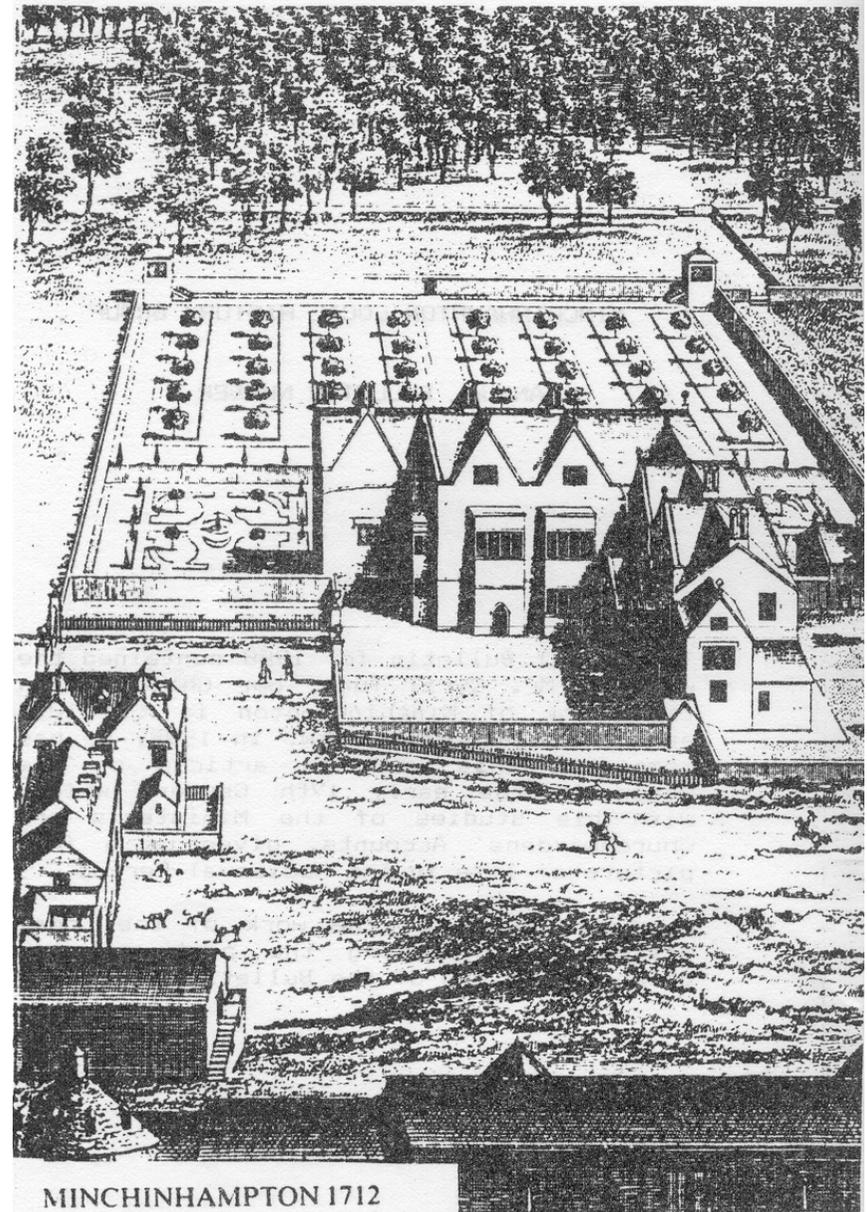


# MINCHINHAMPTON LOCAL HISTORY GROUP

## ANNUAL BULLETIN NUMBER 9

The Annual Bulletin for 1988 contained the work of Mr Cyril Turk our Chairman on The Manor of Minchinhampton in the 12th and 13th Centuries. Now, in 1992, he has completed this with an article on the on the early 17th Century which with his studies of the Ministers and Churchwardens' Accounts, gives us a full picture of life in the Mediaeval Period.

A brief report of the work of the Local History Group during the past year is given at the end of the Bulletin.



