

ART. XVII.—*Coalyeat, Broughton-in-Furness, 1603-1953.* By the Rev. H. V. KOOP, M.A.

Read at Penrith, September 14th, 1954.

DOCUMENTS in the deed box of the Muncaster family, who have occupied Coalyeat farm since 1704, give a valuable insight into the Tenant Right system of tenure. The documents enable us to trace the story of the farm from 1603.

(a) *The Wennington Tenancy.*

The earliest deed is the grant of an unnamed tenement at a rental of 3/11½d. by the earl of Derby to Thomas, son of John Wennington.

Let it be remembered that on the thirtieth day of July in the first year of the reign of King James by the grace of God of England, France and Ireland defender of the faith, and in the thirty-seventh year of his reign in Scotland, Thomas Wenyngh-ton, son of John, took from the Rt. Hon. William Earl of Derby, Knight of the Noble Order of the Garter upon his delivery one messuage and tenement with appurtenances at a rent of 3/11½d. a year, then in the tenure or occupation of the aforesaid Thomas, and formerly in the tenure or occupation of William Tayler, to have and to hold the messuage and tenement aforesaid with appurtenances to the aforesaid Thomas Wenyngh-ton and his assigns for the term of the life of the aforesaid Thomas. Rendering thence annually to the said Earl, his heirs and assigns, the rent aforesaid at the Feast of Pentecost and Saint Martin in the Winter by equal portions, and doing all other services which the other tenants of the said Earl do or are accustomed to do there, and upon condition that he shall commit no waste, and that he shall obey the lord and his officers in all that he ought to do, and that he shall not divide, alienate or lease his title or interest in his messuage and tenement aforesaid, nor any part of it without obtaining the licence of the said Earl or his commissioners, under penalty of forfeiture of the tenement aforesaid. And that he shall allow the mother of the aforesaid

William Taylor to enjoy a one-third part of the messuage and tenement aforesaid during her life and widowhood, and the aforesaid Thomas Wenynghon shall give £3. 6. 8. of good and lawful money of England to the said Earl by way of a fine, and to have entry there, to be paid at the Feast of Saint Michael the Archangel next and at the Annunciation of the Blessed Virgin Mary then next following, by equal portions. In witness whereof the aforesaid Earl has put his hand to these presents upon the day and in the year first above said.

WIL[LIAM] DERBY

Gressum £3. 6. 8.

Rent 3/11½d.

THOMAS WENYNGTON

The next deed (No. 2 in the Appendix), dated 1638, is the conveyance by John Wennington of the Walend, blacksmith, to his father Thomas Wennington, whom we can safely identify with the Thomas of the deed of 1603, of the messuage of Coaleyate in consideration of the tenement "called Wallend". John also quitclaims unto Thomas "all maner of actions . . . debts either made by way of his grandfather's executorship or any other debts." It is probable that the object of this transaction was to enable Thomas to pay off legacies charged on the farm. These tenant right holdings could not be divided, hence the custom of charging them with the payment of legacies to younger sons and daughters.

Deed 3 further illustrates the evil effect of this custom; it is dated 1643 and is a conveyance by Thomas Wennington of the Walend, yeoman, presumably the son of John of Deed 2, to his (Thomas') son William of the messuage of Coaleyate at a rental of 3/11½d. and another parcel of ground called Claylaeyke at a rental of 3d. The mention of the widow right of Thomas' wife Isabel and of a mortgage held by Margrett Penington daughter of the said Thomas shows that the estate was still not free of encumbrances.

By 1654 Thomas seems to have died, for in that year William is admitted tenant by the lord of the manor: the rent is 4/2½d.-3/11½d. plus 3d. The rental of these

tenant right estates never alters and it will be seen from the other deeds how, owing to this custom, the history of the various tenements or pieces of land can be traced. By 1657 the financial affairs of the Wenningtons had come to a crisis: William binds himself (Deed 5) to Hugh Towers of Moreside, Dalton, in £180 and on the same day, 26 January, conveys the whole estate to him. So the Wennington tenure ends.

