

# A HISTORY OF SCOTT'S YARD GIGGAL HILL OSSETT



**1708 - 2008**

# Introduction and Acknowledgements

I became involved in researching the history of Scott's Yard following Richard and Rachel's contact with a website which has carried some of my other research studies into Ossett houses. I am grateful to the Spurr family for providing the opportunity to undertake this piece of work.

This study began with a major advantage in comparison to others in as much as Richard and Rachel had acquired a collection of original Deeds and other documents tracing much of the history of the Yard and its properties back to 1859. This made this part of the research much easier than would otherwise have been the case. It provided the bones to undertake further research into this period including the examination and interpretation of Census information for the years 1841-1901. It also provided a benchmark, chronologically exactly half way through the study period of 1708-2008. I am grateful to Richard and Rachel for making these fascinating original papers available to me. I am also grateful to the Scott family and subsequent owners (Ellis and Hughes) for their careful retention of these historic documents.

Much of the research involved in discovering the history of Scott's Yard has involved many visits to the offices of the West Yorkshire Archives Service (WYAS) in Wakefield and the Yorkshire Archaeological Society (YAS) in Leeds. This included examination of freehold Deed Memorials, The Ossett Inclosure Order 1813, Land Tax Records 1781-1832 and Wakefield Manorial Court Baron copyhold document records. My studies also caused me to examine the Ossett Survey and Valuation of 1774 held in the private collection of local historian John Goodchild. I am grateful to John for the opportunity to access his private papers and to the staff of the WYAS and YAS who have offered their usual professional support without complaint – so far as I know.

The research work was undertaken during the first half of 2008 and completed more or less by the end of June 2008. It has been an interesting exercise which, as usual in these things has taken me one way and then another in pursuit of historical accuracy. There has been times when I was convinced that the path I was on was correct only to discover in seeking some corroboration that the pieces of the jigsaw didn't quite appear to fit as they should. In such circumstances it is necessary to re-trace those steps and take the other fork in the road. I am as content as I can be that the research accurately represents the history reflected in the documents I have examined.

By way of explanation the study was written up during the research and not after its completion. For me there are major advantages in this process but for the reader it may seem there are some contradictions in what may be said in one place and what may be implied in another. This is because I have often recorded my thinking at a particular phase of the research only to have my mind changed later by other evidence I find. I apologise for any confusion this may cause.

Like all work of this type the history will continue to evolve as, perhaps, other evidence comes to light but it represents my best effort at reconstructing 300 years of land ownership at Scott's Yard.

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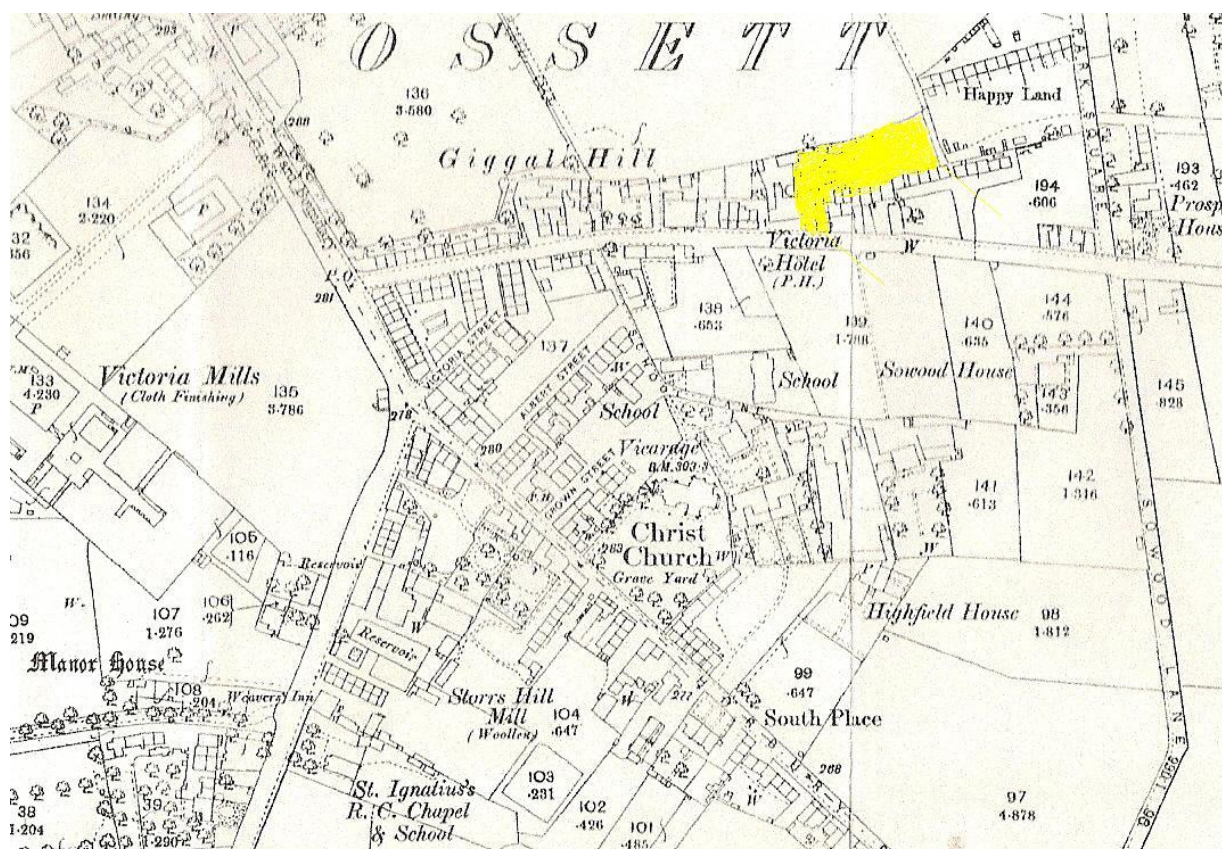
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## SCOTT’S YARD GIGGAL HILL OSSETT

Scott's Yard, situated on Giggal Hill, Manor Road Ossett, sits between the Victoria Hotel on the west and an area on the east once known as Happy Land. It seems likely that the Yard, and adjacent land originally extending to more than an acre, earned its name from the Scott family who once owned the land and the properties built upon it.



**Giggal Hill Ossett in 1890. Scott's Yard is shaded yellow.**

The present owners Richard Spurr and his partner Rachel Pickard purchased numbers 6,7 and 8 Scott's Yard in March 2007 and in doing so they also inherited a package of Deeds and other papers recording transactions between 1859 and 1986. It is possible however that at least one of the properties still remaining on the site in 2008 dates from a time earlier than 1859.

Making the most of the package of Deeds has enabled a rather more rapid 150 year journey to the mid 19<sup>th</sup> century than is usually the case in tracing house histories. Time will tell whether the journey to a time earlier than this will be as relatively straightforward and productive. But first what do we know of the Scott family who owned the land between 1859 (and probably much earlier) and 1943 when they sold it? Scott's Yard it may be but did the Scotts ever live here?

## Chapter 1 - The Scott Family 1859 -1943

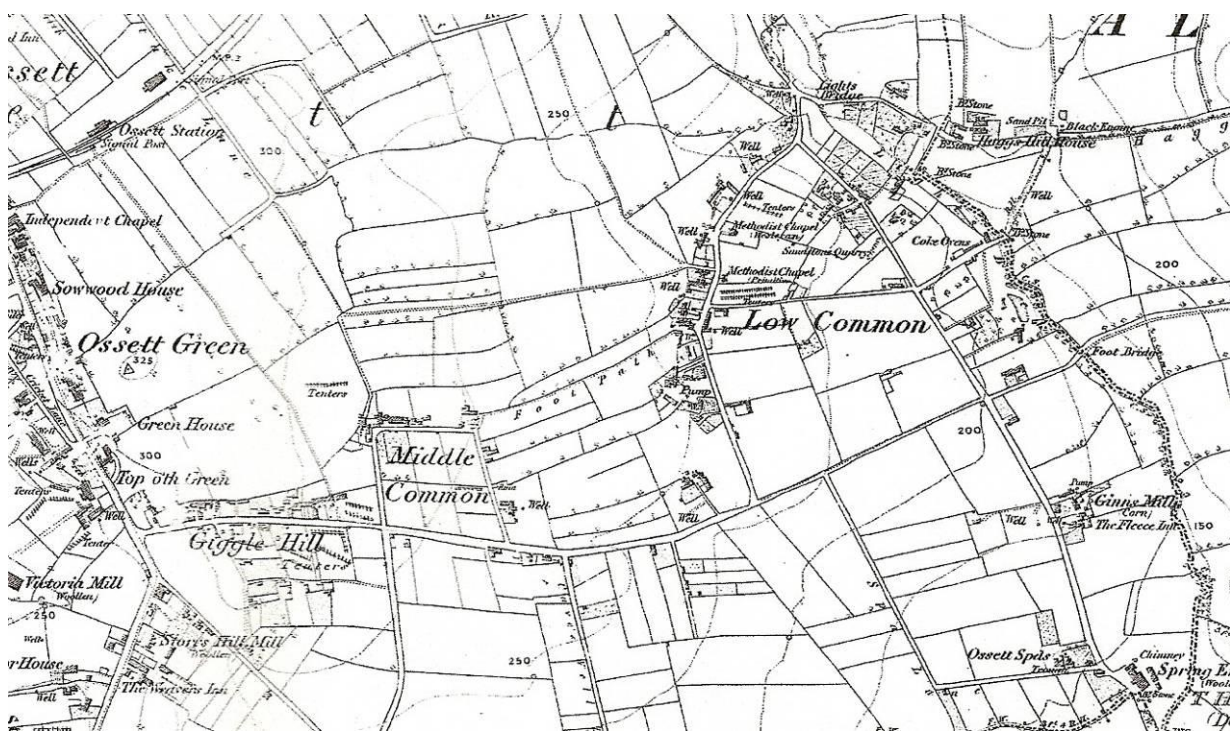
The earliest reference to the Scott family in the Deeds package is in a conveyance dated February 1859.

This Conveyance is between “*Samuel Scott of Ossett Common or South Ossett in the County of York, Yeoman...and his son Henry Castile Scott of the same place, Manufacturer*” The term Yeoman in this context is likely to mean “a man holding a small landed estate, a minor landowner and/or a freeman, or a man born free”. Either way Samuel Scott was a landowner and a fairly significant one at that.

The February 1859 Conveyance has the effect of transferring Samuel’s land ownerships to his son Henry Castile Scott. Samuel had accumulated some significant land ownerships in Ossett; particularly in the Middle Common area of the town. It seems probable that some of these holdings had been acquired by Samuel’s forebears for there is reference to some other Scott land ownerships in the Ossett Inclosure order of 1807-1813. But more of this later.

**Samuel Scott** was born in Ossett in about 1780. In the 1841 Census he is described as a clothier, 60 years old and living on Middle Common ( Park Square and the adjacent area) with his 45 year old wife **Catherine** ( nee Castyle born the daughter of a joiner of Kirkbride in the Isle of Man). They have one son; 7 year old **Henry** (born about 1834). Thus, it seems, that whilst the Scotts owned the Yard, they were not living there in 1841. Later Censuses, through to 1901(the most recent ones publically available) also show the Scotts in Middle Common and hence it seems probable that if the Scotts ever lived at Scott’s Yard then they did so prior to 1841 and certainly not after that date.

By 1851 Samuel, Catherine and Henry are still living on Middle Common ( I suspect close to the land which later was to become the site of the Scott family owned Mona Cottage). Samuel is now 72 and a retired Cloth Manufacturer. Young **Henry Castile Scott** is 16 and already “a clothier”. Living with them, at least on the night of the census, is a general servant and Abraham Scott a 51year old Licensed Victualler.



1854 Map showing Giggie Hill (including Scotts Yard) and Middle Common (where the Scotts lived)

Samuel died in the second half of 1860 and there is no record of his wife Catherine in the census of 1861 suggesting that she too may have died in the 1850's. Henry Castile Scott and Hannah Briggs (daughter of Cloth Manufacturer George Briggs) were married in 1857 (April quarter) and by 1861 the 27 year old Henry and 31 year old Hannah have two young girls; 2 year old Catherine Castyle Scott and 10 month old Georgiana. Henry is described as a "woollen cloth manufacturer of the firm George Briggs and Sons".

The Scotts are living on Middle Common to the east of Giggal Hill and Scott's Yard. It seems probable that Middle Common, largely the area now known as Park Square, was home for professional, one might say middle class, families whilst properties to the west including Giggal Hill and Scotts Yard provided less grand accommodation for working class families. An examination of the 1854 map reveals no housing on the Manor Road frontage to Middle Common whereas the 1890 map shows housing including the substantial Mona Cottage set in its own one acre of land.

In 1871 Henry appears in the Census living in Mona Cottage on Middle Common. It is possible that the Scotts built the Cottage, around this time, on land that they already owned. Woollen Cloth Manufacturer Henry is now aged 36 and a widower. He is living with his 10 year old daughter, Georgiana and a 37 year old unmarried servant, Jane Whitaker. His close neighbours include a farmer and a rag merchant.

By the time of her death in 1869, aged 38, Henry's wife, Hannah had given birth to five children all under the age of 11 at her death. In addition to **Georgiana** living with her father on census night, the other children were **Catherine Castyle Scott** (born 1859), **George Henry Scott** (1862), **Anna Louisa** (1864) and **Sam Castile Scott** (1868). In 1871 Catherine, George and Sam were living with their 76 year old widowed grandmother, (also called) Hannah Briggs on Denton Lane. Hannah's married son, George (aged 38) and unmarried son Oliver (36) are also shown in Hannah's household which is completed by 17 year old grandchild Anna Rhodes (Farmer's daughter). George and Oliver are described as Cloth Manufacturers "employ 30 men 111 women". In 1871 there is no sign of 7 year old Anna Louisa in either her father's or grandmother's home.

By 1881 four of the Scott children are reunited with their father at "Manor Road Mona Cottage". 46 year old widower Henry is described as a "woollen manufacturer (retired). Maybe he had taken some time off work to bring up his children. They have one servant. 20 year old Henry George Scott is a medical student. 17 year old Anna Louisa is recorded at 94 Sackville Street Barnsley as one of two pupils living with Headmistress Elizabeth Corfield.

In 1891 Henry senior is aged 56, a woollen cloth manufacturer, with an address as Park Square (but probably still Mona Cottage). His daughter Anna Louisa and son Sam Castyle are also living here. His other son, 29 year old Henry George, is a Doctor living in Sheffield with his sister Catherine. Georgiana is recorded as being at The Vicarage Lanlivery in Cornwall; the home of the Vicar of Lanlivery, Francis Kendall.

In 1901, the last of the currently available censuses, 66 year old Henry Castile Scott is still living in Mona Cottage and with him are three of his children; Georgiana Scott (aged 40), Anna Louisa Scott (37) and Sam Castile Scott (33). His son Henry George Scott is a Physician and surgeon living in Sheffield with his wife and three children (all under 5) They have four servants. It seems the boy done good. I have been unable to locate Catherine in 1901 but her father's Will, made in 1905, makes reference to only four of his children. There is no reference to Catherine. These two facts suggest she died sometime between March 1891 and March 1901.

Henry Castile Scott died on the 3<sup>rd</sup> May 1912 aged 78. Four of his children were living at the time of his death. Doctor George Henry Scott died on the 3 January 1924 aged 62; Georgiana Scott died on 26 September 1934 aged 74; Sam Castile Scott died 13 September 1935 aged 67 and Anna Louise Scott survived them all and died, aged 78, on the 3<sup>rd</sup> January 1943. Only George Henry Scott was to marry and have children. In the 1901 Census he is father to Henry W Scott (born 1896), Arthur G Scott (born 1897) and John Winterton Scott (born 1898). Later we will see some more of John Winterton Scott for he was joint executor of his Aunt Anna Louisa Scott's Will and it was he who was to sell Scotts Yard to Alfred Arthur Ellis in February 1943.

By this time Scotts Yard had been in the ownership of the Scott family since at least 1859, and possibly long before that, so the sale in 1943 brought to an end at least 84 years of their ownership. In that time it appears that the Scotts never lived at the Yard. Later we will look at some of the families who made their home in one of the six to eight dwellings built in the Yard. But first it will be useful to look further at the information in the Deeds package inherited by Richard and Rachel when they purchased Scotts Yard in 2007.



**1890 Scotts Yard next to The Victoria Hotel with Mona Cottage along Manor Road to the East**

Later we will learn more of the Scotts who lived at Ossett Middle Common before 1859.

## Chapter 2 - The Deeds 1859 – 1986

The purpose of this part of the history is threefold. The first is to highlight those parts of the Deeds that tell us some more about the historic ownership of the Yard. Secondly, it is to try to determine the nature of the buildings on the site and the dates of their construction and demolition and thirdly to examine the evidence for the number of dwellings in the Yard at different times in the period between 1859 and 1986. Later we will look at the Census information to look at the families who lived here since it is possible that this may throw some light on the buildings which were here.

The starting point though will be the earliest of the Deeds; a Conveyance dated 1859 but before we begin this part of the journey it may be helpful to say that, in the period between 1859 and 1986 the Yard has seen as many as eight, and as few as three, dwellings within its boundaries. Even then the three dwellings had “been thrown together to form one”. It seems likely that, over time, this happened more than once with some of the buildings being combined to form a single dwelling whilst, at other times, some appear to have been subdivided to form additional dwellings. . It is easy enough to determine the appearance of Scotts Yard in 2008 but what was the layout of the Yard when it contained eight dwellings?

To see this we can look at a plan used in support of a transaction in 1971 though it is important to say that other 1971 plans do not show the same number of dwellings in the yard in that year. It should not be assumed therefore that there were eight dwellings in the Yard in 1971 but simply that a plan (which may have been many years old) was used for the purpose of illustrating the land sale by Ellis to Asquith. In fact it is almost certain that numbers 1-5 had been demolished by 1972.



**Plan 1: A conveyance of 1971 in which AE Ellis' estate sells the red marked area to Asquith Ltd**



The above plan is the only one in the package of Deeds that shows the location of the eight dwellings which once existed in the Yard. The only buildings in the red area sold to Asquith were the privies; one of which was still in joint use in the early 1950's. More of this transaction later.

There are twenty three documents, dating between 1859 and 1986, in the "Deeds package" inherited by Richard and Rachel when they purchased 7 Scotts Yard in March 2007. At that stage, and currently, number 7 Scotts Yard was the address of the three cottages shown in the 1971 Plan (above) as numbers 6,7 and 8. An adjoining extension was built in the early 1960's to this combined property to the east side of numbers 7 and 8. Prior to Richard and Rachel's ownership, the previous owners had purchased the property in 2002 but there is no record, in the package of deeds, of this transaction or any others between 1986 and 2002. **All references below to property numbers are those shown in Plan1**

There follows an analysis of the "Deeds Package". Not surprisingly some are interesting and tell us something of what was happening...others tell us much less. Where they exist, a copy of the Plan included in the document has been reproduced in the text.

