

08/018

Newland house Deed Box in possession of P Hudson

Notes taken from documents 1655 to 1701 by RMG & H Stevens September 2005

1665 August.

An obligation made by Lancelot Dowbiggin of High Winder pa. Melin Lanes yeoman or David Dowbiggin of Newlands house pa. HinR yeoman to William Guisely of Studfold pa. HinR Battellor for £7.3s.
[Both Dowbiggin signed] Witnesses Francis Proctor James ...eren

31st January 1666/7

This indenture made last day of January 1666 between on first part Richard Proctor of Fawber yeoman and on the second David Dowbiggin of Newland house yeoman for and in consideration of one certain parcel of arable meadow ground in exchange called hardlands containing by estimate [1 acre] and the sum of £3 1 7s of lawful English money the receipt of which he the said Richard Proctor doth hereby acknowledge and confess. All the one close of arable meadow commonly called Newland close also one other dale or pcell of ground called stones dale or crage dale being [1 acre] lying in stonerbar side adjoining on the fourth side one close called stonerber close now in the possession of Thomas Lowson of pasture meadow etc... All which said close or inclosure of ground and cragedale and stonedale with all premises and profits of manor or lordship of Horton as by one deed made between Lawrence Burton late of Rawe and now of Harber on one part and Thomas Proctor of Faber on the other bearing date 6th March 1659 the parcel of which said close or inclosure called Newland close were late pcell of the message and tenement of Oswald Howson late of Studfold and also some part thereof did formerly belong to William Lowson late of Brackinbotham deceased. Also the pcell of ground called stonesdale some part thereof were part of the message and tenement of Andrew Armistead late of Dubcoate deceased all which said above granted lands at sealing etc... are in possession of said Richard Proctor and granted to David Dowbiggin his heirs assignes etc... To be holden of the chief lord of the fee or fees of premises by the rents and services become due. The said Richard Proctor at the very making sealing and delivery of these psents is lawfully seized of an estate by inheritance in fee simple without any mortgage limitation etc... and gives peaceable possession.
[Witnesses] John Hargreaves [and mark of] Christopher Litton.
[signed] Richard Proctor.

[On reverse] Memorandum that full peaceable and quiet possession was given and delivered by the within named Richard Proctor to the within named David Dowbiggin of the within named Newlands close for and in law of all the within granted and bargained premises to have and to hold the same unto the said David Dowbiggin his heirs and assignes according to the purport intent and true meaning of the deed within written and sealed and signed and delivered in the presence of [the same witnesses as above]
[Attached in Latin] Richard Proctor de Fawber in pa. HinR yeoman teneri of firmiter obligation to David Dowbiggin of Newland house yeoman etc ... [signed] Richard Proctor
[Witnesses] John Hargreaves [mark of] Christopher Litton Robert Foster.

11th November 1670

[3 documents]
[1] Memorandum also that full peaceable and quiet possession and seisin was given and delivered by the within named John Clarke to the within named Christopher Burton in their proper persons of and into one close or inclosure of ground called Newlands with one house or laythe standing therein within granted with all other the pmisses within mencond and written in sight and psence of us the aforesaid witnesses David Dowbiggin John Armistead Anthony Procter Thomas Dowbiggin
[on reverse] Newlands House

[2] Indenture between on the first part John Clarke of Horton husbandman and on the second Christopher Burton of Dubcoate yeoman witnesseth that John Clarke for and in consideration of £52 from Christopher Burton before sealing John Clarke acquit and discharge unto Christopher Burton all that one close or inclosure of arable and meadow commonly called Newlands [2 acres] more or less adjoining to the ground of Lawrence Tunstall on the south side and on the north side adjoining to one close commonly called and known by the name of Northekow now in the tenure and possession and occupation of Emme Tunstall of Newlands houses widow or her assigns with one laythe or outhouse standing within the aforesaid close or inclosure of grounds and all estate claim etc... of him the said John Clarke osler unto the said house or layth and unto the aforesaid parcel of grounds with appurtenances unto the said Christopher Burton. That the said John Clarke his heirs or assigns shall from time to time or at anytime hereafter within the space of tenn years next ensuing after the date hereof and upon the reasonable request cost and charges in law of the said Christopher Burton his heirs and assigns shall and will do make acknowledge suffer execute at reasonable etc... by counsel learned in the law of the nation

[3] Consideration within written is such that the bounden John Clarke his heirs etc... fulfil and keep articles and covenants etc... written in one deed pole of writing made by John

Clarke unto Christopher Burton [signed] John Clarke.

