

## Buying and Selling land

The diary gives a picture about the exchange of lands – fields rather than whole farms and illustrates how land was leased on the basis of three lives, with a fine or heriot being paid when one of the people named on the lease dies.

### LAMBROOK ESTATE

*1730 Lambrook Estate 9 acres 1 rood lives of James and Stephen Gifford Added by Joan White they were my Grandfather's brothers. The purchase Money or Fine £28 each.*

*1766 My Mother's Life for £42 0 0*

*1772 Mother's Brother James for £30 0 0*

*1813 My life Benjamin Hebditch Cost my Father Wm Hebditch purchase Money or Fine £132 0 0*

*..... The Heriot on it is £2 0 0*

*..... and the Lord's Rent is £0 14 5½*

*N.B. The common in West Moore was reserved by Mr Portman this time.*

*1821 May - I renewed the life of my Niece Rebekah Hebditch of Severals Farm near Crewkerne, Somerset.*

*..... Her life or fine cost £80 0 0*

*..... two leases cost me £10 0 0*

*..... Together £90 0 0*

*..... Her Age 10 years*

*my ½ acre in Church Path under Mr Templeman's hedge for ½ acre in Plumbtree furlong the second from Mr Viles Orchard.*

*1825 5 July Paid Mr Peters for Mr Portman two pounds as a Heriot on the Death of my Mother Hannah Hebditch who died the last.*

*1812 June 25 Lands Sold in Overstratton Formerly Mannings Estate.*

*Mr Darby of Hinton Seaverslane Acre 1A 0 0 £163 16 0*

*Mr Vaux East Lane higher furlong 0 2 0 £47 5 0*

*Do East Lane Lower furlong 0 2 0 £48 6 0*



1814 My cottages opposite my new house at Stratton cost Isaac Holt 100 pounds and cost me 13 perch of land.

1814 Aug Isaac Holt Overstratton Bot that House late Manning Next to his own gave for it £180 0 0.

1818 Oct Paid Uncle Sam<sup>l</sup> and Thos Edmonds of Petherton for the New bank in Little Lopens against Mr Griffin own Close 1/0 pr Rope they planted but not fenced it they did it in 6 days and Earned Each 12s 3d.

1819 Uncle Jos<sup>h</sup> Hebditch and Father changed the overyard of Ground in Hayes End Furlong that of Mr Easons (Father's part) for 2 rood in Churchpath Field (Uncle's part). N.B. There was nothing said as to the number of years they changed for. [change of land (Rechanged 1822)]

1819 Old Mr Jn<sup>o</sup> Clark and Father rechanged the 3 Rood in Yonderside of West Down for that in Eastfield [Exchanged for ever with Mr Darby 1822]

1820 Bought John's land when he took Severals Farm

1821 Feb 2nd QUANTOCK'S ESTATE Late Jas Quantocks Estate of Lower Stratton was entered on by Mr Joseph Cleal for the Term of seven years which He took at the Crown Inn South Petherton which he gives the Yearly Rent of £172 and pay all outgoings. Look at the 102 page when Joseph Vaux took the same estate for £276.

1821 Feb 27th SEVERALS FARM Brother John Hebditch took the Farm called Severals of Mr Robert Butler for the Term of 3 or 7 years as Brother John's will, so he can keep only 3 or all the 7 as he pleases at 46/0 pr Acre and pay all outgoings Modus on the Cows.

1821 Feb 29th PURCHASE OF LAND ETC: WM & B HEBDITCH

Bought of Brother John Hebditch all his Land in Overstratton given to him by Father on Will AR

East field £35 pr acre valued 1	1 BH
Church path field £28	2 BH
Lower Netherway £140	3 0 BH
Northway Orchard £80	1 0 WH
Formerly Edmonds Sheafclose 1½ acres at £60-£90	1 1 WH
Orchardend furlong Late Jn Denman's lately exchanged for 2 rood formerly Jn Wearns £32	2BH
Rose Lane Orchard £28	2 BH
Pookditch Furlong £35	1 0 BH
Westdown furlong £35 pr acre	3 BH

*(now in Eastfield exchanged with Mr Darby)*

*2 Rood in Plumbtree furlong (£32) 2 WH*

*Given to him by Will by Mr John Weare his Uncle and a*

*Mortgage on Wm Edmonds Senrs House and Garden of £35 \_\_\_\_\_*

*10 1*

*The above Land and Mortgage cost Brother Wm and myself the sum of 550 pounds.*

*1822 Bought the cottage top of Stratton - £54 10s 0d*

*1822 Feb 2nd LAND*

*Brother William Bought Wm Littlejohns Acre of Land in Littlegore Furlong in West Field in Overstratton for £40 0 0*

*Mr Beard Crewkerne charged for Conveyance for the same £3 3 0*

£43 3 0

*1822 June 15 Brother William bought Young Wm Edmonds House for £51 10 0*

*Mr Bears charged for the Conveyance £3 0 0*

£54 10 0

*Benjm Hebditch Overstrtton 1822 June 24th Wednesday*

*1822 9 Dec The late Jas Quantocks Estate in South Harp was Lett by Survey at the Crown Inn, South Petherton, for 7 years, the Arable from Michaelmass 1822 and the Pasture from Ladyday 1823. All outgoings to be paid by the Tenant and Rydon 4 Acres and Cottage and Orchard less than what was lett to Mr Joseph Cleal the last Tenant who took the whole for 172 pounds pr Annum 2 Feb 1821 but could not make the Rent Consequently all was Seized, Taken now by Uncle Josiah Hebditch of Overstratton for £142 0 0. which was considered by many Farmers full 42 pounds too high pr annum. Mr Jas Masters of Lopen bought half of the 4 acres in Rydon for £94 0 0 and took the Timber at its value. I was the last Bidder before him.*