(b) *The Towers Tenancy.*

Thus on 22 April 1657, Hugh Towers takes the messuage and tenement of Coale Yeate (Deed 7). Here again we get a good example of how tenant right tenure functioned. William Wennington (Deed 6) conveys the land by deed to Hugh Towers, who is then (Deed 7) duly admitted by the lord of the manor. The actual sale of the land is by the conveyance but a record of it must be entered on the manorial rolls. Tenant right was not freehold; the lord's formal approval had to be obtained. The Towers tenancy is covered by Deeds 5-14. But the picture they present is so involved that the history of the farm cannot during these years be traced with any certainty. Three facts only need be noted: (1) that Hugh Towers, in 1681, bought a meadow called Longmyre, Ecklerigs, rent 7½d. (Deed 8a), thus increasing the rental of the whole to 4/10d.; (2) that on 16 April 1688 Elizabeth Towers takes possession of the whole holding, with an annual rent of 4/10d., "late in the occupation of Hugh Towers, her naturall father"; and (3) that according to the endorsement of Deed 6 she married William Muncaster.

One of the Towers deeds, however, is of sufficient interest to be given in full. This is an order for dressing Hecklerigs pool in 1665 and must have followed on the purchase of Longmyredicke from that neighbouring farm:

"We order and set down that the Pool is to be dressed and cut six quarters broad and Jas Towers and Hugh his son to cut

it as it is staked out on their six and the Tenants and Widdows of Hecklerigs to make up the breadth of the said six quarters upon Hecklerigs side & Hugh Towers of Coalgate to cut it as it is staked out & the Tenants or Widds to cut the rest to the aforesaid breadth none being staked upon Hecklerigs Meadow except one Eller which must be cut up; all the rest of the said pool to be dressed and cut equally betwixt party and party till it come to Dawmire & then Hugh Atkinson to dress it the aforesaid Breadth as far as his Ground goes & then Wm Wennington & Thos Hodgson to dress and cut it the same breadth untill it come Wm Wennington Holme hedge & then W.W. to cut the said pool five quarters broad till it goes out of his Ground to the Marsh & this to be done yearly & kept the foresaid bredth upon paine of 3s 8d for every one making Defalt and this to be done before the 15th Day of April."

(c) *The Muncaster Tenancy.*

This began by the conveyances of Cole Yet, rental 3/11½d., by Peter Towers to William Muncaster on 15 February 1704 (Deed 13). How Peter came into possession is uncertain. Elizabeth Towers was admitted to the whole, rent 4/10d., in 1688, but in 1695 James Askew conveyed Coaleyet, rent 3/11½d., with certain reservations, to the aforesaid Peter Towers (Deed 11). There is clearly a deed of some kind missing here which would show how James Askew got possession from Elizabeth Towers. Then a year later, 1705, William Muncaster was admitted tenant. All this refers only to the 3/11½d. rental, but by 1737 Elizabeth had regained the whole and conveyed it, rental 4/10d., to her son Ferdinando, who had already been admitted, on the death of his father William, in 1729. The new lord of the manor, Richard Gilpin Sawrey, signed the deed of admission.

The new owner was to be there for more than forty years; during that time he bought Simpkinslack in 1739 (at a cost of £107.10.0), and Farr Height from John Atkinson in 1766. He died five years later but deferred making his will until the last week of his life.

