**CONDITION OF THE DOCUMENT**

Overall, the document is in good condition. The indenture has been folded numerous times causing fading and small damage to the document. There are a few minor holes in the document as well as a few words that were unreadable. Most of this damage was on the lines where the document has been folded.

**DESCRIPTION OF THE HAND**

This land indenture is a copy of a previous land indenture that was made on parchment paper. The original document was created in 1751; the copy has no exact date. The scribe had several peculiarities in the writing. One letter that was reoccurring was ‘s’ at the end of words such as Executors, Administrators, and Assigns. At first glance the ‘s’ appeared to be a ‘d.’ After further examination, it made more sense with the flow of the document to have the letters be an ‘s.’

The indenture was signed by both Sarah Blackwall and Robert Blackwall. The opening section clearly identifies Sarah as the widow of Robert. After a more careful review, Robert Blackwall was the son of Robert Blackwall, the deceased husband of Sarah. The younger Robert was identified as the heir of Robert Blackwall.

**GLOSSARY OF TERMS** (Courtesy of the Oxford English Dictionary unless otherwise stated)

*Apothecary*: “One who kept a store or shop of non-perishable commodities, spices, drugs, comfits, preserves, etc.”
Appurtenances: A thing that belongs to another, a ‘belonging’; a minor property, right, or privilege, belonging to another more important, and passing in possession with it; an appendage.”

Assigns: “One who is appointed to act for another, a deputy, agent, or representative.”

Beast Gates: “Pastures where beasts may go.”

Conveyances: “Transmission, transference, handing from one to another.”

Devised: “The act of devising, apportioning, or assigning, by will; a testamentary disposition of real property.”

Fee Simple: “An estate in land, etc. belonging to the owner and his heirs for ever, without limitation to any particular class of heirs. In absolute possession.”

Peppercorn Rent: “A nominal rent.”
ABSTRACT

This is a land indenture, or an agreement of sale or transfer of land, between Sarah Blackwall, Robert Blackwall, and John Walker. Sarah Blackwall was the widow of Robert Blackwall. The Robert Blackwall that was in this land agreement was the son of Sarah and Robert, the heir of Robert’s property. Sarah and Robert Blackwall were from the county of Derbyshire. The Blackwalls were selling the land for £160 to John Walker, who was also from Derbyshire. The completion of this sale gave all rights to the property to John Walker, his heirs, administrators, and executors. The document gives a good description of the property being sold. The said land includes parcels of land meadow of pasture lying between Hognaston and the broad meadow.

The land was sold to John Walker and his heirs for the period of one thousand years from the next day. Yearly payments of £4, made on the fourth of November, were made to the Blackwalls until the sum of one hundred pounds was reached.

ANALYSIS

A land indenture was an agreement for the sale or transfer of land. The document lists the parties included as well as a description of the land. This indenture was between Sarah and Robert Blackwall on one part and John Walker on the other part.¹ The land that was being sold was in the town of Hognaston. Hognaston was about forty-eight miles Southwest of Manchester. This small village saw growth during the 17th century because the main road through the area connected London and Manchester. The village was viable for many years but has seen a significant decrease in population in recent years. Hognaston had been a rural community for a long period of time until that road was built. In 1992, a new reservoir,

¹Land Indenture, 1751. Box 8 Folder 2 Document G-2.MSS 1779 “Land Indentures,” L. Tom Perry Special Collections, Harold B. Lee Library, Brigham Young University, Provo, Utah.
Carsington Water, was opened. This created a bypass for the village and it returned to its rural roots. The new road takes travelers right next to the reservoir, completely avoiding the small village.\(^2\)

Hognaston was described as hilly land that overlooks Carsington Water. As of 2007, about three hundred people lived in the small village. It was believed that the village was around for nearly one thousand years. Early settlers were attracted to the village by its natural springs. The earliest evidence of settlement in this area comes from the church of St. Bartholomew. The church was believed to be as old as the 13\(^{th}\) century. The Old Hall (previously referred to as Hognaston Manor House) was built around 1600. This structure was built on the same land where a fortified structure used to stand.\(^3\)

Robert Blackwall, the younger, was christened on 17 July 1723. He was listed as Robertus and his father was listed as Roberti. The suffixes (as in ‘us’ an ‘i’) are Latin terms meaning son of and father, respectively. Latinizing the end of the given name was a common practice when recording names in the parish register.\(^4\) Therefore, Robertus Blackwall was the son of Roberti Blackwall and Sarae (spelling is copied from the online index). The christening occurred in Whittington, Derbyshire, England.\(^5\)


John Walker was married on 11 June 1759, eight years after the completion of the land indenture. He married Catherine Breeden in Baxterley, Warwickshire, England.\(^6\) The distance between Hognaston and Baxterley is about fifty miles.\(^7\) The distance between these two areas rises some concern as to if this John Walker is the same one that is referenced in the land indenture. With a name like ‘John Walker,’ it is difficult to eliminate others that have the same name.

John Walker was from Ashbourne, Derbyshire, England (at the time of the land indenture). Ashbourne is approximately fifteen miles from Hognaston.\(^8\) Ashbourne has been a developing city since the mid thirteenth century. Not until 1276 was Ashbourne designated as a royal borough. Near the center of Ashbourne is the pride of the town, St. Oswald’s Church. The church is named for St. Oswald, a popular Anglo Saxon saint. St. Oswald played a key role in establishing the foundation of the Northumbra Church.\(^9\)

Both areas, Ashbourne and Hognaston, are relatively rural areas. The earliest England Census was in 1841. According to numbers from that census, there were less than seven hundred citizens in the parish of Ashbourne.\(^10\) During the same year, there were less than one hundred fifty people living in Hognaston.\(^11\) This census was enumerated nearly one hundred years


following the creation of the land indenture between Sarah Blackwall, Robert Blackwall, and John Walker. The amount of people in each of these towns must have been significantly lower in 1751.


Land Indenture, 1751. Box 8 Folder 2 Document G-2.MSS 1779 “Land Indentures,” L. Tom Perry Special Collections, Harold B. Lee Library, Brigham Young University, Provo, Utah.
Tom Bates, “Hognaston Village,” About Derbyshire, 2007,

Additional Links and References

For more information on this land sale, see the report on Box 8, Folder 4, G22.