# THE MANOR OF MINCHINHAMPTON IN THE EARLY C17TH by CYRIL TURK

In the 1550's the Churchwardens returned the number of communicants here as 500. Since this did not include anyone under the age of 16 it would suggest a population of about 700. In 1608 Smiths "Men and Armour" lists the number of men in Minchinhampton capable of bearing arms. The total is 186. Adding young males, aged and infirm men, those excused service (clergy and gentlemen and all females) this would give a population of 800+, a figure confirmed by the Churchwardens then total of 600 communicants.

Of these 800, some 400 are shown as tenants of the Manor in the four Custumals compiled in the 1630s -- a Rental, giving the rent paid by each tenant, a Survey giving details of each holding, a Valuation with the estimated value of each property, land and building and a Memo Book. This latter is a valuable record of the tenants of the Manor at that time. Lords of Manors were beginning to demand full details of their holdings from all tenants, which meant that each had to produce his or her authority for the holding either by copy or by indenture. These were then transcribed in a Memo Book giving the exact date of the copy and indenture.

In the case of the copy, which was often for three lives, the names of these three and their relation to the main holder were listed; in Minchinhampton's Memo Book, in order that the Lord or his Steward could judge when a copy might run out, the scribe placed above each name either M for dead or the age at the time of the Memo book. For example there is "*By a Coppie dated the Xth day of February in the XXXV year of Eliz. Henry lord Winsor graunted to Ferdinand Hopkin (N), Marjorie (64) his wyffe and Humphry (40) their sonne for three' lives one messuage or tenement and two little plots of ground and one mead att Forwood by the name of Balls Green*"

Copy goes back to the early Middle ages. The Lord of the Manor held all the land and everything on it. He or his Steward granted it in specified parcels to the villeins in return for services on the Manor and for rent. These details and any future changes were recorded in the Manor Court Rolls, and this record was the villein's proof of his holding, hence "copyhold". As Manor Courts faded and Royal Courts of Justice expanded copyhold cases began to be taken there, and with the increasing use of freehold and lease, which served lord and tenant better, copyhold was being severely eroded by the 17th Century. It was finally abolished by the Law of Property Act in 1922.

Indenture was coming into use in the late C16th and early C17th to the advantage of the

Lord of the Manor. By this means when a copyhold fell in and the land became vacant, he could lease it out for a fixed number of years, usually twenty one, instead of the open-ended three lives. He could increase the rental and, perhaps more important, he could include conditions in the tenancy, demanding that the rent must be paid twice yearly at the feasts of St. Michael and St. Mary, thereby knowing exactly when the money would come in, ordering that if the rent was not paid within a certain period of time, usually twenty—eight days, then he could re-enter and take back the land. There were also such conditions as the tenant to carry out all repairs at his own cost, he must leave the property in the same condition as he found it and he must not claim right of common or on the wood.

Omitting the Nailsworth and Avening section of the Manor, the Custumals show 167 tenants of Minchinhampton of whom 61 held land in the common arable fields, now Hampton Fields, 26 by copy, 15 by indenture and 20 whose authority was not given. The remaining 106 have only a dwelling varying from very small to relatively large, with adjoining small plots and sometimes more extensive scattered plots of meadow, pasture or arable. The larger dwellings are given as "tenements" e.g. Jeremy Buck, by an indenture dated 25 April 5 Charles<sup>1</sup> had "*provided the rebuilds ... a Tenement called Broadgates divided into two tenements with a backside, garden and stable .... situate between the Well and the Parsonage House.*" He was a mercer, with a good house in 1630 and sufficiently substantial to erect his own seat in the church in 1633. He married Alice Pinfold in 1606, and "Men and Armour" two years later gives him as in his twenties, of middle stature and capable of using a musket. His son, also Jeremy, born in 1619, became a captain in the Parliamentary Army, and A. T. Playne in his book on Minchinhampton and Avening devotes several pages to outrages committed by him in 1642, notably against Henry Fowler, then Rector of Minchinhampton.

