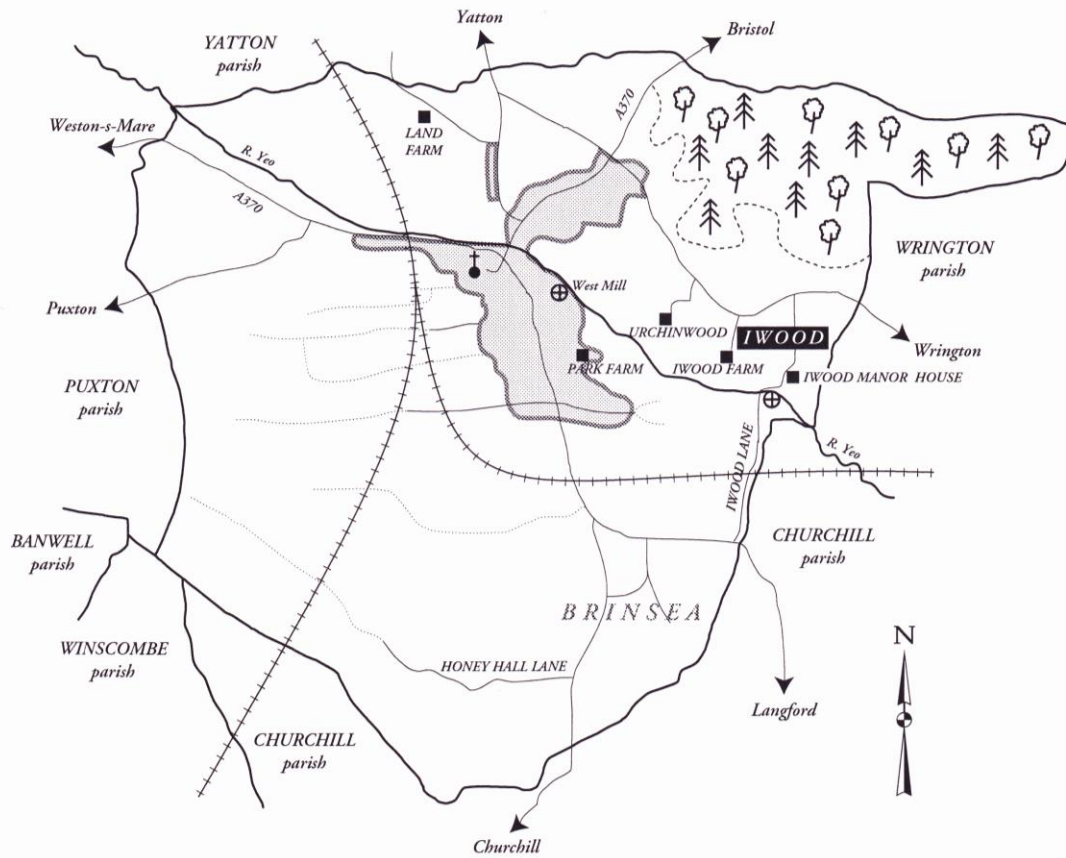
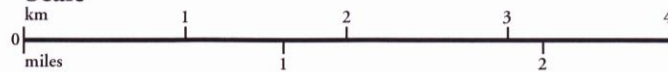


Map 1

CONGRESBURY PARISH 1996



Scale

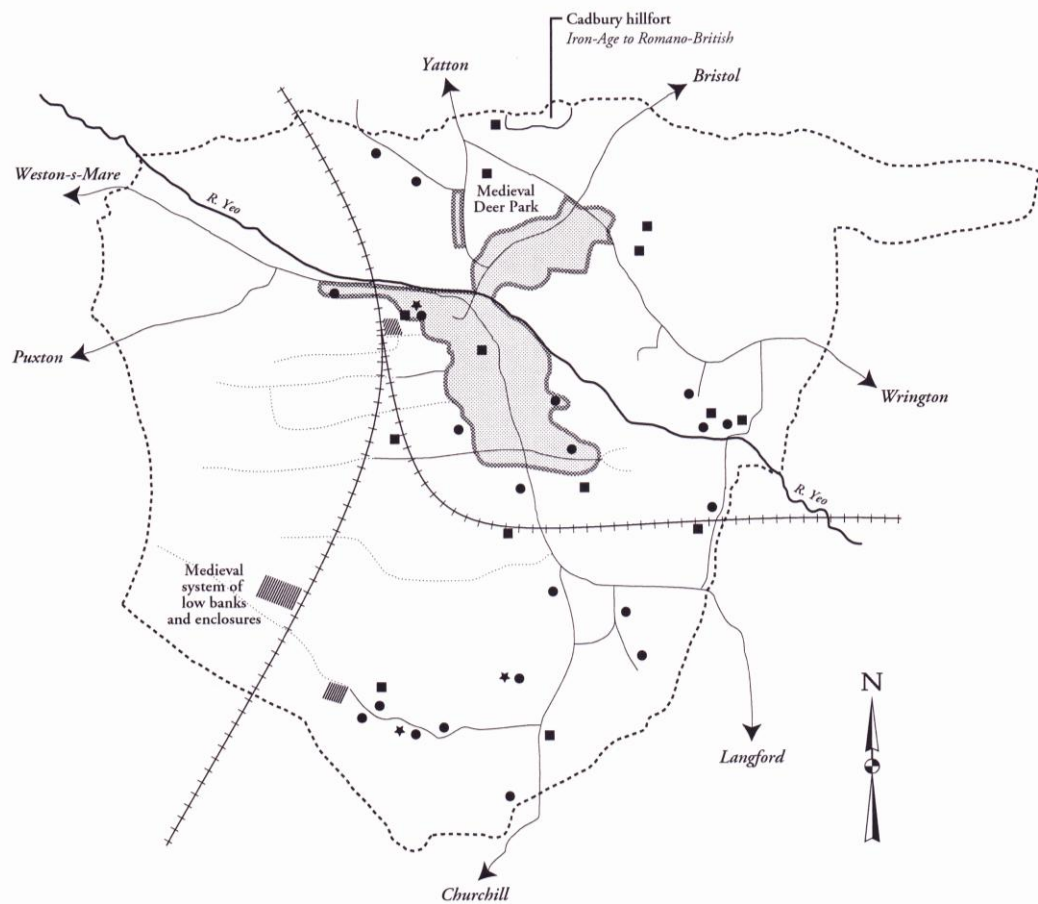


KEY

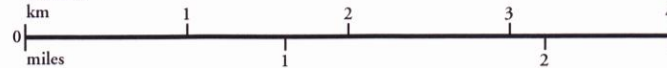
- | | | | |
|---|---------------------|-----------|-------------------|
| ✚ | Congresbury Church | ----- | Woodland Boundary |
| ⊕ | Mill | + + + + + | Disused Railway |
| | Congresbury Village | | Drove |

Map 2

CONGRESBURY PARISH: to show the distribution of the major Romano-British, pre-conquest and medieval finds recorded in the Avon Sites and Monuments Record 1994.



Scale

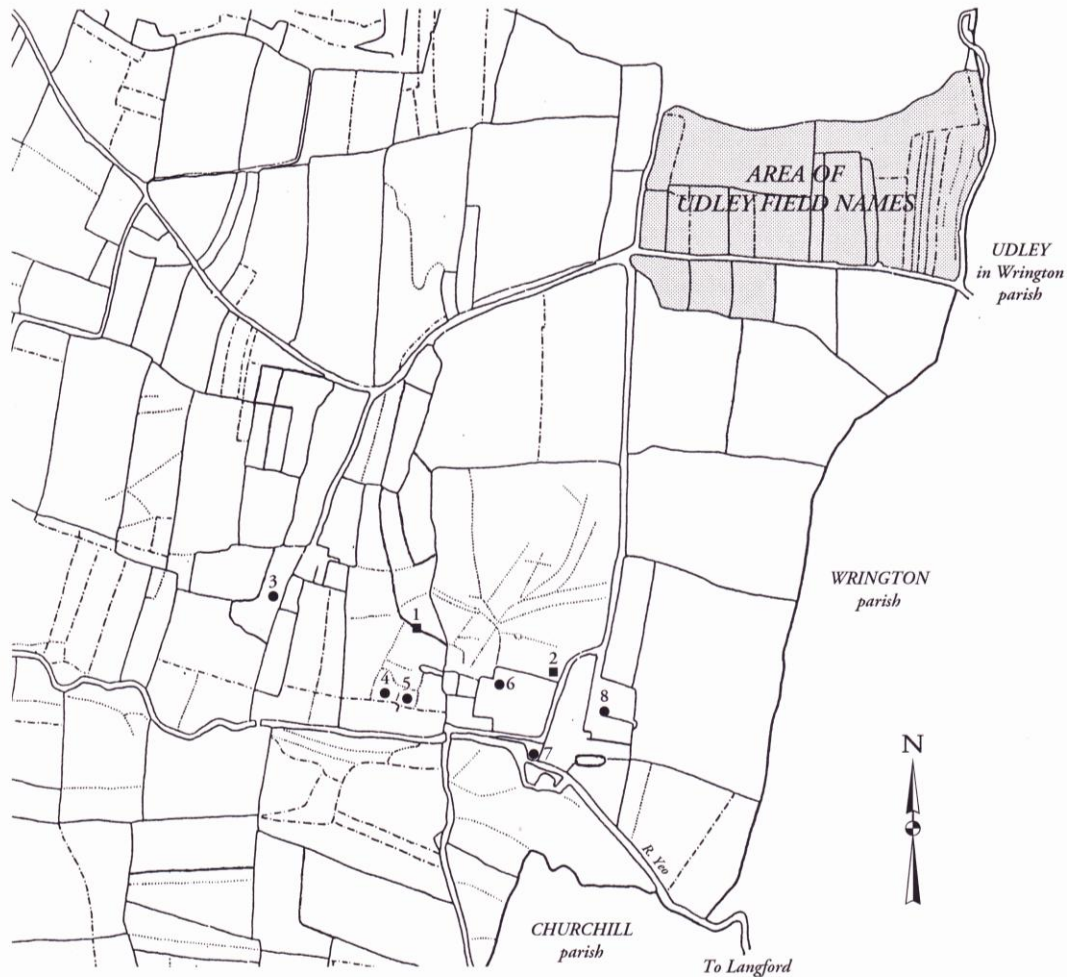


KEY

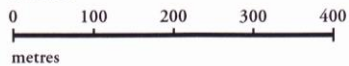
- | | | | |
|---|----------------|---|---------------------------|
| ■ | Romano-British | ▨ | Areas of ridge and furrow |
| ★ | Pre-Conquest | | |
| ● | Medieval | | |

Map 3

IWOOD AREA: to show possible Romano-British and medieval occupation sites.



Scale

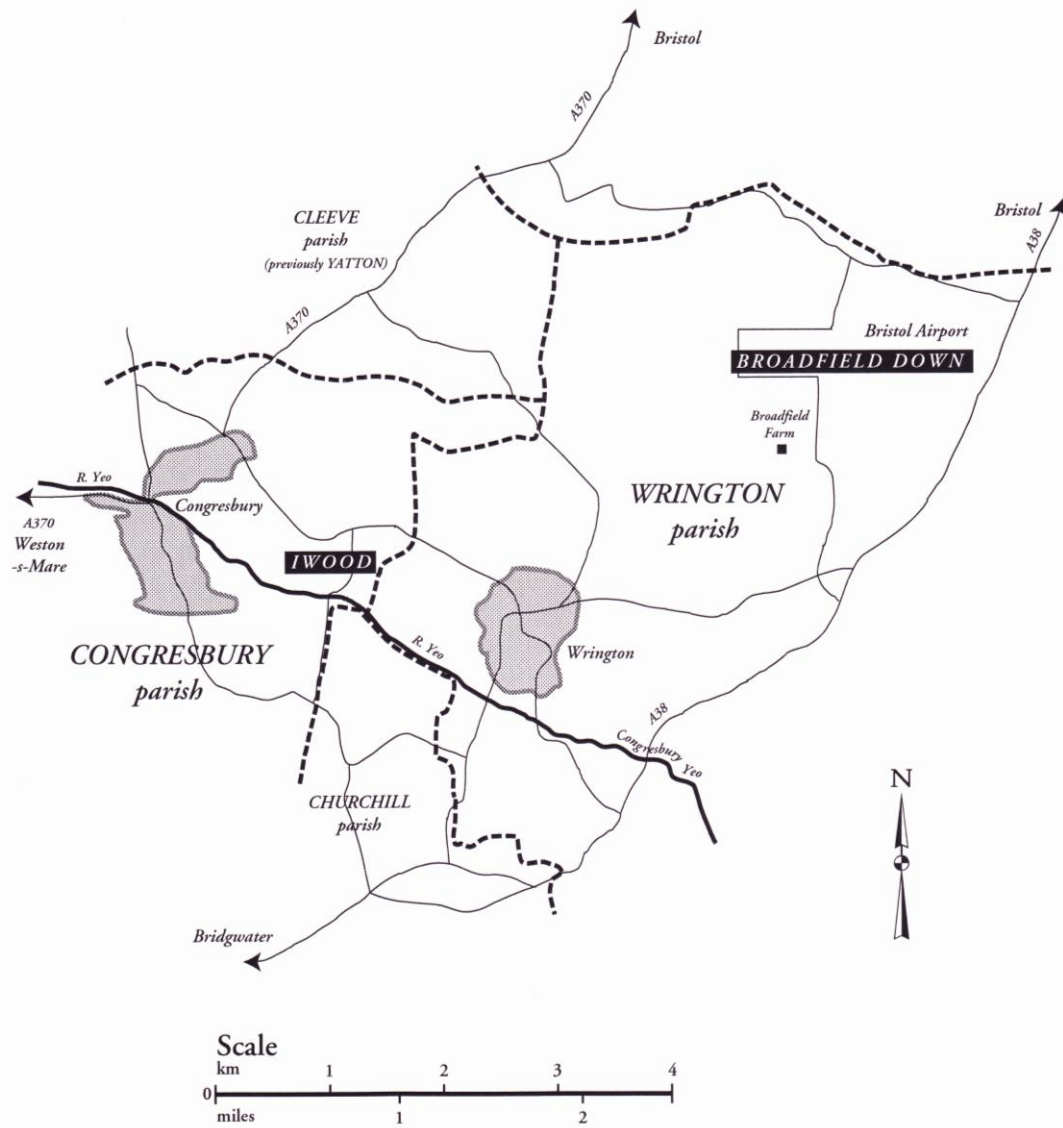


KEY


- | | | |
|-------|--------------------------------------|---|
| ■ 1 | Romano-British pottery sherds | ----- Additional field boundaries shown on the 1840 and 1736-9 maps |
| ■ 2 | 3rd - 4th century pottery sherds | |
| ● 3 | 13th century pottery sherds | |
| ● 4/5 | Earthworks showing 2 house platforms | |
| ● 6 | 11th - 14th century pottery | Field boundaries and other evidence from aerial photographs |
| ● 7 | Mill site | |
| ● 8 | Possible site of demesne messuage | |

