

HEYHOUSES (BY BRIAN JERRERY) probably 2016

Heyhouses is a small extra-parochial place of c199 Lancashire acres (322 statute acres), including 6 acres of inland water [rivers, streams and old mill ponds], lying in the valley between Pendle Hill and the ridge at the north of Padiham. Through this valley flows Sabden Brook west and south-west to the Calder, and it is augmented by other brooks descending from Pendle. The town of Sabden ([fn. 1](#)) is partly in this township, but chiefly within the adjacent Pendleton and Read. The population in 1901 was 23. The road from Clitheroe to Padiham passes through Sabden. The old packhorse road from Clitheroe went over Read Height to the bridge at Altham, thence south over Hameldon. ([fn. 2](#))

Pendle Cross stood on the top of the hill ridge above Wellsprings Inn [about 400m to the north-east of the vicinity of the present Nick of Pendle].

A cotton factory was established at Heyhouses (now Sabden) about 1790, the purity of the water attracting the calico printer. In 1808 Miller, Bury & Co. had extensive works, nearly 2,000 persons being employed in printing calicoes by block work and hand-pencilling; the works were considered the most efficient in the county. ([fn. 3](#)) In 1830 they were sold by the Forts of Read to Richard Cobden, and in his hands, in association with the late Mr. George Foster, attained great prosperity.

A new township called Sabden was in 1904 formed from Heyhouses and from parts of Pendleton, Higham, Wiswell, Read, Northtown (in Padiham) and Goldshaw Booth. The new township of Sabden contains the whole of the valley from Dean Farm to Green Bank. Heyhouses, as an extra-parochial area since the 14th century and, since 1846, an ecclesiastical parish, ceased to be.

The fictitious Manor of Heyhouses

There is no manor of Heyhouses, but in 1342 Richard de Radcliffe held 80 acres (130 acres) of waste in Sabden within Pendle Chase at a rent of 26s. 8d., due at St. Giles's Day. ([fn. 4](#)) His son Christopher died in 1385–6 seised of the tenement, which as Sabden Hey was in 1387 demised by John Duke of Lancaster to Christopher's brother Thomas at the doubled rent of 53s. 4d., with a condition that the house there should be kept in repair by the tenant. ([fn. 5](#)) This was one of the earliest demises of copyhold tenements in the forest. In 1463–4 Richard son of Sir Thomas Radcliffe paid the 53s. 4d. rent for Sabden Hey, ([fn. 6](#)) and about the same time was presented 'for making a town upon a tenement called the Heyhouses, where he had no right without the king's staff.' ([fn. 7](#)) It does not appear that there was ever any 'town' there.

Heyhouses continued to descend in the family of Radcliffe of Winmarleigh. Thus the heirs of Thomas Radcliffe in 1527 paid 53s. 4d. for Sabden Hey and 13s. 4d. for Rede (or Reedley) Hallows. ([fn. 8](#)) Then, in 1540, William son and heir of Thomas Radcliffe, while in ward to the king, had a dispute with Roger Nowell and others as to common of pasture in Sabden Hey. ([fn. 9](#)) The estate and the dispute were Gilbert Gerard's in 1561 in his wife's right. ([fn. 10](#)) Soon afterwards it was sold, apparently in parcels. John Halliday was assessed upon lands there in 1597, ([fn. 11](#)) and about 1600 Roger Nowell of Read became a purchaser. ([fn. 12](#)) In a rental of 1618 the three tenants were Ralph Assheton, paying 22s. 3d., Roger Nowell 20s., and John Halliday 11s. 1d. ([fn. 13](#))

Under the Commonwealth, the estate of John Halliday of Heyhouses was sequestered for 'delinquency'. It is assumed that he was more non-conformist than Catholic. He was regarded as 'a man of a factious and turbulent spirit,' and his allegation that the people of Heyhouses were subscribing 2s. a week to relieve him was not believed. ([fn. 14](#))

The landowners in 1787 were Le Gendre Starkie and William Assheton, (fn. 15) the former holding apparently the estates of Nowell and Halliwell. Mr. Starkie in 1801 purchased the Assheton portion, so that the whole of Heyhouses has since been included in the Huntroyde estate. (fn. 16)

According to a survey made in 1617, Heyhouses contained 160 customary acres of the annual value of £53 6s. 8d. The inhabitants had common of pasture upon certain adjoining moors in Read, Pendleton and Padiham. (fn. 17)

There were sixteen hearths assessed to the tax in 1666, but no house had more than two hearths. (fn. 18)

In 1810, there were 11 houses recorded in Heyhouses, which were all owned by the Huntroyde Estate. The tenants were John Bradley, Thomas Bury, David Dawson, James Dixon, James Ingham, George Moorhouse, James Moorhouse, Thomas Ormerod, M Proctor, George Walmesley, Joseph Wood,

St. Nicholas's, Sabden, was built in 1841 in connexion with the Church of England; a district was assigned in 1849. The patron of the benefice, which is styled a vicarage, is Mr. E. A. Le Gendre Starkie of Huntroyde.

