

Additional Documentary Evidence- Witcombe Farm, Parish of Great Witcombe

Gloucestershire Archives

D1866/P1	Topographical description of Manor of Witcombe 1704-1759
D1866/P2	Witcombe, the estate of Sir Wm Hicks Bart c.1800
GDR/T1/200	Tithe map & apportionment for Great Witcombe, 1837
D2440 3/9	Conveyance of land for reservoir, 1859
D2299/2/3/21	Witcombe Farm sales particulars 1878 (farm implements & crops only)
D2299/2/3/48	Witcombe Court Estate, sale particulars, 1878
D2428/2/82	Form 37, 1910 Finance Act
D2440/Box 15	Maps and plans- Witcombe Park Estate 1875, Water Works 1855
K687/2/1/38	Objection to draft map, by Major W W Hicks Beach, MP, Great Witcombe

National Archives

IR 30/13/220	Tithe map for Great Witcombe, 1837
IR 128/4/258	Finance Act 1910, final valuation plan (Glos 34.6)
IR 128/4/262	Finance Act 1910, final valuation plan (Glos 34.10)
IR 58/20914	Finance Act 1910 Field Book entry for Witcombe Farm

"The Topographical Description of the Manor of Witcombe" [Plans with table of references] 1704-1759 (D1866/P1) (copy at A)

Book of plans with a table of reference showing fieldnames, acreages, buildings in perspective, 1704, 1711 with later annotations. Similar plans with tables of reference of an estate in Shurdington and Crickley Farm in Badgeworth. No surveyor's name. Scale approx. 25 inches to 1 mile. Table of reference to a plan of an estate in Offenham (Worcs.) with note of removal of plan, surveyed by James Sartain of Holts (Wilts.), 1759, in 1864.

Size: 14½ inches x 20 inches [Ink and grey wash on paper]

Plan shows a through route passing "Witcombe Farm Homestead" [named by later pencil annotation] on its eastern side and then continuing south. The way branches in two to the north of Witcombe Farm, and the eastern branch is shown joining another way to the south-east. Field names and acreages are given. Both routes are shown by two solid lines; they are not named or given an acreage.

The route gives access to a field north of Witcombe Farm that is not part of the Witcombe estate and also to a field to the south-east of Witcombe Farm that is also not part of the Manor of Witcombe: this field is annotated "Capel" in pencil. At the northern end of the route, three buildings [houses?] are shown on the western side of the road; these are outside of the Manor of Witcombe.

There is a pencil annotation in a later hand on the road itself, which is not immediately legible.

Note that south is at the top of the page.

"Witcombe the Estate of Sir Wm. Hicks Bart." c.1800 (D1866/P2) (B)

Plan shows land south of Gloucester-Cirencester road, gives field names, acreages and shows some buildings in block plan. No surveyor's name

Scale approx. 21 inches to 1 mile

Poor condition, with cloth backing showing through.

Route shown by two full lines leading to Witcombe Farm where it terminates. Field boundaries shown by shading; shading around Hencroft (to east of route) appears to include part of claimed route. Field to the west of Hencroft is not part of the Witcombe estate- route gives access to this field.

Great Witcombe tithe map and apportionment 1837 (GDR/T1/200)

Apportionment: Titheable lands (594 acres) Richard Hall of Cirencester and Thomas Baldwin of Cherington, valuers

Map: n.d. of whole parish

Surveyor: Richard Hall of Cirencester; Scale: 20 inches to 1 mile; Size: 89 x 70 cm (35 x 27½ inches)

Modern copy, drawn by Geoff Watkin, with plot numbers and field names transcribed from apportionment; not coloured

Original map was unavailable due to its poor condition.

First part of road shown in present position but then shown passing to eastern side of Witcombe Farm where it terminates.

