

ART. IV.—*An old Map of Hayton Manor.* By T. H. B. GRAHAM.

Read at Penrith, September 13th, 1906.

NOTHING can be in general more dry and prosaic than manorial records, and those of Hayton are no exception to the rule; but I have in my possession an old map, which clothes these dry bones again with life, and shows at a glance how, two hundred years ago, one of the commons belonging to the manor had recently been inclosed—who were the 'statesmen having rights of common there—and the exact position of the share allotted to each.

The map* bears the superscription, "Survey of Hayton Mannor. The Impropriation within the same belongeth to Hon^{ble} S^r Henry Fletcher Bar^t."

The left-hand top corner is rudely emblazoned with the arms of Fletcher—Argent, a cross engrailed sable, between four roundles of the second, each charged with a pheon of the field. Crest—A horse's head argent charged with a trefoil, gules. Motto—*Martis non Cupidinis*.

It must be explained that the Dean and Chapter of Carlisle were in the habit of leasing the tithes of the Hayton and Fenton quarters of the parish, and that Sir Henry Fletcher, who subsequently became a Catholic and retired to the English monastery at Douay, was the then lessee.

A "table" showing the acreage of the manor occupies the right-hand top corner of the map, and the lower corner of the same side is adorned with a pair of compasses and a

* The sketch map includes the essential points of the original, which is too tattered for reproduction. In the Appendix to this article are printed the "Table" and names of the holders of fields, the numbers of which only are given in the sketch map.

scale of chains and links ; while in the margin is the name of Tho. Bowey, who drew the map, and the date 1710. It is in a very tattered condition, and as it will soon succumb to the ravages of time, I have thought it necessary to describe it somewhat minutely, because it throws light upon the history of a parish which is singularly devoid of written records.

By an indenture dated June 16th, 1704, Charles, first earl of Carlisle, conveyed all the commons and waste grounds of the manor of Hayton to John Brown, Robert Bushby, John Knight, Isaac Hall, Joseph Coxon, Thomas Collin, John Gill, Humphry Beauchamp, Christopher Dixon, and James Mulcaster, all yeomen of Hayton, for the purpose of inclosure and division amongst the commoners generally, so that every owner of land should take a specific portion of the enclosed waste instead of roving rights over the whole.

The above-named trustees proceeded at once with their task, and the tithe map which I am describing shows the result of their labours.

According to the table inscribed upon the margin of this map, the area of the "infields," or anciently inclosed lands, within the manor of Hayton was 1478 acres, and the area of the common, which had until recently been uninclosed, was 3178 acres. Of the latter, 2125 acres, forming the "High Common," and consisting of comparatively poor land, had been appropriated to "grassing," or grazing purposes ; the remaining 1053 acres, forming the "Low Common," and consisting of the more fertile land, had been allotted as follows:—To the districts known as the Shaws and Little Corby, 85 acres ; to Hayton Quarter, which contained 45 "tofts," or dwellings entitled to common rights, 440 acres, being an allotment of nine acres to each toft ; and to Fenton Quarter, which contained 43 tofts, 528 acres, being an allotment of eleven acres to each toft—but in every case quantity for quality was allowed.

The map, it will be observed, does not concern itself with the ancient land, whose tenure was a matter of common knowledge, but it seeks to ascertain what were the new holdings which had become subject to payment of tithe. Neither does it concern itself particularly with the Shaws and Little Corby, beyond noticing that certain improvements of the common had been made there, because those localities did not form part of Hayton or Fenton Quarters, and their tithe was not included in the lease to Sir Henry Fletcher. The parish of Hayton is at the present day divided, for civil purposes, into four quarters or townships, viz., Hayton, Fenton with Faugh, Talkin, and Little Corby; but I doubt whether Little Corby had, at the date when this map was made, risen to the dignity of a quarter, for in the account of church stock for 1697, contained in the parish register, the names of the townships are Hayton, *How*, Fenton with Faugh, and *Heads Nook*.