*1822 Dec 19th LAND EXCHANGED*

*I exchanged with Wm Darby of Bower Hinton for Ever Acre of Land in Severs Lane furlong under Mr Viles Hedge for Acre of land in South Field under my Brother Wm Hebditch's Hedge, Also I exchanged Three Rood of Land in Westdown Furlong in West Field for Three Rood of Land in East Field by my Five Rood, both even handed.*

*1823 March 22nd At the Crown Inn South Petherton was sold an Estate in Stratton and Lopen the Property of John Barnard, London, as follows*

*I bought for Brother Wm and myself*  
*Higher Orchard etc with Cottage for* £240 0 0  
*Opposite our Door, Orchard for* £132 0 0  
*Two Acres in Pookditch for* £86 0 0  
*2 Rood in Slade and 3 Rood in Littlegore* £54 0 0  
*Acre and one Yard in Northfield*  
*and 2 Rood in Plumbtree furlong* £78 0 0  
*(Conveyance cost me only* £8 0 0 *£590 0 0*  
*Duty on part of it* £15 0 0  
*Contract etc* £2 10 0  
*Late Bakers Waggon for* £7 0 0  
*Together Six Hundred and* £14 10 0 *£614 10 0*  
*Mr Perren Eastfield Acre* £53 0 0  
*Mr Edward Willy White Cross Close* £125 0 0  
*Mr Thos Templeman Rupsey Close* £110 0 0  
*Mr Joseph Vaux Acre Southfield* £71 0 0  
*and 2 rood in West down* £29 0 0  
*Mr Darby 2 Rood Aisend for* £40 0 0  
*and part of want Scrox Acre in Hanglawn* £39 0 0  
*and Mowland Close for* £108 0 0  
*Mr Tupp and Joseph Harriss Acre in Churchpathfield for*  
£10 and £66 £76 0 0  
*James Male 3 Rood Longcroft* £43 0 0

£694 0 0

Brought Down £590 0 0

£1284 0 0

1823 Bought of Hannings Estate - Warrs House and the Higher Ground.

1824 Oct 14th ESTATE SOLD AT MIDDLE LAMBROOK (late the Property of Ambrose Willy Deceased) by Mr Warr Auctioneer etc.

Lotts

£ s d

1st Dwelling House and Garden (Acre) (Cheap) 164 with a Common in West Moor

2nd An Orchard called 4 Acres 456

3rd 2 Acres Arable in Westdown 152

4th 1 Acre in two Pieces and one Right of Common in West Moor

5th 1½ Acres with Barn, Stall and Flax Shop in the Orchard with one Right of Common in Westmoor Purchased by my Brother in Law, Wells 166

6th 1<sup>3/4</sup> Acres in Coles furlong 100

7th 1¼ Acres in Coles Furlong 100

8th 2¼ Acres in Collins Wich 157

9th 1½ in Dead Orchard Arable 70

10th 1 Acre in Dead Orchard Arable 55

11th 1½ Acres in Dead Orchard Arable 70

12th 2 Acres called Little Puggin 114

13th 1 Acre in Willfield 62

14th Two Bullocks and one Yearling Lease in Kingsbury Horsey and 1 Bullock and a Calf Lease in Shaldron Mead 50

N.B The Conditions of the Sale was that the Auctioneer to have 10/6 for every Lott, Duty 7d per Pound, 10 pr Cent to be paid deposit immediately and the Remainder to be paid at Xmass when Possession was to be taken and all the timber to be taken at a Valuation, One Man to be chosen by each party.

21 Acres and 3 Rood for the sum of £1716

*£79 per Acre amounts to £1718*

*The land without the House amounts to £75 per Acre want £4 on the whole.*

*N.B. The Rev Mr Pittard Bought the 2 Acres in Westdown and the Bullocks Lease Lott 14 and the Rev Mr Wells bought Lott 5 and Mr Joseph Willy the Eldest Son Bought the House etc.*

*1827 Aug 30th At a Sale Held at the Crown Inn South Petherton for the Property of the Late Richard Toller Esq of South Petherton out of 21 Lotts that was brought in and other Lands and that I know not-the following Lotts was bought by those undermentioned.*

*Lott 6 Horse-castle Orchard 1A OR OP Mr Wm Harding South Street bought for £135 0 0*

*Lott 14 Sibleys Close (Behind Watergore Houses) was bought by Robt Masters at Moor South Petherton for £345 0 0.*

*1828 Feb Mr Viles Close in Slade furlong was enclosed, Mr Weare Templemans part by John Willy of Watergore and Jacob Holland of Overstratton, And Mr Viles part by Robt Stone of Stratton.*

*1828 Feb John Vile of Stratton told me that the first Acre of Potatoe Ground that was ever known to be let in Stratton was the yonder Acre in Mr Darby's Close, Called Severes Lane Close, Mr Robt Vile (Joseph Holts Grandfather) Let it to Robt Holland and Saml Purchase about the year 1763 which is 65 years ago.*

#### *LAND*

*1828 Sept At a Sale of Land the Property of J B Edmonds Esquire at the Crown Inn, South Petherton*

*Robt Clark bought Log Close 2½A for £200*

*Jos Burford Droveaway Orchard 1A for £119*

*Thos Mathews Cottage in Pitway for £50*

*Jn Taylor Orchard and Close South Street for £300*

*The above is only a part.*

#### *LAND LET BY SURVEY*

*1829 Feb 12th At the Crown Inn, South Petherton, was Lett by Survey a part of Mr*

