

## A FRENCH MERCHANT IN FOURTEENTH-CENTURY WELLS

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In 1981 the author and the late Dr R.D. Reid published an article concerning properties towards the eastern end of Chamberlain Street, Wells.<sup>1</sup> That piece dealt particularly with the largest property in the area, the former convent, no.11. However, it also identified in general terms the location of Moniers Lane and explained what could then be inferred of its history. Since it was written much work has been done in the archives at Wells. In this context the work of Mr L.S. Colchester in sorting and listing all the surviving early documents of the Vicars Choral<sup>2</sup> has been especially important. In addition the author has checked a number of relevant deeds in the Cathedral library to extract abbutals which the editors omitted from the *Calendar of the Manuscripts of the Dean and Chapter of Wells*.<sup>3</sup> He also discovered further information on Peter le Monier in the Calendar of Patent Rolls. The present article is therefore intended to give a more complete picture. It probably represents all that can be said of Moniers Lane without an archaeological excavation. But it also opens up further and unexpected lines of enquiry concerning its creator.

Beginning with Peter, it should first be remarked that his surname is given here as le Monier except when quoting from original sources but this is merely one of the more common forms. The earliest version is Monoier and during the lifetimes of Peter and his widow Moner, Monir, Monyer and Moyner were also used. Subsequently further variations appeared in the name of the Lane with Monery being used in the fifteenth century,<sup>4</sup> and Manners in the seventeenth and eighteenth centuries.<sup>5</sup>

The first known mention of Peter occurs in the Patent Rolls for 1329 and is as follows:-

'Grant in contemplation of the labours daily endured by William de Monte Acuto, dwelling at the King's side, to Peter son of James le Monoier of Amiens, merchant, that all wool, hides, woods and other goods imported or exported by him shall be quit of all customs dues for 5 years and that he and his goods shall not be arrested for any debt whereof he is not the principal debtor or surety.'<sup>6</sup>

So Peter was a Frenchman. The obvious French source for the surname comes from the same root as our word money and has given rise to such modern French words as *monnayeur* meaning a coiner or minter, and *monnaie* meaning money or small change. But other possibilities are *aumonier*, a collector of alms; and *meunier*, a miller. There are modern French surnames based on all three. In the past the name has been cited to claim that Wells possessed a mint. This argument cannot be sustained any longer.

Peter was concerned substantially but not exclusively with wool and fleeces and he had earned valuable royal patronage. However, he was not connected with Wells in the 1329 reference. This link was made in 1333 when he was next mentioned in the Rolls. This second document is briefer but is the more usual form for successive entries: 'Protection for one year for the King's merchant, Peter son of James le Monier, burgess of Wells, for his men and merchandise'.<sup>7</sup>

However, there is a longer entry in 1340 which is as follows:-

'Protection and safe conduct for 2 years for Peter le Moyner, who is by birth of the town of Amiens now a burgess of the town of Wells, having there a wife and children and a permanent domicile, paying lot and scot and other charges as a denizen and making continual stay within the realm and his goods and wares and men and servants; granted out of consideration for William de Monte Acuto, Earl of Salisbury, the said Peter being of his household and specially attendant upon his business and that he may traffic about the realm as he will without his goods being arrested for debts and other trespass or by pretext of any arrest of goods of men of France or other parts beyond the seas on account of trespasses or injuries done by others of those parts'.<sup>8</sup>

This was issued in the year of the battle of Sluys when, after five years of increasing provocations such as arrests of citizens and confiscation of goods, the Hundred Years War burst into military conflict. Peter would have had to choose his side and had settled for England (and Wells). However, the account raises many interesting questions. What was Peter's service to the Earl of Salisbury? Was it as a merchant or could it have been in the interrelated spheres of espionage and diplomacy? Certainly his background and interests make him an ideal intermediary for the intrigues between the English Court and the citizens of the towns of Flanders who relied heavily on the cloth trade and imports of English wool. Again had the Earl some interest in the town of Wells?