### **1. 1859 16<sup>th</sup> February; Conveyance (Indenture) between Mr Samuel Scott and Mr Henry C. Scott**

Because this is the first and oldest of the Deed package the following analysis reproduces much of what it includes since it records the ownership position in 1859 and sets the scene for what follows. Other deeds will be dealt with much more succinctly.

The Conveyance or Indenture, is written on parchment and is in the original 19<sup>th</sup> century hand. Samuel (born Ossett 1780) was the father of Henry Castile Scott (born Ossett 1834). Castile was Henry's mother's maiden name. It appears that Henry was an only child. The Conveyance tells us that Samuel was a yeoman of Ossett Common and Henry was a Manufacturer of the same place. The purpose of the Conveyance is to enable Samuel, who would be about 80 years of age, to pass his estate to his only child, 25 year old, Henry.

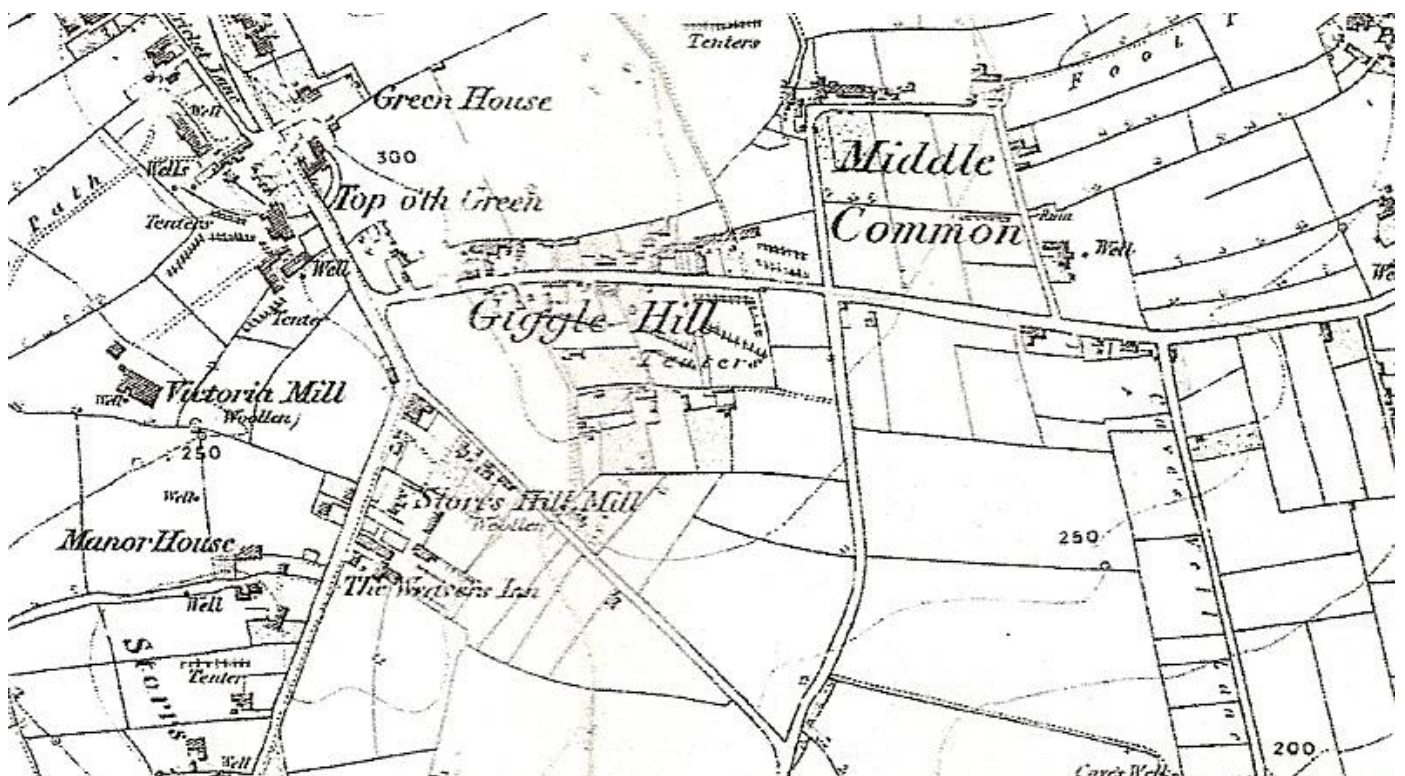
*"Now this Indenture Witnesseth that for and in consideration of the natural love and affection which the said Samuel Scott has and bears towards his son the said Henry Castile Scott and for his advancement in the world and for other good causes and considerations him hereunto moving....."* Samuel is to leave his land, property and other possessions and ownerships to Henry.

The ownerships are described in two parts. The **first** description is of freehold properties and shares wholly owned by Samuel " *all that messuage or dwellinghouse with the garden and cottage adjoining and the shop stable and mistal...and the fold or yard thereto belonging on Ossett Common or South Ossett...and adjoining or near to....one and a half acres...in the occupation of Samuel Scott and his son.....* " In addition there is a further 3 acres at Broad Royd (also known as Far Close) and 2 roods and 15 perches [just over a half acre] at Upper Common South Ossett (known as Tenter Croft). Samuel also devises his 2 shares in the Healey Low Mill "*Company or Copartnership....and in the mills messuages workshop ,dyehouses buildings.....and all.....the steam engine, boilers going gear....*"

The **second** description is more complex and it is this part that includes the Scotts Yard ownership. It appears that the ownerships in this second part comprise both freehold and copyhold interests (more of this later) and that Samuel owns "one undivided fourth part" but that the remaining three parts will become Samuel's on payment of £400. There is more of this later.

The Conveyance states that the transfer to Henry is to include “ *such part or parts as are...freehold and held by deed....* ” This includes 3 acres at Upper or Over Cross Close and “ *that piece or parcel of land situate at Giggall Hill in Ossett containing one acre and twenty two perches and numbered Lot 9 under the Ossett Inclosure Act...* ”. Subsequent examination of the Inclosure Act proves this reference is **not** Scotts Yard but a parcel of land on the opposite side of the road to the Yard . The description goes on “ *the said Samuel Scott will at or before the next or some subsequent Court Baron to be holden for the said Manor of Wakefield Surrender into the hands of the Lord or Lords Lady or Ladies for the time being of the said Manor according to the custom of the same Manor all that messuage dwellinghouse or tenement (now in two dwellings) situate at Ossett Common aforesaid with the shop and other outbuildings to the same belonging and also the croft or parcel of ground thereto adjoining **and also all those five dwellinghouses or cottages situate near to the said messuage and erected on land part of which was the site of a barn then pulled down** And Also all (or so much and such part or parts as is or are of the nature of copyhold and held by Copy of Court Roll of and in all those the said two closes called the Upper or Over Cross Close and the Close situate on Giggall Hill...* ”

The above description (underlined) is insufficient in itself to identify these dwellings as Scotts Yard. However, and rather helpfully, an undated manuscript comment in the Conveyance margin adjacent to the above description states “ *Represents 8 Cottages Giggall Hill* ”. . This suggests then that in 1859 there were five dwellings in the Yard. But which were they and did the Yard then bear any resemblance to Plan1? An examination of the 1854 O.S. Map is somewhat inconclusive (because of the scale) though it does appear to show structures on the site in the position of numbers 4,5 and 6 as shown in Plan1. Were some of these properties sub divided to provide 5 dwellings? There appears to be a structure behind number 6 and numbers 1,2,3 and 7 and 8 (on Plan 1) do not appear to be there in 1854 (though they are present on the 1890 Map)



1854 OS Map showing Giggall Hill

There are three further points worthy of comment. The first is that the Indenture of 1859 refers to Henry as Henry **Castile** Scott but his signature spells his second name as “**Castyle**”. The second point

is that Samuel appears to pass the mortgaged properties to Henry free of any mortgage debt. It is assumed that Samuel has discharged the £400 debt simultaneously with the transfer of properties to his son. Thus Henry inherits the whole rather than the one fourth mentioned in the Deed. The third point is that Scotts Yard appears to have been the site of “a barn now pulled down”. There is no reference here to earlier dwellings and one could conclude therefore that the only structure on the site was the barn until it was pulled down and replaced by five dwellings.

Finally, by way of explanation, much of the property included in the second description in the 1859 Conveyance is *copyhold* in nature. This includes, at least in part, some of Scotts Yard. Land in this category belonged to the Lord of the Manor of Wakefield and was *held* by the “tenant of the Lord” on the strength of a *copy* (hence copyhold) of the Wakefield Manor Roll in which it was recorded. This was in contrast to freehold land which was held by Deed (the word comes from the *deed* of the seller giving a sod of the land purchased to the purchaser).

Transfers of copyhold land other than short lettings, but including instances where mortgagees required the land as security for the mortgage, required the tenant (transferor) to surrender his interest in the land to the Lord of the Manor who then ‘admitted’ the new tenant (transferee). Effectively the Lord sanctions the transfer, and failure to seek such approval, could result in the Lord possessing the land. Hence the reference in the Conveyance to Samuel seeking such consent at one of the meetings of the Manor Court (the Court Baron) held every three weeks. In truth and to all intents and purposes the tenants of the Lord did buy and sell and often devised land interests to their heirs. What was important though was to ensure that the Lord of the Manor had granted approval. A fee and a rent (often capitalised or compounded) were payable to the Court and such was the custom that even transfers of freehold land commanded a fee for approval. Only one thing is certain....death and taxes...were it ever the same.

This practice was maintained in Wakefield until as recently as 1<sup>st</sup> January 1925 when the implementation of The Law and Property Act 1922 stated “ All land (including land in free tenure but subject to custom) shall be dealt with as land in free and common socage discharged from custom”

## **2.1859; 22<sup>nd</sup> July Wakefield Court Baron; Samuel Scott to Henry Castile Scott**

True to his word Samuel “*did surrender into the hands of the Lord of the Manor...according to the custom....*” The land and properties detailed in the 16<sup>th</sup> February 1859 Indenture (above) “ *all which ...being copyhold are granted unto the said Henry Castile Scott to hold to him.....according to the custom....and he giveth to the Lord for a fine for such his Admittance...and the said Henry Castile Scott is admitted tenant.....*”

In other words Henry pays a fee (actually a number of fines, duties and fealty adding to £2-4-4d) and the Lord of the Manor approves the copyhold element of the 16<sup>th</sup> February 1859 transaction between Samuel and his son. The document also notes the payment by the Scotts of what appears to be, “*14 years GRente ? 1838 14s*” The manuscript is difficult to read but I suspect this is the annual ground or “grave” rent (1 shilling a year) due, but not paid for fourteen years of the 21 years since 1838. This may be the date of a previous Court Baron when an earlier transaction in connection with these ownerships was considered.

### **3. 1872; 6<sup>th</sup> September Court Baron; Mr Wm Gartside to Mr Henry C Scott**

This one is hard work but it is a Court Baron document admitting Henry C Scott, Manufacturer, as “tenant” to land in Ossett being purchased (for £100) by Henry from John Humble, Manufacturing Chemist. It seems that Humble had borrowed money from a William Gartside of Ossett (a Dyer) to purchase land and property in Ossett; a part of which is now being bought by Henry. It seems that Henry is purchasing that part by discharging £100 of the debt owed by Humble to Gartside. What is Henry buying?

*“all that plot piece or parcel of land or ground containing twelve perches [just over one sixteenth of an acre] being freehold and copyhold compounded for and undistinguished being the eastward end of an allotment or parcel of land...on Ossett Common containing thirty two perches [just under a quarter of an acre]...bounded Eastward by Property owned by Nathan Mitchell...west by Hewitt Road...north by Horbury Road [Manor Road nowadays –the existing Horbury Road was then Sowood Lane]. south...by property owned by the Masters Fellows and Scholars of Jesus College” and also that building or manufactory erected on the copyhold part....and all that Steam Engine of six horses power Boiler Shafting Going Gear Machinery.....”*

The fees, fines and arrears of rent due to the Lord total £1-10-10. The above land is not a part of Scotts Yard but is along Ossett Common to the east of the Yard. The transaction though illustrates that Henry buys the land interest from Gartside for a sum (£100) and also must pay a fee and an annual rent (sometimes compounded) to the Lord.

### **4.1889; 29<sup>th</sup> November. Court Baron; Charles William Richardson to Henry Castile Scott.**

This is a record of a Court Baron of the above date that records the discharge of a £500 mortgage taken out by Henry C Scott on 12<sup>th</sup> May 1882.(Court Baron 19<sup>th</sup> May 1882). The mortgagee was Charles William Richardson, Wakefield Architect and security for the loan was taken against the land and property mentioned in the 1859 Indenture (see 1 above). On discharge of the mortgage Richardson surrenders his interest in the land and property (ie the legal charge) to the Lord who admits Henry as tenant. Why was Henry borrowing money? Was it do with building more dwellings, in Scotts Yard or elsewhere...or might it have been to do with Mona Cottage? In any event the fees, fine and “grave” rent arrears came to £1-18-4d. ( A graveship was a district within a larger area...for example Ossett was a graveship – elsewhere this may be termed a reeve)

This Admittance uses the same descriptions of the same areas of land as are mentioned in the 1859 Indenture including the land at Scotts Yard and five messuages or cottages “on land part of which was the site of a barn sometime ago pulled down”. The five dwellings and two mentioned as being elsewhere are now, or lately, in the occupation of Benjamin Graham, Thomas Hunt, Joseph Woodhead, Nathan Wilby senior, Nathan Wilby Junior, Mrs Watson, Herbert Wilby and Frank North. Seven dwellings but eight families.

Away from Scotts Yard, we are informed that Henry’s 3 acres at Upper or Over Cross Close was formerly occupied by Abram Pickard but is now or lately occupied by Joseph Peace.

## 5. 1913; 3rd January Court Baron; Admittance of George H Scott and others

Henry Castile Scott died on 3<sup>rd</sup> May 1912 and in accordance with his will he left his estate to his surviving children. These were George Henry Scott ( Physician and Surgeon of Mushroom Hall, Western Bank Sheffield) and Sam Castile Scott (Cloth Manufacturer), Georgiana (Spinster) and Anna Louisa Scott (Spinster) all of Mona Cottage South Ossett. The purpose of the Court Baron was to admit Samuel's children as tenants of the Lord of the Manor. [Henry also had a daughter, Catherine, who it seems must have died prior to the date of Henry's Will in 1905.

The Court Baron repeats reference to the copyhold ownerships mentioned in the earlier Court Baron (referred to above) and the 1859 Indenture. However there are additional references regarding these pieces of land which are worthy of emphasis here.

The 12 perches purchased by Henry C Scott from John Humble in 1872 (see 3 above) is referred to in a manuscript margin note as "Humble cottage" and that this area was part of the 32 perches "*awarded to one Joseph Scott by the Commissioner executing the Ossett Inclosure Award [The Inclosure Order 1807-1813] situate on or adjoining the south or southerly side of Manor Road... together with three cottages or dwellinghouses with outbuildings....erected thereon..and also the vacant land adjoining the said cottages now in the several occupations of Mrs Gomersal Mrs Ellis and Mrs Goldthorpe*" An undated manuscript margin note indicates this area of land as "Park Square". The 1872 Court Baron mentioned the 12 perches of land but made no reference to the three cottages and it is supposed therefore that these were constructed between 1872 and 1913. Henry borrowed £500, from Architect Charles William Richardson, in 1882 (and paid it back by 1889); was this mortgage taken out to construct three cottages on the south side of Manor Road in the 1880's. [Also see below for the possibility of some simultaneous building activity at Scotts Yard].

This Court Baron repeats the description of land included in the 1859 Indenture and the 1889 Court Baron adding a Burling Place and stable to the land which had a shop – though this area is unrelated to Scotts Yard. In relation to the Yard the 1889 Court Baron referred to the families occupying the "five dwellings" and this 1913 Court Baron goes on to tell us that those premises are "*now better known or described as follows namely All those eight several cottages or dwellinghouses situate at Giggal Hill South Ossett..in the several occupations of James Watson, Nathan Wilby, and others with the stable outbuildings and land adjoining situate in Manor Road aforesaid and bounded on or forwards the North by property belonging to the Representatives of the John Harrop deceased on or towards the east partly by property belonging to the Trustees of Happy Land and partly by property or properties belonging to Frederick Briggs on or toward the south partly by Manor Road and partly by properties belonging respectively to Frederick Briggs Arthur Mitchell and Mr Fawcett and on or towards the west by property belonging to the Heckmondwike Brewery Company....*"

This tells us the names of adjacent land owners (including Frederick Briggs; the maiden name of the Scott children's mother was Briggs) and also suggests that there were five dwellings (but eight families) on Scotts Yard in 1889 but eight in 1913. Interestingly the 1881 Census shows three dwellings "uninhabited" and these seem to be in or about the Yard. These facts suggest some building activity in the Yard in the 1880's and the 1890 map exhibits signs of considerable change in the layout of the Yard since 1854. I suspect that numbers 1,2 and 3 Scotts Yard were these additional properties built in the 1880's.

