written upon by a different hand.

The two manors of Clifton after being possessed by various families became united when they fell into the hands of the Society of Merchant Venturers, who bought out the private owners. The late John Latimer, in his history of the Society, gives us the following account of the purchase:—

"The growing reputation of the Hotwell amongst upper-class invalids attracted the attention of the Merchant's Hall soon after the Restoration, and contributed to bring about one of the most important events in the history of the Society, the purchase of the Manor of Clifton. In April, 1661, some preliminary negotiations were entered into, but fell through; the Society's interest, however, continued,

<sup>1</sup> Since writing the above I have seen a pedigree sent out from the Heralds' College by Henry Lilly and signed by him. The writing is identical with that of this Survey, which proves that Lilly the Pursuivant compiled it.—L. J. U. W.

and in July, 1676, it succeeded in acquiring three-fourths of the Manor of Clifton from the executor of a defunct owner, and the remaining fourth was afterwards picked up in fragments. Another and a much smaller manor in the parish, once the property of the Dean and College of Westbury-on-Trym, subsequently captured by Sir Ralph Sadleir, was obtained by a trifling outlay in 1686. At that period the population of the parish can hardly have exceeded three hundred, most of whom were labourers inhabiting cottages along the river side. Near the church was a manor house (to which a wine licence had been granted in 1632). The following minute is believed to refer to this mansion, 'Ordered Sept. 17th, 1700, that on payment of a fine of £49, a lease for five lives be granted to Whitchurch Phippen of the site or ruins of the Great House at Clifton heretofore burnt down, and since called the Old Castle late in the holding of Mary Hodges.' There were also near the church one, or perhaps two, upper-class dwellings and a few labourers' hovels. All the rest of the area was partly common land and partly cultivated ground divided into about a dozen little farms. Even the manufacture of lime, for which the locality afterwards became famous, had scarcely begun, and the enormous cliffs, of which some acres disappeared in the eighteenth century, then frowned directly over the Avon. Scarcely anything, in fact, differentiated the parish from secluded villages in purely agricultural districts."

### THE SURVEY.

#### A TABLE OF THE TENNANTS NAMES OF CLIFTON.

WILLIAM NEWCE	}	the Lord's Tennant.
ANDREW WHITTINGTON		
JOHN SACHFEILD	}	Sub-Tennants of the De- measnes, whose estates are determined .wth. the naturall life of Will. Newce.
RICHARD HILLING		
HENRY HOBSON		
JOHN WATKIN		
IOANE BATTEN		

RICHARD HILLING  
 ANTHONY HODGES  
 JOHN HODGES  
 JOHN BATTEN  
 EDMUND WATTS  
 JOHN BAYLY  
 WIDDOW BAYLY

} Customary Tennants.

Clyfton

A Survey, Veive & Value of the Manor of Clifton (nigh the Cittie of Bristoll) in the Countie of Glocester, being a Part of the Possessions of ye Right Worshippfull Rafe Sadleir, Lord of Stondon in the Countie of Hertford Esq. at whose command this Survey was made in Aprill Ao. Dmi. 1625.

By Henry Lilly.

WILLIAM NEWCE Gentleman aged about 50 holdeth by Indenture bearing date the first day of June Ao. R. Regina Eliz. Angliae 21<sup>o</sup>. (1579) made and granted by and from the Right Honorable Sr. Rafe Sadleir knight Baneret, of the Privy Counsell to the said Queene. All that Manor of Clifton in the County of Glocester, with all the lands thereunto belonging, and the rents of all Maner of Tenants, and all Maner of fines, heriotts, forfeitures and all profitts of Courts, together wth. the Personage of Clifton (except the scite of the Chappell called St. Vincent's Chappell with all commodities thereunto belonging, and all maner of woods, underwoods, mynes and quarries and all maner of haukes) for one hundred yeares if Thomas Newce, Clement Newce and William Newce sonnes of ye said William Newce so long shall live, for and by the yearly Rent of xvii li. besides provision for the Steward and other Officers of the said Sr. Rafe Sadleir and his heirs for the space of two days in every year.

NOTE, Thomas and Clement Newce both dead William onely liveing.

RENT, xvii li.

Clifton.

Demeasnes.

ANDREW WHITTINGTON Gent. holdeth as tenant to MR. WM. NEWCE, the Personage and Personage house together with the tithes, and divers parcells of land thereunto belonging and paieth to the said Mr. Wm. Newce per Annum xl li.

The house with Court yard, barne, stable, waynehouse and garden abutting south against Clifton Common and north on a close called Home-leyes, the east part whereof adjoyneth to a certaine lane leading into Lauridge lane, the west parte to Clifton Church, and the aforesaid Home-leyes and conteyneth 11. 34p.

One Close of Up-land meadow called Home-leyes, Clifton Church, and Clifton Grene aforesaid together with the Customary land in the tenure of John Batten against the south, the Personage house, the lands of the saied A. Whittington together with the way leading into Lauridge lane uppon ye east and north, the Customary land in ye tenure of Anthony Hodges west and conteyneth, 6a. 3r. 10p.

Colly-acre Close being of Up-land meadow, the way leading from Clifton Grene towards Durdon Downe south and west, the lands of A. Whittington and A. Hodges north and east parts and conteyneth, 2a. 3r. 30p.

One Close of arrable called Cawsey Close lyeing in length by the highway leading from Westbury towards Bristoll north, the lands of A. Whittington and A. Hodges south, the east and west ends whereof abbutteth on the lands of the saied A. Whittington, and the Ambery Close belonging to the Colledge of Bristoll and conteyneth, 2a. 11. 19p.

