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Report and Valuation of the Kings Weston Estate situate in the Parishes of Henbury and Westbury on Trim in the County of Gloucester and belonging to the Coheirs of the late Right Honorable Lord De Clifford

This Estate consists of an elegant Mansion and Offices. Pleasure Ground, Gardens and Plantations of considerable extent surrounded by Parks clothed with magnificent Timber and in the centre of a tract of exceedingly rich land containing in the whole Two thousand five hundred Acres situate and adjoining to and near the confluence of the Rivers Severn and Avon which form the boundary of the Estate on two sides.

The Mansion is a noble Structure of Freestone - erected from a design of Sir John Vanburgh and the Roof covered with Lead, it is well proportioned and judiciously placed in the centre of the Estate.

The Park is justly celebrated for its beautiful and Picturesque Scenery and is ornamented by Stately Timber, the arrangement of which and of the Pleasure Grounds and Plantations and the various Entrance Lodges

exhibit a display of taste seldom seen and adds to the natural beauty of the Country which is well known to be equalled by few situations in the Kingdom.

The Estate includes the beautiful Hills of Kings Weston and Pen Pole which present so attractive a feature to the Visitors of Clifton and Bath and form a Terrace Drive of two miles commanding Views of great variety and unrivalled Beauty over a Picturesque and highly cultivated Country while the celebrated Evergreen Plantation formed of choice and valuable Plants unequalled in extent and growth adds a richness to the Scene and the ornamental Tower of Pen Pole with the beautiful Villages of Henbury and Shirehampton on either side and the grand Scenery of the Estuary of the Severn with the Mountains of Wales in the back ground and the peculiar Scenery of the Avon flowing between its precipitous Wooded Banks and enlivened by Vessels passing continually to and from the Port of Bristol give a finish to the whole that constitutes this one of the most desirable and interesting Residences in the Kingdom while the highly respectable Neighbourhood and the adjacent Watcuring Place of Clifton affords every opportunity of Society equal to the Vicinity of the Metropolis

The surrounding Domain is a tract of unusually valuable Land a great proportion of which is a Rich alluvial Soil calculated either for Grazing or Dairy purposes and is arranged into well proportioned Farms divided by well timbered Hedges - Roads into suitable Inclosures with productive Orchards to each Farm occupied by an old and respectable Tenantry and is rendered the more valuable from the particularly low Parish rates - paid thereout.

The Poor Rates do not amount to one twelfth part of the Rental the Highway Rates very trifling and no Church Rates are paid.

The three manors of Kings Weston Lawrence Weston and Shirehampton with their Privileges are attached to the Estate

The Corn and Hay Tithes of nearly the whole property belong thereto and the Tithes also extend over upwards of Two thousand acres of Land belonging to different Proprietors equally rich in quality with the Domain

The City of Bristol being within four miles secures a ready sale for all the produce raised upon the Estate and the Capital Roads render the carriage thereof particularly easy.

As there is considerable difference in the situation and character of different parts of the Estate, we think it right to lay before the Proprietors our Estimate of the Value of the different Classes of Land and Property of which the Estate consists.

Valuation

	Quantity	Estimated Annual Value
<i>The Mansion House, Parks &c.</i>		
Kings Weston House Parks Plantations and Closings	In Hand	447 0 6
Part of the Park	G. W. Hall	16 1 12
<i>Including</i>		
The Manors of Kings Weston, Lawrence Weston & Shirehampton with their respective rights & privileges including		193 1 25 1250 0 0
The following Chief or Rent rents,		
Mary Seager House at Shirehampton	0.0.6	
Richard Ash - Part of Syndes Park	0.5.0	
Geo: Davbery - Cote house	0.1.0	
Wm Tripp - Cote house	0.1.0	
E. B. Tripp - Burfield house	0.1.0	
Geo Lush - Land at Cote	0.1.0	
Coffees of Henbury Church land	0.1.0	
Church		
Abn Fisher - Fox Gallards	0.0.6	
Moses Kilminster - George Inn Shirehampton	0.2.0	
Farm on the South East side of Kings Weston Hill consisting of fertile usable land with a proportion of Meadow & Pasture		
Sea Mill Farm	G. W. Hall	208 3 29 542 6 0
Clock Mill Farm	Geo W. Lidon	
Dowdons fields	H. Clark	
<i>In the Village Kings Weston</i>		
The Inn & Land	In Ford	
Cottages at Kings Weston	Sunday	22 1 34 105 5 6
Village	smallly Tenants	
<i>3.</i>	Carried forward	804 3 8 1947 11 6