*Edmonds Estate at South Petherton. Mr Saml Hodges took Hele House and about 200 a Year for 6 years.*

*Mr Beale Great Shiels 10A for £35 a year*

*Edward Willey Lopen, Culverhay Orchard 6 Acres for £32 a year*

*Samson Clark Jun, Mill Close 12 Acres for £39 a year*

*Robt Clark, Stoodham Orchard 5 Acres for £29 a year*





Purchase Money £300 0 0

Conveyance £13 17 0

£313 17 0

Interest Diduct

Rent etc £9 16 8

£304 0 4)

1830 Received of Mr Robert Vile £85 6 0 as mortgage on Wm Edmonds house.

1830 The new house of mine at the top of Stratton was built.

1830 I bought Orchard Close for £300 0 0 and the Conveyance £13 17 0

1831 Jan 3<sup>rd</sup> This Day found a Memorandum Dated 1808 when My Father and Mr Wm Hebditch of South Petherton Exchanged our 2½ acres of land in Horse Castle Field for 3 Acres of Arable Land called Lower Netherway. See 1826 Feb 1st when planted with Trees.

Also another 1794 when my Father made several exchanges for land in Brother Wms South Field Close both papers are preserved by B.H.

N.B. In 1846 I exchanged this Orchard with Mr Peters of Bridge and also South field Long Furlong for Slade Close Orchard and do Tolley Cottages.

Also an agreement between Mr Wm Darby of Bower Hinton and Benjm Hebditch Dated 10 Dec 1822.

1831 Feb 15th Mr John Cables Estate of Lopen was sold - Two Lives

A R

Mr Edwd Willy Furse Close Orchard 3 0 £200

do Wood Cross do 1 1 £82

do Furse Close 2 0 £67

Mr S Hebditch Hangland Head 2 2 £80

Mr R Ware Little Down 4 0 £128

Mr R Templeman Red More 1 0 £38

do Shores Close 2 0 £80

£575

Several other pieces for £383

*The House, Barn, etc with 2 Closes bought in by Mr Cable for £500*

*£1458*

*QUANTOCK'S ESTATE*

*1831 July 26<sup>th</sup> This Day I saw Wm Bull of Curry Rival in his 90th year who told me that his Father Occupied Quantocks Estate at Lower Stratton for 35 years, 21 years and 14 years, 21 for 63 pounds and 14 years for 70 pounds per annum. See page 109 and 107 where may be seen this Estate was taken for 172 pounds and 142 and page 102 for 276 pounds pr annum.*

*1832 Paid for Forts Cottages Cash £90 0 0 (J Nicholetts, the conveyance £4 18 0)*

*HOUSE & GARDEN*

*1832 Dec 29<sup>th</sup> This Day at Mr Nicholetts office paid for the House and Garden late Davis in Overstratton Bought of John Fort and wife – the daughter of Thos Davis.*

*Paid Cash for House etc. £90 0 0*

*and the Bill for Conveyance £4 18 0*

*£94 19 0*

*N.B. The above is conveyed to Wm and Benjm Hebditch jointly.*

*1833 July 23<sup>rd</sup> I bought for myself (exclusive of Brother Wm) at a Public Auction at the Wheat-Sheaf Inn South-Petherton A Dwelling House in the Centre of the Town the Property of the Masters Family opposite the Market House Called or known by the Name of Hoods,*

*Lot the First cost £75 0 0*

*Lot the Second cost £20 0 0*

*N.B. Lot 1st is Lease-hold and Lot 2nd is Free-hold*

*Duty 7d in the pound on £95 is £2 15 0*

*The Auctioneer Lot 1st £2 2 0*

*and Lot 2nd £1 1 0 £3 3 0*

*£100 18 0*

*Paid Deposit £10 pr Cent £9 10 0*

*Recd of Brother Simeon Cash £20 18 0*

*1833 Oct 4<sup>th</sup> And by Note £100 0 0*

*£120 18 0*

N.B. The above property was never conveyed to me and I never paid the purchase money, therefore my Brother gave me £20 0 0 for my Bargain

Benjm. Hebditch.

1833 Oct 4th Bought at Mr Gifford's Sale Joylers-Witch Close 3 acres £71 0 0

and Knowle Thorn Orchard £13 0 0

Mr Chaffey (Auctioneer) £ 1 10 0

£85 10 0

Same time Sold Brother Simeon Knowle Thorn Orchard for £15 10 0

£70 0 0

Settled B.H.

1833 Dec 10<sup>th</sup> Sold Betey Willy Joylers Witch for 15th more than I gave £77 0 0

1834 John Davis of Compton sold his Orchard late Thos Davis at Overstratton to Mr Isaac Wiggins of South Petherton for £70 0 0

1835 Bought of late Joseph Vaux part Joylers Witch

1835 Jan 20th At the Crown Inn South Petherton was let by survey for 6 or 9 years by Mr Nicholetts the Poor Land.

Overseers..

Mr Saml Vaux

Wm Helliard

Wm Harding

Wm Beale &

Benjamin Hebditch

Taken by Mr Jn Horsey for his son Josiah and Mr Geo Perratt Petherton

Meadow 3¼ acres for £9 0 0

Liversals Close 2 acres at 50/- £5 0 0

In Chapelfield 2 acres for £7 0 0

and acre and half in Whitfield and Long Furlong for £4 15 0

....

