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## **Kingswood Abbey, its Lands and Mills, II**

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# KINGSWOOD ABBEY, ITS LANDS AND MILLS

by E. S. LINDLEY

## PART II

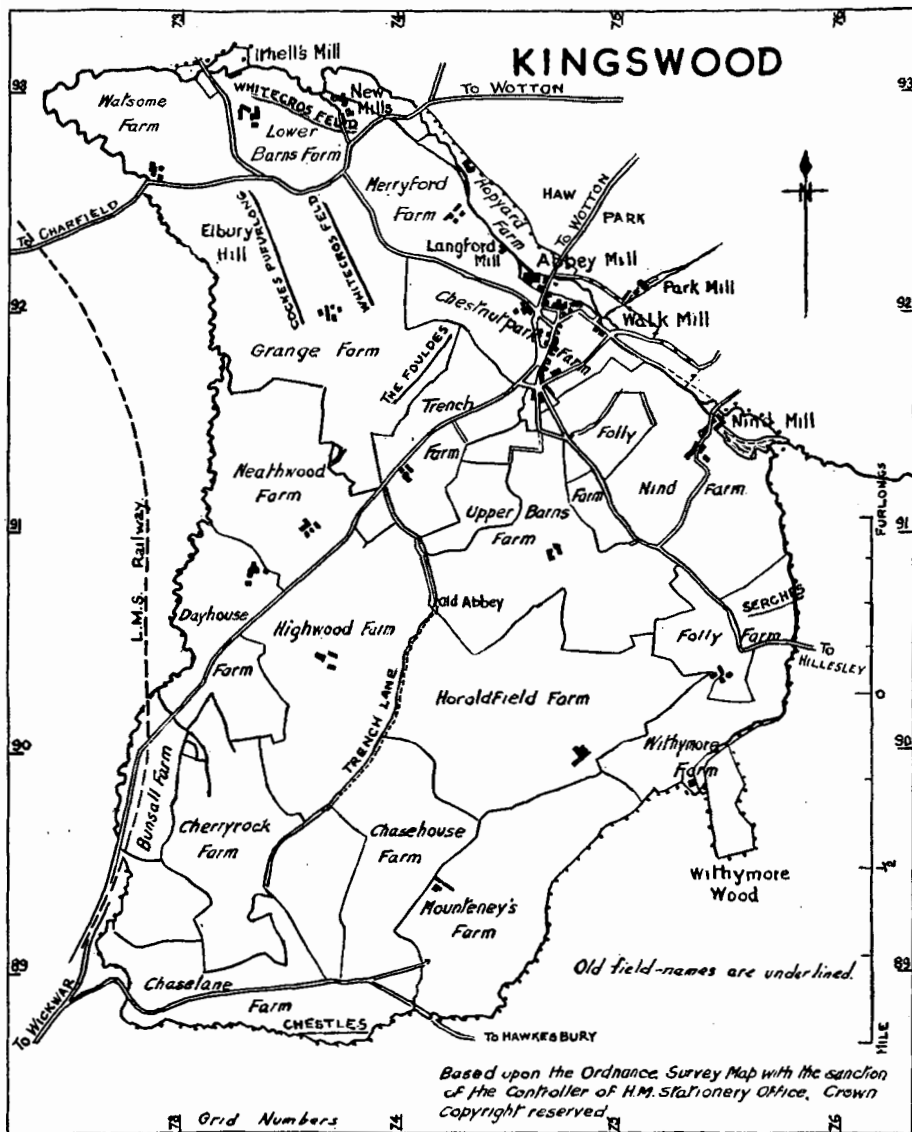
### ADDENDA

**P**UBLICATION of Part I has elicited further information. **HASELDEN.** The present owner has record that the burning of the barn occurred in September 1859, not 1885: also of Ducie ownership, as shown in the City of London section below. **ALDERTON.** The vicar of the neighbouring Littleton Drew in Wiltshire calls my attention to Aubrey,<sup>1</sup> who publishes a transcript of the 1402 grant by Abbott Walter to William Gore, of a house and lands in 'Aldrington' in lieu of other premises, for 15s a year. Aubrey found this grant, which then still bore the abbey seal, in the hands of the Gore descendant, the family having bought the fee simple at Dissolution, with the same chief rent. Ten years earlier William Gore had bought the manor there, which the family held for nearly 400 years.

### KINGSWOOD

Mr Lamplugh, the vicar referred to, also calls my attention to the fact that when an outer stairway was made at the abbey gateway for access to the upper room, this obliterated a niche which will have contained a figure of St. Gabriel as part of the Annunciation theme of the whole façade. I did not mention my amateur surmise that the bearded face represented God the Father, as an expert friend disagreed: but Mr Lamplugh points

<sup>1</sup> 'N. Wilts,' Canon Jackson's edition of 1861.



out that this is a frequent part of the Annunciation picture, often with a ray of light down which the Dove descends.

Kingswood itself was naturally the principal estate of the abbey. The documents recently acquired by the Shire Record Office have not yet been catalogued, in the press of fresh acquisitions: so it is not yet possible to give full references for facts derived from them. Two mentions by Smyth<sup>1</sup> raised hopes that a cartulary of the abbey did exist: but it is not mentioned in Jeayes' catalogue of the Berkeley muniments, nor is it traceable elsewhere.

In Saxon times the boundary between Kingswood and Wotton had been the stream<sup>2</sup>; this was the limit of the early grants to the abbey of 'the whole manor of Kingswood, [or Acholt] wood field and pasture.' Henry II's grant of 140 acres of assart<sup>3</sup> would be a special right within this area: but his other grant of 12 acres<sup>4</sup> is specified as outside it: the 40 acres at Mireford,<sup>5</sup> a name still existing as Merryford, half a mile below the abbey and where there is no ford site, must have been additional to the manor proper, and in part accounts for the present divergence of the boundary from the stream for a considerable length: there are also minor divergences at mills, to avoid division of a mill property between two parishes and manors.

On the Charfield border, however, the boundary is still the stream, though 1262 abbey accounts, the 1537 Lease Book, the 1599 grant to Thynne, several mentions in documents of the Witchell period, and a 1825 Survey of Neathwood Farm, all indicate abbey holding in Charfield.

Below it will be seen that the single manor of abbey times must later have been divided into two, with some holdings independent of either, and chief rents of much of the area enjoyed by a separate Lord of the Fee.

<sup>1</sup> Smyth, 'Berkeley MSS,' I, 87 and 347.

<sup>2</sup> Grundy, 'Saxon Charters,' II, 280.

<sup>3</sup> App. I, no XIII. There 40 acres is a misprint.

<sup>4</sup> *Ibid.*, no. XIV

<sup>5</sup> *Ibid.*, no. IV.

