

HASLAND HALL ESTATE

Introduction

Manor House Farm is a grade II listed building; unusually for such buildings, it is of both architectural and historical interest.

The following text has been made available by the Derbyshire Victoria County History Trust, which hopes later in 2020 to publish an interim account of the former civil parish of Hasland, in which Manor Farm House lies. References to sources have been removed from the text, but can be supplied on request to the VCH County Editor for Derbyshire, Philip Riden (philip.riden@nottingham.ac.uk).

Linacre and Leake families

Early in the reign of Henry III Samson son of Roger of Hasland granted to Hugh of Linacre (in Brampton) and his heirs one bovate of land in Hasland which Samson held of Hugh. This may be the origin of the Linacre family's interest in Hasland. In 1352 William Linacre leased 4 acres in the fields of Hasland to Richard del Frith for 20 years.

A rental of the the estates of John Linacre senior in Hasland and elsewhere made in 1487 mentions an income of 4 marks from what is called the 'manor of Hasland'. In 1488 a jury found that William Linacre of Brampton had settled on his son John Linacre an estate that included a messuage called Hasland Hall, together with 8 bovates of land and meadow and 60 acres of pasture in Hasland, and that John had in turn settled the premises on his own son, also called John, and his son's wife Nichola, who predeceased her husband. The younger John died in 1488, leaving two daughters, Agnes the wife of Robert Rollesley, and Margaret the wife of John Coke, as his coheirs. Six years later Agnes was pardoned after being outlawed for not appearing before the Bench to answer Robert Linacre's accusation that she and her husband Robert, together with Humphrey Rollesley of Fallinge (in Darley), John Coke of Norton and Margaret his wife, and Nicholas Rollesley of Wigley (in Brampton) had entered Robert Linacre's lands in Brampton and Hasland and expelled him.

Linacre's heirs appear to have sold the Hasland estate to Thomas Leake, the second son of William Leake of Sutton (in Sutton cum Duckmanton), which he had inherited from his mother, Alice Grey. Thomas died in 1523, leaving his lands in Hasland to his son Thomas, with remainder in default of heirs to his other son John, who in the event succeeded to the

estate.

John Leake of Hasland (whose sister Elizabeth married John Hardwick of Hardwick (in Ault Hucknall) and was therefore the mother of Elizabeth, countess of Shrewsbury) died in 1545, seised of a capital messuage and 200 acres of land and meadow in Hasland. His heir was his son Ralph Leake of Hasland, said in 1548 to be of Hasland and London, who evidently married a kinswoman, Elizabeth the daughter of Thomas Leake of Williamthorpe (in North Wingfield). She died in 1572, her husband three years later. Ralph Leake's elder son and heir Thomas married Alice, the daughter of Francis Roos of Laxton (Notts.), who had been married twice, if not three times, before.

Thomas Leake was of Laughton Arbor (Notts.) at the time of his death. He was 'suddenly slain', apparently by a man named Salmon, in Sherwood Forest (or at Oxtun) in January 1599. After his death a jury found that Thomas had been seised in what they called the 'manor of Hasland' and in premises, including a watermill, in Hasland, Chesterfield, Newbold, Tapton and Grassmoor. In 1584 he had granted a yearly rent charge of £25 out of his estate to Francis Rodes of Staveley Woodthorpe, serjeant at law, which by 1599 Francis's son Godfrey Rodes held for the term of his life of his (Godfrey's) brother Francis, with reversion after his death to John Chaworth and Godfrey Boller.

The jury also found that the manor of Hasland, with the other premises in Hasland, Grassmoor, Newbold and Tapton, were held of Gilbert, earl of Shrewsbury (presumably as of his manor of Chesterfield) for one-seventh of a knight's fee and a yearly rent of 19s.; the premises were worth £6 13s. 4d. a year beyond charges. This appears to be the only occasion on which the Hasland estate was said to be held by knight service. Thomas also held the houses and cottages in Chesterfield, worth 20s. a year, of the earl as of his manor of Chesterfield but the jury did not know by what service.