£25 15 0

*This is 10/- less than it was lett for the last term of 9 years.*

*N.B. The Tenant to pay for the leases and other expenses of the sale and to get Bonds Men nor under lett it.*

*1835 March 12th Mr Saml Vile of Over Stratton bought 1½ acres of ground in the long furlong in South Field at the Crown South Petherton of the late Mr Joseph Vaux South Petherton.*

<i>The sum bought at</i>	<i>£104 0 0</i>
<i>Auctioneer</i>	<i>£1 0 0</i>
<i>for Contract</i>	<i>£1 0 0</i>
<i>Duty at 7d in the pound</i>	<i>£3 0 8</i>
<i>and, say for Conveyance</i>	<i><u>£7 19 4</u></i>
	<i><u>£117 0 0</u></i>

*Statute Measure by Wadman 1 0 13*  
*.... by Mr Guy 1 0 25¼*

*1835 March 12th Mr Perren of Compton bought*

<i>Acre in Eastfield for</i>	<i>£ 70 0 0</i>
<i>Duty at 7d in the pound</i>	<i>£2 10 0</i>
<i>Auctioneer and Contract</i>	<i>£2 0 0</i>
<i>say for the Conveyance</i>	<i><u>£4 10 0</u></i>
<i>....</i>	<i><u>£79 0 0</u></i>

*1835 March 12th Benjamin Hebditch bought one little plot by Joylers Witch*

*by Mrs Phipps Close* *£15 0*

*1835 April 2nd Paid Mr Oliver Stubbs for enclosing my Interest in Land or Leases in Kingsbury Horsey which was two Bullocks the sum of £2 4 0*

*and in August 1832 paid him* *£2 0 3*  
*....* *£4 4 3*

Same time agreed to sell Mr Joseph Fisher of Bristol my Two Bullocks lease in Kingsbury Horsey for £20 0 0. N.B. He did not have it.

1835 Apr 6th Paid Mr Peters one years Rent due the 14th February last £17 0 0

8 3/4 Acres Land at 32/-	£14 0 0
and the Barn, Waggon House and The Cellar for	<u>£3 0 0</u>
....	£17 0 0

N.B. Also Exchanged Rydon for 2 acres East Lane.

1835 Apr 24th South Field late Easons acre

This day I saw, and now is in my possession a Document written by my Father, proving that he paid Mr Eason thirty-nine shillings for the rent of his Acre of Land in the long furlong in South Field at the same time Mr Patch had the Wheat, Therefore when we leave the said acre we must have it free of Rent the last year.

1835 July 25th Sold my Brother-in-Law Mr Jos Humphry of New Cross near Kingsbury my Estate at West Lambrook called Ducks for his life and his wifes (my sister Anna) and immediately at the Death of the last of them I am to take possession of the whole estate with all the crops thereon.

....	for £340 0 0
Same time received a Deposit	<u>£40 0 0</u>
I am to receive interest for this sum	<u>£300 0 0</u>

N.B. See the 27th page for Statute Measure 7A 3R 32P

.... See the 29th Page West Moor Land.

Land sale Overstratton

1835 Aug 25<sup>th</sup> At the Bell Inn South Petherton was sold by Auction by Mr Chaffey (the property of the late Robert White, South Petherton), acre of arable land in White Field bought by Mr Peters for Job Edmonds at £74 0 0.

Also Mr Robert Vile bought a Close of arable land, late Perrens, now Whites called Little Church-Path Close in Over Stratton

Measures 2A 0R 34P for (called 3¼A)	£214 0 0
Contract and Auctioneer	£3 0 0
Duty at 7d in the pound	£6 4 10
For conveyance, say	<u>£6 15 2</u>
N.B. This Close is very poor	<u>£230 0 0</u>

1835 Aug 27th Wm Warr of Over Stratton told me this Day that he took an Acre of Potatoe Ground in (now my) Orchard Close of Mr Joseph Vile for £6 0 0. 16 putts of dung was put and that he had full 250 putts of potatoes.

Also that Wm Bartlett took of Mr Jn Weare Yonder Yellonds 3 acres for £9 0 0. N.B. This was in the year 1800

WEST MOOR ENCLOSURE AND SALE

1835 Sept . At the Bell Inn at Curry Rivel was sold by Auction about £11500 worth of land. Mr Job Bradford gave £276 for 1A 0R 36P in Thorney-fore- lease against the River Parrett - where he keeps his Coal Yard.

I bought for my Brother-in-Law Mr Joseph Humphry of New Cross 6A 0R 4P adjoining the New Road that leads from Burrow to Hambridge Lane for £310, duty at 7d £9 0 10, Auctioneer 21/-, contract to Mr J Clark of Chard £323 4 10.

N.B. Mr Mannings Close by Cost £336 0 0. See 39th page.

1836 Mr Josh Humphry and myself went to Chard to pay for his land in June 7th West Moore (see 37th page)

....	Purchase Money	£310 0 0
....	Conveyance	£13 15 10
....	Duty at 7d	
....	to the pound	£9 0 10
....	Contract to Clark	£3 3 0
....	and the Auctioneer	<u>£1 1 0</u>
....	Amount of the Cost for 6A 0R 4P	
....	of land	<u>£337 0 8</u>

And what he bought of Mr Wells

adjoining this piece £80 0 0

.... £417 0 0

See 37th page

Lambrook Estate £340 0 0

West Moor Land £757 0 0

1837 July 11th At a Sale of land belonging to Mr Jas. Vaux now in America held at the Crown Inn, South Petherton

.... Mr Jas Poole of Seavington bought 3 acres in Fourts Field at £70 £210 0 0

.... and also 1 acre in the Close or -do- for £102 0 0

.... 4 Acres at £70 per acre is £312 0 0

.... I bought one acre in the Middle Furlong in White Field for £70 0 0

.... the duty at 7d in the pound £2 0 10

.... and the Auctioneers fee £1 1 0

1839 July 9 Paid Mr Nicholetts Bill for the Conveyance for it £7 9 2

.... £80 11 0

.... N.B. Mr Sealy Bridge has this Acre for one in Hedge Stock and Mr Peters has this for Palpit so now Palpit is mine.

