

THE GEOGRAPHY OF REGILBURY MANOR, 1730

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INTRODUCTION

The aim of this paper is to recreate the geography of the Manor of Regilbury as it was in 1730. Much is known of the history of the ownership of Regilbury Manor, which can be traced in some detail from the Domesday Book through to the present day, but much less is known about the geography of the Manor, that is to say where exactly its holdings were to be found. Indeed there is much confusion and uncertainty about this. It is often assumed that the Manor's lands were centred on the hamlet of Ridgehill or Regil in the Parish of Winford, some 1km or so to the south-east of Regilbury Court, while others confuse Regilbury with the hamlet of Redhill some 3km to the east in Wrington Parish. Collinson speaks of 'the village of Nempnett [being] an appendage to the Manor of Regilbury' suggesting that much of the Manor's lands were in the parish of Nempnett Thrubwell.

Figure 1 shows the general location of Regilbury Manor. It lies some 12km south-west of Bristol on the edge of the high ground of Broadfield Down close to the watershed between the Chew Valley to the south-east and the Yeo Valley, or Wrington Vale, to the south-west. The site of the old manor is thought to be Regilbury Court Farm, sometimes just called Regilbury Court, an isolated residence in the north-east of Nempnett Thrubwell parish. About 1km to the south-east is Regilbury Park Farm, another isolated farmstead and also in Nempnett Thrubwell. About 1km to the east of both these places is the hamlet of Regil, previously (and sometimes still) known as Ridgehill, in the parish of Winford, a linear settlement stretching 1km or so along the lane which runs north-south.

The history of the ownership of Regilbury Manor can be traced in some detail from 1086. At the time of the Domesday Book the Manor, then known as Ragiol, was owned by Serlo de Burci, a Norman baron and major landowner in the South West. From him it passed to his direct descendants the Martins, and then at some time in the 12th or 13th century, the manor passed into the hands of Flaxley Abbey, a small Cistercian monastery in the Forest of Dean.

At the dissolution of Flaxley in 1536-37 Regilbury came into the possession of Sir William Kingston, a favourite of Henry VIII, and his family held it until 1565, when it passed briefly through the hands of Edward Barnard to reach the Babers in 1566. In 1715 the property passed from the Babers to the Tyntes of Goathurst near Bridgwater, later known as the Kemeys-Tyntes, who retained interests in Regilbury and Nempnett into the 20th century. For further details on the history of Regilbury see Collinson (1791), Thorn and Thorn (1980), Lyte (1919), Watkins (1985), and Kemeys-Tynte (1919).

This brief description provides an overview of the Manor, but there are still many uncertainties and unknowns. In particular it is only in the 18th century that we are able to get a clear picture

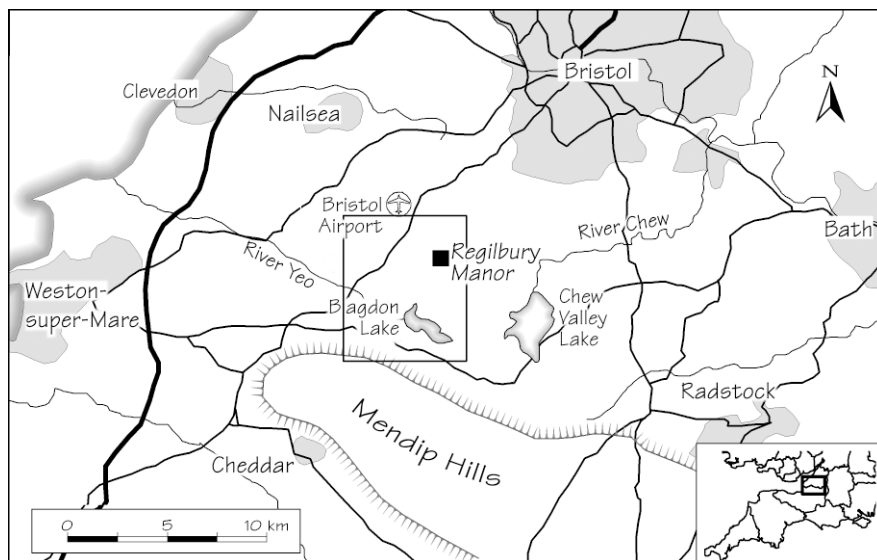


Fig. 1 Location maps; rectangular area shown in more detail on Fig. 2

of exactly what lands were owned by the manor. The degree to which the extent of lands owned by the manor changed over time is very difficult to determine. Here the aim is to try and recreate an accurate map of the Manor at one point in time, namely in 1730.

The starting point is a survey of the Manor by William Williams in that year, which records a total area of just over 1230 acres divided between 30 holdings. For each holding is given a detailed acreage, the current tenant, the rent, the lives for which the tenancy holds and the heriot due on the change of tenancy. Intriguingly in the ledger that records these details there is also a small coloured box for each holding which might be a key for a map that accompanied the survey, but if such a map existed it does not appear to have survived. The survey is held in the Somerset Record Office at DD/S/WH 224.