Eleven tenants had tenements. A further twenty—nine are described as having messuages i.e. dwelling houses with outbuildings and set in their own land. An example here is John Newarke. He, his wife Agnes (both dead by the time of the Memo) and their son John (then 60) held by copy dated XX September XIII Eliz. a "*messuage and one Cottage with a Curtiledge and a half yard of land*" i.e. 15 acres. John had died in 1593 and his will shows him to have been a wealthy man. He left 3/4d to "*repayre the churche*", a further 20/- to be distributed amongst the poor, 40/- to one daughter, £10 to his son John at 30, together with "*beddes in the little chamber, sheets, coverlets, pots, platters and porringers*", a further £20 to second son Edward at age 22, together with the bedstead "*that standeth in the outer chamber at the Townes end*" and the chest in the parlour with the "*writinge that explyneth unto the Lande I hold at Cherinton*" Other "*free land at Cherinton*" goes to wife Ann, who keeps it till Edward is 21, when it passes to him and his heirs, provided he does not sell it and that he gives his mother 20/- yearly. Son John obtained the other lands on his father's death. These are recorded as a messuage called Reynolds, one and a quarter acre meadow at St. Loe,

a further one and a half acre meadow by the Wells and 28 acres of arable in the common field. A later indenture dated 28 April 7 Charles gives him permission to erect a row of poles or posts on the south of his house, as far as the side of his house, the posts not to stand above 3ft.

The remaining 66 tenants, whose record was a brief one, were cottagers having little or no land. Richard Long holds by copy dated 25 April 12 James one house and garden for the three lives of "*Richard Long (30), Anne (50) his wyffe and George (15) theyre sonne*" For Thomas Haynes his copy, dated XVI April XXVIII Eliz., gives more detail "*to Thomas Haynes (M), Elinar (80) his wyffe and Thomas theyre sonne a little cottage containing XX foote in length and XVI in breadth*". Some of these cottagers were held, not for lives, but "*at will*", which meant that the Lord could repossess whenever he so wished.

The cottagers paid yearly rent to the Lord as did all tenants. For Thomas Haynes this was 2/- for a cottage valued at 10/-, whereas his brother Giles for a cottage of the same value paid only 1/-. Daniel Gilman, whose copy (5 May 13 Charles) gives him as 30, his wife the same age and brother Robert, the third life, as 12, held "*a certain piece of ground upon which he had built*", paid 6/8d rent when the "*howse and garden*" were finished and valued at £2. Francis Chambers held, with his wife Elenor (sic) a cottage and garden with a "*courtelage*" valued at £1 for which he paid 4/- rent. The widow Margaret Flower, now 80 and the last of three lives since her husband John and son Gies had died (their copy 19 October 2 James) held a cottage at the "*Hide*" for which she paid 4/- rent. An item in the churchwardens accounts for 1615 helps to put these rents in proportion to wages "*to Francis Chambers for three and a half days work on the bells 1/4d*"

Though the heavy servile duties of earlier days were no longer demanded of tenants, some of the lighter duties were still claimed. Tenants could still be required to supply the manor house with a hen at Christmas and six eggs at Easter, though sometimes 3d was allowed as an alternative. This was permitted to William Cambridge, who also had to provide two fat capon. He also had to carry out another of the lighter duties, i.e. to repair a specified length of the Park Wall. This was laid down by copy dated XXVIII April XLIII Eliz. By the time the Memo Book was compiled he had died, leaving his wife Alice (80) and his daughter Sarah (40) to carry out the terms of the copyhold "*repaireing a pearche of parke wall*". He held "*a Toft called Cowcombe, a quarter yard land (seven and half acres) a meadow called Stokebridge, a parcell of meadow called Styles*". Edward Hopkins (80) holding by copy XXVI May XXXIX Eliz. with Joan wife of Ambrose Bishop (M) pasture called Claycombe, wood and pasture called Parkers, various other closes and 48 acres in the field had to repair two perches; while Edward Pinfold (60) and wife Kimberow (50) nee Buck who held by copy 24 October 8 Charles a number of closes named Gardiners, Home, Quanley, Over and Lower

Croft, Readings, Well Close and Holloways<sup>2</sup> had only half a perch to repair.