The boundary of Hayton Manor, as shown on this map, commences at "Jenkin's House," near the present Gelt-side farmhouse, and follows the river Gelt up to Greenwell, the only intermediate points marked being Gelt Bridge, Hell Beck, Cow^d Crag, Ladd Crag,* and Geltmiddle Bridge. From Greenwell the boundary, represented by a yellow line, meanders across the map until it touches the little stream called the Cairn or Carn at a hill known as "Lazon Castle." This yellow line separates Hayton high common from "Castle Carrock grounds" and "Carlatton grounds" respectively, and passes the following localities:—Hind's Shield (perhaps the present Hill farmhouse), Ratten Gapp, Steppings, Graystone, Greenpits, Dubdamm Moss, North Scales, and Long Moss. Then the Cairn forms the boundary past "Carn Low Bridg" to a point where that stream approached the road leading

* Cowed Crag is a precipice in Gelt woods where the river makes a very abrupt turn, and Lad Crag is the rock a little further up the stream, which bears on its base the inscription ARAT. CIV. ET AMIC REGIONE. SEKSET. IIVLIVS.

from Heads Nook to Corby Hill, when the boundary is represented by the "Division hedg int. [inter] Hayton and Corby Comon," which passes Allenwood and certain points marked as (Trout)beck and Ringhedg to "Irthing gate" at Little Corby. Finally the boundary, still distinguished by a yellow line, turns upwards again past Greenholm House, which appears to be further from the road than the present building of that name. Then it runs near the "keeper's house at Wood foot"—that is to say, Brigwood foot—and on past Gelt House and an unnamed house to Jenkin's House, from which it started.

The ancient land is surrounded by a red line, and at its extreme edge are situate Edmond Castle, Corry House, and the hamlets of Heads Nook and Faugh, while Closehead lies just outside it. It will thus be seen that the common completely encircled the ancient land, which is shaded with a blue tint in the original, and with horizontal lines in the sketch map.

On the left hand side of the map, the boundary between the High Moor and Low Moor is a short yellow line marked "division hedg int. High & Low comon," drawn from the above-mentioned unnamed house (which was, no doubt, situate at "Commongate" Hayton Lane End), until it touched an angle of the ancient land at a place called Butt-head-dike-nook. This has unfortunately been torn from the original map, but I have been able to supply the deficiency from a copy. On the right hand side of the map, the division between the two commons of the manor is shown by a yellow line drawn from "Carn Low Bridg" to the boundary of the ancient land.

It may be interesting to compare with the above description that set forth in the inquisition taken of the lands of Leonard Dacre, in the thirty-first year of Queen Elizabeth, and quoted in Hutchinson's *History of Cumberland*, vol. i., 149:—

The boulder of the said manor of Hayton, with its members, beginneth at the foot of Gelt, so up Gelt to Grenewell, and so up

Grenewell to Stephenstones (cf., Steppings) and then to the Colerike Donne to Dabdaines (cf., Dubdamm Moss), to a standing stone,* over to Leyson Castle and downe Kerne (the Cairn) to Allenwood, from thence to Drute beck (Troutbeck), over the moor to Kirske Gill,† until Irden (Irthing), so down Irden to Arnehome sike,‡ so up Arnehome sike to Irden, from thence to Carbricks forde, so up Carbricks forde to Nishbuse, then up Irden to Soote Gill (qy., Foot Gelt), where this bounder beganne.

I gather from this Elizabethan survey that the rivers Gelt and Irthing practically formed the limit of Hayton manor, except that, at certain points which cannot now be identified, the boundary was complicated by the adjoining manors of Brampton and Wetheral crossing the stream and dovetailing into that of Hayton. It is therefore evident that the yellow line, which steers clear of Gelt House and Greenholm House, is not quite the true manorial boundary, and I feel certain that there intervened between that yellow line and the rivers a strip of ancient land, cultivated or used as meadow for time out of mind, and unaccounted for by the map; but, as I have already observed, the object of the map is to ascertain the new shares of common which were subject to tithe, and hence the omission.

The map does not tell us what was the fate of the High Common, except that it was "appropriated for grassing"—that is, I take it, allotted to the various commoners in distinct shares of rough pasture, and as such treated as not liable to payment of tithe; or these shares may not have been included in the lease to Sir Henry Fletcher.

Of the new inclosures of the Low Common which lay in Hayton Quarter, two (19 and 25) were assigned to

* This is not the same as Graystone mentioned above, as it occurs in a different order. It may be buried in the boundary dike.

† Kirske is perhaps a contraction of Carr-sike, and I am inclined to place it in the boggy ground at the foot of Clayhurleys bank.