In the name of God Amen. I Ferdinand Muncaster of Coal Gate in Broughton Tidewaiter being in A bad state of Health but of sound and perfect mind and Memory blessed be All mighty God for the same, do make and ordain this my last will and testament in manner and form following; that is to say First I give and bequeath unto son William Muncaster the some of Three Hundred pounds to be paid out of the Three hundred and thirty pounds lying in the hand of Anthony Atkinson Attorney at Law in Lancaster. Also I give and order unto my wife Margret Muncaster ten pounds a year and every year during her natural life to be paid to her or Order out of my estate of Coale Gate by my son William Muncaster quarterly for her Widdowright out of the same. Also I give and devise unto my son Ferdinando Muncaster all my houses in Broughton Towne which Richard Best now lives in with all the appurtenances to the same belonging he paying to my wife quarterly four pounds yearly and every year during her natural life. Also I give and bequeath unto my daughter Ann Stephenson all my household goods and furniture in the rooms I now live in and enjoy, after the decease of my wife, and I also order that if my wife lives till the wood in Simpskinslack be sixteen years grown that my daughter Ann Stephenson have twenty pounds paid out of it. After the death of my wife she my said wife having the interest of the same during her life. Also the one hundred pounds Mortgage which I have upon my son Ruben Stephenson's House in Broughton Town after his decease and my daughter Ann Stephenson's decease if she leave no issue I give and bequeath to my son William Muncaster his heirs and assigns and forty pounds to my son Ferdinando Muncaster his heirs and assigns and twenty pounds to my son James Hancock his heirs or assigns to be paid out of the hundred pounds mortgage but if my daughter Ann Stephenson leave any issue I order that they have the hundred pounds mortgage Also I order my Executors to give my Daughter Elizabeth Hancock a Mourning Gown at my decease and I also order my horse to be sold and that money and the money I have by me that my funeral Expences be paid out of it and Lastly all the Rest, residue and remainder whatsoever or where so ever I give and bequeath unto my beloved wife whom I constitute and appoint sole Executrix of this my Last Will and Testament she paying all my just debts and funeral expenses and I also desire that my two good friends Mr Richard Saul of Ireleth and Joseph Gunson to Assist my wife in her executorship and to see that this my will be justtly performed in witness whereof I have hereunto set my Hand and seal this

twentyninth day of April One thousand seven hundred and seventy one.

Signed sealed and declared to be my last will and testament
in the sight and presence of

John Postlethwaite

Ferd Muncaster.

Joseph Gunson

He was buried in Broughton church, where twenty years before he had been churchwarden, on 4 May 1771. There seems to be no doubt that his will was duly carried out. Whether the young Ferdinando the third gathered all together and took his journey from a spirit of adventure or a lack of responsibility is not clear, but the two following letters tell something of the hazards of a journey to the Americas before the advent of the steamship. Already Broughton had had more than one contact with the new world. A son of Matthew Jackson, who gave his name to the farm in Dunnerdale, had set up as a merchant in Spanish Town, Jamaica, in the early days of the century. Now with his father's legacy the young Fardy sets out for the Colonies. But let his own words tell the story: To Mr Richard Saul at Ireleth near Ulverston Lancashire England from ship Hero Capt Willis 2 DC

Angra in the Island of Tercera Azores

May 29th 1772

You'll be much surprised when you see the place from whence this is dated and more so when you're acquainted with the circumstances of my voyage to this Island.

I wrote to you from Liverpool a little before my departure from thence which was on the sixth of February in the ship Beloved Sally Captn Byrne. We set sail at Meridian. In the evening it came on to blow very hard and the next day we came to anchor in Ramsey bay in the Isle of Man on the 10th inst. In the morning we weighed and proceeded on our voyage. In a few days it came on to blow very hard and our ship being very heavy laboured much in the sea and made a great deal of water so as to keep the pump going every half hour. It continued to blow very hard gales almost constantly from the westward; the sea run very high the waves made a free passage over our decks and our sails and rigging giving way every day.

We likewise sprung our main Masthead which very luckily we observed in time and got it lashed to the foot of the Main top Mast in some measure to support it. On 9th March we made the nethermost of these Islands (Carvo & Floreo) which we passed between after we got a little to the westward of them. We had calm weather for three or four days which we made good use of in repairing our sails and rigging which were almost all blown away. This short interval revived our spirits but that continued a little while for it came on to blow as hard as before with very heavy squall. The ship rolled excessive hard and the sea run the height of our maintop. On 17th about 8 o'clock in the evening the ship made so much water that we could scarcely keep her free with constant pumping which greatly alarmed us. The Capt Carpenter officer went below and on upon examining found water coming in in a very frightful manner abaft on the starboard side about 5 feet from the keel and four from her stern post. The Carpenter cut away the ceiling and found it impossible to stop the leak, it being behind a timber.