Thomas's heir was his only sister Gertrude, aged 40 and more, the wife of George Chaworth esq. of Harthill (Yorks. WR).

Thomas Leake also held the manor of West Leake and premises in East Leake and Normanton on Soar (Notts.). In 1601 his Leake tenants complained that, after they had begun to pay rent to George Chaworth, one Thomas Freake of Calow gent. claimed that he was entitled to the rent. They knew that there had been suits between Chaworth and Freake over Leake's estate and, fearful of losing their lands, had been paying rent to both. This had so impoverished them that they sought a remedy by suing both men in the Chancery.

Freake's answer was that Leake had made a will in 1588 leaving his estates in Derbyshire and Nottinghamshire to his wife Alice until his bastard son Thomas should come

age, when he was to have them. He stated that Alice predeceased her husband and that after Thomas died Freake undertook the execution of his will. George and Gertrude Chaworth had opposed him in the ecclesiastical courts at York and, claiming that Leake had died intestate, obtained letters of administration. They then sued Freake at the assizes at Nottingham in 1600, before Sir Edmund Anderson, Chief Justice of Common Pleas, and another justice, when the jury found that Leake's will was valid. Undeterred, the Chaworths applied to Queen's Bench for a writ to eject Freake from Leake's Derbyshire lands. The court ordered that the validity of the will should be tried in London, 'to the end the trial might be more even and indifferent'. After a hearing before Sir John Popham, the Lord Chief Justice, the jury found that Leake had made the will and not countermanded it. Armed with these decisions, Freake had ordered Leake's tenants to pay their rent to him. He asked for the case to be dismissed and also complained that George Chaworth, himself a lawyer, had oppressed him and threatened to drive Freake out of the country unless he gave way over the validity of Leake's will.

Chaworth's version of events was that Freake and his wife stood to benefit to the extent of 4,000 marks as executors of what he called Leake's pretended will, whereas Leake had not intended them to receive more than £100. He described Freake's wife as the main instigator of the campaign to have the will recognised, but both she and her daughter had died three or four years earlier. The will had been made more than ten years before Leake died, and in his later years he had 'openly showed his intent' to dispose of his lands and goods other than as he had stated in his will, as many of his 'best and most familiar' friends and acquaintances had reported. Of the two judgments Freake had obtained in favour of the will, the first had referred only to Leake's goods, and the second related to lands other than those with which the Chancery action was concerned.

Chaworth also claimed that Freake had secured probate of Leake's will 'very secretly' and had 'very convenient warning' of when the inquisitions were to be held, which he attended with counsel. Freake's claim to a third of Leake's estate was in any invalid because the juries in both Derbyshire and Nottinghamshire had found that most of his lands were held by knight service, and his son Thomas had paid £5 relief to enter them. He insisted that the will was invalid and that the rent of Leake's lands was payable to his wife Gertrude. Leake's illegitimate son appears to have made no claim to them. He is said to have been of Lowdham (Notts.) and to have died in gaol *c.*1650.

Wagstaffe family

The outcome of this litigation seems to have been the sale of the Hasland estate to a family named Wagstaffe, who are said to have been of Glossop in the 15th century and later of North Wingfield.

Anthony Wagstaffe, born *c.* 1563, was the son of Thomas Wagstaffe of North Wingfield (d. 1568) and his wife Ellen, the daughter of William Clay of Handley (in Stretton). He became a servant of Godfrey Foljambe of Walton (d. 1595), for whom he acted as a feoffee and an executor of his will, in which he was left a legacy of £100 and a further £10 for his trouble as executor. His mother was probably the Ellen Wagstaffe widow who by the same will was left her messuage on the Foljambe estate in Wingerworth for her life, with a further term of 21 years promised to her son George after her death. Thomas Wagstaffe's father was Richard Wagstaffe.