A heavier duty from the past which was still claimed was the heriot. This was based originally on the claim that the Lord had loaned to the peasant the articles he used and therefore could demand them back when the peasant died. Usually the demand was for the best beast or, if the peasant had no animals, then their best article e.g. an axe. By the 1600s, if heriot was still claimed it was often a money payment. When Samuel Rowles died (he was a shoemaker, in his twenties in 1608 and of low stature) holding by copy 20 Oct. 8 Charles a cottage and having common of estovers i.e. the right to take timber from the woods, for all of which he paid a rent of 13/4d, his widow Hanna had to pay a heriot of 4/-. Their young son Henry had obtained the reversion of the cottage so he could take it over when his father died. The copy dated XX Oct. XXXV Eliz. by which Samuel Gough and his wife Anne (both dead by the time of the Memo Book) and their son Samuel (60) held a messuage called Hewlett's (rent 6/4d) and a clay pit called Grymores (rent 9/7d) brought a heriot of £1. Jeremy Buck who had five subtenants - Thomas Hawkes, Edward Lord, Joseph Bishop, Thomas Hall and William Watts - paying a total of £14.14s in rent, was required to pay a heriot of 10/- "*on the death of every Tenant during possession*".

Beasts could still be required. Richard Pinfold, who held by two copies, a mansion called Hamerells, two shops (near the present Market Stores) meadows at Hyde called Riggs Pit and Ambrose and a 10 acre toft called Pages; and who by indenture 20 April 43 Elizabeth got for a rental of 50/- the baliwick of the market, all tolls of burgages, fairs and markets there provided he built sufficient, market house<sup>3</sup> was charged with a heriot of two best beasts. Joanna Deane, widow of Richard Deane, was charged with the heriot of the best animal or 4/-. They had held by copy, dated 13 April 17 James, for their lives and that of their daughter Elizabeth. a cottage, fifteen acres of arable, two closes called Moores and an acre of land called Hitchcock. After he died, Joanna, by an indenture dated 5 May 8 Charles, obtained a twenty-one year tenancy of the cottage, then described as "*betweene the parsonage house on the south and the streete on the north*". Richard died in 1624 and his will shows a comfortable man with land scattered about the area. He gave £10 to the poor of Minchinhampton and a further £10 to Katren "*my maid*", daughter Elizabeth got "*all my land at Byrly called hygyns ground*" taken of the Lord Buckingham 16 September 1621. For "*want of heyers lawfully begotten of her bodie*" it was then to go to son Clutterbuck Dean, and then to Richard, brother Charles' son. Clutterbuck also got land in "*Sankle*" taken of Robert Tayler of Matson. Richard also got a "*parcell of pastur ground caled by the name of Pool Meadow adjoining a field called the Furlong*" and also ground in Sankle called Pool Fields. Brother Charles got land in Woodchester known as "*Allends*". Richard Deane was a tenant in the Manor of Minchinhampton by copy, but he was also a substantial yeoman with land bought from other landowners.

The woods were the most valuable asset of the Manor, but they were being whittled away by the Manor's sale of heavy timber from the demesne woods, by tenants use of small timber for housebote and hedgebote and by clearances for pasture for sheep and cattle. By the end of the 15th Rodborough Wood disappears from the record, but Amberley Wood still stretched around Box, as is shown by an indenture of 1703 which recites that on the 27 January 1656 Charles Wood, yeoman, granted to Samuel Wood, broadweaver., land in Westfield "*at a place called Trullwell with the land of Richard Driver on the East and Custom Wood on the S. and W.*"

When Henry VIII in 1541 "induced" Andrew Lord Winsor to surrender to him his manor in Stanwell in exchange for the manor of Minchinhampton, the indenture dealing with this listed the woods — Gatcombe, Cowcombe, Amberley, Holcombe, Brimscombe, Hazelwood, woods to the north and east of the Park (that to the north had been sold by the Abbey of Syon to Thomas Shewell) and *Winnate hedge wood*" (also sold by Syon to John Stumpe, gentleman). These woods with a total area of over 700 acres were described as "*sett*" with beech varying from forty to a hundred years' growth and worth £2 to £3 an acre. Though they were described as common woods, they were mostly demesne woods and common only so far as tenants of the Manor had pasture and woodcutting rights, controlled in copies and indentures.. William Dartford (54) and his wife Sara (50) who held by copy (8 October 17 James) a two acre close at Burley, which had formerly been held by his mother Alice, was "*not to cut or allot any wood*".