To discover the geography of these holdings a number of sources were consulted covering the period 1714–1919, the most important of which were: 1) documents at the Somerset Record Office that relate to the Manor of Regilbury during the Tyntes' period of ownership (see SRO DD/S/WH 180–231, DD/FS 16/4/1, DD/RN 43 and 62, DD/BRC 17); 2) Volume 1 of the Report of the Commissioners regarding the Charitable Institutions in Bristol, edited by Thomas John Manchee and published in 1831, henceforth referred to as Bristol Charities; and 3) the Tithe Maps and Apportionments of 1841 for the Parish of Nempnett, the Tithing of Regilbury (then in the Parish of Blagdon) and the separate return for the lands of Charles Kemeys Kemeys-Tynte Esq.

Of the 1730 survey only one holding has proved to be impossible to identify and of the others about 1141 acres (about 93% of the total area) have been mapped with some degree of confidence and 1189 acres (97%) have been allocated to parishes.

HOLDINGS OF REGILBURY MANOR, 1730

Table 1 lists the 30 holdings as they were recorded in the 1730 survey, together with the tenants' names and the area in acres, rods, and perches. (There are four rods to an acre, 40

Table 1 Holdings of Regilbury Manor in 1730

	Holding	Tenant	A	R	P
	to hand		44	0	31
1	Park Domain	Ambross Marshall	293	3	11
2	Regil Town Tenement	George Morgan	69	0	24
3	Crudwells Tenement	Richard Hannan	43	1	1
4	Crudwell House	In hand	1	0	14
5	East Kingsdown Tenement	Walter Webb	54	2	39
6	Kingdown Tinings	John Young	18	0	39
7	Crudwell Tining	Lane	6	2	36
8	Broadway Down Tenement In Butcombe	George Collier	5	1	38
9	West Kingdown Tenement	Ephrim Clement	44	2	6
10	Merry Fields Tenement	John Ford	37	0	35
11	Stroud Batch Tenement	Nath Pean	17	3	23
12	Mid Stroud Tenement	Mary Morgan	35	1	21
13	Son Stroud Tenement	John Holebrook	2	1	36
14	Church House Tenement Nempnett	Edward Saunders	52	0	19
15	New House Tenement	Sarah Hipsley	15	1	30
16	Roofless Tenement, Now House in Nempnett	Sarah Hipsley	8	0	27
17	Pigg Stie Hole	Sarah Cook	18	3	22
18	Pigg Stie Cottage 40' by 40'	Sarah Cook	0		
19	East House Tenement	Isaac Hort	66	0	15
20	Home Tenement, Nempnett	Isaac Hort	79	1	30
21	Hills Tenement, Nempnett	Isaac Hort	15	3	17
22	Cuckoos Nest	Richard West	1	0	20
23	Rowlings and Bayleys Place Nempnett	Thomas Beal	95	1	13
24	Webbs Tenement		70	1	18
25	Thatchers Tenement	Richard West	58	0	31
26	Roofless Tenement	Cattcutt	16	3	24
27	Sands Tenement	Hill	35	1	11
28	Roofless Tenement	Hill	6	2	28
29	Wades Roofless Tenement	Collins	14	0	27
30	Butcombe Mill Tenement	Vowles	1	3	18
	Total		1230	0	24

perches to a rod; some tenants are known only by their surname.) The ordering of the holdings is as given in the 1730 survey. It became apparent in the progress of this research that the ordering is significant, and represents a geographical pattern, with holdings that are nearby on the ground also being near to each other in the survey.

Figure 2 shows the location of Regilbury Court and Regilbury Park Farm and the parish boundaries of 1841 and 1900. The parishes in 1841 are complex. Regilbury Tithing, part of Blagdon Parish, comprised a block of land around Regilbury Court, a few scattered fields to the south around Stroud, a larger number of scattered fields in Butcombe Parish and another block of land further west around Aldwick. Similarly, Nempnett Thrubwell included some scattered fields around Stroud and the small plot of Butcombe Mill, while a strip of land around Henmarsh Farm was an outlying part of Winford.

By 1900 a process of 'consolidation' had resulted in the 'modern' parishes made up of contiguous blocks of land. Figure 2 reminds us that the neat and tidy pattern of parishes we see today was not always the case and explains why there are many references to Blagdon parish in the documents of Regilbury Manor, which refer to the Regilbury Tithing of the 18th and 19th centuries.

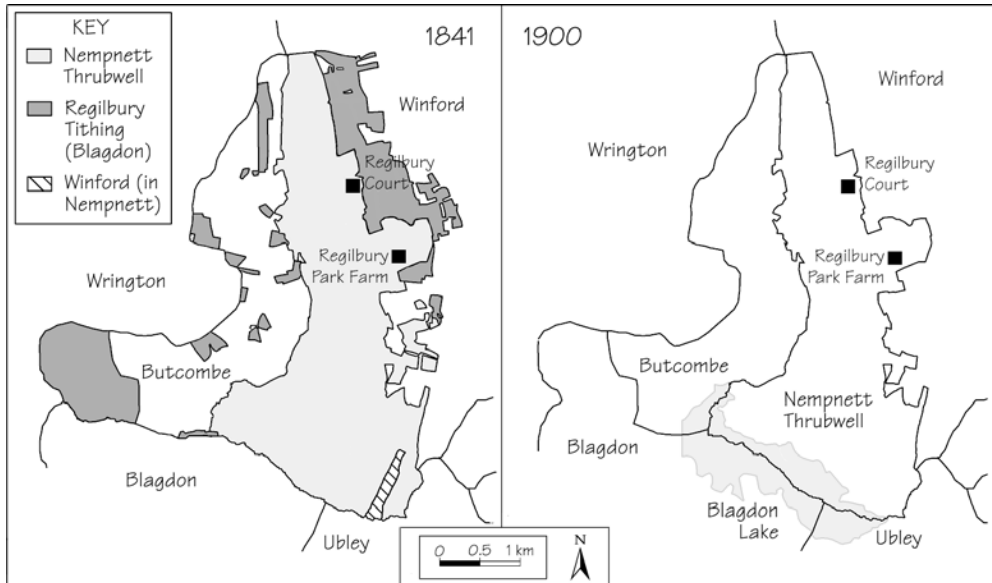


Fig. 2 Regilbury Court and Regilbury Park Farm in relation to parish boundaries in 1841 (left) and 1900 (right)