Presumably through his service with Foljambe, whose wife was Isabel the daughter of Sir Christopher Wray (*c.* 1522–92), the judge, Anthony Wagstaffe met and married Isabel's cousin Elizabeth, the daughter of Wray's brother Thomas. Wagstaffe mentioned this connection when he submitted a pedigree to the heralds in 1611, who granted him arms (*argent, two bars ragulée sable, the lower one coupéd at the top*) and a crest (*out of a ducal coronet or, a staff coupéd and ragulée sble*). The family had previously used very similar arms but with both bendlets entire.

Exactly when Anthony Wagstaffe moved to Hasland Hall is unclear. He was of the Spittle, elsewhere in the township, in 1614.

Anthony died in 1630, leaving personal estate valued at £330. When Hasland was surveyed by William Senior in 1633 the Manor House at the southern end of Hasland Green was said still to be in the hands of a 'Mr Wagstaffe', who appears to be impossible to identify for certain. In 1611 Anthony had four children living, John (aged 12), Anthony, Lancelot and Bethulia, none of whom seems to have continued to live locally, and two younger brothers, George and William. William died in 1637, when he was described as a husbandman and left personal estate valued at only £6. He seems unlikely to have been living at the house on Hasland Green.

William left small cash bequests to his wife Anne and his sons George (the eldest), Anthony, John and William, and made his other son Edmund his executor. In *c.* 1626 Edmund married a woman named Emma, who brought him a portion of £60, 'he then having no visible estate, real or personal'. The couple lived 'happily and comfortably together according to their quality' and by 1649, with 'great pains and labour', had increased Emma's portion to £200. This enabled them to buy that year an estate from Edmund's cousin Helen, the daughter

of William's brother George, who had then just married Humphrey Maddison. Emma put £40 of her own money towards the purchase price of £200. In return for this contribution, Edmund promised to settle the estate on himself and Emma and in survivorship, with remainder after both were dead to their only son, who in the event died first. When Edmund was himself dying he declared, in the presence of witnesses, that Emma should enjoy his estate for her life, but died in July 1663 before he could make a written will.

Emma, believing that she had an equitable claim for her life to the estate she had helped to buy, took possession but was challenged a year later by Henry Wagstaffe, a citizen and haberdasher of London, who was Helen Maddison's brother and therefore Edmund Wagstaffe's cousin. He claimed to be Edmund's next heir, although Emma pointed out that, while her husband died without surviving issue, he was one of five brothers. George and John had also died without issue, but Anthony 'went into Ireland divers years since', married and had many children, some of whom, Emma believed, were still alive. Similarly, William Wagstaffe had left England more than 17 years ago (i.e. c.1647), having taken up arms for Charles I. He later returned, got married in Lancashire, and also had issue. All these children had a stronger claim than Henry to be Edmund's common-law heir. She also denied colluding with her tenants at Hasland, Frances Widdowson and her son George, who held a lease from Edmund Wagstaffe with about ten years remaining, in seeking to deprive Henry of his lawful inheritance.

Henry described the estate which he was seeking to recover as consisting of a messuage and two closes behind it containing 4 acres, one of them known as Horncroft, which had formerly belonged to the manor house of Hasland, and six other closes called Ollerbrooke containing 14 acres, all of which had once belonged to his father George Wagstaffe, Edmund's uncle. This was obviously not the Hasland Hall estate which George's brother Anthony had once owned, but appears to have been a small part of it, possibly all that the family were able to keep after Anthony's death.

The Wagstaffe family did not appear either at Hasland or elsewhere in Derbyshire at the heralds' visitation of 1662–4 and no-one of that name was assessed to hearth tax in Hasland in 1670. In 1710 Humphrey Pegge of Osmaston (by Ashbourne) married Mary, the daughter and coheir of John Wagstaffe of Derby and his wife Elizabeth, who was described as the daughter and heir of an unnamed member of the Wagstaffe family of Hasland.