Samuel Day (70) and his wife Marjorie (60) held a number of small plots. In 1608 he was given as in his forties, a tall man capable of using a pike and a trained soldier. The plots included a half yard land called Tillhay, a meadow called Littlebane, a close called New Tynings, a wood "*adjoynynge to the Commonwood well grown, at pasture*". His copy, dated 19 March 13 James, laid down that he "*shall not cutt any timber tree or tree like to be timber*". He died in 1641 leaving small bequests to his children - to Nathaniel 5/- "*if he Com to demand it*", Henry "*all my wearinge Apanel*", Daniel 10/-, Jerome £1, Stephen £10, Josiah 2 sheep, and the bequest to his daughter Elizabeth is worth quoting in full, £20 "*always provided that if she doe in her marriage goe with her mothers consent shee is to have it. But if shee goe agaynst her mothers consent then my will is that my son Stephen shall have five*".

George Reynolds (69). Johane his wife (60) and George their son<sup>4</sup> held a cottage and two acres of land together with common of estovers, but, small though his holding was, his copy (9 April 19 James) had a "*Proviso not to sell without license nor make any spoyle in any of the Lords woods*" i.e. that he should not use the common of estovers so as to turn some part of the wood into waste fit only for pasture.

Common of estovers was often granted to cottages. James Witcombe (34), who was an

apothecary, and his two sons John (16) and James (8) held by Copy 20 October 12 Charles "*one Cottage in the West End Hampton*" and one acre of land for which he had common of estovers, all of which at a rent of 10/-. This is the origin of our present commoners' rights, attached to a property and not to a person. The right to take hedgebote might be granted to a particular person e.g. Richard Holder, who held property by three separate indentures dated 10 April 2 Charles, 1 May 12 Charles and 17 June 12 Charles. Putting them together these gave him "*one quarry of stone called Aldreges with liberty to dige ..... for as much as with the quarry shall not mount above 4 acres*" and for this he paid 10/- rent; one acre and a half of land "*lying at a place called pintarthing but anchantly known by the name of doddisground*" all timber trees and woods excepted, and permission to take sufficient wood to "*repare the fences*" at his own cost. If he claimed right of pasture or took wood without leave he would lose the land. Finally he got "*Holcome Quarr*" with license to dig on "*condition that he shall not digge in wood nor on any highway.*"

Common of pasture was often refused, particularly when the holding was by indenture. John Elchar (in his forties in 1608, given of meanest stature, fit only to be a "*pyoner*" and of little other use) held by indenture 24 June 17 James "*one cottage lying in the parish of Minchinhampton woodside called Sathcote*" i.e. Southcot with three closes "*containing 3 acres all woods growing or to be growne excepted*". He could cut down wood for hedgebote but "*if he shall clayme any right of common of pasture in any of the Lessees woods then the grant shall cease.*"

William Skirton, also known as Parsons, was a tailor and held by indenture 28 May 8 Charles "*a parcell of ground called Mattock*" some 2 acres in extent, also Amberley Green and a tenement in Hampton called "*Crabbes Croft*". All trees - oak, ash, beech and elm - were expressly excluded from his grant.

