

Document 1.

MS 280: 20th century copy of map of Laxton by Mark Pierce, 1635, in four sections

Showing image: no transcript available for this document

Document 2.

Ma B 184/710: Schedule of land owned by William Doncaster, 1718-1720

Copy of parcels contained in the Settlement made upon the Marriage of Mr. William Doncaster with Miss Smith in 1718 and in a Deed of Conveyance from Mr. Taylor to Mr. Wm Doncaster in 1720.

In the West Field

	A.	R.	P.
3 Lands at Acre Hedge Marquis of Dorchester North & South	-	2	-
1 Land at Kirton Gate Do [ditto]	-	-	20
1 Land at the Nth Side of Rodbeck Marquis of Dorchester East and West	-	-	20
3 Lands on Town Furlong Sir Tho[ma]s Broughton Bar[one]t South	1	-	-
2 Lands called Youle Thorne Marquis of Dorchester North			
2 Lands at North Halfs ly[in]g East & West W[illia]m Challand South Tho[ma]s Hurst North	-	2	-
2 Lands over Kirton Gate (one a Headland) John Woolfit N[or]th	-	2	-
One Acre abut[in]g on Rodbeck Sick Tho[ma]s Johnson East Tho[ma]s Taylor West	1	-	-
	3	3	0

In the Nether Field formerly called also Brockhill Field East Field and Saywood Field

	A.	R.	P.
1 Land on Long Lands. Marquis of Dorchester East & West	-	2	-
4 Lands at the Upper Thorn Mr Broughton East & West	-	3	-
4 Lands in Brockhill Field abut[in]g on the Wood South Sir Tho[ma]s Broughton Bar[one]t East	1	-	-
2 Lands in Saywood Field on West Long Lands the Glebe West & John Woolfit East	1	-	-
Half an Acre in the East Field on Longlands Tho[ma]s Hunt West Jno [John] Green East	-	2	-
	3	3	0

In the Mill Field & South Field

	A.	R.	P.
4 Lands at Stoney Balk W[illia]m Hunt N[or]th & the Common Balk South	1	-	-
2 Lands at the Holmes Nook Tho[ma]s Skinner South Humphry Hopkin N[or]th	-	2	-
One half Acre on Neither foulding Roods (S[ou]th Field) W[illia]m Lee N[or]th Tho[ma]s Johnson South	-	2	-
	2	0	0

	a.	r.	p.
In the West Field	3	3	0
In the Neither Do.	3	3	0

In the Mill Do.	2	0	0
Total Acres	9	2	0

Document 3.

Ma B 184/712: Advertisement for sale of land in Laxton, 1825

Showing image: no transcript available for this document

Document 4.

Ma 4919: Page from terrier accompanying a map of the parish of Laxton, 1820

South Field

Nos. on Plan	Proprietors	Occupiers	No of Lands	Quantity		
				a	r	p
		Brought forward		78	2	8
146	Earl Manvers	W[illia]m Peatfield	1 & Gore	"	1	38
147	Hon[orabl]e & Rev[erend] J Lumley Savile	George Taylor	1 & Gore	"	1	37
148	Earl Manvers	John Roose	3 & Gore	1	0	0
149	do [ditto]	W[illia]m Nicholson	2 & 2 Gores	1	0	5
150	do	W[illia]m Peatfield	1 & Gore	"	2	16
151	Hon[orabl]e & Rev[erend] J Lumley Savile	W[illia]m Pindeck	1	"	1	31
152	Earl Manvers	Benj[ami]n Moody	1	"	1	28
153	W[illia]m Merrill	himself	1	"	1	28
154	John Adwick	W[illia]m Wright	1	"	1	30
155	Earl Manvers	W[illia]m Quibell	2	"	3	18
156	do	John Brownlow	1	"	1	32
157	do	W[illia]m Nicholson	1	"	1	31
158	Hon[orabl]e & Rev[erend] J Lumley Savile	George Taylor	1	"	1	31
159	Earl Manvers	W[illia]m Quibell	4	1	2	28
160	John Brownlow	Himself	2	"	3	17
161	Earl Manvers	Rich[ard] Keyworth	1	"	1	26
162	do	W[illia]m Bagshaw	2	"	3	9
163	do	W[illia]m Peatfield	4	1	2	24
164	do	Ann Swinburn	2	"	3	12
165	do	George Lee	3	1	0	35
		Carried forward		93	2	4

Document 5.

Ma S 16: Pages from a survey of the manor of Laxton, relating to Joseph Rose's house and farm and Sarah Rose's cottage, 1862

[p.1]

No. on Plan	Description	Culture	Quantity			Rent Per Acre	Annual Value		
			A.	R	P.		£	s.	d.

	Rose Joseph								
71	Bettiner Yard & Common Right	Grass	"	3	3	50	1	18	5
72	House Outbuildings Garden Orchard Yard & Common Right	Garden Orchard &c.	"	2	22	"	5	10	"
256	Honey Hole Close	Arable	1	"	"	22	1	2	"
272	Hop Yard	D ^o [ditto]	3	1	"	24	3	18	"
& 273									
294	Skitter Pool	Grass	1	1	6	32	2	1	2
429	Condred Close	Arable	2	1	7	20	2	5	10
504	Long Meadow	Grass	1	"	8	40	2	2	"
559	Brecks	Arable	4	1	16	23	5	"	"
									Requires drain[in]g. This Field is near Barlow's House & should be added to his Farm
608	Little Field	D ^o	"	1	3	25	"	6	8
628	D ^o	D ^o	"	1	1	25	"	6	4
657	D ^o	D ^o	"	3	5	27	1	1	1
715	West Field	D ^o	"	1	14	25	"	8	5
797	D ^o	D ^o	2	3	5	23	3	3	11
980	Mill Field	D ^o	"	2	29	15	"	10	2
997	D ^o	D ^o	"	1	21	16	"	6	1
1004	D ^o	D ^o	"	1	3	15	"	4	"
1244	D ^o	D ^o	"	"	38	23	"	5	5
1271	D ^o	D ^o	1	"	25	22	1	5	5
1360	D ^o	D ^o	2	2	22	24	3	3	3
1503	South Field	D ^o	"	3	21	21	"	18	6
1632	D ^o	D ^o	1	2	33	14	1	3	10
1656	D ^o	D ^o	"	"	38	15	"	3	6
1657	D ^o	D ^o	"	3	39	15	"	14	10
			28	"	39		37	18	10

[n.b. The schedule is annotated in red ink with details for Joseph Rose's landholding in 1877 – 15 years later – by which time he was a tenant of just under 25 acres]

[p.2]

This Farm contains 28 acres of which 3 acres are in permanent Grass, 11½ acres inclosed Arable Land, and 13½ acres Arable dispersed in open Fields.

This House is of Brick, Stud & Mud tiled, and contains five very small Rooms, - a very old and bad Building but neatly kept considering its age and character.

The Buildings comprise a Cow House for two, a Barn, Shed of Brick & Pan Tile, a Stable for two, and Cow House for three of Brick & Thatch, generally requiring repair. The Barn Roof is decaying, and the thatched Cow House Roof is bad. The Woodwork of all the Buildings requires paint.

