

Yeadon Indenture 1854 Wicklow Cottage

Goad and Butcher, Solicitors, Settle:

A. and P. Smelt, Langcliffe owners in 2006

This Indenture made the 18th day of September in the year 1854 **Between** Henry Yeadon of Langcliffe in the parish of Giggleswick in the West Riding of the county of York shopkeeper of the one part and Thomas Yeadon of the same place his nephew Carter of the other part **Whereas** the said Henry Yeadon is seised of or well entitled as tenant in fee simple in possession to the Messuages Dwelling houses Gardens hereditaments and premises firstly hereinafter particularly described and intended to be hereby given granted conveyed and confirmed **And** is possessed of or well entitled to the messuages dwelling houses tenements and premises hereinafter secondly described and intended to be hereby assigned for the residue of some long term of years **Now this indenture witnesseth** that in consideration of the natural love and affection which the said Henry Yeadon hath and beareth for and towards the said Thomas Yeadon and in consideration of the sum of 10 shillings of lawful money of Great Britain and Ireland by the said Thomas Yeadon paid to the said Henry Yeadon at or immediately before the sealing and delivery of these presents the receipt whereof is hereby acknowledged and for diverse good considerations him thereunto moving **he** the said Henry Yeadon by these presents **Doth** give grant bargain sell convey and confirm unto the said Thomas Yeadon his heirs and assigns **All those** several dwelling houses Gardens outbuildings and conveniences situate lying and being on the road leading from Langcliffe to Stainforth in the parish of Giggleswick in the West Riding of the County of York and commonly called or known by the name of Newhouses and in the several occupations of Thomas Metcalfe John Buller John Brown Robert Duckworth and one unoccupied **Together** with all and singular houses outhouses edifices buildings barns stables yards gardens orchards Backsides fences ways waters watercourses liberties privileges easements profits commodities emoluments and appurtenances whatsoever to the said hereditaments and premises hereby assured or expressed or intended so to be or any of them or any part thereof belonging or in any wise appertaining **And** all the estate and interest of him the said Henry Yeadon in and to the said hereditaments and premises and every part thereof **To have and to hold** the said hereditaments and premises unto the said Thomas Yeadon his heirs and assigns To the only proper use and behoof of the said Thomas Yeadon his heirs and assigns for ever It being hereby declared that in case the said Thomas Yeadon shall die leaving a widow such widow shall not be entitled to dower in or out of the premises **And this indenture also witnesseth** that for the considerations aforesaid and also in consideration of the sum of 10 shillings by the said Thomas Yeadon to the said Henry Yeadon in hand paid on the execution hereof the Receipt whereof is hereby also acknowledged **he** the said Henry Yeadon **Doth** hereby grant bargain sell assign and set over unto the said Thomas Yeadon his executors administrators and assigns **All those** several dwelling houses with the outbuildings and conveniences thereunto belonging being situate lying and being in Langcliffe in the said parish of Giggleswick and in the several occupations of the said Henry Yeadon the party Rachael Preston Lawrence Bradley Mary Sharp Sarah Banks Richard Hudson Christopher Langstreth James Folds Edward Carr William Stead Mary Carr and four unoccupied as tenants **Together** with all and singular houses outhouses edifices buildings barns stables yards gardens orchards Backsides fences

ways waters water courses liberties privileges easements profits commodities emoluments and appurtenances whatsoever to the said hereditaments and premises hereby assured or expressed or intended so to be or any of them or any part thereof belonging or in any wise appertaining **And** all the estate and interest of the said Henry Yeadon in or out of the said premises hereby assigned and every part thereof **To have and to hold** the said messuages or tenements and all and singular other the premises hereby assigned unto the said Thomas Yeadon his executors administrators and assigns for and during all the residue and remainder of all such term and terms of years as are yet to come and unexpired Yielding and paying therefore unto the chief lord of the fee or fees thereof the rents due and of right accustomed **And** the said Henry Yeadon **Doth** hereby for himself his heirs executors and administrators Covenant promise and agree with and to the said Thomas Yeadon his heirs and assigns that for and notwithstanding any act deed matter or thing whatsoever by him the said Henry Yeadon made done omitted committed executed or knowingly or willingly suffered to the contrary he the said Henry Yeadon is at the time of the sealing and delivery of these presents lawfully rightfully and absolutely seised of and in or well and sufficiently entitled to the said dwelling houses hereditaments and premises hereby granted and conveyed or otherwise assured or intended so to be and every part thereof with their and every of their appurtenances **And** that for and notwithstanding any such act deed matter or thing as aforesaid he the said Henry Yeadon now hath in himself good right full power and lawful and absolute authority to grant bargain sell and convey the said dwelling houses hereditaments and premises hereby granted and conveyed or otherwise assured or intended so to be with the appurtenances unto and to the use of the said Thomas Yeadon his heirs and assigns in manner aforesaid and according to the true intent and meaning of these presents free from all encumbrances and to assign the said premises hereby assigned or expressed so to be with their appurtenances unto the said Thomas Yeadon his executors administrators and assigns for and during the residue of the said long term of years **And** that it shall be lawful for the said Thomas Yeadon his heirs and assigns as to the said freehold hereditaments and premises at all times hereafter and for the said Thomas Yeadon his executors administrators and assigns as to the said leasehold premises at all times hereafter during the said long term of years quietly to hold and enjoy the same freehold and leasehold hereditaments and premises respectively with their appurtenances and to receive the rents and profits thereof and of every part thereof to and for his and their own use without any claim or demand whatsoever or by the said Henry Yeadon his heirs executors or administrators or any person or persons claiming under or in trust for him them or any of them **And** that free from all encumbrances (save and except as to the said leasehold premises) **And** the said Henry Yeadon his heirs executors and administrators and all other persons claiming any estate right title or interest at law or in equity in to or out of the said freehold and leasehold hereditaments and premises respectively or any of them under or in trust for the said Henry Yeadon his heirs executors or administrators will at all times upon the request and at the costs of the said Thomas Yeadon his heirs executors administrators or assigns make and perfect all such further acts and assurances for the further and more perfectly assuring of the said freehold hereditaments and premises unto the said Thomas Yeadon his heirs and assigns and the said leasehold premises unto the said Thomas Yeadon his executors administrators and assigns for the remainder then to come of the said long term of years as by the said Thomas Yeadon his heirs executors administrators or assigns or his or their Counsel shall be required and advised **And** the said Thomas Yeadon doth hereby for himself his heirs executors administrators and