On 19th Inst the sailors were all quite fatigued and wore out with Pumping as they had no rest only with the ropes of the Pump brakes in their hands they came all hands upon the quarter deck to petition the Captain to bear away for the first harbour we could make as they could not hold her out much longer. Upon this they unanimously agreed for the safety of Ship Cargo and bore away for this Island it being the nearest harbour, which accordingly we did at 4 o'clock in the afternoon 3641 "N.Lat 3750" W. Long and luckily for us as later in the evening it came on to blow quite a hurricane and we could not show any sail but the Foresail under which we scudded all night: for had we stood our course on by the wind the ship would certainly have tore herself to pieces with her heavy rolling in the mountainous waves. The weather continued very bad and the sea very cross. On the 25th we made land which proved to be St George's, one of those Islands to our great joy for we were all hands quite fatigued with pumping having only one pump that would work and the ship constantly making as much water as it would deliver. On 27th we came to an anchor before this city for which we have the greatest reason to thank our Almighty preserver (for I am convinced nothing less than a Miracle saved us). We had the ship properly examined both before and after she was discharged and she was found not to be seaworthy. So condemned her. She is now taking down but in the most shocking condition that ever ship went to sea and had we been much longer at sea she would certainly have parted.

I am now at the British Consul's where I have been nine weeks and I am afraid must remain here sometime as there is little trade to this place; few ships call, only in distress. I expect the West Indies will be the first place I shall arrive at under the English Government.

This city is much larger than Lancaster; it is well fortified by both nature and art. Here is a strong fortified castle and several small forts with heavy guns mounted and their situation has a good command. Here the governor of all those Islands resides. Here is a regiment of soldiery garrisoned in the castle. Inhabitants, dress, customs, manners are much the same as in Portugal. The houses are built low and strong on account of frequent earthquakes which happen here. Their rooms are large and well furnished; their Churches which are all of the Roman kind; they are very numerous and elegant and richly decorated. The inhabitants are very numerous, very poor and apparently very religious. Here has been violent eruptions a few years since and at present there arises a smoke out of one of the mountains. The whole Island seems to have arisen by Eruptions, as on all sides where the sea has washed, there appear strata as if ashes, cinders &c. and all the rocks and stones are of the pumice kind—I hope you'll excuse my incorrectness as here is a ship just sailing for Lisbon

I am your very humble servant

F. Muncaster.

P.S. I write to Broughton just after my arrival here but letters are very uncertain from this place. At your receipt of this please to give to my mother a few lines with my duty and acquaint her with my good health and that this climate agrees with my constitution very well. I am grown extremely fat. I shant say anything at present about my affairs at Lancaster as I cant receive an answer to this place. Please to give my compliments to Mr Danson's family.

The other letter is perhaps too intimate and self-revealing to admit of publication in full. It is written to his brother William at Coalgate from Witscassett point on Sheepscutt River, New England, and dated 17 May 1774. He regrets his inability to send anything valuable home to meet his obligations and pleads a misfortune in which he had narrowly escaped death:

"being overset in a small boat two miles from land I could not swim but providence interfered after being an hour and

more in the water hanging by the bottom of the boat, which being uppermost was picked up by a fishing schooner with the loss of my watch and other things to a considerable amount (but thank God I saved my life) which if the Almighty pleases to spare till I can recompense all who have any demands on me and likewise those who have interested themselves in my affairs and welfare should be thankful."

In a series of postscripts he speaks of his expected passage to Boston, and in one to "his Honoured and Aged Mother", of better health and prospects; he concludes:

"I have not time to say anything concerning our proceeding in America in the Tea affair but expect very warm work in Boston daily."