The indentures and copies sometimes state the name or area where a particular building stood, which makes it possible approximately to site them. Robert Henry (40) and Joan (40) his wife, had by copy 28 April 16 Charles a cottage "*at the Well*" for which they paid 2d. rent with a heriot of 2d. The low rent suggests a very small cottage; it could have been one of those referred to in the Manor Court Rolls for June 20, 1651 "*waste ground heretofore three shops lying between the Well House and Market House*". This was the Upper Island. Josias Close, a weaver, in his forties in 1608 and of medium stature, held by copy 19 October 2 James "*one cottage new built with a garden adjoininge at the Pool near the Wells*" for which he paid 2/- rent with a heriot of 4/-. John Cowethorpe and Marjorie Field held by copy XVI March XXIII Elizabeth a yard and half land at Forwood and two cottages near the Parsonage House. Both had died by 1635 and the Memo Book does not record who followed them. By the 1630s the Church House was held by Richard Taylor, a weaver, and his two sons, William and Richard for 99 years "*if any of them shall so longe life*". The rent was 10/- with heriot

10/-. The property is detailed “a messuage — called the Church House with the Penthouse grounds adjoining and all those 2 shoppes or shambles standing between Well House and the Market House”.

Penelope Nott (Copy XVII January XXVIII Elizabeth) was 67 at the time of the Memo Book and was one of the largest landholders, with 340 acres of arable in the common fields. She had a tenement “near the Lord’s new house” — was this the Lammas? There are several references to cottages at Balls Green and Forwood, but the main sitings are in West End. George Chambers (64) and his wife Marjorie (67) held by copy 19 March 12 James a cottage in “le West End” for which they paid 10/- rent and a heriot of 5/-. James Symes and John Witcombe, the apothecary, were there, Charles Hawkes had the “Cross Place or Inn” and his son. John, the Swan Inn. Charles, given as husbandman in his will of 1636, bequeathed his son *one paire of breeches, a coate and my doublett, a hat and one paire of showes and stockings of the very best*. His wife Marion got the best bed and the fittings together with “*one little kettle, one coffer and two sawcers*” as well as 30/-. John Edchew and Johanna his wife, the original tenants by copy, had died and their son Henry now took their “*one Cottage called the Almshouse*” for a rent of 2/- and heriot of the same. Finally in Box we have John Driver who held by indentures 3 June 11 Charles “*one mansion commonly called The Great House and also a little peece of land Liig in the field belowe the way to Avening*”. For this he paid a rent of £7 for a 21 year lease with the Covenant “*that the Lord Winsor shall have free liberty for his deputies to keepe the usual Courts in the great Chamber during the sayd term*”.

The large common arable fields were still open, unenclosed land, though some plots were no longer scattered, but were being gathered together. This is shown in the record of Mr. Henry Steward’s land — he was the Lord’s steward for the Manor — which tells of “*308 acres, 1 rod 36 perches of arable in the Common Fields whereof 30 are inclosed and 110 acres more lie entirely together*”. He held, at will, the Manor House, the Park adjoining of 20 acres. Culver Close. two meadows called the Downs of 56 acres, two pastures called Great and Little Down of 139 acres, pasture called Rashalls Green of 41 acres and Mill Mead Meadow. All of this was demesne land for which he paid a rent of £115.

There were other large holdings. Geoffrey Bath held 100 acres and other small plots named as Box Close, Skipping Close, Haynes, Doddie Meadow (given as at Longford), Hampton Mead, Dereharn’s mead’ as well as “*An Ancient Farme house in Hampton towne*”, and five cottages each let at 20/- rent, all for 80 years by indenture 26 April 6 James for himself (46) his wife Elizabeth (40) and his daughter Joan. Philip Clissold held 60 acres but most folk held much smaller plots well below 50 acres with George Reynolds holding only 1 acre. He was a weaver holding by copy 9 April 19 James for himself (67), Johann his wife (60) and son George (20) one cottage with common right

of estover,

Most of these holders of land in the common fields were copyholders with their copies going back to Elizabeth’s time e.g. Penelope Nott (28 Elizabeth), John Cowlthorpe (23 Elizabeth) and Thomas Parslow (30 Elizabeth). Some date from James I e.g. Samuel Cowling (17 James), but those who obtained land during the reign of Charles I mainly did so by indenture e.g. William Painter (2 Charles) whose 30 acres of arable, a messuage called Beany and three small pastures cost him £5 in rent and 4 bushels of oats for the Manor within one week of demand.

