

# 2491 1834 valuation Manor House description

Carried out for trustees of Sir James Whalley Smythe Gardiner 24 May 1834<sup>1</sup>

## Manor Farm

A Farm in the occupation of Mr Richard Way situate in Wheatley, consisting of a handsome Manor House erected in 1603 of stone and tiled, containing an entrance, spacious hall and parlour, cellar, pantry, dairy, and back kitchen. A room over parlour and cellar very spacious and handsome, a large room over the hall with good floors. Room over dairy and over back kitchen with bad floors. Two attics very good. The roof over the long part over hall and offices very defective and will soon fall in.

Adjoining to house, a shed to wash under and for wood and coal, and also two stables, one for nag horse and the other a loose box without lofts, part tiled part thatched, the walls of stone. Stable for ten horses and loft over, stone walls and thatched roof, the loft floor requires renewing. Another stable adjoining for five horses now used as a feeding house for cows.

A cow house for twelve cows quite incapable of being repaired, entirely decayed in roof and otherwise. Five piggeries thatched

Barn, spacious and lofty, of two very large capacious bays and a boarded floor; the sill of stone and boarded above, tiled roof and well timbered, but from neglect the tiles are perished, and require being stripped and re-laid. A very good wagon house five bays, the walls of stone and thatched.

Howe Barn, two bays and a floor, with a cowhouse adjoining for seven cows; the whole requiring repair

To repair the house	130
Stable loft	15
Cowhouse for 12 cows	36
To re-tile barn	30
Howe Barn	<u>20</u>
	£231

## Wheatley estate

Tenant	Land	Area	Rent	Annual value	Net Yearly value
Richard Way	Farms	198-1-23	246-14-0	183-4-0	170-12-8
John Edmonds	Land	54-3-0	106-0-0	70-0-0	68-8-10
John/Elizabeth Haynes	Land+fishing	8-1-10	25-0-0	20-8-6	18-16-6
Joseph/Mary Sheldon	Land	7-1-11	20-0-0	12-16-1	12-4-7
John Duffield	Cottage				3-0-0-
Thomas Holden	Cottage				2-2-0
Richard Shepherd	Cottage				
In hand + part Cuddesdon	Woods	62-1-09			14-11-2
Total					289-15-9
Less 5% outgoings					(14-15-0)
TOTAL net					275-0-0
30 years purchase					£8250

## Other parts of Oxford estate, Cuddesdon and Denton

John Gale, Cuddesdon		359-3-16			426-16-10
Wm Chillingworth, Cuddesdon		262-3-03			268-19-8
Thos Chillingworth, Cuddesdon+ Denton		163-1-16			176-9-8
Total					862-8-0
Less 5% outgoings					(43-3-0)
TOTAL net					819-5-0
30 years purchase					£24577-10-0

<sup>1</sup> Warwicks Record Office, CR 2371 697/1-3

## Total estates

	Value	Income
Oxford Wheatley	8250-0-0	
Oxford and Cuddesdon	24577-10-0	
Total Oxford from original document	33,233-18-9	1107-15-11
Hampshire	34,477-10-4	1326-1-2
Money appointed to 3 children of Sir James WSG, income @ 5%	20,805-10-11	1040-8-6
Total security	88,517-0-0	3474-5-7
Deduct Lady Martha Gardiner rent charge		(1000-0-0)
Lady Gardiner pin money		(400-0-0)
Net income (to cover £40,000 @ 4% = £1600 p.a.)		2074-5-7

TACKLEY is excluded

Noted that

1. Sir James (II) is tenant for life of the entire Oxfordshire estate
2. The mortgagees are to appoint their own receiver of all the estate and have full power of sale
3. James (III) is now of age and will give mortgagees first charge subject to his father's life interest and will include in the security such part of the monies in the funds which yield £1040-8-6 p.a. to which he is entitled from his father's estate.
4. Mortgagees hold the title deeds

Detailed valuation 1834<sup>2</sup>

### Richard Way's Farm

Description	Use	Acreage
Homestead, late Juggins	Manor House	2-0-33
Breach	Pasture	13-2-22
The Brakes	Pasture	3-0-00
Little Green	Pasture	1-2-00
Wood close	Pasture	9-0-14
Howe Pasture	Pasture	16-2-28
Hollis Pasture	Pasture	9-0-06
Roads and Ladder	Pasture	4-0-00
Farm Close	Pasture	10-3-25
Wheatley bottom	Pasture	12-1-11
Farm Great Mead	Meadow	8-0-20
Windmill Field	Wheat	12-0-00
	Pasture	30-0-00
Wheatley or Comb field	Arable	45-2-39
Little Windmill Field	Vetches & barley	20-0-25
<b>TOTAL</b>		<b>198-1-23</b>

### John Edmond's Farm

Temple Close	Pasture	1-0-20
The Green	Pasture	15-2-00
Eats Ground	Pasture	13-3-03
Racks Field	Vetches	7-3-16

<sup>2</sup> Warwicks Record Office, CR 2371 697/4 and 5, both are the same

Little Racks	Wheat	4-0-22
West Field	Wheat & barley	12-0-13
Other		0-1-06
<b>TOTAL</b>		<b>54-3-00</b>

Elizabeth Haynes farm

Little Farm Mead	Meadow	1-2-26
Davis's Paddock	Pasture	1-0-00
Crown Close	Pasture	2-2-00
Haynes' Close or The Croft	Pasture	1-3-24
Small piece in Racks	Arable	0-1-00
The Little Eycote		1-0-00
<b>TOTAL</b>		<b>8-1-10</b>

Mary Sheldon's farm

Piked Close	Pasture	2-2-31
College Close		2-0-28
Fysh's Close		2-1-32
<b>TOTAL</b>		<b>7-1-11</b>

In hand

Comb Wood		58-2-01
The Kennel		0-0-12
Catsbrain Copse		1-3-06
Quarry in Racks		1-3-30
<b>TOTAL</b>		<b>62-1-09</b>

Total acreage 331-0-13 including 62-1-09 in hand