Anthony Wagstaffe clearly owed his rise to wealth to service with the Foljambe family, but this may also have contributed to the family's undoing. In 1617 Francis Foljambe of Aldwarke (Yorks.), who devoted much of his later life (after the death of his father Sir

Thomas Foljambe) to litigation in support of his claim to be Godfrey Foljambe's heir, sued Wagstaffe and Francis Gower, Godfrey's other executor, claiming that they had falsified the will as he lay dying at Walton in 1595. He described both as 'men of small wealth and reputation' before they entered Godfrey's service and were advanced by him. Gower and Wagstaffe vehemently denied altering Foljambe's will to their advantage, claimed that they had discharged their duties as executor honestly, and argued that it was unreasonable to ask them to recall in detail events which had occurred twenty years earlier.

Wagstaffe may have survived this episode unscathed, given the size of his personal estate when he died in 1630, but the family seem to have suffered some misfortune around that time. This evidently led to the Hasland Hall estate being sold, although to whom has not been established. Emma Wagstaffe's comment in 1664 that she and Edmund had lived modestly and worked hard perhaps suggests that other members of the family had not and had suffered as a result.

Molyneux, Lowe and Lucas families

By the mid 17th century the estate had passed to Roger Molyneux of Timberland (Lincs.), the son of Sir John Molyneux of Teversal (Notts.) by his second wife, Anne the daughter of Sir James Harington and relict of Sir Thomas Foljambe. Molyneux, who died in 1674, sold Hasland to John Lowe of Heanor, the second son of Anthony Lowe of Alderwasley. John died in 1657 and was succeeded by his son Francis (b. c.1622), who was of Hasland in 1662, although he was not assessed to hearth tax there in 1670, suggesting that the capital message may have been let.

The estate was later purchased from the Lowe family by Thomas Lucas, the son of Bernard Lucas (d. 1660). Thomas was born in 1657 and bought several estates in Hasland, Chesterfield and elsewhere in 1695 and later; he is said to have acquired the Hasland Hall estate in 1727.

Thomas Lucas of Hasland died in 1742, leaving all his real estate in Hasland and elsewhere to his second son Bernard (1708–72). His wife Elizabeth possessed in her own right several estates in Lincolnshire, formerly belonging to the Molyneux family, which at her death in 1755 passed to their eldest son, also named Thomas Lucas, who is said to have lived at Hasland. From Bernard, who was of Chesterfield at the time of his death in 1772, the Hasland estate passed to his son Thomas (1751–1818), who married Elizabeth, the daughter of John Burton of Chesterfield and heir of her brother Edward, a Chesterfield attorney. Thomas's son and heir was another Bernard Lucas, who died in 1840. He married Esther

Maynard, the daughter of John Lax of Eryholme (Yorks.) and sister of Anthony Lax Maynard, the Chesterfield attorney, whose family took the additional name after the death of their father.

In 1849 the 460 acres of the Lucas estate at Hasland included a large consolidated block of land extending from Hasland Green down the west side of Mansfield Road to Corbriggs; a smaller area west of North Wingfield Road between the southern end of the Green to near where St Paul's church was later built; and much of the former common waste at Grassmoor.

Bernard and Esther Lucas's eldest son and heir was the Revd Thomas Burton Lucas (1790–1866). A graduate of St John's College, Cambridge, Lucas was ordained in 1813–14 and served curacies in several Derbyshire parishes until 1823, when he became rector of Sawtry (Hunts.), a living in the gift of the duke of Devonshire. He resigned in 1835.

After T.B. Lucas's death the Hasland estate passed to his son Bernard, who was born in 1835 and in 1865 married Louisa, the daughter of John Gully. After he inherited the estate, Bernard Lucas and his family were resident at the Hall from 1868 (if not before) until shortly after his wife died in 1890. Lucas then left Hasland and moved to Thorpe Underwood (Nthts). He was living with his second wife Florence in three rooms at St Leonards on Sea (Sussex) when he died in 1911, aged 75, leaving £142,314. His trustees broke up the estate by sale in 1916–17. His son, Bernard Chaytor Lucas of Bristol, presented a village hall to the people of Hasland, which was opened in 1914, and in 1928 built almshouses in memory of his mother Louisa.

