



Transcription of an Indenture concerning land at Watford Heath, or thereabouts.

The question is where exactly?

THIS INDENTURE made the Eighth day of October Anno Domini 1661 and in the Thirteenth year of the reign of our Sovereign Lord Charles the Second by grace of God King of England Scotland France and Ireland Defender of the Faith granted Between Richard Coleman of Watford in the County of Hertford Master of. the one part and Edward Brent of the parish of St. Olave in Southwark in the County of Surrey Shipwright and William Angell of the same parish Citizen and grocer of London of the other part **WITNESSETH** That the said Richard Coleman for an in consideration of the sum of Two hundred pounds of Lawful money of England to him in hand at and before the ensembling and delivery of these presents by the said Edward Brent and William Angell or one of them well and truly paid The Receipt whereof he doth hereby acknowledge and thereof and of every part and parcel thereof doth clearly and absolutely acquitt release and discharge the said Edward Brent and William Angell their Executor(s) and administrator(s) and assigns and every of them for ever by these presents **HATH** granted bargained sold aliened and confirmed And by these presents doth grant bargain sell alien and confirm unto the said Edward Brent and William Angell their heirs and assigns **ALL** those his messuages houses edifices lands tenements and hereditaments with the Barns Stables Orchards and other Commodities and appurtenances called or known by the name of Watford Heath situate Lying and being in the Parish of Watford aforesaid And also all that piece or parcel of Arable land with the appurtenances lying and being in the parish of Watford aforesaid in a certain Commonfield there called West Watford field next unto a certain field belonging unto Harwards Farm called Palmers field one end thereof abutting upon a lane leading from Watford Town to Colney Bytts and the other end therefore abutting upon the lands of Thomas Deaton and containing by estimation one acre (be it more or less) and also All that acre of meadow ground with the appurtenances laying by Lot in a meadow called or known by the name of Middlemore in the parish of Watford aforesaid All which said premises are now in the tenure of occupation of the said Richard Coleman or of his assigns Together with all ways profits Commodities advantages and appurtenances whatsoever to the aforesaid premises belonging or in any wise appertaining or with them or any of them now of heretofore usually occupied demised or enjoyed or accepted reputed taken or known for or as part of parcel of them or any of them And the Reversion and Reversions Remainder and Remainders Rents Issues and profits of all and singular the said bargained premises and every part and parcel thereof. And all the estate right title interest use possession Inheritance property claim and demand whatsoever of him the said Richard Coleman and of all and every other person and persons to his use of in and to all and Singular the said granted and bargained premises and every part and parcel thereof And all Deeds writings escripts and evidences touching or concerning the same premises and ever or any part thereof **TO HAVE AND TO HOLD** the said messuages or tenements lands hereditaments and all other the premises with their and every of their appurtenances before by these granted bargained and sold or mentioned or intended to be hereby granted bargained sold ali-

ened and confirmed and every apt and parcel thereof unto the said Edward Brent and William Angell their heirs and assigns for ever **PROVIDED** always and upon conditions nevertheless That if the said Richard Coleman his heirs executors administrators or assigns do and shall well and truly consent and pay or cause to be consented and paid unto the said Edward Brent and William Angell their heirs Executors administrators or assigns At or in the now usual writing shop of William Angell Scrivenor situate at the Southwest end of London Bridge the sum of Two hundred and Twelve pounds or Lawful money of England in manner and form following (vizt.) six pounds thereof on the tenth day of October which shall be in the year of our Lord One Thousand Six Hundred Threescore and two without making Default of or in either of the said payments in part or in all contrary to the form aforesaid And without making deduction or defalcation of or for any manner of Taxes assessments or other payment whatsoever That then and not otherwise this present Indenture and grant bargain and sale hereby made of the premises as aforesaid shall cease determine and be utterly void and of non effect Anything aforesaid to these present Indentures interchangeable have set their hands and seals The day and year first above written

Richard Coleman

Thanks to Eileen Knight and Margaret Spark

LETTERS RECEIVED RELATING to HISTORY SHEET No.13

LETTER 1 (January 1999)

I read with interest your sheet No. 13 - the document was new to me. Although I cannot say exactly where Richard Coleman's land was at Watford Heath I can add some information about him which may be of interest and which ultimately might lead someone to a source of further topographical detail.

He is mentioned, where else, in that 'work' by myself - 'A Corner of England's Garden' (Vol 1 p.28 and pp. 88/89 for the footnote and Vol 2 p.42 Table 35). From that you will see that there is evidence that he farmed at Watford Heath from 1668 to 1673 and that he was not only an innovator growing clover and sainfoin as a field crop, but also a leader of the local Baptists. Vol 1 p.28 also mentions Thomas Deacon and I think the name Thomas Deacon in the text of the indenture is almost certainly a misreading, a mistype or miswriting of Deacon - the family who gave its name to Deacon's Hill, Oxhey.