Another Close of arrable called Shortgrove leyes adjoining to Durdon Down on the north, the lands of A. Hodges south, and abbutteth east on a peece of Customary land in the tenure of Richard Hilling and west on Durdom Downe aforesaid and conteyneth, 2a. 3r.

One peece of arrable land next the hedge in further Clifton feild, abutting north and south on the lands of A. Whittington, the lands of the said A. Whittington and A. Hodges on the east and west sides and conteyneth, 2r. 20p.

One pecked peece of arrable in the same feild abutting on the Waineway north west and conteyneth, 1r. 10p.

Another peece of arrable in the same feild, abutting south east on a way next Batten's Ten acres and north west on the lands of Mr. Whittington and A. Hodges and conteyneth, 1a.

One peece of Stoney Rockey ground lyeing on Durdom Downe called Shortgrove reputed as Common, and may be enclosed at the Lord's pleasure, 12a.

NOTE, in a different hand, "All thease sold to Jo. Hodges in fee for, £800."

The Lord's wood called Clifton Wood adjoyning to Rowenham ferry way on the south part, the Customary land in the tenure of widow Batten uppon ye east parte, the Lord's wast and Customary lands in the tenure of Ric. Hilling and John Hodges, wth. the lands of A. Whittington on the north parte, the Customary land in the tenure of John Batten on the west parte and conteyneth, 30a.

Arrable	— 7a. or. 9p.	} 59a. or. 19p.
pasture	— 12a. or. 10p.	
up-land meadow or pasture	— 10a.	
coppice wood	— 30a.	

Valet per Annum together wth. the Tithes besides the Lord's wood xl li.

Out of wch. yssueth for paiement of the Cure per Annum, vi li.

The earliest map of Clifton is that presented to the Museum some few years ago by our member Mr. J. E. Pritchard, dated 1746, a hundred and twenty years later than the Survey we are here dealing with. We can therefore

hardly expect to be able to identify upon it with any degree of certainty many of the farms and fields named in 1625, as in the intervening period Clifton had begun to emerge from its rural state, and some of the fine stone houses which we now regard as ancient were springing into existence. Of the foregoing holdings it is only possible to trace those which are mentioned as being bounded by some building or pre-eminent natural feature, the site of which we are able to locate at the present time. Of these Clifton Church and Clifton Green are good examples. The site of the Parsonage house held by Mr. Newce, I think, may be recognised by their help. Clifton Common or Green is the stretch of sloping turf lying between Clifton Church and Goldney House, now much curtailed and cut up by roads. The house, we are told, was bounded by this green on the south side, so we must look for something on the north side of it. The west part adjoined the church, so we must turn to the east side of the church. The east part of the house, we are told, adjoined a lane, so we must look for a lane on the east of the church, and find Clifton Road. This gives us three sides of a square, within which we find that fine old stone house bearing the date 1711 above the front door, and known as the Church House. The northern boundary, a field called Home-leyes, must have been part of the present churchyard, and the land on which the houses on the south side of the road leading into Lansdown Place stand.

Home-leyes itself was a good-sized field of 6 acres. Colly acre lay on the right-hand side of the road leading to the Down. Cawsey Close and Shortgrove were both bounded on the north by the Down, so we must conclude that they were not far from the Zoological Gardens or Upper Belgrave Road. We must note that Shortgrove was regarded as common land, but could be enclosed at the will of the lord of the manor. We also get the acreage of Clifton Wood, then in reality a wood, namely thirty acres, and find that it extended to the road leading to Rowham Ferry, a road it is

impossible to locate now owing to the docks at Hotwells having so completely changed the face of the country.

JOHN SACHFEILD holdeth as Tenant to Mr. Newce, these parcellis of land following and paieth per Annum.

One Close of meadow called Smock acre with a little way at the south west corner hedged on both sides, the west end whereof abbutteth on the lands of A. Whittington, and the east on the Customary land in the tenure of John Batten and conteineth, 2a. 3r. 2of.

Two acres of arrable in the west end feild otherwhiles called the further feild, lyeing between the lands of A. Hodges north and south, and abbutting east on a footway, and west on the lands of A. Whittington and conteyneth, 1a. 3r. 20p.

Sum of acres in	meadow & pasture	2a. 3r. 20p.	}	4a. 3r.
	arrable	1a. 3r.		
Valet per Annum		3li. xs.		

RICHARD HILLING holdeth by Indenture from Mr. Newce one Tenement and divers parcellis of land thereunto belonging and paieth per Annum x, li. xviss.

The house and backside wth. a little close, adjoining the way leading from Clifton towards Bristoll on the north parte, Clifton Greene on the west parte, the lands of A. Whittington on the east parte, the Customary lands in the tenure of John Hodges on the south parte and conteineth, 1a. or. 18p.

One peice of pasture or Up-land meadow nigh Shortgrove, the Customary land in the tenure of the said Ri. Hilling, and the Ambery close belonging to the Colledge of Bristoll on the north parte, the lands of A. Hodges and a peice of Customary land in Clifton feild on the south parte, the lands of Mr. Whittington on the east part, the lands of the said Hodges wth. the aforesaid peice of Customary land in ye tenure of ye said Hilling on the west parte, 1a. 1r. 24p.

One peiece of arrable called Shortgrove paddock in Trynmore abbutting north west on Durdum Downe, and

south east upon the customary land of A. Hodges, and lyeth betweene the lands of A. Whittington, and the said A. Hodges called Trinmore against the south west and north east and conteyneth, 1a. 35p.

One close of Up-land meadow called Holly land, the Customary land called Lauridge meadow on the north east parte, the lands of A. Whittington on the south, and south east parts, the lands of A. Hodges called Holly land in the tenure of A. Hodges aforesaid on the north west parte and conteyneth, 4a, 2r. 10p.

