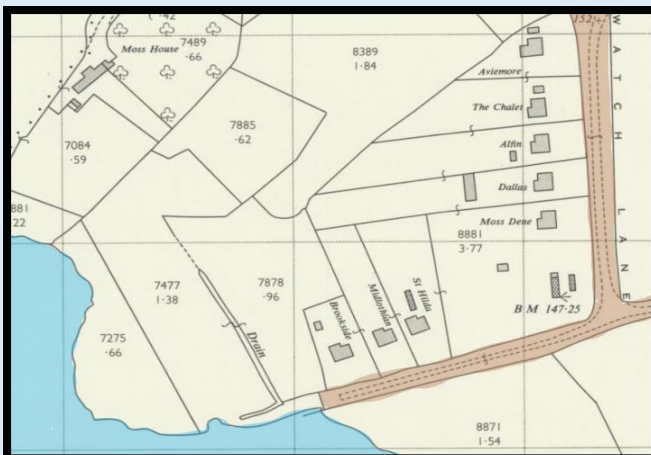


VICTORIAN HISTORY OF MOSTON



Title	Watch Lane Bungalows
Type	Land Only
Date Produced	27 Jul 2024
Internal Reference	E28P
1840 Owner	Lord Crewe
1840 Occupier	Thomas Hodgkinson
Tithe Map Apportionments	126 & 127
1840 Area	3 acres, 2 Roods, 9 Perches