Turning to Peter's personal circumstances we know that by 1346 he was married to Margery, the daughter of a Wells burgess Thomas Testwode.<sup>9</sup> However, this was probably a second marriage. There are three reasons for thinking this. First, Margery was probably very young in 1346 as she was to outlive her husband by nearly 40 years. Secondly, Peter was involved in a series of property transactions in the period 1343 to 1345 in which he is named alone. The standard Wells practice in these years was for grants or leases of property to be made jointly to, or by, a man and his wife. Finally, a transaction of 1346 is probably a fragment of the marriage settlement. In it Peter grants Thomas Testwode and Matilda his wife modern no.13, Sadler Street for their lives.<sup>10</sup> However, the Testwodes had been granted the reversion of the property as long ago as 1309.<sup>11</sup> The likely explanation is that it had just formed part of a settlement and a life interest was being returned. The children cited in 1340 are not mentioned subsequently. Presumably they did not survive for long.

The last of the series of protections granted to Peter was issued in 1347.<sup>12</sup> It was followed by this related grant:-

'Protection during the truce entered into with the King's adversaries of France for William le Monoier, of the age of 17 years and born of Amiens as it is said, now staying in the company of his kinsman Peter Monoier, burgess of the City of Wells as an apprentice'.<sup>13</sup>

The truce referred to was that concluded after the fall of Calais to Edward III. The arrival of a kinsman from Amiens could be an attempt to provide a male heir. If that was the case it was a failure. Nothing more is heard of William who presumably either died young or returned to France. Peter does not figure in any transaction after 1348 and presumably died by the end of the decade. Certainly no further protections were issued when the war flared up and by 1355 Margery was undertaking her own property transactions under the description of widow.<sup>14</sup>

Margery Monier was left in possession of a considerable estate. Not only did she inherit Peter's properties (discussed below) but also her father's as he is also not mentioned after 1348. We may be seeing the results of Black Death here. Thomas seems to have been a man of some substance judging from his property holdings which besides the house in Sadler Street included two properties in each of High Street and Water Lane, a house in New Street and an appreciable number of parcels of farmland around the fringes of Wells. So Margery became one of the sequence of wealthy widows who are a familiar feature of medieval Wells. Her most noted predecessors were Margery atte Churchestigele (d. 1313) and Juliana la Kyng (fl. 1301–1336) while in the next generation Isabel Tanner had a similar position. However, the status of women may have been changing by 1350 as Margery was the first not to re-marry, although she was probably widowed at an earlier age than any of the others.<sup>15</sup>

Margery Monier continued to manage her estates until at least 1387.<sup>16</sup> She seems to have distinguished her two inheritances by either describing herself simply as 'Margery, widow of Peter le Monier', or by continuing 'and legitimate daughter and sole executrix of Thomas Testwode'.<sup>17</sup>

For completeness mention should be made that two transactions of respectively 1350 and 1352 contain grants to Adam de Tettebourne called Monyere and Alice his wife.<sup>18</sup> He does not appear elsewhere in the records and the properties belong to a separate and well-defined sequence of ownership. There is nothing except his by-name to suggest any link to Peter le Monier.

So we have established a picture of Peter le Monier, burgess of Wells. He was a native of France, a merchant of considerable standing and a man with influential connection at Court. His decision to settle in Wells must tell us something about the importance of the town of this time. It was certainly the largest town in Somerset and probably a significant centre in the wool and cloth trades as, for example, the number of fulling mills show.<sup>19</sup> However, we must now turn to Peter's activities within the town.

He does not appear to have been active in the town's property market until 1343. By that time he had been a burgess for at least 10 years. The likely explanation must be the international situation. War had disrupted the wool trade. He may well have turned to property development in his adopted town as a new outlet for his capital. Between 1343 and 1346 he acquired the site of his Lane, the Sadler Street tenement already discussed, an interest in a High Street property,<sup>20</sup> an area of land described as 'towards a Chepstrete'<sup>21</sup> and presumably in or close to High Street, and an inn which adjoined Mogges tenement subsequently the Antelope Inn.<sup>22</sup> Now this latter comprised modern nos.1 and 2 New Street, and 2 and part of 4 Chamberlain Street. So Monier's inn was either in the area of 5 New Street or the western part of 4 Chamberlain Street. The latter seems more likely as the preferred tactic of medieval and early modern property owners in boroughs was to attempt to assemble compact blocks of tenements and no. 4 faces the area where Peter was most active.