A close of arrable called Downe end paddock lyeing betweene the lands of A. Whittington on the south west and north east partes, and abutting northwest on the Customary land of A. Hodges, and south east on a wayne way leading from Durdom Downe into Nether feild and conteyneth, 2a. 10p.

One close of Up-land meadow or pasture called Hoells Deane, the Customary land of Edmund Watts, and the lands of A. Whittington on the north parte, the lands of the said A. Whittington on the south parte, the Customary land in the tenure of A. Hodges called Whitley paddock, and the lands of the said A. Hodges and A. Whittington on the east parte, other Customary lands in the tenure of the said Edmund Watts together with the lands of A. Whittington aforesaid on the west parte and conteyneth, 1a. 2r. 26p.

One peice of Marsh meadow in Rowenham meade called the five acres, lyeing betweene the lands of A. Whittington on ye south and north partes and abutting south east on the lands of A. Hodges, 5a.

Sum of acres in	—arrable	3a. 1r. 5p.	} 17a. 3p.
	—marsh meadow	5a.	
	—upland meadow or	8a. 2r. 38p.	
	—pasture ground		

Valet per Annum xiiii li.

NOTE, sold to John Godman in fee for £360

HENRY HOBSON holdeth by Indenture from Mr. Newce three closes of pasture lyeing all together, called Welch leyes and paieth per Annum x li.

One close of Up-land meadow or pasture sometye in three severalls called Welch Leyes, Millmote Lane lyeing on the south parte, the lands of A. Hodges and certaine Customary land in the tenure of John Hodges on the north parte, the lands of A. Whittington on the west parte, the lands of the said A. Whittington and A. Hodges on the east part and conteyneth, 14a. 2r. 28p.

Valet per Annum xviii li.

JOHN WATKIN holdeth one parcell of ground called Honey-pen Hill and payeth for the same per Annum to Mr. Newce, xl s.

One parcell of pasture or Up-land meadow called Honey-penhill abutting south on Honey-penhill common and adjoyneth north to the lands of A. Whittington Gent. the way from Clifton towards Bristoll and a close belonging to A. Hodges on the east part, Mill-mote Lane and Welches leyes on the west part and conteyneth, 3a. 2r.

Valet per Annum, 3 li.

JOANNE BATTEN widdow holdeth two tenements wth. a limekill and divers parcells of land thereunto belonging and paieth to Mr. Newce per Annum v li.

One Tenement and limekill wth. yard, garden and backsid abutting on Rowenham Ferry way towards the south, the lands of A. Whittington on the east part, Clifton Wood and a Customary cottage in the tenure of John Bayly on the west part, the Demeasnes in the occupation of the said Joane Batten on ye north, 2r.

Three parcells of Up-land meadow with a Tenement, backsid and garden abutting north west on a lane nigh Jacob's well and south east on the aforesaid Tenement and Clifton Wood and adjoyning south west to the said Clifton Wood and north east to the lands of A. Whittington 6a. 2r.

One parcell of meadow in Rowenham meade lyeing betweene the lands of A. Hodges towards the west and the Customary land of John Batten towards the east and abbutteth south on the River of Avon otherwhiles called Bristol Chanell and north on a peice of Customary land in the tenure of Edmund Watts and conteyneth, 11.

Another peice of meadow in the same Rowenham meade, abbutting west on the Customary land of John Hodges and east on the lands of A. Whittington and conteyneth, 2r.

Sum of acres in	—pasture or upland meadow	7a.	}	9a. 3r.
	—marsh meadow	2a. 3r.		

Valet per Annum xii li.

Sum total of acres of the Demeasnes in	—arrable	12a. or. 34p.	}	108a. 3r.
	—pasture lyeing as common	12a.		
	—pasture or upland meadow	46a. 3r. 6p.		
	—coppice wood	30a.		
	—wett meadow	7a. 3r.		

Sum total of the present Rents of the Demeasnes, lxxv li. vi s.

Sum total of the yearly value of the Demeasnes, 90 li. x s.

JOHN SACHFEILD, a small holder with rather more than four acres, probably hailed from the neighbouring village of Long Ashton, where the name appears in the early Court Rolls, and continues to occur up to the Georgian period, he held Smock or Smoke acre, one cannot tell which pronunciation is intended, one of the fields named in the parish book as forming part of the boundary of the parish.

RICHARD HILLING held Shortgrove and Shortgrove Paddock in Trinmore, bounded on the north by the Down.

These must have been situated to the east of the Promenade. The second house from the end of those nearest Proctor's fountain is called Trinmore, this surely cannot be a mere coincidence.

Holly Land, Lauridge Meadow, Down End Paddock, Hoell's Deane and Withey Paddock we are not able to place.

Henry Hobson held Welch Leyes, bounded on the south by Millmote Lane, a name implying the existence of a water mill at some time or other.

A field of upland pasture called Honeypen Hill was in the occupation of John Watkin, this lay on the ridge between Richmond Hill and the Pro-Cathedral, bounded by a common of the same name, and also by Welch Leyes and Millmote Lane, which must, therefore, have been in that vicinity.

Joan Batten, the only woman holding part of the Demesne land, comes next. Her farm of nine acres lay in the lower part of the parish, namely in Rownham Mead and in Clifton Wood. Her tenement with lime-kiln was probably near the bottom of Granby Hill, the other one close to Jacob's Wells Road. Rownham Mead was the marshy land between the river and the Hotwells now occupied by the Docks. We must note the dignified title given the Avon, here called the Bristoll Channel.

So far we have been dealing with the Demesne land, which means as a rule the ground surrounding the manor house, such as park and home farm, and also any fields originally cultivated by the lord of the manor himself, which, as in this case, may lie scattered in various parts of the manor. The Clifton Demesne land extended over 108 acres, three-quarters of it upland meadow and wood, the rent it paid £75 6s. This is not a great deal either of land or of rent, but we must always remember that this is the small and not the main manor of the parish.