Footnotes

- 1 Sapedene, 1296; Sapenden Haye, 1387. The bridge is mentioned in 1425 and its repair about 1580; note by Dr. Laycock of Sabden, to whom various other details are due.
- 2 Dr. Laycock.
- 3 Britton, *Beauties of Engl.* 'Lancs.' 136–8.
- 4 Mins. Accts. bdl. 1091, no. 6.
- 5 Duchy of Lanc. Mins. Accts. bdl. 76, no. 1498; Pal. of Lanc. Chan. Misc. bdl. 1, file 12, no. 48.
- 6 Whitaker, *Whalley*, i, 358.
- 7 Ibid. 300.
- 8 Duchy of Lanc. Rentals, bdl. 5, no. 12.
- 9 *Ducatus Lanc.* (Rec. Com.), ii, 66. Nowell of Mearley had rights in Sabden Wood, derived from the charter of Jordan son of Ralph le Rous; Inq. p.m. 20 Edw. II, no. 43. Similarly Radcliffe of Todmorden had Sabden Chase in 1498; Pal. of Lanc. Writs Proton. 13 Hen. VII. But it does not appear that the wood or the chase extended into the hey.
- 10 *Ducatus Lanc.* ii, 242; Sabden Hey *alias* Heyhouses.
- 11 Lay Subs. Lancs. bdl. 131, no. 274. An earlier John Holliday or Halliday of Heyhouses was a juror between 1514 and 1533; *Whalley Act Bk.* (Chet. Soc.).
- 12 Note by Dr. Laycock. Roger Nowell was plaintiff in 1602; *Ducatus Lanc.* iii, 469. Some of the depositions in the various disputes were printed by Dr. Laycock in the *Burnley Express* of Oct.-Nov. 1898. They arose from doubts as to whether Heyhouses was in the forest or not.
- 13 Dr. Laycock. There was a dispute between Halliday and Nowell respecting lands in Heyhouses; *Lancs. and Ches. Rec.* (Rec. Soc. Lancs. and Ches.), ii, 245. John Halliday was

assessed to the subsidy of 1626 for his land; Lay Subs. Lancs. bdle. 131, no. 317.

- 14 *Royalist Comp. Papers* (Rec. Soc. Lancs. and Ches.), iii, 249; *Cal. Com. for Comp.* i, 538.
- 15 Land tax returns at Preston.
- 16 Information of Mr. Howsin.
- 17 'Honor of Clitheroe' MS. (in possession of W. Farrer) 57.
- 18 Lay Subs. Lancs. bdle. 250, no. 9.

For more references to the history of Sabden and Heyhouses see -
Key to Questions below Notes

'Sabden before the year 1600' by Dr Laycock dated 1898.

L1

'Some Account of the Allotment of Sabden Common Pasture' by Dr Laycock dated 1901.

L2

'Heyhouses and the Neighbourhood' by Dr. Laycock dated 1904.

L3

'The Birth of a Lancashire Village' by Clifford Moorhouse

M1

'Sabden, The Forgotten Valley' by Clifford Moorhouse

M2

Document amended from British History Online on 6th November 2013.

Notes from the Burnley Express articles supplied by Dr Laycock between 1898 and 1904.

Pendle Forest (or, as it was sometimes known, Pendle Chase) was a privileged hunting area for the de Lacy family. A Royal Forest was reserved for hunting by royalty alone, while a Royal Chase was an area of hunting reserved for privileged families or church officials. Pendle Forest was originally created by Edward I (1042-1066) and not deforested until 1485-1509. Within Pendle Forest, Heyhouses' legal position has never been clearly stated.

Dr Laycock suggested in his articles that Heyhouses could have been farmed before Edward I (1042-1066) delineated the Pendle Forest area as a Royal Forest or Chase. Therefore, from the outset, Heyhouses or Sabdenhey was never defined as being in or out of Pendle Forest. It has always been Extra Parochial until the Parish of Heyhouses was absorbed in to the new Parish of Sabden in 1904.