Peter appears to have acquired the site of his Lane between 1343 and 1345. There are six surviving deeds relating to these transactions and two more concern immediately prior transactions of 1341 and 1343. These deeds relate to at least two adjacent properties and a smaller piece of land. But two more properties could be involved. If they are it is likely that Peter was also acquiring the large property to the east of what became the Lane.<sup>23</sup> It is also likely that a series of otherwise unexplained deeds in the Cathedral collection from the time of Henry III to 1301 relate to the two adjacent tenements just mentioned and came as part of their title deeds. They reveal a previous Welleslegh family interest in the western tenement,

which is consistent with an otherwise unexplained 1352 release to Margery Monier by John de Welleslegh.<sup>24</sup>

The lane was laid out on a plot which ran back 300 feet from Chamberlain Street to the rear of the tenements on the north side of High Street. It was 93 feet wide with minor variations. The roadway itself was 15 feet wide and by 1425 ended by providing a rear access to what is now 28, High Street. At that time, and until 1800, this was a Corporation property. Its position is such that the Lane must have been somewhat west of centre at its southern end. This would allow for plots with an average depth of 44 feet. This is tight by modern standards but comparable with Grope Lane (modern Union Street) to the west where plot depths varied between a minimum of 25 feet and a maximum of 75 feet. These dimensions are more generous than those previously given by the author. The revision is possible because it is now apparent that the two plots facing Chamberlain Street and lying between the Lane and the large house were a sixteenth-century insertion. They are further discussed below.






The subsequent ownership of the Lane is more straightforward to reconstruct. Margery Monier sold it to Canon John Aungier in 1355<sup>26</sup> and he made unsuccessful attempts to re-name it after himself.<sup>27</sup> Then in 1369 he sold it to Dean Stephen Pempol for £133-6s-8d.<sup>28</sup> Subsequently Ralph Tregrisiou, Dean of Exeter, also became involved. His executor James Halop granted it, in 1417, to a group of Canons and Vicars in connection with obits for the two Deans. The group of Canons and Vicars in turn transferred it to another group when their numbers fell to two.<sup>29</sup> This is an obvious device to avoid the provisions of the Statute of Mortmain. The obit first appears in the Escheators accounts for 1433/34 when 20s was paid. The next surviving set of accounts are for 1438/9. By that time the payment was 13s 4d at which level it continued until the Reformation. The roll entry became standardised from that time as 'Dean Stephen Pempell and Ralph Tregregyowe from Moneryslane, as shown in the Indenture signed between the Vicars of Wells church and James Hanop still remaining in the possession of the said Vicars'.<sup>30</sup>

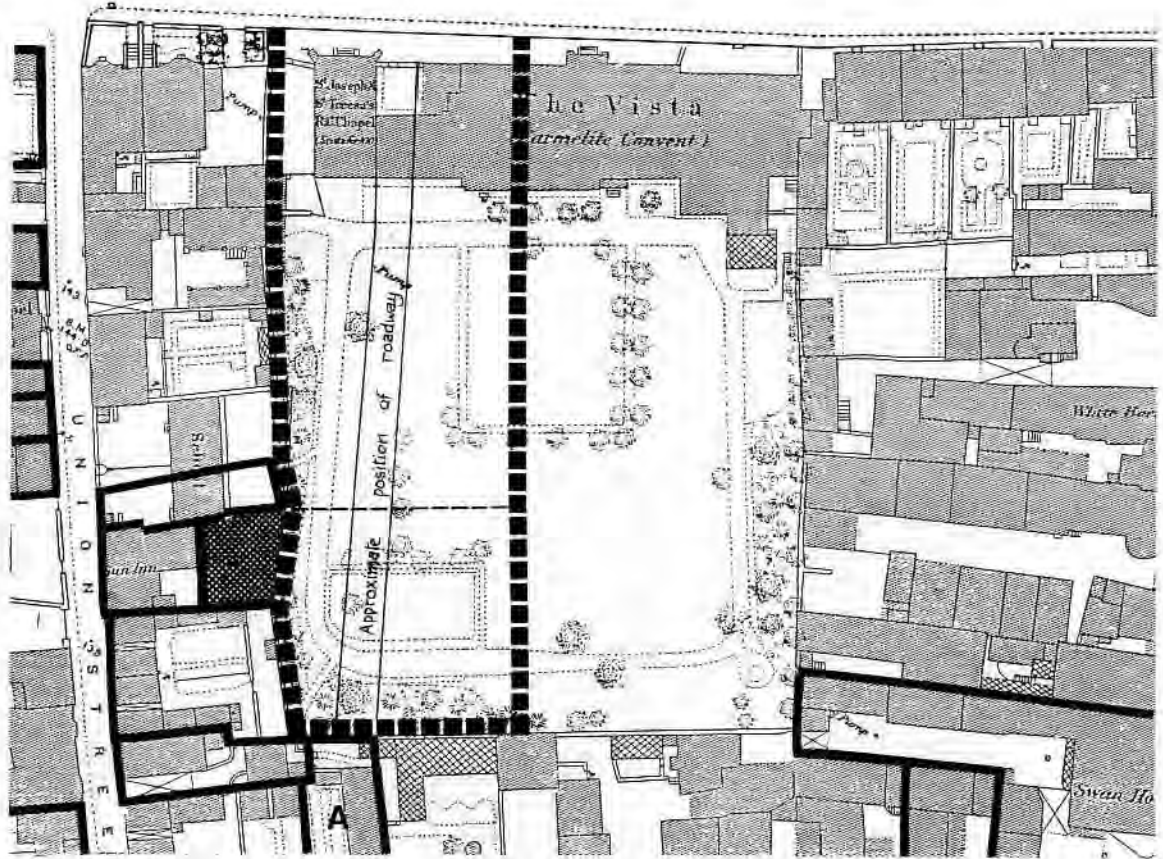
In 1453 the surviving trustees granted the lane to the Vicars Choral.<sup>31</sup> However, this was merely a recognition of the true situation as the leases of the site were already appearing in the Vicars' Registers.<sup>32</sup> The Vicars held the site until the early-nineteenth century. But for the last century of their ownership all traces of the Lane had vanished.