Map 4

To show Broadfield Down in relation to Iwood

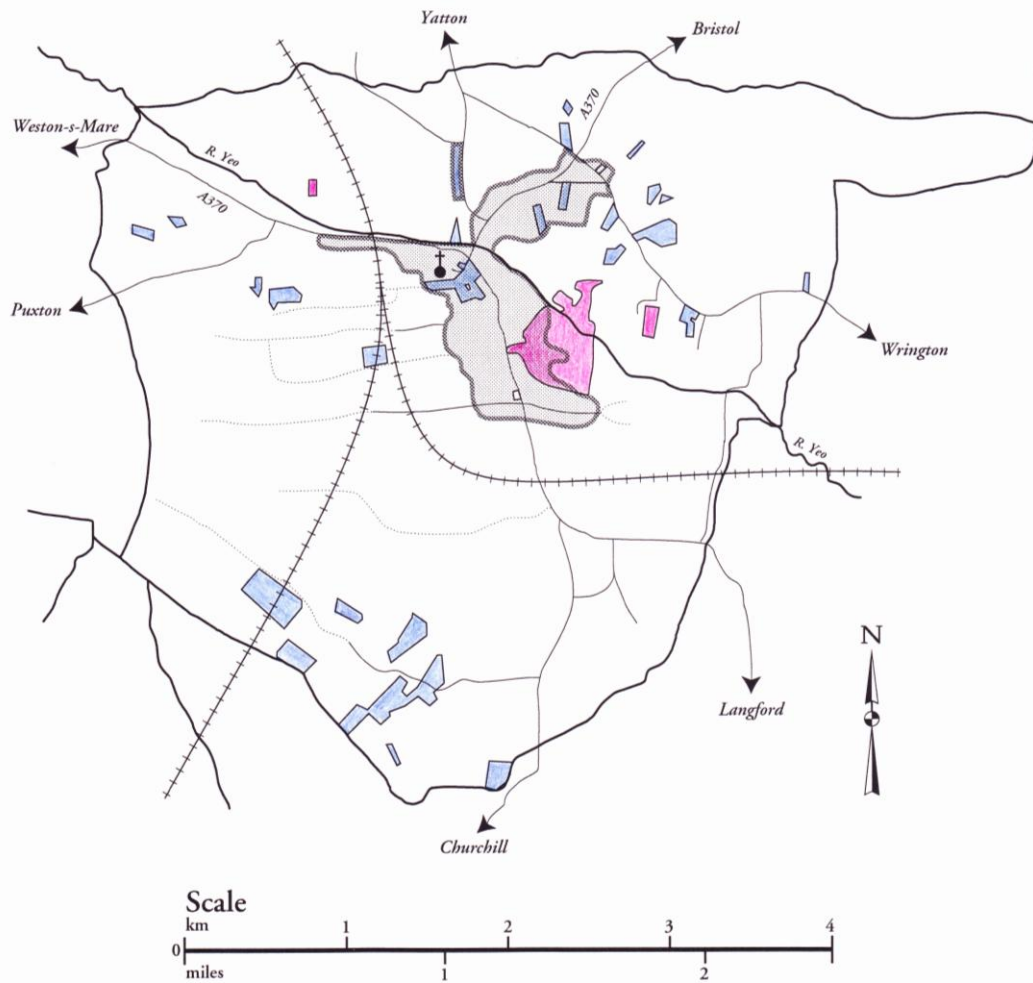


KEY






- Parish Boundary
- Road
-  Village area

Map 5

CONGRESBURY PARISH: to show the lands of the Manor of the Dean and Chapter of Wells in 1812, and those of the "Rodney" estate in 1840.

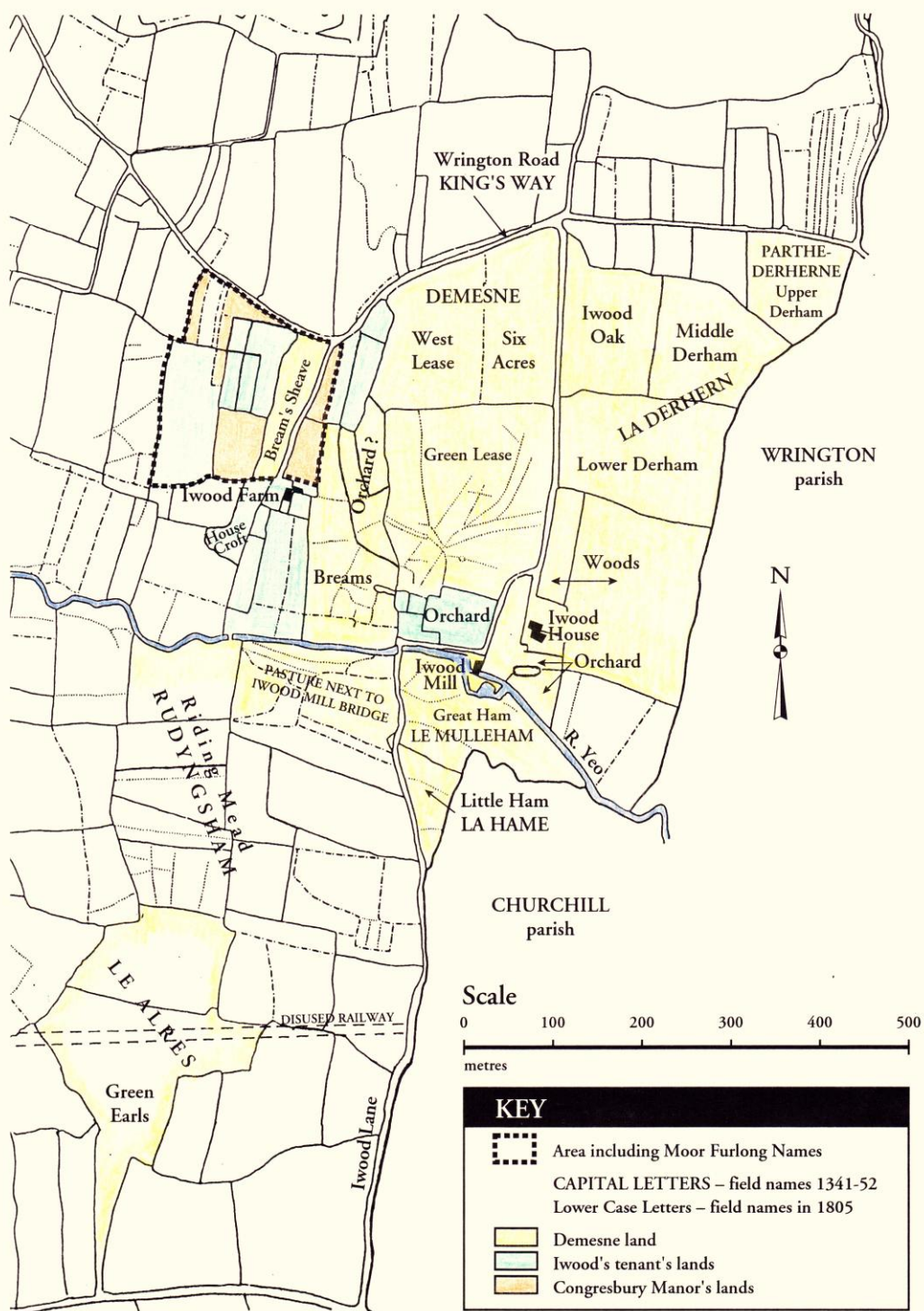


KEY

- | | | | |
|---|-------------------------------------|--|-----------------|
|  | Dean & Chapter of Wells land - 1812 |  | Disused Railway |
|  | Rodney Estate - 1840 |  | Drove |
|  | Congresbury Village | | |

Map 6

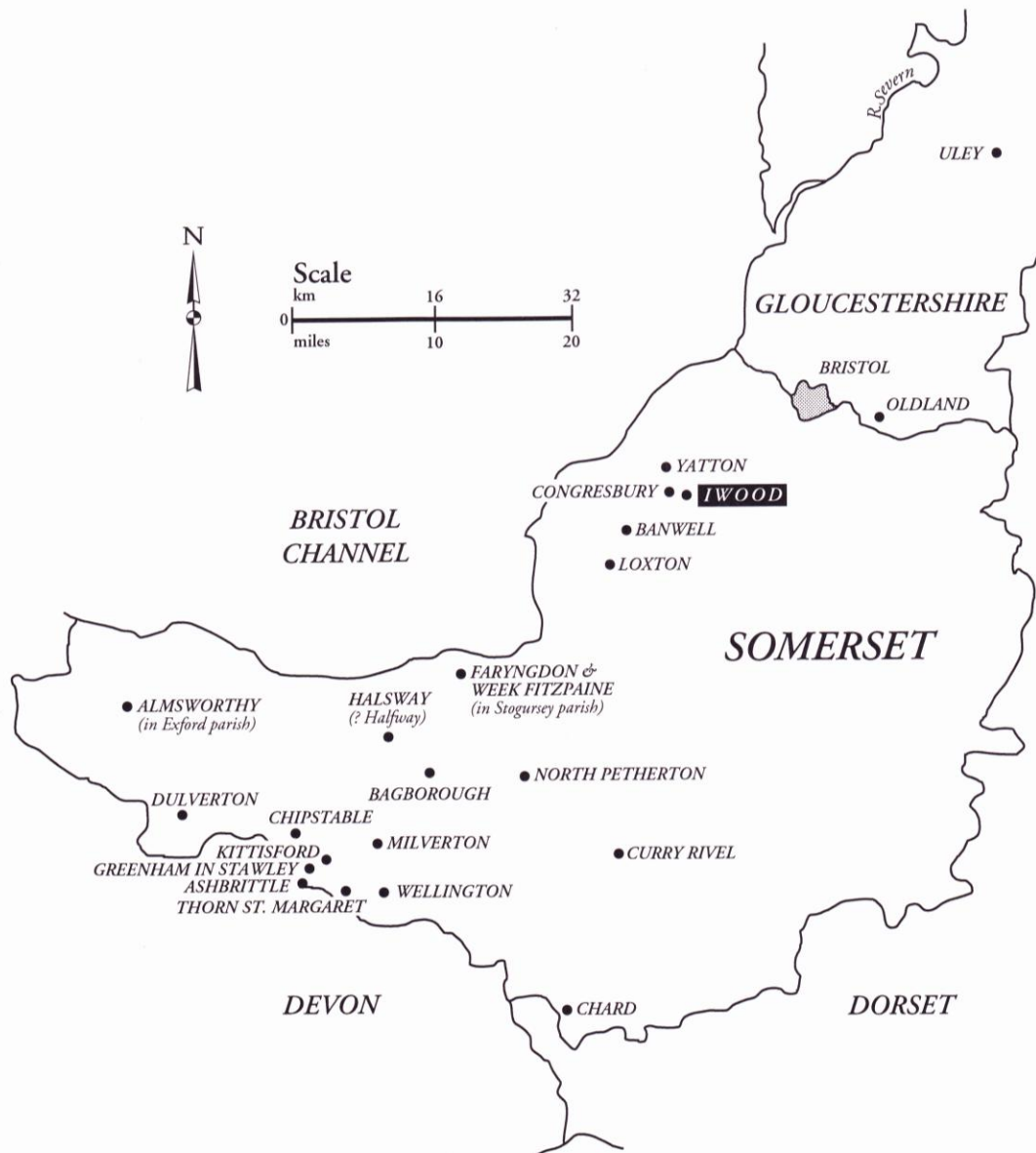
To show the medieval lands of Iwood.