## 6. 1942 Abstract of Title of The Personal Representatives of Anna Louise Scott

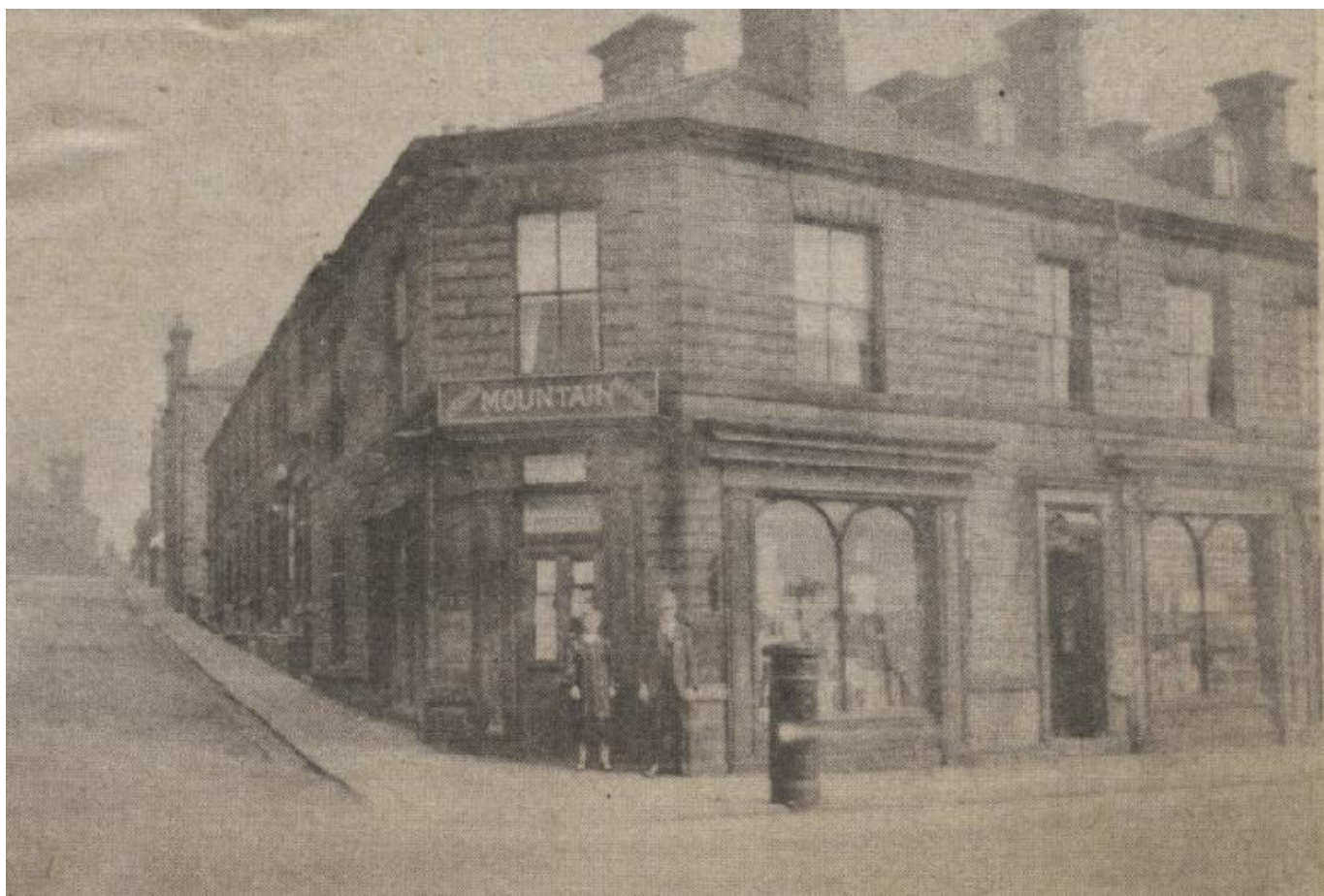
Anna Louisa Scott, spinster of Mona Cottage, was the last of the children of Henry C Scott to pass away. She died in 1943 and her Will (10 November 1937) appointed her nephew, John Winterton Scott as Executor. John Winterton Scott, the son of Dr. George Henry Scott was a Lieutenant Colonel in His Majesty's Army.

This Abstract (and that of 1951 shown below) rehearses the facts relating to the owners of Scotts Yard, in readiness, following Anna's death, for the subsequent sale of the Yard and the properties standing thereon. Most of these facts have been covered above but there are some points in this 1942 Abstract worth recording here. The starting point for the Abstract is the Will, dated 15 February 1905, of Henry Castile Scott of Mona Cottage. Henry devises, to his surviving children, Mona Cottage and land on the east side together with 2880 sq yds on the west side (this latter having been bought from Mark Wilby in 1897).

Henry's Will of 1905 instructs that Mona cottage is to be kept in good tenantable repair for ten years after his death. Other properties in his ownership are also mentioned including a house in Park Square (occupied by Albert Metcalfe) and the cottage warehouse close of land adjoining (this is probably Humble Cottage purchased by Henry in 1872) and three cottages in Manor Road "*opposite the east side of mona cottage*" and occupied by the Mrs Gomersall Ellis and Goldthorpe. Henry's Will also mentions the 8 cottages in Giggal Hill "*with the stable....*"

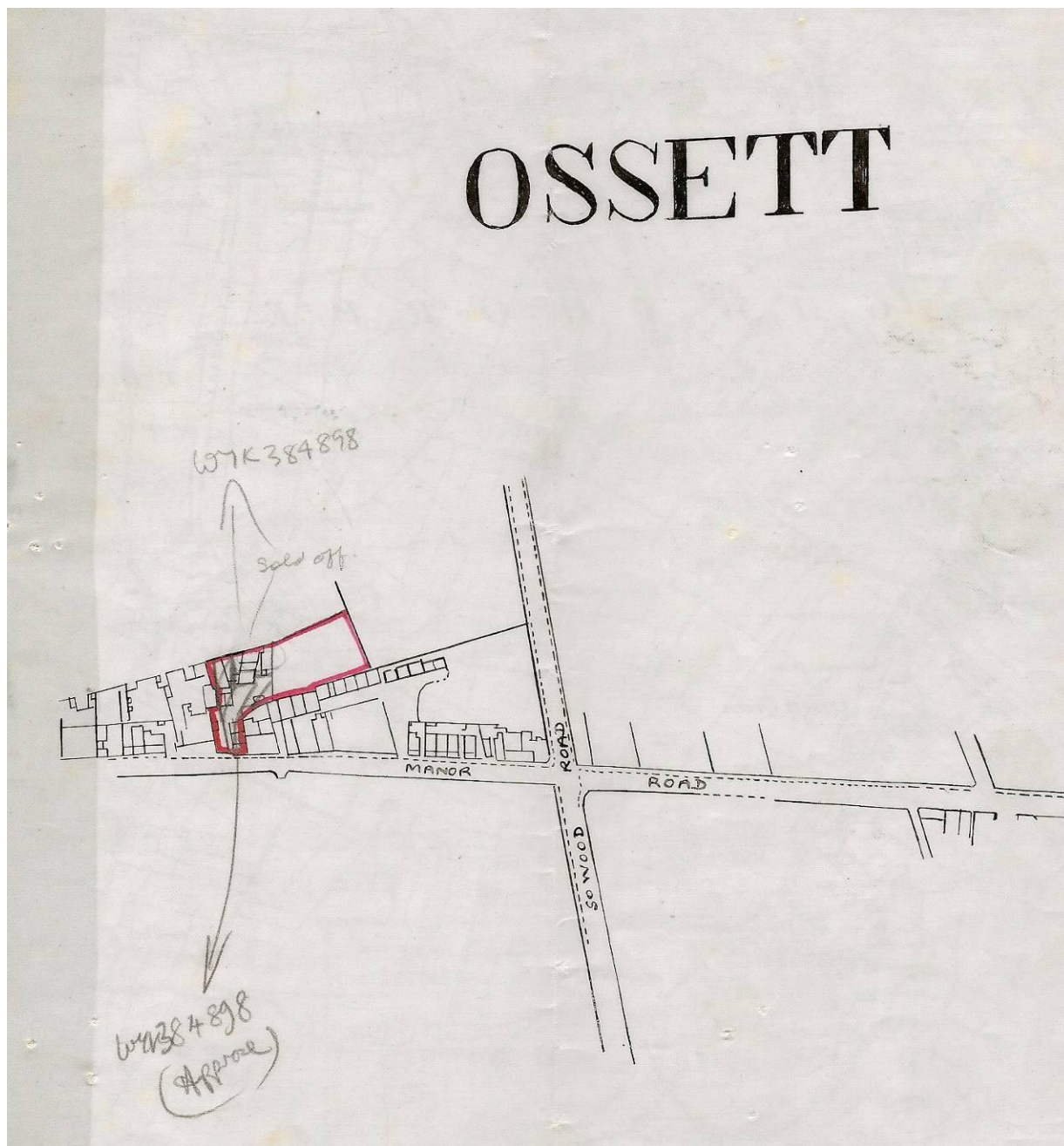
John Winterton Scott was granted probate for Anna on 9 Jan 1943 [WYAS 1943 vol 2 page 836 no.401].

**1940 Giggal Hill looking eastwards from the junction with the Green. Coop clock is top left**



**7. 1943; 20<sup>th</sup> February. Conveyance John Winterton Scott to Alfred Ernest Ellis**

This Conveyance sees John Winterton Scott selling, on behalf of Anna Louisa's estate, part of Scotts Yard including "those six messuages or dwellings", numbers 1 to 6, and other buildings to a Mr Alfred Ernest Ellis, Rag Merchant, of Sowood Villa in Ossett. The price was £315. The dwellings were then in the occupation of Messrs Watson Lawton Shires and others (not named). The following plan appears in the Conveyance. It is unlikely that Mr Ellis ever lived at Scotts Yard.



**Plan 2 From Conveyance of 20 February 1943. John W Scott selling to Alfred Ernest Ellis**

An undated (but later than 1943) manuscript note in the margin of the Conveyance states "some of the houses have been sub divided and they are now known as Nos. 1 to 8 Scotts Yard". Whilst [Deed Memorial at WYAS ref 1943 vol 12 page 312 number 150]

### **8.1943; 15<sup>th</sup> January. “Certificate on the Extinguishment of Manorial Incidents”**

Even though the custom of the Manor in relation to Copyhold land was abolished on 1<sup>st</sup> January 1925 it appears that the legislation enabled the Lord of the Manor to claim a final pound of flesh at the point that land, previously copyhold, was first sold after 1925. And so before John W Scott could dispose of the above land to Alfred Ernest Ellis there was a fee, or compensation to be paid to the Lord, presumably in lieu of the fees and rents to be lost as a result of the enactment of the 1922 Act.

This legislation appears to have laid down a formula for the calculation of such compensation so that it was not necessary to ask the Ministry of Agriculture and Fisheries to determine the amount due.

*“...the Right Honourable Sackville George Earl of Yarborough and Baron Conyers is Lord of the above mentioned Manor....and is entitled to be compensated for the extinguishment of the manorial incidents affecting the lands of the said Manor”*

For the princely sum of twelve pounds seventeen shillings and six pence payable to the Lord of the Manor of Wakefield the final obstacle was removed to enable John W Scott to sell *“ all those six cottages or dwellinghouses situate at Giggal Hill...now known as numbers 1 to 6 inclusive Scotts Yard Ossett...with the stable outbuildings and land adjoining bounded by.....”* [same description as in 5. above]

### **9. 1951; Abstract of Title of Mr Alfred Ernest Ellis to numbers 7 and 8 Scotts Yard Manor Road**

This document repeats much of that included in the 1942 Abstract at point 6 above adding, of course, details of the 1943 conveyance which sold ownership of numbers 1 to 6 Scotts Yard to Alfred Ernest Ellis. Remember however that whilst the 1943 conveyance referred to numbers 1 to 6 the manuscript note in the margin of that document reminded us that some of those properties had been sub divided *“and they are now known as Nos. 1 to 8 Scotts Yard”* The purpose of this abstract was to prove title to A E Ellis in order that he could sell numbers 7 and 8 as shown below.



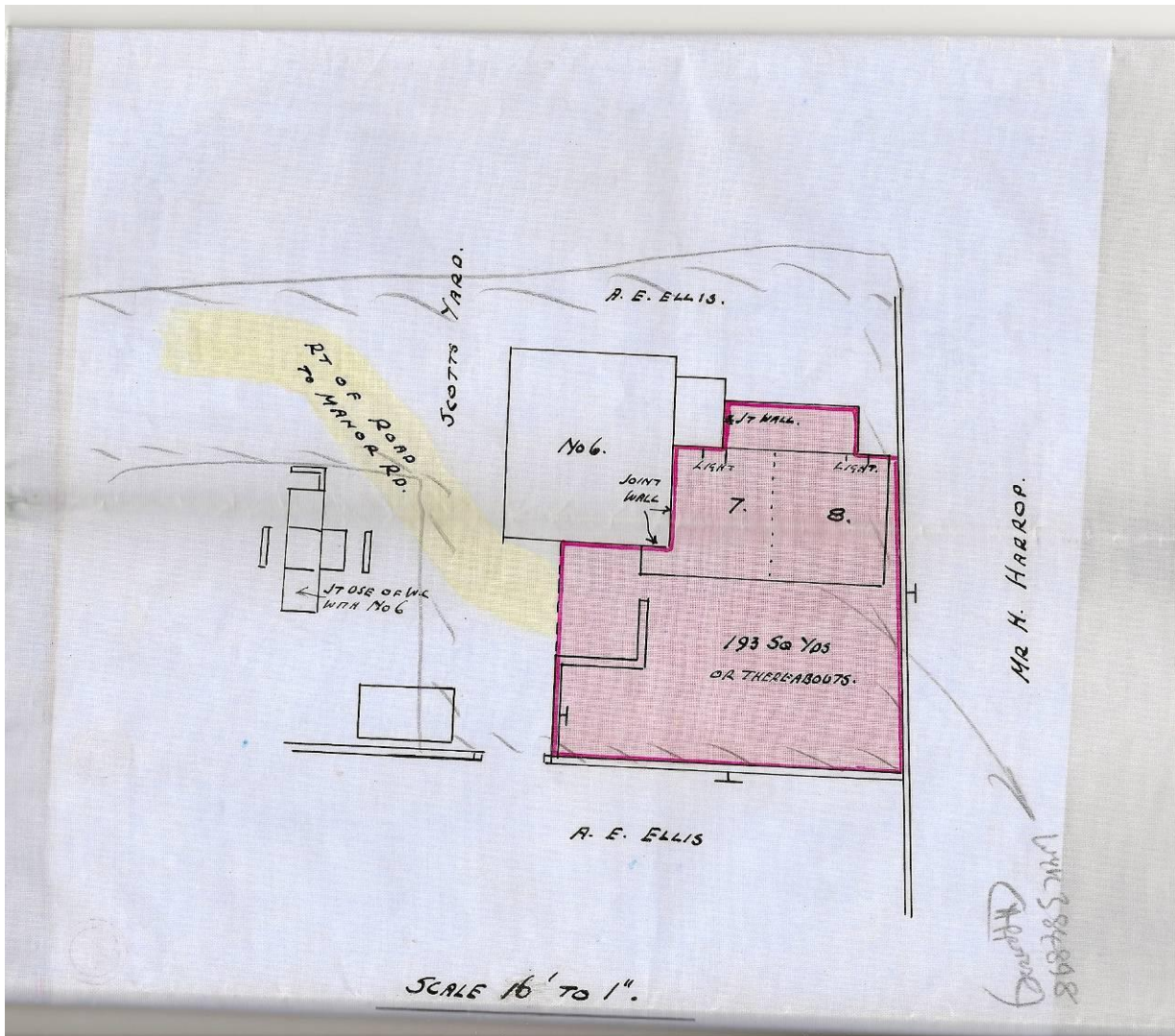
**1965 Giggal Hill junction with The Green with Green Park behind.**



## 10. 1951; 15<sup>th</sup> June Conveyance between Alfred Ernest Ellis and Miss Joan Adeline Kilbank

This conveyance is between Alfred Ernest Ellis, formerly of Sowood Villas but now of Holmfield High Street Gawthorpe retired Rag Merchant and Joan Adeline Kilbank, 25 year old Spinster, of 55 Belmont Terrace South Parade. Ellis is selling numbers 7 and 8 Scotts Yard for £250 ( about £8000 in current values) to the soon to be married Miss Kilbank. According to her Marriage Certificate (see 11 below) she is a Student Nurse and her father is a Company Director. Were 7 and 8 Scotts Yard a wedding present and Dowry?

The conveyance refers to the “two cottages or dwellinghouses (now thrown together and occupied as one dwellinghouse) known as Numbers 7 and 8 Scotts Yard.” The property is marked on a Plan (see Plan 3 below) as is the right of way to it “with or without vehicles and animals” and shown as “Right of Road to Manor Road subject to the payment of a fair proportion of the expense of keeping such roadway in proper repair and together with the right (in common with the occupants of the Vendor’s adjoining house Number 6 Scotts Yard to use the water closet on the adjoining property of the vendor as indicated on the Plan subject to the payment by the purchaser of one half of the cost of maintaining and keeping the same in proper repair....”



Plan 3 Alfred Ernest Ellis selling numbers 7 and 8 to Isaac and Joan Adeline Hughes in 1951

### **11. 1951 Marriage Certificate Isaac Hughes to Joan Adeline Kilbank**

This is the original copy of the wedding certificate between Isaac and Joan who were married on 7<sup>th</sup> July 1951 at St John's Methodist Church South Parade Ossett. Isaac was a 31 year old bachelor and male nurse of Pinderfields General Hospital. His father, also Isaac was deceased but formerly a painter and decorator. Joan was 25 a spinster and student nurse of 55 South Parade. Her father was Leonard Kilbank a Company Director. They were married just three weeks after Joan purchased numbers 7 and 8 Scotts Yard.

### **12. 1962; 30<sup>th</sup> October. Planning consent for Extension to 7 Scott's Yard**

Certificate of Planning Consent granted by Ossett Borough Council for an extension to the Hughes' property, now known as 7 Scotts Yard and in response to Mrs J A Hughes Planning Application of 9<sup>th</sup> October 1962

### **13. 1964; 18<sup>th</sup> February. Legal Charge for Mortgage from Yorkshire Bank.**

This document was originally dated 7<sup>th</sup> January 1963 and is likely to be an extension of an existing facility to Isaac perhaps in connection with his chiropody operation (no amounts mentioned) to fund the building of the extension agreed in October 1962. The Agreement is between the Yorkshire Bank, the owner of 7 Scotts Yard (Joan Adeline Hughes) of the first part and Isaac Hughes ("the customer") and Joan of the second part chiropodist and wife. Both are of 7 Scotts Yard. This tells us that number 7, bought by Joan in 1951 remained in her sole name 13 years later.