The fortunes of the Lane varied dramatically reflecting trends in the town and beyond. At first it seems to have flourished. Apart from individual messuages it contained what must have been a substantial bakery comprising a tenement, a bakehouse and oven, a boulting house (which was used to sift flour) and a cottage. The rent of this complex was 26s p.a.<sup>33</sup> This early phase of prosperity is interesting. Wells must have suffered from the general fall in population which followed Black Death. But the initial shrinkage was felt at the limits of the built-up area. In the late-fourteenth century a number of properties at the northern end of New Street began to be leased as tofts or curtilages rather than as messuages or tenements.<sup>34</sup>

However, by 1425 Moniers Lane was also in difficulty. In that year John Wyche, burgess, and Mary his wife were leased a toft here for 4d.<sup>35</sup> The difficulty was not confined to the Lane as the same lease also conveyed them a further toft in Grope Lane at 6d. But the implications for income must have been serious. The lowest known house rental in Moniers Lane was 5s p.a.<sup>36</sup> But a second lease of 1425 was even more dramatic. The whole southern 92 feet of the Lane were leased to Thomas Frome who already held 28 High Street of the Corporation. From this time until the closing years of the sixteenth century the history of the two properties was

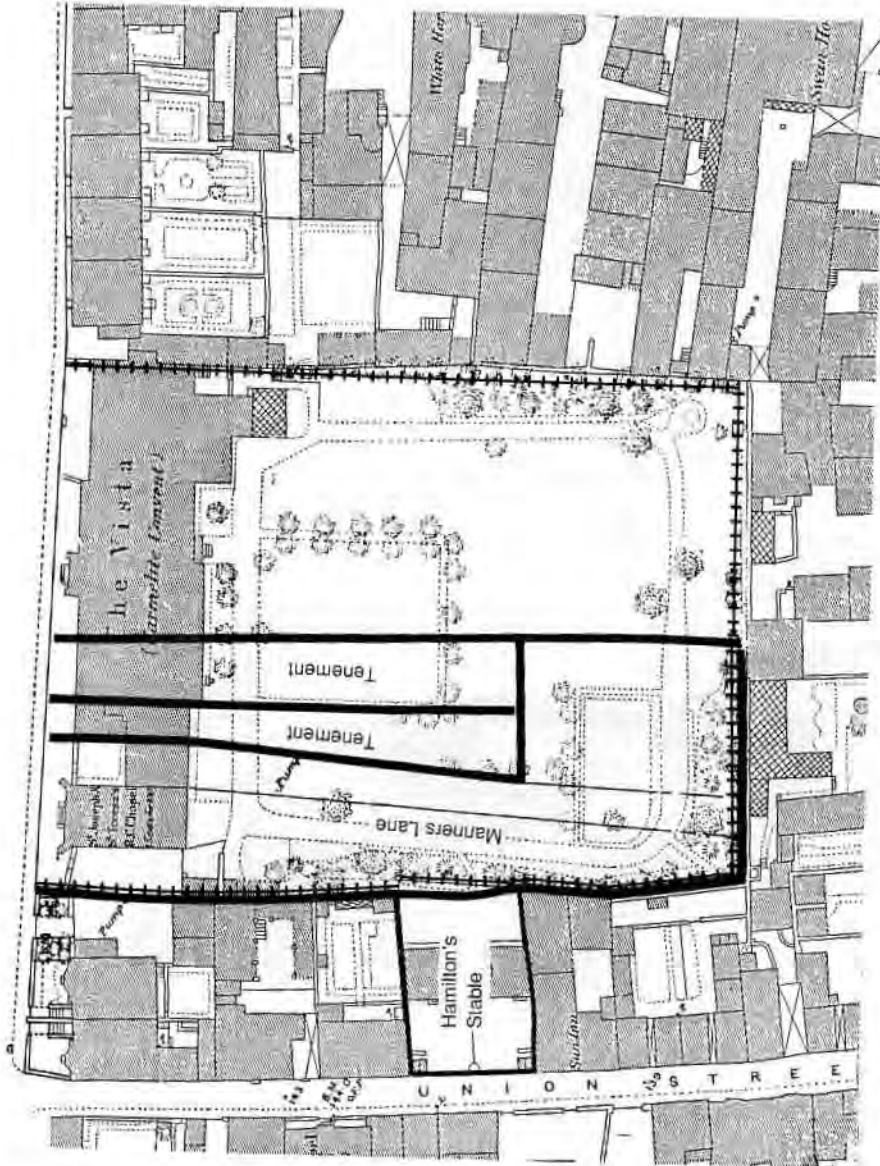


-  Boundary of land associated with the Lane.
  
  -  Northern limit of John Frome's garden in 1425.
  
  -  The Backhouse - property of the Vicars Choral from 1380.
  
  -  Properties of Wells Corporation.
  
  - A** Frome's tenement - modern 28 High St.
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MAP 1 MONIERS LANE - THE ORIGINAL PATTERN

Based upon the first edition OS of 1886 scale 1/500



Iron George Hamilton's  
Garden Wall



MAP 2 MONIERS LANE - THE LATER STAGES

Based upon the first edition OS of 1886, scale 1/500

linked. Frome's portion of the Lane is simply described as a garden and the rental was 12d p.a.<sup>37</sup>