Brought forward

a R P L s d
804 3 8 1947 11 6

Farms below Kings Weston on the North West side thereof consisting chiefly of Rich Alluvial Grav^s Land extending to the Severn

Campbell's Farm & Moor
Farm in Kings Weston Tithing
Do.
Do.
In Kings Weston & Lawrence Weston

Geo Winter
Tho. Smetham
Jas Davies
John Army
In "Cobour

803 2 16 1350 1 0

At Lawrence Weston

Land
Houses & Gardens in the Village of Lawrence Weston

Wm Bigg
Sundry small tenants

12 3 6 98 6 6

Farms below Lawrence Weston extending to the Severn and consisting principally of rich Alluvial Grav^s Land

Part of Rockingham Farm --
Land
Part of Gladam Farm
Katherine Farm
Part of Lawrence Weston Farm

Tho Jones Jun
Ina Hall
Jos Hall
Tho Jones
Enoch Williams

426 2 30 772 2 0

In and near the Village of Shirehampton

House and Land
Do
Do
Do
Land
House and Land
Do
Cottage

Mark Winter
Grace Winter
Walter Son
Jas Davis
S. Wellington Jun
Jas Lovell
Edw Painter
Rob Duncan

99 3 6 375 0 6

Below Shirehampton Village extending to the Severn & consisting principally of rich Alluvial Grav^s Land

Land
Do
Do
House and Land
King Road Farm

John Reed
Wm Bird
In Taylor
Geo Thomson
Ann Horst

326 0 36 613 16

Brought forward
14.

2475 3 22 5356 17 6

Amount of Payments out of the Estate

	<u>L</u> <u>s</u> <u>d</u>	
Land Tax for the Tithing of Kings Weston including the Leaschold Tithes	124. 0 .0	
Deduct part apportioned to Lord } 1. De Clifford's purchased Estate } 123. 0 .0		
In Lawrence Weston Tithing	09. 15. 5	
Deduct part apportioned to Lord } 29. 2 .0 De Clifford's purchased Estate } 60. 13. 5		
In Shirehampton Tithing	28. 13. 8	
In Redwick & Northwick Tithing	5. 16. 9	
In Stowick Tithing Great Tithes	5. 11. 0	
Land	1. 19. 0	
	7. 10. 0	
In Henbury Tithing including Tithes	2. 14. .	
Deduct part apportioned to Lord } 0. 14. De Clifford's purchased Estate } 2. 0 .0		
In Stoke Bishop Tithing	15. 13. 6	
Deduct Smead Park & Sea Mill included in the undermentioned } 7. 17. . Sum	7. 16. 6	
Taxes formerly allowed out of the Rent of £ 81 for Smead Park & Sea Mill Dook before the Leaschold Interest was purchased by Lord De Clifford see the Lease	14. 0 .0	
Rent paid to the Bishop of Bristol for the Leaschold Tithes & Land at Kings Weston	6. 4 .0	
Grace Jones' gift to the Poor of Henbury for Bread payable out of Land called Wetherby's John Ogbourne Tenant	1. " "	
Another payment for the Poor of Henbury for Bread	1. " "	
Query White's gift		
	The six one	
16	Carried forward	257 14 4