‡ Across the Irthing, in Newby Holm, is a running stream, which for a short distance forms the boundary of Hayton parish, and one of the fields which it traverses is called, on the Edmond Castle estate map, "Armsyke," evidently a contraction of Arneholmsyke, and the old name of that stream.

Lord Carlisle in respect of his rights as lord of the manor. One (42) was set apart for cottagers, while another (26) is marked "Edmond Castle Forth gate." It is a puzzling name, but I think it means the allotment through which a ford road ran to the river Irthing at Brigwood foot.

In Fenton Quarter, one allotment (31) was added to the glebe land, and one (21) was assigned to the tenements of Little Corby. Certain pieces of land adjoining the last named locality are marked "High Shaws formerly improved," "Low Shaws improved," "Improvmets . . . Bowman," and "Little Corby Improvements;" but all the shares there are unnumbered.

The roads, if we may apply that term to the tracks which crossed the common in Queen Anne's reign, seem on the whole to follow existing lines of thoroughfare. The road leading from Warwick Bridge to Brampton, *via* Old Low Gelt Bridge, skirted Edmond Castle, and Christopher Dixon's share of common (No. 20) abutted upon it, as it does at the present day.

"Hayton Lane," which ran parallel with it from Hayton Village Street towards Carlisle, seems to have been merely an occupation road, for it came to an end when it reached the edge of the ancient land, and its direction produced is merely marked by a "division between two Quarters."

Parallel with the latter was "How Lane," afterwards known as the "coal road," and out of it, at the point opposite the new allotment of glebe land, the "lane from Hayton to Great Corby" turned obliquely to Corry House.

In a transverse direction ran the "lane from Irthing to Fenton," which, starting from "Irthing Gate" (where there appears to have been a gate hung across the road), crossed the Brampton road and How Lane at right angles, arrived at Corry House (a great meeting place of roads), and then turned away to the village of Fenton. Just beyond Corry House, "Heads Nook Lane" branched off

to the right, and followed the edge of the ancient land to Cairn Low Bridge. That lane is not in existence.

I am much puzzled in identifying the point marked "Irthing Gate" on the old map. It is not on the line of the present highway leading from Corby Hill to Newby Bridge, as might appear at first sight. Indeed, I doubt if there was any bridge across the Irthing at Newby in those days. The section of the lane intervening between "How Lane" and "Irthing Gate" has disappeared, but a comparison of the old map with the Ordnance sheet discloses the fact that it headed in the direction of the mouth of Greenholm Beck, where the river is easily fordable. Now I find that in the year 1807, Thomas Graham of Hayton, *alias* "Charley Tom," conveyed to Thomas Graham of Lincoln's Inn a piece of uninclosed customary land in Hayton Holm called "Irthing Gate;" and on reference to the Edmond Castle estate map, I further find that at the mouth of the Greenholm Beck there was formerly a large island in the Irthing, while on the opposite bank was a field called "Charley Tom's Holm," and a road, of which traces still remain, which would bring the traveller across Newby Holm to the village of Newby. To this locality then I would assign the point marked "Irthing Gate," which did not, of course, derive its name from the gate across the lane which is shown on the map, but from the fact that there was here a "gate" or roadway by which the 'statesmen of Fenton reached their "dales" in the detached portion of Hayton parish, which lies on the other side of the Irthing. I would even venture to suggest that here was the "Carbricks ford" of the Elizabethan survey.

"Nishbuse," of the same survey, may possibly have been some "buss" or bush in the meadows called "The Pickle" at Edmond Castle, where the parishes of Hayton and Irthington adjoin at some undefined boundary line, but this is pure conjecture.

We are left in the dark as to how the High Common was dealt with during the next hundred years. Stirring events happened in the interval, such as the Scotch rebellions of 1715 and 1745 and the invasion of the neighbourhood by the rebels, and the construction of a new road between Carlisle and Brampton, on the other side of the Irthing, as part of a great scheme of national defence. But in 1807 a private Act of Parliament was passed, by which Commissioners were appointed to divide the remaining waste lands of Hayton manor, which had shrunk to 200 acres, and in which Frederick, earl of Carlisle, Thomas Graham the elder, and Thomas Graham the younger, esquires, and several other persons not mentioned by name, are stated to have been interested. These wastes appear to have included Long Moss, Hayton Moss, and certain lands abutting on Castle Carrock parish. It must be borne in mind that the parish of Hayton includes another manor, that of Talkin, which comprised a large tract of fell or mountain common, but that is not the subject of this paper. It contains, however, a third manor—viz., that of Little Corby, which does not form part of the barony of Gilsland, but belongs to the Howards of Corby. It would appear from this map that its tenants possessed by permission or encroachment certain rights of common within the manor of Hayton.