Heyhouses never came under Forest Law, but some people seem to have thought that it came under the jurisdiction of the Halmote Courts of Ightenhill and later Higham, while others thought that it was governed by the Honor of Clitheroe and the court at Clitheroe Castle. Its boundaries do not seem to have been delineated with a ditch, hedge or paling until after the Ratcliffe family acquired it after 1333. In 1342, Heyhouses was described as 'the Waste of Sabden in Pendle Chase'. Further confusion was created in 1541 when William Ratcliffe asked that Heyhouses was made a separate township with the implied Commoner Rights to the surrounding Pendleton Common.

Pendleton Common was reserved for Commoners from the 8 townships of Mearley, Downham, Pendleton, Wiswell, Read, Simonstone, Padiham and Worston. However, the Heyhouses' tenants were not the only trespassers, for people from Whalley, Great Harwood and other towns were often fined for trespass at the Halmote Courts in Pendleton, Worston and Chatburn.

Heyhouses had its Sabden Common Pasture within its own boundaries, but had no Common Rights on Pendleton Common. As the Law of Pendle Forest dictated that no grazing animals were allowed within the Forest, the 10 households of Heyhouses often turned their animals out onto Pendleton Common. This was a cause for many disputes and impounding of animals in Pendleton, Read and Wiswell between 1509 and 1540.

Judging by the number of times the Heyhouses' tenants were fined for trespass on Pendleton Common between 1509 and 1540, it would seem that either they were successful oxen breeders or they were short of space. With c50 people and 13 hearths to fuel, they may have been short of turf as well. In 1561, a court case looked at the right of pasture and turbary in Heyhouses after Thomas Nowell and others had destroyed cut turves and thrown them into Sabden Brook. The location of this dispute is not clear, but as both turbary and rabbit warrens were involved, it could well have been the area of Heyhouses south of Sabden Brook, including the area of Black Hill and Dry Corner Farm. Two tenants of the Nowells were given 6 Lancashire acres (c10 statute acres) by Roger Nowell and these were probably the first enclosures in the Read/Sabden Waste. These places are not located, but Dr Laycock suggested that a likely place for the Heyhouses' tenants to cut turf was the "Wicksands" (a sandy stream bank or small cattle farm or homestead), which was in the rough opposite the new printworks]. The Rough would suggest Black Hill, but, being in Heyhouses, it was more likely the ground alongside Sabden Brook between the present Sabden Bridge and Dean.

The King's Highway or the main road from Manchester to Lancaster ran through Heyhouses. It descended from the south down Black Hill to Padiham Road and Mount Pleasant. It crossed Sabden Brook at Heyhouses Bridge, which was about 200 yards east of the present road bridge, before passing along Stubbins Lane and through Heyhouses Farm. It crossed Churn Clough Brook by a bridge by Cockshott's Farm and climbed the west bank of the stream to Craggs Gate. After passing west of Craggs Farm, it climbed over the Pendle Ridge to Pendle Cross before descending to Pendleton Hall or Wymondhouses. Being Extra-Parochial, Heyhouses was an independent area, which did not pay taxes and did not support the poor. It did not have the responsibility of the upkeep of the road and this was the probable reason for its disrepair and eventual abandonment. The old road was replaced in the 1630's by the new shorter and steeper road over the Nick of Pendle that we use today.

Heyhouses and its Main events in chronological order

<u>Date</u>	<u>Event</u>
Pre-1066	Edward I created the Royal Forests of Accrington, Pendle, Rossendale and Trawden.
1086	Domesday Book records a few Blackburnshire townships and 28 Freemen.
C1200 & certainly pre-1296	Under the Normans, Pendle Forest became a Royal Chase for the de Lacy family of Pontefract with launds for the better preservation of the deer and booths and vaccaries for the breeding of cattle. Goldshaw Booth had 2 vaccaries called Overgoldshaw and Nethergoldshaw – see