The Homestead and 1½ acres of Land are in the Village, but the remaining inclosed Land is very much scattered and too far distant for profitable occupation. The Arable Fields are all more than a mile distant, 1 acre adjoining Whittington's Hill Farm, 3 acres near to the

Kneesall Boundary, west of Atkinson's Farm, 2 acres near to the Moorhouse and Ossington boundaries, and 4 acres adjoining Barlow's Homestead 1½ miles distant. Two Grass Fields containing only 1 acre each are also more than half a mile away, one towards Moorhouse, and the other on the Kneesall Road. This Land should be allotted to the adjacent Farms as soon as an opportunity occurs, and the Homestead would be a convenient addition to Mrs Lee's Farm

[p.3]

No. on Plan	Description	Culture	Quantity			Rent Per Acre	Annual Value		
			A.	R	P.		£	s.	d.
	Rose Sarah								
52	Cottage, Garden & Orchard	Garden &c	"	1	12		3	10	1

Document 6.

De C 3/2: Feoffment (Latin) of two selions of land in Laxton, 1614

Transcription:

- Line 1* Omnibus Christi fidelibus ad quos hoc presens scriptum pervenerit Thomas Taylor de Laxton
- Line 2* in Comitatu Nottingham yeoman Salutem in domino sempiternam Sciatis me prefato Thomam Taylor pro diversis
- Line 3* bonis causis et Consideracionibus me ad hoc specialiter moven' Dedisse Concessisse Feofasse et hoc
- Line 4* presenti scripto meo Confirmasse Petro Dickinson de Morehouse in Comitatu predicto Carpenter duas seliones
- Line 5* terre arrabilis cum pertenciis in semul iacen' Continen' pro estimacionem dimid' unius Acre sive plus sive minus in le Mylnefeild de Laxton predictam in quodam loco vocate Brockeley inter Terras in tenura Roulandi
- Line 6* Taylor ex parte orientale et terras in tenura Nicholai Pawson ex parte occidentali et abbuttat super Sawwood
- Line 7* ex parte australi, nunc in tenura sive occupacione predictae Thome Taylor vel Assignatoris suorum Necnon
- Line 8* revercionem et Reverciones Redditum et servitia inde querunque cum omnibus et singulis suis pertinen' Habendum
- Line 9* et Tenendum predictas duas seliones terre arrabilis ac cetera premissa cum omnibus et singulis suis pertenciis prefato Petro Dickinson heredibus et Assignatibus suis ad solum et proprium opus et usum ipsius
- Line 10* Petri Dickinson heredum et Assignatores suorum imperpetuum de Capitalibus dominis feodi illius pro servitia
- Line 11* inde prius debita et de iure consueta Et ego vero prefatus Thomas Taylor et heredes mei
- Line 12* predictas duas seliones terre arrabilis ac cetera premissa cum omnibus et singulis suis pertenciis prefato
- Line 13* Petro Dickinson heredibus et Assignates suis ad opus et usum predicta contra me et heredes meos
- Line 14* warrantizabimus et imperpetuum defendemus per presentes In cuius rei Testimonium ego prefato Thomas
- Line 15* Taylor huic presenti scripto meo sigillum meum apposui Datum decimo quinto die Aprilis Anno Regni domini
- Line 16* nostri Jacobi dei gracia Anglie Frauncie et Hibernie Regis fidei defensor &c duodecimo. Et Regni sui Scotie Quad-
- Line 17* ragesimo septimo

Translation:

- Line 1* To all faithful Christian people to whom this present writing shall come, I Thomas Taylor of

Laxton
Line 2 in the County of Nottingham, yeoman, Greetings in the eternal Lord. Know that I the said
Thomas Taylor, for diverse
Line 3 good causes and considerations especially moving me, have given, conceded, enfeoffed,
and
Line 4 by the present writing have confirmed to Peter Dickinson of Moorhouse in the said County,
carpenter, two selions
Line 5 of arable land with appurtenances, lying together, containing by estimation half of one acre,
more or less, in the Mill Field of the aforesaid Laxton, in a certain place called Brockelely,
between the lands in the tenure of Rowland
Line 6 Taylor on the east side, and the lands in the tenure of Nicholas Pawson on the west side,
and abutting onto Sawwood
Line 7 on the south side, now in the tenure or occupation of the said Thomas Taylor or his
assignes; together with
Line 8 the reversion and reversions, rents and services, with all and singular that pertains to it. To
have
Line 9 and to hold the said two selions of arable land and the other premises with all and singular
its appurtenances to the said Peter Dickinson and his heirs and assigns to the only and
proper use of the same
Line 10 Peter Dickinson and his heirs and assigns for ever, to be held of the chief lord of the fee by
the service
Line 11 thence due and of right accustomed. And I truly the said Thomas Taylor and my heirs
Line 12 [will warrant] the said two selions of arable land and the other premises with all and
singular their appurtenances to the said
Line 13 Peter Dickinson and his heirs and assigns to the use aforesaid, against me and my heirs
Line 14 and will for ever defend [them] by these presents. In testimony of which thing I the said
Thomas
Line 15 Taylor have placed my seal to this present writing. Dated the fifteenth day of April in the
year of the reign of our lord
Line 16 James by the grace of God King of England, France and Ireland, defendor of the faith etc.,
the twelfth. And in the year of his reign in Scotland,
Line 17 the forty-seventh

Document 7.

De C 2/4/1: Bargain and sale of land in Moorhouse in the parish of Laxton, 1729

Line 1 This Indenture made the second day of May in the Second Year of the Reign of our
Sovereign Lord George the second by the Grace
Line 2 of God of Great Britain France and Ireland King Defender of the faith &c Annoque Domini
1729 Between
Line 3 Samuella Roos of Laxton in the County of Nottingham Gent and Jane his Wife of the one
part and John Jepson of Morehouse in the said County of Nottingham
Line 4 Yeoman of the other part Witnesseth That the said Samuel Roos and Jane his Wife for and
in Consideracion of the Summe of fifty nine pounds and Ten
Line 5 Shillings of good and lawfull Money of Great Brittain to him the said Samuel Roos in hand
paid by the said John Jepson at or before the Sealing and
Line 6 Delivery of these presents the receipt whereof he the said Samuel Roos doth hereby
acknowledge thereof and of every part and parcell thereof doth clearly and
Line 7 absolutely acquit exonerate and discharge the said John Jepson his Heirs Executors and
Administrators by these presents Have Granted aliened
Line 8 Sold remised released Enfeoffed and Confirmed and by these presents Do Grant alien sell
remise release Enfeoff and confirm unto the said John Jepson
Line 9 his Heirs and Assigns All those severall parcells of Arable Land lying dispersed in the Two
Common fields of Morehouse aforesaid containing by Estimacon four Acres
Line 10 and one Rood herein after menconed (That is the say) All Those Ten Selions of Arable
Land lying in a certain place commonly called or knowne by the Name of Morehouse
lullside
Line 11 furlong containing by Estimacon Two Acres The Lands of the Duke of Kingston lying East