The road gives access to the following fields: 6, 9, 11, 15, 54, 57, 58, in addition to the farm itself (plot 14) and to two cottages and gardens

From apportionment (modern transcript TRS 224/200):

Landowner	Occupier	Number	Name	Cultivation	Area (a-r-p)
Capel, The Rev Christopher	Isaac Tombs	6	Road Ground	P	5-3-32
		11	Millhams	P	0-3-16
Hicks Lady Rachael Anne	William Bubb	14	Homestead		0-2-16
		15	Home Mead	P	12-0-03
		54	Home Orchard	P	2-1-24
		57	Garden		0-1-04
		58	Hencroft Orchard	P	7-0-30
Hicks Lady Rachael Anne	Samuel Winfield	59	CG		0-0-12

Thus road gave access to land in more than one ownership. Road shown outside of property boundaries by two full lines, and is not given a plot number.

Witcombe Tithe Map 1837 (IR 30/13/220) (C)

Tithe Commissioners' copy

Coloured map: pasture coloured green, arable fields brown, dwelling houses in pink, watercourses in blue. Roads are coloured sienna.

First part of road shown in present position but then shown passing to eastern side of Witcombe Farm where it terminates.

Gives access to the following fields: 6, 9, 11, 13, 15, 54, 57, 58, in addition to the farm itself (plot 14) and to two cottages and gardens at the northern end

The whole of the route is shown coloured sienna, defined by two solid lines and is without a plot number indicating that it was considered to be untithable.

Tithe agreement and apportionment 1836-c.1870 (IR 18/2924)

Searched, not relevant

Conveyance of land for reservoir, 20 January 1859 (D2440 3/9) (Di, Dii)

Conveyance Lady Cromie to the Gloucester Board of Health, including plan

On the plan, the route in question shown by a double pecked line and marked "road" and annotated with red letters: Z, A, Y, X. A pictorial symbol representing gates shown across the way at points X and Y. A road is also shown south of Witcombe Farm, marked "Right of Way for Lady Cromie", and annotated with red letters N and W and O and P.

In the conveyance:

Right of road or way to Local Board... with vehicles or animals within dotted lines marked A....namely from Y to Z to be formed or put and kept in repair by the Local Board... during the construction of the said reservoirs

And also towards the repair of the private Road leading from the Village Street to Witcombe Farm commencing at the point marked X on the said plan... and terminating at the point marked Y instead of one fourth of the expense of the repair of such last mentioned road....

Board also grant to Dame Anne Rachel Cromie a perpetual right of way of the width of sixteen feet for horses cattle and carriages.... and across certain lands purchased by the Local Board of Christopher Capel Esq.... distinguished by letters N to W and O to P....

Witcombe Court Estate, sale particulars 1878 (D2299/2/3/48)

Sale particulars for Witcombe Court, 324 acres 0 roods 28 perches. Sold in 25 lots, including land in Brockworth and Churchdown parishes.

The schedule refers throughout to a plan which is not extant. Close examination of the lot details indicates that the sale does not appear to include Witcombe Farm

Inland Revenue, maps compiled under the Finance Act 1910

Valuation Plans (IR 128/4) (E)

National Archives IR 128/4/258 (Glos 34.6)

National Archives IR 128/4/262 (Glos 34.10)

Based on Ordnance Survey 25" to 1 mile c.1902 edition, marked up by the Inland Revenue c.1915, and reference books or files.

No draft valuation plan at Gloucester- final valuation plan consulted at National Archives, Kew

Most northerly section shown outside of hereditament boundaries, and giving access to plots forming parts of hereditaments 444, 449, 465 and 467.

Remainder of claimed route forms part of hereditament 449 (Witcombe Farm)

Form 37, 1910 Finance Act (D2428/2/82) (F)

Original Gross Value £5450. There is a £50 deduction for Public Rights of Way or User for hereditament 449 (Witcombe Farm).