Capital mesuages

The original capital messuage of what became the Lucas estate stood at the south-western corner of Hasland Green, on high ground overlooking the Rother valley. The site is occupied today by a stone-built house, known as the Manor House (or Manor House Farm, otherwise 118 The Green), of two storeys and attics, with three gables projecting from the main range which extend across the full width of the house and rise to the full height of the building. There is a central chimney stack and others at each gable end of the main range. In its present form the house dates from the 17th century, but the main range to the rear of the gables incorporates a late medieval or 16th-century open hall, later divided into two floors.

The earlier building of which this open hall forms part was perhaps the work of the Leake family; the house may have been modernised and extended by the Lowes or possibly the first of the Lucases to have lived at Hasland. The inventory drawn up in 1569 after Ralph

Leake's death lists three principal rooms downstairs (hall, dining parlour and 'house'); a buttery, kitchen and other service rooms; and nine chambers, including a 'chapel chamber'. All the rooms were well furnished and the inventory, which totals £198, also describes a well stocked mixed farm. Anthony Wagstaffe's inventory of 1630 is clearly describing the same house. The main rooms downstairs were the hall, buttery and great and little parlours, together with a kitchen, dairy and service rooms. Five bedchambers are listed, one of them 'Alice Wagstaffe's lodging chamber' and another (which may have been an attic room) a corn chamber. There was also a 'capell parlour', which appears to be the chapel chamber of sixty years earlier (or a ground-floor room beneath an upstairs chamber once used as a chapel).

After the building of the modern Hasland Hall on the opposite side of Hasland Green the older house became known as Manor Farm and was the largest holding on the Lucas estate: at the time of the 1916 sale it was let with 190 acres. It remained a farm until the late 20th century before becoming a private residence set in about an acre of ground. In 1984 new owners restored the house internally and externally to an exceptionally high standard, to a design by Mitchell Proctor & Associates of Chesterfield. At about the same time the range of 17th-century stone-built farm buildings to the north of the house was sold off for residential conversion. Later buildings were demolished and some new bungalows built on the land.

In about 1800 a new principal residence was erected on recently enclosed land in the south-eastern angle formed by the junction of Mansfield Road and Hasland Green in the centre of Hasland village, and a park laid out around the house. A driveway built on the line of the road which ran along the edge of the common waste before enclosure in 1781, when it was stopped up, provided access to both the main roads, with lodges at either end. The house is said to have been built by Thomas Lucas (d. 1818), a suggestion supported by its appearance.

The Hall was let for much of the 19th century. T.B. Lucas was resident at Hasland in 1845 but, when he returned to Derbyshire in later life, lived at Herne House (in Calow) and at Whittington. Captain George Dobson RN was at Hasland Hall from c.1846 to c.1851 and from 1852 until at least 1863 the house was let to Archdeacon Thomas Hill, who was also the rector of Hasland. After Bernard Lucas left Hasland in 1891, the Hall was let to Charles Paxton Markham, the managing director of the Staveley Coal & Iron Co. Markham announced his intention to leave in 1896, when the mansion and grounds were advertised to let, but stayed at Hasland until at least 1910, before moving to Ringwood Hall (in Brimington).

The Hall was requisitioned during the First World War. A detachment of the Army

Service Corps was billeted there between March and July 1915, and in the early months of 1918 arrangements were announced (which may or may not have taken effect) to use the house as a camp for German prisoners sent to work on local farms. The mansion was sold with 64 acres of parkland by the Lucas trustees in 1924 to David Henry Brown, a builder, who developed the frontages to Hasland Green and Mansfield Road. The Hall and the remaining grounds were purchased by Chesterfield corporation in 1931 and adapted and extended to become a mixed senior school, which opened in January the following year. Further extended, the buildings remained in use as a secondary school at the time of writing.