[Latin section] pseints me Johaniem Clarke Jnr de Horton in pa. HinR Agricola Teneri et fimet obligatae etc...

9th February 1670/1

[2 documents]

Indenture in 23rd year of Charles 2nd between Christopher Burton of the Dubcoate pa. of HinR yeoman of the one part and Emm Tunstall of Newland houses within the pa. aforesaid widow of the other part witnesseth that the said Christopher Burton for and in consideration of the sum of £47 6s8d of lawful money to me well and truly satisfied content and paid the receipt thereof the said Christopher Burton doe hereby acknowledge and confess and thereof and of every part and pcell thereof doe clearly and absolutely acquit exonerate and discharge the said Emm Tunstall her heirs and etc... and every one of them for ever by these pseints and also for diverse and several other good causes and considerations him hereunto moving hath given granted etc... unto Emm Tunstall her heirs etc... All that one close or inclosure of ground commonly called or known by the name of Round close containing by estimation [1 acre] be the same more or less abutting on the place called Sisehole close half of all that one close or inclosure of ground called Newland containing by estimation [1 rood 15 ½ falls] of ground be it more or less lying on the sunside of the ground of William Bentham of Studfold close one other pcell of arable land lying on the North side of the ground of Richard Tailer and now in the possession of Lawrence Tunstall. Also all that one dale or pcell of the ground called Gill dale containing by estimation [1 rood and 34 falls] etc... lying on the south side on one close of ground of Christopher Burton of Dubcoate and so along to the highway. Also one other pcell of ground lying on Stnaber top adjoining the ground of David Dowbiggin on the south side containing by estimation [21 falls] etc... and also so much herbage pasturage pasture ground and soyle in upon and throughout all that stinted pasture and cow close called and known by the name of Dubcoate Skarr as anciently did and of right ought to appertain and belong to threshillings four pence rent whether the same be divided or undivided with liberty throughout Penigent Highmore Moughton Swarthmore & Bank and in and throughout all the moors & commons with all wastes as other neighbours have for so much ancient rent and also all and singular ways paths passages waters watercourses hedges ditches walls fences woods underwoods privileges p'fits commodities and emoluments whatsoever to the above granted pmisses with all and every the appurtenances or to any pte or pcell thereunto belonging etc

Christopher Burton [signed]

Obligation same day [signed] Christopher Burton [witnessed] Thomas Howson Edmund Tayler Thomas Dowbiggin [mark of] Lawrence Tunstall.

9th July 1673

Indenture in 25th year of Charles 2nd between Christopher Burton of Dubcoate pa. HinR yeoman of the one part and William Bentham of Studfold in the same pa. yeoman of the other part Witnesseth that the said Christopher Burton for and in consideration of the sum of £22 8s of lawful money of England to him well and truly paid and satisfied before the sealing and delivery hereof by the hand of the said Wm Bentham the payment and receipt whereof the said C Burton doth hereby confess and thereof and every part and parcel thereof doth clearly acquit exonerate and discharge him the said W B his heirs etc... Hath given granted etc... unto W B and all his heirs all that one close or pcell of inclosed meadow lying within the territories of Horton commonly called by the name of Newland betwixt the ground of the said C B which was lately in the possession of John Clarke and the grounds of Thomas Eseldon containing by estimation [1 acre] etc... as also so much herbage soile bit of mouth in and throughout the stinted pastures commonly called Dubcoate Skar as extendeth unto threeshillings fower pence rent rated for two cattle gates together with all and singular Escrips Abutments and writings ways passages liberties etc... Christopher Burton his wife Ellin etc... [Signed] Christopher Burton [witnesses] Lawrence Wharfe [mark of] Richard Cragge.