Field Book (IR 58/20914)

Badgeworth (Up Hatherley and Great Witcombe)

Assessment numbers 301-500

Hereditament 449 Witcombe Farm, house, building and land, 117 acres

Deduction of £50 for Public Rights of Way or User

Under "Fixed Charges, Easements, Common Rights and Restrictions": "Cart road and footpath"

Objections to Draft Definitive Map

Cheltenham Rural District, Parish of Great Witcombe (K687/2/1/38)

Objection no.51 by Major W W Hicks Beach M.P. (to Draft Map)

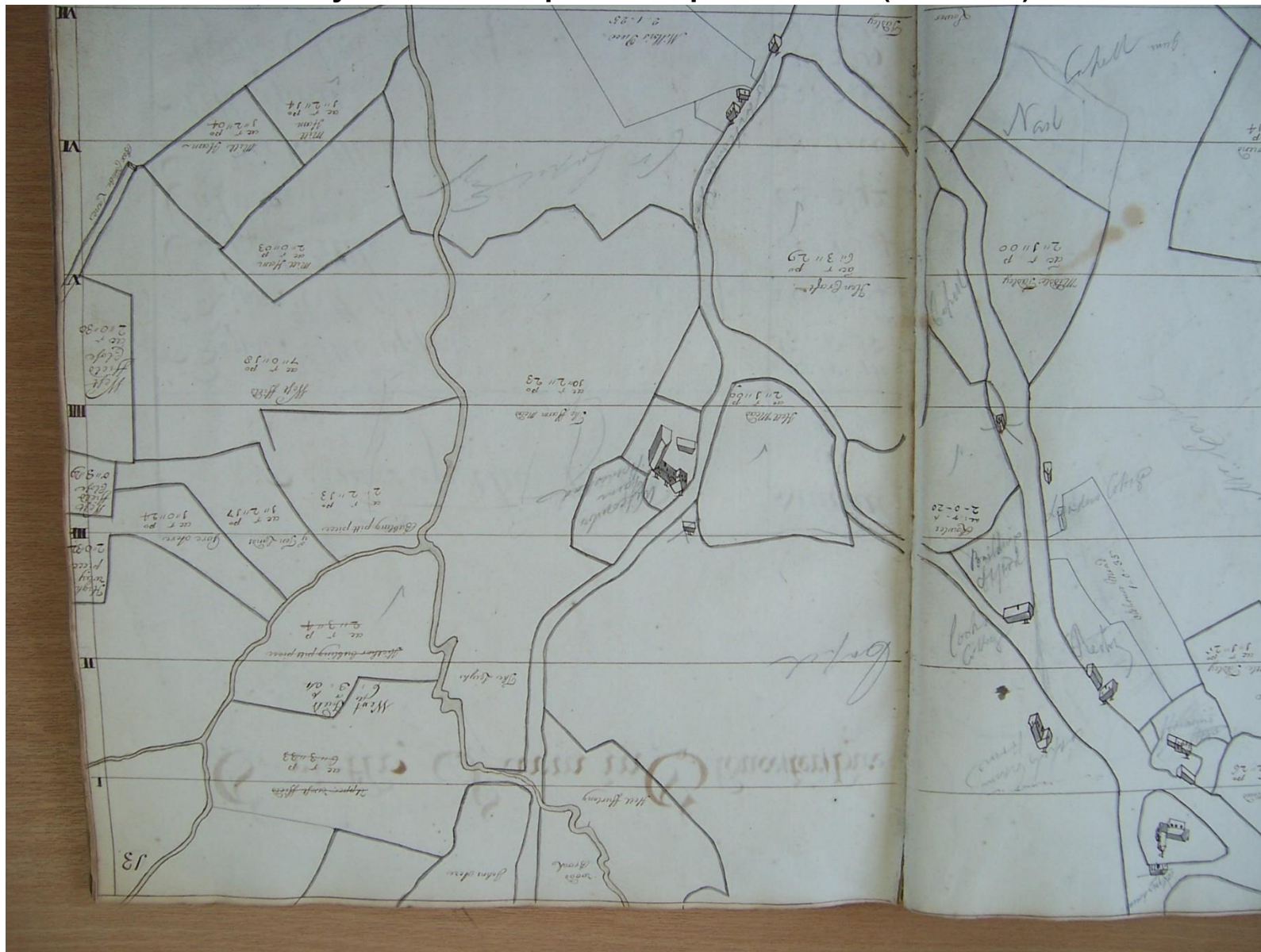
Hicks Beach objected to paths 3, 8, 12, 16 and 20 and one of the paths submitted by the Ramblers' Association. He did however accept 14 other paths (letter to County Surveyor of 6 July 1955)