Map 7

To show the Somerset and Gloucester manors and lands which were held with Iwood as different estates over the period from the 14th century to c1650.

(County boundaries shown pre 1974)

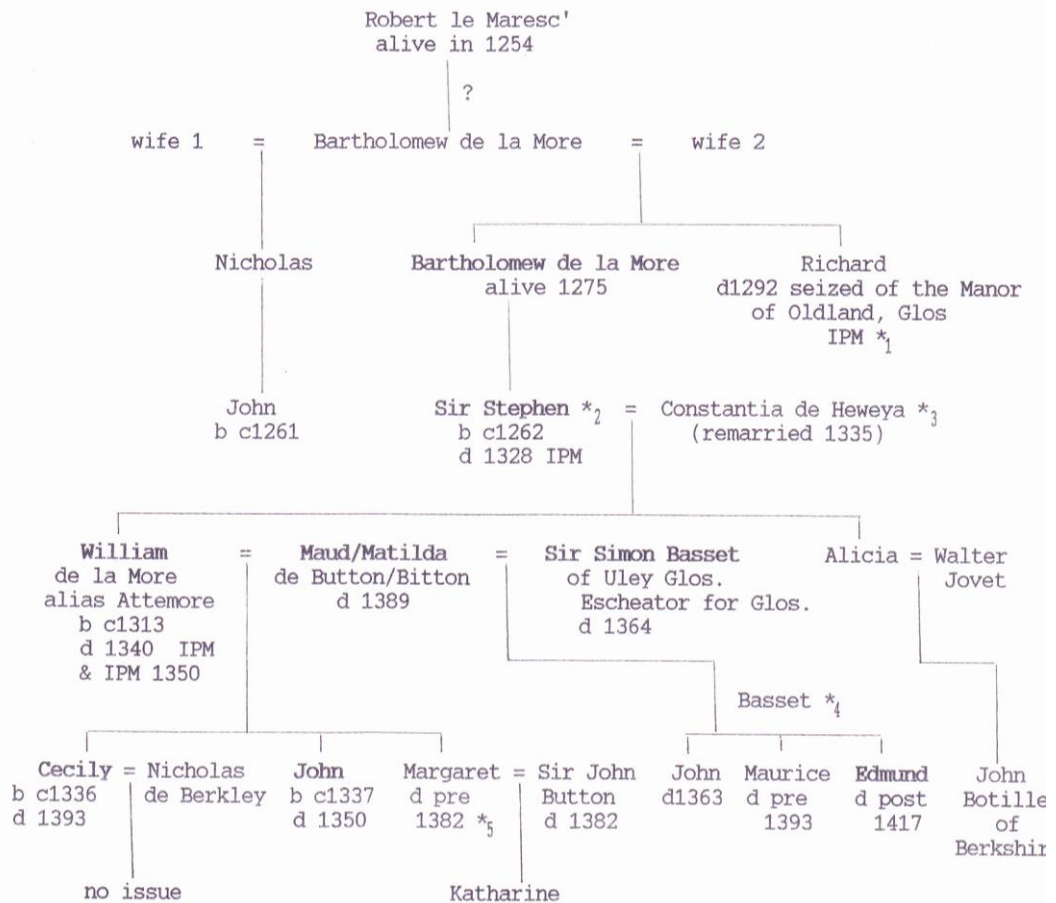


APPENDICES

APPENDIX 1

DE LA MORE FAMILY TREE

Names in **bold type** indicate they held Iwood for a period.



*₁ Richard's IPM gives the de la More family tree from the first Bartholomew to Stephen (Cal IPM Vol III 1912)

*₂ Stephen, a minor knight, fought in 5 campaigns, 1298-1311 (Saul 1977 p57)

*₃ Ellacombe 1867 p205

*₄ Smyth 1885 pp37 & 184 Basset family

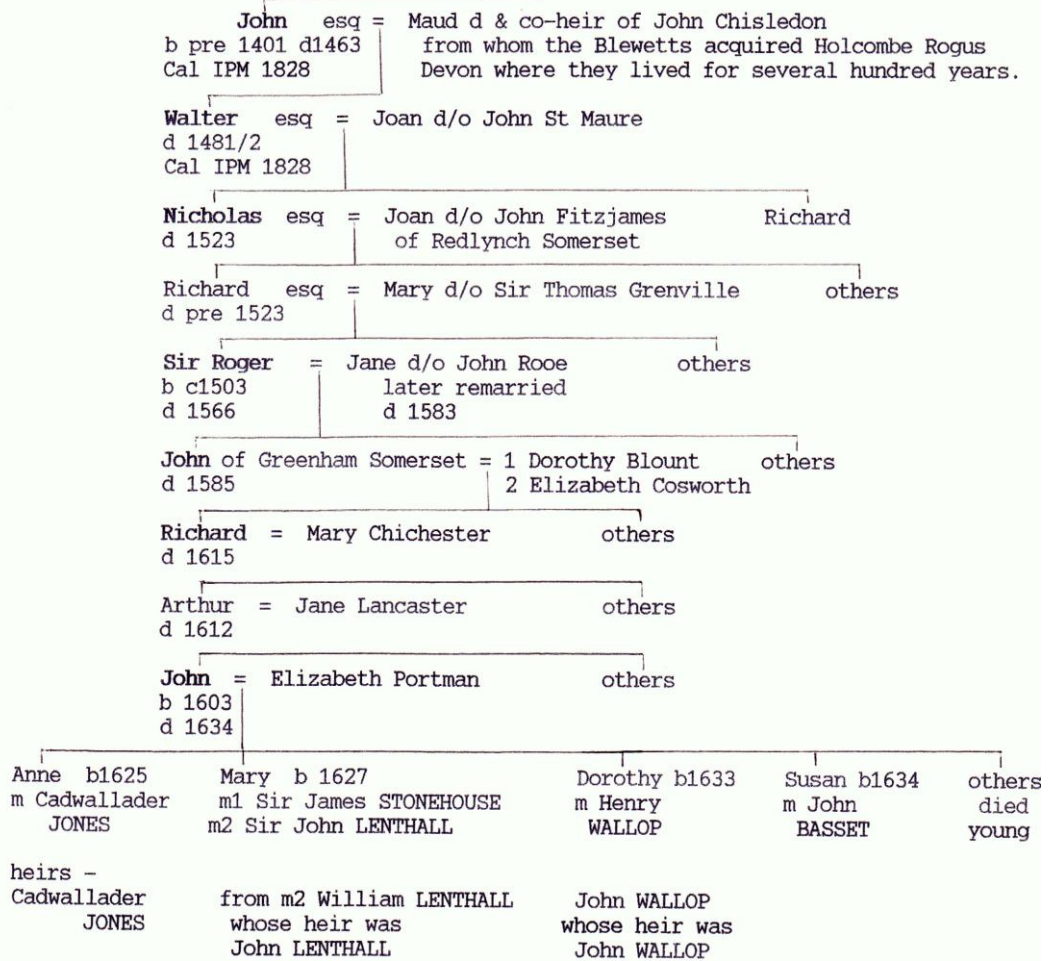
*₅ Ellacombe 1867 p195

APPENDIX 1

BLEWETT/BLUET FAMILY TREE

Based largely on information in "The Visitations of Co. of Devon" by Vivian 1895.
Those whose names are in **bold** type each held the lordship of Iwood for a period.

John Blewett esq grandson of Sir Walter, = **Agnes** d & co-heir of Sir Thos Beaupyne
MP for Somerset 1311 & great-grandson & his wife Margaret d 1409 IPM *₁
of Sir Walter Blewett, Lord of Raglan Agnes later married John Bevyll
John d between 1403 & 1409 & d 1441 IPM (PRO C139/105)



*₁ The information given above is from Margaret Beaupyne's IPM 1409 (Cal IPM 1992)
Vivian says Agnes was the daughter of Sir Thomas Bewpenny and Joane his
wife "daughter and co-heir of Sir Stephen de la More" (Vivian 1895 p92)

APPENDIX 2

IWOOD'S LORDS AND TENANTS 1228-1840.

In 1228 Iwood was granted to **Stephen**, the bishop of Bath's chamberlain (Charter Rolls Vol 1 p77). The bishop also gave his chamberlain the mill of Congresbury, West Mill, with its soke, a villein, a fardel of land and an aldergrove all outside Iwood (BRO 04235 f54(i)).

In 1254 Nichola, once wife of Stephen the chamberlain, granted a tenement in Congresbury to **Robertus le Maresc'** (Cal. Close Rolls 1929 p161).

Both grants to Stephen were confirmed in Somerset's Hundred Rolls of 1275. Also recorded is a **Bartholomew de la More** holding one virgate of land in Congresbury in a purpresture, or clearance, and the bank of the river Wring (alias the Yeo), previously common land. (Rotuli Hundredorum 1818 pp 129-30) This Bartholomew, possibly the son of **Robertus le Maresc'**, was the father or grandfather of Stephen de la More born c1261/2 (Cal IPMs Vol III p4) - see De la More family tree, Appendix 1.

A final concord of 1317 shows this **Stephen de la More** and his wife Constance owned 2 messuages, 2 mills, 2 carucates and 25 acres of land, 50 acres of meadow, 20 acres of wood with 26s in rent in Yatton, Congresbury and Banwell (SRS 1898 p67/8). Stephen died in 1328 and an Inquisition Post Mortem (IPM) shows him and his wife holding 2 carucates of land in Yatton & Ywode, value £10 p.a., plus in Oldland Gloucestershire, a messuage and land with an extent. Stephen's heir was his son **William** then aged 15 (Cal IPM Vol VII p118 & PRO C135/11). Stephen's widow, granted part of Oldland as dower (Cal IPM Vol VII 1909 p492) later remarried.

Stephen's son **William** married **Maud**, daughter of John de Button (Bitton), and three children are recorded, **Cecily**, who married Sir Nicholas de Berkeley, Margaret and **John**. William died in 1340; his IPM states that his heir was his son **John** aged 3 years. **Maud** later married Sir **Simon Basset**, Gloucestershire's escheator and they had three sons (Ellacombe 1881 p195).

Iwood's accounts, 1341-52, (BL Add Roll 7663-9) show the Lord's house was at Iwelegh, or Uley, in Gloucestershire, where the Bassets held half the manor. A 1351 court roll of Congresbury Manor lists **Simon Basset** among its free tenants (SRO DD/SAS BA1) and a 1364 court roll of Iwood and Yatton shows the "lord" was **Maud Basset** (BL Add Roll 7670). Thus Iwood, Yatton and Oldland were held by William then his son John de la More with the Bassets managing the estate until John died in 1350 and for a period after. John's IPM gives his heir as his sister **Cecily** (Ellacombe 1883 pp291-2).

A final concord, 1366, shows **Nicholas de Berkely** and his wife **Cecily** owning the "Manor of Iwode with 2 messuages, 2 carucates of land & 60 shillings rent in Yatton, Congresbury & Lokkeston". **Cecily's** mother **Maud Basset** held this property for her life and after her death it was to go to Maurice and then to **Edmund Basset**, **Cecily's** two surviving half-brothers, for their lives (SRS Vol 17 1902 pp189-90). **Maud** died in 1389 (Smyth 1885 p184).

Cecily died in 1393 and her IPM (PRO C136/80) lists her Somerset lands :

In Congresbury, a messuage, two water mills and 80 acres of land & meadow held from Ralph Bishop of Bath & Wells out of his Congresbury manor, for 8 marks annually.

In Yatton, a messuage and 80 acres of land & meadow also held from Bishop Ralph for 13s 4d annually.

In Gloucestershire she held half the manor of Button alias Olddelonde. These were the lands her grandfather Stephen de la More had held.

APPENDIX 2 continued ...

Reversions of Iwood and Yatton were successively to **Edmund Basset** for his life and then to **John Loterell** (Luttrell) of East Quantoxhead, **John Bluet**, **William Poulet** the elder and three others and to their heirs. **Maurice Basset** had therefore died and **Edmund** was Iwood's lord. **Edmund** was alive in 1417, when he witnessed a charter (Harvey undated p360). **Sir John Luttrell** died in 1403 without legitimate heirs (Dunning 1991 p31) and so the property passed to the **Bluett** family on **Edmund's** death.

IPMs in 1441 for **Agnes Bevyll**, once **John Bluet's** wife, show that she held Iwood manor (Yatton is not mentioned) with other lands in Somerset, Devon, Cornwall and Oxfordshire. Her son and heir was another **John Bluet**, then aged 40 years and more (PRO C139/105 & IPM 1828 p207).

John Bluet married **Agnes Bewpenny**, daughter of **Sir Thomas Bewpenny** and his wife **Joane**, "daughter and co-heir of **Sir Stephen de la More**" says **Vivian** (**Vivian** 1895 pp 92-3). However, a 1409 IPM states that **Agnes** was the daughter of **Sir Thomas Beaupine** and his wife, **Margaret**, not **Joane**. **John Bluet** was dead before 1409, because **Agnes**, aged 23, was then married to **John Bevyll**. **Agnes** was therefore born c1386. (Cal IPM 1992 p191) The writ for **Stephen de la More's** inquisition was issued in August 1328, so any daughter was born by April 1329. She would therefore have been at least 57 when **Agnes** was born c1386, a medieval miracle! More likely, **Margaret** was **Stephen's** grand-daughter or great-grand-daughter, although not proven, but why otherwise was any connection mentioned? It appears probable that Iwood passed once again to descendants of the de la Mores along the female line.

