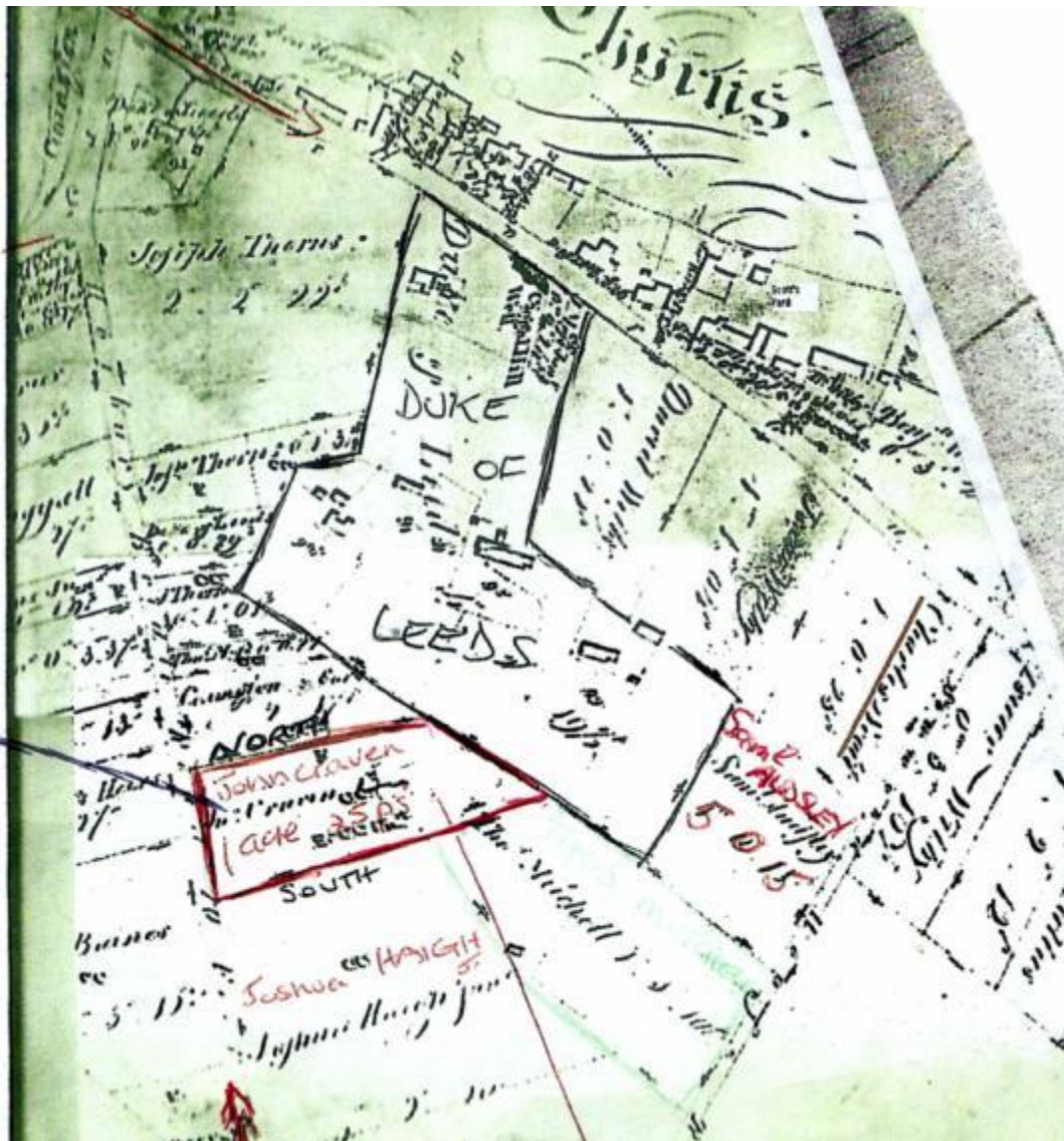


The History of
HIGHFIELD HOUSE

One Estate Agent's Brochure, produced sometime after 1970, stated that the Cottage was built in 1730 whereas another, more recent one, stated around 1780. With this information in mind I began my search by looking at the:

OSSETT INCLOSURE AWARD 1807 - 1813

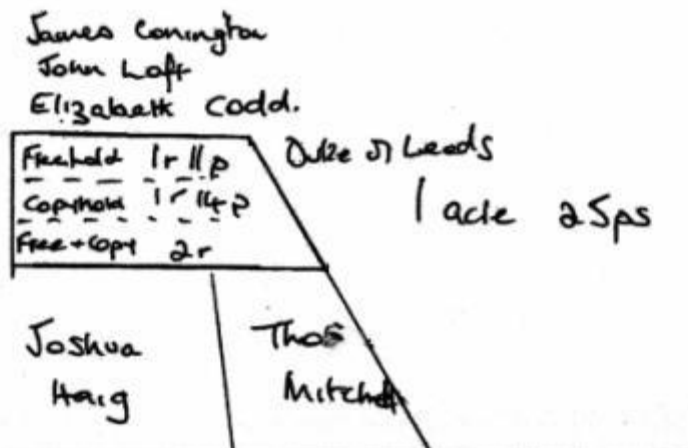


(Horbury Bridle Lane, which eventually became known as Horbury Road, is on the left of the Plot)

The Commissioner wrote:

I assign, allocate & award unto **John CRAVEN** all that allotment on Ossett Common containing 1 acre & 25ps bounded east by land awarded to Duke of Leeds; west by Horbury Bridle Road; north by land awarded to James CONINGTON, John LOFT and Elizabeth CODD; south by allotments respectively awarded to Joshua HAIGH the younger and Thomas MITCHELL. I order and award that the said John CRAVEN should maintain good & sufficient fences on the west and south side of the said allotment and declare that 1rood & 11perches on the north side is Freehold; 1rood & 14perches in the middle is Copyhold compounded for the Manor of Wakefield and the residue, being 2roods on the south of the same to be Freehold & Copyhold compounded for the said Manor undistinguished

Diagram showing details of Freehold, Copyhold etc.