The decline continued. Between 1467 and 1477 a subsequent tenant of 28 High Street, Thomas Loudon, was leased 'a lane commonly call Monierslane with all tofts and gardens and other appurtenances (with the exception of two tenements and a garden there, which garden is held by Stephen Courteman)'. So only two houses survived and Loudon was to pay 20s p.a. for the majority of the property.<sup>38</sup> The Vicars seem to have abandoned any hope of substantial returns. In 1443 Dom Henry Martin was granted a tenement and two gardens in 'Monerys' at 6s 8d p.a. It was a repairing lease and work was required immediately as he was granted an elm at Easton for repairs. However, it was still not done when he died in 1448 and his executors were required to make a vault beneath the tower adjoining the Vicars' Hall stairs instead.<sup>39</sup>

This steady decline can be contrasted with an apparently buoyant property market elsewhere in the town. The New Works (*Nova Opera*) are the largest and most obvious example but the Dean and Chapter were steadily renewing other sites.<sup>40</sup> Presumably Moniers Lane suffered from its nature as a *cul-de-sac* which left it relatively remote from the economic magnets of High Street and Market Place.

The first half of the sixteenth century saw the town's economy at a low ebb. A series of indicators all signal problems. Admissions of freemen reach an all time low in 1521 and the years immediately after. Again the quarter century 1525-49 is the only one since records began in 1225 in which there is no known property development or re-development above the scale of rebuilding a single house. In 1554 Richard Bramston *alias* Smith bequeathed £100 as a rotating fund for 10 youngsters. Subsequently in 1558 Walter Cretinge, Archdeacon of Bath, and overseer of Bramston's will left £60 for a system of revolving loans for poor burgesses. This second was two years before a similar scheme at York which Palliser regarded as early amongst its kind and a significant index of economic distress.<sup>41</sup>

Predictably, Moniers Lane virtually ceased to exist except as a convenient rear access to 28, High Street. In the period 1551 to 1569 it passed through various hands in unison with that property and is described as 'a parcel of land called Monerslane'.<sup>42</sup>