21st February 1675/6

Indenture between on the one part Emmat Tunstall of Newlands House pa HinR widow and on the second part William Bentham of Studfold of said pa. yeoman Witnesseth that W Bentham here in payment of £13 3s before sealing and received from Emmat Tunstall has bargained etc... and granted to Emmat Tunstall and her heirs forever all that one pcell of arable land and meadow [1 acre] known by name of Newland lying on north side of one close called Bents now in the possession of Edmund Coates of Studfold and adjoining on the south side a parcel in possession of Lawrence Tunstall of Dubcoate and also all, privileges profits etc. And also estate right title term of years etc and of any claim by the heirs of W Bentham. To have and to hold to said Emmat Tunstall her heirs etc... from the date of this date for and during and unto the full end and term of three thousand years next immediately following yielding and paying unto W Bentham the annual rent of one pepper corn at feast of Pentecost if it be lawfully demanded. Emmat Tunstall and her heirs etc can peaceably hold etc against the heirs of W Bentham and his wife. W Bentham within the next seven years at reasonable request and at the cost of Emmat Tunstall shall make further assurances that the law may require for better and perfect assuring and conveying of all the said premises. Signed Wm Bentham
[On outside] Sealed and delivered in presence of David Dowbiggin Robert Foster [mark of] Thomas Procter.

5th July 1676

Indenture in 28th year of Charles 2nd between David Dowbiggin of Newlands House in pa HinR yeoman of the one part and Edmund Taylor of Fawber of same pa. yeoman and John Tunstall of Newlands house husbandman of the other Witnesseth that the said David Dowbiggin for and in consideration of the natural love and goodwill and affection which the said David Dowbiggin beareth his issue lawfully begotten with Jannitt his wife And also for and in consideration of one messuage and tenement situate lying and being at Newhouses now bargained and sold of the said David Dowbiggin and Janet his wife to Thomas Howson and Thomas Foster both of Newhouses which said messuage and tenement were pcells of land belonging to Bryan Taylor deceased grandfather to the said Jennit Dowbiggin for which consideration aforesaid the said D Dowbiggin hath demised granted etc the said D Dowbiggin doth for and from him and his heirs etc grant sell etc... unto the said Edmund Taylor and John Tunstall our feoffees and friends in trust for uses intents and purposes as is these psents is specified and for no other use intent or purpose whatsoever all that the mansion or dwelling house with th' appurtances situate and lying and being at Newlands House aforesaid also one barn or lath called the upper lath also one close or inclosure of ground commonly called Dansnire also all that the two closes or inclosures of ground commonly called Hayber botham and also much herbage pasturing pasture ground and soyle in upon and throughout the

Dubcoate Skarr Penegent Moughton Bank Cowmerigg and Swarthmoor as anciently did of right ought to appartain and belong to eight shillings fower pence ancient rent and also all and singular etc..
[Signed] David Dowbiggin [Witnesses] Thomas Howson Robert Foster Thomas Foster.