Letter of 4 August 1955 from County Solicitor to Major W W Hicks Beach, MP, Chairman to the Great Witcombe Parish Meeting, states: "The original map was subsequently checked through with Mr A G Organ, now deceased, who, it is believed acted on behalf of the Parish Meeting when you were away. From this meeting a number of further paths were agreed to be public rights of way, and were duly shown on the Draft Map..."

The original submission was put together by a parish meeting of which Hicks-Beach was the chairman. He then objected to the paths that were put on the Draft Map by his Parish Meeting in his absence.

Andrew Houldey

Last updated 25th October 2024



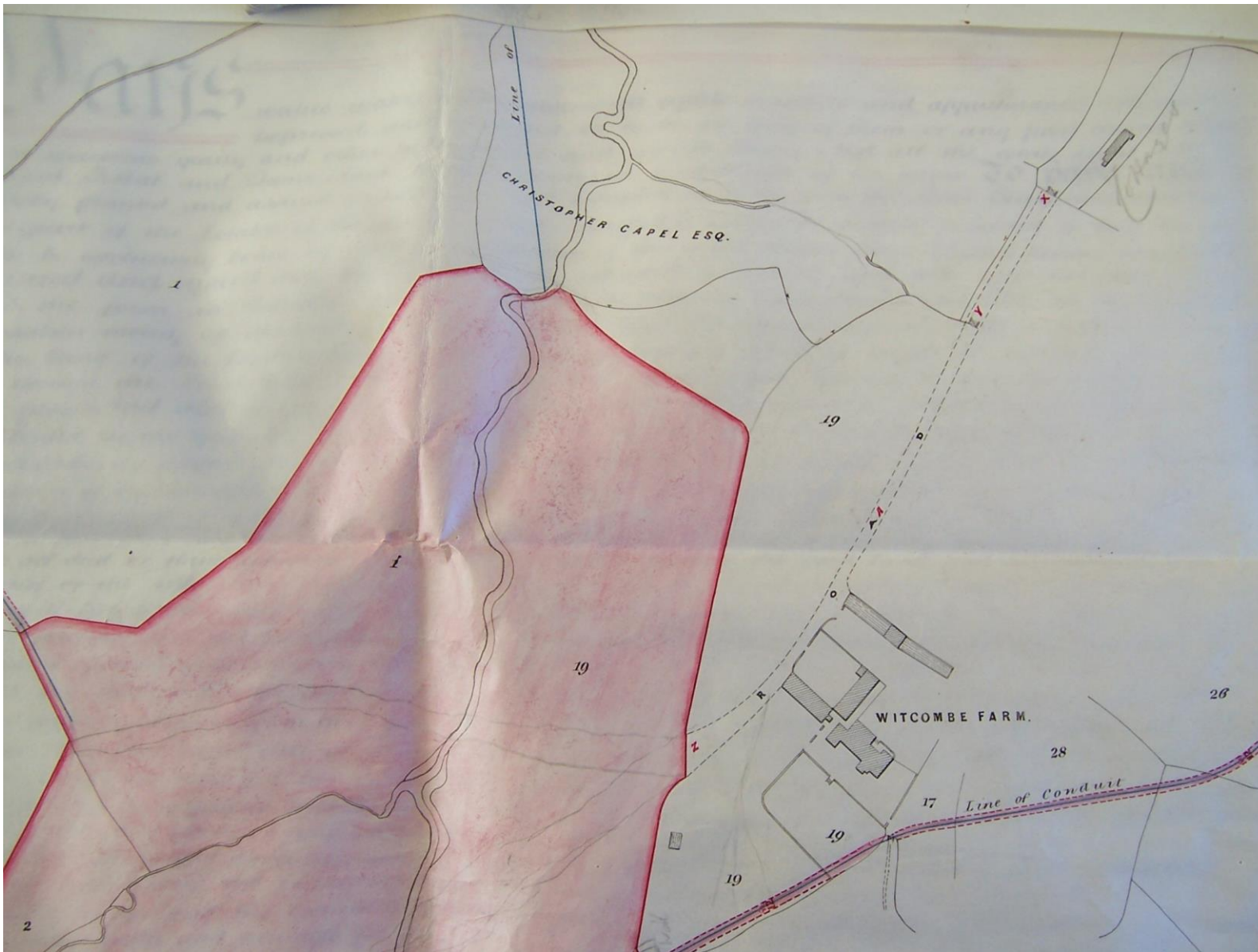
A. Manor of Witcombe 1704 Gloucestershire Archives (GA) D1866 P1; inverted so that north is at top of page, Witcombe Farm in centre