OS Map Watch Lane 1948-1973

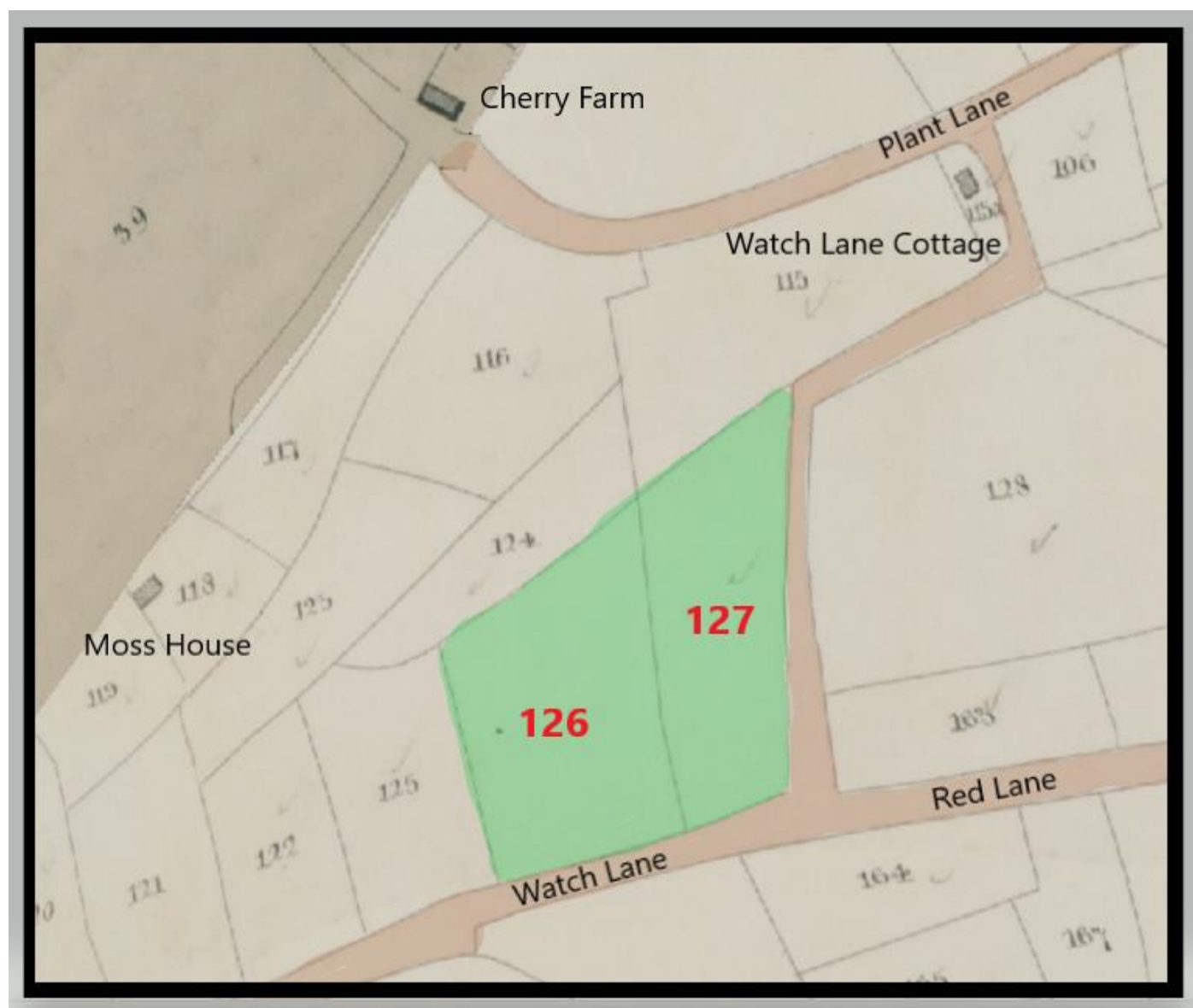


Watch Lane Bungalows 2024



The land upon which the Bungalows on Watch Lane were built upon in the twentieth century were at the time of the Tithe map under the occupation of Thomas Hodgkinson. Thomas came from the Hodgkinsons of Moston where his father Peter Hodgkinson had raised a large family.

Thomas farmed 16 acres at various plots in Elton with his homestead being over the township boundary of Bradwall where he lived on Marsh Green Lane, leased off the estate of John Latham of Bradwall Hall. An elder brother John leased Crows Nest Farm and his younger brother Joseph continued the family occupation of Fields Farm off Dragons Lane.