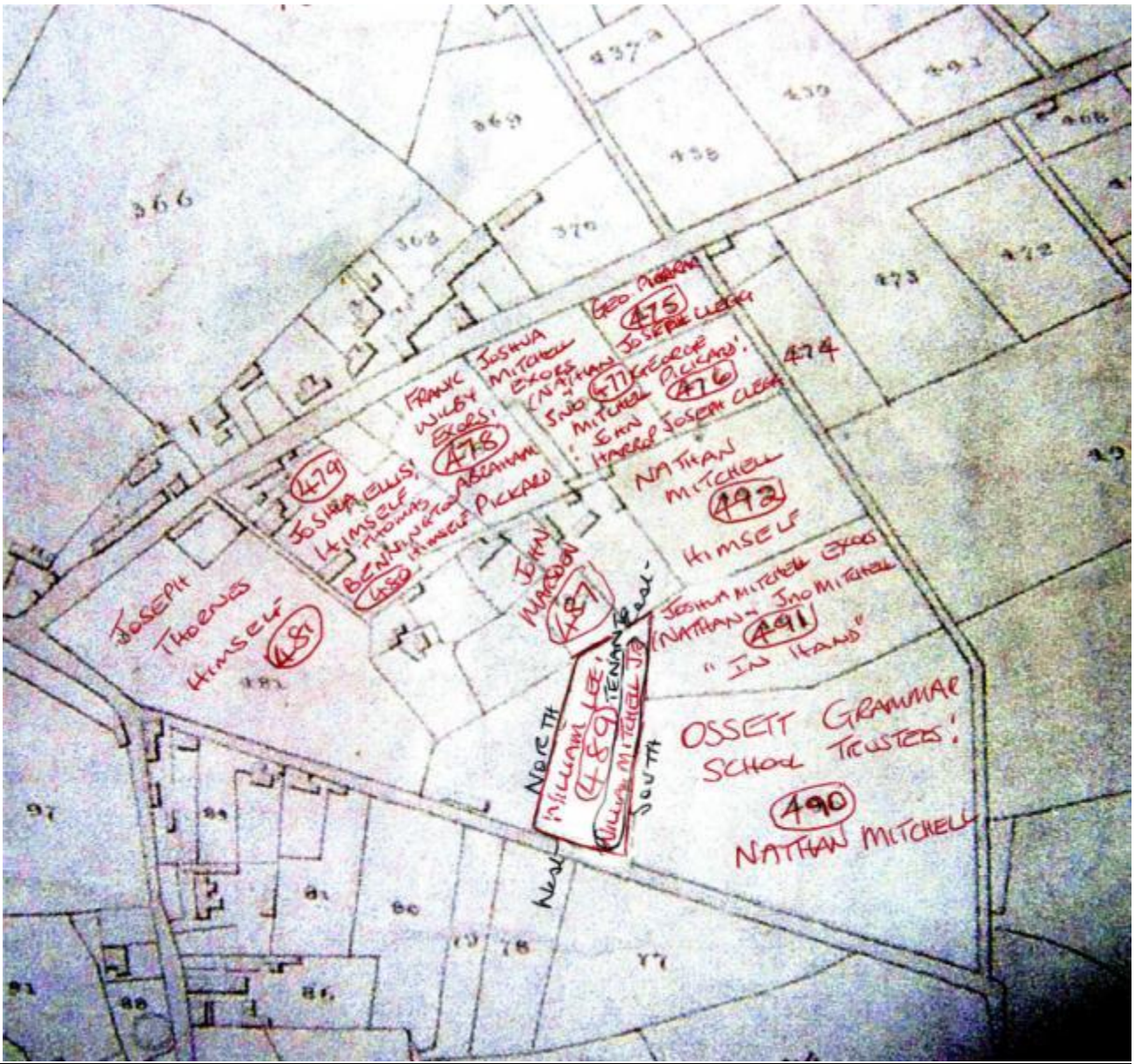
(I knew that this was the correct Plot as the size and position on the map were identical to the Plot shown on the Deed when my parents bought the property in 1964)

According to the map and the description there were no buildings on the Plot.

I then looked at the next official reliable source which was:

THE OSSETT TITHE AWARD FOR 1843

This showed the Owner as **William LEE** and the tenant Wm. MITCHELL Jr. The description and size of the Plot (1acre and 25 perches) was the same, but yet again **no mention of any buildings!**