A single court held in 1461 records the manor as "Ywode Blwet" and mentions a charter with **John** and **Agnes Blwet's** seals (BL Add Roll 7671). This document includes "Yatton Blwet" so Yatton was included with Iwood in **Agnes' Inquisition**. **John Bluet** died in 1463 and his Somerset IPM lists Iwood and six other Somerset manors including two that **Agnes** had held in 1441. (Cal IPM Vol IV 1828 p321).

Accounts for **Congresbury Manor**, 1474/5, show payment of 106s 8d (8 marks) for one free tenement in Ywode (H&W RO Worcs Diocese 009:1 BA2636/162). In 1497/8 and 1503/4, 106s 8d was paid by **Nicholas Blewet**, **John's** grandson and in 1527/8 by the heirs of **Nicholas Blewet**, for the same free tenement. (SRO DD/CC 131919 6/8, DD/SAS BA3&4).

In 1548 the Crown dispossessed the Bishop of Bath and Wells of **Congresbury manor** and gave it to **Sir George Owen**, **Henry VIII's** physician. **William Carr**, a Bristol merchant, eventually purchased the manor and passed it to his son **John**. He gave it to found **Queen Elizabeth's Hospital (QEH)** in Bristol for poor male orphans of Bristol and **Congresbury manor**. Bristol's Council were appointed trustees for the Hospital and were lords of **Congresbury manor** until 1921. (Cran 1983 pp 40-42)

Iwood's rent was thus paid in turn to **Owen**, **Carr** and the **QEH Trustees** instead of the Bishop. **Roger Blewet**, **Nicholas' grandson**, appears as a free tenant in **Congresbury's** court rolls, 1553 (BRO 33041 BMC/12/2) and 1562 (BRO 04235). In January 1566/7 his death was reported, a relief of 106s 8d was paid and his widow ordered to produce the charter by which she held the property, a copy of which is included in the survey made later that year (BRO 04235).

Throughout the court records and surveys of the second half of the 16th and 17th centuries members of the **Bluet/Blewet** family paid the rent of 106s 8d with their lands described, generally as "The Mylles and land in Iwood" (BRO 04793). In 1649 the death of "— Blewett gentleman free tenant of this manor" was reported but the heir was unknown (BRO 33041 BMC/4/35(a)). In 1656, the manor was again surveyed and

APPENDIX 2 continued ...

still "The heirs of Mr Blewett" paid the chief rent of £5 6s 8d (BRO 04237). John Blewet, the last male Blewet to hold Iwood had in fact died in 1634. Clearly there was considerable lack of communication. Most of John's estate was divided between his four surviving daughters. See Blewet family tree, Appendix 1.

A rental of Blewet manors, 1647, includes Congresbury [Iwood] and shows payment of the chief rent of £5 6s 8d (SRO DD/X/FRC 10). Various other documents (SRO DD/SL 5; DD/SF 408, 446 & 1036) show the daughters holding on to their fractions of their inheritance and in turn bequeathing them to their children and grandchildren, one, at least, of whom still held his share in 1715. These descendants presumably received their proportions of the rents, but nothing shows they ever visited Iwood.

It seems possible, therefore, that from some time before 1317, and perhaps from 1254, to the beginning of the 18th century, the manor was owned by descendants of the de la More family.

Iwood's tenants

The earliest known customary tenants were the four named in the grant of 1228, among them Maud de Iwode, and Robert "of the mill" given with West Mill's grant. Iwood's accounts, 1341-52, name three men who paid a few pence in rent for "moorland" and sometimes the reeve. The 1364 court roll (BL Add Roll 7670) names five tenants, among them Walter Iwode. In 1461, the court (BL Add Roll 7671) named William Lombseed as the new tenant of one of the mills, two absent tenants and another whose house needed repairing.

Nothing is then known of any tenants until 1623, when "The Visitation of Somerset" (Colby Vol XI Harleian Soc. p2) shows a John Allott (Allett), son of Sir John Allott, once Lord Mayor of London, as "of Iwood". Congresbury's parish registers record baptisms for three of his children, the earliest in 1603/4, confirming that the family did actually live in Iwood (SRO D/P/con 2/1/2). The 1622 Congresbury subsidy shows John paid £2, by far the largest payment in the parish (SRO DD/SAS c/795 BK81). The Allotts lived at Iwood from c1603 until, probably, John Allott's death in 1643 (SRO D/P/con 2/1/2).

The 1647 rental of the Blewet's "Manor of Congresbury" (SRO DD/X/FRC 10) shows a William Wallis renting the manor farm by the right of his wife Katherine, for an annual £6 18s 8d plus 12s 1d for two cottages. As rent paid to Lord Poulet for Yatton is shown, the rental included the Yatton land, but no differentiation between that and Iwood is noted. Katherine, a widow in 1664/5, paid tax on 10 hearths (Dwelly 1916 p143) indicating a substantial house, and probably lived at Iwood until her death in 1673 (SRO D/P/con 2/1/1).

Iwood's later owners.

The will of an Alexander Dyer of London, died 1682, mentions his estate at Iwood (PRO PROB 11/371) and his late sister Katherine Wallis, so perhaps they had both had some claim to a share of John Bluet's lands. As, however, a 1706 deed shows one of John Bluet's great-grandsons owning 5/12 of the manor (SRO DD/SF 1036) and a 1715 deeds shows another great-grandson owning a quarter (SRO DD/SL 5), Dyer never owned Iwood outright.

A part copy of an indenture dated 1725 includes another of 1701 which shows a Humphrey Hellier selling 5/12 of the "Manor or reputed Manors of Iwood and Yatton

APPENDIX 2 continued ...

otherwise Iwood Yatton" (Cran's notes). [This introduces an unsolved problem : $5/12$ (1706) + $1/4$ (1715) + $5/12$ (1701) = $13/12$ i.e. more than existed.] The 1701 indenture lists the tenants and areas held, clearly including both Iwood and Yatton lands, but, again, not differentiated. Humphrey "of Iwood in the parish of Congresbury" died in 1705, but the 1701 sale had not been completed because he bequeathed "All that my Manor lying within the parishes of Congresbury and Yatton" to his wife Anne and after her death, to his half brother Thomas Richardson of Redland (PRO PROB 11/484). The 1725 indenture states that Thomas Richardson of Iwood was the son and heir of Thomas Richardson of Redland, Bristol, deceased. Thomas, the son, probably moved to Iwood some time before 1719, when a son was baptised in Congresbury church (SRO D/P/con 2/1/1).

In 1736 J J de Wilstar surveyed and mapped Congresbury manor, but Iwood, outside the manor, is only partially shown. Mr Richardson is given as Iwood's owner but West mill and land nearby was owned by a Mr Dunn. In the surviving part of the 1725 indenture, Thomas Richardson was selling property to William Donne of Bristol, presumably including some of Iwood's land, necessitating the citing of the 1701 indenture re $5/12$ of Iwood and Yatton. A 1767 deed, cited in one of 1790 (Deeds owned by Courage (Western) Ltd) shows William Donne had owned West Mill and 25.5 acres of land called Trivett's tenement, possibly the fardel granted in the 13th century. (In 1567 a fardel was about 20 acres (BRO 04235).) In the 1701 indenture a John Trevitt held 24 acres, probably "Trivett's tenement". So West Mill and its fardel were separated from Iwood in 1725, but Iwood's rent, £5 6s 8d, paid since the 13th century was not reduced.

Thomas Richardson died in 1748 (SRO D/P/con 2/1/2) and Iwood passed to his son, another Thomas. Congresbury's land tax returns of 1766 (SRO Q/REL 42/10) show Mr Thos. Richardson paying £12 18s 6d. However no Richardson appears in the land tax returns for Yatton in 1766, (SRO Q/REL 42/26) so not only West Mill and its fardel but also the Yatton lands were no longer appurtenant to Iwood.

A Congresbury Manor rental (BRO 33041 BMC/4/14) shows Hester Richardson, widow, paying Iwood's rent of £5 6s 8d in 1774. From 1782 to 1797 land tax returns show her as Iwood's owner and occupier but in 1800 John Tripp was occupier and in 1805 it was advertised for letting (Bristol Journal 1805) and by 1808 John Tripp was given as owner. Hester and Thomas Richardson's daughter, Hester, had married John Tripp in 1789 (SRO D/P/con 2/1/3), so Iwood once again passed along the female line. John Tripp was still the owner in 1816 as shown by Congresbury's 1816 enclosure award (SRO D/P/con 20/1/1).

An advertisement in the Bristol Mirror, however, shows Iwood House for sale in 1816 and the 1818 Land Tax gives John Norman esq as occupier and owner. In 1829 he advertised it for sale, (Felix Farley's Journal 9 May 1829) but it remained unsold, because it was re-advertised in 1838, (Bristol Mirror 1838) following Mr Norman's death.

Congresbury's 1840 tithe map includes Iwood's first complete survey, with the usual award (SRO D/D/Rt Congresbury). The owners were Trustees of Henry and Mary Merle. The occupier of the Manor house and land was a Charles Parsons and of Iwood mill a John Thomas. Benjamin Thayer owned today's Iwood Farm which includes land once part of the medieval manor. It would seem that the ninth century unit of "Old Auster" had survived almost intact into the nineteenth.

APPENDIX 3

EXTRACTS FROM DOCUMENTS TO SHOW THE SIZE AND VALUE OF IWOOD AT DIFFERENT DATES

- 1228 Calendar of Charter Rolls 1903 Vol 1 1226-57 p7
Grant by Jocelyn Bishop of Bath to Stephen his chamberlain and Stephen's
heirs -
mill of Ywode with site and suit
4 villein tenants who between them held :
4 acres "within the moor" 12 acres "without the moor"
6 acres of "meadow" 6.5 acres of "land"
TOTAL 28.5 acres
a wood in Ywod with dyke and paling to assart as he may
Rent: 4 marks p.a.

Copy of a charter - Evidence of John Blewett's right to West Mill in Congresbury -
copied into the 1567 Survey of Congresbury (BRO 04235 f54(i))

Jocelyn, Bishop of Bath granted to Stephen his chamberlain

mill of Congresbury

1 villein tenant who held 1 fardel of land

1 aldergrove called Kingsalre

with the right to timber from the manor's woods to mend the mill

in return for toll-free grinding of the lord's corn

Rent: 4 marks p.a.

(According to the copy, the original charter granting West Mill was inspected by Thomas, Prior of Bath with one witness Henry of London, treasurer. This dates the inspection to c1251, since both were then witnesses to two deeds as shown in SRS Volume 73, "Medieval Deeds of Bath & district" editors Kemp & Shorrocks pp 51-2.)

- 1254 Close Rolls 38 Henry III p161
1 tenement in Congresbury, bought by Robert le Maresc' from Nichola
widow of Stephen the chamberlain

- 1275 Rotuli Hundredorum 1274-5 Vol II 1818
p129 Congresbury
2 virgates of land in Iwode & 2 water mills given by Jocelyn Bishop
of Bath to Stephen his chamberlain
Rent: 8 marks p.a.

Bartholomew de la More had 1 virgate in a clearance and the bank of the river Wryng where once all the manorial tenants could fish

- 1317/8 Somerset Record Society Vol 12 1898 Somerset Feet of Fines pp67-8
Stephen de la More and Constantia his wife had
2 messuages, 2 mills, 2 carucates & 25 acres of land, 50 acres of
meadow, 20 acres of wood & 26s rent in Yatton, Congresbury & Banwell.

- 1328 Inquisition Post Mortem (PRO C135/11)
Stephen de la More Somerset
Yatton & Ywode : 2 messuages & 2 carucates of land value p.a. £10
held of the Bishop of Bath
Gloucestershire
Oldland : extent - capital messuage, lands & rent
value p.a. £10 0s 3.5d
held of the King in chief
(extent given - see also Appendix 12)

APPENDIX 3 continued ...