### **14. 1965; Abstract of Will Death and Probate of Alfred Ernest Ellis Deceased.**

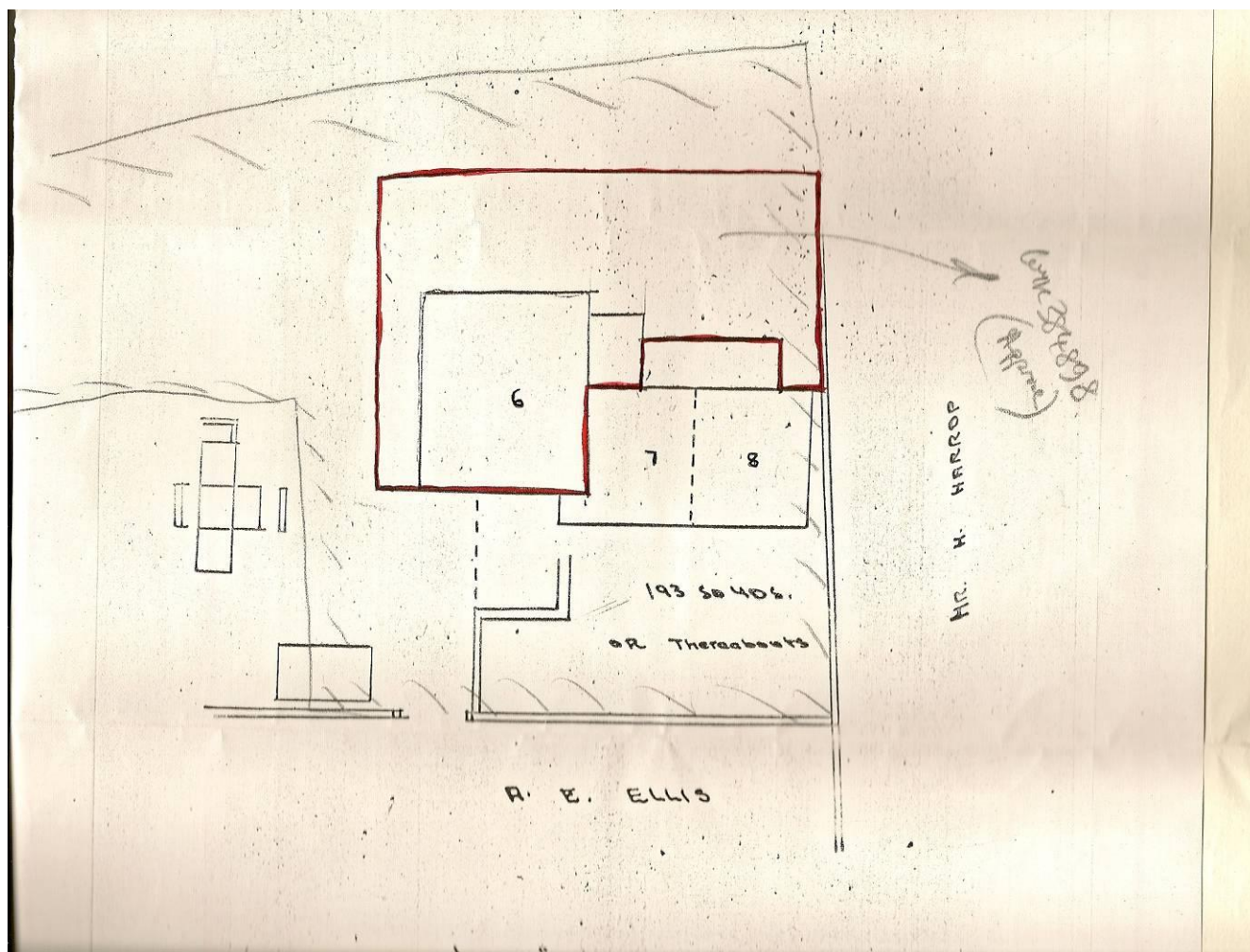
Alfred Ernest now of 14 Grasmere Road Dewsbury, described (now) as a retired farmer, has made his Will (dated 12 September 1963 and named his son Alfred Jack Ellis as Executor. Alfred Ernest died on 24<sup>th</sup> October 1965 and probate was granted 19<sup>th</sup> November 1965.

### **15. 1968; Abstract of Title of Personal Reps of Alfred Ernest Ellis to Scotts Yard**

This repeats much of what has been covered above except it tells us that Alfred Jack Ellis is of The Croft 31 Wesley Street Ossett and that his father's estate was valued £5390-8-0d.

**16. 1968; 16 May. Conveyance between Alfred Jack Ellis and Isaac Hughes and Joan Adeline Hughes**

This Conveyance provides for the sale by Alfred Jack Ellis, Automobile Engineer, to Isaac and Joan Adeline of number 6 Scotts Yard. The sale price is £372-10-0d. The Conveyance also provides for a right of way across land retained by Mr Ellis and the Hughes' are charged with the responsibility of providing a fence between points marked A,B and B,C on the Plan (but which aren't so marked though it is fairly clear where they are likely to have been. [The Deed Memorial is ref WYAS 1968 Vol 140 page 966 number 416] The Plan is shown below.



**Plan 4 Alfred Jack Ellis selling number 6 to Isaac and Joan Adeline Scott in 1968**

**17. 1968; 26 July. Legal Charge between Yorkshire Bank and Isaac and Joan Adeline Hughes**

This appears to be an extension of an existing bank facility similar to 13 above. But in this instance it perhaps provided funding for the Hughes to purchase number 6.

**18. 1971; conveyance 29<sup>th</sup> January Personal Reps of A E Ellis to J and JM Asquith (Joiners and Builders)**

This is a conveyance whereby Alfred Jack Ellis, executor of his father's estate, is selling land specified in the Plan (Plan 1 below ) to J and JM Asquith for £600. The acreage of the land is not specified but it includes the water closet jointly used by the Hughes and the tenants of number 6 back in 1951.

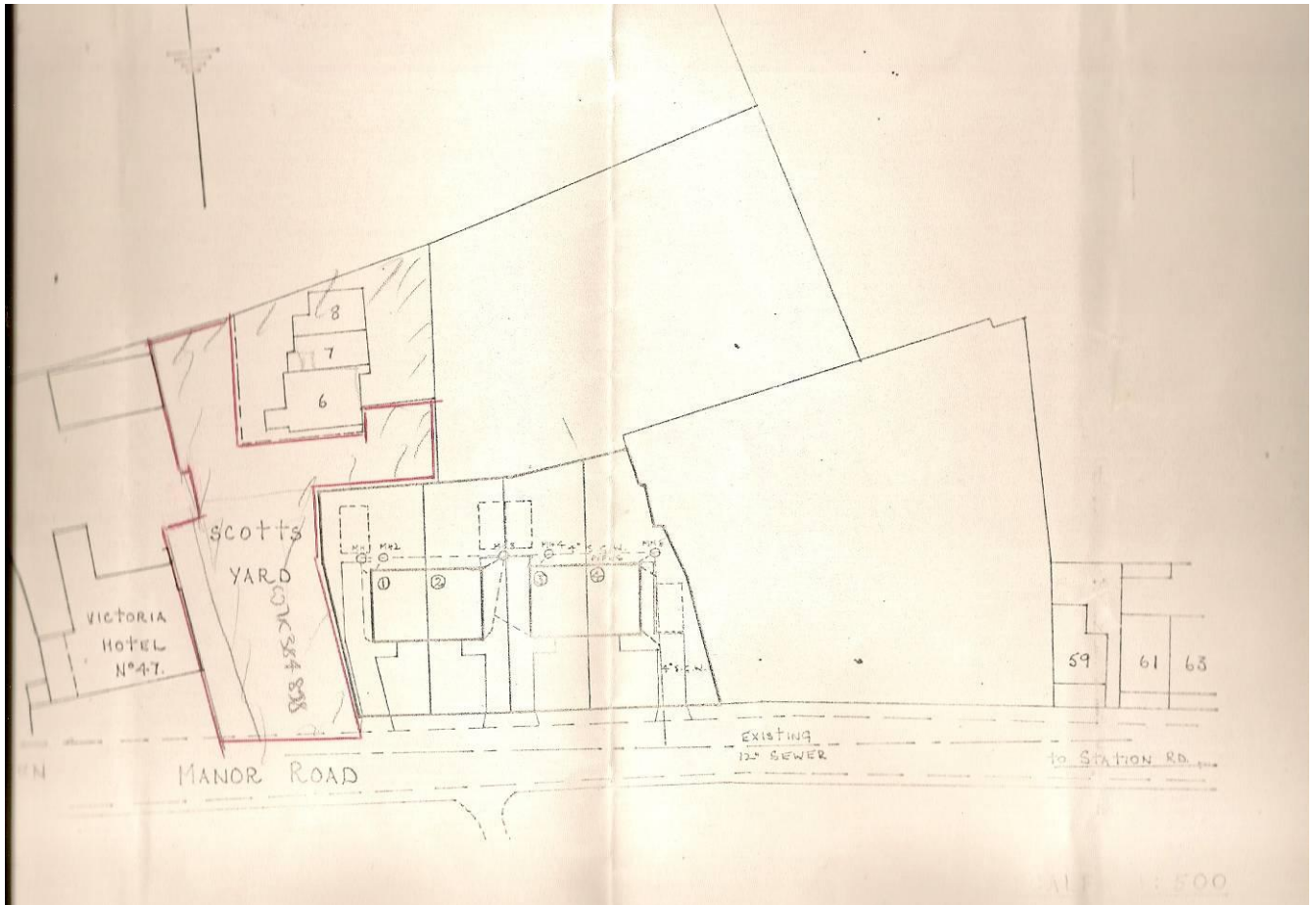


**Plan 1. 1971 Alfred Jack Ellis selling to J and JM Asquith**

By this time (1971) the Hughes' had purchased 7 and 8 Scotts Yard in 1951 and number 6 in 1968 and Asquith had bought much of the remainder which had development potential (but only by creating a new access from the east into the above land). Only the access to Scotts Yard, including the sites of the former numbers 4 and 5, remained in Ellis' ownership. This was not to last much longer.

**19. 1971; 30<sup>th</sup> August. Conveyance Alfred Ernest Ellis Repts to Mr and Mrs Isaac Hughes**

This conveyance saw the Ellis estate selling “all that piece of land....formerly the site of four dwellinghouses.....and known as numbers 1,2,3 and 5 Scotts Yard...”. The site is shown in the Plan (plan 6 below) the purchase price was £302



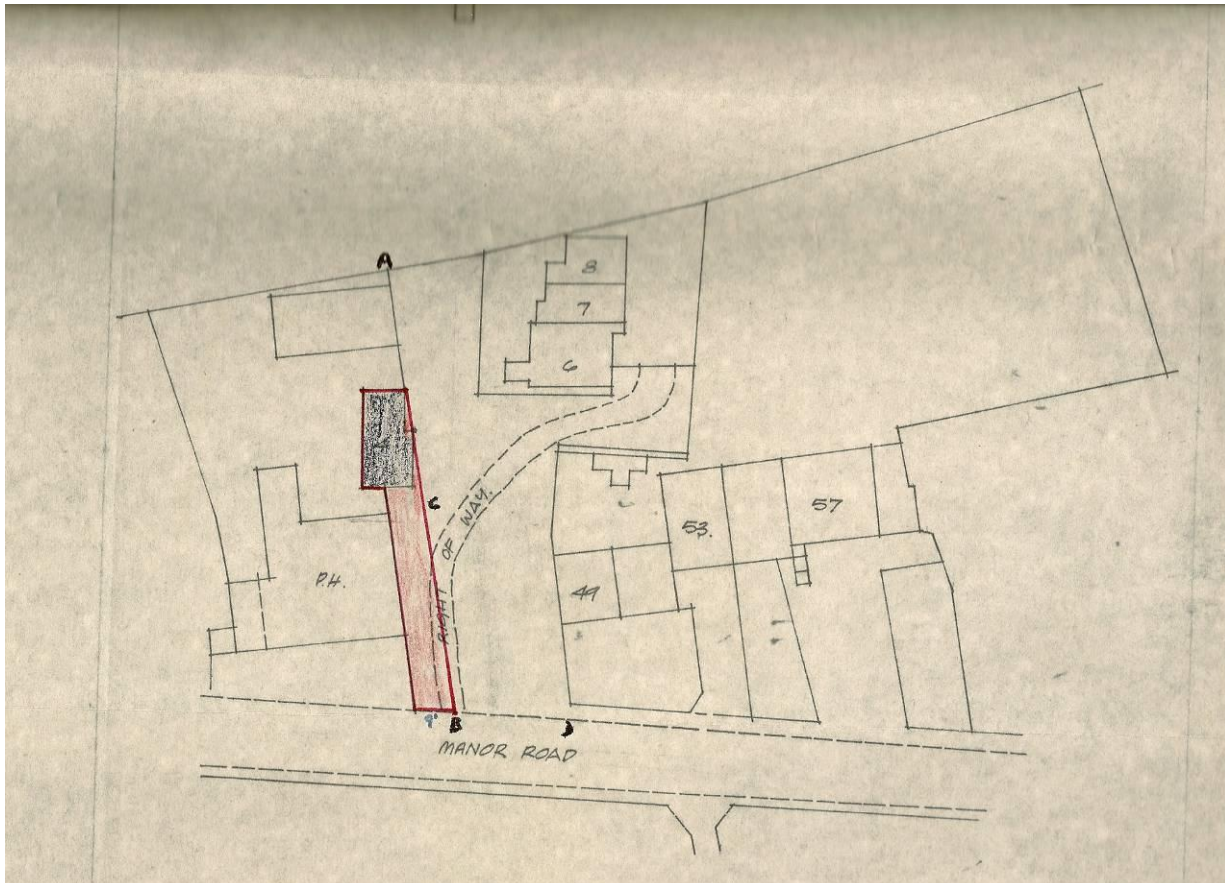
**Plan 5. 1971 Ellis Estate selling land (formerly the site of 1,2,3 and 5 Scotts Yard) to the Hughes'**

**20. 1971;19 October. Legal Charge Yorkshire Bank and the Hughes**

In accordance with previous practice Isaac and Joan Adeline Hughes and Yorkshire bank update their facility arrangements shortly after the acquisition of a bit more of Scotts Yard. No amounts are mentioned.

**21 and 22. 1972; 18<sup>th</sup> October; Conveyance between Isaac and Joan Hughes and Bass Ltd for sale of a strip of land at Scotts Yard.**

Having spent 20 years between 1951 and 1971 acquiring pieces of Scotts Yard, Isaac and Joan Adeline Hughes agree in this 1972 Deed to sell, for £200, with the consent of the Yorkshire Bank, a small strip of land adjacent to the Victoria Hotel, to Bass Ltd. The Conveyance describes the piece of land as “*comprising the site of a former dwelling house (now demolished) known as number 4 Scotts Yard....*” Bass Ltd have responsibility for the construction and maintenance of nine inch thick walls, three feet high between points B and C and B and D and six feet high between A and C. This responsibility may still apply. The Plan is shown below. This sale appears to provide the Victoria with better access to the rear of the Public House and regularises the boundary.



**Plan 6. 1972 Isaac and Joan Adeline Hughes selling to Bass Ltd**

The **original** position of the boundary between the Victoria and Scotts Yard and the location of the demolished number 4 begs the question as to whether the site on which the Victoria was built, around the late 1850's, was once part of the Scotts Yard ownership. If this were the case then Samuel Scott (1780 – 18 ) probably also owned the Victoria site. Looking at the above Plan there is a more natural boundary line to the west of the Victoria which could have represented the boundary line of a larger plot in Samuel's ownership and would explain why the rear of the Victoria is inaccessible without the strip purchased by Bass in 1972. This was because the building of the Victoria in the late 1850's was restricted by the presence of number 4 Scotts Yard. See also Plan 5.

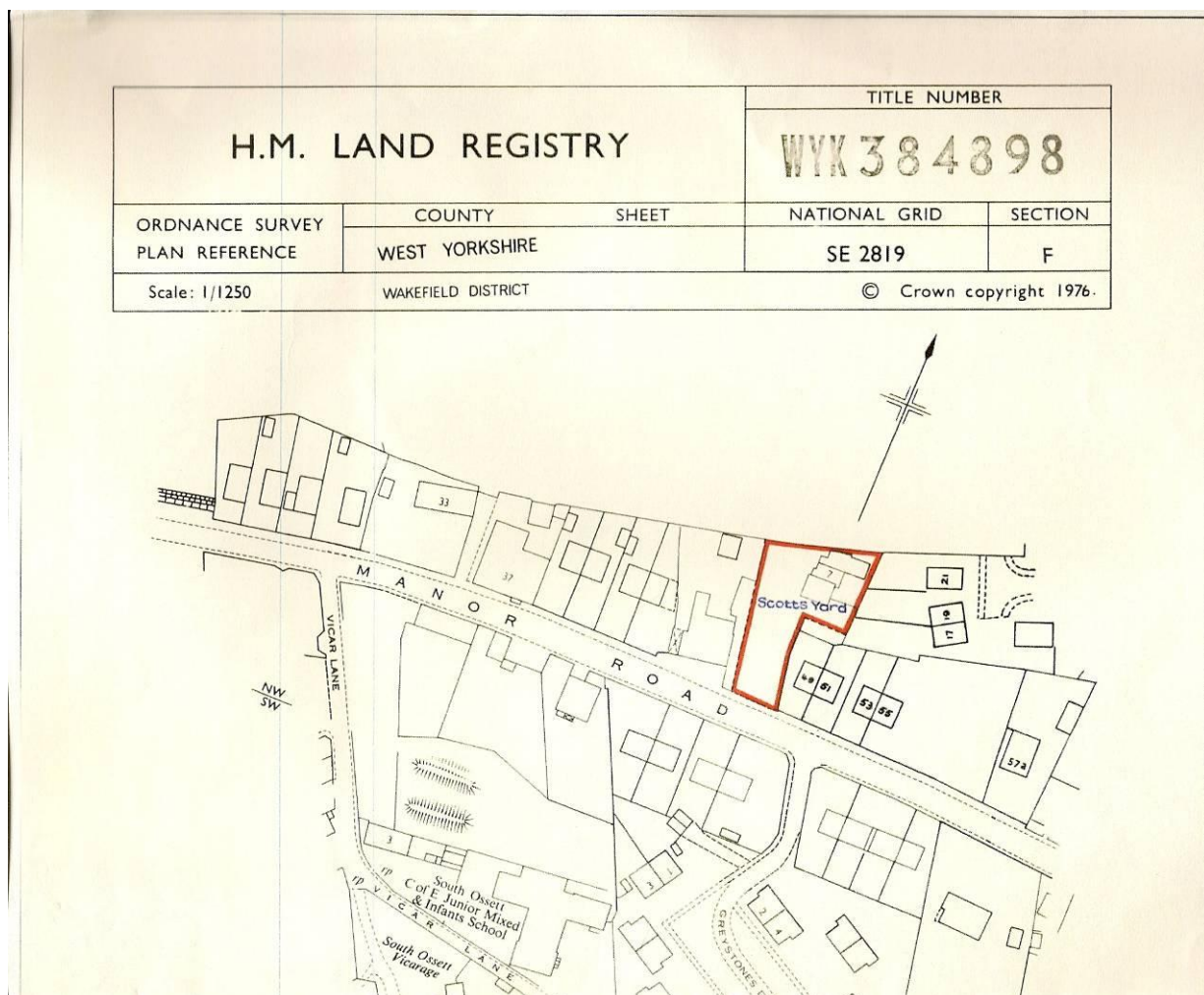
**23. 1986 Land Registry Transfer of Scotts Yard from Isaac and Joan Hughes to Robert and Valerie Dale**

In 1986 chiropodist Isaac Hughes was 66 years of age and his wife of 35 years, Joan Adeline, was 60. They had lived at Scotts Yard since their marriage in 1951; firstly in number 7 and 8 which they extended in 1964. In 1971 they purchased number 6 and presumably combined this with the extended numbers 7 and 8 (which was already a single dwelling). They had spent 20 years and £724 assembling the ownership of the Yard and they had lived here for 35 years. Perhaps it was a good time to retire elsewhere.