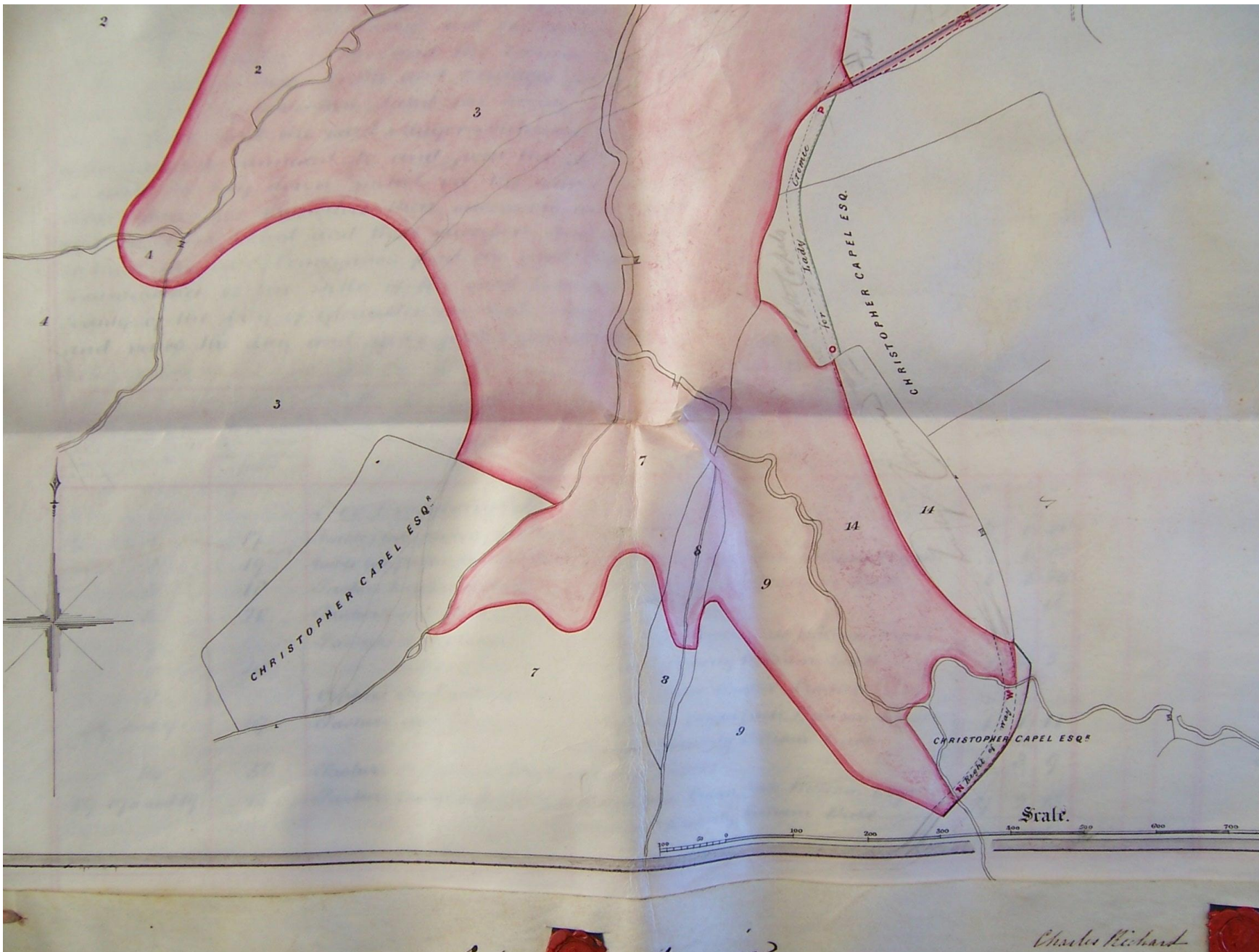
B. Witcombe Estate Map c.1800 D1866 P2. Witcombe Fam centre of picture, towards foot of page; north at top