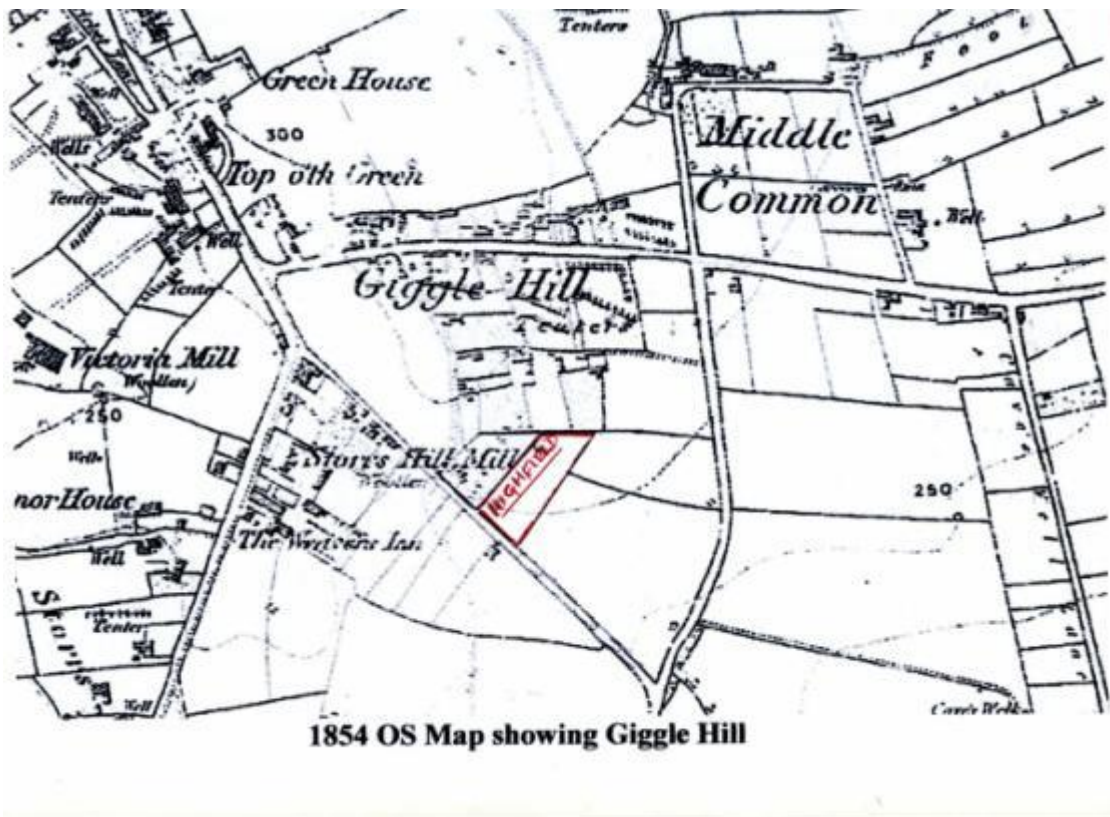
PLOT 489 is the Highfield Plot

DEED OF CONVEYANCE DATED Nov 29th 1850

William LEE of Horbury, yeoman 1st Part **Jane Ann Craven LEE**, spinster and **Adelaide Craven LEE**, spinster both of Horbury, (only surviving children of William LEE) 2nd part and **Joseph MARSDEN** of Storrs Hill, Ossett 3rd Part. All & concerning all that is freehold or mixed tenure undistinguished held by Deeds etc. All that close of land situate on Ossett Common – 1 Acre 25 Perches approx, East by land allocated to the Duke of Leeds West by Horbury Bridle Rd., North by land awarded to James Connington, John Loft & Elizabeth Codd South by land awarded to Joshua Haigh the younger and Thomas Mitchell And which said allotment or parcel of land was awarded to John Craven by the Commissioners of the Inclosure award 1 rood & 11 perches northward side freehold; 1 rood 14 perches middle copyhold compounded for the Manor of Wakefield and the residue thereof being 2 roods on the southward side of the same freehold & copyhold compounded together with appurtenances to the same belonging. (Ref: Vol QT/356/399)

((William Lee was the son of John Lee and Ann CRAVEN (Daughter of John CRAVEN)) who married on Jul 24th 1796 at Horbury St Peter's). William, baptised at Horbury on Sep 19th 1802 married Ann SWANN in Snaith Dec 27th 1825))

There is still no mention of buildings on the Plot nor are any shown on the 1854 Ordnance Survey Map



DEED OF CONVEYANCE DATED Oct 27th 1854

Joseph MARSDEN, Storrs Hill, Skinner & **Ellen** his wife 1st Part; **John HARROP** of Ossett Common, Woollen Cloth Manufacturer 2nd Part; **Nathan MITCHELL** of Ossett Common, Farmer, 3rd Part All that parcel of land etc..... 1 Acre 25 perches; east by land awarded to the Duke of Leeds; west by Horbury Bridle Road; north by James CONINGTON, Joseph LOFT & Elizabeth CODD; south by Joshua HAIGH the younger and Thomas MITCHELL, awarded to the late John CRAVEN, Ossett Inclosure Award – (same details as LEE to MARSDEN re. land details and all other tithes belonging to Joseph MARSDEN and premises & appurtenances **HIGHFIELD PLOT**)
(Ref: Vol SR/234/251)

(The Deed shows Nathan MITCHELL, Farmer, whose land was the next plot to Joseph's, has some involvement, which probably meant that he was farming this land as well as his own. There was mention of a Mistal (a building where cows are milked) which 'suggests' that Nathan MITCHELL had kept cows on the land and Joseph MARSDEN, a skinner or fellmonger, used the skins. Joseph MARSDEN, who never actually lived on the Highfield Plot, died in 1860, aged 50 yrs. Nathan MITCHELL may have carried on using the land for cattle after it was sold to John HARROP (There is no evidence of Nathan MITCHELL ever owning this PLOT)



HIGHFIELD HOUSE - (picture adapted from the photo taken in 2010. The author apologises for the 'artistic licence' taken but hopes to give the reader some idea of the house as it was when it was built. The house would have been 'quite grand' at the time! The stonework has suffered badly over the years due to the sun and the result of 'over sandblasting'. In front of the house was a very large, lawned area, surrounded by shrubbery. At the bottom of the garden was a hedge which separated the house from the 'croft' or field, in which houses were destined to be built.)

Aug 23rd 1862

John HARROP, whose address on the 1861 Census was Horbury Rd., made a Will. In this he describes his '**Homestead at South Ossett consisting of a Messuage or Dwellinghouse, Shop, Stable, Outbuildings and Appurtenances**' - **suggesting that the buildings were erected between 1854 and 1862**)

DEATH OF JOHN HARROP 6th Jan 1865

His Will was proved on the 9th March 1865

Facsimiles of part of the last Will & Testament of John HARROP

Harrop This is the last Will
and Testament of me John
Harrop the Elder of South
Ossett in the County of North Cloth Manufacturer. I have
(3/5) all my just debts funeral expences and the charges of proving
and registering this my Will to be paid by my executors herein
after named I give and devise unto my son Abraham Harrop
all those two cottages or dwellinghouses adjoining each other
together with the appurtenances thereto respectively belonging
situate at South Ossett aforesaid and now or lately in the several
occupations of the said Abraham Harrop and of Thomas Wilby
to hold the same to my said son Abraham Harrop and his
assignes for and during the term of his natural life and from
and immediately after his decease I give and devise the said
cottages or dwellinghouses with the appurtenances unto the estate
or if more than one all and every the children of my said son
Abraham Harrop his heire or their respective heires and assignes
for ever if more than one as tenants in common and not as joint
tenants But in case my said son Abraham Harrop shall depart
this life without leaving lawful issue then I give and devise
the said last mentioned premises unto all and every my other
children as well sons as daughters and their respective heires and
assignes for ever as tenants in common and not as joint tenants I
give and devise unto my son Isaac Harrop all that cottage or
dwellinghouse together with the appurtenances thereto belonging situate
at South Ossett aforesaid and now or lately occupied by the said
Isaac Harrop. To hold the same to my said son Isaac Harrop
and his assignes for and during the term of his natural life
and from and immediately after his decease I give and devise the same

John Harrop's Will was spread over 5 A3 size pages. The first part is shown above and the Will continues in the same way for each of John Harrop's surviving children. (John Harrop's eldest son William died in June 1854 and was buried in South Ossett Christ Church Graveyard.)