thereof and the Lands of the late John Neale Esquire lying West thereof; Four Selions
Line 12 of Arable Land and one Gower lying in a certain Place called or knowne by the Name of
 Botham furlong containing by Estimacon one Acre The Lands of the Duke of
Line 13 Kingston lying East thereof and the Lands of Mr Hind lying West thereof; One Selion of
 Arable Land lying on a certain furlong comonly called or known by the name of the
Line 14 Three Acre Wonng furlong containing by Estimacon one Rood The Lands of the said Duke
 lying South thereof; and Two Selions of Arable Land lying on the
Line 15 East Side of the certain furlong commonly called or known by the name of Gorald Pool
 furlong containing by Estimacon one Rood the Lands of the Duke of Kingston lying
Line 16 East thereof and the Lands of the said Mr Hind lying West thereof; Two Selions of Arable
 Land lying on the same furlong called Gorald Pool furlong containing by Estimacion
Line 17 one Rood The Lands of the Duke of Kingston lying South thereof and the Lands of Mr
 Hind lying North thereof; Two Selions of Arable Land lying on the same furlong
Line 18 called Gorald Pool furlong containing by Estimacion one Rood the Lands of the Duke of
 Kingston lying South thereof and the Lands of Mr Hynd lying North thereof
Line 19 One Selion of Arable Land lying on the same furlong containing by Estimacion One Rood
 The Lands of the Duke of Kingston lying South thereof and the Lands of Mr
Line 20 Hind lying North thereof with the Appurtenances and the Revercion and Revercions
 Remainder and Remainders Rents Issues and Profits thereof and all the Estate
Line 21 Right Title Interest property Claime and Demand whatsoever of His in the said Samuel
 Roos and Jane his Wife or either of them of in or to the said premises or
Line 22 any part thereof. To have and to hold The said Arable Land and premises hereby granted
 or intended to be hereby granted with their and Every of their
Line 23 Appurtenances unto the said John Jepson his Heirs and Assigns to the only Sole proper
 and absolute Use and behoof of the said John Jepson his Heirs and Assigns
Line 24 for ever ... *[the rest of the deed is made up of covenants and assurances, to make it clear
 that the land is being sold absolutely to John Jepson]*

[In summary:

In Moorhouse lullside furlong:

- 10 selions of arable land (2 acres), bounded on the east by lands owned by the Duke of Kingston, and bounded on the west by lands owned by the late John Neale Esq.

In Botham furlong:

- 4 selions of arable land and one gower* (1 acre), bounded on the east by lands owned by the Duke of Kingston, and bounded on the west by lands owned by Mr Hind

In Three Acre Wong furlong:

- 1 selion of arable land (1 rood), bounded on the south by lands owned by the Duke of Kingston

In Gorald Pool furlong:

- 2 selions of arable land (1 rood), bounded on the east by lands owned by the Duke of Kingston, and bounded on the west by lands owned by Mr Hind
- 2 selions of arable land (1 rood), bounded on the south by lands owned by the Duke of Kingston, and bounded on the north by lands owned by Mr Hind
- 2 selions of arable land (1 rood), bounded on the south by lands owned by the Duke of Kingston, and bounded on the north by lands owned by Mr Hind
- 1 selion of arable land (1 rood), bounded on the south by lands owned by the Duke of Kingston, and bounded on the north by lands owned by Mr Hind

Total: 4 acres and 1 rood

* 'gower' = gore, an irregular shaped piece of land left over at the side of the field when the rest had been divided into long strips]

Document 8.

Ma 4892: Pages from an abstract of freehold estates (other than the Duke of Kingston's) in Laxton, 1732

p.26. Details of the property owned by Samuel Roos:

103	A Yeard & Croft	1	1	31	
104	Do. Do.	1	1	33	
		Total	2	3	24
In South field					
1441	5 lands and ½ balk	1	1	-	
In Millfield					
1808	6 lands	1	1	1	

[n.b. 'Yeard' probably means 'Yard'. A 'balk' is an area of unploughed grass between strips in the open field]

pp.43-45. Summary totals for each of the 39 freeholders

	Sum[m]es Totall of Laxton Freehold[e]rs	a	r	p
Page 1	Sir Bryan Broughton Totall	701	1	19
	whereof Past[u]re & Meadow	468		8
	Arable	233	1	11
15	Sir George Savile Totall	4	3	29
	whereof Past[u]re & Meadow	3		37
	Arable	1	3	32
16	Mr Hinde Totall	221	1	34
	whereof Past[u]re & Meadow	188	1	17
	Arable	33	-	17
18	Fran.[cis] Green heirs Totall	43	3	26
	whereof Past[u]re & Meadow	17	2	21
	Arable	26	1	5
20	John Wolfitt Totall	7	3	6
	Past[u]re & Meadow	2	1	34
	Arable	5	1	12
21	W[illia]m Doncaster Past[u]re & Arable	14	-	27
21	Mr John Green Past[u]re	7	-	6
22	Mr Markham Past[u]re	2	1	29
22	Eda Skaith Totall	3	2	11
	whereof Past[u]re & Meadow	-	3	29
	Arable	2	2	22
22	John Tayler Past[u]re & Meadow	1	3	6
	Arable	2	3	30
	Totall	4	2	36
25	Mr Mosely Homestaid	-	2	26

[p.44]

23	Widd[ow] Pinder Arable	6	1	23
24	Tho[ma]s Adwick Totall	46	2	27
	whereof Past[u]re & Meadow	14	1	17
	Arable	31	1	10
26	Sam[ue]ll Roos Past[u]re & Arable	4	1	25
26	Rich[ar]d Woolfit Arable	1	2	24
26	Rich[ar]d Hinde Homestaid & Arable	1	3	27
27	Cadman Homestaid & Arable	5	3	1
27	Paul Harpham Totall	5	1	23
	whereof Past[u]re & Meadow	2	1	23
	Arable	3	-	-
	J.Hopkin -a.3r.38p. of arable			
28	Rob[er]t Skaith Totall	8	2	4
	whereof Past[u]re & Meadow	2	-	5

	Arable	6	1	39
28	Sam[ue]ll Turner Arable	2	1	30
29	W[illia]m Hodgson Arable	2	2	36
29	John Jepson Meadow & Arable	3	3	12
29	Jane Alicock Arable now F. Colt	-	3	16
29	W[illia]m Skaith Arable	-	3	-
30	John Chappell Total	30	1	20
	Past[u]re & Meadow	9	-	5
	Arable	21	1	15
31	Tho[ma]s White Arable	1	1	13

[p.45]

31	Widd[ow] Harson Arable	1	2	4
31	Mr Cartwright Meadow	-	2	27
32	Towns Land Total	12	1	11
	whereof Past[u]re & Meadow	2	1	21
	Arable	9	3	30
33	Mr Twelves Arable	7	2	27
33	Fran.[cis] Colt Past[u]re & Arable	2	-	36
34	W[illia]m Dickenson Arable	2	2	14
34	Geo.[rge] Pinder	3	-	7
34	Hen.[ry] Cauthorn Homestaid & Arable	1	1	36
34	John Caudwell Arable	-	3	16
35	The Vicars Past[u]re & Meadow	3	-	35
35	Edmund Wolfitt Homestaid	-	1	22
35	Tho[ma]s Tayler Meadow	1	2	-
35	John Johnson Arable	1	-	-

Document 9.