This document is a Land Registry transfer form which records the sale of Scotts Yard for £53000 to Robert and Valerie Dale of 10 Greenwood Mount Leeds 6. The property was then known as 7 Scotts Yard and the Plan supporting the transfer or sale is that shown as Plan 7 above. The Land Registry reference is WYK 384898.

**24. 2002; Land Registry Title Plan ref WYK 384898**

This is the final document in the “Deeds Package” inherited by Richard and Rachel when they purchased the property in March 2007. It is known that the Yard was purchased in 2002 presumably by the persons from whom Richard and Rachel subsequently bought the Yard. It is not known if the yard was bought and sold between 1986 and 2002 but in any event this is unlikely to have any real bearing on the history of Scotts Yard.



**Plan 7 2002 Land Registry Title Plan for Scott's Yard**

## CHAPTER 3 - SCOTT'S YARD BETWEEN 1841-1986

The earlier parts of this history have looked at the Census and the documentary evidence relating to the Scott family and their land and property holdings, including Scott's Yard. It is almost certain that, in the period 1841 to 1943, the Scott family did not live at Scott's Yard. The Censuses from 1841 to 1901 have them living on Middle Common (Park Square) where Samuel had other land ownerships. From 1871 they lived at Mona Cottage, Middle Common and it seems likely that Samuel's son, Henry Castile Scott, may have had the house built in the 1860's. It does seem to have had some special meaning to him since in his Will of 1905 he specified that Mona Cottage should be maintained in good tenantable repair for ten years after his death; thereafter to be sold by public auction or private treaty. Henry died in 1912 but his family continued to live there until his daughter Anna Louisa Scott died in 1942

Scott's Yard on the other hand appears to have been let by the Scotts to those less fortunate and wealthy than themselves. It is possible that the Scotts lived there at some earlier time than 1841 and this possibility will be examined further in following chapters.

So who did live at Scott's Yard during this period? It may be useful to look at some of the families who appear to have lived on Scott's Yard for this may tell us something of the time and, more particularly, may throw further light on the nature, size and age of some of the dwellings which appear to have been built on the Yard from the middle to the end of the 19<sup>th</sup> Century.

By way of a starting point we have read that part of Scotts Yard was at one time the site of a barn "now pulled down". Additionally the Map of 1854 (the earliest map of the area that exists) shows something of the likely buildings or dwellings on the site at, or about, that time. By way of context the adjacent "Victoria Hotel" was not built until the late 1850's. But first what information do we have so far regarding the number of structures (maybe not all of them dwellings) in Scotts Yard?

### \*\*\*\*\*Structures on Scott's Yard according to the 1854 and 1890 Maps\*\*\*\*\*

An examination of the 1854 Map (somewhat enlarged!) appears to show a large structure at the rear of the Yard, approximately in the location of the 1964 extension to numbers 7 and 8. Could this be the Barn? Or maybe just outbuildings? In front of this and slightly to the south west there appears to be a single structure which could be number 6. In front of that, and again slightly to the south west appears to be a further structure which could be numbers 4 and 5. To the south west of these, on the site now home to the Victoria Public House is a large structure fronting on to Manor Road. Consequently the structures have a staggered rather than a clustered appearance. The 1854 map is shown elsewhere.

The staggered nature of the structures (4,5,and 6 above) is an interesting feature which may have evolved or been created to ensure that sufficient 'roadway' remained from Manor Road, bending eastwards, through the Yard to (what may have been) the Barn and the adjacent land ownership (sold to J and JM Asquith in 1971). So, the evidence from the 1854 Map points to there being three (fair sized) structures and a barn (or outbuildings) here in about 1850. (*perhaps* numbers 4,5 and 6). In truth the scale of the Map is not sufficient to enable an accurate assessment of the buildings on the site other than there appears to be three or four. On the other hand the 1890 Map is of better scale and much more informative. This shows that Scotts Yard in that year was identical to that shown in the Plan used in the 1972 conveyance (Plan 5).



**\*\*\*\*Structures on Scott's Yard according to the deeds and documents\*\*\*\***

We also have some evidence from the package of Deeds etc about the number of dwellings and structures on the Yard between 1859 and 1986. Apart from the reference to the barn 'now pulled down' in 1859 a Conveyance stated there were five dwellings. By 1889 the number of dwellings was still five though five, or maybe six, families were named as living in them. A 1913 conveyance relates that there were then eight dwellings and by 1943 there is reference to six dwellings (sub divided and known as 1-8 Scotts Yard) and stables and outbuildings

How do we make any sense of all of this; assuming of course that the information collected is accurate? Maybe this is how it was;

1854 Map; three structures on the site (approx in the position of nos. 4,5 and 6).

1859 Conveyance; five dwellings (possibly nos. 4,5,6,7, and 8 or possibly sub divisions of numbers 4 and 5 with 7 and 8 built in the 1880's)

1889 Court Baron; five dwellings maybe providing accommodation for five or six families.

1890 Map; eight dwellings- same layout as shown in Plan 1. (Numbers 1,2,3 and maybe 7 and 8 are possibly built around this time)

1913 Court Baron; eight dwellings

1943 Conveyance; six dwellings (numbers 4 and 5 demolished?) stables and outbuildings

1960's Many properties on Giggal Hill are cleared. 1,2 and 3 maybe demolished

1964 Extension added to numbers 7 and 8

1968 Conveyance; numbers 6, 7 and 8 become a single dwelling.

**2008** No change since 1968.

The evidence suggests **that numbers 4,5 and 6 were built by 1859. The size of number 5 would have allowed sub division to provide more dwellings. It is possible that 7 and 8 were also here in 1859 though I rather think they are more likely to have built in the 1870's or 1880's and perhaps simultaneously with numbers 1,2 and 3. Numbers 1,2 and 3 were probably demolished in the 1960's. Numbers 4 and 5 were demolished between 1913 and 1943.**



**Giggal Hill Looking Eastwards To The Coop 1965**

It is tempting to think that Census information would add something to the above and tell us more about the layout of Scotts Yard over the years. The problem with census information for all years between 1841 and 1901 is that they record location often on the basis of a number given to each property by the Census Enumerator as he walked around his district. This number is not the same as the address of the property which is, more often than not, not quoted in the Census. In any event "Scott's Yard" does not appear as an address in any of the censuses. Indeed the first reference to the location being called Scott's Yard is in a conveyance of 1943. The Scotts Yard location is included in the censuses as Giggal Hill and, later, Manor Road. Nevertheless the census information will, at the least, give a view of the families who lived here and provide a glimpse of the lives they led.

The starting point for comparison with the 1841 - 1901 census information is the Conveyance of 1889. This names those in occupation of the five dwellings at Scott's Yard and two elsewhere (probably Middle Common – now known as Park Square) which *'are now or lately in the occupation of Benjamin Graham, Thomas Hunt, Joseph Woodhead, Nathan **Wilby** senior, Nathan **Wilby** Junior, Mrs **Watson**, Herbert **Wilby** and Frank **North**'*. According to the Conveyance there are seven dwellings but eight families. Two years later in the 1891 Census Messrs Graham, Hunt and Woodhead cannot be located anywhere on Giggal Hill, Manor Road or Middle Common. The other five of the above individuals are however living on Giggal Hill or, in one case, nearby on Victoria Street (bottom of Giggal Hill). We can be sure that the individuals are living at Scott's Yard in the 1891 Census thanks to cross referencing the names to the 1889 Conveyance; also because the addresses of these individuals are adjacent to and to the east of "The Victoria Hotel", and because we can tell that the Census Enumerator is walking in the direction of The Green.

The 1891 and 1901 Censuses are also the only ones to give the number of rooms in each of the dwellings enumerated. On the basis of the above I have followed eight properties which precede the Victoria. The **bold type** below represents my assessment of the families living on Scotts Yard in 1891 and 1901. Scotts Yard had two dwellings with two rooms, one dwelling with three rooms and one dwelling with 4 rooms. 1891 is the only Census that also gives the addresses of the properties; albeit

that the addresses are numbers 28 to 34 Manor Road (Number 30 is shown twice). Number 35 is The Victoria. The asterisks denote those living on Scotts Yard, 'now or lately' in 1889 according to a Conveyance of that year.

I believe the following shows those families who lived here in **1891**(and The Victoria for reference);

Address**	Rooms	Family Name	Family Detail	1901
28	2	James Hall	Widowed Weaver,2 children	James Hall(2)
<b>29</b>	<b>3</b>	<b>Jim Watson</b>	<b>Cloth Presser, wife, 2 children</b>	<b>Jim Watson(3)</b>
<b>30</b>	<b>2</b>	<b>Mary Watson*</b>	<b>Widow,son,his wife and 2 children</b>	<b>John Watson(3)</b>
<b>30</b>	<b>3</b>	<b>Alfred North*</b>	<b>Fireman, wife, 2 children, lodger</b>	<b>James Briggs(2)</b>
<b>31</b>	<b>2</b>	<b>Herbert Wilby*</b>	<b>Warper, wife and child</b>	<b>John Audsley(2)</b>
<b>32</b>	<b>4</b>	<b>Nathan Wilby*</b>	<b>Mill Operative wife and 4 children</b>	<b>Nathan Wilby(4)</b>
33	3	William Harrop	General labourer wife and child	Walter Charlwood(2)
34	2	Mary Moss	Widowed Weaver and daughter	Thomas Callaghan Elizabeth Laycock(3)
35Victoria	3	Joseph Smith	Innkeeper	John W Hughes(3)

\*\* denotes Manor Road address per the 1891 Census.

1901 is also shown for reference with the number of rooms shown in brackets. Note there are 9 families in 1901. Is it possible to relate the above addresses to the buildings we know as 1 to 8 Scotts Yard? To do so requires some assumptions; not least is the way the enumerator might have walked around the Yard 117 years ago in 1891! For example did he start at number 1 Scotts Yard or number 4? Did he call at number 8 before calling at number 6?

**What can we make of this if one of the objectives is to try to identify the family that was living in number 6? In truth it is impossible to know. What can be said though is that number 6 must have been a three or even four room house. On this basis it must surely have been occupied by one of the four following families viz; Jim Watson, Alfred North,or Nathan Wilby jnr, It could be any. Will the earlier Censuses tell us any more?**



**The Victoria Public House, Giggal Hill Manor Road Ossett in 1997**

In the 1901 and 1891 Census analysis above the rationale has been to follow eight addresses ‘back from’ the Victoria Hotel. This results in each case with James Hall being 8 addresses away. Based on the same logic the following analysis covers 1881 back to 1861. The older censuses are less detailed in the information they contain and none before 1891 include room numbers within dwellings. Here is the analysis (the figures in brackets show the number in each family);

1881	1871	1861
James Hall(5)		
<b>Nathan Wilby Snr(3)</b>	<b>Nathan Wilby Snr(7)</b>	<b>Nathan Wilby Snr(8)</b>
<b>Nathan Wilby Jnr(7)</b>	<b>Nathan WilbyJnr (5)</b>	<b>Thomas Bradley(8)</b>
<b>Mary Watson(4)</b>	<b>Wm Illingworth(7)</b>	<b>Samuel Pickard(4)</b>
<b>Frank North(2)</b>	<b>Frank North(3)</b>	<b>Frank North(6)</b>
Sarah Bury(1)		
William <b>Spurr(5)</b>	Wm Spurr(12)	Amos Moss (7)
Thomas Huntington(2)	Thom Huntington(2)	Thomas Huntington(6)
Victoria Hotel;		
Alfred North	Henry Audsley	Wm Gawthorpe

Analysis from the Deeds and Maps suggest there were 5 dwellings here in 1889. The bold type above is my assessment of four of the families who lived here in those years. One of the dwellings could be vacant (though the Census does not record this to be the case) otherwise the fifth family to live here could be that of William Spurr in 1881 and 1871 and Amos Moss in 1861.

The analysis doesn’t really take us any closer to discovering the occupants of number 6 but the relative size of the families suggests that numbers 4, 5 and 6 would be housing the larger families ie Wilby, Illingworth or Spurr . All are possibilities and of course the occupying family could have changed over the years but only the Wilby family is constant through 1861 to 1901.

In any event it seems that Richard Spurr and Rachel Pickard are not the first with those names to live at, or be associated with, Scotts Yard. The Spurrs and the Pickards have been here or hereabouts before. In 1861 Samuel Pickard, his wife Jane (nee Rage) and two children were living in the Yard. Interestingly Samuel was the son of Robert Pickard and brother to Isaac Pickard both of whom once lived at The Cottages 9 Haggs Hill Road Ossett. He was probably born there. We will hear more about Samuel later.



**Manor Road – Giggal Hill Bottom Houses demolished in the mid 1960's**

The **1851** and **1841** Censuses paint a completely different picture suggesting that something quite significant was happening to the site between 1851 and 1861. One sign of this is the building of The Victoria Hotel in the late 1850's. An examination of the 1851 Census shows Abraham Ward as the first and most westerly based name on the Giggal Hill section of the Census. This section follows Upper Common and precedes Giggal Hill Bottom so we can be fairly sure that this family is living in the vicinity of, Scotts Yard. Abraham was a Master Shoe Maker. The next name is Charles Ellis a Cloth Manufacturer employing 9 men. It is not known if these two individuals are living at Scotts Yard, and/or adjacent to the Yard but we do know that the Victoria Public House was built in the late 1850's and so, it seems, the 1850's were to mark a particular turning point in the history of this part of Ossett and the site itself.

In 1841 there is no sign of Abraham Ward or Charles Ellis on Giggal Hill. Abraham is living with his parents on The Green and Charles Ellis is in Pontefract. The first name on the Giggal Hill section of the Census is Henry North (Clothier) followed by Francis Wilby (Cloth Manufacturer), William Smith (Cloth Manufacturer – also here and a weaver in 1851) and Thomas Wood (Shoe Manufacturer and also here in 1851). In total in 1851 there are 17 families living on Giggal Hill. In 1841 there are 18 suggesting little development in the area in the 1840's. Whilst it is possible to tell that certain families were most likely to be living in the Yard between 1861 and 1901 (the 1859 and 1889 Deeds being key reference points) there is no way of telling whether any of these families were living at Scotts Yard in or before 1861.

Between 1861 and 1901 there is some sort of consistency in the family names appearing in or about Scott's Yard. There is no such consistency before 1861. It is known that The Victoria was built in the late 1850's and so it appears that some development was taking place in the locality around this time. This may account for the lack of consistency in family names, before 1851, that so characterised the second half of the century. Was it, as seems likely, that new dwellings were built around this time and if so were they replacing existing dwellings, adding to existing dwellings or were they completely new to the site and replacing "the barn now pulled down"?

Nonetheless the 1854 Ordnance Survey Map shows some properties on the site at that time and so it is possible that the Ward and Ellis families were there in 1851.

## CHAPTER 4 - INTERIM CONCLUSIONS 1859-2008

The research so far (April 2008) has involved a study of the Deeds package, Census information and local Maps. The next stage is likely to be more difficult and will require the examination of records at the West Archives (WYAS), the Yorkshire Archaeological Society(YAS), The John Goodchild Collection at Drury Lane and, perhaps, the Local Studies Library at Balne Lane.

The intention is to search Land Tax records, the Valuation record for 1775, WYAS Deeds before 1859, YAS Wakefield Manorial Rolls, Church records and the Electoral Registers. Before doing so it may be worth a review of the interim conclusions thus far in the research.



**Plan 1 Showing the position of dwellings –numbers 1 to 8 – on Scotts Yard**

This is what we know;

1. Scott's Yard was owned by the Scott family between 1859 and 1943.
2. Samuel Scott was the first owner and his grand daughter Anna Louise Scott's estate sold the site to Alfred Ernest Ellis in 1943 following her death
3. Following Mr Ellis' death his executors sold the site to Isaac and Joan Adeline Hughes in tranches over a 20 year period from 1951.
4. The Hughes sold the site to Robert Dale in 1986. It was sold again in 2002 and purchased by Richard and Rachel Spurr in 2007.
5. The Scott family did not live here (at least not after 1841) but at Middle Common a little to the east.
6. At one point in time the Yard provided homes for 39 people including at one time the Spurr and Pickard families
7. Before 1859 the site may have been part of a larger ownership including the adjacent Victoria site.
8. Before 1859 a barn was on part of the site. It seems likely that numbers 1,2 and 3 were built in the 1880's and demolished in the 1960's. Numbers 7 and 8 may have been built at the same time or possibly in the 1850's. Numbers 4 ,5 and 6 appear to be earlier than 1859. Numbers 4 and 5 were demolished between 1913 and 1943. An extension was built to numbers 7 and 8 in 1964 and Numbers 6,7 and 8 became a single dwelling in 1968.

## CHAPTER 5 - EVENTS BEFORE 1859

Thanks to some fairly meticulous record keeping, the preservation of key Deeds and documents, and some reconstruction of what might have been from Census and Maps we know quite a bit about the history of Scott's Yard in the years after 1859. This was the year that Samuel Scott (1780-1860) Clothier of Ossett devised his land property and other possessions to his only son Henry Castile Scott (1834-1912).

Plainly there must have been at least one conveyance or record by which Samuel was to become the owner of the land and property that he left to his son in 1859. For a family so meticulous in their record keeping is it significant that this document is not one of those "inherited" by Richard and Rachel when they purchased Scott's Yard in 2007?

It is certain from the records that part of Samuel's land and property portfolio was of a copyhold nature and, for his proof of ownership, he may have been content to rely on the Manorial Court Roll maintained by the Lord of the Manor of Wakefield. It is possible however that there were other reasons. It may be recalled that the 1859 Indenture made reference to Samuel having "a ¼ share" in certain land and property (including Scott's Yard, though it appears not to have gone by that name until about 1943) and it seems that the payment by Samuel of £400 was sufficient to secure the other three shares thus enabling Samuel to pass on the whole ownership to his son, Henry. It may be then that the Conveyance whereby this land was originally purchased was maintained by one of the other shareholders or, perhaps it was maintained for safe keeping by solicitors acting for the parties to the acquisition.