#### Coppieholders.

We now come to a different class of tenant, viz. the Copyholder, who, as the name implies, held his land by copy

of manor court roll and not by indenture. We have had the names of most of these before as holding some part of the Demesne lands as well.

RICHARD HILLING aged about 50 holdeth by coppie of court roll according to custome of the said manor, All that messuage or tenement and divers parcells of land thereunto belonging and payeth per Annum, ix s.

The dwelling house with Barne, Orchard, Garden and Backsid, abutting north uppon Clifton Greenè and south on Clifton Wood and the lands of A. Whittington gent. towards the west, the Customary land in the tenure of John Hodges gent. towards the east, 1a. 33p.

One peice of Up-land meadow or pasture by Shortgrove, abutting north west on Durdom Downe and south east on the lord's land in the occupation of the same Richard Hilling, and adjoining on the north east part to the Colledge land of Bristoll called Ambery Close, and west to the lands of A. Hodges and a close called Shortgrove, 2r. 16p.

Two closes of Up-land meadow or pasture called the Lower Deane, abutting east on the Demeasnes called Smock acre in the occupation of John Sachfield and west and partly south uppon the lands of A. Whittington and A. Hodges called the Twelve acres and conteyneth, 4a. 30p.

One parcell of Up-land meadow or pasture called Millmoat abutting south on a way leading towards the East acre aforesaid and north on ye lands of A. Hodge; Millmoat Lane leading to Durdom Downe on the west part, the Twelve acres being the lands of A. Whittington and A. Hodges on the east part, 3a. 2r. 20p.

One parcell of Up-land meadow or pasture called the East acre, abutting south east on the Customary lande called Smock acre and north west uppon the land of A. Whittington and A. Hodges and conteyneth, 1a.

Sum of acres 10a. 2r. 19p. Valet per Annum, xi li.

NOTE, sold to Robert Hooke in fee for £280.

Richard Hilling's house may have been the original building on the site at present occupied by Goldney House. Another reference is made to Ambery Close belonging to the College of Bristol, or as we should say to the Cathedral. We gather that it lay adjacent to the Down. Customary land which is so often mentioned is simply land held by copy of court roll. All the above-mentioned holding was sold to Robert Hooke.

ANTHONY HODGES Gent. aged about 60 holdeth by Coppie of Court Rolle according to the custom etc. for two lives (viz.) his owne and William Hodges his son aged about 23. All that Messuage or Tenement wth. divers parcellis of land thereunto belonging and paieth per Annum xviiiis. iiid.

The House wth. Court yard, Barne, Stable, Garden, Orchard and Backsid adjoyning on the north to the lands of A. Whittington and south on Clifton Streete the Customary land of John Batten and the Demeasnes in the occupation of the said Whittington on the east part, the lands of the said A. Hodges and A. Whittington on the west part, 1a. 2r. 24p.

A parcell of meadow called Holly land abutting north east on Lauridge meadow and south west on the lands of ye said A. Hodges, the Demeasnes called Holly land on the south east part, the lands of A. Whittington on the north west part and conteyneth, 1a. 2r. 10p.

One peice of arrable in Neather field alias Wood-downe feild, abutting southeast on Lauridge meadow aforesaid and north west on a peice of Customary land in the tenure of the said A. Hodges, the lands of the said A. Hodges on the north east sid, the lands of A. Whittington on the south west sid, 2r. 23p.

One other peice of arrable in the saied Wood Downe, abutting south east on the saied Lauridge and north west on the Colledge land of Bristoll and adjoyneing towards the east on the Customary land in the tenure of Edmund Watts and west on the lands of A. Hodges, 3r. 15p.

One Close of pasture called the West with a Barne thereon. The Wast or Common nigh St. Vincent's Hill called Durdom Downe on the north and west parts, the lands of A. Whittington gent. on the south and east parts, 8a. 2r. 20p.

A Close of arrable called the Square Paddock adjoining towards the south on the lands of A. Whittington and the Demeasnes called Down End and north on ye Customary land of John Batten and west on the lands of the saied A. Hodges and conteyneth, 1a. 38p.

One parcell of Up-land meadow nigh Trynmore abutting on the lands of A. Hodges towards the south west, and north east the lands of A. Whittington and of the saied A. Hodges called Trynmore wth. a peice of Customary land in the tenure of the saied A. Hodges on the north and south parts and conteyneth, 2r. 31p.

One paddock of arrable in Shortgrove and adjoining to Trynmore, abutting south east on the peice of Customary land aforesaid in the tenure of the saied A. Hodges and north west on the Customary lands in the tenure of Richard Hilling and the same A. Hodges and conteyneth, 2r. 10p.

Another peice of arrable in Shortgrove abutting west on Durdom Downe and east on the Paddock aforesaid, the lord's demesnes in the occupation of Richard Hilling on the south sid, the lands of the saied A. Hodges on the north sid and conteyneth, 3r. 24p.

Two acres of arrable called the Foxholes abutting north west on Durdom Downe and south east on a peice of land belonging to the Colledge of Bristoll, the lands of A. Hodges the lands of A. Whittington on the north east sid, the Demeasnes in the occupation of the saied Whittington and other lands of the saied A. Whittington and A. Hodges south west, 2a.

One parcell of arrable in further Clifton feild called the Pitt acre abutting west on a wayne way there and east on the lands of A. Whittington and adjoining on the south part

to Millmoat way and on the north part to the lands of inheritance belonging to the saied A. Whittington and conteyneth, 1a.