1. *Park Domain* (Fig. 3: row 1, column 1)

The estimated location of the Park Domain holding is derived largely from a plan and valuation of Regilbury Court, Park Farm and Crudwells Tenement dated 1778 (SRO DD/S/WH 199) that includes a detailed sketch map giving field names and areas, and which can be accurately cross-referenced to the Tithe Maps of 1841. When Crudwells tenement is removed (see below) a total of 366 acres remains, and this is the area mapped.

In the 1730 Survey (Table 1) the area of the Park Domain is given as just over 293 acres, but if it is assumed that the 44 acres 'in hand' are also part of the Park Domain the mapped area of 366 acres in Figure 3 compares to 338 acres in the 1730 survey. The discrepancy of 28 acres may be because the Kingdown Tinings (18 acres) and Crudwell Tining (6 acres) holdings that are listed separately in the 1730 survey had, by 1778, been incorporated into the Park Domain.

2. *Regil Town Tenement* (Fig. 3: row 1, column 2)

The 1730 survey has the occupier of this tenement as George Morgan, with an annual rent of £1 1s 8d and dues of four cocks or hens. These details of the rent and dues match the deeds of DD/S/WH 181 no. 20, which include a lease with George Morgan, dated 1739. Although in these deeds this holding is described simply as 'in Nempnett and Blagdon' it appears very likely this is the Regil Town Tenement. These deeds include a list of field names with approximate acreages.

The Tithe Map Apportionment for Regilbury Tithing has a set of entries under the heading 'The Regil Town Estate', which is owned by Charles Kemeys Kemeys-Tynte Esq, then the owner of Regilbury. About a half of these fields could be matched with some degree of certainty to the names listed in DD/S/WH 181 no. 20. As this estate is of roughly the right size, and since the deeds of DD/S/WH 181 no. 20 show the estate appears not to have changed through the period 1694 to 1803, this was judged to be the Regil Town Tenement. The main residence

of this holding is Regilbury Farm in the main street of Regil village. The mapped area is *c.* 63 acres compared to *c.* 69 acres in the survey.

3. Crudwells Tenement (Fig. 3: row 1, column 3)

The 1730 survey has this tenement as rented to Richard Hannam with a rent of £1, and this matches DD/S/WH 181 no. 19 which is a lease for 'Criddles – four pieces of land' to Richard Hannam dated 1733 with a rent of £1. Inspection of the sketch map in SRO DD/S/WH 199 that includes Crudwells Tenement suggests that four adjacent fields which total *c.* 43 acres, three of which include the name Crudwell, are likely to make up this tenement, and these are mapped in Figure 3.

4. Crudwells House (not mapped)

The Tithe Map for Regilbury Tithing shows two buildings at the north-east corner of Crudwells tenement, on the south side of the cross-roads at Kingsdown, and it seems that one of these houses with a curtilage of *c.* 0.2 acres, together with a small adjacent field to the south of *c.* 0.8 acres, would have made up this tenement. In 1919 the Manor of Regilbury still held cottages at the Kingsdown crossroads (DD/QK 172).

5. East Kingdown Tenement (Fig. 3: row 1, column 4)

The 1730 survey gives the area of this tenement as *c.* 54 acres, and other documents of the early 18th century give the rent as £1 0s 8d (DD/S/WH 223a and 228). These details match those of an unnamed holding in deeds DD/S/WH 181 no. 28, which cover the period 1698–1790, suggesting these deeds are for East Kingdown tenement and that the tenement did not change significantly over this period. There is a list of fields in these deeds and about half of these can be identified on the Regilbury Tithe Map, and those that can be identified all belong to the 'East Kingdown Farm' estate listed in the Apportionment. Since that estate was owned by Charles Kemeys Kemeys-Tynte Esq it seems reasonably certain that this is the East Kingdown Tenement of 1730. The main residence is the house on the north side of the Kingdown crossroads. The mapped area is *c.* 62 acres compared to *c.* 55 acres in the 1730 survey. The discrepancy may be due to Crudwell Tining being included in this estate.

6. Kingsdown Tinings (not mapped)

The 1730 survey has this small holding of *c.* 18 acres in the tenancy of John Young, at a rent of 1s and with lives of Thomas and William Boles. A deed from Regilbury Manor dated 1793 (DD/RN/62 and DD/S/WH 180 nos 7 and 10) is for a holding of *c.* 20 acres, with a rent of 1s and a previous tenant named as John Bowles (perhaps a descendant of the Boles mentioned in 1730) and this is tentatively identified as the Kingdown Tining holding of 1730.

