

**DOCUMENT: CCA-U63\_70254\_015RH\_016LH\_017LH**

**SOURCE: Canterbury Cathedral Archives**

**LANGUAGE: English**

**DATE: 13/4/1726**

**SUMMARY:**

Letter replying to Samuel Norris, Auditor at Canterbury, 13<sup>th</sup> April 1726, from Nicholas Webber, Chapter Clerk at Exeter Cathedral.

He explains that for the Fine (for the new Farmer/Lessee taking on the lease of the manor) Exeter never asks more than a 1/4<sup>th</sup> part of the annual rack rent or extended rent, & usually only take a 1/5<sup>th</sup> or 1/6<sup>th</sup>. which is usually more than the average annual profit (the Farmer makes on adding Lives to the Copyholds). Doccombe has not yielded £20 profit for 40 years so Canterbury would not be able to get £400 for 21 years lease as Dr Hall will ensure all additional Lives are added before he leaves the Manor & can do this up to the last day of his Lease.

Mr Thomas Waldren, clothier, the new tenant/Farmer, has offered £50 at the end of 7 years which is £15 more than Exeter would ask.

Requests to know the Fine & Fees to tell Mr Waldren

Dr Hall sold the manor for £300, very little considering the money to be made on the Lives.

NB Thomas Waldren came from Ashburton & married Elizabeth Tozer family. His son Nicholas born 1703 & married Hannah Towgood, daughter of the famous dissenter preacher Micaiah Towgood in St Georges, South St Exeter. He may have become a maltster.

**Outside:**

For Mr Samuel Norris at Canterbury  
13 Apr[il]. 1726 Mr Webber Letter  
1726 Doccomb[e]

**Inside:**

S[i]r

You have Inclosed Dr Hall's letter  
to the effect you directed. I could not get it sooner  
he liveing at a distance.

As to the Fine, you differ very much from the  
Practice of our Church in your way of Computeing

the Value of your Copsyhold Mannors. We never ask more then a fourth part of the extended yearly Value at a Rack Rent and generally take a 5<sup>th</sup> or 6<sup>th</sup> part which is as much or more than the annuall Proffits of a Copsyhold Mannor can be Supposed to amount unto, one yeare with another, for you know it depends entirely upon the Casualty of Lives dropping (your Tenant haveing no Certaine annuall Income) and this very Mannor of Doccombe ( as I am Informed) hath not yet yielded £20 p[er] ann[um] one yeare with another for 40 yeares and if the Lease should run out I do truly believe (so far as I know anything of the value of those Estates) that you would not be able to get £400 for a new full Lease of 21 yeares supposing all the Coppys to be full stated and that much be suppos[e]d because the Present Tenant hath the power of filling them even the last day of his Terme.

I would not be thought to undervalue the Church Estates all that I mean is only to set the matter in a true light and you may deale with your new Tenant as you think reasonable. He knows nothing of what I now write.

I lately told him that as you had made a Demand Twas fit he should make an offer, and his answer was that he would give £50 at the 7 yeares end which in deed is £15 more than our church would ask.

The Name of your Tenant is Thomas Waldren of Moreton Hampstead Clothier  
If you please some time before Michaelmas to Let me Know the Sum totall of the Fine & Fees I'll give Mr Waldren Notice of it

Exon 13 Aprill 1726

I am S[i]r y[ou]r faithf[u]ll humble Ser[vant]  
Nich[olas] Webber

Dr Hall hath sold the Mannor for very little  
odds of £300 considering the allowances made him  
for the Lives that are wanting.

At your Midsummer Chapter you may be pleased  
to set the Fine & favour me with a Line what  
will be the Difference between renewing then & at  
Michaelmas