Meanwhile his brother William has inherited the farm. The deed of Admission contains an amusing error when it calls for the manorial rent to be paid on the feast of "Saint the Michael the Bishop". The farm continued to expand, for in 1775 David Kitchen of Brockbank Ground conveys a close called Loningfield to William Muncaster (Deed 19). By the end of the century Ferdinando is back home again and leasing Whitestock Hall in Colton in February 1799 for £68 p.a., but William had been forced to let Coalgate. Two documents refer to this: one of 1794 (Deed 21); the other of 1796 is given in full for its careful listing of the meadows and buildings and the rents charged or chargeable:

October 26th 1796

Then exposed in Public Sale by Wm Muncaster to be let to Farm for the Term of Three years (except as in the Lots mentioned). All that his estate known by the name of Coal Gate &c in Broughton in Furness Together or in Parcels to enter on the Lands for Husbandry on the 13th of Feb, for Pasturage on the 5th day of April next, and on the houses and outhouses on the twelfth day of May next.

The Proposals and Conditions of the Sale are That the Farmer or Farmers shall pay their respective Rents on the fifth day of July in each year and to give satisfactory security for the payment thereof on demand and to keep the Houses and Fences in good repair and to deliver them up at the end of the term in

as good repair as they found them in. The Farmers to cut the wood wanted for the supply of the Fences as directed by the Landlord and to have liberty to get Thorns in the main wood to help the repair of the Fences. And if let in lots with the customary Roads to each Lot and Party Fences to be divided and repaired accordingly: and if the woods be fallen the last year of the Term to have Liberty to come up the usual roads, and also subject to the conditions annexed to each Lot.

Lot 1st.

The dwelling House and all the outhouses with the Orchards, Parrock & Hempland. Let to Rowland Johnston for £7 p.a.

Lot 2nd.

Lowfield and Low Meadow to be Mowed or Pastured with liberty for Landlord to cut and carry away the wood thereon the last year of the Term. Let to Rowland Johnston for £5-3-0 p.a.

Lot 3rd.

Middle Field and Highgate Butts to be Pastured and the New Meadow to be Mowed or Pastured with liberty etc (see Lot 2). Let to Rowland Johnston for £5-14-0 p.a.

Lot 4th.

Backfield, Great Bank Lands & Moss to be Pastured. Let to John Barker for £7-4-0.

Lot 5th.

Stonefield to be Pastured. Let to John Barker for £3-10.

Lot 6th.

Tongue Meadow to be mowed. Let to Thomas Bownas for £1-5-0.

Lot 7th.

Peter Meadow, High Meadow and Meadow below the Bridge to be Mowed. Let to Jas Ormandy for £4-1-0.

Lot 8th.

Height & near Lane Close to the pastured, Liberty to Plow for three years to be well Manured in the Bigg Crop. Let to Jas Ormandy for £7-0-0.

Lot 9th.

Far Lone Close to be Pastured, Liberty to Plow etc. Let to Jas Ormandy for £3-5-0.

Lot 10th.

Bank Lands to be Mowed or Pastured. Let to Jas Denny for £2-11-0.

Lot 11th.

Little Dale Field to be Mowed or Pastured. Let to John Dickinson for £4.

Lot 12th.

Little Meadow to be Mowed. Let to Thomas Bownas for 17/0.

The Let seems to have been achieved, for John and Margaret Barwick are residing at Coalyeat in 1800; but another Muncaster is born there in 1804, and on 29 February, as if to show that time can serve this ancient yeoman family, three daughters; and then at last a son in 1809, William, named after his grandfather who lived to see him walk before he departed in 1811; yet another Ferdinando sees the light of day under the same roof in 1810.

It is the small change of agricultural currency but not without interest that the Muncasters have preserved the prices paid a hundred years ago for standing timber. The conditions of the sale are set out in a handbill dated 12 December 1829:

Condition of Sale Dec. 12th 1829 (F. Muncaster).