## PRE-DISSOLUTION

There is little to add here to what comments in Part I and the documents in appendices have indicated on the earlier history. Before 1189 there was a Berkeley grant of 'part of the water runnyng by their monastery (and part of his land in Wotton for the enlarging of their monastery)'<sup>1</sup> which would hardly be necessary for mere domestic supplies: my interpretation is that this was for working the abbey grist mill, and sliced the already narrow site quite early in the building period. Domestic supplies were provided in 1301<sup>2</sup> with leave to convey water from a spring in Haw Park, 'provided always that when the abbot and covent mended their pipes they should bring with them neither bows arrows crossbows nets or other engines or doggs to kill the Deere in that parke.' About 1365 leave was given to remove the conduit outside the park.<sup>3</sup>

In the early grants Kingswood [or Acholt] is always mentioned as a manor, and the various out-granges are named. In the 1291 Taxatio, the surviving abbey accounts, the 1537 Lease Book, the Surrender Valuation and the Poyntz Particular, the manor is not mentioned, but there are additional granges, Upper, Lower, Charteshull and New. The two first are later called Over- and Nether-Barns, and there are now Upper- and Lower-Barns Farms. Charteshull must have been a N.E. sector of the manor, but there is no relic of the name: a holding which included half the grange of Cherstes hille in 1537<sup>4</sup> had also the Serches Croft [Thomas Serch held a little croft in 1444<sup>5</sup>], and Folly Farm still has Great, Middle, and Little Serches; it included also pasture in Haroldfield which names the farm just S.W. of this; and Nicolas Pers' meadows to north which kept their name for a long time: the holding was still unbroken in in 1591:<sup>6</sup> Cartes hille<sup>7</sup> does seem to be elsewhere but cannot be

<sup>1</sup> Smyth I, 72.

<sup>2</sup> *Ibid.*, I, 241.

<sup>3</sup> App. 3, no. 27.

<sup>4</sup> App. 7, Kingswood item 41.

<sup>5</sup> *Trans.B.G.A.S.*, LXX, 148 & 149.

<sup>6</sup> App. 8 G

<sup>7</sup> App. 7, no. 18.

located. New Grange 'alias Ilbery' in the Valuation must be Grange Farm which contains Elbury Hill: lying between Upper and Lower Barns, the three cover the whole N.W. of the manor. A tradition that Elbury is a burial mound of the Civil War is obviously untrue: even the suggestion that it is artificial like Silbury is disproved by the absence of any moat or ditch to yield the material.

The whole southern half of the manor seems to have been unreclaimed, as Hawkesbury Common is even now: the 350 acres of Highwood ran up its middle, and one mention<sup>1</sup> shows that Withymore Wood then extended into Wilts, that is into Kingswood.

As far as can be judged from scanty and varying data, Lower Grange was of average size, with Upper perhaps a little bigger: Charteshull was distinctly smaller, and grouped with Bagstone, Hull, and Alderton under one granger. Though a fair number of holdings and even of fields can still be located with varying degrees of certainty, an even tolerable field map of the abbey manor is quite out of the question.

Payments of wages and expenses, and receipts from sales of produce and stock, show that the three earlier granges were at first worked in demesne: the transition to farm letting appears already in the 1262 accounts with appreciable rents. Among these the 7s 'rent of land La Skay' for two terms seems likely to be a letting back of the Le Schey grant<sup>2</sup> near Bushford from the beginning: and in 1444 John Skey of Nibbeley was still paying the same. In 1444 the Chartishull holding was let in two portions, for £4 6s 8d and 40s. By 1537 only the woods, the actual abbey site, and the field Waddsame in the N.W. corner were included in Demaynes; and even the latter only because a lease had fallen in and had not yet been regranted.

There is nothing at any time to suggest strip cultivation, though in 1537 it looks as if Whitecrosefeld, for example, and perhaps Harrywellfeld, were considerable areas of which only

<sup>1</sup> App. 7, no. 44.

<sup>2</sup> App. 2, no. 404, in Kingswood.

patches had been reclaimed. In 1537 most holdings were small: only nine were of £5 to £15 per annum, and three of these rents included mills.

### POST-DISSOLUTION

Part I of this paper has shown how Sir Nicholas Poyntz was given a 21-year lease of all abbey property in 1538 at Surrender: how he applied for a grant in fee of most of it, but received in Kingswood only the woods, in 1540. In 1546 he defaulted seriously in the rents for his lease<sup>1</sup> but his surrenders in satisfaction of arrears do not seem to have touched Kingswood, barring queries raised in the Lowe and Thynne sections below. He had no manorial rights.

The manor remained in Crown hands. The Hale archives, now in County Records Office, include 1577-86 Estreats from Queen Elizabeth's manor-court proceedings, and in 1591 the grant of the Charteshill holding<sup>2</sup> still speaks of 'Her Highness' manor of Kingeswoode.' Later devolution is stated by Atkyns<sup>3</sup> as to Sir John Thynne, whose son John received liberty of seizin from Elizabeth in 1581 and sold to Smith of Nibley, from whom it passed to Witchell: later historians are able to add Rowles, and Blagden Hale. Documents now show that this is quite incomplete, and not fully accurate.

Early in the Crown lordship some grants of holdings in the manor were made. In 1546 the 56 acres of former demesne in Waddsame were granted to Herward & Tennaunt clerks 'in exchange.'<sup>4</sup> The field name survives in Watsome Farm and Bridge near Charfield Station, and a field on Grange Farm. The element 'wad' may denote a ford, but is more likely to denote woad which was formerly plentifully cultivated about there<sup>5</sup>.

<sup>1</sup> App. 8c.

<sup>2</sup> App. 8 G.

<sup>3</sup> Atkyns, p. 493.

<sup>4</sup> Letters Patent of 9 December 1546 and App 7, no. 80.

<sup>5</sup> *Flora of Gloucestershire*, p. 62.

In the same year a grant in fee was made to Miles Partridge 'the King's servant': notes<sup>1</sup> show that this lay from Waddsame to rather beyond Bushford Lane, and included Monks Mill with its three 'parrocks.' This property is the subject of later transactions.

In 1548 Edward VI completed a transaction begun by his father, granting property of an annual value of £35 16s 0d to Sir Thomas Heneage and Lord Willoughby,<sup>2</sup> but only for a term of years. This property will reappear later.