assigns covenant with the said Henry Yeadon his executors and administrators that the said Thomas Yeadon his heirs executors administrators and assigns will at all times hereafter save and keep the said Henry Yeadon his heirs executors and administrators indemnified against the payment of the leasehold rent to the Lord of the fee and the performance of all covenants and conditions in the original lease and from and against all actions suits expenses and demands on account of the same or in any wise relating thereto **In witness** whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written

Henry Yeadon Thomas Yeadon

Cottage residents



No. 1 The Green
 2006 R. and K. Davies
 2002 R. and J. Mitchell
 1985 onwards L. and B. Singleton
 1950s Mercers
 1930s Ted and A. Mercer

No.2 Wicklow

2002 A. and P. Smelt

Mr and Mrs T. Middleton

1950s Mrs Fitchett and daughters

1930s Bob and Mary McGill (Mary was Mr Soames' sister)

No. 3 Chandlers

2002 A. and P. Smelt

1951 Mr and Mrs Bean and daughter Helen

1947 Mr and Mrs Bean

1930 Mr and Mrs Soames and son Derek

1926 Mr and Mrs Soames

No. 4 Tallow

2006

2002 R. and K. Davies

1950s Mr and Mrs Silverwood

1930s Bill and Elsie Moore and family

A. 1950s Mr and Mrs V. Lund

1930s Mr and Mrs Wilkinson

B. 1950s Mrs Sparling

Conversation with Barbara Singleton 19 October 2004

When the Singletons bought the end cottages (now 1, The Green) in April 1985, completion June 1985, they were subject to flying freehold. The solicitor Mr Clark was at Last Suddard in Ilkley and he remarked that the place was built in 1679 and that it was a candle factory in the 17th C. Presumably he had early deeds in his possession. (Mrs Farrow's cottage with its mullioned window at the rear and old beams seems to be of similar date).

The property was not recorded in the Land Registry in 1985. It remains to be seen if the early deeds were kept after registration in 1985.

The whole block was bought in the 1970s for £57,000 by a builder from Addingham as condemned property, who repaired them. Because there had been sitting tenants for a long while there had been no alterations or improvements (in Lund Cottage) carried out up to 1985. Mrs Lund rented her cottage from the 1930's.

The Singletons knocked their two properties into one. The cottages took the names of the tenants - Mercer Cottage was 1, The Green and the one next door (underneath?) was Lund Cottage (Vic Lund). Each room was about the same size of 12 ft by 15 ft or so and there was a fireplace in each room. On knocking down walls it was seen that they were blackened. There is a stone flag floor at first floor level in 1, The Green. The land abutted the end wall of 1, The Green until the 1930's when it was dug out. Hence the blocked-up doorway which can be seen at first floor level.

Tallow and Chandlers Cottages

From Goad and Butcher, solicitors, June 2005

Abstract of title T. Davidson, deceased

1947 Thomas Davidson, builder, in the name of John Yeadon, retired works manager, 1933-1947

Harry Yeadon, ironmonger, 1906-1934

Tom Yeadon, retired farmer (in Malham)

all 11 cottages in occupation of

Cornforth, Robinson, Allcock, Davies, Higginson, Sparling, Silverwood, Bean, West, Mercer, Wilkinson

Thos. Davidson died 1954. Ann Davidson died 1977.