This holding is described in deed DD/S/WH 180 as 'two parcels of land on Kingsdown Hill or Common, on the north side of the road from Winford to Wrington, of 8 and 12 acres.' The most likely location would seem to be in the extreme north of the parish of Nempnett just to the west of the northernmost part of East Kingdown Tenement, but a separate map of this holding has not been prepared.

7. Crudwell Tining (not mapped)

No further information has been found for this small holding of *c.* 6 acres, and its location is therefore unknown. However, the name suggests it will be close to, or associated in some way

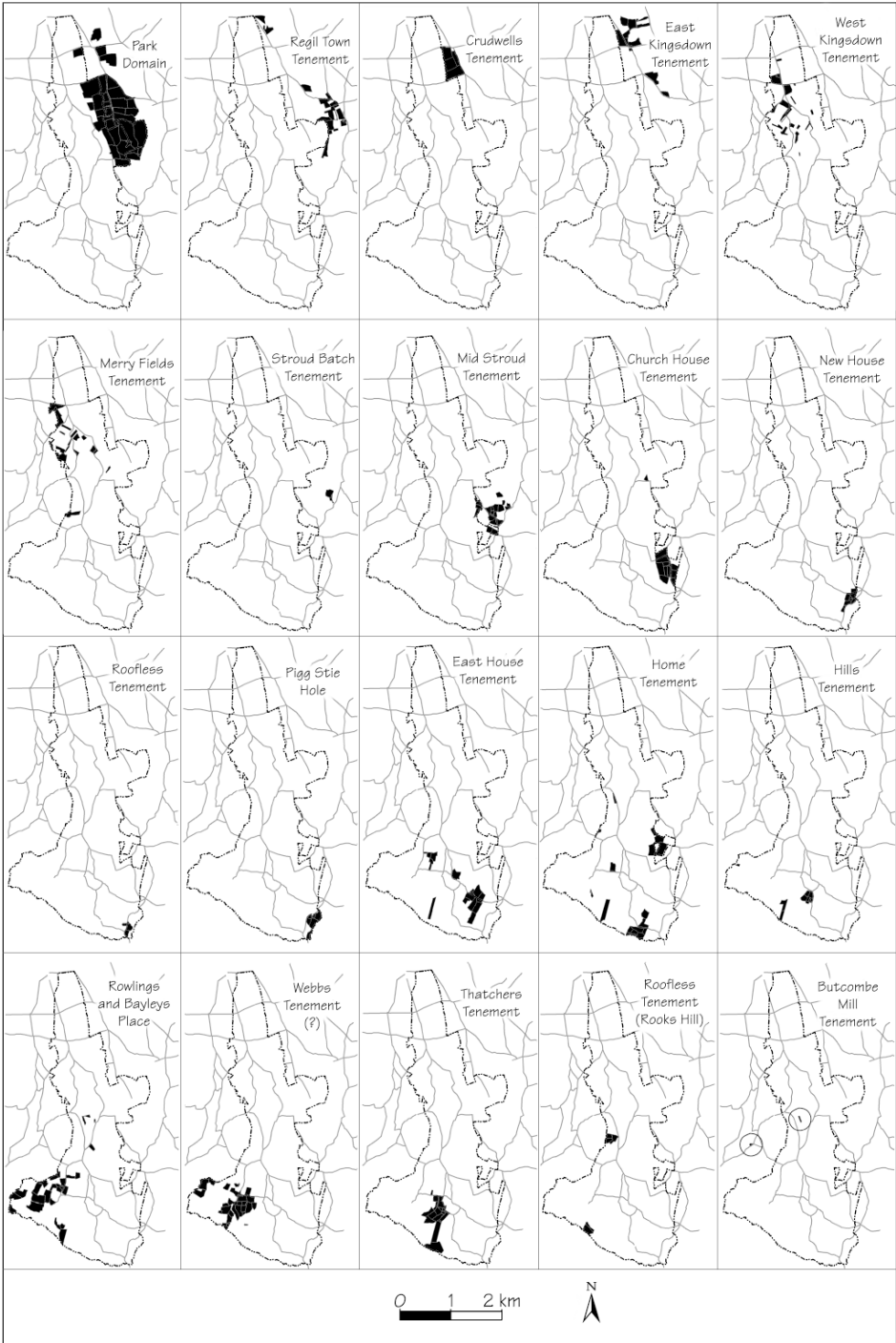


Fig. 3 The geography of the individual holdings of Regilbury Manor in 1730 (in relation to the 1900 parish boundary of Nempnett Thrubwell and surrounding lanes)

with, Crudwells Tenement, for example it may be a piece of land on the common originally tied to the Crudwells tenement.

8. Broadway Down Tenement in Butcombe (not mapped)

Like Crudwell Tining, it has not been possible to determine with any accuracy the exact location of this holding of *c.* 5 acres, although the name suggests it is on the high ground at the very north of Butcombe Parish, just west of where Kingsdown Tinings were judged to be.

9. West Kingsdown Tenement (Fig. 3: row 1, column 5)

In the 1730 survey this holding of *c.* 44 acres has a rental of 12s 8d. Two deeds (DD/RN 43) dated 1802 and 1827 are for a 'West Kingsdown Farm' and since the rent is 12s 8d and the area is *c.* 56 acres it seems fairly certain this is the West Kingsdown Tenement of 1730. The discrepancy in area is likely to be due to the inclusion of *c.* 15 acres of land which would have been common in 1730 but had been enclosed and added to the holding by 1800.