Following is a summary of the other bequests:

To my son Isaac the cottage or dwellinghouse at South Ossett occupied by the said Isaac Harrop;

To my son Jacob all those two cottages or dwellinghouses adjoining at South Ossett occupied by the said Jacob Harrop and David Fothergill;

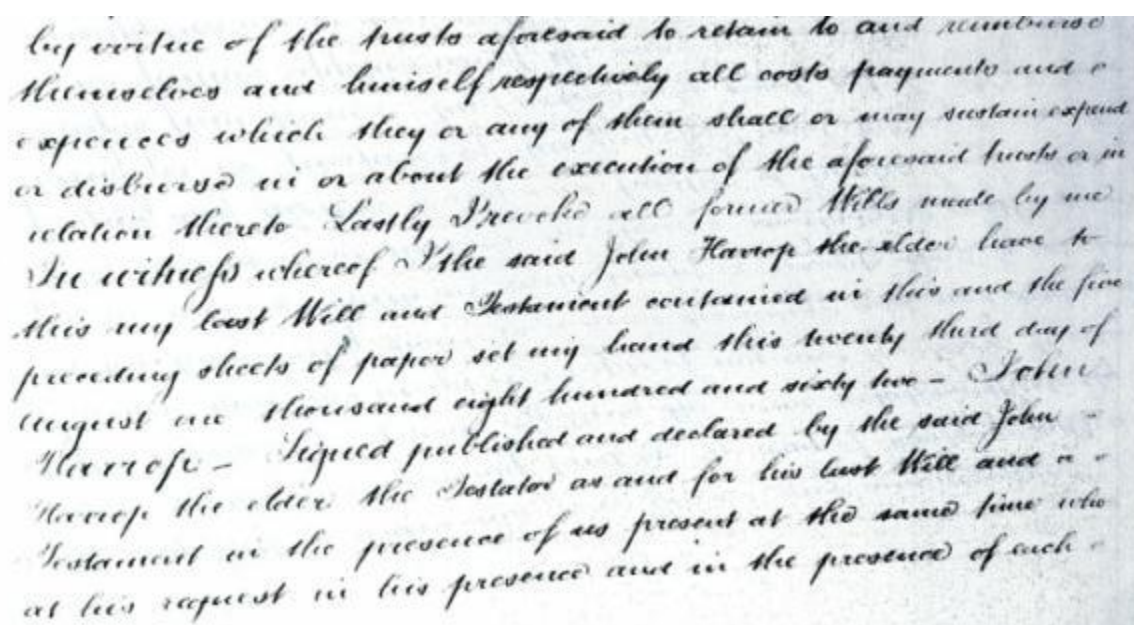
To my son Robert Harrop all those two cottages or dwellinghouses adjoining at South Ossett occupied by the said Robert Harrop and Samuel Cawthorne;

To my daughter Mary Wilby all that one moiety or equal half part of and in all those three cottages or dwellinghouses with the vacant land thereto adjoining lately occupied as a garden etc., lately occupied by William Bentley, Henry Illingworth and Robert Littlewood;

To my daughter Martha Morton all that other equal half part (*as before*).

I give and bequeath all those six stands in the Cloth Hall at Leeds unto my sons Abraham, Isaac, Jacob, Robert, Mark and John Harrop.

I give and bequeath all that my homestead at South Ossett, consisting of a messuage or dwellinghouse, shop, stable, outbuildings and appurtenances thereto belonging together with the croft or close of land thereto adjoining, and all those my five shares in Healey New Mill and all lands, hereditaments etc. belonging to the said Mill and all that one other stand in the Cloth Hall at Leeds, together with all the residue of my real estate, goods etc. unto my friends George Illingworth and George Harrop, both of Ossett aforesaid, manufacturers and my said sons Abraham and Isaac Harrop, their heirs executors etc., hereinafter called my trustees and shall as soon as conveniently may be after my decease will collect in and receive all the real and personal estate etc. and to dispose as they see fit and after all expenses have been deducted to give the following sums of money to my son Mark Harrop two hundred and fifty pounds, my son John Harrop two hundred and fifty pounds, my son Isaac Harrop one hundred pounds, my son Jacob Harrop fifty pounds, my son Robert fifty pounds. The residue of the estate after all expenses has been paid, if any, to be divided between my said sons and daughters.



by virtue of the trusts aforesaid to retain to and reimburse themselves and himself respectively all costs payments and expenses which they or any of them shall or may sustain expend or disbursed in or about the execution of the aforesaid trusts or in relation thereto Lastly I revoke all former Wills made by me the witness whereof The said John Harrop the elder have to this my last Will and Testament contained in this and the five preceding sheets of paper set my hand this twenty third day of August one thousand eight hundred and sixty two - John Harrop - Signed published and declared by the said John Harrop the elder the Testator as and for his last Will and Testament in the presence of us present at the same time who at his request in his presence and in the presence of such

other have hereto subscribed and names as witnesses - Geo.
Haigh Solicitor Horbury Bridge - Mr. W. Greenwood
Surgeon F. Ossett: &c. 1865

Proved at Wakefield the 9th day of March 1865
by the oaths of George Allingworth George Harrop
and Abraham Harrop and Isaac Harrop the sons
the Executors to whom Administration was granted.
The Testator John Harrop was late of South Ossett in the
County of York Cloth Manufacturer and died on the 6th
day of January 1865 at South Ossett aforesaid.

Money £300

Geo. Haigh Sol. Horbury

'The Leeds Mercury' Newspaper published an advertisement for the Auction of the Property at South Ossett, with details of a **Dwellinghouse, Weaving Shop etc** (**recently erected by the deceased**) etc. (**no mention of another cottage close by**).

Leeds Mercury 18 March 1865

South Ossett.

By Mr. HOWGATE, at the house of Mr. Benjamin Brooke, the Coopers' Arms Inn, in Ossett, on *Thursday, the Thirtieth day of March, 1865*, at six o'clock in the evening (subject to such conditions as shall be then and there produced),

THE following very valuable **PROPERTY**, namely,—

All that excellent stone-built **MESSUAGE** or Dwelling-House, with the commodious Weaving Shop, Burlinghouse, Stable, and other Outbuildings, situate at South Ossett; and also all that **CLOSE** of **GRASS LAND** adjoining thereto, and containing, with the site of the buildings, **1A. 0R. 25P.**, more or less, all which said premises were lately occupied by Mr. John Harrop, the elder, manufacturer, deceased, and are now in the possession of his representatives.

The property is well adapted for a manufacturer, all the buildings having recently been erected by the late Mr. Harrop, to suit his convenience, and the purchaser can have immediate possession if required.

The estate is of freehold and copyhold tenure undistinguished, the copyhold parts being compounded for.

To view the property apply on the premises, and for further particulars application may be made to **THOMAS HAIGH**, Solicitor, Horbury Bridge.