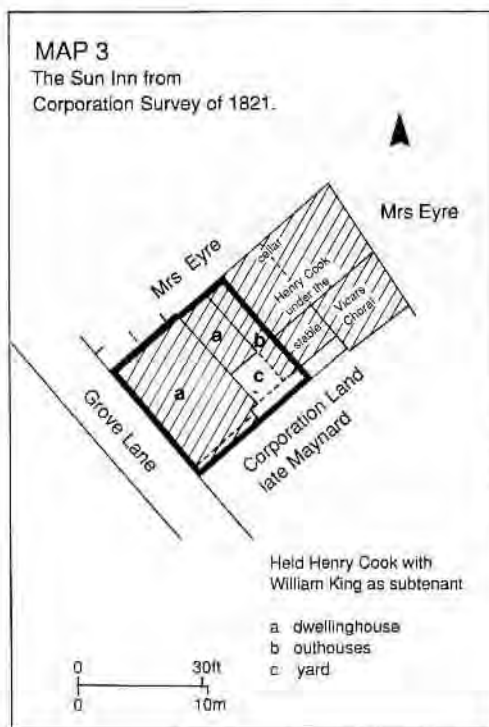
A new cycle of activity commenced in 1571 when the reversion of what was optimistically said to be 21 acres was granted to William Goodman.<sup>43</sup> He seems to have split it and sublet. The links with 28 High Street, were not quite broken. In the same year the Corporation redeemed the lease on that property and converted it to a linen hall. This was let to Edward Beavell at £5-6s-8d p.a. and with the further comment that he was to pay the due to the Vicars Choral.<sup>44</sup> Whether this was a fee for the rear access or rent for part of the Lane is unclear. However, in 1589 an abbutal description shows that Beavell held the garden at the southern end of the Lane as Goodman's sub-tenant.<sup>45</sup> In 1602 Jacob Millerd succeeded Beavell. By this time 28 High Street was an inn, the Ash in the Well, in addition to a linen hall but Millard did not maintain any holding to the north.

Goodman had also split the frontage into three. East of the roadway two new tenements were laid out fronting onto Chamberlain Street. One at least was in existence by 1575.<sup>46</sup> The reduced property subsequently known as the Lane comprised the rear garden but on the frontage it was restricted to the roadway and the land to its west. By 1589 it had a hall adjoining Chamberlain Street.<sup>47</sup> Its fortunes then improved somewhat. By the Parliamentary Survey of 1649 it is described as a parcel of ground called Manners Lane containing one acre on which were built three tenements and a large barn. The rent was 20s p.a. and the two

frontage plots on Chamberlain Street were each let at 6s 8d p.a. But the revival was short-lived. By 1710 only the barn survived although now converted to three tenements. Shortly after all three Vicars' properties were acquired by the owner of the large house to the east, the Hon. George Hamilton. Although they were leased under the same descriptions and at the same rents for over a century they became part of the grounds of Hamilton's mansion.

The story of that house will be briefly summarised here as it has been told in full elsewhere.<sup>49</sup> By 1728 Hamilton had built a substantial wall (still largely surviving) around the whole unit. He then added stables on Grope Lane on the site of the subsequent Roman Catholic school and acquired properties across Chamberlain Street which were cleared to give him a view towards the Mendips. The unit thus created was part freehold and partly leased from the Vicars, Corporation and Dean and Chapter. His successors gradually acquired the freeholds, the process being completed in 1826. In 1874 the whole passed to the Roman Catholic church. It was only the closure of the convent and the building's sale which broke a unit of tenure which had lasted 250 years and a unit of ownership of a century less.

One final correction is needed to the early article. In it the small parcel of land at the rear of the Sun Inn, Union Street which the Vicars retained until their estates were transferred to the Ecclesiastical Commissioners, was assumed to be a residual portion of Moniers Lane. The greater range of property records now available in both the Cathedral Library and Town Hall reveal it as an independent tenement with a history nearly as venerable as the Lane. In the Middle Ages it was appropriately known as the Backhouse. Walter atte Putte granted it and two other properties to John le Ropere in 1348<sup>50</sup> and John left it to the Vicars in 1380.<sup>51</sup> Unfortunately the descriptions used on leases from the late-sixteenth to early-nineteenth centuries are unhelpful. They correctly refer to Corporation properties





to the north and south but omit to mention either the side of the street or the third Corporation property between it and the street.<sup>52</sup> The descriptions of its neighbours are hardly more helpful. The tenement which became the front of the Sun is characterised as 'little' and with a tenement of the Corporation on the north and of the Vicars Choral on the south.<sup>53</sup> This presumably indicates the access way to the Backhouse. It seems to be shown in the Corporation plan of 1821 (reproduced as Map 3) but is mentioned in neither set of leases. As a result the picture only became clear as fairly continuous lease and rental sets were established for the Backhouse and its Corporation neighbours.