Ma 4893: Page from a survey of the manor of Laxton, 1736, showing the lands tenanted by Christopher Roos

p.12. Tenancy of Christopher Roos

		A.R.P.	A.R.P [Total]
No.	Christopher Roos		
61	Inclosure		
3022	A Cott. and Yard	0.3.19	
	A Wood Close	4.0. 6	4.3.25
	In West Field		
174	4 Lands	0.1.28	
198	2 Lands	0.1.36	
311	2 Lands & ½ Baulk	0.2.28	1.2.12
	East Field		
754	3 Lands		0.1.36
	South Field		
1146	4 Lands and 1 Gore		1.2.20
	Mill Field		
2404	The Windmill		0.0.30
		Total A[cre]s	8.3.3
	Rent per Annum: £2.10.0		

Mill: 4.10.0

Document 10.

Ma 4897: Pages from a survey of the manor of Laxton, n.d. [mid-late 18th century]

p.77. Extract from survey of the Duke of Kingston's property in the open fields of Laxton.

Tenant: John Roose

	East Field	A.R.P.	A.R.P [Total]
	Butts at Moorheads furlong		
766	1 land		0.1.3
	A furlong butting on Justing Close		
800	1 broad land	0.1.29	
806	1 broad land	0.0.38	
			0.2.27
		Total in East Field A[cre]s	0.3.30
	South Field		
	Middle bank hill		
941	1 land	0.0.34	
949	2 lands	0.1.2	
961	2 lands	0.1.30	
			0.3.26
	Mill Field		
	Scole dale hill		
Part of 2198	5 lands & a gore		1.0.0

p.45 Extract from survey of property of small freeholders in the open fields of Laxton.

Freeholder: Christopher Roose

	West Field	A.R.P.	A.R.P [Total]
483	2 lands on Lowsing hill		0.2.27
523	3 lands & ½ balk in West north Howbeck furlong		0.3.25
		Total in Westfield A[cre]s	1.2.12
	South Field		
1035	2 lands in middle furlong butting on the Rigg gate		0.1.37
1345	1 land in Knapney side		0.0.34
1376	1 land Do.		0.1.19
		Total in South Field A[cre]s	1.0.10
	Mill Field		
2133	2 lands on Hunger hill		0.1.23
2187	2 lands on Scoledale hill		0.2.10
		A[cre]s	0.3.33

[n.b. Ma 4898 is a numerical schedule complementing this volume. It shows the plots of land in the centre of the village, and reveals that Christopher Rose was a tenant of a freehold cottage, house and yard owned by Eda. Skaithe (plot number 16); and that John Roose was a tenant of a house and yard owned by the Duke of Kingston (plot number 116)]

Document 11.

Ma 5411: Hand-drawn and coloured map of the lordship of Laxton and Laxton Moorhouse, 1789

Showing image: no transcript available for this document

Manuscripts and Special Collections, The University of Nottingham
Laxton: Open Field Village (www.nottingham.ac.uk/mss/elearning/laxton)
Transcripts for Theme 1: Landholding and enclosure

Document 12.

Ma 4899: Pages from 'Book of tenures' accompanying map of the lordship of Laxton and Laxton Moorhouse, 1789, showing the lands tenanted by Peter Roose and Joseph Rose

[p.33]

In Tenure of Peter Roose

	No. of Reference		A	R	P	Shill[ing]s p[er] Acre	L	S	D
Inclosure	2391 to 2393	A Messuage House, and Homestead, Orchard, Stappey Close, and Hop Yard	12		39	11	6	14	8
	1142	Stubbings Close	5		4	6	1	10	1
	1143								
	2316 to 2355	Two Closes in Brockilow and Little Nooking	28	3	28	6	8	13	6
	2027 to 2032	Moorlands Close	6	1	4	9	2	16	5
	2360 to 2362	Brockilow Close or Blind Holes	4	2	23	10	2	6	5
	2363	Queen Yards, in Kneesall parish and pays Tithe thereto see No. 235 in Kneesall Numerical	5	1	16	9	2	8	1
	2364	One Brockilow Close adjoining Queen Yard	3		30	9	1	8	8
	2365	The Over or Far Close	5	3	34	10	2	19	7
	2366	Upper Rushing Close	3	1	30	4		13	9
	2367	The Rushing Close now in two	10	1	6	9	4	12	6
	2368	A Brockilow Close or Grandmother Close							
	2369 and 2370	Do [ditto]	7	3	17	10	3	18	6
	2372	Do							
	2373 and 2374	Two Bush Closes							

2376 to 2379	A Brockilow Close or Double Close	2	2	20	10	1	6	3
	Carried forward	95	3	11		39	8	5

[p.34]

Peter Roose

	No. of Reference	No. of Lands		A	R	P	Shill[ings] p[er] Acre	L	S	D
			Inclosure brought forward	95	3	11		39	8	5
	2382 to 2386		A Brockilow Close, or Rough Close	5	2	23	9	2	10	9
	2389		Do	5	1	16	11	2	18	10
	2394 to 2397		Do	5	3	22	11	2	2	8
	2405 to 2408		Hundred Acres ... suppose		3		15		11	3
			Inclosure	111	1	32		47	11	11
			West Field							
Arable	485	2	Lowsing Hill		1	39	3		1	5
	527	5	Middle Furlong		3	13	9		7	5
part of	539	2	Long Acres Furlong – by proportion		1	38	6		2	11
part of	539	5	Do	1			6		6	
		Gores								
			West Field	2	3	10			17	9
			South Field							
	1102	2	A Flatt at South end of Harwick Closes		2	10	6		3	4
	1104	4	1 Short at West End Do [ditto]		3	16	6		5	1
	1106 to 1111	14	and 2 Balks Do	3		14	6		18	6
	1113	3	Do		2	9	6		3	4

1115	1	Do	36	6	1	4
Carried forward	5	1	5	1	11	7

[p.35]

Peter Roose

	No. of Reference	No. of Lands		A	R	P	Shill[ing]s p[er] Acre	L	S	D
			South Field bro[ugh]t forw[ar]d	5	1	5		1	11	7
	1117	8	A Flatt at South End of Harwick Closes	1	2	39	6		10	5
	1118									
	1119 to	1	and a Headland, Lether Lands		1	24	5		2	
	1121									
	1123	2	Do		1	28	5		2	1
	1125	7	and a Gore Do	1	2	15	5		7	11
	1126									
	1128	1	Do		1	17	5		1	9
	1130	6	Do	1	3	20	5		9	4
	1134	2	A Furlong butting on the Stubbings		1	14	4		1	4
	1136	3	and a Gore Do		2	19	4		2	5
part of	1253	10	and 3 Gores, The North End of the Furlong leading up to the Stubbing Side	2		31	5		10	11
				14	3	12		3	19	9
Abstracted			South Field 14a.3r.12p. 3L.19S. 9D West Field 2a.3r.10p. 17S. 9D							
	Arable			17	3	33		4	17	6
	Inclosure			111	1	32		47	11	11
				129		14		53	9	5
	Tithe								8	11
			Total. Peter Roose	129		14		61		5