The 1827 deed has a listing of fields most of which can be cross-referenced accurately to the Nempnett Tithe Map, and Figure 3 shows the estimated location of the tenement in 1730, an area of *c.* 41 acres. By 1841 this holding had become known by its present name of Longhouse Farm, and was owned then by Charles Kemeys Kemeys-Tynte Esq.

10. Merry Fields Tenement (Fig. 3: row 2, column 1)

Many detailed records exist for this estate, variously called Merefields, Merefields Hill, and Merry Fields, and which is now known as Merry Hill Farm in Nempnett Parish (see DD/S/WH 180 no. 7, DD/BRC 17 and DD/RN/43 and 62). At some stage in the late 18th century it appears that land previously on Kingsdown Common was added to this estate. Figure 3 shows the estate as it was likely to have been in 1730. Mapped here are the *c.* 43 acres attributed to Merry Hill Farm in the Nempnett Tithe Map, excluding fields previously on the common.

11. Stroud Batch Tenement (Fig. 3: row 2, column 2)

The best guess for this small tenement is the block of fields in the Regilbury Tithing centred on Upton Farm, Wapsell, Stroud. This allocation has been arrived at largely by a process of elimination, other fields in this area having been associated with other holdings. This map is incomplete, as only *c.* 6 acres are shown compared to *c.* 18 acres in the 1730 survey.

12. Mid Stroud Tenement (Fig. 3: row 2, column 3)

In the Nempnett Tithe Map there is a block of land of *c.* 41 acres in the Stroud area occupied by Phillip Bennett and owned by John Morgan. Given the location of this holding, the similarity in area, and the fact that in 1730 the tenant was Mary Morgan (with the lives on the tenancy also Morgans), this has been identified as the 1730 Mid Stroud Tenement as shown in Figure 3.

13. Son [Southern] Stroud Tenement (not mapped)

The Regilbury Tithe Map has three fields around and including Wapsell Cottage under separate ownership, and since these fields total *c.* 2.5 acres this is likely to have been the Southern Stroud Tenement. A separate map has not been prepared, but the location is between the

southern edge of the Stroud Batch tenement and the north-eastern extent of Mid Stroud Tenement.

14. Church House Tenement, Nempnett (Fig. 3: row 2, column 4)

The distinctive rent of £1 5s 0½d makes it easy to associate this tenement with the deeds DD/S/WH 181 no. 23 for two leases in 1756 and 1780 to William Bennett, and to the c. 49 acre holding described only as 'Lot 26' in the 1811 survey of the 'Estates in Regilbury [Manor] in the Parish of Nempnett' (DD/FS Box 16/4/1) then also in the tenure of one William Bennett. This 1811 survey has a list of fields most of which can be accurately identified on the Nempnett Tithe Map.

'Lot 26' appears to have been bought by, or passed to, Bengoughs Charity by 1818 and the same listing of fields is given in Bristol Charities (1831, 504, 512) together with details of previous leases between the Tyntes and the Bennetts. The 1841 Tithe Map has this holding as owned by Bengoughs Charity, leased to Joseph Bennett and occupied by Martha Keel. Figure 3 shows this tenement, the mapped area being c. 47 acres compared to the 1730 figure of c. 52 acres. The main dwelling is Church Farm in Nempnett parish.

15. New House Tenement (Fig. 3: row 2, column 5)

The name 'New House Tenement' appears in DD/S/WH 181 no. 29 on a deed of 1791 between Lady Tynte and Mary Wooldridge with a rent of 7s and heriot of £1. This deed gives a list of seven fields totalling c. 15 acres. In the 1811 survey DD/FS Box 16/4/1 'Lot 39' is noted as 'called New House Tenement' and this deed gives a list of five fields totalling c. 14 acres and has the same tenant, rent and heriot as the 1791 deed. However, the field names differ between the deeds and it is difficult to cross-reference them to any Tithe Map. Bristol Charities (1831, 506, 514) has this tenement as 'Lot 39' of the Bengoughs Charity land and in one case has Rees Mogg as the tenant.

The estimate of this tenement mapped in Figure 3 is a block of land of c. 14 acres in the Nempnett Tithe Map owned by Bengoughs Charity, leased to Mary Rees Mogg and occupied by William Stephens. Some of the field names can be confidently matched to one or other of the lists noted above, and given that the Rees Moggs are descendants of Mary Wooldridge, that the name Rees Mogg appears in the Bristol Charities entry, and the close match in the total area of the holding, this is a fairly confident estimate of the New House Tenement.

This is the first of a series of holdings in the extreme south-east of Nempnett parish, in an area known previously as Pigsty Hole or Pixey Hole. Today there is one residence, Pixey Hall Farm, but in 1841 there were three dwellings. The 'New House' was on the north side of the lane, and a building is shown there on the 1888 Ordnance Survey map, about 150m due north of Pixey Hall Farm.

16. Roofless Tenement, Now House in Nempnett (Fig. 3: row 3, column 1)

This tenement can be traced in a similar manner to New House. In 1730 it has a rent of 6s 8d and acreage of c. 8 acres. This matches 'Lot 28' in the 1811 survey DD/FS Box 16/4/1 where the tenants are Edward Bilbie and John Watts and which has a list of four fields, total area c. 7 acres. The mapped area in Figure 3 is the block of land in the Nempnett Tithe Map owned by Bengoughs Charity and occupied by Henry Watts, measuring c. 7 acres and also comprising four fields, although there is no evidence of the location of any house associated with this holding.