One peice of arrable called Roberts land, lyeing betweene the lands of the Colledge of Bristoll on the north east part and the lands of Mr. A. Whittington on the south west part and abbutteth north west on the Customary land in the tenure of John Batten called the Ten acres and south east on the Customary land and freehold land of the saied A. Hodges, 2 acres.

One parcell of Up-land meadow called Withey Paddock lyeing betweene the lands of A. Hodges towards the south and the lands of A. Whittington towards the north and abbutteth east on Lower Deane being Customary land in the tenure of R. Hilling and west on the Demeasnes called Hoell's Deane in the occupation of the saied R. Hilling and conteyneth, 3 roods.

One parcell of Up-land meadow in further Deane, abbutting east on Lower Deane being Customary land in the tenure of R. Hilling, and a peece of Customary land in the tenure of the saied A. Hodges and a peece of Customary land in the tenure of Edmund Watts and extendeth in length betweene the lands of A. Whittington on the south part and a peice of Customary land in the tenure of John Hodges son of the saied A. Hodges on ye north part and conteyneth, 1 acre.

One peice of meadow in Rowenham mead abbutting north on Rowenham Ferry way and lyeth in length betweene ye lands of A. Whittington on ye east part and the Customary land in the tenure of John Batten on the west part, 1r. 2p.

One other peice of meadow in Rowenham abbutting west on the lands of A. Whittington and east on a peice of ye Demeasnes in the tenure of widdow Batten and adjoyneth on the north sid to the Customary land in the tenure of John Hodges and on the south sid to a peice of Customary land in the tenure of Edmund Watts and conteyneth, 1r. 16p.

Sum of acres in	{ arrable — — wett meadow	7a. 3r. 32p.	} 24a. 13p.
Upland meadow		15a. 2r. 3p.	
or pasture.		2r. 18p.	

Valet per Annum xxii li.

Anthony Hodges seems to have held more land than anybody else in Clifton. Some of it he no doubt held of the larger manor. His descendants we learn from other sources became lords of the manor and impropiators of the church. His house touched Clifton Street on the north side, it may have stood near Saville Place. The fields were for the most part very small, the most interesting being the largest called the West, bounded on the north by St. Vincent's Hill, here called Durdom Downe; it must have been between Zion Hill and Gloucester Row. Another interesting name is the Foxholes,<sup>1</sup> reminding us of the days when various kinds of wild and interesting beasts inhabited the crannies of our cliffs. Andrew Whittington was the next largest tenant. He seems to have been possessed of land here in his own right also, as his land of inheritance is mentioned.

John Hodges gent. aged about 19 holdeth by coppie of Courte Rolle according to custom of the saied manor for terme of his naturall life, All that messuage or tenement scituate at Clifton Greene wth. divers parcellls of land thereunto belonging and payeth per Annum, xvii.

The house wth. barne, stable, orchard and close adjoyneing abutting north upon Clifton Greene and south on Clifton Wood and adjoyneth towards the west on the Customary land in the tenure of R. Hilling and conteyneth 1a. 2r. 22p.

A Close of meadow called Home-close, abutting west on Clifton Greene and east on the lands of A. Whittington and adjoyneth north unto the Demeasnes in the occupation of R. Hilling and south on the back lane leading from Clifton Church by Jacob's Well and conteyneth, 2a. 28p.

One peice of arrable called Upper Deane, lyeing betweene

<sup>1</sup> Mentioned by William Wyrcestre. Dallaway, p. 54.

the Customary land in the tenure of John Batten towards the north east and the lands of A. Whittington towards the south west and abbutteth north west on a lane leading towards the East acre in the tenure of R. Hilling and south east on Welches Leyes and conteyneth, 3a. 1r. 26p.

One peice of Upland meadow or pasture called further Deane, extending in length between the lands of A. Whittington towards the north, a peice of Customary land in the tenure of A. Hodges towards the south, the east end whereof abbutteth against a peice of Customary land in ye tenure of R. Hilling called Lower Deane and conteyneth, 2a.

One peice of arrable in further Clifton feild lyeing betweene the lands of A. Whittington north and the Customary land in the tenure of Edmund Watts on the south part and abbutteth towards the west on a peice of Customary land in the tenure of John Batten and east on the Customary land in the tenure of the saied John Hodges and A Hodges his father in further Deane and conteyneth, 2a.

One peice of meadow in Rowenham mead abbutting west on the lands of A. Whittington and east on the Demeasnes and Conteyneth, 1 acre

Sum of acres in	[	—arrable	5a. 1r. 26p.	}	12a. 36p.
		—pasture or upland meadow	5a. 3r. 10p.		
		—wett meadow	1 acre		

Valet per Annum x li.

John Hodges holding these 12 acres was the younger son of Anthony; he was at this time 19 years of age, and his brother William 23. His house was one of the many near the church; it lay on the south side of the Green and stretched down to Clifton Wood; the Home Close belonging to it was north of the back lane leading to Jacob's Wells. Upper and Further Deane are mentioned, and the usual small piece in Rownham.

John Batten aged about 40 and George Batten his sonne aged about 12, holdeth by coppie of Court Rolle according to the custom of the saied Manor for terme of their two naturall lives, one messuage and divers parcells of land thereunto belonging and paieth per Annum, xi li.

The house with yard, barne, stable and backsid lyeing west from the Church and adjoining south on Clifton Streete, north on the Demeasnes called Home-leyes and abutting west on the Customary land in the tenure of A. Hodges and east on the saied Home-leyes and conteyneth, 2r. 4p.

The orchard and garden plott scituate on Clifton Common (before the tenement aforesaied) abutting on all parts against the saied Common, 28p.

One parcell of arrable called the Fower Acres in further Clifton Feild adjoining on the north and south to the lands of A. Whittington and the Demeasnes in the occupation of R. Hilling and on the west part to the land of A. Hodges, 3a. 2r. 8p.