#### THYNNES

There is no record of the alleged royal grant in 1560<sup>3</sup> of what was eventually a considerable estate with manorial rights: a friend has seen the Longleat muniments and noticed nothing relevant there. A Letter Patent<sup>4</sup> of Queen Elizabeth of 21 November 1559 granted to Sir John Thynne specified lands in fee simple, for £207 20d paid to Henry VIII's Court of Augmentations, for service of a 40th of a knight's fee and 21s 3d for Tenths: the land, of yearly value £10 12s 4d, was the abbey site, and roughly Nether Barns extending to south of the Grange: a note specifying that the grant was 'with issues' from Lady Day 1546 suggests that so much of Poyntz' lease had been forfeited.

Eighteen months before this Thynne had on 10 May 1557 farmlet to John Bridges for 30 years quite different properties of yearly value £9 16s 0d,<sup>5</sup> comprising his house, mill and lands at Nind, and Monks Mill 'in Wortley and Alderley': this property is not within the above grant. No other Thynne grants are on record till the final sales.

Sir John Thynne died in 1580 leaving as heir John, son of his first wife: his second wife Dorothy bore him an eldest son Henry, survived him and then married Caro Rawlley [Carew

<sup>1</sup> App. 7, nos. 1, 2, 3, 40.

<sup>2</sup> App. 8d.

<sup>3</sup> Bigland, and Fosbrooke.

<sup>4</sup> App. 8f.

<sup>5</sup> App. 8e.

Raleigh, brother of Sir Walter], and it is these three and not the heir John who dealt with the Kingswood property.

Sir John's will<sup>1</sup> looks rather ambiguous: he had apparently conveyed his lands before death, specifying tail male, with alienation by Dame Dorothy and her heirs barred beyond the Statute of 32 Hen. VIII. Dame Dorothy challenged the will; probate was granted to son John on the same day; events suggest that she secured Kingswood as dower.

On 2 December 1588 Dorothy with husband and son Henry received royal licence<sup>2</sup> to alienate a mill and eight messuages and 150 acres in Kingswood and Neathwood to Parry and Chichester: these persons are unknown, but on 29 September 1589 Thomas Crewe got a title<sup>2</sup> to this property by a fine. The property seems to have been N. of the abbey about Haw Park, with parcels about Trench Lane and Neathwood Farm: this will reappear.

On 10 January 1597 Henry sold all the manor,<sup>2</sup> specifying Courts Leet, to Chubb & Stroud 'to proper use for ever,' to be holden of the Chief Lord for customary rents and services, for £2,000. This property too will reappear; Chubb & Stroud appear by an Exemplification of Recovery of 22 May 1597<sup>2</sup> to have conveyed a messuage and 197 acres to Kyngesmyll and Nevell, of whom no more is known. Then the Crown seems to have recovered part at some time and in unknown manner: part seems to have escaped recovery and passed to Lowe.

A third part of the Thynne estate was Bridges' lease: this had in 1589 been extended for 60 years more,<sup>2</sup> but no longer including Monks Mill: from a Defeasance of 16 December 1598<sup>2</sup> it appears that Thynne had bound himself in £1,600 to sell it to Bridges, and had now done so.

#### CLOBERY RENTS

The Chief Rents of Kingswood also became subjects of a separate series of grants. On 14 March 1627 James I granted to his queen Henrietta Maria a total £662 of feefarm rents,

<sup>1</sup> P.C.C. Arundel 44.

<sup>2</sup> G.R.O., D 1086.

including the £82 8s 2d due in Kingswood.<sup>1</sup> On 24th April 1665 this queen assigned certain of them to trustees for 99 years or her lifetime, on trust for herself and then for her son Charles. On 22 May 1665 Charles II assigned [his interest in] them to the same trustees, who included Sir Kenelm Digby the queen's chancellor, for two years, on trust to apply as directed.

Meanwhile on 23 August 1660, three months after his Restoration, Charles II had granted a perpetual pension of £600 p.a. to Sir John Clobery of Winchester, to be replaced later by a land grant. On 20 October 1670, his mother having died in the previous year, he effected this replacement by a grant of these £662 of rents for 500 years for a nominal 20s a year; this on surrender of the pension, and 'in further consideration of the most faithful services to his Maj<sup>ty</sup> by him the said Sir John Clobery performed at the time of his Restoration.'

In the course of time the £82 8s 2d became divided into quarters between heirs, who might be sons of heiresses so that the names changed. In 1797 Viscount Harcourt, who had succeeded to two quarters, sold these to Lord Ducie, who at the same time sold to John Blagden Hale the rents from lands which the latter held.

The rents, a half of one third of the £245 former rental value of the manor, are still collected for the successors or assignees: they are collected from the whole parish except roughly areas of the earliest grants.

#### CITY OF LONDON

An unrecorded piece of the history is put together from several sources.

On 10 January 1617 James I granted 'the manor of Kingswood' for 99 years to Sir Henry Hobart [Chief Justice of Common Pleas], Sir James Fullerton [maister of the king's wards and liveries] and others as trustees for Charles Prince of Wales. A few leases by these trustees are on record, till on 16 May 1628 they assigned the remaining term of the lease to

<sup>1</sup> Deeds in Tortworth Estate Office.

Marks, Mitchell, and Marsh, estate commissioners for the City: the total of £82 8s 2d was noted as the annual value.

The reason for this assignment was that on 3 January Charles I had contracted to convey lands to the City to a value of £12,496 6s 6d, in satisfaction of loans made to him: one third of the lands were to be held by knight service, and the rest in free socage: on 29 May the contract was amended to free socage for all the lands.

Assignment of a partly expired lease was not enough: so on 14 June 1628 the king granted the reversion to the property to Ditchfield and Highlord, another set of commissioners. Here again an emendation was called for: to make up the total contracted for it had been intended to include Haselden grange, abbey property still in hand, and the grant of 'the manor of Kingswood in Wilts.' did not do so: so on 9 October 'and in Glos' was added, regardless of the fact that Haselden was not in Kingswood manor.

There is no sign that the City took any action over leases or exercise of manorial rights: they only proceeded to realize the capital value as opportunity offered. In June 1629 the respective sets of commissioners assigned to the Webb family the lease and the reversion of a small property of £2 16s 8d p.a., for £200: ten years later these had to be surrendered for emendation and regrant.<sup>1</sup> The main body of the property was on 31 January 1633 granted to Osbolston and Williams,<sup>2</sup> Haselden being included in 1639 with Hudson taking the place of Osbolston, and each grant was shortly assigned to Sir Edward Bromfield: though Bromfield was an alderman and the others citizens, they were acting in their own interests.

While Hudson and Williams appear in only a minor part in an enfeoffment, Sir Edward Bromfield granted leases which are on record: and in 1651 his successor (brother ?) John Bromfield farmlet the right to dig for coal and clay in the commons and waste.<sup>3</sup> So Bromfield is entitled to be listed as Lord of the Manor from 31 January 1633 till at least 1651.