£6.10s.-d Land Tax paid yearly by this Tenant

[p.93]

In Tenure of Joseph Rose

	No. of Reference	No. of Lands		A	R	P	Shill[ings] p[er] Acre	L	S	D
Inclosure	part of 88		Cottage and Yard		1	10	25		7	9
	3017		3 rd Close in Long Meadow Breck Close	1 3		12 35	14 8		15 11	
			Inclosure	5	1	17		2	14	6
Arable			East Field							
	761	2	Butts, Moorheads Furlong		2	11	7		3	11
	815	2	East Barr Butts Furlong		1	33	12		5	5
	818	1	Do			38	12		2	10
			East Field	1	1	2			12	2
			South Field							
	974	2	Middle Furlong		1	30	11		4	9
	1054	3	Middle Furlong		2	21	11		6	11
			South Field	1		11			11	8
			Mill Field							
	2230 to 2232	7	Langwell Sike Furlong		3	4	9		6	11
	2290	2	Holme Side Furlong			37	11		2	6
			Mill Field	1		1			9	5

[p.94]

Joseph Rose

Abstracted	Mill Field	1a. -r. 1p.	9s. 5d
	South Field	1a. -r. 11p.	11s. 8d
	East Field	1a. 1r. 2p.	12s. 5d
	Arable		
	Inclosure		
	Tithe		
	Total.	Joseph Rose	

£0.11s.0d Land Tax paid yearly by this Tenant

A	R	P	Shill[ings] p[er] Acre	L	S	D
3	1	14		1	13	3
5	1	17		2	14	6
8	2	31		4	7	9
					16	
8	2	31		5	3	9

Document 13.

Ma 5415: Hand-drawn map of the parish of Laxton, 1820, showing the strips in the open fields very clearly

Showing image: no transcript available for this document

Document 14.

From Ma 4919: Table of transcribed entries relating to the Roos family, from a schedule accompanying the map of the parish of Laxton, 1820

Inclosures etc.

No. on plan	Proprietors	Occupiers	Particulars	Culture	Quantity a r p
36	Earl Manvers	John Roose	Homestead & Croft	Pasture	1.0.16
47-52	-	John Ross	Encroachment, is Common	Arable	0.1.12 0.0.6 0.0.6 0.0.6 0.0.7 0.0.7
70	Earl Manvers	Joseph Roose	Homestead		0.1.19
71	Earl Manvers	Joseph Roose	Garden		0.0.7
286	Earl Manvers	Joseph Roose	Nabbings	Arable	3.0.30
291	Earl Manvers	Ann Roose	Brocklow Close	Arable	8.3.0
292	Earl Manvers	Ann Roose	Brocklow Close	Pasture	6.0.0
293	Earl Manvers	Ann Roose	Brocklow Close	Meadow	3.3.26
294	Earl Manvers	Ann Roose	Brocklow Close	Meadow	3.2.14
297	Earl Manvers	Ann Roose	Brocklow Close	Pasture	5.0.6
300	Earl Manvers	Ann Roose	Brocklow Close	Arable	5.3.12
301	Earl Manvers	Ann Roose	Brocklow Close	Pasture	3.0.2
302	Earl Manvers	Ann Roose	Brocklow Close	Pasture	1.1.37
303	Earl Manvers	Ann Roose	Brocklow Close	Pasture	4.3.33
304	Earl Manvers	Ann Roose	Brocklow Close	Pasture	2.3.0
308	Earl Manvers	Ann Roose	Cow Close	Arable	6.2.2
309	Earl Manvers	Ann Roose	Cow Close	Meadow	1.2.31
316	Earl Manvers	Ann Roose	Brocklow Close	Pasture	5.2.16
317	Earl Manvers	Ann Roose	Brocklow Close	Meadow	3.0.27
318	Earl Manvers	Ann Roose	Brocklow Close	Pasture	4.0.20
319	Earl Manvers	Ann Roose	Brocklow Close		1.2.32
321	Earl Manvers	Ann Roose	Homestead		
322	Earl Manvers	Ann Roose	Brocklow	Meadow	6.0.16
324	-	Ann Roose	Blind holes	Meadow	5.2.2
325	-	Ann Roose	Common		0.0.33
326	-	Ann Roose	Common		0.3.18
327	Earl Manvers	Ann Roose	Common		0.0.11
327	Earl Manvers	Ann Roose	Brocklow	Arable	19.0.37
336	Earl Manvers	Ann Roose	Brocklow	Arable	9.0.28
375	Earl Manvers	Ann Roose	-	Pasture	0.1.12
454	Earl Manvers	Ann Roose	Stubbins	Arable	5.0.16
527	Earl Manvers	Joseph Roose	Cunoy Roods	Arable	1.0.8
600	Earl Manvers	Joseph Roose	Long Meadows	Meadow	1.0.8
601	Earl Manvers	John Roose	Wood Close	Meadow	2.0.5
601	Earl Manvers	John Roose	Wood Close	Pasture	2.1.9
627	Earl Manvers	Joseph Roose	Brecks	Arable	4.1.16

West Field (wheat)

Roebuck Furlong				
No on plan	Proprietors	Occupiers	No. of Lands	Quantity
31	Earl Manvers	Joseph Roose	15	1.0.7
Lousy Hill or Red Dike Nooking				
66	Earl Manvers	Joseph Roose	3	0.2.28
Acre hidge side Furlong				
163	Earl Manvers	John Roose – 1 headland, 6 narrow	7	1.1.30

Mill Field (fallow)

Hall flow hill Furlong				
24	Earl Manvers	Joseph Roose	4	0.2.18
25	Earl Manvers	Joseph Roose	1	0.0.11
Fourteen roods Furlong				
42	Earl Manvers	Joseph Roose	2 & Gore	0.1.21
50	Earl Manvers	Joseph Roose	1	0.1.3
Homeside Furlong				
340	Earl Manvers	Joseph Roose	2	0.0.38
Langwell Sike Furlong				
374	Earl Manvers	Joseph Roose	8	1.0.7
Hungar hill furlong				
430	Earl Manvers	John Roose	5	1.0.34
433	Earl Manvers	John Roose	2	0.2.3
435	Earl Manvers	John Roose	2	0.2.15

South Field

West Long Lands furlong				
140	Earl Manvers	Benjamin Roose	1	0.1.26
148	Earl Manvers	John Roose	3 & Gore	1.0.0
168	Earl Manvers	Joseph Roose	2	0.3.21
203	Earl Manvers	John Roose	1	0.1.31
208	Earl Manvers	John Roose	1	0.1.26
Cophthorn Nooking Furlong				
249	Earl Manvers	John Roose	1	0.1.35
Upper Stubbing side furlong				
388	Earl Manvers	Joseph Roose	2	0.1.22
Thorny Goit furlong				
412	Earl Manvers	Joseph Roose	5	0.3.39
421	Earl Manvers	Ann Roose	10 & 3 Gores	2.1.10