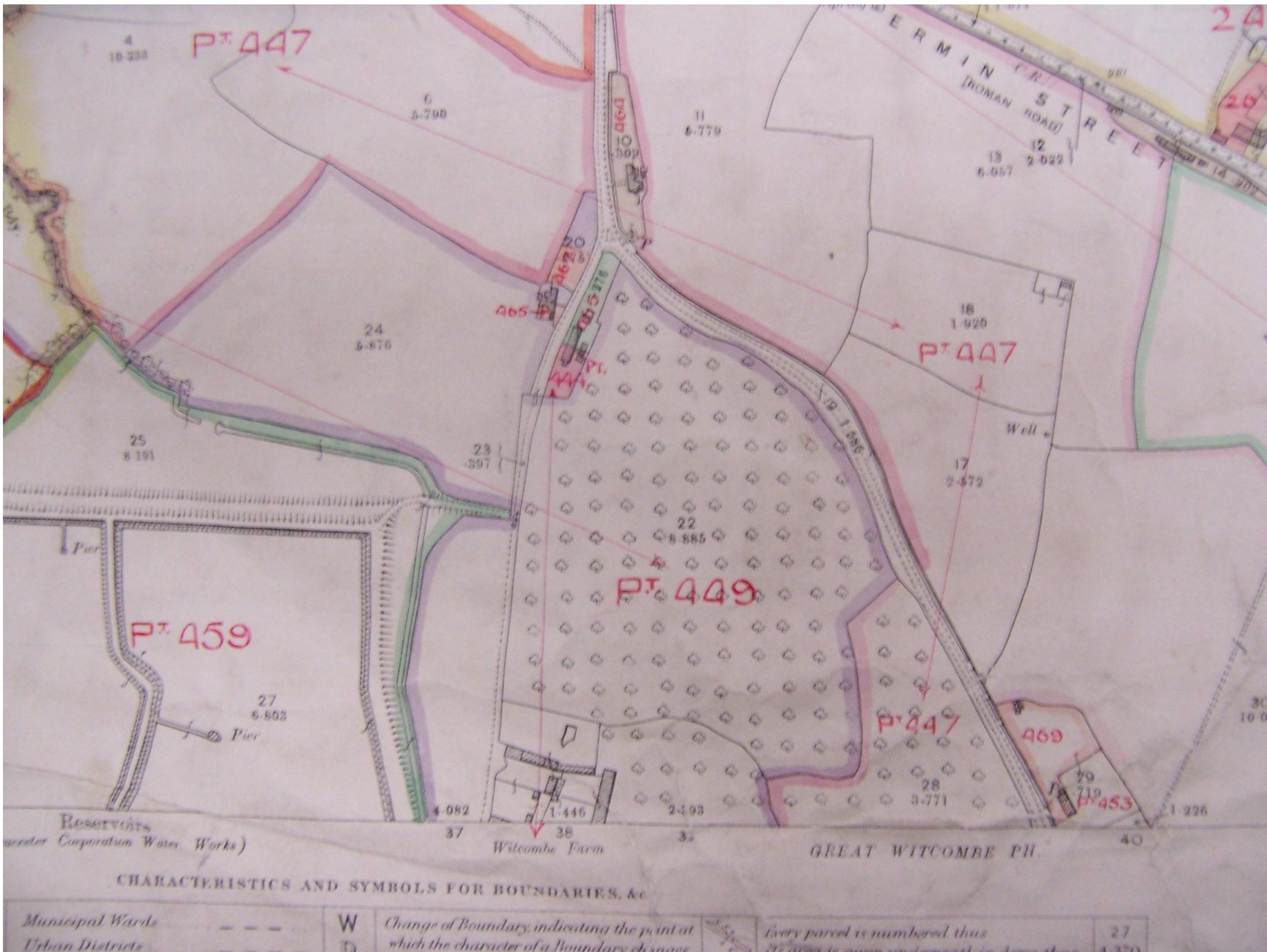
C. Witcombe Tithe Map, 1837 (NA IR 30/13/220) Witcombe Farm is in the centre of the picture; north at top of page