<sup>1</sup> App. 7, item 9, City of London R.O., 6-3.

<sup>2</sup> App. 8 H, and City 63.2, 4, 5.

<sup>3</sup> Glos R.O., D 1128.

Only the indentured property, a sixth of the whole, is specified: half of this can be identified in the 1537 Lease Book and the rest is less certain: it seems to have been mainly in the Nind area.

The identity of the £82 8s 2d of reserved rents with the Clobery total is a misleading coincidence: £32 8s 0d was for Haselden: of the £50 0s 2d balance £11 13s 4d was profits of Court, leaving only £38 6s 10d of land received by the City, and £35 10s 2d reaching Bromfield after excluding the Webb's £2 16s 8d.

The £1,050 price given in the unexecuted City deed will be for the Kingswood proper estate, and the additional £1,000 in the Gloucester deed for Haselden. The significance of the difference between the former figure, even allowing £200 more for the Webb grant, and the £2,000 paid by Chubb & Stroud for their portion of the Thynne manor is discussed below.

One of the abstracts of title quoted from above<sup>1</sup> gives the following outline of subsequent devolution: that on 4 July 1652 Hudson & Williams granted some of the property they had bought from the City to Wm. Thorpe of Wanswell and George (now Dr) Smyth and heirs as trustees for his brother John Smyth of North Nibley: that these brothers parcelled out most of the lands and tenements to Sir Wm. Ducey, Sir Gabriel Lowe, their brother Wm. Smyth, Wm. Oldisworth, and others. It is noted that Hudson is 'now' a baronet, and that he and John Smyth have married sisters of Sir John Bromfield: actually John Smyth married first Anne the elder daughter of Sir Edward, and then Anne the younger daughter of Sir John.

It is noted that 'Ducey hath all that lyeth in Glos': this accounts for his holding Haselden as referred to in Part I, and the present owner informs me that this is amplified by the first of his title deeds, and by Tortworth archives which I have not examined. Lowe and the Smyths are dealt with below. Some lists of Chief Rents<sup>2</sup> show that Oldisworth held Upper

<sup>1</sup> *Glos. Coll.* RP 180.1.

<sup>2</sup> *Glos. Coll.* RX 180.1.

Barns [which was therefore part of the former City estate], and at various dates from 1644 to 1717 also some parcels in the Haroldfield area adjoining.

### LOWE

Sir Gabriel Lowe's thus obtaining some mere parcels not before July 1652, while Smyth retained the manor and sold it later, is not his first or most important appearance in Kingswood. Three years earlier, on 17 December 1649, and two years before Bromfield's last known manorial action in 1651, Lowe made a marriage settlement<sup>1</sup> for his son Gabriel, which included 'the manor of Kingswood with all lands courts etc' among his various properties in other parishes. Though there are no Lowe manor court records, this clearly shows two simultaneous manors.

Some facts suggest a possible origin. In 1572 Thomas Rivet of London bought from Berkeley Osleworth manor and lands in Wortley<sup>2</sup>: in 1585<sup>3</sup> his heirs surrendered in fee simple for 99 years, to his daughter Alice Gerard, all his interests in estates now mentioning also Kingswood: Smyth records, after a gap left in his MSS, that Osleworth and Wortley at an unspecified date came by sale to Sir Thomas Lowe [Lord Mayor of London in 1604], and descended to his son Gabriel. The surmise is permissible that Rivet had bought the missing £1,000-worth of the Chubb & Stroud property, and that this devolved in the same way and was the Lowe manor in Kingswood.

This property lay from the Old Abbey southward to an extent that cannot be gauged: that area had made no clear appearance in documents except for Poyntz getting the 350 acres of Highwoods, and perhaps having to surrender it.

In 1653 Gabriel junior mortgaged the manor<sup>1</sup> with courts and advowson for £500 to his father and John Smyth of Nibley. This mortgage stood till 1679, even after his father's death at Nibley in 1679: then Sir Gabriel junior and his sister Elizabeth Daunt of Owlpen assigned it to Smyth jointly with Webb of

<sup>1</sup> G.R.O., D 1086.

<sup>2</sup> Smyth III, 307 and *Trans.B.G.A.S.*, LXVIII, 54.

<sup>3</sup> G.R.O., Newark deeds.

The Grange, and this assignment was renewed successively in 1680, 1682, and 1685. Smyth dying in 1692, the mortgage was transferred to John Witchell of Charfield and raised to £1,000. In 1694 'Lowe requiring £1,000 money,' this was liquidated by a Lease and Release, with undertaking for a further £920 to convey the manor of Kingswood with rights etc. and a messuage in Kingswood and Highwood all in the parish of Kingswood, for ever: the chief rent was quoted as £26 17s 4d.

One point which cannot be fitted into the previous or the subsequent devolution is that the 1602<sup>1</sup> will of Robert Hale, Sir Mathew's grandfather, makes a bequest of the lease which he held of lands called Highwoods in Kingswood, from 'Master Chester' who does not appear otherwise.

#### SMYTH

The historian died in 1640, and so it is his son John who appears in most of these transactions. The father's will<sup>2</sup> shows that he held New (Abbey) Mill.

Smyth executed a small number of small enfeoffments and leases, presumably as trustee under the 1649 marriage settlement or as the mortgagee from 1653: but an enfeoffment in March 1652 of an orchard 'between the brooks' is by Thorpe and the Smyth brothers John and George, and so must relate to the manor which they bought after July 1652. The brother William does not appear: he is noted in the Smyth pedigree as 'of Southfield in Kingswood parish in Wilts': no Southfield is now known: he died in 1681.

The family did not disappear from Kingswood. In 1692 a complaint was laid against Henry Smith [younger son of John junr.] of forcible entry and £10 damage by depasturing in Langfordmead [probable location of Langford Mill]. In 1738 a John Smyth of North Nibley, too young to appear in the pedigree, was married at Kingswood to Debrough Robins. In 1743 Betty, daughter of a George Smyth was baptised there. The name appears in occasional later transactions, who seem to have fallen in the social scale, or were unrelated.

<sup>1</sup> P.C.C. 9 Montague.

<sup>2</sup> P.C.C. 135 Evelyn.

## WITCHELL

After Queen Elizabeth's court papers up to 1586<sup>1</sup> there is a gap which is ended in 1732 by papers which at first give no name, but in 1749 specify John Witchell and in 1757 his widow Mrs Anne Witchell: there are also surrendered copies of court rolls of his, of 1721, 1745 and 1750.

We have already seen how in 1692 John Witchell took up the mortgage on the manor, and in 1694 bought it from Lowe: it is only uncertain to me whether the £920 payment is additional to extinction of the £1,000 mortgage.