17. Pigg Stie Hole (Fig. 3: row 3, column 2)

This tenement does not appear to have passed to the Bengoughs Charity, and is mapped in Figure 3 as the block of land in the Nempnett Tithe Map centred on Pixey Hall Farm, owned and occupied then by Mary Belcher, and totalling *c.* 18 acres. The change of place name from ‘hole’, perhaps originally the OE *halh* meaning nook, or sunken place, to hall is well documented (Gelling 1984). The change from Pigg Stie to Pixey is probably less common, but it is certainly understandable.

18. Pigg Stie Cottage, 40 foot by 40 foot (not mapped)

The 1841 Tithe Map has a cottage immediately adjacent to the Pixey Hall farmhouse and this is most likely Pigg Stie Cottage.

19. East House Tenement (Fig. 3: row 3, column 3)

This is another tenement acquired by Bengoughs Charity in the early 19th century. It is ‘Lot 27’ from the survey of Regilbury in 1811 (DD/FS Box 16/4/1) and in Bristol Charities (1831, 504, 512) where a listing of fields is given. Figure 3 shows an estimate of this tenement, based on the ‘best-fit’ between the listing of fields in Bristol Charities and the Nempnett Tithe Map.

The mapped area is *c.* 55 acres, and is centred on East House Farm. This area is somewhat less than the *c.* 66 acres given in the 1730 survey, and there is some uncertainty around West Town, where there are a number of fields called Chickey or Chitty Hill, and on Rugmoor that was common land until about 1770. East House Tenement is the first of six tenements that in 1730 had rights to common pasture on Rugmoor. The area in Figure 3 shown on Rugmoor is that portion that was allocated to the tenement after enclosure *c.* 1770 using the information provided in documents DD/X/HLL.

20. Home Tenement, Nempnett (Fig. 3: row 3, column 4)

Although there are a large number of deeds that relate to this tenement, it has proved difficult to map with certainty. There are a collection of deeds in DD/S/WH 180 no. 16 for the period 1762–1804, which includes a listing of fields and details of how the tenement was split into three *c.* 1774. Parts of this tenement then appear in the 1811 survey DD/FS Box 1/4/1 as ‘Lots 32, 33 and 37’, where they are referred to as being previously part of a ‘Horts’ or ‘Harts’ tenement. The likely explanation here is that this land was tenanted by members of the Hort family in the 18th century and the names Home, Hort and Hart have been used interchangeably.

Figure 3 shows the best estimate of this tenement, based on the listing of fields available in the deeds mentioned above. The mapped area is *c.* 67 acres compared to *c.* 79 acres in the 1730 survey. The group of fields in the east of Nempnett parish, just northwest of the church, are clustered around what may be an old farmhouse. Although there is no record of an inhabited building there in the 1841 Tithe Apportionment, the Tithe Map does include a small, unnumbered field that might be a derelict building. The 1888 OS map shows a building here and the pattern of tracks and footpaths is suggestive of an old farm.

21. Hills Tenement, Nempnett (Fig. 3: row 3, column 5)

This holding is another that passed to Bengoughs Charity, as ‘Lot 34’ in DD/FS Box 16/4/1 and Bristol Charities (1831). These entries can be traced back to the 1730 tenement via deeds

covering the period 1740–1791 in DD/S/WH 181 no. 17. The mapped area shown in Figure 3 is that owned by Bengoughs Charity, leased to John Stabbins and occupied by Benjamin Weaver in the Nempnett Tithe Map, a total of *c.* 19 acres. This holding is based on a farm located about 175m north-west of Rugmoor Farm which no longer exists but is shown on the 1888 OS map.

22. *Cuckoo's Nest* (not mapped)

In 1841 there were two properties in central Nempnett at a place known as Cuckoo's Nest, and it seems this holding of a cottage and a small strip of land referred to one of these. Most likely it is the house today known as 'Rock House' but it may have been the other smaller cottage that has now disappeared.

23. *Rowlings and Bayleys Place* (Fig. 3: row 4, column 1)

This is another holding which passed to Bengoughs Charity and which is well documented in DD/S/WH 180 no. 1, DD/FS Box 16/4/1 and Bristol Charities (1831), in the latter two as 'Lot 29'. The name and the fact that the heriot is two best beasts suggest that this may once have been two holdings. The mapped area shown in Figure 3 is that owned by Bengoughs Charity in the Nempnett Tithe Map, with various tenants and occupiers, matched to the field listings given in the above deeds. The main residence is Old Farm in West Town, and the total area mapped is *c.* 97 acres compared to *c.* 95 given in the 1730 survey.

24. *Webbs Tenement* (Fig. 3: row 4, column 2)

Only one reference to this tenement has been found; the deeds DD/RN 43 refer to William Sherbourne being the tenant there around 1800. A set of maps dated 1794–1811 of the lands of Isaac Elton Esq. in Nempnett (DD/WY) gives the names of landowners adjacent to Isaac Elton's property and there is one reference to William Sherbourne. An informed guess, based on the size of this holding, its position in the 1730 survey and the entry on the 1811 Elton map, is that this tenement is associated with Belle Vue Farm, West Town. Figure 3 shows the location of the *c.* 77 acres of land associated with that farm in the Tithe Map.