It was leased to the Master and Commonalty in 1448 as 'a piece of land called le Bakehouse' at 2s p.a.<sup>54</sup> and with specified conditions which do not survive but which could amount to a building lease. By the second half of the sixteenth century it was held by the Horte family at 6s 8d p.a., a rent which continued to the last Vicars' lease of 1860. In 1576 it was leased for 4 lives but thereafter the standard Wells' term of 3 lives was used.<sup>55</sup> From about 1710 it was always held by the lessee of the Corporation property on the frontage and by 1693 this had become the Sun Alehouse. For most of the eighteenth century members of the Lovell family held the two properties.

To conclude, it is apparent that Wells must have been a rather more cosmopolitan place in the early-fourteenth century than has previously been realised. Moniers Lane mirrors its subsequent fortunes. First there was a gradual shrinkage as population fell after Black Death. Then came serious economic recession which eased only after 1550 when national population began to grow appreciably. In the early-eighteenth century Wells became a centre for the local gentry. The Lane was only one of a number of properties sacrificed to their demands for space, privacy and fashionable landscape vistas. However, as Peter le Monier had the misfortune to launch a substantial property speculation on the eve of a widespread disaster we should not be surprised that his creation ran into difficulties. Perhaps the remarkable things are that it did so well for 60 years and survived in some form for over 350.

### References

- 1 Reid R.D. & Scrase A.J. 'A Great House and Two Lanes in Wells', *SANHS*, Vol. 125, 1981, pp. 31-43.
- 2 *Registers of the Vicars Choral of Wells 1393-1534 (Registers). Original Documents 1348-1600 of the Vicars Choral of Wells (Documents), and Act Book 1541-1593 of the Vicars Choral of Wells (Act Book)*, all printed privately 1986.
- 3 (Calendar) published Historical Manuscripts Commission, 2 vols., H.M.S.O. 1907 and 1914.
- 4 See for example Documents, Vicars' Charter no. 4 of 1425 pp. 4-5.
- 5 See for example the 1649 Parliamentary Survey, Somerset Record Office (S.R.O.) DD/CC 116013, p. 23 or the lease of 1710 Wells Cathedral Library (W.C.L.) Vicars Lease A67.
- 6 Calendar of Patent Rolls (C.P.R.) 1327-30, p. 16.
- 7 C.P.R. 1330-34, p. 464. For a renewal in similar terms see C.P.R. 1334-8, p. 161.
- 8 C.P.R. 1338-40, p. 462.
- 9 Calendar Vol. II Chs. 290-291, p. 611.
- 10 Historical Manuscripts Commission *Calendar of the Documents of Winchester College* pub. author and Winchester College, undated xerox, Vol. 9 MS 19406.
- 11 *Ibid.* MS 19405.
- 12 C.P.R. 1345-8, p. 438.
- 13 *Ibid.* p. 441.
- 14 Calendar Vol. II, Ch. 336, p. 620.
- 15 However, neither Margery atte Churchestigele nor Juliana la Kyng changed their names for a second time. See W.C.L. AH17 and Calendar Vol. II Ch. 241, p. 600. They seem to have been following common medieval practice in this according to Alexander Rumples' appendix on names in Keene W. 'Survey of Medieval Winchester', *Winchester Studies* Vol. II, Clarendon Press, 1985, Part ii, p. 1405 ff.