18th January 1678/9

Indenture made in thirtieth year of reign of sovereign Lord Charles 2nd between John Procter of Newby in pa. Clapham yeoman and Christopher Toller of Salter in the pa. of Melting Lancashire bachelor of the one part and John Tunstall of HinR yeoman of the other part witnesses that John Procter and Christopher Toller in consideration of £150 to them or one of them paid by the said John Tunstall at or before sealing fully and freely and absolutely acquit etc... have granted bargained etc... unto the said John Tunstall his heirs etc... all that message cottage or tenement situate lying and being at Newlands house within the said parish called or known by name of Nether Row als Lower row [$\frac{1}{2}$ acre] Farr close [1 $\frac{1}{2}$ acre] and [1 acre] of land lying and being in a place commonly called Newlands the land of the said John Tunstall party to these psents both north and south and also all that pcell or dale of land containing by and situate at Brown How the land of David Dowbiggin towards the north and Christopher Litton at Brownshaw house towards the south also all that dale or pcell of land now lying and being in Thistle bottom and so much herbage pasturing bit of mouth throughout all that common and known as Horton Cow close and Braekenbottom Dowclose that was 6s rent and Dubcoate scar etc... Sometimes in the possession of John Procter and Christopher Toller in possession remainder etc... together with yearly and other rent etc... To have and to hold all and singular unto John Tunstall his heirs etc... and he warrant etc... for them and his heirs on ensealing that they have the estate in fee simple without any manner of condition or limitation. John Tunstall can enjoy estate peaceably and take the profits etc...
[signed] John Procter Christopher Toller
[Attached] obligation [recounting and signed as above] [witnesses] John Guisley Lawrence Tunstall Christopher Weatherhead.
Memorandum [on reverse] land seized and later taken, Nether Row, Lower Row $\frac{1}{2}$ acre by John Procter and Christopher Toller and then given and delivered to John Tunstall in his proper person to have and to hold for ever [again signed by above three witnesses]

17th March 1679/80

Indenture between Anthony Moor of Selside and Elizabeth his now wife of pa. HinR yeoman and Elliss Burton now wife of Christopher Burton of pa. HinR yeoman and Jane Armistead now wife of John Armistead of Horton yeoman on the one part and John Tunstall late of Newlands house yeoman on the other. Whereas Christopher Burton late of Dubcoate but now of Horton did by his indenture of release for the consideration expressed under his hand and seal bearing date 16th February in the 27th year of Charles 2nd [1674] also John Armistead of Horton yeoman by his indenture dated 1st April 1676 also Lawrence Burton late of Dubcoate but now of Hawtongill within the pa of Arncliffe bachelor son and heir apparent to the said Christopher Burton the release bearing the date the 13th February 1674 Now this indenture witnesses that the said Anthony Moor and Elizabeth his wife and Ellin Burton and Jane Armistead for and in consideration of the sum of £54 10s given by John Tunstall the same [A M, E his wife, E B & J A] grant all them two closes or inclosures or pells known or commonly called by name of Ould Stannabarrs [4Acres] adjoining on north side one close belonging to John Tunstall aforesaid known by the name of Gilddale close Also one other close called and known by the name of Newlands [1acre] adjoining one close belonging to William Hesledon of Bracken botham aforesaid Also pasture meadow soil in and upon and through out Dubcoate Scar High moor Penigent Moughton bank Cow morige and Swarth moor as anciently did and of right ought to belong to three shillings four pence ancient annual or yearly rent wither the same be divided or undivided together with ways turbarys etc... together with freehold and soil etc... right title interest etc... which now the said Anthony Moor his wife etc... for themselves and their heirs etc... has passed to John Tunstall.
[Signed] Anthony Moor.

Obligation delivered sealed etc... [witnesses] Fra. Procter, Robt. Foster, Wm. Guisley and Lawr. Swainson.

[outside] Memorandum that quiet peaceable possession and seizen was given and delivered by the within named Anthony Moor to the within named John Tunstall of one poll of ground called Stanabar in conveyance of the whole to have and to hold to John Tunstall his heirs and assigns etc... written deed sealed signed and delivered in sight of us [witnesses as above]

30th January 1680/81

Indenture in the 33rd year of reign of Charles 2nd between John Tunstall of HinR yeoman on one part and Lawrence Tunstall of Dubcoate yeoman of the other Whereas John Procter of Newbie in the pa. of Clapham yeoman and Christopher Toller of Salter in the pa. of Melling Lancs Bachelor did by their indenture of lease for the consideration there expressed under their hands and seals bearing the date the 18th January in the thirtieth year of the reign etc... did grant bargain etc... to John Tunstall his heirs and assigns for ever all that messuage cottage and tenement lying and being at Newlands house etc... and several pells and inclosures of land and pastures ground etc... and whereas Anthony Moor of Selside in the said pa of HinR did by his indenture of lease for the consideration therein expressed under his hand and seal bearing the date 17th March in the thirty second year etc... did bargain sell etc... to the said John Tunstall his heirs etc... all those two closes or inclosures of ground commonly called and known by the name of old Stannibarrs with other lands grassing and pastures as in and by the said recited indentures are severally named and may relate being thereunto had fully and at large appear now this indenture witnesseth that the said John Tunstall for diverse good causes and considerations him hereunto moving but especially for and in consideration of the full and inst. sum of £60 of lawful money of England to him at and before the sealing and delivery of these psents well and truly satisfied consented secured and paid by the said Lawrence Tunstall do grant lease etc... John Tunstall [signed]