The majority of tenants of the Manor, including the larger ones, held small plots land either around their dwellings or on the edges of the Manor, and the Valuation deals with all possible variations. The comm arable land was valued at 2/6d an acre, meadow at 20/- an acre, meadow and pasture also at 20/-, pasture alone was valued at 13/4d and 12/-, pasture and wood 10/- (this would indicate some clearing) and arable and wood 8/-. The plots are also described as adjoining the house, or another plot as a close (an enclosed plot), a parcell and moiety (a shared plot). The widow Margaret Hopkins held the moiety of a meadow by Stroud Water with William Painter. Many plots are given names but unfortunately many of our field names have been lost. For example:

**Henry Fowler, clerk** - the minister for Hampton

	<i>Value</i>
<i>A messuage called Duttons</i>	<i>01.00.00</i>
<i>2 meadows adjoining to the house cont. 3A 16P at 20/- p. acr</i>	<i>03.00.00</i>
<i>2 closes of pasture or arable cont. 7A 10P at 13/4 p. Acr</i>	<i>04.10.04</i>
<i>Another close called Fry Close cont. 5A 17P at 13/4 p. Acr</i>	<i>03.06.08</i>
<i>Pasture and wood called the Grove 11A 3R 1P at 12/- p. acr</i>	<i>06.18.10</i>
<i>30A of arable in the Common Fields at 2/6 p. Acr</i>	<u><i>03.15.00</i></u>
<i>Suma</i>	<i>23. 03. 00</i>

For which he paid a rent of 11/4d.

One further example from the Valuation shows the layout of a tenants holding:

**John Hawke, innkeeper**

	<i>Value</i>
<i>A muessuage in Hampton</i>	<i>01.06.08</i>
<i>2 cottages to one of which belongs a small Pightell of ground enclosed</i>	<i>02.06.08</i>
<i>An inn called the Swan</i>	<i>09.00.00</i>
<i>A meadow adjoyninge to the dwelling house cont. 2R 4P in toto</i>	
<i>A meadow called Brokacres cont. 1.1.4. in toto</i>	<i>01.10.00</i>
<i>2 meadows one called Lyme Kill Close cont. 1.3.9. and the other near the cottage cont. 1A 2R 30P at 16/- p. Acr</i>	<i>02.16.00</i>
<i>2 pastures one called More Leaze cont. 4.1.14 and the other Home Leaze cont. 1.1.20</i>	<i>07.06.08</i>
<i>8 acres of arable at 2/6 p. Ac.</i>	<u><i>01.00.00</i></u>
<i>Suma</i>	<i>06.06.00</i>

For this he paid 10/- rent.

Thus we have a picture of life in the Manor of Minchinhampton in the early part of the Seventeenth Century.

**FOOTNOTES**

1. Dates were commonly given with day and month and the year of the sovereign 's reign. Thus the year 1630 would be 5 Charles.
2. Does anybody recognise these plots?
3. This became Upper Island which predated our present Market House.
4. George was a weaver, given in his forties in 1608 and of middle stature.
5. This value is blurred on the original

**MINCHINHAMPTON LOCAL HISTORY GROUP  
COMMITTEE 1991/2**

Mr. C. Turk -	Chairman
Mr. J. Cooper -	Vice-Chairman
Mrs. S. Smith -	Secretary
Mrs. D. Wall -	Treasurer
Mrs. J. Grover	
Mrs. B. Robson	

**PROGRAMME OF PAST EVENTS**

1991	Nov.	The Stroudwater Canal Mr. B. Hall
	Dec.	Social Get Together
1992	Jan.	Fire Marks - Mr. N. Hurst
	Mar.	Stone Types and Uses - Mr. A. Price
	May.	History of Stroud Hospital - Miss E. Kirby
	Sept.	Boundaries of Minchinhampton - Mrs. D. Wall

In addition members have undertaken their own research, the Churchyard Survey has come nearer completion and work has begun on recording the Baptist Burial Ground. Groups have been guided around both the Town and the Common during the summer.