Horbury Bridge, 16th March, 1865. F 4559

(All John Harrop's sons were weavers. It is possible that they made use of the Weaving Shop until 1873 and rented out the Dwellinghouse, or perhaps his two youngest sons lived there?)

MEMORIALIZING DEED DATED 9th Dec 1873

A Memorial registered of the Probate of the last Will & Testament of John HARROP the elder.
(Signed 23rd August 1862.)

2 cottages in South Ossett occupied by Abraham HARROP & Thomas WILBY, 1 cottage occupied by Isaac HARROP & 2 cottages adjoining, lately occupied by Robert HARROP & Samuel CAWTHORNE.

Also 3 cottages or dwelling houses with vacant land thereto adjoining lately occupied as a garden together with appurtenances thereto belonging, situate at South Ossett & then or lately occupied by William BENTLEY, Henry ILLINGWORTH & Robert LITTLEWOOD, also all that his (Testator's) Homestead at South Ossett consisting of a Messuage or Dwellinghouse, Shop, Stable, Outbuildings & Appurtenances thereto belonging together with the Croft or Close of land thereto adjoining & all those Testator's 5 shares in the Healey New Mill in the Town of Ossett and all the lands, hereditaments & premises and other real estate belonging to the said Healey Mill Co., & rights, members, privilege & appurtenances respectively belonging with the residue of his (Testator's) real estate (if any). Probate was granted to Isaac HARROP one of the Devises.
(Ref: Vol 696/696/825)

DEED OF CONVEYANCE DATED Jan 8th 1874

HARROP Devises to PICKARD George HARROP,
Ossett, Manufacturer and Abraham & Isaac HARROP, clothiers of the 1st Part, and Samuel PICKARD, Gent. (Retired Manufacturer) of the other Part. All & so much & such portion parts as in or are of Freehold Tenure & holden by Deed of and in all that allotment or close of land situate at Ossett Common containing 1 acre & 25 perches approx., bounded eastward by an allotment awarded to the Duke of Leeds; westward by the Horbury Bridle Road; northward by an allotment awarded to James CONINGTON, John LOFT & Elizabeth CODD and southwards by allotments respectively awarded to Joshua HAIGH the younger and Thomas MITCHELL & which said allotments or parcel of land was awarded to the late John CRAVEN dec'd by the Commissioners (Inclosure Award) who declared that 1 rood & 11 perches on the northward side of the said allotment was Freehold and 1 rood & 14 perches (being the middle of the same) Copyhold compounded for the Manor of Wakefield and the residue thereof being 2 roods on the southward side of the same was Freehold and Copyhold compounded for the said Manor undistinguished. And also of and in all that messuage or dwellinghouse with the Weaving shop, Burling House, Stable & other outbuildings erected & built upon the said allotment.....And all great & other tithes if any arising or issuing out of the said premises and of and in all the appurtenances.....
(HIGHFIELD) (Ref: Vol 704/356/414)

(NB George HARROP, who built Rock House on Storrs Hill, was an executor of John HARROP's Will and was named as a 'friend'.)

(1871 Census - Samuel PICKARD & Jane his wife, Alfred Hinchliffe PICKARD & his family are all living on Church Lane, (also known as School Lane and eventually as Vicar Lane), South Ossett (2 schedules, for 1 dwelling). Perhaps they are already renting the large house?)

1881 The Census shows Alfred H PICKARD is living on Horbury Rd., not far from South Ossett Church. His father Samuel Pickard is on Sowood Lane. Shortly before Samuel died he passed the property on Sowood Lane over to John Wm. PICKARD his grandson, (mentioning the 'lately erected dwelling'). (On the 1891 Census John Wm. PICKARD & Jane, his grandmother, are listed at SOWOOD HOUSE)

DEATH OF SAMUEL PICKARD Aug 26th 1883

(The death certificate states his address as Manor Rd., Sowood House was near the corner of Manor Rd and Sowood Lane)

WILL OF SAMUEL PICKARD

Pickard This is the last Will and Testament of me Samuel Pickard of South Ossett in the County of York Gentleman I direct
(2467) payment of all my just debts funeral and testamentary expenses and the expenses of proving and registering this my will as soon as convenient after my decease by my Executors hereinafter named I give devise and bequeath all my plate linen china glass books pictures prints wines liquors furniture and other household effects unto my son Alfred Hinckliffe and my grandson John William Pickard (the natural son of my late daughter Emma) and Benjamin Priestly of Ossett aforesaid Rag Merchant their Executors administrators and assigns In trust to permit my dear

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wife Jane to use and enjoy the same for and during the period of her natural life and after her decease In trust to divide the same between the said Alfred Hinckliffe Pickard and John William Pickard in equal shares for their absolute use but in case they cannot agree then upon trust at their discretion to sell the same by public auction or private contract and to divide the proceeds of such sale between the said Alfred Hinckliffe Pickard and John William Pickard in equal shares for their absolute use I give devise and bequeath unto my said son Alfred Hinckliffe Pickard All that dwellinghouse now occupied by him situate at Spibury Lane & South Ossett together with the three cottages mistal and close of land adjoining the same also the fourteen cottages situate at Richmond Hill Leeds also the six cottages situate at Westgate Common Wakefield also six cottages situate at Park Square Ossett Common aforesaid all in the said County of York together with their respective appurtenances Also all my shares in the Wakefield Gas Light Company The Mirfield Gas Light Company - And the Barnsley Gas Light Company also all monies which I may have invested on mortgage with the Dewsbury Corporation Also the sum of five hundred pounds invested by me upon mortgage with the Batley Corporation And also all that my share and other interest in the Healey Saw Mill

due in respect thereof respectively and unpaid at the time of my decease to my said son Alfred Hinckliffe Pickard his executors administrators and assigns subject as hereinafter mentioned And I hereby declare that the property and interest hereby given to my said son the said Alfred Hinckliffe Pickard is given to him charged with and subject to the payment to my said wife during her life of the yearly sum of fifty two pounds to be paid to her by equal quarterly payments the first of such payments to be paid at the expiration of three calendar months after my decease and I hereby charge the said premises and every part thereof with payment of the same accordingly as to all the rest residue and remainder of my estate and effects whether real or personal and wheresoever situate not hereinbefore effectually disposed of I give devise and bequeath the same to the said Alfred Hinckliffe Pickard and John William Pickard in equal shares absolutely ~~and~~ provided always that if the said Alfred Hinckliffe Pickard or the said John William Pickard shall die in my lifetime leaving a child or children who shall survive me and being a son or sons shall attain the age of

