

Buddles Hayes

Mess^rs Newbery and Wolcott Partition & Division of

the Commons or Waste Lands called Socha

Common, and Broad down Common between the

and Mr Samuel Snook 3/8

Dated 1st January 1813



Of the

lot^s of the said Common or waste Lands as
are in the said plan & hereto annexed N^o. 1, 2, 3, 4, 5, 6, 7 with all ways paths passages waters watercourses together with the hedge
Fences which shall be thereto allotted by this our award to be held and enjoyed by the said Chamberlains his Heirs and assigns for ever in severally distinct apart and divided from all the other parts of the said
Common or waste Lands herein before by us allotted unto the said Feoffees and in full compensation satisfaction and extinguishment of his Rights and Interest in upon and over the said Commons or
waste Lands for and in respect of his the said Samuel Snook's several messuages and tenements called Radish Hayes down and Buddleshayes And we do further award that good double dyed Hedges
shall be erected and planted in a good husbandlike manner at the joint expence of the said Feoffees their Heirs or successors and the said Samuel Snook his Heirs or assigns for dividing the said Lots N^o. 1, 2, 3, 4, 5, 6,
and also a hedge tyed and planted in the like manner on the South and North East side of the Turnpike Road commencing from the said Samuel Snook's hedge of a Field called Map Field part of his said
Estate called Buddleshayes next unto Cinnery Lane and ending at Rakeway Bridge And we do also award that the hedge for parting Castle Down Common being the Lots N^o. 1 and 2 shall commence
at a distance of about one hundred and twenty seven yards from the Blackberry Bush towards Broad Down, and which hedge is to be carried on in a direct line from thence across the said Down
the corner opposite a Pollard Ash tree now standing in a meadow belonging to the said Samuel Snook's Estate called Radish, and that the said hedge when so set up shall from thenceforth belong to and repair
the said Samuel Snook his Heirs and assigns And we do further award that the hedge for dividing Lots N^o. 2 and 3 shall be set up from nearly North to South commencing about fifty two yards
expence on the plain, and carried on from thence in a direct line home to a place where to adjoin Radish field hedge belonging to the said Samuel Snook's Estate called Radish, and that the said hedge
from thenceforth belong to and be repaired by the said Feoffees their Heirs or successors And we do also award that the hedge for parting the said Lots N^o. 3 and 4 shall be set up at or near a Gobley bush about thirty three yards
from an Ash Tree standing in the little orchard hedge part of the said Estate called Lovhaynes and made on from thence in a direct line across the common to the Turnpike Road about twenty two yards from the corner
of the hedge of a Field called Buddleshayes five acre Meadow belonging to the said Samuel Snook's Estate called Buddleshayes and that the said hedge, and the end hedge to the extent of Lot N^o. 3 against the Turnpike
Road shall from thenceforth belong to and be repaired by the said Samuel Snook his Heirs and assigns And we do further award that the hedge for parting the said Lots N^o. 4 and 5 shall be set up at the distance
of about two hundred and sixty four yards from the Gate leading into a close called the three acre close part of Lovhaynes Estate on the plain westward and made from thence in a direct line across
the said common to the Turnpike Road, and that the said hedge when so erected and the end hedge to the extent of Lot N^o. 4 against the Turnpike Road shall from thenceforth belong to and be repaired by the said
Feoffees their Heirs or successors And we do also award that the hedge for parting the Lots N^o. 5 and 6 shall be set up from the corner of the Brake belonging to Lovhaynes Estate and carried on from thence across
the said common in a direct line to the said Turnpike Road nearly opposite the road leading over the said common towards Sidmouth, and that the said hedge and also the end hedge to the extent of Lot N^o. 5
against the Turnpike Road shall from thenceforth belong to and be repaired by the said Samuel Snook his Heirs and assigns And we do further award that the said Samuel Snook shall set up at his own
expence and within twelve months from the date hereof a good hedge commencing at the hedge near Lovhaynes Office home to the other hedge near the little orchard and on the boundaries by whomsoever for that purpose
and from thenceforth the said hedge shall belong to and be repaired by the said
Heirs and assigns And we do also award that the said Feoffees their Heirs and successors shall make a road
a road at least Twenty feet wide from the corner of a lower Brake, against the Turnpike Road home to the gate leading into another Field called Shandell
time hereafter be desirous of having a hedge set up to part the common thereto adjoining being Lot N^o. 7 for his part of the
joint expence of the said Samuel Snook his Heirs or assigns and the said Feoffees their Heirs or successors, and
the said hedge shall from thenceforth belong to and repair by the said Samuel Snook his Heirs and assigns and in order to avoid any dispute or misunderstanding between the said
parties relative to the boundaries or where the hedges herein awarded to be erected ought to be set up for parting the Lots N^o. 1, 2, 3, 4, 5 and 6 we do award that the ends of all the said hedges shall be
begun to show their commencement and termination on or before the Twenty fifth day of March next that we may inspect and see the same are to be erected agreeable to this our award And
we do also award that the said Samuel Snook his Heirs or assigns shall pay unto the said Feoffees their Heirs or successors within twelve months from the date hereof the sum of Ten
Pounds being according to our judgement the value of the timber and other trees standing in the lots awarded to him And Lastly we do award that the said Samuel Snook and the said
Feoffees shall each pay on the delivery of this our award the sum of fourteen pounds and thirteen shillings for the costs charges and expences attending the valuing and allotting the said Estate common
and waste lands and of making this our award and a duplicate thereof In Witness whereof we the said Samuel Newbery and John Wolcott have hereunto set our hands and seals
the first day of January in the fifty third year of the reign of our Sovereign Lord George the Third of the United Kingdom of Great Britain and Ireland and in the year of our Lord one thousand
eight hundred and thirteen