The Purchaser or their Workmen are to cut the said woods in a workmanlike manner fairly before them, the winter wood to be cut down before the first day of April next, and the Oakwood before the first day of July next, and they are not to Hose or Peel the Oak wood lower than it is fairly cut down with the ax. The purchasers are to get cover within the compass of the wood grounds and to coal the wood upon the old Pitsteeds, also to have liberty to lay the Oak back in the outhouses at Coalgate until the same are wanted for Vesters or Cattle, to make good all the damage, to muzzle all Horses used for Carting—the Seller receives all the wood in the Fences, and all the Black and White Thorns, Crabtrees and Chats except Birch Chats.

Sold to Joel Park
for £49 Feb 1831.

Further sales are recorded in 1852 and 1858. Another Ferdinando is selling 5 acres of coppice for £34 and here are the details of the prices paid:

Feetwood 751 ft at 2s per ton	. £1-17-6
Spiles 99 Doz at $\frac{1}{2}$ d per Doz	. 4-1 $\frac{1}{2}$
Coal wood 103 yd at 4 $\frac{1}{2}$ d per	. £1-18-7 $\frac{1}{2}$

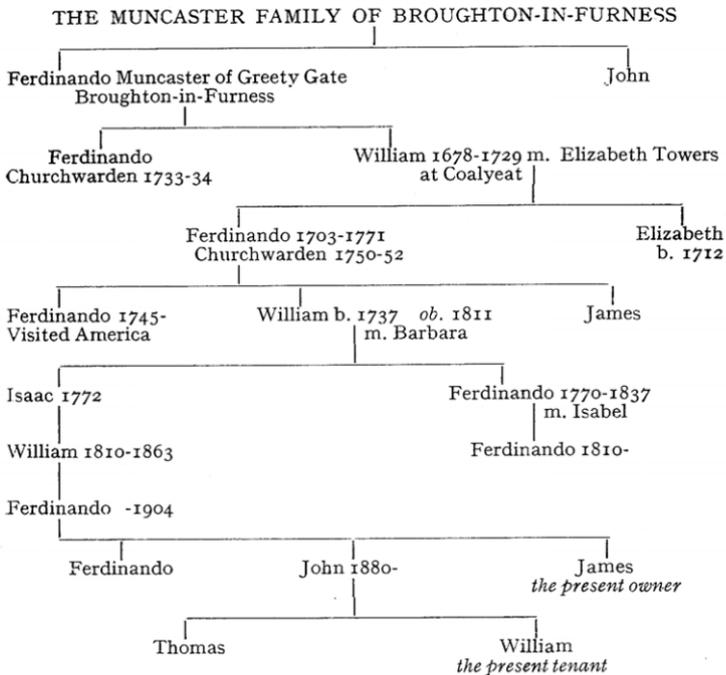
- 1852 Wm Kendal esp wood 70 ft at 4½d
 James Dodgson Ash Wood 72 ft at 1s
 S. C. Warhurst Plain Tree 14 ft at 1s
 John Danson Ash 94 ft 6 in at 1s
 Oak 26 ft at 1/6
 Ash 5 ft at 1s
 Moses Simpson Cherry Tree 93 ft 6 in at 5½d.

Hereafter the place was farmed by one or other of the Muncasters down to the present day. Ferdinando's Will is dated 1837, his son William's 1863. In due course yet another Ferdinando, the fifth, is there. His youngest son, James, now owns the property while a grandson, nephew to James, farms it. He is the eighth direct descendant of William and Elizabeth who came to it in 1704.

There are some traces of the Tudor farmhouse still to be seen, and the linen-press bears the initial W.E.M. with the date 1713. The front of the house was extended in 1738 and the outbuildings enlarged within the last century. The farm stands on the ancient road from Skelly Crag over the banks to Coniston by way of Border Riggs, Wall End and Mireside. Its name is a mystery for there was no obvious market for coal in a country abounding with woodland and peat moss. The smelting was done in numerous small bloomeries up the valleys but they would hardly carry the coal up for that purpose; and there is no record of Coal Yeat ever having been so used.

I have to thank Mr. James Muncaster for leave to print the summary of his family deeds, given in the Appendix, and the President for advice on the technical points dealt with in my account of Tenant Right tenure.