twenty one years or being a daughter or daughters shall attain that age or marry them and in every such case the last mentioned child or children shall take (and if more than one equally between them) the share which his her or their parent would have taken if such parent had survived me and this whether such parent shall have attained the age of twenty one years or died under that age And I declare the power of re-appointing new trustees conferred by the Act of Parliament passed in the twenty third and twenty fourth year of the reign of Her present Majesty chapter one hundred and forty five shall for the purpose of this my will be vested in my said wife during her life and after her decease in the persons mentioned in that behalf in the said Act and upon every or any appointment under the said statutory power the number of trustees may be either kept up increased or diminished as the person or persons for the time being exercising the said power shall think fit but so that the number of trustees be not reduced below two I devise all estates vested in me as a trustee or mortgagee unto the said Alfred Hinckliffe Pickard and John William Pickard their heirs executors and administrators subject to the trusts and equities affecting the same respectively I appoint the said Alfred Hinckliffe Pickard and John William Pickard and Benjamin

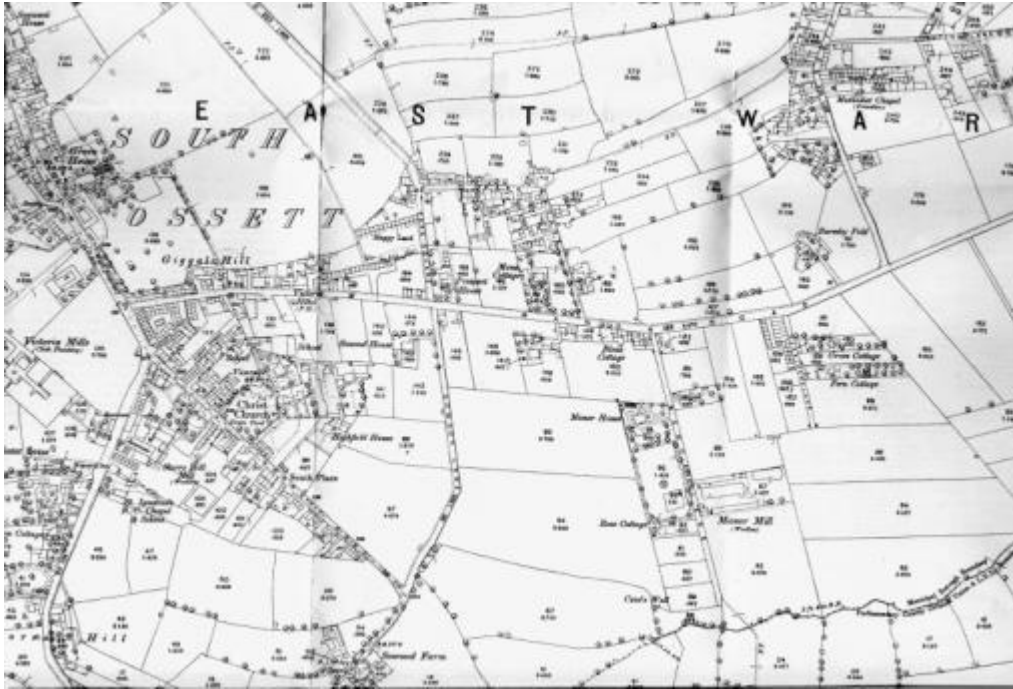
Priestley Trustee and Executor of this my will I hereby revoke all former wills by me at any time heretofore made and declare this only to be my last will and Testament In witness whereof I have hereunto set my hand this twenty third day of August One thousand eight hundred and eighty three. Samuel Pickard. Signed and declared by the said Samuel Pickard as and for his last will and Testament in the presence of us (both present at the same time) who at his request in his presence and in the presence of each other have hereunto subscribed our names as witnesses. John Dickinson Solicitor with Mr. Burton Solicitor Osset. John Henry Stubbs Solicitor's Clerk Osset. 7 p. 11

Proved at Wakefield the 16th day of October 1883 by the oaths of Alfred Hinchliffe Pickard the Son and Benjamin Priestley two of the Executors to whom administration was granted. Power reserved of making the like grant to John William Pickard (now

In his Will he bequeathed to his son **Alfred Hinchliffe PICKARD** - All that dwellinghouse now already occupied by Alfred situate at Horbury Lane, (Horbury Lane later became Manor Rd., and the entrance to the property would have been from there. An entrance on Horbury Rd. must have been made later), South Ossett together with the three cottages, mistal and a close of land adjoining the same (also the fourteen cottages situate at Richmond Hill, Leeds also the six cottages situate at Westgate Common, Wakefield, also six cottages situate at Park Square Ossett Common aforesaid.....all with their respective appurtenances. Also shares in many companies (including the Healey Low Mill))

(There is no mention of another dwelling close by). Was the Weaving shop later converted by Alfred?

1890 Ordnance Survey Map



Highfield House is marked. (South Place refers to the Houses across the road)

1910 Valuation Map



Plot 1056 is the Highfield Plot

1910 Valuation Records show **Alfred H PICKARD** owning a House & Land, including **Mistal and House close by occupied by Chas. Priestley. (HIGHFIELD COTTAGE)**

DEATH OF ALFRED HINCHLIFFE PICKARD JAN 18th 1912

WILL Dated 1907

Pickard
655.

This is the last Will and Testament of me Alfred Hinchcliffe Pickard of South Ossett in Ossett in the County of York Gentleman. First I direct that all my just debts funeral and testamentary expenses and the charges of registering this my Will shall be paid and discharged by my Executors herein after named out of my personal estate I appoint my son Samuel Norman Pickard of Ossett aforesaid Chemist and Druggist my Daughters Emma Jane Pickard and Kate Hemingway Pickard of South Ossett aforesaid and Ralph Cornwall Saberton of South Ossett aforesaid Boot and Shoemaker (hereinafter called "my Trustees") to be the Executors and Trustees of this my Will And I give to the said Ralph Cornwall Saberton if he shall act as an Executor and Trustee of this my Will the sum of Five pounds (clear of legacy duty) for his trouble I give and bequeath unto my said daughter Emma Jane Pickard I give and bequeath all my plate plated articles linen china glass books prints pictures furniture consumable stores and other household effects unto and equally between my said daughters Emma Jane Pickard and Kate Hemingway Pickard And in the event of their being unable to agree upon a division I direct that the same shall be divided equally between them by the said Samuel Norman Pickard and Ralph Cornwall Saberton without power for my said daughters to question or dispute the equality of such division I give and bequeath all the residue of my personal estate unto my said daughters and son Emma Jane Pickard Kate Hemingway Pickard and Samuel Norman Pickard in equal shares Provided always and I hereby declare that if any of them my said daughters and son shall die in my lifetime leaving a child or children who shall survive me and attain the age of twenty one years then and in every such case such child or children shall take (and if more than one equally between them) the share which his/her parent would have been entitled to if and in my ordinary personal estate if such parent had survived me I devise the ten outhouse or dwellinghouse in which I now reside together with the garden and close of land thereto adjoining and belonging (and also the dwellinghouse and garden now thereto in the occupation of Harry A. Cox and the stable (now unoccupied) outbuildings and appurtenances to the said premises also