But who were these other parties and when might Samuel have acquired his interest in the land at Scott's Yard? Samuel's father was David Scott. Is it significant that Samuel Scott had four siblings but it seems likely that one died at an early age. That left David Scott (born about 1750) with four children. Was he the previous owner of Scott's Yard and did he leave a quarter ownership of his estate to each of his children?

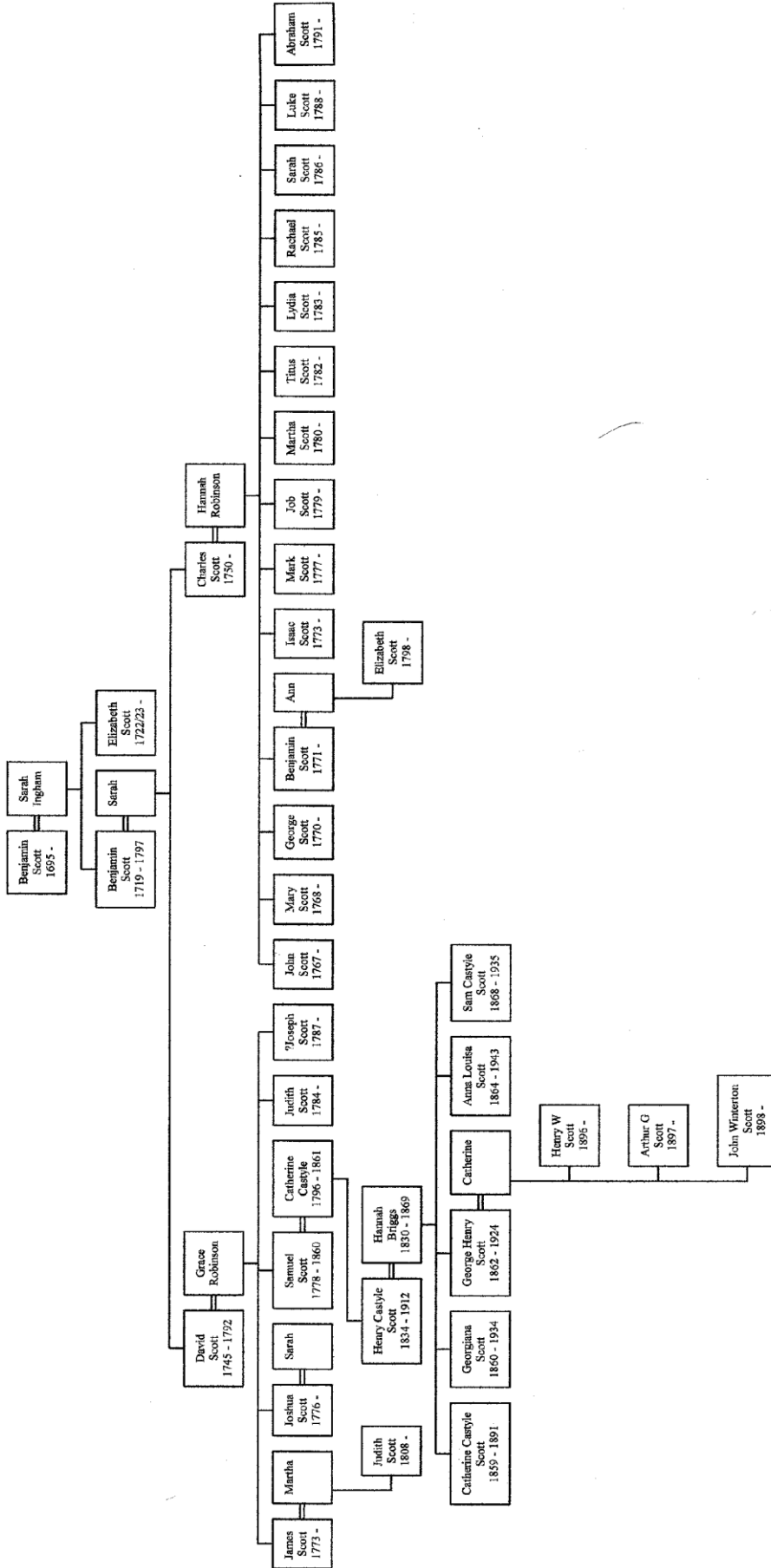
### **The Scott Family before 1859**

Before arriving at a possible answer to these questions it is worth recording the origins of the Scott family of Ossett back to about 1690. Samuel's ancestors and descendants are shown in the following Family Tree. There were many of them; almost without exception they were clothiers, clothmakers or feltmakers and more than a few were owners of land and property. They almost all appear to have lived on or about (what is now known as) Park Square.

Samuel's father was David Scott born about 1755. David had three brothers and three sisters. One of the brothers, Charles, also owned land on or about Giggal Hill and Middle Common. Another brother, Joseph Scott, similarly a clothier and owner of land appears to have the most active of the brothers in terms of land acquisitions. Samuel's grandfather was Benjamin born in 1719 the son of 'Benjamin of Ossett' who most probably was born between 1690 and 1700. Both were cloth or feltmakers. Benjamin of Ossett was married to Sarah Ingham the daughter of Gervase Ingham a member of a well known land owning Ossett family. A fuller Family Tree is shown in more detail overleaf. The Scott land ownerships in 1807 are shown in maps which follow.



*Descendants of Benjamin Scott*



The above information regarding the Scott family has been gleaned from the Church of Latter Day Saints website ([www.familysearch.co.uk](http://www.familysearch.co.uk)), a number of 18<sup>th</sup> and 19<sup>th</sup> Century Deeds, Manorial Court records, an examination of the Baptism records of the Ossett Green Congregational Church and those of Dewsbury All Saints Parish Church where brothers David and Charles were to marry, respectively, Grace Robinson and Hannah Robinson in the 1770's. The Robinsons were sisters born in Dewsbury in the mid 1750's.

It is known that Samuel Scott owned the Yard in 1859 and it appears to be a reasonable assumption that his father, David may have owned the Yard and left it in his Will to his four surviving children, including Samuel. However a (long trawl with quite a few false dawns!) through Manorial Rolls, Memorials of Deeds and Land Tax records (1781-1832) involving these, and other Scotts, has revealed several family land ownerships mainly in the Ossett Middle Common and Ossett Lights area ( now Station Road, Park Square, Manor Road and Manor Lane area). None are in David's name.

It seems that, in 1807, the family were to own only two pieces of land on Giggal Hill and these are shown, not in David Scott's ownership but in his brother Charles Scott's ownership. Neither of these land ownerships **appear** to include Scotts Yard suggesting that in 1807 someone other than the Scotts were the owners of this part of Giggal Hill. The family also owned shares (and were probably amongst the founding members) in the Healey Mill company and many of the examined Deeds were to do with the purchase and sale of land, property and shares in the Healey/Calder area of Ossett.

The 1859 Deed included in the package of Deeds made reference, in margin comments, to part of Scotts Yard being the site of a barn then pulled down. Other than this there is no other reference in this 1859 Deed to any dwellings or other structures existing in the Yard. That is not to say that none existed and the next point of reference in the journey back towards the 1700's is a more detailed investigation of The Ossett Inclosure Act of 1807 and the subsequent Order issued in 1813.

### **The Ossett Inclosure Act 1807 and The Order of 1813**

This Act was one of many in the late 18<sup>th</sup> and early 19<sup>th</sup> Century commissioned by landowners throughout England. The purpose of the Acts was to authorise the enclosing of lands hitherto used by commoners for cropping and grazing animals. In Ossett this meant that the Act would mainly feature land in the area of the Low and Middle Commons to the south and east of the Town Centre. The Act was approved by Parliament in 1807 but, because of the death of the Commissioner in 1810, it was to be 1813 before the exercise of enclosing and allotting lands was completed. The Order document contains a great deal of information and a few 'maps' regarding land ownership, allotments, encroachments, footpaths and roads in the early part of the 19<sup>th</sup> century.

In relation to Scotts Yard the 1807 map shows the several ownerships of the Scott family at that time. These land ownerships were mainly in the area of Middle Common (Park Square) and Ossett Lights (the Horbury side of Manor Road) and the ownerships are (mainly) recorded in the names of brothers Charles and Joseph and their nephew Samuel Scott, the son of David Scott. These records included some ownerships at Giggal Hill but unfortunately it is not clear from the map who owned the area which was to become known as Scotts Yard. The Map is reproduced below.



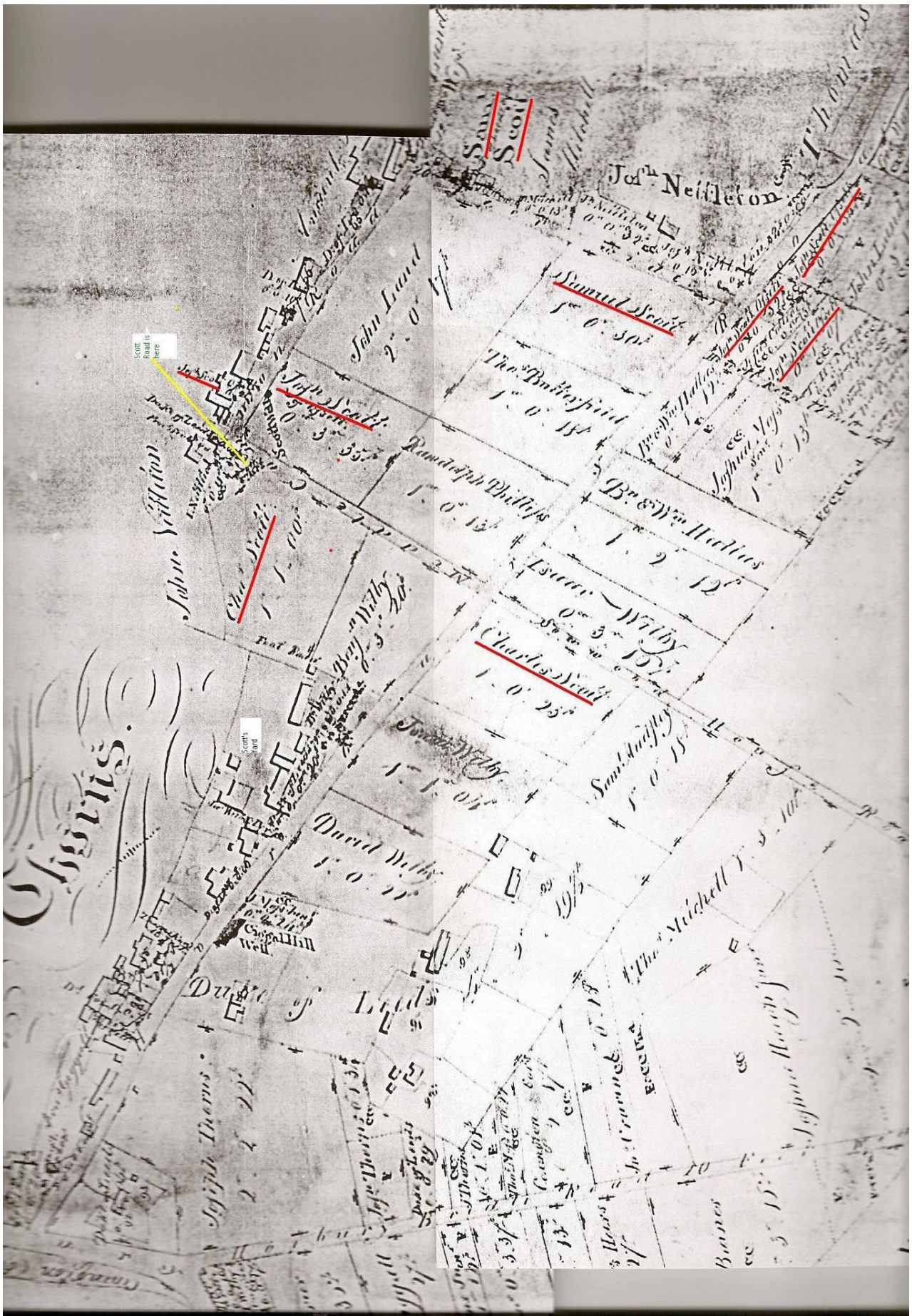
It will be seen that Charles Scott owned 1 acre and 1 rood of land (later to be known as 'Happy Land') to the east of Scotts Yard. Charles' ownership of this land was bounded on the east by (a part of) Middle Common Road which was later to become Station Road. In 1807 this part of Middle Common Road took a hard turn right along what is now Park Square. At this point there is a small road to the left (the west) of Middle Common Road which, in 1807, was called Scott Road. It led to properties owned by the Scott family. This road, and an old cottage at the end of it, still exists on the left of Station Road travelling towards Ossett.

***Station Road looking towards Ossett. The road to Park Square is on the right. In 1807 this stretch of Station Road and the road to Park Square were known as Middle Common Road. Scott's Road is on the left just before the white building on the left.***

The Maps shown below also mark the land and property owned by brothers Charles, Joseph and nephew Samuel Scott in the area now known as Park Square. This includes property aforementioned but also land which later was to become the home of Samuel's only child, Henry Castile Scott, and known as Mona Cottage. The Scotts also owned land at Ossett Lights which is now the area to the Horbury side of Manor Road opposite where Mona Cottage was to be built in about the 1870/1880's. These ownerships are shown on the maps below.

None of this helps, to any great extent, in identifying the ownership of Scotts Yard at that time but it does demonstrate that the Scotts were a substantial and well to do family who, in addition to being clothiers, were landowners in their own right. The Map is reproduced over the next two pages and an examination of them will also reveal the existence of structures on Scotts Yard in 1807. There is no description in the Order which would suggest the nature of those structures. Were they dwellings or barns and other buildings?





**The Ossett Inclosure Act/Order 1807/1813 showing Giggal Hill and more of Middle Common and some land ownerships(underlined red) in the names of Charles, Joseph and Samuel Scott. Also note land ownership in the name of Wilby.**

The first of the above maps from 1807 (or so) shows Giggal Hill whilst the second map also shows the Scott land ownerships in the Middle Common area. In addition to those shown the Scotts also owned six acres or so to the north in the area now known as Fairfields and Queens Drive. This was known as Broadroyds. The family also owned land in the Healey area through their ownership of shares in Healey Mill.

The 1807-1813 Inclosure Order maps are inconclusive regarding the ownership of the Yard at that time. This is unusual and, as can be seen, most other areas of land clearly delineate owners. There are however some clues in other parts of The Order. The Order makes reference to *'encroachments now or lately in the occupation of Isaac David and John Wilby or their respective undertenants'* It is difficult to see this on the above maps but these encroachments can be seen on the original held at West Yorkshire Archives (ref A108). These encroachments are described as being *'bounded on the west by land in the ownership of the devisees of James Wilby deceased, to the North by ancient buildings and premises now or late belonging to Isaac John and David Wilby and to the south by Horbury Road'* (as Manor Road was then known). The specific encroachments appear to be closer to the roadway than the Yard itself but the suggestion that the encroachments are bounded on the north by Wilby ownerships suggests that Scotts Yard at this time was in the ownership of the Wilby family and that there were 'ancient buildings or premises' there or thereabouts in 1807. What is not possible to tell is whether these ancient premises were the same as some of those dwellings (6,7 and 8 Scotts Yard) standing in 2008; I remain uncertain regarding the age of (the original) number 6 though I doubt numbers 7 and 8 are that old.

A second clue to the ownership of the land in 1807 is included elsewhere in The Order. In describing the allocation of 1 acre and 1 rood to Charles Scott ( see the Map) the Order makes the following reference; Charles Scott *'an allotment on Ossett Middle Common containing 1 acre and 1 rood bounded east by Middle Common Road (to become Station Road in the 1880's); west by ancient Inclosures now or late belonging to Joseph Thornes and David Wilby; north by an ancient Inclosure awarded to John Nettleton and Scott Road and southward by an allotment awarded to Benjamin Wilby'* An examination of **the map** shows the above mentioned ownerships but does not specifically identify the Yard as being in the ownership of the Wilby's. However the land described as being to the west of the Award to Charles Scott is actually the eastern boundary of land owned by Joseph Thorns (or Thornes) AND Scotts Yard. **This being the case the description above points to the Yard being in the ownership of David Wilby at the time of the Inclosure Order.**

The earlier maps from the 1813 Order clearly show other Wilby ownerships in the vicinity with areas in the names of Benjamin, David, Isaac and John. Indeed, except for some ownership by the Duke of Leeds (the then Lord of The manor of Wakefield) and 'Thomas Jiggle' near the junction with the Green, the major landowners along this stretch were the Wilbys and the Scotts. There is some evidence of land dealings between them.

All the above now seems so obvious as to be unworthy of further comment except that I continued to doubt whether my conclusion was correct that the Wilbys owned the Yard in the early 1800's. I had been unable to find any relevant Conveyance whereby the Wilbys sold the Yard to the Scotts. If I was correct this transaction must have taken place between about 1807 and 1859. Part of the problem in tracing such a record was the absence of any plans in any of the Deeds . Usually plans didn't come along as necessities until the 1880's. Names of Closes were sometimes useful but it did not seem possible to identify a specific Close as being the location of what was to become Scotts Yard.

On several occasions I became convinced I was wrong and followed different possibilities including land transactions between adjacent landowners, John Nettleton and Joseph Thornes to determine whether they might have been the owners of the Yard. There were transactions between them and members of the Scott family (including property on what was known as Scott Road) but none appeared to relate to Scotts Yard. The Inclosure Order had taken me as far as it could and it was time to look elsewhere.

### **The Wakefield Manorial Court Rolls**

These original Rolls are maintained by The Yorkshire Archaeological Society (YAS) at Claremont House Clarendon Road Leeds. The 1859 Conveyance and other papers had revealed that the Yard may have been part copyhold and part freehold. The latter deeds are retained at the West Yorkshire Archives Services(WYAS) Office in Wakefield but they had not revealed anything obvious. Before visiting Claremont House I had also examined the Land Tax records (1781-1830 or so) at WYAS and also visited local historian John Goodchild to examine the 1774 Valuation Survey of Ossett which is in his possession. More of these visits later.

I still felt a need to corroborate the Yard's ownership around 1800, and earlier if possible, and to determine when and how the Scotts had become the owners. As I say earlier this must have happened between about 1807 and 1859. The final hope of finding these bits of the jigsaw was to be in the records of the Manorial Court of the Lord of the Manor of Wakefield.

This is how I think it happened.

On 6<sup>th</sup> April 1802 Isaac Wilby, Clothier, of 'Ossett Common Side' made his Last Will And Testament in which he devised the bulk of his landed estate to his surviving male children David, Jonathan, John, Benjamin, Thomas and his grandson (also) Isaac Wilby who was the eldest son of Jonathan. The 1813 Order refers to the Wilby's encroaching and living on land in the vicinity of, if not in, the Yard. It appears from other descriptions in the Order that the Yard was in the ownership of David Wilby. This being the case it seems likely that he inherited it from his father, Isaac, on his death in 1806.