25. *Thatcher's Tenement* (Fig. 3: row 4, column 3)

Tracing this tenement has proved difficult. There are a series of references in deeds DD/S/WH 223, 224, 228 and 200 covering the period 1714–1797 which allows a sequence of tenants to be identified (the first being Richard Thatcher) but none of the deeds has a field listing. The last tenant was John Hellier and a tentative assessment has been made that this tenement is the land of Grove Farm in the 1841 Tithe Map, since at that time the owner of the land was William Hellier, the amount of land owned by the farm roughly matches that in the 1730 tenement and the farm is in the right part of the parish and includes land on Rugmoor. Further, the 1811 Elton Map has Grove Farm occupied by one James Hellier. Figure 3 shows this estimate which totals *c.* 62 acres mapped compared to *c.* 58 acres in the 1730 survey.

26. *Roofless Tenement (Rooks Hill)* (Fig. 3: row 4, column 4)

There are a series of references for the period 1759–1793 in deeds DD/S/WH 180 no. 6 to 'several fields in Nempnett' which include a listing of five fields. The rent and size suggest these deeds refer to this holding. Two of these fields then appear as 'Lot 36' in the 1811 survey

(DD/FS Box 16/4/1), where they are described as ‘part of an estate called Rooks Hill Tenement’, and in Bristol Charities (1831, 506, 514).

Figure 3 shows the best estimate of this estate, using the field names given in DD/S/WH 180. The northern part of the holding is in an area where several fields are called Hooks Hill in the Tithe Map. The name Rooks Hill seems more likely to be the correct place name, given the earlier date of the 1811 deed where this name is used.

27. Sands Tenement (not mapped)

There is a reference to this holding in DD/S/WH 181 no. 18, where a lease of 1756 between Sir Charles Kemeys Tynte and William Porter is listed as Sands Tenement and refers to ‘39 acres in Wrington parish and rights on Wrington common’, but there is no listing of fields. Given the position of the other holdings discussed so far, and the mention of common land, a likely location for this tenement is on the high land in the north of Wrington parish just to the west of Kingsdown Common.

28. Roofless Tenement (not mapped)

No information on this tenement has been obtained. The fact that it has the same tenant as Sands Tenement and is adjacent in the survey suggests it may too be in Wrington parish, and it has been treated as such in the later analysis.

29. Wades Roofless Tenement (not mapped)

This is the only tenement for which no information has been found and no estimate has been made as to its location.

30. Butcombe Mill Tenement (Fig. 3: row 4, column 5)

The deeds DD/S/WH 181 no. 25 trace the history of the Butcombe Mill Tenement over the period 1663–1794, when the holding comprised of two pieces of land, the Mill and Swithy or Swilly Mead, as shown in Figure 3. By 1900 Butcombe Mill had been transferred to Butcombe Parish, and later records refer only to Swithy/Swilly Mead, for example ‘Lot 38’ in DD/FS Box 16/4/1 and Bristol Charities (1831).

SUMMARY AND CONCLUSIONS

The previous section has outlined holding-by-holding the process by which the geography of Regilbury Manor in 1730 has been reconstructed and Figure 4 shows the final outcome. As well as the individual holdings previously discussed this map also shows land at the north of Nempnett parish which was common in 1730 but which appears to have been under the control of Regilbury Manor (as evidenced in the ownership given in the 1841 Tithe Apportionment). The two holdings totalling 42 acres which were identified as being within Wrington parish, but whose location is not known, have not been mapped, nor has the Broadfield Down holding of 5.5 acres in Butcombe. It seems likely that the location of the majority of these three holdings is on the high ground of Broadfield Down adjacent to Kingsdown Common.

The total area mapped in Figure 4 is 1141 acres, equivalent to 92.8% of the 1730 survey of 1230 acres. The degree of confidence that can be placed in the accuracy of this map depends