belonging all situate at South Ossett aforesaid unto my said daughter Emma Jane
Richard and Kate Hemingway Richard in fee simple as tenants in common in equal
shares I devise all that freehold plot of land situate at Hextgate Common Wakefield
in the said County containing Five hundred and sixty five and a half square yards
or thereabouts and also all then six enclosures or dwellinghouses erected and built
on the said plot of land or on some part thereof and now or late in the several
occupations of George Ambley Tom King William Ward Henry Hillier Crofton Thomas
Sadler and Thomas Bergman (which property was purchased by my late father from
Isaac Young and Thomas Young of Wakefield aforesaid Builders) unto my said
daughter Emma Jane Richard in fee simple I devise all that freehold plot of
land situate upon Ossett Common in the Township of Ossett aforesaid (at a place
called Giggal Hill) containing by admeasurement five hundred superficial square
yards (more or less) and all those five cottages or dwellinghouses and Grocers
shop erected and built on the said plot of land or on some part thereof with the
outbuildings and conveniences thereto adjoining and belonging and now or late
in the several occupations of Frank Giggal Walker Haigh William Henry Cooper
Eli Harris and Fred Clark (which property was purchased by me from John
Kellott) (except the mines and minerals thereunder which are reserved to the

Lord of the Manor of Wakefield) unto my said daughter Kate Hemingway Richard
in fee simple I devise all those six freehold cottages or dwellinghouses being
numbers 3. 5. 7. 9. 11 and 13 in Kent Street and one other cottage or dwelling
house number 13 in Ellerby Street both in the City of Leeds now or late in the
several occupations of Mark Wood John A. Thorpe Joseph Sutton W. H. Clayton
M. A. White James Marr and Benjamin Smith (being part of the property
purchased by my late father from Thomas Smith and Henry Parkin Trustees of
William Groydale of Leeds) with the rights members and appurtenances to
the same belonging subject as hereinafter mentioned unto my said son Samuel
Norman Richard in fee simple subject nevertheless to a right for the owner
or owners for the time being of the property hereinafter devised to my said daughter
and son the said Emma Jane Richard Kate Hemingway Richard and Samuel
Norman Richard in equal shares and for their tenants or using the water closets in upon
or near to the lastly described premises as the same are now used and enjoyed by the
tenants of such property next hereinafter devised I devise all those six freehold
cottages or dwellinghouses being numbers 4. 6. 8. 10. 12 and 14 in Sussex Street
in Leeds aforesaid and one other cottage or dwellinghouse being number 15 in Ellerby Street
aforesaid now or late in the several occupations of John Schiles George W. Newbitt

Lydia Ridgell James Maxwell W. Johnson Joseph Cliffe and Thomas Malthouse (being the
 remaining part of the property purchased by my late father from the said Thomas Smith and
 Henry Parkin) with the rights, liberties and appurtenances to the same belonging and
 particularly the right and privilege of using such of the water closets situate adjacent or
 near to the aforesaid premises situate in Kent Street in the City of Leeds aforesaid herein
 before more particularly described (devise to my said son Samuel Norman Pickard) as
 as the same are now used and enjoyed by the tenants of the cottages hereby devised unto
 my said daughters and son Emma Jane Pickard Kate Hemingway Pickard and
 Samuel Norman Pickard in fee simple as tenants in common in equal shares
 I devise all that plot of land situate in or near to Park Square Road in Orwell aforesaid
 containing five hundred and twenty yards or thereabouts and also all those
 six several cottages or dwellinghouses erected thereon and all other the residues of
 my real estate unto my said daughters and son the said Emma Jane Pickard Kate
 Hemingway Pickard and Samuel Norman Pickard in fee simple as tenants in
 common in equal shares Provided always that if any of them my said daughters
 and son Emma Jane Pickard Kate Hemingway Pickard and Samuel Norman
 Pickard shall die in my lifetime leaving a child or children who shall survive
 me then and in every such case such child or children shall take in fee simple
 and if more than ^{one in equal shares} one as tenants in common the real property to which his or
 their parent would have been entitled under the several devises herebefore
 contained if such parent had survived me I devise all copyhold property (if
 any) vested in me as a trustee or mortgagee unto my trustees subject to
 the trusts and equities affecting the same respectively I revoke all former
 wills heretofore made by me and declare this writing to be and contain
 the whole of my last will and testament In witness whereof I the said Alfred
 Hinckley Pickard have to this my last will and testament contained in this and the
 two preceding sheets of paper set my hand this twenty seventh day of June One
 thousand nine hundred and seven — Alfred N. Pickard — Signed
 by the above named Alfred Hinckley Pickard as his last will in the presence
 of us both being present at the same time who in his presence and in the
 presence of each other have herunto subscribed our names as witnesses —
 J. Barker — H. H. Barker } Solicitors Newbury. 15/6

On the 1st day of March 1912 Probate of this Will was granted
 at Wakefield to Samuel Norman Pickard Emma Jane Pickard Kate
 Hemingway Pickard and Ralph Cornwall Salerton the Executors.



The will (made in 1907) mentions "the dwellinghouse and garden near thereto in the occupation of Harry A. COX and the stable (now unoccupied) outbuildings and appurtenances to the said premises also belonging. (All now occupied by Chas. Priestley.)

(1901 Census RG13 – 4273 fol 89 pg 20 for Ossett shows Alfred H Pickard aged 56 at Highfield House. Also on 1911 Census aged 66.)