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APPENDIX: *A List of Deeds relating to Colegate, or Coleyeat, Broughton-in-Furness.*

1. Latin deed, dated 30 July 1603, translation printed above (p. 184 f.).
2. 7 October 1638: Conveyance by John Wenington of the Walend, blacksmith, to Thomas Wenington, his natural father, of the messuage and tenement of Coaleyate, in consideration of "one whole tenement Called Wallend". John Wenington and his heirs etc. quitclaim "unto the said Thomas Wenington all maner of actions, as well real and personal, suits, quarrels, executions, trespasses, penalties, forfeitures, debts and demands either made by way of his grandfather's executorship or any other debts" . . .
3. 30 August 1643: Conveyance by Thomas Wenington of the Walend, yeoman, in consideration of £70, to William Wenington, his natural son, the messuage, tenement, farmhouse etc. of Coaleyate; yearly rent, 3s. 11½d., also a parcel of middow called "Clayleayke contayning by estimation

- one rood or thereabout"—"The widow right of Isabel my now wife accordinge to the custom there had and used And one morgage . . . of a certain close called Longmyredicke, parcell of the foresaid tenement . . . unto Margrett Penington daughter of me the said Thomas, for the consideration of £20 only excepted." Annual rent of Claylake, 3d.
4. 30 May 1654: William Wenington takes of Edward Lee, lord of the manor, the messuage and tenement at Coelyeatt, late in the occupation of Thomas Wenington: annual rent 4s. 2½d. Entry fine, £4.4.2.
 5. 26 January 1656/7: William Wenington of Wallend bound in the sum of £180 to Hugh Towers of Moreside, Dalton, to carry out the obligations of a covenant.
 6. 26 January 1656/7: William Wenington of Wallend, cowper, in consideration of £90, conveys to Hugh Towers of Moreside of Dalton, "Cordwinder", the messuage etc. of Coaleyeate, annual rent 3s. 11½d., and also a parcel called Clayleake, "at the Powll-side", yearly rent 3d. Note in margin: "Clayleak sold to John Postlethwaite." Endorsement: "Conveyance of a customary messuage and about 12 acres of land in Broughton of the ancient customary rent of 3/11½d. Consideration £90. Wm. Wenington to Hugh Towers who married Isabel Fell by whom he had Elizth his eldest daughter who marr^d Wm. Muncaster by whom she had Ferdinand her eldest son who became heir to this estate."
 7. 22 April 1657: Hugh Towers takes the messuage and tenement of Coale Yeate late in the occupation of William Wenington. Annual rent, 4s. 2½d. Entrance fine, £4.4.2. (Note at the foot: "Hugh Towers aged fortie yeares or theireabouts").
 8. 1 April 1681: George Barker of Ecklerigs, bachelor, bound in the sum of £23 to Hugh Towers of Coleyeat to complete a covenant.
 - 8a. 1 April 1681: In consideration of £11.12.0, George Barker, bachelor, conveys to Hugh Towers of Coalyeat, cordwainer, one whole meadow called Long Myre, Eckerigs, annual rent 7½d.
 9. 1 June 1681: Hugh Towers of Coleyet takes of Jeremiah Sawrey, lord of the manor, one whole meadow at Ecklerigs, yearly rent 7½d., which Towers lately purchased of George Barker. Entrance fine, 12s. 6d.