	1422-3.
1295/6-1305	Vaccary keepers remove and rebuild a 'Yearlings house in Sapedene'. This is probably Sabden Fold.
1323	Richard and John Whitaker were the 2 tenants of the Goldshaw vaccaries.
1333	Richard Ratcliffe takes possession of land in Sapedenhey, while Steward of Blackburnshire.
1342	Richard Ratcliffe has 80 Lancashire acres in Heyhouses. In Edward III's reign, Sappendenbrock is mentioned in the Perambulation of Wiswell in 1342.
1377	Richard of Sapedon fined 6d by the Clitheroe Halmote Court.
1386	Heyhouses' owner, Christopher Ratcliffe, died in 1386 and he was replaced by his brother, Thomas.
1387	Sapeden Haye; Thomas Radcliffe had secured Heyhouses by order of John of Gaunt (1340-1399).
1418	Richard Ratcliffe secured the Goldshaw vaccaries for 10 years, while Richard Shireburn rented Craggs in Pendle, near Goldlea.
1422-3	1&2 Henry VI: Goldshaw has 2 vaccaries called Nethergoldshaw and Over goldshaw with Craggs.
1425	Heyhouses or Sabden Bridge mentioned.
1451	Richard Ratcliffe accused of enclosing a town called Heyhouses without the King's permission.
1463-4	3 tenants rented Nether Goldshaw and Over Goldshaw with Craggs
1464-5	Alice Ratcliffe and son, Thomas, have 3 messuages and 1 close of 160 acres of land in Sabden Hey.
1477	Richard Ratcliffe wins the right to pasture 24 cattle on Pendleton Common.
1505	First part of Sabden Common enclosed. This is assumed to be east of the present village of Sabden.
1507	Both Goldshaw Vaccaries and Craggs given to sitting tenants by Copy of Court Roll.
1508	Three Heyhouses' tenants were fined for overstocking Pendleton Common.
1509-1554	Heyhouses' tenants fined and cattle impounded for trespass on Pendleton Common.
1524	Sabden vaccary tenants win right to farm the old 'Fences' which were previously used for herds of stags.
1537-8	Heyhouses has a total of 7 households with a population between 35 and 56.
C1540	Course of Stirk Hey or Calf Hey Brook altered by a flood, so pushing Goldshaw boundary westward and giving us the present course of Badger Wells Brook.
1541	William Ratcliffe gained the right to pasture within the hamlet of Sabdenhey without interference from the Commoners of Read, Simonstone and other townships.
1553	Heyhouses had 10 householders.
1560	Thomas Nowell and his tenants throw turves cut by Heyhouses tenants into Sabden Brook and rebuild a large rabbit warren, which caused a lot of crop damage – see 1586.
1580	Sabden Bridge repaired from the Robert Nowell bequest.

1586	Roger Nowell's enclosure of Read Moor was legally approved, so creating more conflict with Heyhouses over turbary rights and the right to keep rabbit colonies. The area of this conflict was probably between Black Hill and Sabden Brook.
1589-1594	Heyhouses enclosed with a combination of ditches, hedges and palings.
1600	Roger Nowell bought Heyhouses from the Ratcliffe family for £468-6s-8d.
1618	Ralph Ashton, Roger Nowell and John Haliday own Heyhouses between them.
1660-1	Honor of Clitheroe, including Sabdenhey, granted by Charles II to General George Monck.
1673	Heyhouses had 7 households, a stable population of about 35-56 and 13 hearths.
1787	The owners of Heyhouses were Le Gendre Starkie and William Assheton.
1786-1815	A cotton mill was started by Robinson and a calico printworks was run by Bury and then Fort. Rows of terrace houses, such as Bury Row, Crow Trees Row or Grimshaw Terrace, Long Row and Step Row were built.
1801	Starkie purchased Assheton's share of Heyhouses and it still remains part of the Huntroyde estate.
1815	Fort buys all the Heyhouses Printworks after the death of James Snr and James Jnr Bury.
1823	Bury or Fort has drawn a large map of the Printworks Estate in both Heyhouses and Sabden.
1823-1844	Four large water dams and a leat to the printworks were built upstream of Heyhouses in the Dean Valley.
1829	Richard Cobden & partners take over the running of the printworks. After 1839, this involved Foster and then Hindle.
Pre-1880	Fort has a weir made on Churn Clough, which diverted water down a 3' Stubbins Lane culvert.
1885	Starkie wins water rights battle and the Printworks were closed.
1888	Heyhouses Printworks demolished and a new Sabden printworks built in Lower Whins.
1904	Heyhouses became part of the new Parish of Sabden.

Questions:

1. Where was Goldes near Craggs? M2p4. Is it just Goldshaw or another name for Ratten Clough, Stainscomb or Cock Clough above Sabden Fold?
2. Where was "Wicksands" in Heyhouses? L1p18-20. The turbary was thought by Laycock to be in the Rough opposite the new 1904-1912 printworks. Black Hill was in the Waste of Read in Sabden [Valley] and in Padiham.
3. Where were Nowell's rabbit warrens? L1p19-20. Were they on Black Hill and/or in the 6 acres tenanted by Thomas Nowell to Thomas Sonky and Giles Nowell (location unknown).

4. Were there other rabbit warrens? It is known that there was a rabbit warren on Calf Hill in the 17th century, because 2 Luton hatmakers rented Stainscombe and sold hats in London.