COMPENSATION AGREEMENT Dec 1st 1938

Compensation Agreement, between The Manor of Wakefield, **Emma Jane PICKARD** and **Kate Hemingway PICKARD**. Re. Extinguishment of a 'manorial incident' (regarding the copyhold part of the Plot). The sum of £8 9s & 5d was paid to the The Manor by the Pickard sisters, pre to the sale of the Property, which is described as 1A 25perches (with all the usual details of the Allotment of The Inclosure Act in 1813). Also - The **Messuage or dwellinghouse known as "Highfield House" (now converted to two dwellinghouses)** occupied by Mr Greaves and Mrs Lord and the **Weaving Shop (formerly two cottages but now converted into one dwellinghouse known as "Highfield Cottage"**, occupied by Mr Wycherley, with the **Burling House (now used as a coalhouse) stable and other buildings** erected upon the said allotment or close of land and or on some part together with the appurtenances. (Ref: Vol 174/979/325)

(As the land on which Highfield was built was part copyhold and part freehold any transactions involving land/property of a copyhold nature had to have the consent of the Lord of the Manor)

Facsimile of part of the COMPENSATION AGREEMENT

OFFICE COPY

Volume *174* Page 979 No. *325*
West Riding of Yorkshire. Registry of Deeds.

Copy of a Compensation Agreement.
to be registered on behalf of Emma Jane Pickard,
36 Thornes Road, Wakefield in the County of
York Spinster.

Date 24th October 1938.

Parties

THE RIGHT HONORABLE SACKVILLE GEORGE EARL OF YARBOROUGH and
BARON CONYERS of the first part
OLIVER SUTTON NELTHORPE
SIR ARTHUR RANDOLPH WORMESLEY CURTIS and
LEWIS WILLIAM HOWARD KERR of the second part and
EMMA JANE PICKARD and
KATE HEMINGWAY CLEGG of the third part.

Registered at Wakefield
-1 DEC 38. 1-30 PM
G.R.A. Harrington
Registrar.

Emma Jane Pickard.

[Copy] ~~Deed~~

COMPENSATION AGREEMENT.

MANOR OF WAKEFIELD

No. 2329.

IN THE COUNTY OF YORK.

AN AGREEMENT made the Twenty fourth day of October One thousand nine hundred and thirty eight BETWEEN THE RIGHT HONORABLE SACKVILLE GEORGE EARL OF YARBOROUGH and BARON CONYERS (Lord of the above mentioned Manor and hereinafter referred to as "the Lord of the Manor") of the first part OLIVER SUTTON NELTHORPE D.S.O., M.C., of Seawby Hall Briggs in the County of Lincoln a Colonel in His Majesty's Army SIR ARTHUR RANDOLPH WORMELEY CURTIS K.C.V.O., C.M.G., M.C., of the Priory

Knipton Grantham in the said County of Lincoln and LEWIS WILLIAM HOWARD KERR C.M.G., M.V.O., O.B.E., of 67 Cadogan Square in the City of London a Major in His Majesty's Army (being the Trustees for the purposes of the Settled Land Act 1925 of the Vesting Assent affecting the said manor and hereinafter called "the Settled Land Act Trustees") of the second part and EMMA JANE PICKARD Spinster and KATE HEMINGWAY CLEGG Widow both of 86 Thornes Road Wakefield in the County of York being the owners of the land described in the First Schedule hereto formerly copyhold of the said manor but now enfranchised by virtue of the Law of Property Act 1922 and hereinafter called "the Owners") of the third part

WITNESSETH as follows :-

1. PURSUANT to the Law of Property Act 1922 it is agreed that the compensation for the extinguishment of the manorial incidents saved by Part V of that Act affecting the said land shall be the sum of Eight pounds nine shillings and five pence.
2. THE Settled Land Act Trustees hereby acknowledge the receipt of the said sum of Eight pounds nine shillings and five pence such sum having

been paid to them by the Owners by the direction of the Lord of the Manor.

3. THE Lord of the Manor hereby acknowledges that all rents fines reliefs heriots and fees payable in respect of the said land referred to in this Agreement have been duly discharged.

4. THE Lord of the Manor hereby acknowledges the right of the Owners to production of the documents mentioned in the Second Schedule hereto and to delivery of copies thereof and hereby undertakes for the safe custody thereof.

5. THE steward's compensation and all costs and expenses paid or incurred by the Lord of the Manor and recoverable from the Owners in respect of this extinguishment have been included in the compensation money aforesaid.

AS WITNESS the hands of the parties hereto the day and year first above written.

THE FIRST SCHEDULE REFERRED TO IN THE ABOVE AGREEMENT.

ALL THAT allotment or close of land situate on Ossett Common in Ossett in the County of York containing by estimation One acre and twenty five

perches (more or less) bounded eastward by an allotment awarded to the Duke of Leeds westward by the Horbury Bridge Road northward by an allotment awarded to James Conington and others and southward by allotments severally awarded to Joshua Haigh the younger and Thomas Mitchell and which said allotment or parcel of ground now being described was awarded to John Craven (since deceased) by the Commissioner acting under or by virtue of the Ossett Inclosure Award AND ALSO ALL THAT messuage or dwellinghouse known as "Highfield House" (now converted into two dwellinghouses) occupied by Mr. Greaves and Mrs. Lord and the weaving shop (formerly two cottages but now converted into a dwellinghouse known as "Highfield Cottage") occupied by Mr. Wycherley with the Burling House (now used as a coalhouse) stable and other buildings erected upon the said allotment or close or land or on some part thereof TOGETHER with the appurtenances.

CONVEYANCE DATED Jan 20th 1939

Emma Jane PICKARD (Spinster) and **Kate Hemingway CLEGG** (widow, formerly PICKARD) both of 86 Thornes Rd., Wakefield 1st Part and **Horace BENN** of Regent St., Horbury, Colliery Deputy the Other part. (Ref: Vol 10/447/153 - same details of the Plot as Ref: Vol 174/979/325)

CONVEYANCE DATED Aug 14th 1964

Annie BENN – widow of Horace, - Sells No 1 Highfield House to **Phyllis Mary HOPKINS**, No 2 Highfield House to **Sydney and Emmeline TURKINGTON** and No 3 Highfield Cottage to **George and Nellie WORTH**.

2010: THE PRESENT OWNERS of HIGHFIELD HOUSE

No 1 Lisa and Craig HUDSON who bought the house in July 2007 and

No 2 Elizabeth and Melvyn SPEIGHT who bought their house in December 2009

Unfortunately **Highfield Cottage** is unoccupied and awaiting renovation.



The Driveway July 2010



HIGHFIELD HOUSE 2010