In 1698 George Smyth sold to Thomas Witchell of Charfield clothier the manor with courts leet and baron: the area was from the Old Abbey southward, clear of the Haroldfield holding to the east, not reaching the Charfield border on the west: the sum of £80 stated is obviously not the real price, but a formal sum for one step in conveyance.

The southern border is uncertain. In 1707 a different party executed a Lease and Release to Thomas Stokes, of three Chestles, which lie between the border and the road Chase Lane: and in 1763 Stokes mortgaged the same land:<sup>2</sup> yet a 1744 statement<sup>1</sup> submitted for council's opinion on the validity of Witchell's title quoted a 1707 Lease and Release of the land to Stokes in fee tenant of chief lord for £210, the rent being illegible: it quoted also the 1708 will of Thomas in which this land is not mentioned: on the other hand one formal deed of 1745 includes in the manor a capital tenement of Chase Hill with 12 closes including the Chestles, and the capital tenement Old Abbey: and another formal deed of 1742 has Old Abbey with lands south and east and Chase Hills all in Witchell occupation, and some other land thereabouts in tenancy. The 1712 will of Thomas junior mentions £52 10s *od* p.a. as payable to the lord of the fee for the manors of Kingswood and Highwood, double Lowe's estate.

It looks rather as if a 'Highwood' manor has been obtained from Lowe and had originated from the 1540 grant to Poyntz

<sup>1</sup> G.R.O., D 1086.

<sup>2</sup> Wilts R.O. re Kingswood.

of 350 acres of Highwood: and a Kingswood manor had been bought from Smyth: and the two united by Witchells.

It was the Witchells who are said to have built a manor house at the Old Abbey site, of which the Old Abbey shown in the photograph was remains.

#### ROWLES

From the end of the Witchell court papers in 1757 there is a gap till 1776, when they resume till 1791 and mention Mr Daniel Rowles. The archives of this family have not been found, and it is not known what their manor was, how they acquired it, or how they disposed of it: only that their period was immediately followed by that of the Blagdens.

They do not appear in parish registers, and there are only a few mentions at dates before their lordship of their paying quite petty rents: a 1712 will of Edmund Rowles places him in Wotton, but states no occupation or property rights. They are immediately succeeded by Blagden Hale.

*To be continued.*

## APPENDIX 7 [continued]

## 1537 LEASE BOOK

P.R.O. SPECIAL COLLECTIONS, 12-7-70

*Italics* denote passages crossed out.

Small type additions to the original.

Square brackets are my notes.

Marginal numbers purely for comparison in later documents.

- MANOR OF KINGSWOOD in com' *Wills* GLOUC [later correction]
- 1] conceded to Miles Partridge his heirs & assigns for ever [1545]  
 PHILLIP ACTON. Indenture for 80 years now 3 years old.  
 Tenement called Forge House with all lands meadows  
 pastures grazing and gardens: one mill for corn called  
 Bladmylle or Grynstonemill with parcel of land in White-  
 crossefeld. Paying per annum at the four terms 64s
- 2] parcel of demesne land. tithes excepted. conceded to Miles  
 Partridge as above. 64s  
 NICOLAUS TAILLOR. Ind' for 70 yrs' now 2 yrs' old. Pcl'  
 past' Whitecrose feld lying N of way from Kingswood as  
 far as Buffords lane, and in length from Thomas Acton's  
 orchard to said Bushopsford lane. 53s 4d  
 and for tithes 4s 5d
- 3] parcel of demesne land. conceded to Miles Partridge as above.  
 SAME. Ind' 72 yrs' now 1st. Barn in hands of William  
 Merike & Phillip Acton: cl' Smythescrofte with two others  
 on W of it adjoining: one of them Whitecrose feld where  
 the cross now stands: the other cl' Le Lay with all pertin-  
 encies. 4s
- 4] JOHN DDYET(?). & wife Margaret & son Richard. Copyhold.  
 Tenement late of Thomas Salmon, for their lives. 13s 4d
- 5] PHILLIP ACTON & brother John. Copy. Past' Le Folde 26s 8d
- 6] EDMUND STYFFE & w' & s' William. Copy. Messuage  
 between tnmnts' of Roger Hynd and John DD: & garden. 13s 4d
- 7] JOHN BOUCHIER & w' & daughter Joyce. Copy. Tnmt' the  
 porch of the guesting stable & gdn' 6s 8d
- 8] WM' TRAPE & w' Joan. Copy. Mess' late John Danke, 13s 8d
- 9] XPOFER HIGGS & ROBT' WEBE, Ind' 63 yrs now 1st. Tnmt'  
 against house of Thomas Barrat:  $\frac{1}{2}$  acre prat' in Smythes  
 crofte: cl' past' Le Selleres lesse; past' near Cokkes  
 Pufurlonge 56s 4d  
 and for tithes 3s 4d
- 10] WILLIAM THOMAS & w' Agnes & s' Thomas. Copy. Tnmt'  
 and gdn' adjoining. 6s

- 11] THOMAS ROLLS & w' Edith & her son John Parke. Copy. Mess' betw' tmnts' of Richard Borton & Wm' Trape: past Morles. 24s 4d
- 12] discharged: pcl' of ind' of John Poyntz of Alderley Knt not? charged in value delivered to Nich' Poyntz Knt.  
NICHOLAS LANGDEN & bro' William. Copy. Past' & prat' by Cowhouse late of John Langden 20s
- 13] JOHN HOGGIS & w' Margaret & s' John. Copy Tnmt' in Nynd below house Le Rage with gdn' & small parrok. 6s 8d
- 14] JOHN WHELLES & w' Joan & s' John. Copy. Tnmt' in Nynd late of William the carpenter. 6s 8d
- 15] THOMAS COLLYNS & w' Anne & s' Richard. Copy. Tnmt' in Nynd with gdn' & adj' past' Le More near. 17s 6d
- 16] JAMES STOWKEY & wife. Copy. Tnmt' & gdn' in which Xpofor Thomas lives. 8s
- 17] WILLIAM ALLEN. Copy. Tnmt' in Nethewod. 24s 8d
- 18] WILLIAM PROWTE & w' Agnes & s' Nicolas. Ind'. Prat' Notecroftewhite: past' Gateded: past' Flodyates leese: pcl' land Le Rage in Cartes hille and for tithes 28s 4d  
12d
- 19] ROBERT PROWTE & w' Edith & s' Nicolas. Ind'. Past' Whitecrose: past' Le Hille croft: past' Whetecrofte: with two past' Brokemeddowes. 26s 8d  
12d
- 20] WILLIAM MABSONE w' Pertici? & s' Henry. Copy. Cottage Plume house with gdn' adj': prat' Le Surrymedd': past' Seven Acres More. 26s 8d
- 21] THOMAS HEWGHES & w' Katherine & d' Agnes. Copy. Prat' Dudly near Hakemille with app': 2 a' arab' near Stone hill with app' [in Wotton] 24s
- 22] ROBT. WYNDBOLD & WILLIAM WYNDBOLD. Copy. Wormore croft above Hawleth late Thomas Smyth. 10s
- 23] ROGER COOSSYN & w' Elizabeth & s' William. Copy Prat' Shepeshowsemedd next Harywelles feld. 10s
- 24] ALEXANDER TOMES & w' Joan and sons Richard & John. Copy. Past' & app' in Buteshill in Nethwod. 26s 8d
- 25] JAMES WEBE & sons Robert & William. Copy. Pcl' past' in Tranehyll with app' late William Webe. 16d
- 26] WILLIAM HOGGIS & w' Agnes & s' William. Copy. Tnmt' and gdn' adj' with app'. 6s
- 27] EDMUND RICHE & w' Alice & s' William. Ind' Tnmt' in Nynd: prat' Le Shephowse medde between the road and Harroldfeld. 50s  
for tithes 3s 4d