Harwick Nook Furlong

457	Earl Manvers	Ann Roose	2	0.2.25
459	Earl Manvers	Ann Roose	4	0.2.9
463	Earl Manvers	Ann Roose	7	1.1.25
465	Earl Manvers	Ann Roose	8	1.2.2
468	Earl Manvers	Ann Roose	1 & h ^e	0.1.37
470	Earl Manvers	Ann Roose	2	0.1.27
472	Earl Manvers	Ann Roose	8	1.2.38
474	Earl Manvers	Ann Roose	1	0.1.5
476	Earl Manvers	Ann Roose	6	1.3.10

Little Field (wheat)

Little Dale furlong

28	Earl Manvers	Joseph Roose	1	0.1.3
30	Earl Manvers	Joseph Roose	1	0.1.3

Cross hill Gate or Bar end furlong

47	Earl Manvers	Joseph Roose	1	0.1.1
----	--------------	--------------	---	-------

Moorside furlong

84	Earl Manvers	Joseph Roose	4	0.1.23
----	--------------	--------------	---	--------

Document 15.

Ma 5420: Hand-drawn and coloured plan of Earl Manvers' estate in Laxton, 1862

Showing image: no transcript available for this document

Document 16.

Ma 4891: Page from record of exchanges of land in Laxton, 1727-1732

Final page:

Laxton 1732.

Mem. of an Agreement made this 24th June 1732 Between Thomas Crompt Esq^r (for & on behalf of his Grace the Duke of Kingston) for Exchange of Lands at Laxton, And Mr Underwood (for & on behalf of the Lady Broughton) –

Number in the Old Survey				
	The said Duke to give the said Lady Broughton			
	In the South field	A.	R.	P.
963	In Middle Stinting 1 Land in Tenure Sam'l Roose	-	-	35
987	Do. 1 Land in same Tenure	-	-	37
988	Do. 1 Land in Tenure of Xtop ^r Salmons	-	-	37
	A[cre]s	-	3	39

In Exchange for the following Lands –

vizt.	In the South field	A.	R.	P.
897	At South End of Whitmoor 1 Land in Tenure of Ben. Johnson	-	-	35
904	Do. 1 Do. In Tenure of Wm Megott	-	1	1
992	Next the Brick Kiln. 1 Do. in Tenure of B. Johnson	-	1	1
	A[cre]s	-	2	37

To which Agreement the said Mr Crompt & Mr Underwood have sett their Hands this 27 day of July 1732

Tho^s. Crompt

Witness Sam:^{ll} Roos

[n.b. The abbreviation Xtop^r stands for Christopher, and comes from the common abbreviation of 'Christ' to 'X'. Another example is the use of the word 'Xmas'.]

Document 17.

Ma B 213/1-8: Copy correspondence about proposed enclosure of Laxton and Eakring, 1844.

[p.1]

Ma B 213/1 - wrapper

Correspondence relative to Laxton Inclosure 1844

[p.2]

Ma B 213/4

Edwinstowe Jan[uar]y 30th 1844

Sir

In consequence of a letter from Mr Denison earnestly requesting Lord Manvers to entertain the enclosure of Laxton, his Lordship has had some conversation with me on the subject, I then repeated to Lord Manvers what passed between you and I when we met at the Assizes at Nottingham more than a year since with respect to the [p.3] enclosure of Eakring.

I am now desired by Lord Manvers to write to you to know if you are prepared to recommend Lord Scarborough to entertain the enclosure of that parish, and the making such exchanges that each proprietor may have his land conveniently situated, and to enquire if Lord Scarborough will cordially enter into the measure.

Lord Manvers desires me to inform you of his willingness to forward the enclosure of Eakring ~~and on its completion that he will as readily enter upon that of Laxton~~ on mutually advantageous terms.

I remain
Sir
faithfully yours
W[illia]m Clutton

- Powell Esq[ui]re]

[p.4]

Ma B 213/8

Copy

Rufford Abbey
31 Jan[uar]y 1844

Sir

I have been favoured with your letter of this days date which I have shewn to Lord Scarborough who directs me to inform you that in his communication with Mr Denison he stated his entire willingness to concur with him & Lord Manvers in an enclosure of Laxton.

He desires me to add in [p.5] reply to your present enquiry, that he is equally willing to entertain the enclosure of the parish of Eakring, & to effect such exchanges of property with Lord Manvers in both those places as shall be mutually advantageous to them & enable such proprietor to have his land conveniently situated for its occupation & you may have every reliance on Lord Scarborough's cordial wishes for carrying into effect both these measures.

I am Sir
Your faithful serv[an]t
John A. Powell

W[illia]m Clutton
Edwinstowe

[p.6]
Ma B 213/5

Thoresby Park Feb[ruar]y 1st 1844

Sir

I have this moment placed your letter which I received yesterday before Lord Manvers - his Lordship has directed me to inform you that he is unwilling to entertain the enclosure of both parishes simultaneously, but that he is [p.7] ready to enter upon that of Eakring, ~~on mutually advantageous terms directly~~ without further delay.

I remain Sir
faithfully yours
W[illia]m Clutton

J.A. Powell Esq[ui]re]

[p.8]
Ma B 213/6

Copy

Rufford Abbey
1 Feb[ruar]y 1844

Sir

I have laid your letter of this days date before Lord Scarboro' who desires me to acquaint you, that his wishes are to effect at once an enclosure of both parishes as being essential for their local improvement, & in his opinion most beneficial to the proprietors in both – that from its proximity to his other property & to his residence, his personal interest being greater in Eakring than in Laxton, he [p.9] would be willing to exchange with Lord Manvers all he (Lord Scarborough) possesses in Laxton for its equivalent from Lord Manvers in Eakring, and to make such other exchanges in the latter place of their several lands there as would make the occupation most convenient and advantageous to both.

This is the basis upon which Lord Scarborough will be ready to treat with Lord Manvers, and to give every facility for an immediate enclosure & allotment of their interests in both parishes.

&c &c

J.A.P.

To W. Clutton

[p.10]
Ma B 213/7, Memorandum, no date

If Lord Manvers consent to the enclosure of both parishes simultaneously, I am quite of opinion that the exchanges should be confined to each locality – Not enter upon the exchange of Laxton & Eakring till the enclosure is completed, then if both proprietors can agree it is probable an exchange can be effected beneficial to all parties – It must be borne in [p.11] mind that the buildings on Lord Manvers' property both at Laxton and Eakring are generally good, the reverse is the case with very many of the buildings on Lord Scarborough's property.

Altho Lord Manvers thinks it would be much better that Eakring should be completed first, he will not make that an insuperable objection to both parishes being enclosed simultaneously – in that case the exchanges in ea[ch] parish be arranged, & any further exchange between E & L must be matter for consideration after the enclosure is completed.