1839 July 20<sup>th</sup> This day Uncle Josiah Hebditch told me that the late Mr Thos Clark and himself bought Liverhills called 11 acres for the sum of £1100 0 0 and that last year he bought of his son Thos Clark his half of the said 11 acres for the sum of £360 0 0 and that the writing cost £15 0 0 - total £375 0 0.

1840 Nov .. J W Peters Esq exchanged some land at Norton with M Quantock Esq for all his Farm at Lower Stratton called Quantocks Farm - see page 102 Aug 1st 1813

1842 Sept 9 Brother Simeon and Sons took of Mr Robert Vile of Stratton 11 Closes of Arable Pasture and Orchard Land all in Overstratton Tything being about 40 Acres at 50/- per acre.

1842 Sep 29 This day Cousin Wm Horsey Hebditch Lopen took all Mr Robert Viles Estate in Overstratton save house, orchard and pasture ground below at - per acre (custom) £2 10 0 being about 40 acres.

And Benjamin Harrison took all in South Harp being pasture call 18 acres for the yearly rent of £40.

1842 Nov 18 The Late Mr Joseph Vaux's estate as offered for sale when only one lot was sold viz Russells Close in Gore called 4 acres for

.... £170 0 0

.... Auctioneer Mr Patch £2 2 0

.... Mr Nicholetts Contract £2 2 0

.... Duty at 7d in the pound £7 17 6

.... being £70 per acre £2 over £182 1 6

1842 Nov 21st By Private Mr George Anstice bought Light Gate Close being 2A 2R 27P called 4 acre -  
£160 0 0.

And Josiah Hebditch bought 4 acres 300 Chapelfield (Measures 3A 0R 25P)

1842 Dec .. 25 MEMORANDUM

I bought of F J Robins Esq of Yeovil Samuel Hebditch's house and premises by the Church Yard Steps South  
Petherton. £100.00

who had a mortgage on it £80.00

and the Conveyance £5.00

being £20 less than the mortgage.

\* Profit £5 0 0.

N.B. The Land cost Samuel Hebditch 1815 £110 0 0

Mr Tollers writings £7 0 0

and the Building £150 0 0

.... £267 0 0

Brought down £80 0 0

Samuel Hebditch's and Robins loss £187 0 0

N.B. After the contract was signed and witnessed Robins would not let me have the house but gave me £5  
0 0.

1843 March 25<sup>th</sup> Cousin Wm Horsey Hebditch took Mr Wm Terrells Estate at Stoke with the New House  
being about 56 acres for about 145 pounds per annum and to take all the Stock etc at a fair valuation.

1843 Apr 30th Mr Benjm Denman Lopen bought at Public Auction Crewkerne The Hillards Niddons just  
beyond Bullbridge 2 pastures fields that measures 8A 2R for the sum of £500 0 0

.... The timber valued £14 0 0

.... £514 0 0

.... beside Auctioneer and the Duty at 7d in the £.

.... (say £16 duty = £530)

1844 Oct 19th Mr Wm Darby left Mr Templemans House near ours and went in Mr Peters, late Viles, at  
the yearly Rent of £25 0 0.



1845 June 30<sup>th</sup> This day Lawyer Watts of Yeovil told me that Mr Peters Gave for 42 Acres of Mr Viles Estate Four thousand Guineas or £4200 which is exactly £100 per acre.

At the same time West-down Close, Berry, Breach and the Bottom part of Sull-Hay was not worth more than £60 0 0 per acre.

Plumb Tree furlong Orchard and Samuels Church-path Close he bought afterwards.

N.B. Now whether he gave anything for the Buildings or not I cannot say but they were very old and bad.  
B.H.

See the right-hand when Cousin Josiah came and offered to stop the Law and give me up the House in South Street and Ten Pounds with the Rent due being half a year so this 27th of July 1844. I accepted it and settled the whole vexation.

South Street see 95 page.

1844 June 14 MEMORANDUM

See the 110th page Mr Wells bought Orchard, Barn, etc for £166 0 0

Sold Mr Humphry the Common in West Moor	<u>£80 0 0</u>
....	£86 0 0
.... The New House he Built <u>say</u> cost him	<u>£300 0 0</u>
....	£386 0 0
And this Day I sold it (as Trustee) to Mr John Derriman of West Lambrook for	<u>£360 0 0</u>
....	<u>26 0 0</u>

1846 Jan 5th - .. J W Peters Esq and myself exchanged lands. He gave me Slade Close Orchard and Close and late Holts Cottages, Garden and Orchard for my Southfield long furlong being an allotment and Lower Netherway Orchard.

N.B. I valued my apple trees against his cottages. Mr Nicholetts was present and examined the maps and measure. A good exchange for both.

.....	A	R	P	A
Slade Closes measures	3	3	1	Southfield 5 1 0
Orchard Ends measures	3	1	15	Orchard 2 2 0
and Tolleys Cottage measures	<u>2</u>	<u>11</u>		_____
and Orchard	7	2	27	7 3 0

..... - 7 2 27

..... - - 13 perch for the Cottages

1846 Jan 6th .. Bought a little sheep dog of Wm Trask for 1s 6d, the little black cat is the same age born Nov. last.

1846 Jan 14th . Cousin Richard Hebditch bought of Mr Stayner, Ilminster the (Mortgagee) the Cottage 1A 2R 34P of land in North-field late Levi Tutchens for 260 pounds by private contract. Mr S had Principal and interest on it about 310 pounds he offered it to me for 280 but Mr Peters nor myself thought it worth £200. Levis woman had a good crop of apples and wheat when she turned it into cash and left the premises.