- 1341-52 Iwood accounts (BL Add Roll 7663-7669)
 Named fields in Iwood:
 La Derhern, Le Alres, Le Mulleham, La Hame,
 Parthederherne, Middelfurlong, a grove, demesne, the close
 & meadows : Rudyngsham, Erdlesham or Hurdlesham, Mullmede
 moorland (held by customary tenants)
- 1366 Somerset Record Society Vol 17 1902
 Somerset Feet of Fines Edward II & III p189-90
 Cecily wife of Nicholas de Berkely
 Manor of Iwode & 2 messuages, 2 carucates of land & 60s rent in Yatton
 Congresbury & Loxton (and for lands in Wilts)
 (The accounts show that Loxton Farm provided 50s per year in rent)
- 1393 Inquisition post mortem Cecily de Berkely (PRO ref C136/80)
 Congresbury messuage 2 water mills 80 acres land & meadow
 value per year 20s rent 8 marks per year
 Yatton messuage 80 acres land & meadow
 value per year 8 marks rent 13s 4d per year
 (Gloucestershire - Manor of Oldland in Bitton & considerable lands elsewhere.)
- (Medieval units of area were variable, whether "measured" or not, and the units used, carucates or acres perhaps, could also be fiscal units not real areas. The 80 acres, above could also be rounded values and Harvey says "if there is any sign of uniform acreages between separate holdings...the acres are almost certainly fiscal acres". Such acres bear no resemblance to measured acres. (Harvey 1976 pp77-8) It is therefore unsafe to say that Iwood and Yatton had the same area or that the area given was real.)
- 1441/2 Inquisition post mortem Agnes late wife of John Bluet
 (PRO ref C139/105)
 Somerset :
 Iwode manor - value 10 marks p.a. [Yatton not mentioned]
 Faryndon manor out of the manor of Wyke value £5 p.a.
 N Petherton manor & hundred value 20 marks p.a.
 & lands in Devon, Cornwall & Oxfordshire
- 1463/4 Inquisition post mortem Calendar of Inquisitions Vol IV 1828 p321
 John Bluet
 Somerset Iwode manor,
 Faryndon manor out of the manor of Wyke [in Stogursey]
 North Petherton manor & Hundred,
 Almondesworth manor [Almsworthy in Exford]
 Grydenham [Greenham] manor out of the manor of Coryrevell
 [Curry Rivel]
 Rydesford [Kydesford = Kittisford] manor & advowson
 Halfway manor [unidentified - possibly Halsway]
- 1474/5 Account of Congresbury Manor
 Hereford & Worcester RO Worcestershire Diocese 009:1 BA2636/1662
 1 free tenement & 1 moor & 2 mills of Iwode paying £5 6s 8d p.a.
 [i.e. 8 marks]

APPENDIX 3 continued ...

1497/8 Account of Congresbury Manor (Somerset RO DD/CC 131919 6/8)
Nicholas Bluet for 1 free tenement, 1 moor 2 mills of Iwood paying
£5 6s 8d p.a.

1567 Congresbury manor survey (Bristol RO ref 04235)
John Blewett
"certain lands and tenements in Iwood,
rent 53s 4d p.a. & suit of court
West Mill with 1 withy bed & 1 alder bed rent 53s 4d p.a.
Timber for repairs & to grind all the lord's corn free of charge

1805 Advertisement in Bristol Journal 23 Feb 1805

To be let - All that farm called **Iwood Farm**, with a messuage or
chief mansion house gardens with extensive offices and outhouses and
2 orchards adjoining by estimation more or less 5 acs
piece of meadow ground called **Woods** 12 acs
piece of meadow called **The Mead** 6 acs
piece of meadow called **Lower Derham** 9 acs
Middle Derham 6 acs
Upper Derham 5 acs
Green Lease 16 acs
one piece of arable called **West Lease** 6 acs
one piece of arable called **Six Acres** 6 acs
one withy bed called **Butty Acre** 1 ac
one piece called **The Great Ham** 7 acs
one piece called **Green Earls Pasture** 20 acs
one close called **Breams** with an orchard 8 acs
one orchard called **Breams Sheave** 2 acs
three orchards 3 acs
one close of meadow called **Housecroft** 2 acs

The above farm gives an unlimited right of common over the **Moors of Old Moor and North Moor** in Congresbury and over the extensive and valuable Hill of Broadwells or Broadfield Downs [in Wrington]

And at the same time will be let

All that well accustomed water grist mill called **Iwood mill** with a
messuage or tenement garden and orchard adjoining containing by
estimation 2 acs
piece of meadow called **The Little Ham** 3 acs
piece of meadow called **Iwood Oak** 6 acs
The last mentioned premises give the same unlimited right of common and
pasturage as Iwood Farm

[TOTAL AREA in Congresbury 125 acs]

and in Churchill
one close called **Syndalands** 8 acs
one piece called **Penfield Arable** 2 acs

APPENDIX 4

IWOOD'S MILLS

Synopsis of documentary evidence for the continued existence and use of Iwood Mill and Congresbury's West Mill 1086-20th century

- 1086 Two mills in Congresbury mentioned in Domesday Book, paying 17s 6d, (Thorn & Thorn 1980 p87a)
- 1228 Charter granting Stephen, chamberlain to Jocelyn Bishop of Bath "a mill at Ywod" (Charter Rolls Vol I p77)
Copy of Inspeximus c1251 of grant of Congresbury's West Mill to the same Stephen. (BRO 04235 f54(i))
- 1275 Two water mills mentioned in Somerset's Hundred Rolls; confirmation of the original grants. (Rotuli Hundredorum 1818 Vol II p129)
- 1317 A final concord - Stephen de la More owned 2 mills in Congresbury (SRS Vol 12 p67/8)
- 1341-51 Iwood accounts shows that both mills were in use 1341-52. (BL Add Roll 7663-7669)
- 1364 Iwood's court roll of 1364 mentions the necessity of repairing the millpond, but which one is not specified. (BL Add Roll 3670)
- 1393 Two mills are listed in the inquisition post mortem of Cecily, grand-daughter of Stephen de la More. (PRO C136/80)
- 1461 Iwood court roll shows one of the water mills was let for £6 per year, payable quarterly, but which one is not mentioned. (BL Add Roll 3671)
- 1474/5 and
- 1497/8 Congresbury manor's accounts list payment by the Blewets of £5 6s 8d for the free tenement of Iwood with two mills. (Hereford & Worcester RO 009.1 BA2636/162 & SRO DD/CC 131919/6)
- 1500 A bond for £10 was taken out to ensure payments of the rent of a water mill at Congresbury by William Squyer and Robert Dingle in November 1500. (BL CART HARL 56 D 48)
- 1503/4 and
- 1527-9 Congresbury's manorial accounts list further Blewet payments of £5 6s 4d for Iwood and two mills. (SRO DD/SAS BA3, 4 & 6)
- 1562 Congresbury court roll - Roger Blewet was ordered to mend the bridge at "Tumling" weir near the West Mill. (BRO 04235 Court roll, 8 Apr 3 Eliz)
- 1567 Survey of Congresbury manor describes the Blewet estate as "certeyn lands and tenements in Iwood", without mentioning the mill there, and "one gryst mill called the West mill". (BRO 04235)
- 1589 Two millers John Baber and William Potterie were each amerced 3d in the Congresbury court roll of 13 Oct 1589 and six months later William was amerced 10s, later reduced to 5s, for taking excessive tolls. (BRO 33041 BMC/4/35(a))
- 1598 Survey of Congresbury (BRO 04793) shows the usual rent of £5 6s 8d was paid by the Blewets for "the mills and lands at Highwood".
- 1597-1652 Court rolls for Congresbury (with gaps) regularly show that the free tenants, including a Blewet, were amerced for non-attendance at court, and on most occasions it was noted that the Blewets held "lands in Iwood and the West Mill". (BRO 33041 BMC/4/37(a))
- 1647 A rental of the "Manors of the co-heirs of John Bluet" shows that in their Congresbury (Iwood) Manor the rent of an unnamed mill, probably West Mill was £8 8s. (SRO DD/X/FRC 10)
- 1683 An indenture of 1683 mentions land "near the mill of John Allott" and as the Allotts lived in Iwood, it was Iwood mill not West Mill. (BRO 7836(53))

APPENDIX 4 continued

- 1686 "Highwood" mill is mentioned in an indenture of 1686. (SRO DD/SF 3932)
- 1736-9 Maps made 1736-39 as part of another survey of Congresbury Manor do not show Iwood. West Mill, however, is shown on two of the maps as owned by a Mr Dunn (Donne). BRO 33041 BMC/4/PL1/2 & 4)
- 1767 "Two water grist mills called Congresbury Mills" sold by heirs of Mr William Donne to John Hipsley. Deed of 1790 dealing with the same property however mentioned only one. (Lease & release of 1767 cited in a deed of 1790. Courtesy of Courage (Western) Ltd))
- 1769 Iwood mill, but not West Mill (or mills), is marked at "Yewwood" on Donn's "Map of the country 11 miles around Bristol" of 1769. (BRO photocopy of Donn's map - no reference)
- C19th In the early 19th century newspaper sale advertisements show the continuance of the mills -
 Bristol Journal 23 Feb & 2 Mar 1805 re Iwood and mill
 Bristol Mirror 20 Jun 1807 re Congresbury mill
 Felix Farley's Journal 9 May 1829 re Iwood and mill
 Bristol Mirror 2 Jun 1838 re Iwood and mill
 Bristol Mirror 18 Jan 1845 re Iwood mill
- 1822 Both Iwood and West mill shown on Greenwood's map of Somerset 1822 (SRS 1981)
- 1831 Land Tax returns for Congresbury show a mill owned by J Naish (West Mill) and another owned by Mr Norman (Iwood mill). (SRO Q/REL 4/10)
- 1840 Congresbury's tithe map and award of 1840 give owners and occupiers of both mills. (SRO D/D/Rt Congresbury)
- 1841-> In the second half of the century censuses and county directories list the occupiers of the mills.
- 1892 Iwood mill was burnt down in the early hours of July 2 1892 and was never rebuilt. (3 July 1892 Weston Gazette)
- C20th West Mill continued in business as a milling concern until 1962, although by then it was no longer water-powered. (John Walter, late owner of West Mill. pers. comm.)

APPENDIX 5

PIECEWORK AND DAILY RATES OF PAY 1341-7

IWOOD from the accounts 1341-7

For the labourers hired by piecework the rates paid over 1341-7 remained constant at :

Harvest work	4.0d per acre
Threshing wheat	2.0d per quarter
barley	1.5d per quarter
oats	1.0d per quarter
Winnowing	0.25d per quarter
Ditch digging	1.0d per "rope"

Daily rates for workmen also remained constant at :

carpenter	2.0d
thatcher	2.0d
mason	3.0d or 2.5d
sawyer	1.0d
labourer	1.5d (for digging stones)
smith	paid in cash and kind - rate per day not calculable.

WRINGTON from the accounts 1343-5

Piece-work :

Threshing corn, chaff and brotcorn	2.0d per quarter
barley & beans	1.5d per quarter
oats	1.0d per quarter
Winnowing corn, chaff and brotcorn	0.2d per quarter
barley beans & oats	0.17 per quarter (6 quarters per 1d)

Daily rates :

carpenter	2.5d
thatcher	2.5d
mason	3.0d

WAGES IN ENGLAND 1341-7

from Thorold Rogers "A History of Agricultural prices in England"
Vol I 1259-1400 pages 306, 312 & 317-8

Piecework rates West of England :

Threshing wheat	2.0 - 2.5d per quarter
barley	1.5 - 1.75d per quarter
oats	1.0 - 1.5d per quarter

Daily rates England :

carpenter	2.5 - 3.75d
thatcher	2.25 - 2.875d
mason	3.0 - 4.0d

APPENDIX 6

AREAS AND PERCENTAGES OF AREAS OF CROPS SOWN ON VARIOUS MANORS, 1340-9.

IWOOD crops grown 1341-7 (BL Add Roll 7663-7)

Year	1341-2	1342-3	1344-5	1345-6	1346-7
	acres	acres	acres	acres	acres
Wheat	not	24.0	28.0	21.5	17.5
Oats	separately	43.4	42.7	37.4	31.8
Barley	given	6.5	5.0	7.0	3.5
Beans etc	7.0	10.1	7.7	12.2	18.2
TOTAL	65.0	64.5	65.5	57.5	55.0
		100%	100%	100%	100%

WRINGTON, a Glastonbury Abbey manor : crops grown 1343-5 (BRO AC/M10/5 & 6)

Year	1343-4	1344-5
	acres	acres
Wheat	145.5	144.0
Oats	28.5	27.0
Barley	13.5	19.0
Beans etc	4.0	19.25
TOTAL	191.5	209.25
	100%	100%

HAM, Gloucestershire, one manor of many owned by the Berkeley family - four accounts extant in the period 1343-9 (Harvey PhD thesis pp338-40)

Crops grown - percentages only available

Year	1343-4	1346-7	1347-8	1348-9
	%	%	%	%
wheat	56	56	49	48
oats	28	26	26	27
beans	16	18	25	25
	100%	100%	100%	100%

APPENDIX 7

USES OF CROPS expressed as percentages of TOTAL CROP received.

The total crop received includes grain grown, grain bought and any received as payment or from other manors.

Wages include those of the servants (famuli), reeves, bailiffs and craftsmen.

IWOOD 1341-7 (5 accounts) (BL Add Roll 7663-7)

Wheat from the mills' revenues is included in the wheat totals and not given separately, since not every account lists it separately.

"Other" includes sales "super compotum", expenses for courts and visitors etc.