1978 Alteration to 6 cottages to form 4. Owner Ouseburn Properties Ltd.

vendors: K. Davidson, K. B. Smith (formerly Davidson)

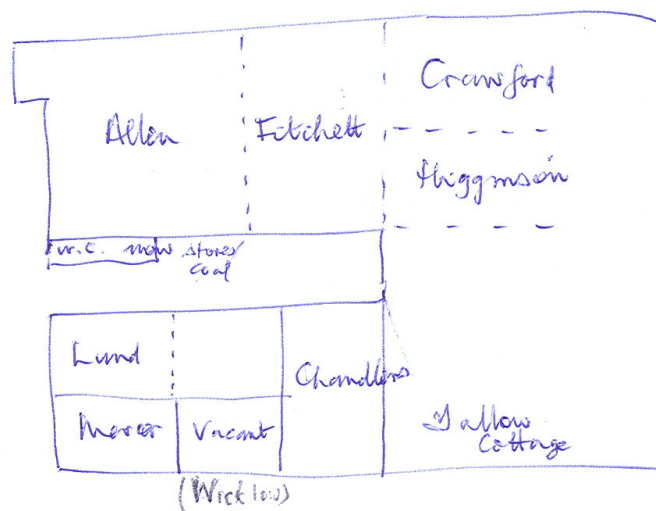
purchasers: Ouseburn Properties (the mortgagor)

1980 Conveyance of Chandlers by Ouseburn Properties to R.N.Woollacott

1980 Tallow: Conveyance Ouseburn Properties to J.K. Bromilow and S. Bromilow of Tallow Cottage. Freehold known as 10 formerly 11 cottages or dwelling houses at Langcliffe.

1988 Chandlers: R.N.Woollacott to A. Smelt

Photo
Plan



new windows on proper plans/layout

No.3 THE GREEN. LANGCLIFFE (Now known as Chandlers Cottage)

October 2004.

Personal memories by Helen Atkinson, and her conversation with Derek Soames.

Derek's parents moved in after their marriage in 1926. Derek was born there in 1930. He remembers a Miss Yeadon collecting the rent every Friday. The Misses Yeadon were very prim and proper, and lived in the bay-windowed house facing the main road where Mrs Hilary Mungle now lives. The family owned the whole block. The property was later sold to Mr. Davidson - date unknown. When Derek was a boy the neighbours were: No.1 Ted & Ada Mercer. No.2 Bob & Mary McGill (Mrs Soames' sister) No.4 Bill & Elsie Moore and family.

Wilkinsons lived in the end cottage above No.1 (later Lunds). The end cottage on the main road (now Mrs Hilary Farrow) was once occupied by Cornforths who ran a 'fish and chip' shop in the small lean-to on the end.

My parents moved into the house in December 1947, renting from Mr T. Davidson. At that time it was lit by gas downstairs and candles were required upstairs. They had the house wired for electricity at their own expense by Maurice Bowen who lived on South View, Langcliffe. The total cost was £8.

I was born in 1951 so my personal memories start some time in the early 50's. There were three rooms on the ground floor - living room at the front, with kitchen and pantry at the back. These last two rooms had small windows which opened onto the yard just above ground level, due to the block being built on sloping ground. All the downstairs floors were of blue flags (slate). I was particularly impressed by the thickness of the walls - the internal wall downstairs between the living room and rear rooms was three feet thick, while the external wall at the front was only about two feet.

I remember the old black range with fire, oven and water boiler in the living room. My parents had this replaced with a modern tiled fireplace. There were also signs of a blocked up fireplace in the pantry, but this had not been in use when the Soames family were there. In the kitchen was a stone sink with cold water tap. On the first floor was one large bedroom with a fireplace (unused) and a deep alcove used for storage. The second floor consisted of two rooms, the first known as the landing as the stairs led into it although it was big enough for a bedroom and housed our spare bed. The second room was my bedroom.

Due to the curious composition of this block of houses, our first and second floors did not extend the full depth of the building - Mrs Sparling's house was behind ours, and also behind No.4 - her house was also accessible from the end of the block where Mr & Mrs Davies now have a door. Similarly, the Wilkinsons' house ran above Nos. 1 & 2. (Hence the flying freehold mentioned by Mrs Singleton).

My mother used to say that the ground floor had once been stables - I've no idea where she obtained that information! Mrs Soames later told me that it had been a candle factory.

There were signs of blocked up doorways at first floor level- now obliterated by new windows. The toilets for Nos. 1 - 4 were in the block at the far end - next to No.4. They had no lighting so torches were required on an evening visit!

Our neighbours in the 1950's were: No.1 Mercers, No.2 Mrs Fitchett and her daughters, No.4 Mr & Mrs Silverwood. Mrs Fitchett later moved round into a cottage facing the road, when Mr & Mrs T Middleton moved into No.2. Mrs Silverwood also moved round into one of the smaller cottages after her husband died. There were originally three cottages where there are now only two (Mrs Farrow's and a holiday cottage). Mr & Mrs Vic Lund replaced the Wilkinsons in the end house sometime in this period.