The sketch-map, which our Editor has prepared and appended to this paper, requires but little explanation. The sharp curve in the boundary line at Hind's Shield marks the position of a hill known as "Seat How" (now planted with trees), which the above quoted inquisition mentions as the limit of the adjoining manor of Castle Carrock; but the present parish boundary steers clear of that hill, and appears to have been considerably straightened. The "Gray stone" is still *in situ* beside the footpath leading from Hayton Moss towards Castle Carrock. The "Green pits" are some natural depressions which are still visible upon the sandy hill behind the Sire-

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lands, although I am informed that they have, to some extent, been filled up with soil. The large meadow adjoining the highway near Tarn Lodge was known, before its reclamation, as "Dubdamm Moss."

The name of "North Scales" is still applied to a farmhouse on the opposite side of the same highway, but the modern building lies at some distance across the present parish boundary. The "Long Moss" retains its original character of heather-clad swamp. "Lazon Castle" is a steep and picturesque hill, planted with trees, and its name suggests a former place of defence.

The "Ring hedg" made a sharp elbow, and reached the Troutbeck along a line which coincides with the margin of the sketch-map. The unnumbered shares represent the part of the common allotted to the tenants of Little Corby, the upper circular plot being named "High Shaws" and the lower one "Low Shaws."

Beyond "Irthing Gate" was ancient land extending across the river Irthing, and certainly not included in this survey, so I conclude that the boundary shown from there to Gelt Bridge is that of the common, and not of the manor. The keeper's house at Brigwood Foot, long the residence of the Bowman family, and the birthplace of the reputed centenarian, is still standing.

It may not be out of place to mention here an old public road, which traversed the High Common from north to south, though it is not shown on the map which I am describing. It is locally known as "Thief Street" because, according to tradition, it was habitually used by the Scotch raiders when they were driving cattle from the district. In recent times it was much frequented by drovers on their way to and from the great annual fair at Brough Hill near Appleby. It starts from the old Low Gelt Bridge, and follows the existing highway to Hayton Townhead; but soon diverges to the left, and climbs the steep eminence known as the "Watch Hills," from whose tops the inhabitants of Hayton were wont to keep a look-

out for the purpose of stopping the approach of nocturnal plunderers from the other side of the border, or of intercepting them if they attempted to return by the same route. There is a crag close by, overhanging the river Gelt, called "Brian's Leap," where a sheep-stealer is said to have lost his life when trying to evade capture. The Watch Hills formed a convenient landmark to guide travellers across the open common. Here the road retains its pristine condition, and exhibits the characteristics of a pack-horse way. It has been pointed out to me that old Low Gelt Bridge is built in two parallel sections, the older half having been only of sufficient width to accommodate pack-horse traffic.

After crossing the Watch Hills, "Thief Street" skirts a deep hollow known as "Peck 'o' big hole," and reaches the present high road at Towtop. There it has been severed by the deep cutting of the Newcastle and Carlisle Railway, but even that great piece of engineering has failed to obliterate the "slack" or break in the line of the hill through which "Thief Street" continued its course.

Old inhabitants still remember having noticed traces of the road when the fields known as "Whinny Rigg" and "Hind's Blackbush" were ploughed, and their statements are corroborated by the fact that the map of the Edmond Castle estate (through which this road passes) shows an erasure of its course, from the railway, across a plantation and the above mentioned fields to the present junction of roads at Ring-gate Cottage, near the boundary of Hayton Manor. Here "Thief Street" properly so called, ended; and I cannot pursue its further course, however interesting it may be, without transgressing the limits of my subject.

APPENDIX.

(Full lettering of the original map.)

NAMES OF 'STATESMEN.

HAYTON QUARTER.