No corn of any variety was sent to the manor house at Uley.

	wheat	oats	barley	beans	tolcorn	pilcorn
seed	11.6	32.3	24.9	22.4	-	-
wages	22.5		46.7	35.0	18.4	7.2
sold	61.2	56.2	25.8	31.1	81.5	55.2
other	4.7	11.5	2.6	11.5	0.1	37.6
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

In addition ALL the malted corn and malted drage from the mills was sold

WRINGTON 1343-5 (2 accounts) (BRO AC/M10/5 & 6)

The expenses for 1343-4 were exceptionally high because the Bishop and his entourage stayed for a fortnight and a large quantity of wheat was used. This somewhat distorts the figures and expenses are given separately here because of this and the large number of other visitors whose horses were fed on oats.

	wheat	oats	barley	beans	brotcorn	chaff
seed	23.8	33.1	35.1	24.5	-	-
To Abbey	63.5	28.2	5.8	-	83.3	45.7
at Glastonbury						
expenses	12.1	18.1	-	-	-	-
wages	0.2	-	49.4	67.6	16.7	54.3
sold	0.4	5.1	-	-	-	-
other	-	15.5	9.7	7.9	-	-
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

LANGENHOE The only manor of a minor knight. Accounts survive in particular for 1342-3, 44-5 and 47-8. (Britnell 1966 p384) (5 accounts)

Only wheat is mentioned in the source - Britnell 1966 p381

	wheat
seed	21.4
wages	18.9
sold	29.9
lord's household	22.8
other (not specified)	7.0
TOTAL	100.0%

APPENDIX 7 continued ...

CUXHAM 1340-49

The numbers of accounts used are given in brackets after the crop
(Harvey 1965 pp166-7)

	wheat(8)	oats(8)	barley(7)	dredge(8)
seed	18	25	26	30
sent to college/manors	8	-	-	-
wages	11	-	22	12
sold	56	6	18	12
malted	-	-	18	11
fed to stock	-	49	-	-
[other	7	20	16	35]
TOTAL	100%	100%	100%	100%

HAM - a Berkeley manor 1343-9 (4 accounts)

Only wheat, oats and beans were grown (Harvey PhD Thesis pp338-40)

	wheat	oats	beans
seed	18.6	36.7	14.3
wages (famuli)	6.9	3.5	11.9
household	63.8	59.8	56.1
sold	4.5	-	17.7
malted	6.2	-	-
TOTAL	100.0%	100.0%	100.0%

APPENDIX 8

IWOOD'S GRAIN SALES including grain from the mills.
Prices in pence (d) per bushel of grain sold

	no.of sales at different prices	sale prices(d) per bushel	average price(d) per bushel	total volume sold
Account 1341-2				
wheat	3	5,6 & 7	6.0	8q 2.5b
oats	1	2.5	2.5	13q
barley	1	4.5	4.5	2q 1b
beans	1	3.9 [by calculation]	3.9	6q 6b
tollcorn	3	3.5,3.75 & 5	3.8	18q 3b
malted wheat	2	5 & 7.5	6.9	2q 5.5b
malted drage	4	3.5,3.75,4.5 & 5	4.2	12q 2b
pilcorn	1	6 & 7	6.8	1q 2.25b

TOTAL cash received £10 3s 4.5d from 64q 6.25b

Account 1342-3				
wheat	1	6	6.0	27q 5b
oats	1	2.75	2.75	6q 3b
barley	none	-	-	-
beans	1	4	4.0	3b
tollcorn	2	4,4.5	2.4	26q 7b
malted wheat	1	7	7.0	2q 7b
malted drage	1	4	4.0	9q 3b
pilcorn	1	8	8.0	1q

TOTAL cash received £12 0s 9.75d from 74q 4b

Account 1344-5				
wheat	2	5,5.5	5.2	25q 3b
oats	2	2.5,3	2.7	29q 1b
barley	none	-	-	-
beans	2	3,4	3.5	6q 3b
tollcorn	1	3.5	3.5	36q 1b
malted wheat	1	7	7.0	2q 6b
malted drage	1	3.5	3.5	13q 5b
pilcorn	1	7	7.0	2q 3.25b

TOTAL cash received £14 16s 0.25d from 115q 6.25b

Account 1345-6				
wheat	4	5.5,6,7,8	6.7	29q 1b
oats	1	2.5	2.5	10q 6b
barley	1	5	5.0	3q
beans	1	3.75	3.75	2q 4b
tollcorn	3	4,5,6	4.5	15q 5.5b
malted wheat	1	8	8.0	2q 2b
malted drage	2	4.5,5	4.8	7q 6b
pilcorn	none	-	-	-

TOTAL cash received £12 7s 4d from 71q 0.5b

APPENDIX 8 continued ...

	no.of sales at different prices	sale prices (d) per bushel	average price(d) per bushel	total volume sold
Account 1346-7				
wheat	2	10,11	10.9	6q 4.5b
oats	1	3.5	3.5	11q 3b
barley	1	7	7.0	6q
beans	1	7	7.0	2q
tollcorn	2	7,10	7.3	17q 0.5b
malted wheat	2	12,16	13.0	2q
malted drage	1	6	6.0	7q 4b
pilcorn	1	10	10.0	1b

TOTAL cash received £12 1s 5d from 52q 5b

After the Black Death

Account 1350-1	Grain sales for the combined manors of Iwood & Yatton			
wheat	2	12,13.5	12.8	1q 2b
oats	1	4	4.0	1q 1b
barley	2	9,12	11.0	1q 4b
beans - old	3	5,6,9.5	5.4	8q 3.5b
beans	2	6,6.5	6.4	3q
drage	4	4.75,5,6,6.5	6.1	5q 7b
chaff (curallus)	2	9,10.5	9.4	7b
malted grain	2	14,18	15.0	4b
mixed tollcorn				
flour	1	12	12.0	1b
malted smallcorn	4	6.5,7,8,9	7.4	2q 6.5b
pilcorn?	2	5,16	17.5	2.625b

TOTAL cash received £6 14s 4.5d from 25q 6.625b

Account 1351-2 4 months only - no comparable figures

APPENDIX 9

ANALYSIS OF CASH RECEIPTS - IWOOD, WRINGTON & 3 ESSEX MANORS

Cash values are given as shillings/pence with pence rounded to whole numbers
Percentages are rounded to 1 decimal place

IWOOD	1341/2		1342/3		1344/5		1345/6		1346/7	
	s/d	%	s/d	%	s/d	%	s/d	%	s/d	%
rents, perks & sales of works	53/6	15.4	52/6	12.7	55/6	7.8	73/8	10.8	53/9	10.3
pasture, wood & cider sales	12/6	3.6	41/6	10.0	18/10	2.6	52/1	7.7	5/11	1.1
grain sales	203/4	58.4	240/10	58.1	296/0	41.5	247/4	36.4	241/5	46.4
livestock sales	20/3	5.8	16/6	4.0	171/7	24.1	105/7	15.5	11/4	2.2
arrears & sales										
super compotum	58/7	16.8	63/3	15.3	171/4	24.0	201/3	29.6	208/0	40.0
TOTAL	348/2	100	414/7	(100)	713/3	100	679/11	100	520/5	100

Cash receipts from Yatton, Loxton and the Basset manors, 99/9, 363/10, 559/3, 368/4 and 509/9 for respective years are not included above because they would seriously distort the accounts of Iwood manor.

WRINGTON	1342/3		1343/4	
	s/d	%	s/d	%
rents, perks & sales of works	2000/5	89.3	1602/11	84.5
pasture, wood & cider sales	20/2	0.9	33/2	1.7
grain sales	2/10	0.1	5/1	0.3
livestock sales	60/5	2.7	55/4	2.9
arrears & sales				
super compotum	155/10	7.0	200/10	10.6
TOTAL	2239/8	100	1897/4	100

PONTES Essex	1341/2		1342/3	
	s/d	%	s/d	%
rents, perks & sales of works	24/0	8.7	24/0	7.8
pasture, wood				
hay & straw	59/2	21.4	31/1	10.1
grain sales	112/2	40.5	165/4	53.9
livestock sales & leases	78/2	28.2	85/0	27.7
arrears & sales				
super compotum **	3/6	1.3	1/1	0.4
TOTAL	277/0	(100)	306/(5)	(100)

APPENDIX 9 continued ...

CARBONELS Essex	1343/4		1346/7	
	s/d	%	s/d	%
rents, perks & sales of works	30/1	7.4	33/6	7.4
pasture, wood				
hay & straw	32/8	8.0	10/11	2.4
grain sales	116/7	28.6	162/0	35.9
livestock sales & leases	198/7	48.7	198/4	43.9
arrears & sales				
super compotum **	30/2	7.4	46/11	10.4
TOTAL	408/1	(100)	451/(7)	(100)

LANGENHOE Essex	1342/3		1344/5		1347/8	
	s/d	%	s/d	%	s/d	%
rents, perks & sales of works	161/6	17.7	182/3	13.5	207/6	17.5
pasture, wood						
hay & straw	30/0	3.3	104/0	7.7	55/2	4.7
grain sales	98/2	10.7	396/6	29.3	125/0	10.6
livestock sales & leases	558/0	61.1	560/0	41.4	704/4	59.5
arrears & sales						
super compotum **	66/0	7.2	110/11	8.2	92/0	7.8
TOTAL	913/8	100	1353/8	(100)	(1183/11)	(100)

* References

Iwood BL Add Roll 7663-8
 Writton BRO AC/M10/5 & 6
 Essex Manors Figures taken from Britnell 1980 p13

** These includes foreign receipts

APPENDIX 10

GRAIN YIELDS FOR IWOOD AND OTHER MANORS

Tithe, 1/10 of the crop, was taken before the crop left the fields so yields were actually 11% higher than the figures given here.

IWOOD yields calculated :				
volume harvested/(volume sown given in previous account), to 2 d.p.				
				unweighted
Year	1342	1345	1346	average for the 3 yields
Wheat	8.00	6.85	5.04	6.62
Oats	3.22	3.00	3.00	3.07
Barley	3.05	4.07	3.62	3.58
Beans	1.76	3.25	5.43	3.48

WRINGTON		The two accounts, 1343-4 and 1344-5 show yields for 1344		
	wheat	3.05		
	oats	1.48		
	barley	2.63,		
	beans	3.42		

HAM Gloucestershire (Harvey undated PhD thesis p343)				
				unweighted
year	1346-7	1347-8	1348-9	average for the 3 yields
wheat	5.9	5.5	4.7	5.4
oats	3.6	4.5	2.6	3.6
beans	8.7	3.3	3.1	5.0

WINCHESTER Estates, average yields over the period 1325-49 for the demesnes of Taunton and Rimpton manors, its only manors in Somerset and amongst Winchester's poorest (Farmer 1977 p559) :

	Taunton	Rimpton
wheat	4.92	5.32
oats	3.05	3.42
barley	4.66	4.72

CUXHAM Oxfordshire
The figures have been adjusted to compare with sources as above, since allowance for tithe taken at harvesting was added in Cuxham's statistics. (Harvey 1976 p741)

							unweighted
wheat	year	1341	1342	1343	1344	1347	average for the 5 yrs
	yield	4.32	5.30	5.04	5.72	3.91	4.86
oats	year	1341	1342	1343	1344	1346	
	yield	3.83	3.79	3.03	3.71	1.12	3.10
barley	year	1340	1343	1344	1348	1349	
	yield	6.20	5.84	4.13	4.44	0.86	4.29

APPENDIX 11

CASH INCOME AND COSTS FOR IWOOD AND ITS MILLS PLUS CASH RECEIPTS FROM YATTON AND OTHER EXTERNAL SOURCES.

Cash income includes rents, court perquisites, sales of works and of produce. Costs include annual rent paid to the Bishop of Bath & Wells, all purchases, wages, including piece-work, and expenses. The external income was rents from the Basset family's Somerset lands and the external costs were payments relating to those same lands.

The "profit" from Yatton was the cash delivered to Iwood to be sent on.

Iwood paid the Bishop of Bath 8 marks annually, compared with Yatton which paid 1 mark. (IPM 1393 PRO C136/805) Also Yatton and Iwood both had areas given as 80 acres. As Iwood had two mills and Yatton none, the obvious, but not necessarily the correct rent for the two mills was 7 marks per annum and for Iwood's land, 1 mark. The following table shows cash income and costs for Iwood land and mills assuming rent at 1 and 7 marks respectively with the cash sums from Yatton manor and other external rents and expenses for comparison. (1 mark = 13s 4d)

Poultry prices are not given in every account but using also prices from Wrington accounts all poultry has been valued at -

capons	2.5d each
hens/ cocks	1.5d each
chickens	0.5d each

On occasions a few pigs or piglets were sent from Iwood elsewhere as payments, and once an ox was sent to Iwelegh. The value of these has been assessed from the average of purchase prices given in the accounts.

1341-2	Iwood farm	Iwood's mills	Yatton	External
income	£6 14s 7.5d	£7 14s 11.5d		none
costs	£4 17s 3.5d	£5 6s 4d		none
profit	£1 17s 4d	£2 8s 7.5d	£4 19s 8.5d	none

Overall cash profit from Iwood Manor £4 5s 11.5d
Value of poultry sent to Iwelegh 5s
Value of 1 sow & 7 piglets 5s 6.0d
Total profit £4 16s 5.5d
profit provided by the mills = 50%

1342-3	Iwood farm	Iwood's mills	Yatton	External
income	£9 2s 1.75d	£8 9s 0.5d		£11 1s 10.5d
costs	£6 5s 9.5d	£5 4s 7.5d		£2 12s 2.0p
profit	£2 16s 4.25d	£3 4s 5.0d	£7 1s 11.25d	£8 9s 8.5d

Overall cash profit from Iwood Manor £6 0s 9.25d
Value of poultry sent to Iwelegh 8s 9.0d
Value of 1 2nd year pig 10.0d
Total profit £6 10s 4.25d
profit provided by the mills = 49%

APPENDIX 11 continued ...