Sam^t

Newbery

John Wolcott

Of the

lots of the said Common or waste Lands as
are in the said plan hereto annexed N^o. 1, 3, 5, 7 with all ways paths passages waters watercourses together with the Hedges
Fences which shall be thereto allotted by this our award to be held and enjoyed by the said Samuel Snook his Heirs and assigns for ever in severally distinct apart and divided from all the other parts of the said
Common or waste Lands herein before by us allotted unto the said Feoffees, and in full compensation satisfaction and extinguishment of his Rights and Interest in upon and over the said Commons or
waste Lands for and in respect of his the said Samuel Snook's several messuages and tenements called Radish Hayes downe and Buddlesayes And we do further award that good double Dyked Hedges
shall be erected and planted in a good husbandlike manner at the joint expence of the said Feoffees their Heirs or Successors and the said Samuel Snook his Heirs or assigns for dividing the said Lots N^o. 1, 2, 3, 4, 5, 6
and also a Hedge dyked and planted in the like manner on the South and North East side of the Turnpike Road commencing from the said Samuel Snook's hedge of a Field called map Field part of his said
Estate called Buddlesayes next unto Crinney Lane and ending at Ratway Bridge And we do also award that the Hedge for parting Castle Down common being the Lots N^o. 1 and 2 shall commence
at about one hundred and twenty seven yards from the Blackberry hedge towards Broad Down, and which hedge is to be carried on in a direct line from thence across the said Down
the wider opposite a Pollard Ash tree now standing in a
said Samuel Snook his Heirs and assigns And we do further
award that the Hedge for dividing Lots N^o. 2 and 3 shall be set up from nearly North to South commencing about Fifty two yards
from the plain, and carried on from thence in a direct line home to
there to adjoin Radish, hill Hedge belonging to the said Samuel Snooks Estate called Radish, and that the said
thenceforth belong to and be repaired by the said Feoffees their Heirs or Successors And we do also award that the Hedge for parting the said Lots N^o. 3 and 4 shall be set up at or near a Holly bush about
from an Ash Tree standing in the Little Orchard Hedge part of the said Estate called Louchayno and made on from thence in a direct line across the Common to the Turnpike Road about twenty two yards from the corner
of the Hedge of a Field called Buddlesayes five acre meadow belonging to the said Samuel Snook's Estate called Buddlesayes and that the said Hedge, and the end Hedge to the extent of lot N^o. 3 against the Turnpike
Road shall from thenceforth belong to and be repaired by the said Samuel Snook his Heirs and assigns And we do further award that the Hedge for parting the said Lots N^o. 4 and 5 shall be set up at the distance
of about 100 feet from the Gate leading into a close called the three acre close part of Louchayno Estate on the plain westward and made from thence in a direct line across
the said Common to the Turnpike Road, and that the said Hedge when so erected and the end Hedge to the extent of lot N^o. 4 against the Turnpike Road shall from thenceforth belong to and be repaired by the said
Feoffees their Heirs or Successors And we do also award that the Hedge for parting the Lots N^o. 5 and 6 shall be set up from the corner of the Brake belonging to Louchayno Estate and carried on from thence across
the said Common in a direct line to the said Turnpike Road nearly opposite the Road leading over the said Common towards Sidmouth, and that the said Hedge and also the end Hedge to the extent of lot N^o. 5
against the Turnpike Road shall from thenceforth belong to and be repaired by the said Samuel Snook his Heirs and assigns And we do further award that the said Samuel Snook shall set up at his own
expence and within twelve months from the date hereof a good Hedge commencing
and from thenceforth the said Hedge shall belong to and be repaired by the said
a Road at least Twenty feet wide from the corner of a
Brake and in case the said Samuel Snook his Heirs
mentioned Road, that the same Hedge shall be set
the said Hedge shall from thenceforth belong to and be repaired
parties relative to the boundaries or where the Hedges herein awarded to be erected ought to be set up for parting the Lots N^o. 1, 2, 3, 4, 5 and 6 we do award that the ends of all the said Hedges shall be
began to show their commencement and termination on or before the Twenty fifth day of March next that we may inspect and see the same are to be erected agreeable to this our award And
we do also award that the said Samuel Snook his Heirs or assigns shall pay unto the said Feoffees their Heirs or Successors within Twelve months from the date hereof the sum of Ten
Pounds being according to our judgement the value of the Timber and other Trees standing in the lots awarded to him And Lastly we do award that the said Samuel Snook and the said
Feoffees shall each pay on the delivery of this our award the sum of fourteen pounds and thirteen shillings for the costs charges and expences attending the Valuing and allotting the said Estates common
and waste Lands and of making this our award and a Duplicate thereof In Witness whereof we the said Samuel Newbery and John Wolcott have hereunto set our hands and seals
the first day of January in the fifty third year of the Reig
Sovereign Lord George the Third of the United Kingdom of Great Britain and Ireland and in the year of our Lord one thousand
right hundred and thirteen