Isaac's Will refers to several land ownerships. One is a messuage at Ossett Green divided into three dwellings which he leaves to his son Thomas. To his son Benjamin he leaves *'that new erected Messuage Dwellinghouse or Tenement Shop and other outbuildings thereto belonging and so much of my Croft as is now fenced off from the other part thereof and now in his own possession'* He also leaves Benjamin two closes of land called the *'two farr cross closes now in the possession of my son David Wilby ....also my cloth tenter upon the Waste which he now uses....and my two Stands in the Coloured Cloth Hall in Leeds'* The 1813 Order map (reproduced above) shows Benjamin owning land at the junction of (what is now) Manor Road and Station Road so it seems reasonable to assume that this is the piece of land described in Isaac's Will.

To his son John, Isaac devises *'all that part of a messuage dwellinghouse or tenement situate standing and being at Ossett Common Side...with the Shop Outbuildings and premises belonging as the same are now in his own possession...'*

To his son Jonathan and Jonathan's wife Sarah, Isaac bequeaths *'all that other part of the said messuage dwellinghouse or tenement with the Shop Outbuildings and premises thereto belonging as*

*the same are now in the possession of my said son Jonathan Wilby*' Isaac goes on to require that following Jonathan and Sarah's death the property is to go to Jonathan's eldest son Isaac. He also leaves to Jonathan two lands at Healey and a butt of land on a shutt called Morcroft in the northfield of Ossett and '*also all that one sitting in the Chapel of Ossett aforesaid at the back of the Pulpit*'

To his son David, Isaac bequeaths '*all that copyhold messuage dwellinghouse or tenement situate at Ossett Common Side aforesaid where I now dwell with the new erected Barn shop and the remainder of my Croft together with all the other Outbuildings rights members priviledges and appurtenances thereto belonging (except and always reserved out of this devise unto my said sons John Jonathan and Benjamin....the priviledge[sic] of fetching water from the draw well to and from their own use.....*' He also leaves to David '*all that pew or cloister in the Gallery in Ossett Chapel*' In addition David is left Long Cross Close with the new Quick Wood hedge.

He also leaves monetary bequests to his daughter Hannah, the wife of James Mitchell, and to his grandsons Jeremiah, Peter and Daniel the sons of his late eldest son Isaac Wilby deceased. He also leaves monetatry shares in the Healey Fulling mill and Dyeworks to each of his sons and monetary bequests to John and Benjamin.

His sole executor is named as his son David and the following extract from his Will appears to anticipate some problems with his settlement. It reads thus '*and lastly I do hereby expressly my mind to be that if any of my said Sons or Daughter or her husband or any of my said Grandsons shall be dissatisfied with his her or their respective devise or legacy and shall cause any law suit or disturbance or give each other any Unnecessary Trouble in such case I do hereby revoke and make void all such devise or legacy as is hereby given to him or her who shall cause any such law suit or give Unnecessary Trouble and I do hereby give devise and bequeath the same unto the others of my children...in equal shares*'

Leaving aside the final comments what can we make of the Will? What might it tell us about Scott's Yard? Again the 1813 Order tells us that the Wilbys were living close to, if not in, part of the Yard and it seems likely that David owned the Yard at that time. This being the case Isaac's Will suggests that he lived in one of the dwellings there or thereabouts on Ossett Common Side. This property contained a barn newly erected other outbuildings and the remainder of the Croft. All this he left to David Wilby. Benjamin was left the adjacent area with the new erected dwellinghouse and part of the croft whilst John and Jonathan appear to share a building which provide two dwellings.

It seems likely that three of these properties were close to Scotts Yard and the Order Map suggests that Isaac's house may have been in the Yard. John and Jonathan's were I suspect close to Isaac and Benjamin was closer to the manor Road/Station Road junction but still on the Giggal Hill side of that junction. Four of the sons (except Thomas who was left property on Ossett Green) also had the following rights to water '*together with the priviledge[sic] at all times of fetching Water for his Own Use from the draw well in the croft subject never the less to the payment of one fourth part of the expense of keeping the said Well and Implements thereto belonging in repair*' If the croft referred to in this and the aforegoing is Scotts yard then the suggestion is that there was also a well on the site. The map of 1890 shows such a well in Scotts Yard.

All this demonstrates that in April 1802 Isaac Wilby owned the croft which was to become Scotts Yard. That there were buildings in the Yard is not in doubt but it is not certain that they were dwellings. However the 1813 Order records three Wilby's (David John and Isaac) or their undertenants (Isaac senior would be dead by then but Isaac the grandson could be living in one of the properties – see below) living there or thereabouts. The Order shows encroachment number 81 in the



name of David Wilby and that encroachment appears to be in or near to the current entrance to Scotts Yard.

Isaac Wilby died in 1806 and his estate passed to his heirs largely in accordance with his Will. There was a Codicil dated December 1803 in which Isaac made some changes brought about by the death of his son Jonathan in 1803. What he had intended to leave to his son Jonathan he now left to his grandson Isaac who was Jonathan's eldest son.

In 1807 and confirmed at the Wakefield Manorial Court Baron on 29 April 1808 David Wilby entered into an agreement with Joseph Scott and Francis Wilby the Elder which included the following '*all that messuage dwellinghouse or tenement situate at Ossett Common Side with the new erected Barn Shop and all other outbuildings...and also all that Croft or parcel of ground thereto adjoining...*' This is Scotts Yard and shows the passing of ownership from the Wilbys to the Scotts. The same agreement also recorded other land and property formerly in Isaac senior's ownership being sold to Joseph Scott who, along with Francis Wilby, were admitted as tenants of the Lord of the Manor. I suspect this was to enable Francis to continue in tenanted occupation of some of the land and property formerly in the ownership of Isaac, then David Wilby and now Joseph Scott. The Wilby family were still living on the Yard almost 100 years later.

Joseph Scott was the brother of David Scott and the Uncle of Samuel Scott who was the owner of Scotts Yard in 1859 when he was to pass his ownership onto his son Henry Castile Scott. It may be recalled that the Conveyance from Samuel to Henry made reference to a quarter ownership and I had surmised that this may be associated in some way with siblings who had been left shares of property by their ancestors. I was right on this count but wrong on how those shares came about. I had thought it possible that the Yard might have been acquired by David Scott, Samuel's father and that he had left the Yard to his four surviving children (James, Joshua, Judith and Samuel)

However the actual way it came about was that the ownership was left to these four by their Uncle Joseph, David's brother. Even this was not straightforward as is demonstrated below.

Joseph Scott, Book Keeper and Yeoman made his Last Will and Testament on 22 November 1837 and named as executors his nephew Samuel Scott, and Abraham Pickard. Abraham or Abram Pickard was a Clothier born in 1792. He was the son of Mark Pickard and Hannah Heald of Low Common Ossett and it is almost certain that Abraham was born at 9 Hags Hill Road Ossett. Abraham married Susannah Scott in February 1831. I have been unable to trace Susannah's parentage but it seems probable that she was closely related to the Scotts Yard Scotts. I have been unable to trace any record of Abraham and Susannah having children [they were both in their forties when they married] but Abram is mentioned in several Scott Deeds as occupying land in their ownership. I have a suspicion that she may earlier have been married to Isaac Wilby junior whose wife was called Susannah)

Samuel Pickard is also mentioned in several conveyances involving the Scotts. He was born in December 1813 and was Abram's nephew. Samuel Pickard was the son of Robert Pickard also of Low Common. Robert too lived at (what is now) 9 Hags Hill Road and it is likely therefore that Samuel was also born at this address.

In any event Joseph Scott left his sister Sarah's chain to his niece Judith Brooke (nee Scott and probably married to the Brookes of Sowood Farm) and his Will also mentions his late sister Fanny. Samuel and Abraham were charged as Executors as achieving the best value possible for Joseph's

assets and to distribute the estate in five equal shares. One fifth was devised to his brother Francis Scott. One fifth was to go to the children of his brother Charles *'who may be dead at the time of my decease'* adding that *'Enoch Scott the illegitimate child of my niece Mary daughter of Charles Scott shall take the mother's share'*.

One fifth share was to be devised to the children of his brother David. One of David's children was called Joshua but he must have died before 1837 and his share of the bequest was instead made in favour of *'David Pollard the illegitimate son of my late nephew Joshua Scott'* One fifth part was left to the children of his sister Sarah the wife of Joshua Moses (Moss?) and the final fifth share was left to the child or children of his sister Mary Burton.

I have not examined a record to this effect but it must have been the case that between 1837 and 1859 Abraham Pickard and Samuel Scott as executors of Joseph Scott came to arrangements with his heirs to enable his land and property to be shared amongst his beneficiaries in accordance with his wishes. The four children (Samuel, James, Joshua and Judith) of David Scott, Joseph's brother, would each have inherited a quarter share of some of his assets including Scotts Yard.

Hence the reference in the 1859 Deed to quarter shares in the conveyance by which Samuel Scott was to pass ownership of the Yard to his son Henry Castile Scott.

Consequently this section of the study has been successful in tracing the ownership of Scotts Yard in the period from 1859 back to 1802; the date of Isaac Wilby's Last Will and Testament. It has not been possible to conclude with the same degree of optimism or certainty that a dwelling existed then in the 2008 position of number 7 Scotts Yard. However it is certain that there was a structure in that position in about 1813 and maybe earlier. It is also certain that there were Wilbys living there or suggesting structures, of some sort, which would probably date to the mid or early 1700's.

Is it possible to discover evidence of land ownership and the existence of dwellings here at times earlier than 1802. There are two possible sources viz the Land Tax records which date from 1781 and the Ossett Land Valuation Survey of March 1774. These are examined in the following part of the study.

### **The Land Tax Records 1781-1832**

The Land Tax was introduced in England in the early 1780's in order to raise taxes for the War with the French. The tax was based on property values and as such it was necessary to conduct a survey of those properties. In the early years of the tax the annual survey appears to have been undertaken by a collector walking a route and recording the properties as he came across them. In later years the records are maintained in alphabetic order. The record shows the owner and occupier of the property but rarely indicates whether there was structures of any sort on the land being surveyed. The value of each piece of land is multiplied by a rate in the pound and the product is the amount paid by the owner.

In Ossett's case the records exist for most years between 1781 and the mid 1830's and whilst they are useful in providing evidence of names and ownership they are less helpful in determining the location of the land or property and of no help at all in terms of discovering whether there was property on the site.

Nevertheless, since it is known that Isaac Wilby owned the Yard, and other property in Ossett an examination of the records may provide some evidence of Isaac's ownership some 20 or 25 years earlier in early 1780. For example **in 1782** Isaac Wilby is shown having only one ownership which he occupies himself. The 1782 record similarly shows James Wilby and Jonathan Wilby owning and

occupying land which they own. Isaac and J? Wilby are also shown renting land from a Mr Atkinson. This was at a time when the record appears to have been maintained in the order that the collector visited properties (as opposed to later when they were maintained alphabetically) and the Wilby record is adjacent or close to ownerships in the names of Thornes and the Scotts (Ben, Charles, Frank and Joseph). It seems likely then that Isaac Wilbys owned the Yard- then a croft - in 1782.

By way of comparison the **1790** record shows Isaac owning two areas; one of which he occupies. The second area is occupied by 'Westerman'. I suspect this may be his ownership on Ossett Green which he was to leave to his son Thomas in his Will of 1802. Jos, James and John Wilby are also shown as owner occupiers. In the vicinity are the usual other suspects viz Benj, David Charles and Joseph Scott along with Mr Thornes. There is also evidence of Giggals in the area. Once again this appears to reinforce earlier findings that the Wilby family owned the Yard and some adjacent areas.

By **1800** the record reveals Wilby ownerships in the names of John (two ownerships), Joshua (two ownerships), John junior, David, Isaac (two areas- one rented to John Wilby), Mary Nelly, Mark and Josh.

Investigation of the Manor of Wakefield Court Rolls for 1808 (reported earlier) showed Joseph Scott purchasing the Yard from David Wilby in 1807. The **1820** Land Tax record shows Joseph Scott with six properties one of which is occupied by himself, three by James Scott and James Wilby senior and James Wilby junior and two by Ann Scott and Samuel Scott.. The 1820 record for the Wilbys shows John Benjamin Isaac and David as occupiers and David renting two areas to others including David Wilby junior.

In 1826 Joseph Scott has 11 cottages in addition to his own home. Amongst others he is renting to James and Ann Scott and David, Isaac and Francis Wilby. By **1831** the record shows more detail and distinguishes types of property. Thus Joseph Scott now has about 12 ownerships – land and cottages - and some are occupied by Randolph (a cottage), Frank ( a cottage) and David Wilby (land).

What can we take from this? The early years – the 1780's - appear to show that the Isaac Wilby's ownerships recorded in his Will of 1802 (he died in late 1806) were probably also owned by him some twenty to twenty five years earlier in 1781. The later years records appear to confirm the decline of the Wilbys as landowners as the Scotts established themselves as the major property players in the Middle Common and Giggall Hill locations.

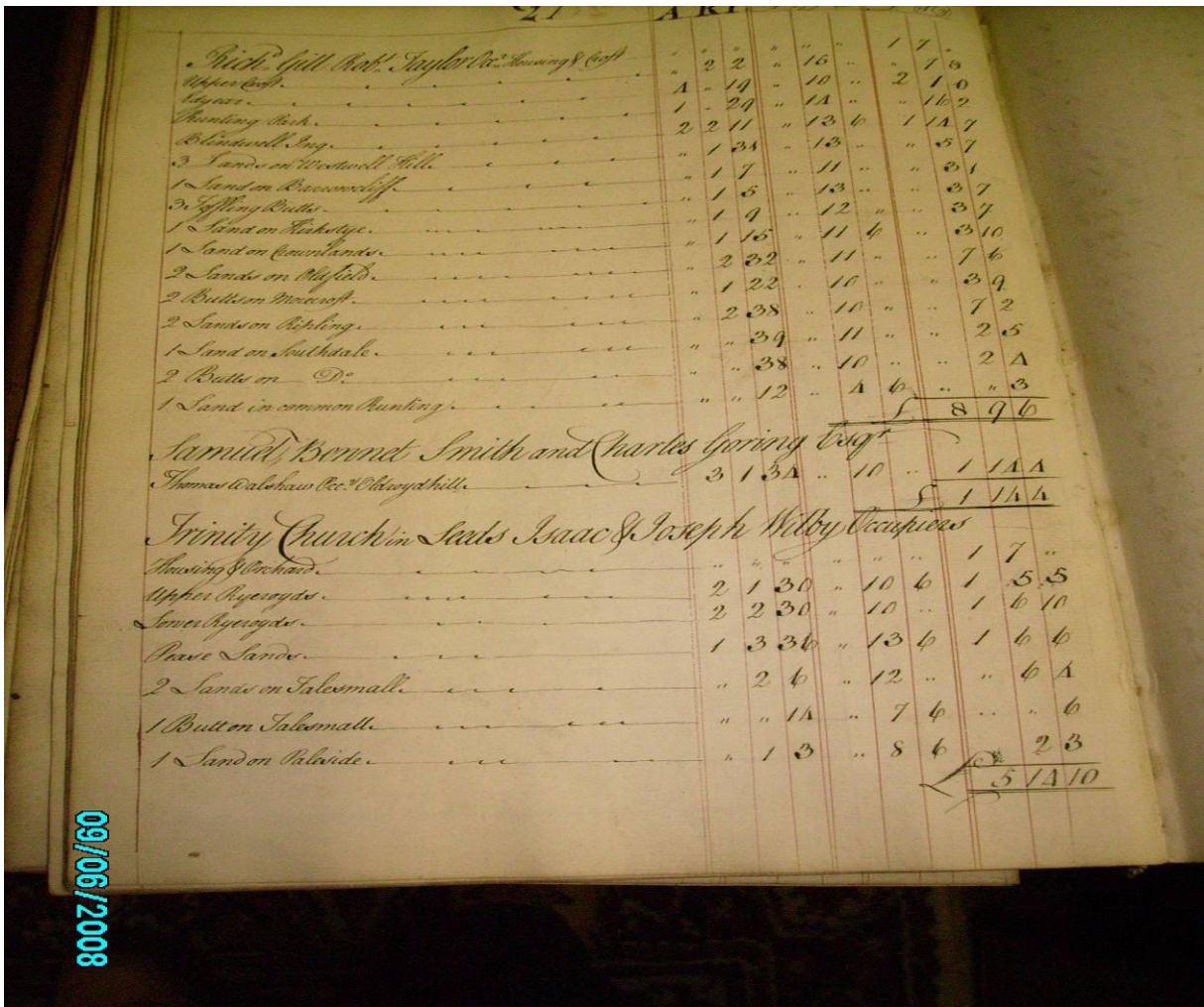
### **The Ossett Survey and Valuation 1774**

The original (and only) copy of this document is held in the private collection of Local Historian John Goodchild. The document's full title is '*a Particular Survey and Valuation of All the Lands Housing and Tithes within The Township of Ossett taken March 1774*'. The record contains names of landowners, a short description of the ownership, the size of the ownership in acres roods and perches, the rate in the pound charged and the amount to be paid by the landowners. The record for Isaac Wilby is reproduced overleaf. The descriptions of the land and property holdings are typical of the time (though better than some) and so it is difficult to be precise or certain regarding specific sites. However in the light of other evidence it does seem likely that the descriptions referring to Housing, Housing and Orchard late Joshua Wilby and Croft are those most likely to refer to areas in or close to Scotts Yard. The Croft area extends to 1 rood and 26 perches which is just less than half an acre excluding any housing. For all his ownerships Isaac was charged tax of £6-13-4d.

Elsewhere the 1774 record has reference to John Wilby (for house) and James Wilby (house) for which they paid tax of 6 shillings and 10 shillings and sixpence respectively.. The 1807 Inclosure Order shows these ownerships on Giggal Hill adjacent to Scotts Yard. Intriguingly the record also shows Isaac and Joseph Wilby renting land from 'Trinity Church in Leeds'. This occupation included housing and orchard, 5 acres at Upper and Lower Ryeroys, Pease lands (approx 2 acres), two lands and one butt at Talesmall 9half an acre) and one land on Paleside (quarter acre). In total issac and Joseph are charged tax of £5-14-10d tax in respect of these occupations.