1846 Jan 19th This day I exchanged an old Brass furnace and spugin with Slade the tinker of Petherton for one he took of the late Mr Joseph Vaux, in South Street when new cost about £8 0 0 but I gave to boot £1 17 6

..... It weighed 90lb at 8d £3 0 0

..... and mine valued in £1 2 6

..... £1 17 6

N.B. Barnard Gould set it the same day in wash-house.

1845 May . 22<sup>ND</sup> MEMORANDUM

Since Mr Peters has bought Mr Viles and Mr Quantocks estates he has leveled Viles East Lane Close with Mr Vauxes do by harp-way - Viles Foot-lane Close where the New Cottage Barn is built with East Lane Common Field - 3 Watergore Closes now all in one. Viles Sull-hay and Breach Church lease with do by Mr Staples Farm, 2 Hillards Little Lopens in one, 2 Hebditch's do do in one, Quantocks Yorks Field and do, Little Lopens into Bishops, Little do - Great Little Lopens with Great and Little Rag fields.

This year he Bo<sup>l</sup> Joseph Edmonds South Field Close and the House at Yeabridge

N.B. Mrs Peters died at Bridge House the 21st of May 1845 and on the 9th April 1846 J W Peters was married to Miss Mead of North Broom, not being 11 months after the death of Mrs P.

P.S. Mr Peters Letts about 150 roods of land in separate Roods at 20/- each to the Poor of the Parish.

1847 I offered Mr Robt. Pittard, Rodwell 200 pounds for his Little Lopen 12 acres

1847 Jan 29th This day I offered Mr Robert Pittard of Rodwell for his 12 acres of Pastureland called Little Lopens in South Harp Tything the sum of £900 0 0

1847Mar 16<sup>th</sup> MEMORANDUM

*Bought of Wm Vaux now gone to America 1A 1R 36P of Land in Gore Close, South Petherton at the Bell in for £120 0 0*

*Paid Mr Haywards Bill* £6 6 4

*Contract....* £2 2 0

*Mr Tapscott Auctioneer* £1 1 0

*....* £129 9 4

*Deduct for Mr Nicholetts enclosure act £4 8 6*

*.... Rectorial Tithe* £2 10 8

*.... and Vicarial tithe* 19 9

*....* £7 18 11 £8 0 0 allowed for me to pay Mr

*....*

*....* £121 9 4

*.... Deducted of gave* 9 4

*....* 121 0 0

*.... I also gave for acre wheat in the ground* £1 0 0

*....* £122 0 0

*1847 July 1st George Willy of Watgore bought by auction an orchard at Watgore late Betty Master (one rood) for £35 0 0.*

*1847 August 12th At an Auction at the Crown Inn, South Petherton Part of Mr Edmonds land was sold and late Scott Gould's Widow the Mortgagee. The said Mr Gould bought in*

*Haysend House and 91 Land* £8500

*Dry Hams 1 0 26* £95

*Wescotts Orchard 1 2 20* £195

*Lower Stoodham 4 2 14* £595

*Stoodham Furlong 4 2 14* £265

*The first Cottage, South Street* £79

*Hanging Furlong Stoodham 10 1 25* £645

*Culverhay Orchard 4 2 15* £495

<i>Branches Churn Orchard</i> 4 2 0	£595
<i>Petherton Mead etc</i> 50 0 0	<u>£3950</u>
176 0 0	£15414

*A Tutchen bought*

<i>Knowl Thorn</i> 7 1 0	£520
<i>In Stoodham</i> 1 1 23	£80
<i>Pinsham Field</i> 1 3 20	<u>£165</u>
....	£765

*John Vaux, Log Hill* 1 0 33 £100

*Mr Jos Daniel, Gore Close* 2 0 25 £145

*Mr John Naish, Stoodham Orchard* 4 1 29 £280

*\* See over leaf for Particulars as under*

*This day Mr Peters bought Mr John Darby Estate in Overstratton say 21 Acres Privately for the sum of £7-900 0 0*

*See Sale Paper upstairs*

*Sept 1847*

*N.B. Mr Peters bought Mr Jn Darby's 21 acres of land but being given to Mrs Darby and Family as a Jointer the title was not good, yet as there was £700 on it, Severs Lane Close Mowland Close and Lower Netherway Pasture being 7A 1R 10P or thereabouts. Mr Peters bought this for £700 0 0.*

*See page 103 Mr D Gave £163 16 0 and 1 acre exchanged with me and the other belongs to Mathews House and Lower Neth this he bought the Reversion of and Mowlands cost £108 see 109th page this book.*

LAND SALE

*1848 June 15th See the Bill upstairs of Haysend Farm South Petherton of J B Edmonds*

*167 acres of land, Mr George Hart Auctioneer. The Yonder Top of Stoodham furlong bought by Mr Macmullen 4A 2R 14P at £56 per acre for £250 £250 0 0*

*Light Gate Orchard by Mr Garland 1A 1R 2P at £168 for £210.0.0 £210 0 0*

Bridge Way Cross by Mr Peters 1A 0R 20P at £53 for £60.0.0 £60 0 0  
Oakeland 17A 1R 0P at £71-10 for £1230.0.0 £1,230 0 0  
The Old Stalls Wring House and Stable 33 Perch Billing £80 0 0  
All offered 167A 0R 0P £1,830 0 0

Sold is 24 1 29

N.B.I bid £2200 for Haysend Buildings with the 2 Orchards and 3 Arable Fields being 27A 2R 0P, Mr Broadmead the Attorney offered £2290 but Mr Hart thought I offered £10 more and knocked it down to me for £2300 but I told him I did not bid but after the sale I offered the £2200 without the timber or £2300 with it when they asked me £2500 thus it ends at present unsold.