16th August 1681

Indenture between Edmund Coates of Studfold and Mary his wife inconsideration of £60 paid by John Tunstall hath granted all that close of land meadow pasture commonly called Bents Close [4 acres] late in tenure of Edmund Coates and Mary his wife together with woods meadows pastures and common pastures etc... now in the possession of John Tunstall by virtue of a bargain and sale made for one year by Edmund Coates and Mary his wife by indenture bearing the date the day before this by force of statute etc... do grant and release to John Tunstall his heirs etc... together with the yearly rents and revenues and profits thereof and give the estate in fee simple without any manner of condition to be written by law within the space of seven years and engrossed etc... [signed] Edmund Coate [mark of] Mary Coate [witnesses] William Hesledon Christopher Wetherhead [mark of] Thomas Bateman. [outside] Edmund Coates to John Tunstall conveyance of close called Bents Close Conveyance from Edmund Coates and his wife to John Tunstall.

5th June 1685

Indenture in first year of James 2nd between John Tunstall of Newlandshouse in the pa HinR yeoman and Ann his wife of the one part and Francis Procter of Birkwith in the pa aforesaid yeoman and Christopher Browne of Stainforth under Barugh in the pa of Giggleswick yeoman of the other part witnesseth that the said John Tunstall and Ann his wife for and in consideration of the sum of five shillings of lawful English money to them or one of them in hand paid by the said Francis Procter and Christopher Browne at or before the ensailing and delivery of these presents and the receipt whereof they do hereby acknowledge hath granted bargained and sold and by these psents do grant etc... unto the said F P and C B their heirs and assigns all that messuage cottage or tenement situate etc.. at Newlands house wherein Em Tunstall mother of the said John Tunstall doth now dwell and inhabit together with all and singular houses edifices and buildings barns stables orchards garths gardens folds backslides crofts and other the premises and appurtenances whatsoever to the said messuage etc... or were part etc... and also those several closes of land meadow etc... commonly called Bents

close [4acre] etc..., Nether row [½ acre] etc... and Farr close [1 ½ acre] etc... lying formerly in two close and two close called old Stannibarrs [4 acre] etc... and two closes called Newlands [2 acre] etc... and Round close [1 acre] etc... and Gilldale close [3 acre] etc... and also all that parcel of land meadow or pasture called Greetabar [1 acre] etc... and Stinabar top [21 falls] etc... and widoweflatt [1 roode]etc... and also all right title interest property and claim whatsoever of them the said John Tunstall and Ann his wife or either of them of in or to all those cattle gates herbage grassing and pasturing in upon and throughout all those commons or pastures commonly called Farnet moor and Penigent the same now lying and being in the neighbourhood and undivided and formerly purchased of Marmaduke Drake of Penigent with all other rights privileges and appurtenances whatsoever to the same belonging or in anywise appertaining and also so much herbage pasturing bit of mouth and soil in and upon and through all that stinted pasture there commonly called Dubcoate Scar as of right doth belong and appertain unto seven shillings rent and also throughout all that stinted pasture there commonly called Brackenbotham Cowclose as of right doth belong and appertain unto six shillings rent together also with all and singular etc...
[signed] John Tunstall [her mark] Ann Tunstall [witnesses] William Guisley Henry Collins
Chris Wetherhead.