One peice of arrable in the same feild lyeing next Millmote way on the south west sid, the lands of A. Hodges on the north east sid, the north west end whereof abbutteth on ye lands of the saied A. Hodges, the south east end on a wayne way and conteyneth, 3r. 6p.

One close of Up-land meadow or pasture called Upper Deane, abutting north on the lands of A. Hodges and south on the lands of A. Whittington and lyeth betweene the lands of the saied Whittington to the west part and the lands of the saied A. Hodges together wth. the Customary land in the tenure of R. Hilling on the east part, 3a. 32p.

One peice of Up-land meadow called Smock acre abutting east on ye lands of George Harrington and west on Upper Deane aforesaied, the lands of A. Whittington on ye south sid, the lands of A. Hodges together with the Customary land called East acre and part of the Twelve acres belonging

to the saied A. Whittington and A. Hodges towards the north and conteyneth, 2a. 13p.

Two closes of Up-land meadow called the Ten acres abutting east on Mill-mote Lane and west on the lands of A. Hodges and a peice of Customary land in the tenure of the said John Batten and extendeth in length betweene a common feild way and A. Hodges land on the north part, the lands of Whittington together with the Colledge of Bristol's land and a peice of Customary land in the tenure of A. Hodges towards the south and conteyneth 11a. 2r. 5p.

An acre of arrable in West End feild lyeing betweene the lands of A Hodges on the north part and the lands of the saied Hodges together with a peice of Customary land called the Square Paddock in the tenure of the said Hodges on ye south part and abbutteth east on the Customary Ten acres aforesaid and west on the lands of A. Whittington and conteyneth 3r. 15p.

One close of arrable at the Downe End called Lide feild wth. a parcell of underwood within the same, the lands of A. Whittington on the east and west parts and abutting north on the lands of A. Whittington and A. Hodges and south on Durdom Downe and conteyneth, 3a. 3r. 15p.

A coppice called Buttery Wood abutting south on Rowenham Ferry way and north uppon ye lands of A. Whittington and adjoyneth on the east sid to Clifton Wood and west to a lane leading from Clifton to the Ferry, 3a. 1r. 31p.

Two acres and a half of meadow in Rowenham meade lyeing together in a peice in the middest, whereof A. Hodges hath half an acre, all which abbutteth north west on the ferry way and south east on the lands of A. Whittington, the east sid whereof adjoyneth to a piece of Customary land in the tenure of A. Hodges and conteyneth, 2a. 2r.

One peice of meadow in Rowenham called the Parson's Breech, the lands of Mr. Whittington on the east and west sids and abbutteth north on the ferry way and south on ye lands of A. Hodges and conteyneth, 20p.

Halfe an acre of meadow in the same Rowneham the lands of A. Whittington on the west sid, a peice of Demeasnes in the occupation of Widdow Batten on ye east sid and abbutteth north on the Customary land of Edmund Watts and south on Bristoll Channell, 2r.

Another halfe acre in the same meadow, adjoining to a peice of Demeasnes on the west sid, the lands of A. Whittington on the east sid, the south end whereof abbutteth on Bristoll Channell, the north end on the Demeasnes, 2r.

A peice of arrable called Upper Deane abutting south on ye lands of A. Hodges, north on a feild way and adjoyneth west to a peice of Customary land in the tenure of John Hodges and east to Smock acre and the lands of A. Whittington, 3a. 1r. 14p.

Sum of acres in	—arrable	10a. 3r. 18p.	} 36a. 3r. 31p.
	—pasture or Up-land meadow	17a. 2r. 2p.	
	—wett meadow	3a. 2r. 20p.	
	—wood	4a. 3r. 31p.	

Valet per Annum xxviii li.

The farm held by the Battens, father and son, lay west of the church, north of Clifton Street and south of Home-leyes field, which must have stretched for some distance north and west of the church. The home of the Battens may have stood upon the site of the house called the Cottage demolished some years ago. Lide Field containing a piece of underwood is the only field that we can locate with certainty upon the map of 1746; it abutted south upon what we now call Clifton Down, but at the date of this Survey known in common with the rest of the waste as Durdom Down. If we reflect for a moment we realise that the only land bounded on the south by any portion of the Down is the strip now covered by Litfield Place and Harley Place,

Turning to the map, sure enough we find marked not only a field which fulfills the necessary conditions, but within it a piece of wood distinctly shown. The field runs northwards down the slope away from the edge of the Down, and is now covered by Litfield Place and gardens.

The Battens held also a three-acre coppice called Buttery Wood; this lay on the slope above Hotwell Road or Dowry Square. And lastly a small piece of meadow in Rownham rejoicing in the remarkable name of the Person's Breech.

Edmund Watts aged about 40 and George Clark aged about 18 holdeth by Copie of Court Rolle according to custom for terme of their naturall lives, one messuage and divers parcells of land thereunto belonging and paieth per Annum, viii s.

The house wth. yard, barne, stable, garden and backsid adjoyning on the west part to Clifton Streete and east to the lands of A. Hodges and A. Whittington, 1a. 1r.

One close of Up-land meadow or pasture called Whitfeild, adjoyneing north and west to the lands of A. Hodges and south on the lands of A. Whittington and conteyneth, 1a. 6p.

One close of Up-land meadow or pasture called Laridge, Mill-mote Lane lyeing on the north east part, the lands of A. Whittington on the south east part, Nether feild on the north west part, Holly land being Demeasnes and ye Customary land in the tenure of A. Hodges on the south west part and conteyneth, 4 acres.

One close of Up-land meadow or pasture lyeing betweene the Customary land in the tenure of John Hodges towards the north and the lands of A. Hodges gentleman towards the south and conteyneth, 1a. 3r. 6p.