- 16 Her last recorded transaction is a grant of 13 Sadler St., preserved in the Winchester College documents (see n.10) MS 14907 and duplicated in Somerset Record Society (S.R.S.) *Wells City Charters* Vol. 46, 1932, p. 95.
- 17 Compare grant cited n.13 and that given W.C.L. AH60.
- 18 See Calendar Vol. I, p. 368-9 and Vol. II, Ch. 325, p. 618. The properties are the 'Compton burgages' left to the Cathedral in 1363 and being respectively part of modern 57 High Street and the rear of no. 9 and all of nos. 11 and 13 High Street.
- 19 Scrase A.J. 'The Mills at Wells', *NQSD*, Vol. XXXI, Pt. 316, 1982, p. 282.
- 20 *Op. cit.*, n. 9.
- 21 Calendar Vol. II, Ch. 278, p. 609 acquired from John de Trente, vicar, with property in Chamberlain St.
- 22 Calendar Vol. II, p. 37 and Colchester L.S. (ed.) *Wells Cathedral Communars Accounts 1327-1600*, Friends of Wells Cathedral, 1984, pp. 32 and 34.
- 23 Calendar Vol. II, Chs. 273, 274, 276, 277, 280 and 284, pp. 608-610 plus vol. I, p. 251. For the immediately previous transactions see vol. II, Chs. 263 and 269 pp. 606-7.
- 24 One property is dealt with in Ch. 65, p. 560 and Ch. 141 2, p. 579 and its more eastern neighbour in Ch. 102, p. 568, Ch. 124, p. 573 and Ch. 171, p. 585. It is apparent that this second is a single property only by studying the unpublished abbutals of both it and its neighbour. For the Wellesleghs see Chs. 65 and 141-2 plus the unpublished abbutals of Chs. 124, 171 and 277. For the 1352 release see Ch. 324, p. 618.
- 25 For dimensions see Documents Ch. 4, pp. 4-5 and Ch. 10, p. 6.
- 26 Calendar vol. II, Ch. 336, p. 620.
- 27 *Ibid.*, Ch. 371, p. 627 and, especially Ch. 378, p. 629.
- 28 *Ibid.*, Ch. 381-4 and 391, pp. 629-631.
- 29 *Ibid.*, Ch. 460, p. 645, Ch. 546-8, p 661 and Ch. 603, p. 671.
- 30 See Colchester L.S. (ed.) *Wells Cathedral Escheators Accounts*, privately 1988, p. 1 (1369-1474) pp. 101 & 108.
- 31 Calendar Vol. II, Ch. 644, p. 680.
- 32 Registers, p. 9.
- 33 Calendar Vol. II, Ch. 368, p. 627.
- 34 See W.C.L. AH 71-73 and 117.
- 35 Calendar Vol. II, Ch. 582, pp. 667-8.
- 36 *Ibid.*, Ch. 460, p. 645.
- 37 Documents Ch. 4, pp. 4-5 and see also abbutal detail of modern Bank Cottage, Union St. at S.R.S., Vol. 46, p. 107.
- 38 Documents Ch. 10, p. 6.
- 39 Registers, p. 13. A further gloomy record might seem to be provided by Calendar, Vol. II, p. 141 referring to a vacant school house in the Lane in 1496. However, the publication of the all the surviving Escheators' accounts (*op.cit.* n. 30) reveals this to be a misreading and part of a longer run of entries starting 1490/91 which relate to the school house in Le Montreylane (i.e. modern College Road).
- 40 For example 11 and 13 High St. which appear as separate properties in 1446 and Nicholas de Bath's house which was redeveloped as the Harts Head (modern White Hart) and two adjacent properties in 1497. For both compare successive entries in the Communars' account.
- 41 S.R.S. Vol. 21, *Somerset Medieval Wills*, 1905, p. 154, S.R.S. Vol. 46, p. 13, Calendar Vol. II, Ch. 786, p. 707 and Palliser D.M. *Tudor York*, OUP, 1979, p. 86.
- 42 S.R.S., Vol. 46, pp. 111-2.
- 43 Act Book p. 28.
- 44 Wells Town Hall, Convocation Book, Vol. III (1553-1623).
- 45 Documents, Ch. 26, p. 13.
- 46 Act Book p. 33.
- 47 *Op.cit.* n. 45.
- 48 S.R.O. DD/CC 116013 p. 23 for the Lane and pp. 10 and 16 for the tenements.
- 49 See Reid and Scrase *op.cit.*
- 50 S.R.S. Vol. 46, pp. 66-7.
- 51 Calendar Vol. I p280.
- 52 See W.C.L. Vicars' leases A110, A318 and B160.
- 53 WTH 1015/5, 6, 10, 10B and 23.
- 54 Registers.
- 55 For 1576 see documents, Ch. 18, p. 8. For further references to Hortes see property list in Queen Elizabeth's charter and Parliamentary Survey *op.cit.* p. 17, For 1860 see W.C.L. Vicars' lease F209.