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|------------------------------------|---|
| 1. Geo. Thompson. | 24. Ed ^d Gill sen ^r . |
| 2. Tho. Brown. | 25. Lord Carlisle. |
| 3. | 26. Edm ^d Castle Forth Gate. |
| 4. | 27. Humph. Beauchamp. |
| 5. Jno. Thompson. | 28. Jno. Westcott. |
| 6. Jno. Brown sen ^r . | 29. Jno. Knight, scoller. |
| 7. Tho. Graham jun ^r . | 30. Jno. Bowman. |
| 8. Jno. Leigh. | 31. Tho. Graham. |
| 9. Jno. Brown & Wm. | 32. Chr. Jackson. |
| 10. Jno. Gill jun ^r . | 33. Jno. Knight. |
| 11. Humph. Wannop. | 34. Geo. Graham. |
| 12. Jno. Railton. | 35. Jane Baty. |
| 13. Geo. Graham. | 36. J. Newton & W. Brown. |
| 14. Jno. Thompson. | 37. Jno. Brown & Wm. |
| 15. Tho. Brown jun ^r . | 38. Ed. Gill. |
| 16. Tho. Graham jun ^r . | 39. Wm. Reid. |
| 17. Brown & Moses. | 40. Idem. |
| 18. James & Tho. Graham. | 41. Railton. |
| 19. Lord Carlisle. | 42. Cottages. |
| 20. Chr. Dixon. | 43. Geo. Graham. |
| 21. . . . James | 44. Idem. |
| 22. Jno. . . . Co | 45. Thomas Graham jn ^r . |
| 23. Jno. Knight, smith. | |

FENTON QUARTER.

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|--------------------------|-----------------------------|
| 1. . . . Scollick. | 12. T. Coxon. |
| 2. Is. Hall. | 13. Ja. Mulcaster. |
| 3. Is. Hall. | 14. Ja. Mulcaster. |
| 4. Is. Hall. | 15. (part of) Chr. Brown. |
| 5. W. Hall. | 15. [the other part] |
| 6. Jno. Brown. | 16. Tho. Collin. |
| 7. Is. Hall. | 17. Tho. Collin. |
| 8. Tho. Smith. | 18. Jno. Nicholson. |
| 9. R ^t Moses. | 19. Robt. Bowman. |
| 10. R ^d Hall. | 20. Jno. Watson. |
| 11. Robt. Bushby. | 21. Ten'ts of Little Corby. |

22. Humphry Milborn.	33. Jno. Carrock.
23. Tho. Bowman.	34. Tho. Collin.
24. Jno. Maughan.	35. Jno. Knight.
25. Jno. Haselhead.	36. Jno. Coxon.
26. Jno. Coxon.	37. Jeffry Milborn.
27. Jos. Coxon.	38. W. Graham.
28. Jno. Coxon.	39. James Corry.
29. Jno. Brown.	40. Nathan Hall.
30. Robt. Moses sen ^r	41. Jno. Bewcastle.
31. Glebe land.	42. E ^d Haselhead.
32. Rob ^t Bushby.	43. Tho. Bowman.

SHAWS AND LITTLE CORBY.

High Shaws formerly improved.	Little Corby Improvements
Improvments. T. Bowman.	Jno. Haselhead.
Jno. Dalton.	Idem.
Geo. Miller. Read.
? Cottages.	Tho. Dalton.
Robt. Bowman.	R. B.
Jno. Gill.	Ten'ts of
Low Shaws improved.	

TABLE.

	A.	R.	R.
Content of Infields within the s ^d Manor	1478	3	28
Content of all the Comons or Wast grounds within the same	3178	3	18
Of which Comons (after a Survey) appropriated to grassing in the High Comon	2125	0	20
Remains in the Low Comon to be subdivided & improved	1053	2	38
The s ^d Manor consisting of two Quarters viz. Hayton & Fenton Quarters the s ^d Low Comon by Agreement was divided between them viz ^t Deducting out of the whole for the Shaws & Little Corby 85 . I . II			
Hayton Quarter	440	0	00
Fenton Quarter	528	0	00
No. of Tofts in Hayton Q ^r 45, among which at an equall division each	9	0	00
No. in Fenton Q ^r 43 each of which at an equall division	11	0	00

Note—In the Survey, Quantity for Quality is allowed.