- 28] THOMAS BROWNE & w' Julian & s' Edward. Copy. Cott' and 3 a' in Nupfeld: "trm' dimediate" land in Northfeld 4s
- 29] THOMAS BUSSHUPE & w' Cicily & s' John. Copy. Tnmt' and gdn' adj' with app'. 8s
- 30] a record of the same granted to Thomas Barratt the 11th daie of December A R H viii 29<sup>o</sup> [1537]  
JOAN BARRETT lately wife of Richard Barratt, & s' Thomas. Copy. Tnmt' & cl' past' adj': two cl' past' pertaining Porters and Colcroft: certain grange Nether Barnes with all ---. 6*l* 6s 4*d*
- 31] ROBERT GREVELL & w' Joan & s' Giles. Copy. Tnmt' near cemetery with all houses --, late John Hichis: half Walke mille barne, and the other half which said Robert does not occupy; pcl' past' in Le Gardehay. 58s 4*d*
- 32] JOAN WIFE OF ROBERT GREVELL & s' Thomas Hiches. Ind'. Tnmt' near Walke mylle: a certain pcl' late of Le Gard haw tnmt' near to and now adj' it: tnmt' between Walkemylle barne on S & torrent or rivulet flowing toward Walke mille: another tnmt' with prat' late of Margaret Bowyer widow. 33s 4*d*
- 33] JOHN MONYNGTON & w' Margaret. Copy. Tnmt' & gdn' late Thomas Fyssher. 10s
- 34] the reversion of this was granted to DD Jones the 11th daye of December in the 29th year of H viii. [1537]  
JOHN CAME & w' Joan & s' Nicolas. Ind. 2 cl' past' Southefelds: 3 prat' Cowhowse. 6*l* 5s  
3s 4*d*
- 35] NICOLAUS WEWE [Weare?] & w' Alice. Copy. Tnmt' of John Pukmore. 4s
- 36] HENRY PHILLIMORE & w' Joan & ds' Alice & Margaret. Ind'. cl' past' Molenlease. 16*d*
- 37] [conceded to] Thos. Heneage and Lord Willoughby [1548]  
JOHN ROWBEROWE & w' Margaret & sons William & George. Ind'. Tnmt' in upper part of house Newgarner next the abbey with stable barn & walls adj': prat' adj' Collesmed late John Cossyn: cl' past' Le Nether Watlonds under Haw Park: furlong past' Layttone furlong late Thomas Lege: croft past' Whillesles: prat' Plume med': tnmt' Le Surey: water mill there Berkemille with all houses edifices -- adj' to it: little prat' Le Parroke & another Shepeshowsemedd' between lane from Cheffeld' towards Wotton: 2 crofts past' Over Watlond' & Midlowe Watlond' under Haw Park. 108s 8*d*

- 38] [a later insertion: item already entered below 62]  
Declaration of WILLIAM SPYCER before William Berners  
an auditor of the Lord King's Court of Augmentation of  
Royal Revenues made by him on oath the 3rd day of  
March in the 31st year of King Henry viii [1540]; saying  
that he pays per annum for a fulling mill an agreed 8*l* 12*d*  
according to the indenture of the said Willm' Spycer. 8*l* 12*d*
- 39] SAME [*viz.* ROWBOROUGH]. Ind' 60 yrs now 2nd. All that  
mess' land tnmt' with all -- late Thomas Hilks of  
Tortworth 4*l* 6*s* 8*d*  
[1545]
- 40] conceded to Miles Partridge as above  
SAME. Ind' 60 yrs now still 14. Fulling mill named  
Monkingemille in Kingswood [really Wotton]: 3 parroks  
Les Hames adj'. 33*s* 4*d*
- 41] per indenture 10*l* 4*s*  
JOHN POYNTZ Esq. Ind' 60 yrs now still 18. Croft Le  
Serches: past' Harroldfeld: half grange Cherstes hille:  
2 prat' late Nicolas Pers. 5*l* 4*s*  
[correct figure had been taken into total 10*l* 4*s*]
- 42] TOMAS MERIKE. Ind' 60 yrs now 3rd. House with all -- :  
2 past' The Horsse crofte. 50*s*
- 43] Same TOMAS MERIKE alias TOMAS OF THE CHAMBER and  
JOHN WEBE. Ind' dated 8th Nov. A°. R. pdct' 19° [1537]  
Pcl' wood Le Folde lying of the NE and from Henry  
Selmotts lese unto the olde abbey. 13*s* 4*d*
- 44] JOHN SEBURNE. Ind' 60 yrs now 1st. 2 cl' land: prat' Le  
Cowhousse to N of Withemore woods in Wilts. 28*s*  
for tithes 2*s* 4*d*
- 45] WILLIAM NELME & w' Margaret & s' Richard. Copy. One  
pert' past' called Apparoke nether Clyng: 4 a' land 1 a'  
prat' with pert'. 6*s*
- 46] THOMAS HARROLDE & w' Margaret. Copy. Tnmt' gdn' &  
barn 7*s*
- 47] WILLIAM SPICER. Ind'. A *copse of wood Eklespen* [in  
Osleworth]. House Le Church Howse. 16*d*
- 48] JOHN TULKE & w' Elizabeth & s' Bernard. Copy. Tnmt'  
orch' & gdn' adj' in Nynd late Willm' Slad 4*s*
- 49] the tenant woll gyve it up for it is not so muche worth.  
JAMES PENMAN. At will. Shop next Kingswood chapel. 6*s* 8*d*
- 50] the tenant woll gyve it up for it is not so muche worth.  
JOHN MAYBLANK. At will. Tnmt' next Kingswood church 6*s* 8*d*
- 51] EDMUND HEWGHES. Ind' 90 yrs now 1st. Tnmt' & gdn':  
prat' & past' adj'. 33*s* 4*d*
- 52] JOHN DALE & w' Joan & s' Arthur. Copy. Tnmt' in Nende 6*s* 8*d*