D(i) Plan accompanying conveyance of land for reservoir, 1859 (GA D2440 3/9) Northern section, including Witcombe Farm. Road or track shown to the west of the farm.



D(ii) Plan accompanying conveyance of land for reservoir, 1859 (GA D2440 3/9) Southern section



E 1910 Finance Act Final Valuation Plan National Archives IR 128/4/258 (Glos 34.6)



THE COMMISSIONERS OF INLAND REVENUE.

FINANCE (1909-10) ACT, 1910. DUTIES ON LAND VALUES.

The name of the parish and number of the section should be stated in all communications.

PROVISIONAL VALUATION.

Description of Property New Collier, Building Land, Wilton's Lane, Great Wilton

Situation County Gloucester Parish BADDEWORTH hereditament 449. No. of hereditament 449.

Name of Occupier Mr W. Page

Extent Acres 1 1/4 Rods — Perches 17 Yards —

The Commissioners of Inland Revenue have caused to be made the following Provisional Valuation of the land described above:—

ORIGINAL GROSS VALUE.....£ 5450

Deductions from Gross Value

(a) To arrive at Full Site Value	Fixed Charges				(b) To arrive at Total Value
£	Fee Farm Rent, Rent Sock, Quit Rent, or Rent of House	Other perpetual Rent or Annuity	Tithe or Tithable Rent Charge	Public Rights of Way or User	£
1850					50
				Right of Common	
				Easements	
				Restrictions under Covenant or Agreement	
				Total Deductions	50
ORIGINAL FULL SITE VALUE, £ 3600	ORIGINAL TOTAL VALUE.....£				5400

Deductions from Total Value to arrive at Assessable Site Value

Deductions from Gross Value to arrive at Full Site Value (see also c)	1850	Enfranchisement of Copyholds	£
Works executed		Release of Restrictive Covenants	
Capital Expenditure		Goodwill or personal elements	
Appropriation of Land for streets, roads, open spaces, &c.		Cost of clearing Site	
Redemption of Land Tax or Fixed Charge		Total Deductions	1850

ORIGINAL ASSESSABLE SITE VALUE£ 3550

Value of Agricultural Land for Agricultural purposes where different from Assessable Site Value.....£ 3350

Given under my hand this 30th day of Dec 1910. Valuer appointed by the Commissioners of Inland Revenue.

Form 37—Land. Gloucester District. 1910/10 569a 6/13-44 0 & B 3741 4443

A copy of the foregoing Provisional Valuation was served on the undermentioned persons on the dates and in the manner specified below:—

Owner	Name and Address	When copy served	How copy served	Initials of the person serving the Notice
Persons entitled to leasehold reversion exceeding 21 years	W. J. White, Pagan Bay, Miconale Road, Othacotin	30 DEC 1913	WP	
Where a lessee is owner	Person entitled to fee simple reversion			
Persons interested in the land, who have applied for copy				

37—Land

V. 41799. v. EDC. W. J. White Road. 7/9/23 £ 4750
A-560