P.S. Omitted Mr Tutchin 2A 2R 15P Top of Stoodham Street £54 for £134 0 0

... and 8 0 25 at the Bottom of -do -  
.... by Mr Pottinger at £50 for £405 0 0  
£539 00

1848 June 22nd Mr Peters for Mr Nichollets Junior bought by private the Remainder of the above Estate and what he brought before is 150 acres

say at 70

105 0 0 pounds

N.B. 1849 June Aisend Farm was bought by Mr Peters at the Sale but now it is conveyed to John Nichollets Junior Esquire under cover as his Father was Trustee therefore could not legally buy it. (Now Wm P. Peters)

#### MEMORANDUM

Mr Thos. Fowler has been giving £6 above £4 per acre for Lopen Farm being £150 a year for 86 Statute Acres although called 110½ acres but now it is to be let from the 25th of March 1850. And Mr Fowler has taken it again.

#### SALE OF LAND

1850 Nov 4 At Lopen Head Inn by Mr Hart the Property of the late Wm Masters

1st Lot the Home Premises by Mr Jas Gundry for £175

2nd Lot Tratts Close by Lambridge Water by Mr Palmer £65

3rd Lot Half Acre in Breach Jos<sup>h</sup> Masters £15

4th Lot Rydon Close the South-side of my Rydon being 1A 3R 8P and to make a New Hedge and Ditch the South side of it and the only road-way at the Lower End.

Bought by Mr Palmer for £136  
 and the Auctioneer and Contract £4  
 being exactly 80 acres £140  
 Also he bought 3A 27P adjoining for Mr Browns Life £21  
 .... £161  
 Butcher Goodland bo<sup>t</sup> 1-0-0 in Rydon Field for £24 0 0

1852 Dec. My cow house by the barn finished.

1853 On March 25th- from this day I have Lambrook Estate.

1824 Mr Edmonds planted the two Orchards on the left hand, Town Lane. Now Mr Tutchens who bought them in 1854 for about £120 an acre also Coles House.

1858 Mar 17th - Sale at the Crown Inn By Mr Palmer the Property of Mr Chas Phipps of Wesbury Leigh or Wesbury in Wiltshire Given him by the Rev Richd Herdsman's Daughter late of Lopen Mrs Jas Gifford

Lot 1 Knowle Thorne 1R 11P Orchard £22 0 0

Lot 2 Ryeland Orchard 1-1-16 Wm Peren £140 0 0

Lot 3 Joyler's Witch 2-3-0 Mr Bourne £230 0 0

Knap House Valued by me £400 Bot in at £390 0 0

When their lawyer said £490 the Price was to be £500 0 0

1858 Mar 26th - See the 17th - Joyler's Witch that I bo<sup>t</sup> for Mr Gifford's Life of Lopen at the North West Corner of this Field I bo<sup>t</sup> in 1834 of the Late Joseph Vaux's Sale about 30 Perches of Land a Withy Bed for the sum of Fifteen Pounds, and this Day sold it to Mr R B Peren for a Client of his for the sum of £46 0 0 paying me rather over 140 per cent.

NB - Mr George Parsons was Mr Peren's Client, who sold it immediately to Mr Bourne who bought Joyler's Witch see the above sale at the Crown the 17th March. Mr P bo<sup>t</sup> it on purpose for a Right of Road from his Stone Quarries and that was how I sold mine so very dear being about 30 perch for £46 0 0 which is over £200 per acre.

Bridge Farm, South Petherton belonging to Wm Blake Esq from and after the 27th day of July 1858 when JW Peters Died who had the following Lands Given him for Life & his Heir after him, if one, if not then to Mr Blake.

	A	R	P	Rate at 2/-
Bridge Farm, Sth Harp	363	3	33	31 1 5

Lower Stratton do	25	0	13	2	4	6.75
Overstratton	8	1	2	13	3	75
& Compton Tithing	4	0	18	6	5	
& also The Town do	<u>17</u>	<u>1</u>	<u>24</u>	<u>1</u>	<u>8</u>	<u>9½</u>
Totals	418	3	10	35	14	6

*In addition to the above Mr J Sparks told me he had all that at Dinnington- Barrington-Hambridge-Curry Rival-Martock-Sherborne and also about 500 acres at Gillingham Beside all the Houses & Gardens, with the Money of the different Sales of Timber for many years.*

*Therefore I believe all the above Property is worth at least One Hundred Thousand Pounds.*

*NB I was told by Mr Sparks that Mr Blake could neither Let nor Sell any part of the above Land at Bridg, Therefore he has a Bailiff at Bridge.*

*1858 Aug 3rd This day I went to Bishops Hull with a View to take Bridge Farm of Wm Blake Esq. for my son Wm being 400 acres. I was treated with great Respect by him & I hope should we take the Lord will prosper & bless our endeavours to make the Best of the same.*

*1859 Feb 27th Mrs Gilbert Vaux was offerd by Mrs Sherrin the late Wm Hardings half Dwelling House - 12 Cottages & 19½ acres of Land (now Englands) for 120 pounds a year being 6£ an acre.*