One close of Up-land meadow abutting west on further Clifton feild and east on a close of Demeasnes called Howells Deane and adjoyneth north and south to ye lands of A. Whittington and conteyneth, 1a. 3r. 10p.

One peice of arrable in Nether Clifton feild adjoyneing on the north east part to Mill-mote way and on the south west parte to a peice of Customary land in the tenure of A. Hodges and abbutteth north west on ye Colledge land of Bristoll, south east on Laridge meadow, 3r. 15p.

One peice of meadow in Rowneham meade, adjoyneing on the north part to a peice of Customary land in the tenure of A. Hodges, 3r. 7p.

Sum of acres in	—arrable	3r. 15p.	}	11a. 2r. 4p.
	—meadow or upland pasture	9a. 3r. 22p.		
	—wett meadow	3r. 7p.		

Valet per Annum, xii li.

This house, held by Edmund Watts, was on the west side of Clifton Streete, possibly near Rodney Place. Of field names we get Whit-field and Laridge which we have not had before, unless Laridge is a variation of Lauridge, which occurs in the first part of the Survey.

JOHN BAYLY aged about 40 holdeth by Coppie of Court Rolle according to custom of this manor for terme of his naturall life one Tenement and backsid wth. a slipe of land and paieth per Annum, viiis. iiid.

The house wth. yard and garden scituate at the south east corner of Clifton Wood and adjoyneing towards the south uppon Rowneham Ferry way, 24p.

One small close lyeing betweene Bristoll Channell on the south part and the ferry way on the north part, the west end whereof abbutteth on Rowneham meadow and conteyneth, 2r.

Sum 2r. 24p.

Valet per Annum xxiiis. iiid.

John Bayly was in all likelihood the same individual who by style of John Baylie lymeburner of Clifton rented from Sir Hugh Smyth Knt: of Long Ashton "a cottage, lymekill and quarre" in Stokeleigh Slade in the year 1626. See deed

under that date in "The Account of Leigh Woods," *Bristol and Gloucestershire Transactions*, vol. xxxvi. His house in Clifton would have been a cottage on the Hotwell Road.

WIDDOW BAYLY aged about 46, WILLIAM BAYLY her son aged about 14, holdeth by Coppie for terme of their naturall lives, a cottage and land thereunto belonging and paieth per Annum, xs.

The house wth. yard, garden and orchard, scituate nigh the Ferry and adjoyneing towards the south on the lands of the Colledge of Bristoll, on all other parts to the lands of A. Whittington except a corner wch. abbutteth towards ye west on ye lord's wast and conteyneth, 2r. 3p.

One parcell of meadow in Rowneham meade abutting south west on Bristoll Channell and north east on the lands of A. Whittington on the southeast and north west side and conteyneth, 1a. 1r.

Sum of acres, 1a. 3r. 3p.

Valet per Annum, xxiiis. iiiid.

Sum of acres of the Customary tenements in this Manor of Clifton.	—arrable	25a. 1p.	} 97a. 3r.
	—pasture or up- land meadow	61a. 3r. 3p.	
	—wett meadow	6a. 5p.	
	—wood	4a. 3r. 31p.	

Sum of the Customary  
rents per Annum. 19li. iiiis. viii.

Total value per Annum lxxxvi li.  
of the Customary Tenements

Sum total of Acres in De- measnes and Cus- tomary land be- longing to this Manor of Clifton in	—arrable	37a. 35p.	} 206a. 2r.
	—pasture or up- land meadow	120a. 2r. 9p.	
	—wett meadow	13a. 3r. 5p.	
	—wood	34a. 3r. 31p.	

Sum totall of the present rents            lxxxiiii li. viii d.  
per Annum of the Manor of Clifton.

Sum totall of the yearely value  
of the Manor of Clifton in                    clxxvi li. x s.  
present and future.

NOTE, in a different hand.

Ra. Sadleir Esq. made a lease to Jo. Berwick of his part of the Lymestones by the watersyde within his mannor of Clyfton for 21 yeares, rent per Annum £2 yf behinde 21 dayes to re-enter.

Clifton.

At a Court there holden the xxiiiith. daie of September in the yeare of our Lord God 1627 and in the third yeare of Kinge Charles. Those tennants wch. are Coppy holders of the saide Mannor whose names are hereunder subscribed and in whose presence this booke of Survey hath bene read and examined doe upon their oathes present that it is a true survey in every particular save only they doe not well knowe the true place where the Parsonage Howse is, neither doe they think it any thinge materiall.

Anth. Hodges    John Batten    The marke of John Bayly.

                  John Hodges                    Per me Emd. Watts

Ex. per me William Blane

Senescaldum ibidem.

Richard Chamberlaine

Receptorem.

Metē et bunde parochie de Clifton vizt. A passagio de Rownham per aquam Avonie usque ad capellam Scti. Vincentie et de inde per aquam predictam usque ad Wallcam Slade et deinde ad locum vocatum "Le Hawthorne" et deinde ad quemdam lapidem vocatam A merestone jacentem inter capellam Scti. Lamberti et regiam viam et inde per viam predictam ad Smock acre et deinde usque ad Le Whitestile et deinde usque ad Dedistone stile et deinde ad Le Lymekyles et deinde per aquam Avonie predictae usque ad passagium predictum.

Md. that this is registered in the Church book of Clifton.

The Metes and Bounds of the parish of Clifton viz. from the passage of Rownham by the water of Avon to the Chapel of St. Vincent and thence by the aforesaid water to Wallcam Slade and thence to a place called the Hawthorne and thence to a certain stone called a merestone lying between the Chapel of St. Lambert and the Royal Road and thence by the aforesaid road to Smock Acre and thence to the Whitstile and thence to Dedistone stile and thence to the Lymekeyles and thence by the water of the aforesaid Avon to the aforesaid passage.