John Wilby Housing	1	38	11	5	1
James Wilby Housing				1	3
Benjamin Scott Housing & Craft				1	7
Orchard	3	2	30	10	16
				3	3
Isaac Wilby Housing				1	19
Housing & Orchard late Joshua Wilby				1	14
Craft & Orchard	5	2	28	10	2
Two Butts Moorcroft			34	10	1
Two Lands Orchard & Butts		2	14	10	5
Two Butts & 1/2 an Acre					7
Craft		1	26	15	6
				6	13
Widow Gumesall House & Craft					12
	57	3	4		

Copy of the entry for Isaac Wilby from the Ossett Valuation of March 1774



Copy of the entry showing Isaac and Joseph Wilby occupying land owned by Trinity Church

**Examination of 18<sup>th</sup> Century Wakefield Manorial Court Rolls**

It is difficult to be certain of the description in the 1774 Valuation but I have not found any freehold or copyhold transactions between 1802 and 1774 which would appear to relate to a purchase by the Wilby family of the land which now comprises Scott's Yard. David Wilby was admitted by the Lord of the Manor to this land in 1807 in confirmation of his father Isaac's 'surrender to the Lord' of the land in 1791. Plainly Isaac owned the land in 1791 and in the absence of any record suggesting purchase in the 1780/1790's it is almost certain that he also owned it in 1774.

Is it possible to trace the land ownership further back? It is known that the land was copyhold and so there will be a record of any transactions involving 'the croft' in the Wakefield Manorial Rolls held by The Yorkshire Archaeological Society in Leeds. Sadly many of the Rolls in respect of the years between 1740 and 1790 are in poor condition and many years are not available for inspection. Prior to 1733 the Rolls are written in Latin which also restricts some researchers – including the author.

However it is possible to examine the 'index' of names mentioned in the Rolls even though some of the Rolls themselves cannot be examined. An examination of the years between 1790 and 1733 reveals only two copyhold transactions involving the Wilby family purchasing land. One was a land purchase from William Westerman at Sowood Green in 1788 and the other was a purchase from "Wade" in 1753. It is not possible to examine that transaction. There are references to an Israel

Wilby in 1779 and 1766 but the Rolls for these years are not accessible and in any event it has not been possible to trace a family relationship with an Israel Wilby.

There are records of land transactions – probably surrenders of and admissions – ‘Wilby to Wilby’ in 1762, 1750 and 1742. Of these only the 1750 roll is available for examination. The Court Baron of 17 May 1751 shows Joseph Wilby, Clothier involved in a land transaction with Isaac Wilby. I believe that Joseph (born 1711) was Isaac’s brother (born 1717). Isaac was the father of Isaac who left Scott’s Yard to his son David in his Will of 1802. The record refers to ‘*all that messuage or dwellinghouse situate in Ossett now in the possession of James Wright **adjoining upon the estate of Isaac Wilby late the estate of Joseph Wilby** and all other messuages cottages land tenements and hereditaments of the said Joseph Wilby within the Manor aforesaid Together with all and singular the Crofts Gardens Orchards pavements walls ways entrys passages lights gutters wells pumps ....to the said messuage or dwellinghouse.*’ Also at the Court Baron on 20 September 1751 the same ‘*was compounded for the use of Isaac Wilby of Ossett aforesaid Clothier provided that if Joseph Wilby his executors administrators or assignees...shall pay unto Isaac Wilby fifty pounds of Great Britain money on 17 May 1752 then the estate or interest granted shall cease and the said Isaac shall surrender unto the said Joseph Wilby these rights....*’

Quite what was going on in the transaction is by the way. The point is that the 1750 record shows Wilby ownerships and makes reference to crofts and cottages and (in bold type) to an area of land which might well be Scott’s Yard. What is sure is that Isaac owned the Yard in 1791 and records in 1774 and 1750 suggest that he also owned the Yard in those earlier times. The land is copyhold and there is only one transaction which could contradict the view that the Yard was owned by Isaac Wilby in 1750. That transaction dates from 1753 when a Wilby was purchasing land in Ossett from a Wade. What cannot be known for certain is whether there was a dwelling on the site at that time. If there was then it cannot be known for sure that it was number 7. Nevertheless it seems certain that the land comprising Scott’s Yard was owned by Isaac Wilby in the early 1750’s. Since it was also almost certain that Isaac acquired it from Joseph Wilby, who I believe to be his brother, the record suggests that the Wilby family owned the land earlier than 1750. Copyhold records in the Wakefield Rolls between 1708 and 1750 show only one Ossett land transaction involving the Wilby family. That is in 1718 and, whilst written in latin, it is clear that it is a transaction between two Wilbys suggesting that the family may have owned the Yard as far back as 1708 and, of course, maybe back to the 17<sup>th</sup> century.

## CHAPTER SIX – SUMMARY AND CONCLUSIONS

In his Last Will and Testament of 6<sup>th</sup> April 1802 Isaac Wilby, Clothier of Ossett bequeaths the following to his son David Wilby *‘all that copyhold messuage dwellinghouse or tenement situate at Ossett Common Side aforesaid where I now dwell with the new erected Barn shop and the remainder of my Croft together with all the other Outbuildings rights members priviledges and appurtenances thereto belonging (except and always reserved out of this devise unto my said sons John, Jonathan and Benjamin....the priviledge[sic] of fetching water from the draw well to and for their own use).....*

Thus the land which was to become Scott’s Yard passed from one generation of the Wilby family to the next. It seems likely that the Croft and adjacent land and property was owned by Isaac Wilby (born 1743) and, before him, his father, also Isaac (born 1717) from at least 1753 and possibly as early as the 17<sup>th</sup> century. Isaac Wilby was born in 1717 and his ancestors can be traced to Jonathan Wilby (born about 1653). Reference is made in The Ossett Inclosure Order 1813 to ‘ancient buildings and premises’ on or close to the site and this is supported by maps accompanying The Order.

The evidence from Isaac’s Will and The Inclosure Order is that James Wilby owned a small area of land adjacent to and to the west of the Yard and that Isaac and his sons John, Jonathan and Benjamin lived in property either on the Yard or very close by. It appears the Wilby family were here or hereabouts for some time and quite probably earlier than 1753. The 1802 reference also indicates that there was a new erected barn on the site and an 1859 reference is made to ‘a barn now pulled down’ seemingly to make way for housing development..

Shortly after Isaac’s death in 1806, David Wilby was to sell the site to Joseph Scott, Book Keeper and Yeoman of Ossett. It is not known whether Joseph lived here but it seems unlikely. Later evidence points to him having a home on Middle Common Road ( now the junction of Station Road and Park Square). His brother Charles lived close by. It is probable that Joseph died a bachelor or childless for in his Will of 1837 he left his estate in equal shares to his brother Francis and the children of his four other brothers (Charles and David) and sisters (Mary and Sarah). His sister Fanny had pre-deceased him. Most references to the Scotts at this time describe them as being of Middle Common (Park Square) or Ossett Lights(the Horbury side of the eastern part of Manor Road)

One of the Scott brothers was David who himself had four surviving children named Samuel, James, Joshua and Judith. Samuel was joint executor of his Uncle Joseph’s Will along with Abram Pickard, husband of Susannah Scott. Abram Pickard was of Ossett Low Common and most likely born at 9 Hags Hill Road in 1792. It was Abram and Samuel’s responsibility as executors to maximise the value of the estate and administer it in accordance with Joseph’s instructions.

In this way, between 1837 and 1859 the Yard passed into the equal ownership of David Scott’s four surviving children. The Conveyance of 1859, whereby Samuel passes ownership of the Yard to his only son Henry Castile Scott, makes reference to a quarter share and it seems likely that Samuel has settled the matter with his other children (by making them a monetary settlement) in order that, in 1859, he can pass the whole ownership of the Yard to Samuel.

It is certain that there were structures on the site in about 1810 and there are indications that members of the Wilby family were living here or hereabouts earlier than this and certainly back into the 18<sup>th</sup> century. Not surprisingly it has not been possible to determine whether the existing 2008 dwelling was the same as that which was occupied by Isaac or David Wilby. In spite of the sale of the land to Joseph Scott it seems likely that members of the Wilby family continued to live here into the 20<sup>th</sup> Century and between 1861 and 1901 Nathan Wilby senior and junior (Isaac’s great

grandson) were living here with their families. They may well have been living at the house now known as number 7 Scott's Yard.

The history of Scott's Yard from 1859 to the present day was summarised in Chapter 4 but the summary findings are reproduced below and updated to include some of the findings from research between 1774 and 1859.

Scott's Yard was owned by the Scott family between 1807 and 1943. The land was largely copyhold and the two Isaac Wilby's owned the site from [at least] 1753. Isaac's Will of 1802 suggests this was his home at the time of his Will and, one would imagine, earlier than that. This would date a dwelling on the site back to the 18<sup>th</sup> century. Records in 1813 indicate there were ancient buildings and premises here at that time and a map of about 1810 shows structures on the site. It is probable that there was a private Well located on the land. The site was inherited by David Wilby in 1806 and was sold to Joseph Scott in 1807.

Joseph left the site to his brother David's children in 1837. One of those children, Samuel Scott, left the site to his only son Henry Castile Scott in 1859 and his daughter Anna Louise Scott's estate sold the site to Alfred Ernest Ellis in 1943 following her death. It was only after 1943 that documentation refers to the site as 'Scott's Yard'. This was the year the land ceased to be owned by the Scotts after 136 years of ownership.

Following Mr Ellis' death his executors sold the site to Isaac and Joan Adeline Hughes in tranches over a 20 year period from 1951. The Hughes sold the site to Robert Dale in 1986. It was sold again in 2002 and purchased by Richard and Rachel Spurr in 2007.

The Scott family appear never to have lived at Scott's Yard but at Middle Common ( now Park Square) and Ossett Lights (the Horbury side of Manor Road) a little to the east. The former owners – The Wilby family - continued to live here in accommodation rented from the Scotts for about a hundred years after they sold the site in 1807. At one point in time the Yard provided homes for 39 people including the Spurr and Pickard families

Before 1859 a Barn, probably built about 1800, was on part of the site. It seems likely that numbers 1,2 and 3 were built in the 1880's and demolished in the 1960's. Numbers 7 and 8 may have been built at the same time or possibly in the 1850's. Numbers 4,5 and 6 appear likely to be earlier than 1859 in part due to the configuration of The Victoria built about that time.. Numbers 4 and 5 were demolished between 1913 and 1943. An extension was built to numbers 7 and 8 in 1964 and Numbers 6,7 and 8 became a single dwelling in 1968.

The following chapter provides a less detailed summary which could, should it be wished, be used for publication.

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4<sup>th</sup> July 2008



# Scott's Yard Ossett – A History

Scott's Yard is situated on Manor Road Ossett adjacent to the The Victoria Public House. Over the years this area has been known variously as Ossett Common Side and by several spellings of the curiously named Giggal Hill (Giggle Hill and Jiggle Hill). It is likely that this name was earned from the family Giggal who owned land and property to the north of Manor Road at the junction with The Green. This area was known as Giggal Hill Bottom.



In 2007 the present owners of Scotts Yard purchased the land and the dwelling standing there, exactly 200 years after the land first came into the possession of the Scott family in 1807. The existing 2008 property comprises three earlier dwellings, built in the 19<sup>th</sup> century or earlier and a 1960's extension. Before 1807 the land was owned by Isaac Wilby Clothier. The Ossett Survey of March 1774 shows land and property (described simply as ‘..housing’...and ‘croft’) ownerships in the name of Isaac Wilby who was born in Ossett in 1743. Isaac's father was also called Isaac (born 1717) and Wakefield Manorial Court Rolls suggest that he may have acquired the land from his brother Joseph in 1750. Isaac's ancestors can be traced back to the birth of Jonathan Wilby of Ossett in 1653 and examination of early 18<sup>th</sup> century Court Rolls suggest the family may have owned the land in the 17<sup>th</sup> Century.

The land was copyhold and required the consent of The Lord of The Manor of Wakefield to any transfers of ownership or significant tenancies. In 1806 Isaac Wilby died and left his estate to his 6 children. His son David Wilby (born 1765) inherited Scott's Yard which, along with adjacent ownerships, was described in Isaac's 1802 Will as ***‘all that copyhold messuage dwellinghouse or tenement situate at Ossett Common Side aforesaid where I now dwell with the new erected Barn shop and the remainder of my Croft together with all the other Outbuildings rights members priviledges [sic] and appurtenances thereto belonging except and always reserved out of this devise unto my said sons John, Jonathan and***

*Benjamin....the priviledge [sic] of fetching water from the draw well to and for their own use..'*

The Wilby family were clothiers with interests in the Fulling Mill and Dyeworks at Healey. By the beginning of the 19<sup>th</sup> century this branch of the family also owned a significant amount of land on Ossett Common Side (on both sides of Giggal Hill). This included the area which was to become known as Scotts Yard, then a croft with a range of outbuildings and a new erected barn. The site may also have included a dwelling or dwellings and it is certain that three of Isaac's sons, David, Benjamin and Jonathan were living there or thereabouts in 1810. The Ossett Inclosure Act of 1807 and the subsequent Order of 1813 shows the family in, or close to, the Yard and maps show buildings and premises on and adjacent to the site which are described as 'ancient' suggesting that they would date at least to the 18<sup>th</sup> century. An area owned by Charles Scott (later known as Happy Land) is described as being '*bounded on the west by ancient Inclosures now or late belonging to .... David Wilby*' This was Scott's Yard.

David inherited the yard in 1806 but he was not to own it for long and in 1807, confirmed by a session of the Court Baron of Wakefield in 1808, he sold this, and other land and property he had inherited from his father, to Joseph Scott, Book Keeper and Yeoman of Ossett.

Joseph Scott was born about 1750 and came from a family of Ossett Clothiers who vied with the Wilby family and others to become **the** major land owners on Giggal Hill and Middle Common. The family can be traced back to Benjamin Scott of Ossett who was born about 1695. It seems likely that the Scotts did not live in the Yard preferring the area to the east known then as Ossett Middle Common and later as Park Square. The family had a number of lands and property here and in the area now known as Fairfields. The Ossett Inclosure Order of 1813 shows Joseph living on Middle Common Road (at the junction of Station Road and Park Square). His brother Charles lived on the opposite side of Middle Common Road (Station Road) in a property on Scott Road.

Joseph Scott's Last Will and Testament of 1837 has him leaving his not insignificant estate in equal shares to his five siblings or their children. Scott's Yard was left to his brother David's four surviving children and over the next 20 years David's son Samuel becomes sole owner of the site. It is likely that this period is one of the most active in the history of the Yard. There is evidence around this time of housing development elsewhere on Giggal Hill and the Victoria Public House was built in the late 1850's. The Ordnance Survey map of 1851 shows three buildings on the site and a conveyance of 1859, in the possession of the present owners, makes reference to the site being the location of a barn 'now pulled down' and refers to five dwellings. This 1859 conveyance transferred the Yard from Samuel Scott to his only son Henry Castile Scott. It is likely that the five dwellings referred to in this Deed includes at least one of the three dwellings which now comprise the existing building known as number 7 Scott's Yard.



**Plan showing the layout of properties in Scott's Yard (probably) between about 1870 and 1970. Numbers 6,7 and 8 are now(2008) combined into a single dwelling. The area outlined in red was sold to J & M Asquith Ltd in the early 1970's.**

In 1891 a Wakefield Court Baron document refers to five dwellings and the Ordnance Survey map in the mid 1890's shows eight dwellings on the site in the positions shown above.

Analysis of Census information between 1861 and 1901 show a number of families living in, or close to, the Yard including the family of Nathan Wilby (junior and senior) who lived here between 1861 and at least 1901. Nathan was the great grandson of Isaac Wilby who owned the site in 1774. Even though Isaac's son, David, sold the site to Joseph Scott in 1807 the Wilby's were still living here almost a hundred years later. Nathan Wilby died in 1916. The census provides no evidence that the Scotts lived here at any time between 1841 and 1901 and earlier records show Joseph Scott, the site owner, living elsewhere on Middle Common. Scott's Yard it may be but it appears that the family never actually lived here and it seems probable that Joseph Scott purchased the site for its investment potential. It was a good decision.

The 1859 Conveyance, by which Henry Castile Scott was to inherit the Yard from his father Samuel, refers to five dwellings on the site. By the 1890's this has increased to eight and these dwellings are providing homes for some 39 men women and children. Henry Castile Scott, who lived at Mona Cottage (Park Square fronting onto Manor Road), died in 1912 leaving Scott's Yard and Mona Cottage to his four surviving children. The last surviving child, Anna Louisa Scott, died in 1943 and Scotts Yard was sold thus bringing to an end some 136 years of ownership by the Scotts.

A Conveyance of 1944 shows six dwellings on the site and it is likely that numbers 4 and 5 had been demolished by this time. It is also probable that numbers 1,2 and 3 were demolished in the 1960's when other housing clearance was taking place on the Giggal Hill part of Manor Road. The 1944 deed is the first to record the site as 'Scott's Yard' In the mid 1960's an

extension was added to the remaining buildings (numbers 6,7 and 8) and this is the configuration which remains in 2008.

And so, the property known as Scott's Yard appears never to have been the home of the Scott family even though they owned the site for 136 years between 1807 and 1943. On the other hand the Wilby family who owned the site until 1807 lived here or hereabouts for at least 127 years between 1774 and 1901. Indeed they probably owned the Yard before 1700 and stayed beyond 1901 (Nathan Wilby, who lived here in the second half of the 19<sup>th</sup> century, died in 1916)

Perhaps anticipating some problems in the disposition of his estate, including Scott's Yard, in his Will of 1802 Isaac Wilby issued the following warning to his beneficiaries ; *'and lastly I do hereby expressly state my mind to be that if any of my said Sons or Daughter or her husband or any of my said Grandsons shall be dissatisfied with his her or their respective devise or legacy and shall cause any law suit or disturbance or give each other any Unnecessary Trouble in such case I do hereby revoke and make void all such devise or legacy as is hereby given to him or her who shall cause any such law suit or give Unnecessary Trouble and I do hereby give devise and bequeath the same unto the others of my children...in equal shares'*

In contrast Samuel Scott in conveying his estate, including Scott's Yard, to his son Henry Castile Scott in 1859 had this to say to his only child; *"Now this Indenture Witnesseth that for and in consideration of the natural love and affection which the said Samuel Scott has and bears towards his son the said Henry Castile Scott and for his advancement in the world and for other good causes and considerations him hereunto moving....."*

The Scott and the Wilby families were clothiers by trade and by the early 1800's it seems that the Wilbys were near the end of a dynasty whilst the Scotts were continuing to build and expand theirs. Where once they were owners the Wilby family became tenants of the family to whom they had sold Scott's Yard in 1807. But nothing lasts forever and by 1943 the Scotts too were no more thus bringing to an end 250 years or so of ownership by the two families.

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