- 53] JOHN WEBE & Margaret & sons Thomas & Matheu. Ind'.  
Tnmt' with all -- : prat' The Long medd. 39s 8d
- 54] antea [20]  
*HUGH MAPSON. ind' 60 yrs now 1st. Tnmt' & past'  
Sandacremore now William Mapson.* 26s 8d
- 55] MICHEL JONES & THOMAS HYPES. Ind' 99 yrs now 2nd.  
Pcl' land The Forewood with all trees wood and under-  
growth there. 10s
- 56] DD [?] JONES & w' Margaret & s' John. Copy. Half the  
carpent' housse with gdn' adj'. 6s 8d
- 57] JOHN PARSONAGE. Copy. Tnmt' & gdn' adj'. 13s 4d
- 58] JAMES TAILOUR. Copy. Tnmt' with pert'. 6s 8d
- 59] Mister Grevell have the other halff charged afore in the sume of 58s 4d  
THOMAS HALYDAY deputy of GEORGE MONNOX. Half the  
mill called The Newe Mylle. 29s 4d
- 60] non comparent. charged above with land let to John Poyntz Esq for  
5*l* 4*s*  
THOMAS PYCHER. Ind' as is said. Pcl' land in Nende 46s 8d
- 61] NICOLAUS LONGDYN. Copy. Tnmt' in Nende. 20s
- 62] non comparent. 8*l* 12*d* per ind'  
WILLIAM SPICER. Ind' as is said. A fu. ling mill in 10*l* 11*s*  
Kingswood 8*l* 12*d*
- 63] same WILLIAM & sons Francis & John. Copy. Tnmt' gdn'  
& orch' adj': 2 pcl' land & past' Le Gardyhay 36s 8d
- 64] *non comparent*  
*John Webe. James Baker. Margaret Baker & sons Robert  
& James. Ind'. Tnmt' & fulling mill late John Webe:  
selion in Smythes crofte in which a Rak is situate: prat'  
Long medd' between two rivules with all --* 63s 4d
- 65] MARGARET WARRE. Pcl' land in Nende. 2s 4d
- 66] EDE' BUCKELEY. Copy. Pcl' land. 26s 8d
- 67] per ind' 9*l* 16s  
NICOLAUS TAILOUR deputy of MR MATSTON. Divers pcls'  
of land in Nende [first written 9*l* 10s] 9*l* 16s
- 68] not the tenant  
*JOHN ROWBOROW & w' Alice & sons John & Thomas.  
Tnmt' next the abbey, in length from house Seculari Fermeri  
[lay infirmary?] on S to tnmt' Le Sury on N, and in breadth  
from house Le Newgarner on E to all the road leading  
toward Wotton, with stable barn & walls adj': prat'  
Collesmedd'.* 4*l* 13s 4d
- 69] m'dd to charge the bailiff with the straw at Myhelmas  
A°29° Regis Henr viii [1537]
- 70] conced' to Thos. Henaage esq & Willm' lord Willoughby [1548]  
JOHN ROBOROWE & w' Alice & sons Thomas & John. Copy.  
Prat' Abbots medd' in Nethwood 12s

- 71] SAME & w' and sons. Copy. Mess': prat Wilkings medd' in Nethwood late John Eglyton. 32s  
25s 4d
- 72] SAME & w' & s' John. Copy. ? mess' with pert' small prat Wilkinsmed late John Eglyton. 13s 8d
- 73] SAME & w' & sons. Copy. Prat' Hokmede late Thomas Butler. 32s

SUMMA TOTALIS 114<sup>l</sup> 7s 10d

[the details of other estates have been printed in Part I of this paper.]

- 74] RECTORIA de KYNGISWOD in com' Gloc' in manibus abbat' 7<sup>l</sup>
- 75] *The house and the ground the NEW GRANGE standeth upon cont' 8 a at 8d le acre* 5s 4d
- 76] THE DEMAYNES OF KYNGSWOOD  
William Spicer Nichus' Tayllor John Plomer  
Thomas Achamber John Webbe Ric' Collewell  
John Gower Willm' Bokklond John Rowbury
- 77] ITEM, a little wood called THE COPPISE beneath old abbey of the growth of 26 years cont' 4 a' by est' at 16s le acre in the Abbot's hands.
- 78] ITEM, the great wooddes called HYGHE WODDE being in the Abbot's hands cont' by est' 350 a' at 16s 8d le acre wherof there is by est' 100 a' barren.
- 79] SCITUS MON' de KYNGSWOOD cum gard' orreis stabulis columbar' et alyis ceter' terr' cont' ij acras terr' valet per ann' 6s 8d
- 80] ITEM more a feld called WADSAM cont' by est' 24 a' of meddow. ITEM more in the same feld in pastur by est' 32 a' the which said medow and pastur was used to be lett & sett as hit wyll apper by the counterpaynes of ther ind' late holden by Robert Baker paying yerly 6<sup>l</sup> 13s 4d
- 81] ITEM ther is certen leases made outt for lyves that is to say AGNES PROWT and Nicho' her son for 12 lods of wode yerly to be takyn in the High woode.
- 82] ALSO a lease made unto JOHN HYKKS for terme of lyffe of the said John for 6 lods of woode yerly to be taken out of the forsaid wood.
- 83] ALSO a lease made unto WILLM' SHOTT dwelling at the graunge during the term of his lease 12 lods of woode yerly to be takyn out of the forsaid woode.