We must remember that these are the bounds of the parish and not of the manor.

The separate sheet.

Clyfton.

A note of some things there, now in the Lorde's handes to be sold.

The parsonage late in the tenure of Andrew Whittington gent. wth. the Tythes and gleabelands viz. a howse and

	of errable	7a. or. 9p.
The olld r.	of pasture	12a. or. 10p.
£40.	of upland meadow or pasture.	10 acres.
	Total	29a. or. 19p.

By Mr. Lily his survey valet per Annum £40.

owt of wch. yssueth for serving the Cure per Annum £vi.

So de claro £34.

Yt maie be lett for £48.

viz. to the Curate £vi.

and for qre. sermons £2.

So de claro £40.

£700 is bydden for yt, at 20 yeares purchase worth £800.

Widow Ann Hillinge late the wyfe of Rich. Hillinge helld  
 by lease now expyred viz. a howse and  
 of errable 3a. 1r. 5p.  
 of Marsh meadow 5 acres.  
 of upland meadow or pasture  
 ground 8a. 2r. 38p.  
 Total 17a. or. 38p.

By Mr. Lily his survey valet per Annum £14.  
 Yt is worth per Annum £18.  
 At 20 yeares purchase worth £360.  
 £340 is bydden for yt.  
 The olld r. £10 16s.

The said Ann Hillinge helld by Copy she now dead viz. a  
 howse and of upland meadow or pasture 11a. or. of.

By Mr. Lily his survey valet per Annum £11.  
 It is worth per Annum £15.  
 At 20 yeares purchase worth £300.  
 The olld r. 9s.

The Coppice wood called Clyfton Wood whn. a gre. of a myle  
 of Bristoll of severall yeares growth 30 acres.  
 Worth per Annum at 10s. the acre £15.  
 At 20 yeares purchase worth £300.  
 Totall £1760.

The two following letters of much later date are of  
 interest as they illustrate the base uses to which our  
 noble Downs were put by Bristolians of the eighteenth  
 century.

St. Michael's Hill, September 17th. 1760.

Sir

We are making a Horse pool near Durdham Down.  
 If you will permit Mr. Parker to suffer me to hall some Clay

from thence for that purpose I will be still adding to those obligations you have already laid on

Sir

Your sincere Friend and  
most obedt. humb Serv.

John Foy

Our Compliments wait on your good For Jarrit Smith Esq.  
Lady and the whole Family.

Clifton, April 18th. 1763.

Sir

Having occasion of some Clay to clay a Bason for Water in my Court I shall be much obliged to you for your permission to dig about 6 or 7 Loads on Durdham Down.

I am

Your most obedt. Servt.

To

Sam. Worrall.

Sir Jarrit Smith Bart.  
Ashton.

The Survey with which we have just dealt was no doubt drawn up to determine the exact value of the estate, which, perhaps, was likely to fall in to Ralph Sadleir the owner, as only one life survived of those named in the original lease from his grandfather, Sir Ralph Sadleir, and forty-six years of the one hundred for which it was granted had expired. William Newce, the tenant, certainly was only fifty years of age, but for aught we know his life may have been what is technically known as a bad one, or he may have been desirous of surrendering his father's lease. We find from the statement at the foot of some of the holdings that Clifton was improving in rentable value, and so in the event of Sadleir wishing to sell the property he would do so on the basis of the improved and not of the old rent. From internal evidence we gather that he did wish to sell, and that parts of the estate were sold soon after we learn from the notes appended to

the description of some of the farms, from which it is also apparent that the purchaser's idea of their value was not altogether identical with that of the vendor. We are told, too, the exact number of acres (hitherto unknown) contained in the manor, and also that the farms were very small, the largest only fifty-nine acres in extent, out of which thirty acres were coppice wood, and ten acres rough grazing ground. The sub-tenant, Andrew Whittington, who held the tithes and the parsonage house and land belonging to it, had to pay the magnificent stipend of £6 per annum to the parson, who could scarcely have declared himself passing rich upon it. The extract from the Court Roll of 1627 says that the tenants affirm that they do not well know the true place where the parsonage house is, and add a rider to the effect "That neither do they think it anything material." This need not astonish us, since the parsonage house was the rectory house, and the rectory had been secularised at the Dissolution, so that the parsonage house had, in 1627, no Church connection at all, and it is not likely that the tenants would remember the site of the house used as the parsonage seventy years before. It is interesting to note that most of the tenants' dwellings were clustered about Clifton Green, each possessing all the attributes of a farm. What a charming picture of rural Clifton the mind can conjure up—the Green (of much greater size than now), surrounded by farmhouses of varying styles and degrees of picturesqueness, sloping down to the trees of Clifton Wood, the whole dominated by the venerable Church of St. Andrew, and bounded in the distance by the crags and pinnacles of Clifton Rocks.

The late Mr. Latimer, in his paper on Clifton, states that in a tracing of a plan, dated 1775, in the possession of Mr. Fox, a broad green space in front of Manilla Hall is marked as Clifton Green. If this space was ever so called by the people of the village, the name must have been adopted between 1625 and 1775, since the first two items of Andrew Whittington's holding mentioned in our Survey conclusively

prove that the Clifton Green here referred to is the waste ground lying between the church and Clifton Wood.

The signatures of the tenants show that they were men of some education, inasmuch as they could sign their names, nevertheless they all appear curiously undecided as to the exact date of their birth, an indecision more usually appertaining at the present day to members of (if I dare so call it) the weaker sex.

If this paper has done nothing to tell us more of the mediæval lords of the two manors, I trust it has not failed to throw a little light upon the seventeenth-century husbandmen of our parish, and to make us better acquainted with their field names than we were before.