[p.12]
Ma B 213/3

Thoresby Park Feb[ruar]y 2d 44

Sir

Your letter received yesterday I have laid before Lord Manvers, who has desired me to say he is still of opinion that it would be the better plan to enter in the enclosure of only one parish in the first instance, and that he is willing to forward that of Laxton instead of Eakring if such should be the wish of Lord Scarborough. His Lordship also desires me to say that should an arrangement be made to enclose both parishes simultaneously, he will not [p.13] on any account enter upon the general exchange of Eakring & Laxton as mentioned in your letter until the enclosure of both parishes is complete.

I remain
Sir
faithfully yours
W[illia]m Clutton

John A. Powell Esq[ui]re]

[p.14]
Ma B 213/2

Copy

Rufford Abbey
5 Feb[ruar]y 1844

Sir

I have been favored with your letter of this days date which I have shewn to Lord Scarborough. I much regret that Lord Manvers should have thought it right to terminate the negotiation, which was entered into by Lord Scarborough with all sincerity, & with the hope that it might have led to such arrangements as [p.15] would have been equally advantageous, to Lord Manvers himself, & the other proprietors in both parishes, & given increased facilities to their Enclosure, Lord Scarborough considering an Enclosure to be as essential for the benefit of all the Land owners in the one Parish as in the other.

His view was that by means of previous exchange, or agreements to exchange in each, such a preponderance & consolidation of Property would have been given to Lord Manvers in Laxton & to himself in Eakring as would have enabled each to effect those necessary exchanges with the other proprietors as would have almost amounted to an enclosure of each, & certainly must have decreased both expense & time in making the other divisions & fencing the undividing property. As Lord Manvers however entertains a different view of the subject, the matter necessarily ends.

I cannot however see what concession has been made by [p.16] Lord Manvers for surely the bare assent to an Enclosure of each parish & being indifferent as to which should first take place can scarcely be considered in that light – still less can I admit that the negotiation has been broken off by Lord Scarborough upon a point in which the Freeholders have no concern, or interest for in the first place it was not broken off by him at all, & next, the Freeholders must certainly have an interest in finding [p.17] that considerable labour, trouble & expense would be moved to them individually by following out the plan proposed by Lord Scarborough.

I cannot avoid repeating my regret that a negotiation entered into in good faith by Lord Scarborough on Lord Manvers' application should have led to so abrupt a termination,

I am Sir
Yours faithfully
John A. Powell

W[illia]m Clutton

Ma B 204/1/3: Schedule of owners of land in the open fields of Laxton, 1849

Proprietors names	Names & Contents of Each Field											
	East Field			West Field			South Field			Mill Field		
	a	r	p	a	r	p	a	r	p	a	r	p
Manvers Earl	47	0	25	166	1	2	231	"	34	201	3	6
Scarbro' Earl of	18	"	33	40	3	15	63	3	18	63	2	12
Bagshawe Tho[ma]s	"	3	14	"	"	"	1	"	28	1	"	38
Barlow John	"	"	"	"	"	"	2	2	17	"	"	"
Bartle John	"	"	"	1	"	28	"	2	1	"	2	2
Berwick Eliz[abe]th	"	"	"	"	1	1	"	"	"	"	2	27
Burkitt John	"	"	"	"	"	"	2	2	12	"	"	"
Buxton Robert	"	"	39	"	"	"	1	2	20	"	3	32
Cooke John	"	2	10	"	"	"	"	"	"	"	"	"
John Jno [John] Ds [Devises] of	"	"	12	"	"	"	"	"	"	"	"	"
Keyworth John	"	3	11	3	"	5	2	2	23	2	1	7
Laxton Church	"	"	"	3	1	39	2	3	11	3	"	"
Lee William	"	"	"	3	3	4	"	"	"	1	1	39
Nicholson W[illia]m	"	"	"	"	3	38	"	3	10	1	"	5
Pinder Geo.[rge]	"	"	"	1	1	14	1	1	1	1	1	5
Pinder Sam[ue]l	"	"	"	1	1	35	1	1	37	"	1	36
Pinder W[illia]m	1	3	13	3	"	32	3	1	6	3	1	27
Procter Rev[erend] R.	"	"	"	"	3	3	1	3	6	"	3	3
Quibell W[illia]m Sen[io]r	"	"	"	1	1	27	"	3	23	1	"	29
Pinder Geo. (or Smith)	"	"	"	1	"	8	"	3	10	"	2	25
Taylor William	"	"	"	"	"	"	"	"	"	4	1	19
Wetherell Rob[ert]	"	"	"	3	1	32	1		14	5	2	9
Woolfit D[evisee]s of	"	2	38	3	1	32	2	1	30	2	2	12
	70	1	35	234	3	35	322	3	21	296	3	13
	70	1	35									
	234	3	35									
	322	3	21									
	296	3	13									
	925	0	24									
Balks &c. (Grass)	82	0	9									
	1007	"	33	Total Acres of Open F[iel]ds taken from Appor[tionmen]t								

Document 19.

Ma S 16: Report of Mr Thomas Huskinson recommending enclosure of Laxton, 1862

Laxton Estate

This estate is situate in the Townships of Laxton and Laxton Moorhouse in the Parish of Laxton, and contains in the whole:-

	a	r	p
	2458	3	13
Of which the township of Laxton amounts to	2322	1	37
And the township of Moorhouse	136	1	16
	2458	3	13

The township of Laxton consists of:-

1. Woods and Plantations in Hand	118	1	20
----------------------------------	-----	---	----

2,	Inclosed Pasture and Meadow Lands in permanent Grass and free from Common Right	748	1	34
3.	Inclosed Arable Lands free from Common Right	791	3	20
4.	Arable Lands dispersed in four Open Fields, and subject to rights of Common of Pasture every year after the Crops have been reaped by all Persons owning Rights of Common in the Parish of Laxton	697	3	3
Total in Laxton Township		2322	1	37

The Township of Moorhouse consists of:-

1.	Pasture and Meadow Land in permanent Grass and free from Common Right by recent Inclosure	60a. 3r. 4p	136	1	16
2.	Arable lands free from common right by recent Inclosure	75 . 2. 12			
Total in Laxton Parrish			2458	3	13

[p.2]

The Estate is all held in yearly tenancies.

The Soil throughout the Estate is generally a surface of Clay and Loam resting on a substratum of Sandstone, varying very much in depth, strength and fertility, and comprising every degree of quality and texture between rich friable Loam and very strong Clay. There is no Land in the Parish which can be called Sand Land.

This Character of Soil is naturally adapted for either Arable or Grass Land, and the Estate contains some of high quality in both kinds.

The Arable Land comprises a large proportion of strong Loamy Soil of ample depth, good staple, of considerable natural fertility and capable of growing all kinds of Root and Grain Crops common to English Agriculture, but only a small part admits of feeding the Root Crops on the Land by Sheep in the Winter. - The remaining portion of the Arable is a strong Clay Soil, heavy and expensive to cultivate, unsuitable for the growth of Root Crops and yeilding but scanty Crops of Grain in ordinary seasons, though generally of good quality.

The Arable Land in Open Fields subject to Common Right containing 627 acres, comprises the best portion of the Arable Land and is generally of milder texture and greater depth of Soil than the inclosed Lands. If freed from Common Right and renovated by a course of alternate seeding, with Buildings in suitable positions, these Lands would form next to the Grass Lands near the Village the best portion of the Estate.