*1859 March 29th*

*Northfield Orchard adjoining Plumbtree furlong formerly Joseph Viles and then JW Peters who sold it to Mr Richd Hebditch in the year 1858 measures 2A 0R 4P*

*& I believe it cost him 240 0 0*

*The Deeds say at least 5 0 0*

*2 acres at 120 10 0 is 245 0 0*

*The outgoings is at least £2 0 0 a year so this proves the Interest of the Money is more than the Rent ought to be.*

*1859 Dec 31st This day I hear that J P Peters Esq has Bot 140 acres of Haysend Farm with the Farm House & Premises at Petherton & that Wm Blake Esq has Bot. all the rest so that now Mr JS Nicholetts has sold them all he Bot. of the late JB Edmonds Land so I am now convinced that more than ever that Mr Nicholetts Bot. it at the Sale to pay his father's Lawyers Bill against Mr Edmonds being it is said many Thousand Pounds!!! Who would employ Lawyers.*

*Remarks Continued*

*1860 Jan 12th Wm B Hebditch Bot. of Mr Trump a House & Garden at Haselbury for 100 0 0 & immediately sold it to Mr Parsons for Lord Portman on condition he would Let him have the Two Cottages near the*

Turnpike Gate as long he pleased for £7 a year. So then B went to Petherton & bot. of the Robins Family for Trump their House in South Street for 110 0 0

1860 Feb Wm P Parsons bought all the estate of J Nicholetts.

N.B. Miss Eason died in 1830 since then in 18 years Mr Peters has bought

.....the above of Mr Edmonds	150 acres
.....and of Mr Joseph Vaux East Lane say	4 "
.....of Mr Pittard Little Lopens	12 "
.....of Mr Quantock at South Harp	60 "
.....of Mr Robert Vile at Stratton	48 "
.....of Mr Saml Anstice and others	40 "
.....of Mr John Darby in Stratton	<u>9 "</u>
.....	323 "
.....East & Middle Lambrook say	<u>47 "</u>
.....	370 "
.....At a guess say of all others	<u>30 "</u>
.....	400 "
.....	at £80 pr Acre
.....	_____
.....I believe he has bought full as much as	£32,000 worth of land
.....and in 1849 bought Mr Wm Terrels Land Stratton	£34

Remarks continued

1860 April 12 Mr Wm Gifford Palmer Sold by Auction at the Crown Inn, South Petherton, the following Houses & Land, the Property of Miss Sarah Anstice's Brothers

The Old Family House but. by the above Miss Anstice for 300 0 0

2nd Lot Mr Seward adjoining for 250 0 0

3rd do 2 old Cottages

4th do Lower Mead 2-3-5 )

Hilly Close 2-0-20) A R P

& log Mead 3-1-1 ) 8 0 26

Bot. by Revd Henry Bond for 800 0 0

5 Isle Moor Close 3-2-6 by Robt Ostler for - at £80 pr ac 280 0 0



6 Allotment in White Field 1-15 by John Hillard 40 0 0

7 White Field Orchard 1A-0R-1P bot. by John Ball for 165 0 0

1860 Apr 13 Another Auction by Palmer, Late JW Peters Esq of Yeabridge

Mr Gaylard Bot. the house opposite the Market House 185 0 0

Mr Simeon Baker Bot. the House at White Hall (Noahs Ark) 135 0 0

Mr Benjm Harrison Bot. an arable Close at the Left Corner 240 0 0

above Moor being 1-3-25

& Frogmery Close 3-3-0 for \_\_\_\_\_ 420 0 0

see left hand total 660 0 0

Sale see the Right hand

Gorefield 3-2-1 Josh Ostler 375 0 0

supposed for Mrs Garland widow

Lambridge Meadow 4-2-19 by Mr Bourne of Ilchester for 420 0 0

Rydens Ash 2-3-8 Wm P Peters 240 0 0

Brickfield Close 1-2-33 by Mr George Parsons \_\_\_\_\_ 165 0 0

Stratton in Yealand Mead 2-33 by Mr P Peters for 66 0 0

20 perch of Garden Ground in Signer Lane by Simeon Clark 30 0 0

Dwelling House Mr Gaylard 180 0 0

NB The above Property was put in Chancery & sold to pay the Legacies given by JW Peters Esq of Yeabridge House.

1860 Oct 2 Manor Farm - Hayes End, Petherton. Mr Abm Hodges had a Stock Sale when Mr Tapscott sold his sheep Horses etc etc and Wm P Peters Esq Bot. the Land of Nicholetts.

1860 Oct 6 Mr Sparks told me Mr Blakes Orchard & premises just by us measures A R P 1-1-27

the same day Mr Love told me that Late Easons was 3-19 & late Viles 2-8 + 1-27

Rent charge on do [Late Easons] is -9-11 & on do [Late Viles] 4-4 or 4-?, say 14'3 a year Tithe.

1861 Feb 8th I hear to day that Wm Calloe But. Davey's House & Orchard at Stratton at Xmas last of Mrs Wiggans for £150-0-0 They offerd it to me for 140 & I offerd - 100-0-0

1861 March This Month Mr Sam. McMillan Bot. the Late Mr Robt Lyddon House, Land & Cottage in South Street formerly Mr Joseph Vaux is now the Revd Mores (I believe) for \_\_\_\_\_£580 0 0

which I think dear say expenses 20 0 0

Total 600 0 0

1861 Nov 14th Rodger Parker of Merriott Bot for his son Liveralls 3A-1R- for 300-0-0

& Bengifield Bot Stoodham Close )

behind Pitway Houses 3A-1R-36P for) 400-0-0

NB This Land was the Late Joseph Vauxes.