1344-5	Iwood farm	Iwood's mills	Yatton	External
income	£17 9s 2d	£9 12s 8.5d		£18 7s 0.5d
costs	£8 13s 1d	£5 8s 5.0d		£1 8s 6.0d
profit	£8 16s 1d	£4 4s 3.75d	£9 12s 2d	£16 18s 6.5d

Overall cash profit from Iwood Manor £13 0s 4.75d
Wool (at Wrington's values) 12s 8.0d
Value of poultry sent to Iwelegh 11s 6.0d
Total profit £14 4s 6.75d
profit provided by the mills = 30%

1345-6	Iwood farm	Iwood's mills	Yatton	External
income	£17 1s 1d	£6 17s 6d		£13 7s 2.5d
costs	£7 17s 3.75d	£4 15s 5d		£1 0s 2d
profit	£9 3s 9.25d	£2 2s 1d	£5 1s 1d	£12 7s 0.5d

Overall cash profit from Iwood Manor £11 5s 10.5d
Wool (at Wrington's values, 1343-5) £1 3s 0.0d
Value of poultry sent to Iwelegh 6s 9.0d
Value of 12 2nd year pigs 10s 6.0d
Total profit £13 6s 1.5d
profit provided by the mills = 16%

1346-7	Iwood farm	Iwood's mills	Yatton	External
income	£8 14s 7d	£6 17s 9.5d		£7 3s 7d
costs	£4 17s 5.25d	£5 12s 1.0d		£1 2s 1d
profit	£3 17s 1.75d	£1 5s 8.5d	£18 6s 1.5d	£6 1s 6d

Overall cash profit from Iwood Manor £5 2s 10.25d
Value of poultry sent to Iwelegh 8s 9.0d
Value of 1 ox and 10 2nd yr pigs £1 1s 11.5d
Total profit £6 13s 6.75d
profit provided by the mills = 19%

Total overall profit for Iwood (5 accounts) £45 11s 2d
Average annual profit for Iwood manor,
including wool, poultry & stock £9 2s 5d
Average cash payments from Yatton £9 0s 5d
but the payment of 1346-7 distorts this figure.

Total profits from the mills £13 5s 1.75d
Average profits provided by the mills = 29%

For Iwood, additionally, some wages or parts thereof were paid in grain. However the cash received, had the grain been sold, should have, in theory at least, have equalled any wages paid in cash. No allowance therefore has been made in the overall profits for wages paid in kind.

Cash was sent from Iwood each year to Iwelegh but did not comprise all the profits as the bailiff's arrears grew larger each year, and in two years he was "pardoned" of significant amounts.

APPENDIX 12

COMPARISONS OF LANDS HELD IN IWOOD, YATTON & OLDLAND, 1328-1352.

IWOOD - information from the accounts 1341-52 (BL Add Roll 7663-7669)

	description	revenues
manorial messuage	house, barn, cattle & wagonsheds garden & a close	nil
farm of dovecote		13s 4d
2 water mills		8s 0d (millers' rent)
other rents	moorland	6d
customary tenants	probably 5	£1 7s 8d
tenants' works	from 2 tenants	2s 9d
demesne arable	55-65.5 acres sown	
demesne meadow	4+ acres	
pasture	not described	
wood	an aldergrove [c17 modern acres] + other	
court perquisites		variable 1s - 4s 6d p.a. & one £1 fine

YATTON - information from the 1350-1 account, an unusual year. (BL Add Roll 7668)

manorial messuage	no information except for a garden but 1393 IPM includes a messuage	
farm of dovecote	(Iwood's dovecote also 8s this year)	8s 0d
mills	none	
customary tenants	only 1 mentioned	no information
demesne arable	40.5 acres sown but probably less than usual - in Iwood only 38.5 acres were sown in the same year.	
demesne meadow	6 acres	8s 0d
pasture	several pieces in several fields area not given	£1 0s 6d

OLDLAND 1328 extent (PRO C135/11) & 1340 extent (Ellacombe 1893 p290)

	1328	value	1340	value
manorial messuage)	nothing above value of residence	
gardens & orchard) 3s 4d		2s 0d
dovecote)		1s 6d
mill	ruined		0.5 mill	10s 0d
free tenants	rent	£3 14s 5.5d)£5 12s 0d
customary tenants	rent	£1 18s 5d) total
tenants' works	5 tenants	£1 0s 0d	4 tenants	15s 4d
other rents	none			16s 6d
demesne arable	83 ac @3d	£1 0s 9d	180 acres*	
	80 ac @2d	13s 4d	@4d per ac	£3 0s 0d
meadow	28 acres	£1 8s 0d	16 acres	£1 4s 0d
pasture	6 acres	2s 0d	none	
court fees		3s 4d		6s 8d
TOTALS		£10 3s 7.5d		£12 8s 0d

*The land was said to be worth no more than 4d an acre because it was worn out and full of stones and a third of it was used as common fallow each year.

APPENDIX 13

ESTATES HOLDING IWOOD WITH OTHER LANDS AND MANORS FROM THE LATE 13TH TO THE 17TH CENTURY. See also Map 7.

"o" indicates a specific mention in the document and "+" shows that other information confirms the presence of the property in the estate at that time.

	pre1300	1328	1340s	1366	1441	1463	1481	1532	1614	1647
	IPM	A/Cs	FofF	IPM	IPM	IPM	cat	IPM	rental	
GLOUCESTERSHIRE										
Oldland manor	o	o	o							
SOMERSET										
Iwood manor	o	o	o	o	o	+	o	o	o	o
Yatton manor		o	o	o	+	+	+	o	o	o
Loxton lands		+	o	o						
Faringdon manor					o	o	o	o	o	o
N Petherton manor & lands					o	o	o	o	o	o
N Petherton Hundred					o	o	o	o	o	o
Almsworthy manor						o				
Greenham manor						o	o	o	o	
Kittisford manor						o	o			
Halfway manor						o				
Week Fitzpayne manor							o	o	?	?
Curry Rivel lands						o				
Ashbrittle lands								o	o	o
Chard lands								o		
Wellington property								o	o	o
Somerset Shippen manor									o	o
Chipstable manor									o	o
Milverton manor									o	o
Hagley manor in Milverton									o	o
East & West Bagborough									o	
DEVON							o	o	o	o
DORSET								o	o	o
WILTSHIRE								o		

Abbreviations & references

FofF = Feet of Fines Somerset Record Society volume 17

A/Cs = Iwood's 14th century accounts

IPM = Inquisition post mortem -

1328 PRO C135/11 1441 PRO C139/105

1463 & 1481 Calendarium Inquisitionum post Mortem Vol IV 1828

1614 Somerset Record Society Vol 67 1965 pp87-9

cat = catalogue of Bluet/Blewett papers Devon Record Office

Rental = 1647 Rental of manors and lands pertinent to 4 co-heirs of John Bluet d 1634 SRO DD/X/FRC 10

See next page for NOTES on some of the above lands

APPENDIX 13 continued

NOTES

Iwood and Yatton were sometimes listed separately, or as Iwood/Yatton but sometimes just as Congresbury or Iwood, but with information showing that Yatton was included.

Greenham manor was in Ashbrittle but with boundary changes was later in Stawley.

Faringdon manor, Stogursey, was probably just a farmstead now Faringdon Hill Farm

Week Fitzpayne manor was also in Stogursey, possibly sometimes listed as Stogursey - hence the ? in the above table.

Almsworthy manor was in Exford and has not been identified on the ground.

Halfway manor has not been definitely identified, but may be Halsey.

Somerset Shippen or Shipham was in Thorne St Margaret

APPENDIX 14

1647 RENTAL INCLUDING IWOOD/YATTON & MISCELLANEOUS RENTS, VALUES & PROFITS OF IWOOD & YATTON

1647 RENTAL OF MANORS & LANDS PERTINENT TO CO-HEIRS OF JOHN BLUET D 1634
(SRO DD/X/FRC 10)

The tenants of each property are listed with the rents they paid, but totals only for each property are given here.
Only places not in Somerset are given their county.

North Petherton Manor and rents	£56 11s 8d	
Exeter rents Devon	£34 5s 9d	
Milverton Manor	£18 3s 0d	
Congresbury Manor [Iwood & Yatton]	£16 12s 1d	
Chipstable	£14 19s 6.5d	
Sturminster Marshall Dorset	£13 6s 6.5d	
Farringdon Manor [Stogursey]	£8 4s 10d	
Shippen Somerset [in Thorne St Margaret]	£7 17s 8d	+ 2 capons
Clehangar [Clayhanger] Devon	£6 11s 0d	
Henacre Gregory Devon	£6 4s 6d	
Holcombe Burnell Manor Devon	£6 2s 10.5d	
Doningston Devon	£6 1s 7.5d	
Wellington rents	£3 12s 4d	
Hagley	£3 8s 6d	
Ashbrittle rents	£1 5s 0d	
TOTAL	£203 6s 11d	

of which Congresbury provided 8.2%

MISCELLANEOUS RENTS VALUES AND PROFITS OF IWOOD & YATTON

Year	source	type	Iwood	Yatton	Iwood + Yatton
1275	Hundred Rolls	rent paid	£5 6s 8d		
1393	IPM	rent paid	£5 6s 8d	13s 4d	£6 0s 0d
1647	rental	rent paid	£5 6s 8d	13s 8d	£6 0s 4d
1763	rental	rent paid	£5 6s 8d		
1820	survey	rent paid	£5 6s 8d		
1328	IPM	value			£10
1341-7	A/Cs	ave.profit	£9 2s 5d	£9 0s 5d	£18 2s 10d
1393	IPM	value	£1 0s 0d	£5 6s 8d	£6 6s 8d
1441	IPM	value			£6 13s 4d
1614	IPM	value			£12 0s 0d
1647	rental	nett rents received			£16 12s 1d

Additional references

1763 rental Congresbury Manor BRO 33041 BMC/4/13
1820 survey Congresbury Manor BRO 33041 BMC/4/22

BIBLIOGRAPHY

DOCUMENTS

Aerial Photographs of Congresbury

RAF series 1948 film no CPE/UK/2472 frame 4035

County of Avon April 1975 No 489 frame 9115

Avon County Sites and Monuments Record for Congresbury November 1994

BL = British Library

BL Add Roll 7663-7667 Iwood accounts 1341/2, 1342/3, 1344/5, 1345/6, 1346/7

BL Add Roll 7668 Joint Iwood & Yatton manors' account 1350/1

BL Add Roll 7669 Iwood manor account 1351/2

BL Add Roll 7670 1364 court roll for Iwood and Yatton

BL Add Roll 7671 1461 court roll for Iwood, Yatton, Farrington and Almsworthy
"Blwett" manors

BL CART HARL 56 D48 Bond for the rent of a water mill 1500 (Congresbury)

BL Egerton Ms 3321/f 14th century extents of Glastonbury Abbey manors
(Kindly lent by Michael Costen.)

BRO = Bristol Record Office

BRO (no reference number) Donn Benjamin Map of 11 miles round the city of
Bristol 1769 Photocopy

BRO AC/M10/5-9 Wrington manor accounts

1343/4, 1344/5, 1352/3, 1353/4 & 1354/5

BRO 7836 (53) Indenture 1693 reciting earlier indentures re Urchinwood lands

BRO 04235 Survey of Congresbury Manor 1567 and court rolls 1560-71

BRO 04237 Survey of Congresbury Manor 1656

BRO 04241 Survey book of Congresbury Manor 1738 for De Wilstar's plans

BRO 04480 Maps including J J de Wilstar's map of Ball Wood Congresbury 1736

BRO 04793 Surveys of Congresbury Manor 1593 & 1596

BRO 33041 BMC/4/12 1762 Rental of QEH lands Congresbury and others

BRO 33041 BMC/4/13 1763 Rental of QEH lands Congresbury

BRO 33041 BMC/4/14 1771 Rental of QEH lands including Congresbury

BRO 33041 BMC/4/22 1820 Survey of QEH lands Congresbury and others

BRO 33041 BMC/4/35(a) Court book of Congresbury 1589-1652

BRO 33041 BMC/4/35(b) Court book of Congresbury 1652-1793

BRO 33041 BMC/4/37(a) Translation of part of 35(a) 1589-91

BRO 33041 BMC/4/PL1/1 1736 De Wilstar's plan of Queen Elizabeth Hospital
lands on NE side of the river Yeo, Congresbury Manor

BRO 33401 BMC/4/PL1/2 1739 De Wilstar's plan of QEH lands bordering SW
side of the river Yeo, Congresbury Manor

BRO 33041 BMC/4/PL1/4 1739 De Wilstar's plan of QEH lands, 2nd part, on
SW side of the river Yeo, Congresbury Manor

BRO 33041 BMC/12/2 Assorted documents relating to several manors including
Congresbury

Deeds of The Plough Inn, Congresbury Courtesy of Courage (Western Ltd)

DRO = Devon Record Office

15122/2 Catalogue of Blewett Papers

GRO = Gloucester Record Office

Transcript PRO ADD 26434 - see under PRO

H&W RO = Hereford & Worcester Record office

Worcester Diocese 009:1 BA2636/162) 1474/5 Account Congresbury Manor

Documents continued ...