Were there any others?

There were warrens at Worston, Downham and Salthill and these probably served Clitheroe Castle and other nearby big houses. Serving just Read Hall, there was a warren on the Nowell's lands and this was probably on Black Hill. It is unlikely that there were others, because of the nature of the wet, cold clay soil, the distance to Pontefract and that other drier sites on the Yorkshire Wolds or the eastern fringes of the Pennines would be much more convenient.

The topic of rabbit warrens needs more research.

5. How did Dr Laycock know of the AD1663 Heyhouses "Manor House" date?. Document dated 20th March 2014.

For Craggs, Goldshaw Booth material see page 5:

Although not in Heyhouses, but in Goldshaw Booth, Craggs is close to the northern border of Heyhouses and both are linked by the King's Highway between Sabden Brook and the Pendle Ridge.

There are 2 local 'Craggs' in the LRO catalogue. Besides the one in Goldshaw Booth, there is another one in Padiham. It was the name of the old lane (the medieval road from Padiham to Whalley was down Craggs Lane) and is the name of the farm, which is still there. The farm and lane gave its name to the AD1810 turnpike tollhouse on Whalley Road, Padiham.

Craggs, Goldshaw Booth: Background material for Pendle Heritage Centre: Archaeology Group.

The first reference that I have found to Craggs is in 1418 when Roger Flore, chief steward, demised the vaccaries of Over and Nether Goldshaw and Higham Booth, late at £13 1s. 8d. rent, to Sir Richard Radcliffe for ten years at £16 (see AD1418 entry on page 3; **Richard Shireburne had the Craggs in Pendle, near Goldea, at 20s., as against the old rent of 13s. 4d. The rental of 1463–4 shows that William Leyland, Richard Robinson, John Nutter and Richard Fielding paid £8 6s. 8d. for Nether Goldshaw and Over Goldshaw with the Craggs, the rent having been reduced from £9 6s. 8d.** Source: Victoria County History Lancashire Goldshaw Booth.

TNA: DL 44/802 (dated 1608-9)

Interrogations of witnesses about Pendleton Common boundaries: first witness was Henry Bayley, husbandman, of Craggs (aged 58; born c1550).

LRO: DDBd 19/Bundle from 2-19.

The Robinson family lived at Craggs in 1693.

Possible Baptisms from Lancashire Online Parish Clerks

Total 4

1. Baptism: 18 Feb 1770 St Bartholomew, Colne, Lancashire, England
Mally Roberts - daugr of James Roberts & Betty
Abode: ye Cragg
Register: Baptisms 1756 - 1774, Page 75, Entry 22
Source: LDS Film 1471023
2. Baptism: 15 Mar 1772 St Bartholomew, Colne, Lancashire, England
Martha Roberts - daugr of James Roberts & Betty
Abode: Cragg
Register: Baptisms 1756 - 1774, Page 87, Entry 11
Source: LDS Film 1471023
3. Baptism: 18 Sep 1774 St Bartholomew, Colne, Lancashire, England
Richard Roberts - son of James Roberts & Betty
Abode: ye Cragg
Register: Baptisms 1774 - 1789, Page 3, Entry 8
Source: LDS Film 1471023
4. Baptism: 15 Feb 1784 St Bartholomew, Colne, Lancashire, England
Thomas Roberts - son of James Roberts & Betsy
Abode: Cragg
Register: Baptisms 1774 - 1789, Page 80, Entry 4
Source: LDS Film 1471023

Material extracted by Brian Jeffery and document dated 11th April 2015.

5. **Census data 1841-1911**

1841	Great Craggs	John Pickup	Farmer	Little Bernard Pickup	Labourer
		1851	Great	Joseph Pickup	Shepherd
Marshall	Farmer 35a	1861	Great	Edward Marshall	Farmer 39a
	Little Joseph Pickup		Farmer & shepherd	1871	Great
	Farmer 176a	Little	Robert Peel	Farmer 40a	1881
					Great
					Joseph

Pickup Farmer 36a	Little	John Webster	Farmer 35a	1891	Great	Edward
Pickup Farmer	Little	William Whittaker	Farmer	1901	Great and Little	
Craggs George Whitwell		Farmer		1911	Great and	
Little Craggs	George Whitwell	Dairy farmer				

6. **Trade directories**

None found.

7. **Electoral Registers at Clitheroe Library**

1919-1947 Not checked; some are not available, while some are at Preston
Record Office.

1947-1975 No mention of Great Craggs or Little Craggs.

Document revised 16th June 2015.