6th June 1685

Indenture made between John Tunstall of Newlands house yeoman and Ann his wife of one part and Francis Proctor of Birkswith HinR yeoman and Christopher Browne of Stainforth under Barugh in pa Giggleswick yeoman of the other witnesseth in consequence of marriage between John Tunstall and Ann his wife and of the portion and estate to wit the said John Tunstall hath received etc.. to him and his heirs to retain in marriage with Ann for the settling establishing and assuring of the messuage lands etc.. hath granted etc.. unto the said F P and C B their heirs etc.. all the messuage cottage or tenement situate and being at Newlands house and commonly called Newlands house wherein Elizabeth Tunstall mother of the said John Tunstall now dwell with all the barns etc.. [lists as per previous deed Farr, Round closes etc and all acreage including ancient rents and formerly purchased land of Marmaduke Drake]
All which are now in actual possession of said F P and C B by virtue of bargain and sale made for one year by said John Tunstall and Ann his wife bearing the date before day of this deed and by statute of transfer uses into possession do grant release to use of John Tunstall and his assigns and heirs of body of Ann his wife lawfully begotten forever.

7th December 1685

Indenture made in the 1st year of the reign of James 2nd between John Howson of Newhouses in pa. HinR yeoman on the first part and John Tunstall of HinR yeoman of the other Witnesseth that the said John Howson for the sum of 5s paid by John Tunstall before sealing hath granted bargained and sold unto said John Tunstall all herbage pasture etc.. called Dubcoate Scar and all moors commons and wastes belonging to Dubcoate and other the inhabitants within the manor and Lordship of HinR as anciently did and of right ought to belong unto 2s ancient rent with turbarys privileges etc.. and is let this day, before the date of the deed, for the term of one whole year paying one peppercorn rent at feast of Easter.
[signed] John Howson.
[outside] sealed and delivered in the presence of John Armistead Francis Howson Christopher Wetherhead.

8th December 1685

Deed between John Howson of Newhouses yeoman of one part and John Tunstall yeoman of the other whereas Christopher Burton of Dubcoate in the pa of HinR yeoman by his indenture bearing the date of 8th May 1673 between him and Christopher Burton and Thomas Howson of Newhouses yeoman of the other [father of said John Howson partie to these presents] granted etc.. Pastures closes etc.. called Dubcoate scar amongst moors belonging to Dubcoate within the Manor or Lordship of Horton and which did appertain to 2s ancient rent with all ways paths etc.. unto the said Thomas Howson for £40 the whole estate right title and interest

of the said Christopher Burton of in and to the same and every part and parcel thereof bargained forfeited unto the said Thomas Howson and had thereby and was granted etc... and the said John Howson was party to these presents being son and heir and also executor of the last will and testament of the said Thomas Howson deceased.

Obligation bounden John Howson his heirs etc... to observe etc... these psents between John Howson and John Tunstall. [signed] John Howson [witnessed] John Armistead Francis Howson Christopher Wetherhead.

23rd December 1690

This indemnity between Jannet Dowbiggin widow and relict of David Dowbiggin late of Newland House in pa HinR and Lawrence Dowbiggin second son of the said David and Jennet of the one part and Anthony Dowbiggin of Newlands house aforesaid bachelor son and heir of the other for payment of £6 as yearly sum to have and to hold for ever the messuage and dwelling with appurtenances situate at Newlands house comprising four upper lathes several closes of land called Nether close, Danfirms close and Hayber bottom etc... [Signed] Anthony Dowbiggin.

28th July 1691

Indenture 3rd year of Lord and Lady William and Mary between Emm Tunstall of Newland house widow and John Tunstall of Horton yeoman of the one part and William Heselton of Brackenbotham in the pa HinR yeoman of the other part Witnesseth that Em and John for £55 5s ... to them or one of them paid.. all that close of land meadow etc.. named Round close containing etc.. Gildale close containing etc... Newlands close containing etc.. and barns and buildings thereon etc.. and woods, turbarys, paths, passages and watercourses etc [lists as previous i.e. June 1685] all which premises are now in the actual possession of William Heselton by virtue of a bargain and sale to him thereby made for one year by the said Em Tunstall and John Tunstall by indenture bearing date the day before the date hereof and by force of statute for transferring uses into possession and etc... [signed] John Tunstall [mark of] Em Tunstall
[Legal contrivance for sale of land? Lease one day and sale of reversion the next]

16th December 1694

Lease for possession of term of years for 5s [property written out in deed below].