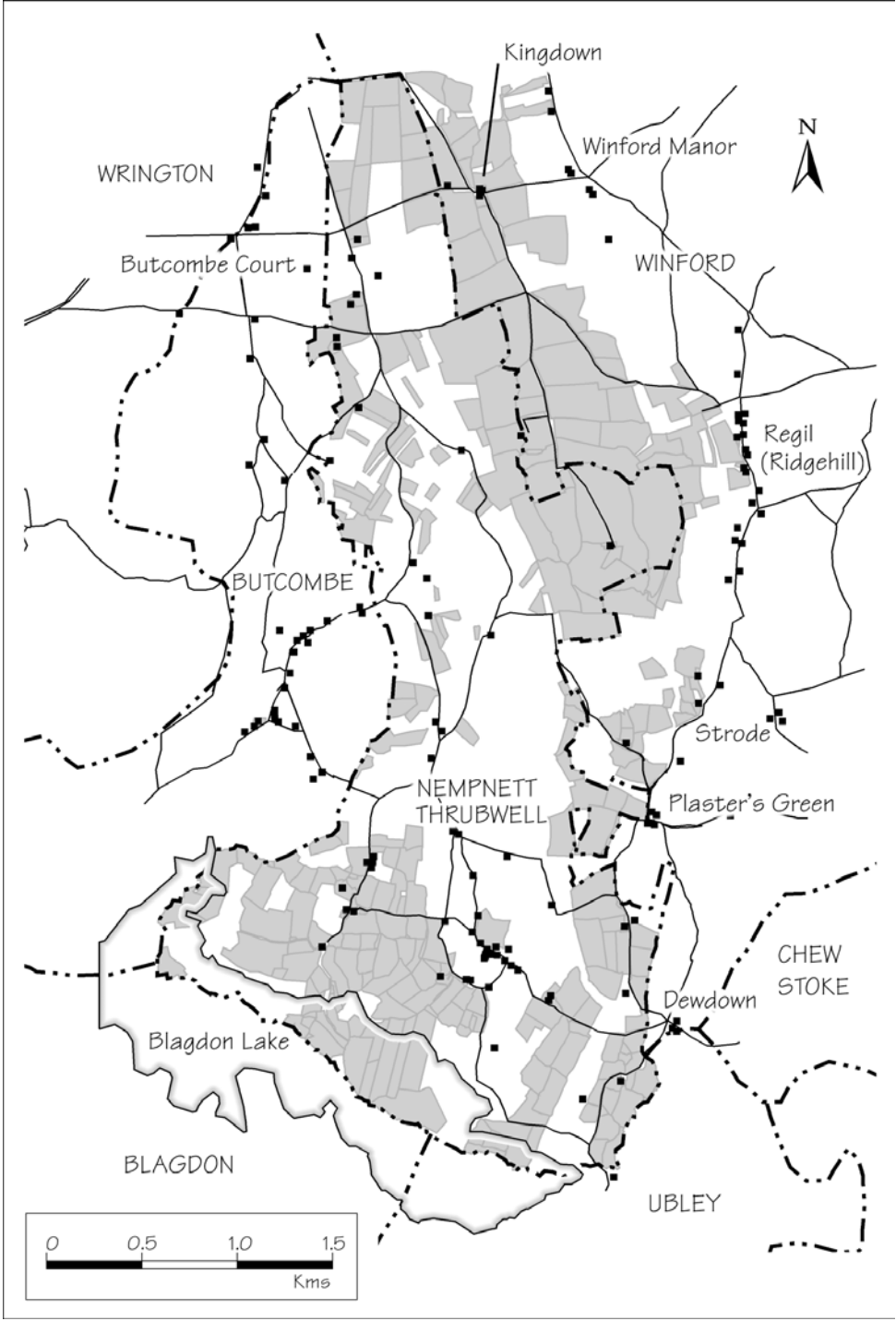


Fig. 4 The overall geography of Regilbury Manor in 1730 (in relation to current settlement)

Table 2 Estimated extent of Regilbury Manor lands by parish using 1841 and 1900 parish boundaries

1841 Boundaries			1900 Boundaries		
<i>Parish</i>	<i>Acres</i>	<i>%</i>	<i>Parish</i>	<i>Acres</i>	<i>%</i>
Nempnett Thrubwell	807	67.9	Nempnett Thrubwell	779	65.5
Blagdon (Regilbury Tithing)	334	28.1	Winford	362	30.5
Wrington	42	3.5	Wrington	42	3.5
Butcombe	6	0.5	Butcombe	6	0.5
Total	1189	100	Total	1189	100

upon an assessment of the holding-by-holding reconstruction discussed in the previous section. Generally it appears that holdings changed relatively little between 1730 and 1841, and the large number of deeds from the Manor together with the information in the Bristol Charities report means that most holdings appear to have been identified with a large degree of certainty. It seems very unlikely that the general pattern shown in Figure 4 is misleading.

Table 2 shows an analysis of the Manor of Regilbury's land in 1730 by parish, using the boundaries of 1841 and 1900, where a total of 1189 acres, 96.7% of the 1730 holdings, has been confidently allocated to parishes. Using the 1841 boundaries the majority of the Manor's land, 807 acres (67.9%) lay within the parish of Nempnett Thrubwell, with the major part of the remainder, 334 acres (28.1%), in Regilbury Tithing of Blagdon parish, and small amounts of land within Wrington (*c.* 42 acres or 3.5%) and Butcombe (*c.* 6 acres or 0.5%).

Using the 1900 boundaries as the basis for analysis, just over 779 acres (65.5%) of the Manor's land is within Nempnett Thrubwell, *c.* 362 acres (30.4%) lies within what is now Winford parish (all of this land was previously within Regilbury Tithing or Nempnett parish), and the same small amounts of land are in Wrington and Butcombe.

Three areas for further research are suggested by this work. First, to what degree is it possible to trace the geography of the land holdings of the Manor of Regilbury at dates earlier than 1730? Certainly there is some evidence that the Babers sold land during the period 1655–1714 but exactly where these lands were is not known. Second, what other Manors, if any, held land in Nempnett? Francis Neale in her work on Butcombe describes 'a confusing and occasionally conflicting series of genealogies and property transfers' involving manors owning land in Butcombe, Nempnett, and other nearby parishes (Neale 1970). Third, the parish of Nempnett Thrubwell and the adjacent areas owned by the Manor of Regilbury, now in Winford, are characterised by a dispersed pattern of settlement of isolated farms and small groups of cottages which is atypical for this area of North East Somerset. To what degree does this settlement pattern reflect the manorial ownership of the area over the period when villages were developing?

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