[p.3]

The Grass Land which comprises about one third of the Estate, also varies much in quality. Part near the Village of Laxton is of high quality as Dairy and Feeding Land. Part lying in the Valley between Laxton and Moorhouse is productive Meadow Land, and the remainder ordinary Store Land, some of it of poor quality.

All the Farms with the exception of five, have the Houses and Buildings in the Village of Laxton, and therefore very distant from much of the Land occupied with them.

This is partly a necessity resulting from the uninclosed condition of the Parish, which prevents any House being built upon the Open Fields subject to Common Right, but irrespective of this restraint, the Lands are inconveniently allotted, without any regard to the convenience of the

Tenant, or to the increased Rent which would accrue to the Owner by more economical arrangements.

Many of the Tenants have Lands in several and distant parts of the Parish, not only in the Open Fields - which till Inclosure is inevitable - but in the inclosed Lands for which there is no valid reason. It is a common case that a Tenant occupying a Farm less than 200 acres in the whole, would require the greater part of a day to inspect it.

The Farm Houses in the Village are for the most part of inferior character, and the Buildings generally ill arranged and in bad repair.

Many of the Cottages are also very bad and some scarcely habitable, as will appear from the description in the Valuation of each Holding.

[p.4]

The ill-condition of the Farm Houses and Buildings in the Village is however less to be regretted as there are at least twice the number that after Inclosure and re-allotment of the Estate will be necessary, and after selecting the best of the Farm Houses for the permanent Farms, the remainder will make comfortable Cottages, and allow of the worst Cottages being removed.

The Cultivation of the Estate varies greatly but upon the whole is fully equal to the average of the neighbourhood and as good as under the disadvantages of open Fields and distance from Buildings can reasonably be expected.

I have mentioned in the Valuation Whittington's as a case of very bad Farming, and there are several small Occupiers whose Lands are neglected, but on the other hand there are several of the larger Tenants whose cultivation would do credit to any Estate, and I may mention Keyworth, George Pinder, Wm Pinder, Saxelby and Atkinson as most satisfactory tenants.

Drainage

A considerable part of the inclosed Land has been drained with Pipes or Tiles but no Drainage has been done in the open Fields nor is it desirable to drain them till they are inclosed.

The Estate comprises many small Farms which I think very disadvantageous to the Owner, and of doubtful benefit to the Occupiers. They involve great expense in Buildings and repairs, increased expense in cultivation, all which are directly or indirectly deductions from the Rent.

[p.5]

Upon this Estate of 2322 acres, there are only
2 farms exceeding 200 acres each
3 [farms] between 150 and 200 acres
5 [farms between 100 and 150 [acres]
3 [farms between 50 and 100 [acres]
6 [farms between 25 and 50 [acres]
13 [farms between 5 and 25 [acres]
17 Cottages under 5 [acres]

It is impossible a Land Owner can derive the full value from an Estate so occupied, or that under such conditions Land can yield that amount of Rent to the Owner, employment to the Labourers or produce to the Consumer, which is on general grounds desirable, but which is only possible under larger holdings with every appliance which larger capital, the best implements and the most economical arrangement of Land and Buildings can produce.

In disparaging small Farms, I speak only of small Arable Farms. There are many cases where small quantities of Grass Land from 5 to 20 acres may be let with great advantage to both Landlord and Tenant and Laxton is one of them.

Inclosure

The greatest cause of depreciation in the present value of this Estate and the one impediment to all Improvement, is the existence of the right of Common, and the unclosed condition of the Open Fields. Until Inclosure, no substantial improvement is possible. The Land cannot be drained with advantage, Buildings cannot be central, Farms re-allotted or the Lands renovated by seeding and pasturing with Stock, and the present miserable waste of time, labour and money must continue.

[p.6]

It is quite melancholy to see so fine a Property as this, capable of being made one of the best Estates in the district, comparatively unproductive and left subject to rights and usages so ancient and barbarous that their origin is lost in antiquity, and so adverse to improvement that the only two cases now remaining in the Midland Counties are Laxton and Eakring.

As it is impossible this state of things can long continue under the present facilities for Inclosure, I may add some particulars of the probable cost of Inclosure, and the results to be expected from it.

Lord Manvers is the Owner of 627 acres of Open Fields. I assume that upon Inclosure this would be divided into Fields of 20 acres each, and that three additional Farmsteads would have to be built upon it.

There would be the cost of Drainage though that is not strictly an expense incident to inclosure, as whether inclosed or unclosed the Land requires and would pay for Drainage. I shall add the Drainage however because it is necessary and must follow upon Inclosure.

The estimated expense would stand thus:

	£
Inclosing 627 acres in 20 acre Fields, cost of Posts, Rails, Quick & Labour, 30s/- per acre	940
Cost of 3 Farm Houses & Buildings capable of occupying 250 acres each	3600
Expenses of Inclosure including Surveys, Award, Commissioners & Valuers Exp[ense], 12s/- per acre	380
Cost of making Occupation Roads from the Public Roads to the three Farm Steads say	500
[p.7] Drainage of 627 acres @ £5	3135
	<hr/> 8555 <hr/>

The Interest of this Outlay at 4 per cent would require 350£ yearly.

The 627 acres of Open Field are now valued at an average of about 16s/- and when drained, inclosed, and supplied with suitable Buildings conveniently placed, would be worth at least 26s/- per acre yielding an increased yearly rental of £313

There are not less than 800 acres of the inclosed Lands now distant from the Buildings which by re-arrangement might be allotted near to Buildings and thereby increased in value 5/- per acre, or per annum

There would be an Allotment of about 30 acres of Common and Common Barks, now unproductive, worth per annum	35
	<hr/> 548 <hr/>

This would give nearly 6½ per cent Interest on the Outlay, which though ample in itself, is of small consideration in comparison of the foundation it would lay for the gradual improvement of the Estate, the increased comfort and profit it would give to the Occupiers, and the

comfortable Cottages and increased employment to the Labourer. I may also add that it would remove a state of things which can hardly continue without being in some degree a reproach to those who are responsible for them.

It may also be desirable to mention that by recent Acts of Parliament, all these [p.8] Improvements may be effected by a Tenant for Life without any expense to himself. Every expense of Building, Draining, Inclosing, and Road making, may now be charged upon the Inheritance by the Inclosure Commissioners, and the Money advanced under the powers of the Lands' Improvements Acts. I have shown that there would be a money gain of 6½ per cent from the Inclosure, and by a Rent Charge of 6½ per cent for 25 years, the whole sum might be paid off both Principal and Interest, leaving the Owner at the end of the term, an improved Estate without any cost, and with an increased Income equal to the Rent Charge then extinguished. If Lord Manvers preferred to find the money he could then make a charge a Personal Estate to dispose of as he pleased.

I am, Dear Sir,
Yours faithfully
Thos. Huskinson
Sept. 1862

John Horncastle Esq.

Document 20.

Ma 5431: Plan of the West Field of Laxton, 1906

Showing image: no transcript available for this document