17th December 1694

[2 documents]

[1] Indenture in the 6th year of our Lord and Lady William and Mary between John Tunstall of Horton yeoman of the one part and Thomas Wilson of Beecroft Hall in the pa of HinR Gent of the other...on payment of £20... All that dale or pcell of arable ground called by the name of Brownhaws containing by estimate [1 rood] etc... and one dale or pcell of arable ground lying in Thistle bottom containing [1 rood] etc... having land of Edmund Litton to both north and south also one close of meadows etc... called Newlands containing [1 acre] etc... and herbage grass pasture etc... called Hoxton Cow close as amounted to 7s 6d ancient rent also such as hereby etc... called Dubcoate grass as amounted to 2s ancient rent with ground soil etc... lying and being within the manner or Lordship of Horton together with all and singular etc... [signed] John Tunstall.

[2] Bond [reciting above for performance of covenant].

9th & 10th February 1699/70

[2 documents]

[1] Indenture made 9th between Thomas Tunstall of Beverley yeoman son and heir of John Tunstall late of HinR of the one part and Lawrence Tunstall of Dubcoate yeoman and Francis Howson of Dubcoate yeoman for payment of 5s by L T and F H before sealing. Bargained for to sell his close divided into two Farr close [1 ½ acres] with house and barn and other two close called old Stannibars [4 acre] adjoining on north side of close late of said John Tunstall

called Gill dale and likewise a close called Bents [4 acres] now in the occupation of Lawrence Tunstall paying rent of one pepper corn at feast of St Michael.

[2]Indenture made 10th between Thomas Tunstall of Beverley yeoman son and heir of John Tunstall late of HinR deceased his late father on the one part and Lawrence Tunstall of Dubcoate yeoman and Francis Howson of Dubcoate yeoman of the other part Witness that the said Thomas Tunstall for consideration of £120 by L T & F H before inscaling paid all that his close of land meadow or pasture as in now divided etc ... [see above Farr close, Stannbars close Gill dale etc and Bents] and all rights belonging do pass the estate in fee simple from Thomas Tunstall to Lawrence Tunstall and Francis Howson. [Signed] Thomas Tunstall

13th & 14th February 1699/70

[2 documents]

[1]Lease of property [as below] in 12th year of William 3rd for consideration of 1s.

[2]Indenture in the 12th year of William 3rd between Thomas Tunstall of HinR yeoman of the one part and John Farrer of Kingston upon Hull Esquire of the other for £40 payment a parcel of arable land commonly called or known by the name of Townend land containing by estimation [3 rood] etc... and [½ acre] etc... of arable land commonly called great Haber one close called Nether row [½ acre] etc... one called Newland [1acre] etc... one pasture known as Gill dale [3 acres] etc... and also common pasture for three beasts called beast gates to be had and taken yearly and every year in a certain pasture called Dovecoats carr all which said premise are lying and being in Horton aforesaid etc... and in the occupation of Lawrence Tunstall of Dubcoate yeoman and were late the land of John Tunstall deceased late father of Thomas Tunstall together with all etc... [signed] Thomas Tunstall.

Dowbiggin lease of land within Newland estate [not recorded details].

23rd August 1701

Thomas Tunstall receipt Hull

Received then the sum from Mr Thomas Wilson the sum of £5 in part of £150 being the full purchase money for a messuage and retained lands and tenements in Horton parish which I have by indenture of leases and releases the lease bearing the date yesterday and the release this day absolutely conveyed to him the said Thomas Wilson and his heirs and the remainder of the said purchase money being due from me to one Lawrence Tunstall Francis Howson and William Carr for principal moneys on mortgage of all or the greater part of the premises I do hereby order him to pay the said Thomas Wilson to pay the same to the said Lawrence Tunstall, Francis Howson and William Carr or to some or any of then which shall be his absolute discharge for the whole purchase moneys and I hereby order and agree that the said LT, F H and W C shall assign the said mortgage to the said Thomas Wilson or he or his heirs shall direct and appoint witness to the signature hereof by Thomas Tunstall to whom also the said sum of £5 was paid in our presence by the said Thomas Wilson. Thomas Draper Richard Gibbon Richard Banks.