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10. 16 April 1688: Elizabeth Towers takes message and tenement at Coleyet and part of a tenement at Ecklerigs, late in the occupation of Hugh Towers "her naturall father": annual rent 4s. 10d.; entrance fine, £4.16.8.
11. 15 January 1694/5: James Askew of Coaleyat, husbandman, in consideration of £71.5.0, conveys to Peter Towers, of Church Town in Broughton, joiner, the message and tenement etc. at Coaleyat, annual rent, 3s. 11½d. (except part of a house "from the chimney wall of the Mancion House northward unto the north side of the cowhouse door and also excepting one halfe of the Garden and turbarry necessary for the same" during the term of the natural life of Peter Towers and Elizabeth his wife, whichever should live longer).
12. Copy, not contemporary, of "An Order for dressing Hecklerigs Pool, 1665" (printed above, p. 186 f.).
13. 15 February 1703/4: Peter Towers, joiner, in consideration of £67, conveys to William Muncaster, husbandman, the message etc. of Cole Yet; annual rent, 3s. 11½d. (Endorsed: Coaleyat estate consisting then of a message and other buildings with about 10 acres of inclosed land thereto belonging).
14. 15 January 1704/5: Manor Court — William Muncaster takes Cole Yet, lately purchased of Peter Towers.
15. 2 February 1736/7: In consideration of £60, Elizabeth Muncaster, of Low wood Steel, widdow, conveys to Ferdinando Muncaster, of Colegate, gentleman, message etc, of Colegate, annual rent 4s. 10d., in the occupation of Elizabeth Muncaster. (Endorsed: Elizabeth Muncaster to her son Ferdinand Muncaster).
16. 8 February 1739/40: A note that on that day Samuel Askew agreed to sell to Mr. Muncaster for £107.10.0 a piece of land called Simpkin Slack (fineable rent, 4s.; meal silver (?) 1s. yearly). Payment of £60 to be made on or before Candlemas next and the remainder of the price at Candlemas following, i.e. in 1741.
17. 16 August 1740: Conveyance by Samuel Askew, of Angerton, yeoman, to Ferdinand Muncaster of Colegate, yeoman, of Simkinslack (as in note above), with all wood and underwood, which was lately purchased of Richard Gilpin Sawrey. (Endorsed: Conveyance of tenement about 12 acres).
18. 15 February 1766: In consideration of £35, John Atkinson, of Broughton, joiner, conveys to William Muncaster of Coaleyat, husbandman, a piece of ground at Meanfield called Farr height (one acre)—one of several pieces publicly sold in December 1675 by Thomas Towers of Meanfield.

19. 15 February 1775: In consideration of £46, David Kitchin, of Brockbank ground, husbandman, conveys to William Muncaster, of Coleyeat, yeoman, a close called Loningfield, near Meanfield (heretofore purchased by Thomas Park, late of Orchardhead, now of Angerton, from Thomas Towers); subject to the lease and interest therein for five years at £2.3.0 per annum rent of Richard Latham and Isaac Pritt.
20. 13 February 1787: In consideration of £60, William Muncaster of Coleyeat, yeoman, conveys to John Tayler, of Beancroft, Broughton, two freehold closes, South end of Loningfield and Farr height.
21. 15 February 1794: Arrangements for the letting of Colegate to farm for three years:
 By public sale
- | | |
|---|---------|
| Dwelling house and outhouses etc. | £5. 5.0 |
| Lowfield and Low Meadow to Wm. Crowdsen | 5.13.0 |
| Middle field and High Gate butts, to James Casson | 5.13.0 |
| Backfield to Stephen Barker | 6.13.0 |
| Stone field do. | 2.16.0 |
| Tongue Meadow to James Tyson | 1. 4.0 |
| Peter Meadow to James Handcock | 1. 2.0 |
| High Meadow do. | 1. 2.0 |
| Meadow below bridge etc. do. | 2.10.0 |
| Height and Near Lane Close to John Barker | 6.11.0 |
| Far Lane Close do. | 2.15.0 |
| Bank Lands to Nicholas Newby | 2.12.0 |
| Little Dale Field to Thos. Postlethwait | 3. 9.0 |
| Little Meadow do. | 1. 1.0 |
22. 13 February 1799: Agreement whereby William Strickland of Ulverston, gentleman, leases to Ferdinand Muncaster of Broughton in the parish of Cartmell, husbandman, Whitestock Hall lands for 9 years at a rent of £68 (reserving to himself wood and coppices).
23. 19 October 1799: Lease by Wm. Strickland to Ferd. Muncaster of two "dales" in Strands and half of Pale Meadow at a rent of £2.0.0.
24. Undated: Conditions on which Whitestock Hall to be let and farmed.