	Brought forward -	£	s	d
		257	14	4
2 5 1 d	Corporation of Bristol a Fee Farm Rent out of Land in Lawrence Weston - - - - -	1.6.0		
	Lefs Land Tax - - - - -	0.4.0	1	2 0
3 0 0	Parish of St Thomas Bristol Chief Rent Lands at Cold Harbour - - - - -	2.0.0		
	Lefs Land Tax - - - - -	0.0.0	1	12 0
30 13 5	Parish of Cam for Land in Henbury	1.0.0		
	Lefs Land Tax - - - - -	0.4.0	"	16 "
28 13 8	Rector of Horfield out of Land at } Shirehampton	1.0.0		
5 16 9	Lefs Land Tax - - - - -	0.4.0	"	16 "
7 10 0	To the Lord of Horfield for Shirehampton Manor	0.1.0		
2 0 0	To The Vicar of Henbury for a Sermon on Trinity Sunday	1.0.0		
7 16 6	To the Lord of Henbury Hundred Freehold Rent	1.8.1		
4 0 0	Gross Annual Value of the Estate	5,840	14	6
3 4 0	Lefs Outgoings	265	19	
	Net Annual Value of the Estate £	5,575	12	9

The Estimate of Value at top of page 9
should follow here - it being so in the
original Report. D.W.

The Estate is liable to the Repairs ^{part of} ~~the~~ Sea Bank -
 adjoining the River ~~joining the Estate near the~~ Severn and of
 three Gluces for excluding the Tide. These Repairs are not extensive
 and it is believed have not averaged Twenty pounds per Annum for
 many years past.

The lands in the level are liable to an Annual Level
 Rate under the direction of the Commissioners of Severs averaging
 about six pence per Acre Annually.

Vicarial Tithes are paid for the Land in the parish
 of Henbury to the Vicar the present Composition being one -
 shilling in the Pound on the Rental which includes supposed
 Alleged Moduses for Cows and ancient Orchards but no specific
 Payments of those Moduses appear to have been made by the
 Tenants of Lord De Clifford.

The Lands in the parish of Westbury on Trym are with
 the exception of a Close of Five Acres which is Tithe Free -
 Titheable to the Improprietors of that Parish.

The Estate is subject to the $\frac{3}{4}$ or $\frac{1}{8}$ of the Repairs
 of the Channel of Henbury Church.

The Poor Rates in the parish of Henbury have been
 generally about One Shilling and six pence in the Pound
 on this ~~above~~ Valuation and in Westbury they are somewhat
 higher.

The Farm Houses are generally in pretty good ^{repair} but in
 many instances the Outbuildings require considerable
 repairs.

Our Estimate of the Value of this Estate taking all the various circumstances into consideration amounts to the sum of	£ s d
	13,599 3 4
To which add the value of the Timber & Plantations on the Park and Lands in hand	10,044 19 3
and on that part of the Park let to George Webb Hall	
Value of the Timber on the remainder of the Estate	6,005 11 7
	<u>16,050 10 10</u>
Total Value of the Estate	£ 17,204 3 14 10

With Reference to the most advantageous mode of disposing of this important property, we beg to observe that although there are particular parts of the Estate which may be advantageously disposed of in Lots yet we do not think it probable that the whole of so large a Property would find Purchasers in this way and that after a part has been sold the remainder might lie on hand for a considerable time and become deteriorated thereby-

We therefore recommend that the entire Estate be brought into the market in one Lot without division or diminution.

The purchased Estate of the late Lord De Clifford consisting of about Four hundred and eighty Acres adjoins to this Estate and forms together a complete and compact property - There are also some small portions of the purchased Estate intermixed with and essentially necessary to the entailed Estate.

J.

There are likewise three Farm Houses belonging to the purchased Estate from which parts of this Estate are ~~occupied~~
and cannot so conveniently be occupied from any other.

The Tithes of the purchased Estate belong to this Property and the Leaschold Interest of the Smead Park and Sea Mill Dock Estate belongs to the purchased Estate and the reversion to this Estate.

Taking all these circumstances into account and also that the value of this Estate would be increased by the extension of the Domain we are of opinion that the two Properties should be consolidated in offering them for Sale and that to any Proprietor of the great Estate the purchased Estate will be worth the amount at which we have estimated it though our Valuation necessarily includes all the local ~~particulars~~ and other advantages of that property -

[signed]

H. Cramber

G. Sturge -

London 23rd May 1833.