23rd August 1701

3 further documents

[1]Rent /Loan

Indenture between Thomas Tunstall late of Newlands house now of Hull and Thomas Wilson of Beecroft Hall in pa HinR gent in consideration of £150 granted sells etc... his mansion or dwelling house at Newland house and garth house adjoining and all barns stables turf house and Bents close, Stannaber close [4acres] two closes - Farr close [2 ½ acres] Jone staided barn and one close called Newland close [1acre 1 rood] and one dale called Scabb dale [1 rood] Jone dale called White sike [1 rood] and one close of meadow called Round croft [2 acres 1 rood] with little garth or garden and one garth called Kirkey garth and one house stead all adjoining and one little paddock wood paths etc...

[2]Lease for possession

Indenture made the thirteenth year of the reign of William 3rd between Lawrence Tunstall of Dubccocate yeoman and Bryan Howson son and heir and administrator of the goods and chattels right and credits of his late deceased father Francis Howson sometimes of Dubccocate on the one part and Thomas Wilson of the Beck Hall in Giggleswick gent on the other part witnesseth that they L T & B H for and in consideration of 5s paid etc... do bargain and sell etc... all that close of meadow etc [see above Farr close Bents etc] to have from the day next before the date hereof for one whole year then so next following fully to be complete under the rent then so next following fully under a rent of one pepper corn payable under demand to the intent and purpose that by virtue of these presents and of the statute made for the purpose of transferring uses into possession. [Thomas Wilson let into possession and can take a release and confirmation of the reversion and inheritance.] Lawrence Tunstall and Bryan Howson have set their hand and seal unto these presents etc... [signed] Lawrence Tunstall Bryan Howson

[3] Assignment of Mortgage of lease for 600 years
Indenture made in 13th year of William 3rd Between Lawrence Tunstall of Dubccocate yeoman and William Carr of Settle senior Mercer on the one part and Thomas Wilson of Beck Hall in Giggleswick gentleman on the other reciteth Whereas Thomas Tunstall of Hull gentleman soldier in the Regiment of Dragons commanded by the Rt Hon the Earl of Essex by his indenture of grant and demise under his hand etc... the 18th March 1699/1700 for the consideration of £16 did grant and demise unto Lawrence Tunstall and William Carr etc... for the term of 600 years all that messuage or firehouse with a turf house and a barn situate and being at White sike with all appurtenances etc... subject to the proviso that if the said Thomas Tunstall or his heirs etc... should pay Lawrence Tunstall and William Carr their heirs etc... the sum of £16 on the 1st May which was next to ensue etc... then the demise was utterly void. Now this indenture witnesseth that L T & W C by and with consent privy and procurement of Thomas Tunstall have been paid £16 by Thomas Wilson before the sealing and delivery of these presents and fully satisfied etc... Therefore by this indenture the properties [all the above mentioned messuage etc and Newlands close Cragg dale Scab dale White sike with houses barns and all appurtenances title etc...] are granted to Thomas Wilson his heirs etc with no encumbrances to tittle from Lawrence Tunstall William Carr or their heirs and they set their several hands and seals unto these presents bearing date and day and year first above written.

Explanatory Notes

Where brackets are used the insertions are either to cut repetition or make the words more understandable. Etc... used where similar words are repeated, e.g. "situate lying and being" or "meadows pastures woods watercourses" and "heirs assigns trustees"

pa. is used for parish.

HmR is used for Horton in Ribblesdale.

Dates are adjusted e.g. 1666/7 by the addition of /7 because of the old style of calendar.