APPENDIX 8 (*continued*)

[Marginal figures refer to items in Lease Book, App. 7]

- A.** POYNTZ PARTICULAR
1. Bladmyll is now 'a Bladmyll and a Fullyngmill'
- 77-8 The value of the woods is estimated as 354 acres @ 12s, or  
 £212 8s *od*, of which the annual value is 1/20th £10 12s 5*d*  
 PERQUISITES of the court in common years 13s 4*d*  
 TITHES both the greater and the less with 18s 9*d* for 'lammas  
 tythes,' in the hands of the abbot £7 18s 9*d*
- B.** I have found no record of any surrender beyond that of  
 Bagstone in Part 1, to make up the greater total of the next  
 item: but there is a possibility that Highwood was also  
 surrendered, *vide* Low and Witchell.
- C.** ARREARS of Sir Nic. Poyntz May 1546  
 (Aug. Off. 906)
- Half parcel of wood Le Folde and parcel of land
43. 55 Foreward detained by him in 31 H. VIII 11s 8*d*  
 Half annuity of Matston for a half year 8s 4*d*  
 Farm of site of abbey for 33rd to 37th year beyond what paid  
 to Richard Poulet, receiver £533 17s 1*½d*  
 Rents & farms due 29th year received by him as acknowledged  
 with John Hickes late receiver 109s 2*d*  
 Rent reserved to the king on the grange called Le Rydge for  
 this 27th year 14s
- IN ALL £541 0s 3*½d*
- In consideration of which debt Sir Nicholas grants to the king  
 all tnmnts' described [in Wickwar, Rangeworthy, Cromhall,  
 Frampton Cotterell, Tydderington] of value p.a. £25 5s 5*d*
- D.** FOR GRANT TO HENEAGE 1546 (Parts for grants 567) Tnmnt'  
 in Nethewood gdn' & yard, Disman's Close, Brookemedede, dem'  
 to Rowborough by court roll 33 H 8 32s  
 2 mess' and yards, Oxlees, Groves land, Poole's close
- 71-2 Carpenters mede, dem' as above. 39s  
 70 Abbot's mede, dem' as above 12s  
 37 [as in Lease Book] dem' to same by ind' under abbey seal 1st  
 August 29 H 8 108s 8*d*
- 75 & ? Mess' Le Graunge, Barn close, Cockyspurfurlong, Ilbery Hill,  
 [44 a. in all] dem' to Francis Spicer by ind' £4
- 62 Mess' & fulling mill, Rack close with watercourse, Walkers  
 Hill, Neend Feildes, Barleymede, Wynnyard, dem' to William  
 Spycer £8 0s 12*d*
- 67 Mess' gdn' & yard, Nyen fulling Mill, Nyenfeild, Munke fulling  
 Mill with tnmnt' & yard, lands dem to Thos. Madeson by ind'  
 £9 10s *od*

- 43 Le Foolde 30 a. past' dem to Thomas Merycke & John Webbe  
by ind' of 8th Nov. 29 H 8 for 60 yrs' 13s 4d
- part 39? Barn, Knyghtes Hill, Hoked Lye Mede, Hoked Lye, Bean  
Close mede, with the tithes, dem to Rowborough by ind' 12  
April 27 H 8 for 60 yrs' £4
- IN ALL £35 16s 0d
- REPRISEZ Sir Nicholas Poyntz, chief steward 20s  
Hugh Norris, bailiff, for their lives 40s
- (Exch. L.T.R. Orig. Roll 2 Edw vi pt. 3, rot 95 1548)
- GRANT IN FULFILMENT of an ind' betw' King, Protector, Sir  
Thomas Heneage knt and wife Katherine, and Sir William  
Willoughby lord Willoughby, in exchange and for payment, for  
a term of years.

- E. 10th May 1557 (Glos. R.O., D.1086)
- Sir John Thynne *farmlets* to John Bridges for 30 years for  
200 marks and £9 16s 0d p.a.
- 67 House where Bridges lives with curt'; Pithay; orch' Tookers--  
hay; Broadcroft or Lower Leasowe adj' at Nind;  
Monks Mill in Wortley & Alderley;  
2 cl' Jackmans with 3 Rudges in ten' Jeffrey Paynter;  
Fulling mill in end of Kingswood; Winter Hill;  
3 tofts The Moores; tnm't sometime Wm. Acton in Nind;  
Little Sheephousmead adj' Haroldfield at Nind

- F. 21st November 1559 (Patent 2 Eliz pt. 2 C66/955 m. 11)
- GRANT IN FEE SIMPLE to Sir John Thynne for £207 20d paid  
to the Treas. of Aug. Temp Henry VIII.  
The whole site of late Kingswood Abbey lately in ten' Sir Nic.  
Poyntz decd' or existing assigns;
- 30 As in Lease Book
- 5 As in Lease Book
- 36 As in Lease Book
- 17 As in Lease Book 'in Nethwood in Charfield -- and all --  
demise with the same.'
- 24 As in Lease Book.  
[Total of rents in Lease Book £10 15s 8d plus site]

- G. 20th July 1591 (Glos R.O. D471/T16)
- Parcel of possessions of Mathew Pointz esq GRANTED IN  
REVERSION [by Crown] to Sir Edmund Carey who now conveys  
to Arthur Swayne of London gent:—

41	4 a. Serches croft in Nend betw' Newbridge mead and Queen's Highway	11s
	40 a. cl' past' Harroldes feilde in Nend in ten' Richard Robyns	106s 8d
	Her Highness' moytie of Graunge of Charteshill with app', 40 a., in ten' Izobel Pootinge widow	46s 8d
	3 a. cl' past' adj' in Nend betw' Innerhams & afsd' Serches	16s
	6 a. cl' past' adj' in Nend betw' Smoke acre and Cowlease	20s
	[Total	£10 os 4d]

H.	31 January 1632/3 (Glos R.O. D/1086, and London 63.2)	
	Ditchfield & Highlord, by direction of Mayor, Court of Aldermen and Common Council LET to Osbolston & Williams	
	ALL manor of Kingswood -- with all -- for £2050	
	rents of cust' tenants, yearly value	£13 10s 2d
18, 19	ALSO Whitecroft, Ragg, Hillecroft, Broadmead, in ten' Arthur Prowte	£2 2s 8d
42	Horsecroft & Shipway in ten' Marg. Blagden	£2 10s 0d
53	mess' & gdn' of El. Sal. & Marg. Webb	£1 19s 8d
51	tnmt' in Nind of Ed. Hewes	£1 13s 4d
	omnia alia terr' et tnmt'	£30 11s 0d
	perqs & profits of court of all kinds	£11 13s 4d
	[total	£50 10s 0d]
	EXCEPT temt' in ten' of Thomas Barratt & ½ a prat'	
	in Smythescroft: & cl' Sellersleaze;	
	Shepehouse; and what D & H on 8-6-1628 demised to Webb	£2 16s 8d
	All cap' mess' Haselden grange in ten' of John Mansell, which D & H on 14-11 last demised to Withers & Lee	£32 8s 0d
	That mill in Kingswood	£3 3s 4d
	Walkemyll barn of Spicer & Greville widow	£1 6s 8d
	HABEND in fee-farm for ever: TENEND of the King in socage, not in capite or for military service:	
	REDDEND £47 3s 6d p.a. of the £82 8s 2d	

24th May 1639 (Glos. R.O. D/1086 and London 63.4)  
 Same parties but with Hudson instead of Osbolston.  
 Same properties, but with Haselden in 'Also' instead of in 'Except'.  
 Rent £79 11s 6d instead of £47 3s 6d