Sources not quoted in my book show that Richard Coleman farmed at Watford Heath in all the years 1664-1674. It would therefore seem that he was able to redeem the loan from Edward Brent and William Angell made by the indenture of 1661. The total acreage that Coleman farmed appears to have been in excess of 20 acres since in one year (1667) 21 acres are recorded in the tithe account; viz:- 5 acres of wheat in West Watford Field and 16 acres of oats, beans, peas and barley in "Oxie Lane", (HCRO 10114). The mention of Oxie Lane doesn't really add anything to his being at Watford Heath. He may have also had some land fallow in 1667 as was the general custom - possibly making another 8 acres at Watford Heath. However his acreages for other years are smaller and the matter is not clear. In his innovations in 1668 he may have grown clover or sainfoin on what would otherwise have been fallow. Some of his land was rented as is shown by a document BM ADD.CH 18144 of which I enclose a copy of my rough note.* (The dots probably mean that I couldn't read the name of the land; someone else might do better which might be a step towards locating the land).

An interesting sidelight on the possible reason for Richard Coleman borrowing from two tradesmen in Southwark, London, is given in 'Beecham Grove Baptist Church' by Rev Jams Stuart (Kingsgate Press, 1907) from which I enclose copy of pp. 9 to 13. This shows that Brother Richard Coleman was one of the leaders of the Watford Baptists c. 1640/1645 onwards and that about c. 1660/1665 he persuaded a number of Watford Baptists, including himself, to join Horsley Down Baptist Church at Southwark. It

is inferred (pp. 11 and 12) that Coleman retained his connection with Southwark until his death and it is likely that he knew the Church at Southwark prior to his leading a group from Watford to be linked to it. So Coleman had a close connection with Southwark and it is possible that Brent and Angell were fellow Baptists there or known through that connection.

Coleman's Will is dated 19 Jan 1680/81 and Probate was granted on 15 Feb 1680/81 (HCRO 9AR 175). There is a probate inventory and I made some notes (copy enclosed**). A probate inventory such as this probably shows a farmer who is possibly elderly and who has already run down his activities and handed much on to his son etc. etc. There is a Hearth Tax record for Oxhey in 1662 (PRO E 179/375/30) wherein Richard Coleman is listed as having '2 hearths' - i.e. not a very large farmhouse. His son, Joseph Coleman, was farming in Watford c. 1668-1674, near 'Harwoods' and most probably thereafter. I do not know whether he inherited or took over tenancies of any of the property in Watford Heath.

There is a great deal of antiquarian information available about Oxhey, eg the tithe accounts for 1664-1674 contains full listings of all the Oxhey farmers and their crop acreages in each year, together with a little topographical information as to where they farmed within Oxhey.

Grant Longman, Duncan Way, Bushey

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* BM Add. Ch. 18144 Court Roll of Manor of Wiggenshall, 1664

Ralph Manesty† surrenders to Joseph Hilyard land called ... ".....of the toft" containing about thirteen acres abutting on the land leading to Watford Heath over against Pinner in tenure and occupation of Ralph Manesty and Richard Coleman or assigns.

† son and heir of Elizabeth Manesty

N.B. There was a Nathaniel Manesty on the Volunteer Committee appointed at Watford in 1643.

** Appendix 2

The Will of Richard Coleman made 19 Jan 1680/81 (probate given 15 Feb 1680/81) begins: "In the name of God Amen, I Richard Coleman of the parish of Watford in the County of Hertfordshire, maultster, being weak in body but of sound and perfect mind and memory praise be given to God for the same and knowing the uncertainty of this life do therefore make this my last Will and Testament..." (9AR175).

He leaves property to Mary his wife and Mary Frances his daughter, wife of Richard Frances etc. etc. His will is witnessed by Thomas Deacon, John Warburton and Richard Wood.

His inventory (No 160 in the book) is witnessed by Mr Thomas Deacon, senior and mark price. It lists, amongst other things, 4 hoggs, 6 cowes and a weaning bullock, 1 ewe, 1 lamb, 1 tegg, 1 lame old horse and 8 old hens, and 1 stock of bees with the beehive. (i.e. he was as much a farmer/smallholder as a maultster). A Mary Francis appears in the 1707 list for Beecham Grove Baptist Church.

Wills of his wife Mary, his son Joseph and Joseph's wife Elizabeth are all at Hertford Record Office. I have added all the information about relations together in the attached family tree. These other wills do not help us much but it is interesting to find that the witnesses to Mary's Will were Thomas Deacon, Peter Coulburn, Samuel Anderson and Elizabeth Hawkins.

It also seems that the only John Coleman in this family was too young to be much in evidence in 1669.

LETTER 2 (January 1999)

I read with great interest the History Sheet No. 13 covering the indenture concerning land at Watford Heath. This is an area in which I have had interest in the past and from this may I make a few comments which may identify some of the landmarks.

- Line 19. West Watford field included the present Watford Field(s).
Harwards Farm. On a map of 1824 an area southwards from the present Town Hall road junction of perhaps half a mile square is marked 'Harwards'.
- Line 20. Probably Archery Butts close to the town up the Colne river.
- Line 21. 'Thomas Deacon'. Almost certainly 'Tommy Deacon' who live at Wiggen Hall.
- Line 23. An area possibly south of Vicarage Road and north of the R. Colne - Middlemore.

I hope this may help, even though not 'exactly'!

Norman Salmon, Pinner Road, Watford

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