PRO = Public Record Office

PRO ADD 26434 Rental Oldland manor 1344

Transcript at Gloucestershire Record Office

PRO C135/11 Inquisition Post Mortem for Stephen de la More 1328

PRO C136/80 Inquisition Post Mortem for Cecily wife of Nicholas de Berkeley
1393 (Somerset lands only)

PRO C139/105 Inquisition Post Mortem for Agnes Bevyale (once wife of John
Blewet) 1441

PRO PROB 11/371 Will of Alexander Dyer of London 1682

PRO PROB 11/484 Will of Humphrey Hellier 1705

SRO = Somerset Record Office

SRO D/D/Rt Congresbury Tithe map and award 1840

SRO D/D/Ct Inventories of Robert Sprud & James Edcox 1581

SRO D/D/Rg No 75 Congresbury glebe terrier 1634

SRO D/P/con 2/1/1, 2 & 3 Congresbury parish registers

SRO D/P/con 20/1/1 Congresbury enclosure maps and award 1816

SRO DD/CC (Chap) 110001/1 1650 Parliamentary Survey of Dean & Chapter of
Wells lands in Congresbury

SRO DD/CC (Chap) 110002 1570/1 Survey of Dean & Chapter of Wells lands in
Congresbury

SRO DD/CC (Chap) 10862 & 111134 1812 Survey of Dean & Chapter of Wells lands
in Congresbury and related but undated map of property

SRO DD/CC (Chap) 131919 6/8 Reeve's account Congresbury manor 1497-8

SRO DD/DN 158 1829 Evaluation of the Dickenson Estate including land in
Congresbury

SRO DD/DP Box 12 no 13 Includes a deed re Bluet manors including Iwood 1706

SRO DD/SAS BA1 Court roll Congresbury manor 1351-2

SRO DD/SAS BA3, 4 & 5 Congresbury manor accounts 1503/4, 1527/8 & 1528/9

SRO DD/SAS c/795 BK81 1622 Subsidy of Winterstoke Hundred including
Congresbury

SRO DD/SF 408 Marriage settlement involving 1/2 of manor of Iwood & Yatton
and other manors and lands 1659

SRO DD/SF 446 Deed re 5/12 of the manor of Iwood & Yatton and other manors
and lands 1659

SRO DD/SF 1036 Bargain and Sale re 5/12 of the manor of Iwood & Yatton and
other manors and lands 1706

SRO DD/SF 3932 Part 2 Deed re land in Congresbury 1686

SRO DD/SL 5 Bundle 1 Deeds re Bluet manors including Iwood 1647-1715

SRO DD/SL 5 Bundle 2 Deeds re descent of manor of N Petherton from John
Bluet d1634

SRO DD/TB Box 20 F.T.I. The Rodney Family by Sir Edward Rodney 1655

SRO DD/X/FRC 10 1647 Rental of Blewet manors etc

SRO DD/V AXR 16.1 Somerset Vernacular Buildings Association (includes
Urchinwood "Manor")

SRO Q/RDe 124 Wrington Enclosure Award 1813

SRO Q/Rel 42/10 Congresbury Land Tax Returns 1766-1832

SRO Q/REL 42/26 Yatton Land Tax Returns 1766-1832

WRO = Wiltshire Record Office

WRO 1178/682 Bills 1743-65 presented by tenants of Urchinwood Farm

PRINTED SOURCES

Calendar of Charter Rolls 1903 Vol 1 1226-57 London HMSO
Calendar of Close Rolls 1929 Henry III 1253-4 London HMSO

Cal IPM = Calendar of Inquisitions post Mortem London HMSO

Vol III	1912	20-28 Edward I
Vol VII	1909	1-9 Edward III
Vol XVI	1974	7-15 Richard II
Vol XVII	1989	1391-99
Vol XVIII	1987	1399-1405
Vol XIX	1992	1405-13

Cal IPM 1828 =
Calendarium Inquisitionum post Mortem sive Escaetarum 1828 Vol 4

Calendar of manuscripts of the Dean and Chapter of Wells Vol 1
Colby F T (ed) Visitation of the County of Somersetshire 1623
Harleian Society Vol IX London
Dwelly 1916 Vol I Hearth Tax for Somerset 1664-55 Dwelly's National Records

Rotuli Hundredorum 1818 Vol II Temp Hen III & Edw I

SRS = Somerset Record Society

Vol 3	1889	includes Exchequer Lay Subsidy for Somerset 1327
Vol 6	1892	Feet of Fines Richard I - Edward II
Vol 12	1898	Feet of Fines Edward II - Edward III
Vol 17	1902	Feet of Fines Edw III - Richard II
Vol 22	1906	Feet of Fines Henry IV - Henry VI
Vol 40	1925	Medieval Wills from Wells
Vol 67	1965	Sales of Wards in Somerset 1603-41
Vol 73	1974	Medieval Deeds of Bath & District
Vol 80	1981	Greenwood's map of Somerset 1822

Vivian J L 1895 The Visitations of the County of Devon comprising the
Heralds' Visitations of 1531, 1564 & 1620

NEWSPAPERS

Bristol Journal	1805 Feb 23	Advertisement for the letting of Iwood.
Bristol Mirror	1807 Jun 20	Advertisement for Congresbury Mill
Bristol Mirror	1811 Nov 9	Advertisement for sale of Urchinwood Farm
Bristol Mirror	1838 Jun 2	Advertisement for the sale of Iwood and mill
Bristol Mirror	1845 Jan 18	Advertisement for Iwood Mill
Felix Farleys Journal	1829 May 9	Advertisement for the sale of Iwood and mill
Weston Gazette	1892 Jul 2	Report of the burning of Iwood mill

BOOKS & ARTICLES

- Aston M 1988 "Settlement patterns and Forms" in Aston M ed.
Aspects of the Medieval Landscape of Somerset Somerset County Council
- Aston M 1988 "Land Use and Field Systems" in Aston M ed.
Aspects of the Mediaeval Landscape of Somerset Somerset County Council
- Aston M 1994 "Medieval Settlement Studies in Somerset" in
Aston M & Lewis C (eds) The Medieval Landscape of Wessex Oxford
- Billingsley J 1797 A general view of the Agriculture of the County of
Somerset Drawn up in the year 1795 & now reprinted with considerable
additions & amendments Bath
- Bishop T A M 1935-6 "Assarting and the growth of the open fields"
Economic History Review Vol VI
- Bodman M 1993 "Mills along the Congresbury Yeo and its tributaries"
BIAS Journal 26 1993
- Bond C J 1995 "Settlement, land use & estate patterns on the Failand Ridge,
North Somerset: A Preliminary Discussion" in Hooke D & Burnell S (eds)
Landscape and Settlement in Britain AD 400-1066 University of Exeter
- Britnell R H 1966 "Production for the Market on a small Fourteenth-century
Estate" Economic History Review Vol 19
- Britnell R H 1980 "Minor Landlords in England and medieval agrarian
capitalism" Past and Present No 89
- Broomhead R forthcoming Congresbury - The History of a Landscape
- Corcos N J 1983 "Early Estates on the Poldens & the origin of settlement at
Shapwick" Somerset Archaeological & Natural History Society Vol 127
- Costen M 1992 The origins of Somerset Manchester University Press
- Cran A S 1983 The Story of Congresbury Redcliffe Bristol (His notes are
deposited in the Local Studies Section of Weston-s-mare Reference library.)
- Dunning R 1991 Some Somerset Country Houses Dovecote Press
- Dyer C 1993 Standards of Living in the Later Middle Ages - Social Change in
England 1200-1520 CUP
- Ekwall E 1977 The Concise Oxford Dictionary of English Place-names
4th edition OUP
- Ellacombe Rev H T 1867 "Some account of the manor of Button or Bitton Co.
Gloucester" in Herald & Genealogist Vol IV
- Ellacombe Rev H T 1891 The History of the Parish of Bitton Gloucestershire
Part I Exeter
- Ellacombe Rev H T 1893 The History of the Parish of Bitton Gloucestershire
Part II Exeter
- Ellison A 1983 Medieval Villages in South-East Somerset
Western Archaeological Trust
- Farmer D L 1977 "Grain Yields on the Winchester Manors in the Later Middle
Ages" Economic History Review Vol 30
- Finberg H P R 1964 The Early Charters of Wessex Leicester
- Gelling M 1993 Place Names in the Landscape Dent London
- Hallam H E 1988 "New Settlement. Southern England" in Thirsk J (gen ed)
Agrarian History of England & Wales 1042-1350 Vol II CUP
- Hanks P & Hodges F 1990 Dictionary of Surnames OUP
- Harris B & Ryan G 1967 An outline of the law relating to common land and
public access to the countryside Sweet & Maxwell London
- Harvey, of St Andrews University (no initials given) undated PhD thesis
The Berkeleys of Berkeley 1281-1471 Gloucester RO ref: ROL G4
- Harvey P D A 1965 A medieval Oxfordshire Village Cuxham 1240-1400 OUP

Books & articles continued ...

- Harvey P D A 1976 Manorial Records of Cuxham Oxfordshire c1200-1359
Vol 50 Oxfordshire Record Society London
- Harvey P D A 1984 Manorial Records British Records Association
- Harvey S P J 1976 "Evidence for Settlement - Domesday book"
in Sawyer P H (ed) Medieval Settlement Edward Arnold
- Harwood Long W 1979 "The Low Yields of Corn in Medieval England"
Economic History Review 2nd ser Vol XXXII
- Hase P H 1994 "The Church in the Wessex Heartlands" in Aston M & Lewis C (eds)
The Medieval Landscape of Wessex Oxbow Books Oxford
- Holt R 1988 The Mills of Medieval England Blackwell
- Hooke D 1994 "The Administrative and Settlement framework of Early Medieval
Wessex" in Aston M & Lewis C (eds)
The Medieval Landscape of Wessex Oxbow Books Oxford
- Hooke D 1995 "The Mid-Late Anglo-Saxon Period: Settlement and Land Use" in
Hooke D & Burnell S (eds) Landscape and Settlement in Britain AD 400-1066
University of Exeter
- Hurst J G 1985 "The Wharham Research Project; problem orientation and
strategy 1950-90" in Hooke D (ed) Medieval Villages
Oxford University Committee for Archaeology
- Jones A. 1979 "Land measurement in England 1150-1350"
Agricultural History Review Vol 27
- Keil I. 1964 "Mills on the Estates of Glastonbury Abbey in the later Middle
Ages" Somerset & Dorset Notes & Queries Vol 28
- Langdon 1986 p272 Horses, oxen and technological innovation CUP
- Latham R E 1994 Revised medieval Latin word-list British Academy OUP
- Lewis C 1994 "Patterns and Processes in the Medieval Settlement of Wiltshire"
in Aston M & Lewis C (eds) The Medieval Landscape of Wessex Oxford
- Miller E 1991 "Occupation of the Land - The southern counties"
The Agrarian History of England & Wales Vol III 1348-1500 ed E Miller CUP
- Miller E. & Hatcher J. 1992 (first pub 1978) Medieval England - Rural Society
and Economic Change 1086-1348 Longman
- Munby L 1989 How Much is that Worth?
Phillimore for the British Association for Local History
- Oschinsky D 1971 Walter of Henley Oxford Clarendon Press
- Outhwaite R B 1986 "Progress and backwardness in English Agriculture
1500-1650" Economic History Review 2nd ser XXXIX
- Penn S A C 1987 "Female Wage Earners in Late Fourteenth Century England"
Agricultural History Review Vol 35 pp1-14
- Rahitz P. et al 1992 Cadbury Congresbury 1968-73 BAR British Series 223
- Richardson J 1981 The Local Historian's Encyclopedia Historical
Publications Ltd
- Rippon S 1994 "Medieval Wetland Reclamation" in Aston M & Lewis C (eds)
The Medieval Landscape of Wessex Oxbow Books Oxford
- Roberts B K 1968 "A study of Medieval Colonisation in the Forest of Arden,
Warwickshire" Agricultural History Review Vol 16 pt ii
- Roberts B K 1976 "The Anatomy of Settlement" in
Sawyer P H (ed) Medieval Settlement Edward Arnold
- Saul N. 1977 PhD thesis The Gloucestershire Gentry in the Fourteenth
century. Gloucester RO ref: ROL G4
- Smyth J. 1885 ed. John Maclean Berkeley MSS History of the Hundred of
Berkeley Vol II Gloucester

Books & articles continued ...

- Stinson M 1983 "Assarting and poverty on early-fourteenth century Yorkshire"
Landscape History Vol V
- Taylor C 1975 Fields in the English Landscape Dent London
- Taylor C 1983 Village and Farmstead George Philip London
- Thorn C & Thorn F 1980 Domesday Book Somerset Phillimore
- Thorold Rogers J E 1866 A History of Agricultural Prices in England
Vol 1 1259-1400 Oxford
- Titow J Z 1972 Winchester Yields. A Study in Medieval Agricultural
Productivity CUP
- Ziegler P 1991 The Black Death Guild Publishing London