Sand

Newbery

John Wolcott

To all to whom

The said County Gentlemen send Greett

shall come Samuel Newbery of Musbury in the County of Devon and John Woolcott of Sun

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Parties in pro
portion to their
Hairs or Successors
for their said
Messuages and
Tenements called
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Henry down and
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said Allotments
and Divisions to
be held by the said
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Heirs or Successors
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annual Value
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said Commons or
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of the said Samuel
Snock his Heirs or
Assigns
to the said Feoffees
their Heirs Successors &
Assigns the value of
all such Limber and
other trees as should
be growing in suc
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by the said Arbitrators
or any two of them
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Conveyances in
pursuance thereof
shall have
been made and
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to the said Parties
their several proportions
to a
equal proportion
of the said parties
in such places and manner as the said
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and be repaire by each of the said parties
and their respective
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and himself and themselves
and his and their
Heirs and Successors
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Heirs and Assigns in the sum
as in and by the said recited articles of agreement relation
thereto had with more fully and at large
where the burthern and execution of the said matters and things and having
carefully surveyed and valued
the said Commons or waste Lands and every part thereof
Do by this our award in writing indented and executed under our Hands
to the said parties in manner following that is to say we do hereby allot and award unto the said Feoffees their
Heirs
is the plan of the said Commons hereto annexed N^o 2. 4. 6. 8. with alle ways paths passages waters watercourses
and enjoyed by the said Feoffees their Heirs or successors for ever in severallty distinct apart and divided
and enjoyed by the said Feoffees their Heirs or successors for ever in severallty distinct apart and divided
unto the said Samuel Snock and in full compensation satisfaction and extinguishment of their Rights
in said Messuages and Tenements called Lochayne and Buddleshayes having taken into our consideration
further allot and award unto the said Samuel Snock his Heirs and Assigns all the rest residue and

Whereso^e by certain Articles of Agreement bearing Date the Day of November last made betwix the Right Honorable John Lord Rolle, Sir Sampson Esqur, Richard Hetherill Clerk, Richard Water
Barne, Clement Drake and Samuel Palmer Gentleman surviving Tutors of the Parish of Colyton in the said County of the one Part, and Samuel Snock of Colyton aforesaid Gentleman of the other
Part witness the said Feoffees were seized in a simple of and in and entitld unto the said Feoffees and Inteinance of all those now unenclosed Commons called Locheayne Common, Buddleshayes Common and Broad
down Common and the Timber and other Trees growing theron and also open and to unlimitt^d Rights of Common of Pasture and Common of Pooers and Turbaries theron in respect of and as appurtenant to their Messuages
and Tenements called Locheayne and Buddleshayes situate in the said Parish of Colyton in the several occupations of William Pow and Robert Pow and the said Samuel Snock was in
a simple of and in and entitld unto certain Right Common
Common of Estovers and Turbaries for cutting underwood Turze and Turp upon and over the said Commons or waste Lands as appurtenant
and Tenement called Paddish situate in the said Parish of Colyton in the occupations of Thomas Payton and the said Samuel Snock
and Buddleshayes also situate in the said Parish of Colyton which the said Samuel Snock lately purchased of the
Samuel Cawley and in the occupation of John Snock as
mutual benefit of the said Feoffees and Samuel Snock that the said Commons or waste Lands should be divided and
thereof should be allotted to each of the said several Messuages and Tenements
Persons and judges of the value of Lands and indifferently named by the said Feoffees
and the said Samuel Snock agreed that the said Commons should be surveyed and valued by Samuel Newbery and
and that they the said Samuel Newbery and John Woolcott should award and determine how and in what
should be divided allotted and inclosed and also that in case the said Samuel Newbery and John Woolcott should not agree as to the Division and Proportion of the said Commons and waste Lands to be allotted to each of the said Messuages and
Tenements they the said Samuel Newbery and John Woolcott should call on any impartial person who was a judge of the Value of Lands to assist consult and advise with them of and concerning
the said Valuations & divisions and Allotments of the said Commons and waste Lands It was thence mutually and reciprocally declared and agreed by and between the said Feoffees and the said Samuel Snock and they did and each of them
did declare and agree by themselves severally and reciprocally and for their several and respective Heirs and Assigns respectively that it should be lawful
to call in any one to assist them in such Valuation and Division as aforesaid or any two of them at any time or times on or before the
Survey and value all the said several and respective Messuages and Tenements and the said Commons or waste Lands and every part thereof respectively and by Deed or Deeds in Writing indented and executed with
the said Commons or waste Lands and every
Said Samuel Newbery and John Woolcott and of such Person they may call on to their Assistance or any two of them in the name of an Award ready to be delivered to each of the said Parties on or before the time agreed
between the said Parties in proportion to their said several Estates and Interest tharin that is to say one Part a Proportion thereof
between the said Parties in proportion to their said Estates and Interest tharin that is to say one Part a Proportion thereof
Buddleshayes and the remaining part to the said Samuel Snock and his Heirs for and in respect of his said Messuage and
Tenements respectively for ever thereafter in severallty and in satisfaction and extyermitt
ment of the
annual Value to be let of the said Commons or waste Lands and of the said Feoffees Soil therev and of their said Timber and other
Feoffees their Heirs Successors & Assigns the value of all such Limber and other trees as should be growing in suc
hys to be ascertained by the said Arbitrators or any two of them And it was also agreed by and between the said
Feoffees
should be made and the Conveyance or conveyances in pursuance thereof shall have been made and executed and
for dividing and Alloting in severallty to the said Parties their several proportions of the said Commons or waste
lands and every part thereof at the equal proportion of the said parties in such places and manner as the said Arbitrators should direct who we
Pences should from thenceforth belong
and be repaire by each of the said parties and their respective Heirs and Assigns, and
involved and his and their Heirs and Successors unto the other and the others Heirs and Assigns in the sum
as in and by the said recited articles of agreement relation
thereto had with more fully and at large
where the burthern and execution of the said matters and things and having
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unto the said Samuel Snock and in full compensation satisfaction and extinguishment of their Rights
in said Messuages and Tenements called Locheayne and Buddleshayes having taken into our consideration
further allot and award unto the said Samuel Snock his Heirs and Assigns all the rest residue and