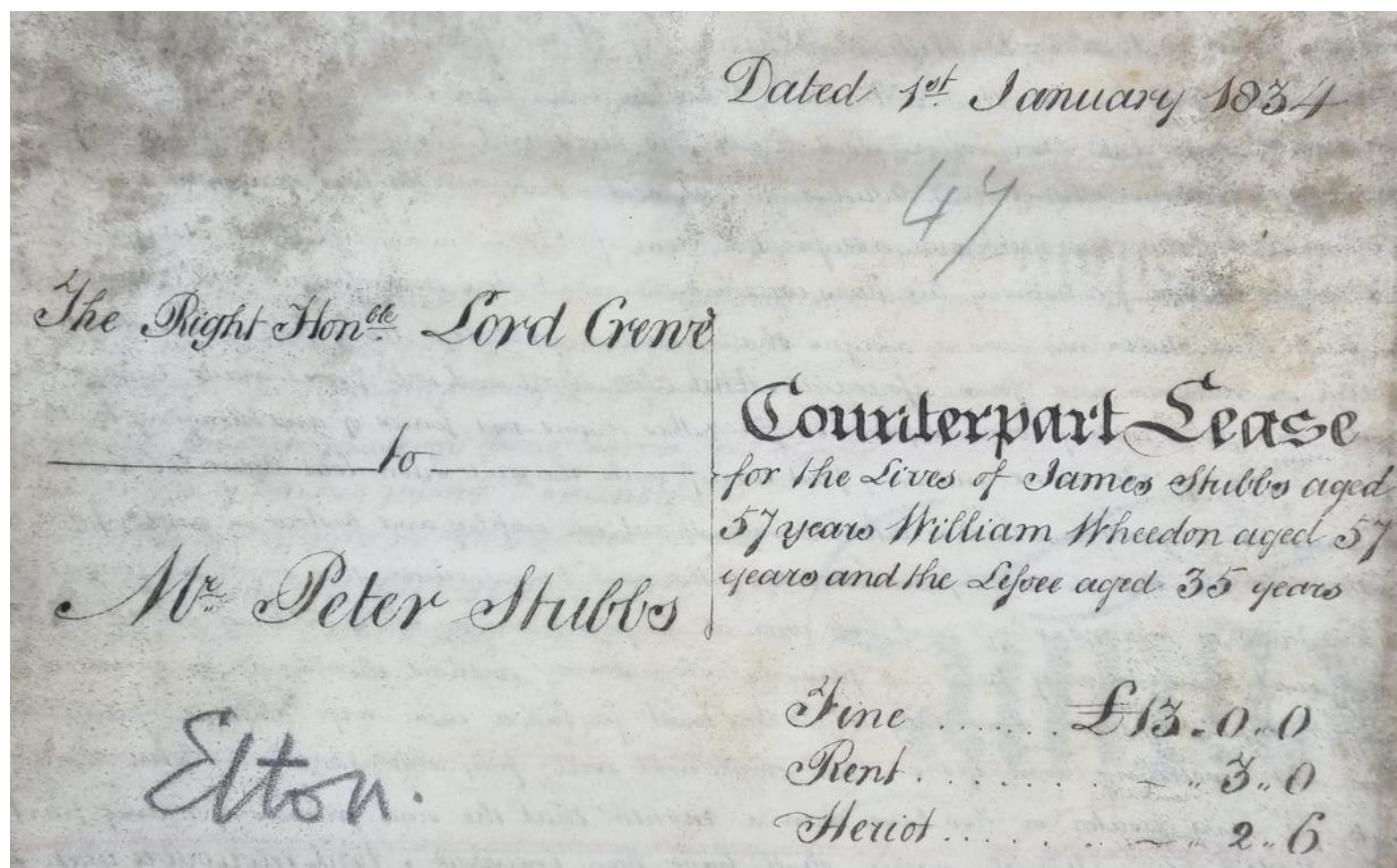


1840 Tithe Map – Watch Lane

Township ▲	Parish ◆	Plot ◆	Landowner(s) ◆	Occupier(s) ◆	Plot Name ◆	Land Use ◆	Acres ◆	Roods ◆	Perches
Elton	Warmingham	126	Lord Crewe	Thomas Hodgkinson	Moss Piece		1	2	30
Elton	Warmingham	127	Lord Crewe	Thomas Hodgkinson	Moss Piece		1	3	19

In 1840, Thomas Hodgkinson didn't hold any leases with Lord Crewe but a review of the Crewe accounts shows that the two inclosures amounting to 3 acra 2 roods and 9 perches were leased to a Peter Stubbs under a lease dated 1st January 1834.

This lease was a replacement to one issued to William Stubbs, probably the father of Peter and confirms Thomas Hodgkinson to be the occupier of the land. Peter Stubbs paid £13 to secure the new lease and then had an annual rent of three shillings. He was no doubt more than compensated by the sub-rental charge he made to Thomas Hodgkinson.



Crewe Estate Leases DCR-42-11

<i>Elton + 50</i>	<i>Peter Stubbs for two</i>	<i>1834</i>	<i>0.3.</i>
<i>cont^d</i>	<i>Closes of Land</i>	<i>1835</i>	<i>0.3.</i>

Crewe Estate Rentals DCR 59-2-22

Peter Stubbs was a farmer from Higher Marston in Cheshire about 12 miles from Watch Lane but by the time of the 1851 census he was living at Oakley Cottage, The Hill Sandbach with a housemaid Martha some twenty years younger who was later to become his wife.

Peter was clearly a man of wealth being able to retire so early and no doubt the income from the inclosures helped to fund his lifestyle.

Peter died in 1873 and at that stage, his lease expired, the land was returned to Lord Crewe and a new tenant in the name of John Hodgson took over the lease.

35	Two Closes of Land late in Lease to Peter Stubbs See N ^o 62	3	2	9	John Hodgson
----	--	---	---	---	--------------

Crewe Estate Accounts 1872-4 DCR 59-5-109

By this time, rentals strategy on the Crewe estate was changing rapidly from the historic lifehold lease to what was called a "Rack Rent". Such rents were effectively on an annual basis at a full market value with John Hodgson being an existing tenant on the Crewe estate albeit in Sandbach.

51	Two closes of Land	3	2	29	John Hodgson
----	--------------------	---	---	----	--------------

This Rent is included with N^o 34 Sandbach

34	Cottage and Land late in Lease to Peter Stubbs	3	3	2	John Hodgson
----	--	---	---	---	--------------

Crewe Estate Accounts 1882-83 DCR 59-5-118

It can be seen that John Hodgson also took on another lease vacated by Peter Stubbs being a smallholding very near to Elton Crossings in Elworth. The 1881 census tells us he was a farmer of 16 acres, and the estate records show he was paying a total rent of £20 per annum.

John will have been well acquainted with the area learning his trade from his father John who also farmed in Ettiley Heath. He may have even farmed some of the same land. His father eventually moved to the 55 acre Moston House Farm which he worked for some 20 years until his death in 1872.

58	Ettiley Heath	1	John Hodgson	Head	Married	36	Farmer - 16 acres emp ^y 1 man and 1 boy	Do. Sandbach
			Martha Do.	Wife	Married	14	Farmer's Wife	Do. Warrington
			William Moston	Servant	Married	26	Farmer's Servant indoor	Do. Eton
			Emma Patin	Servant	Married	18	Genl. Servt. (Domestic)	Do. Coppinham
			John Lidgeon	Servant	Married	11	Farmer's Servt. indoor	Do. Stockport
59			Robert Lidgeon	Servant	Married	10	General Dealer	Lancashire: Reddish
60	Do. - Railway Crossing House	1	Thomas Greenwood	Head	Married	61	Railway Plate-layer	Cheshire: Hastington
			Hannah Greenwood	Wife	Married	55		Do. Wheelock

National Archives 1871 Census

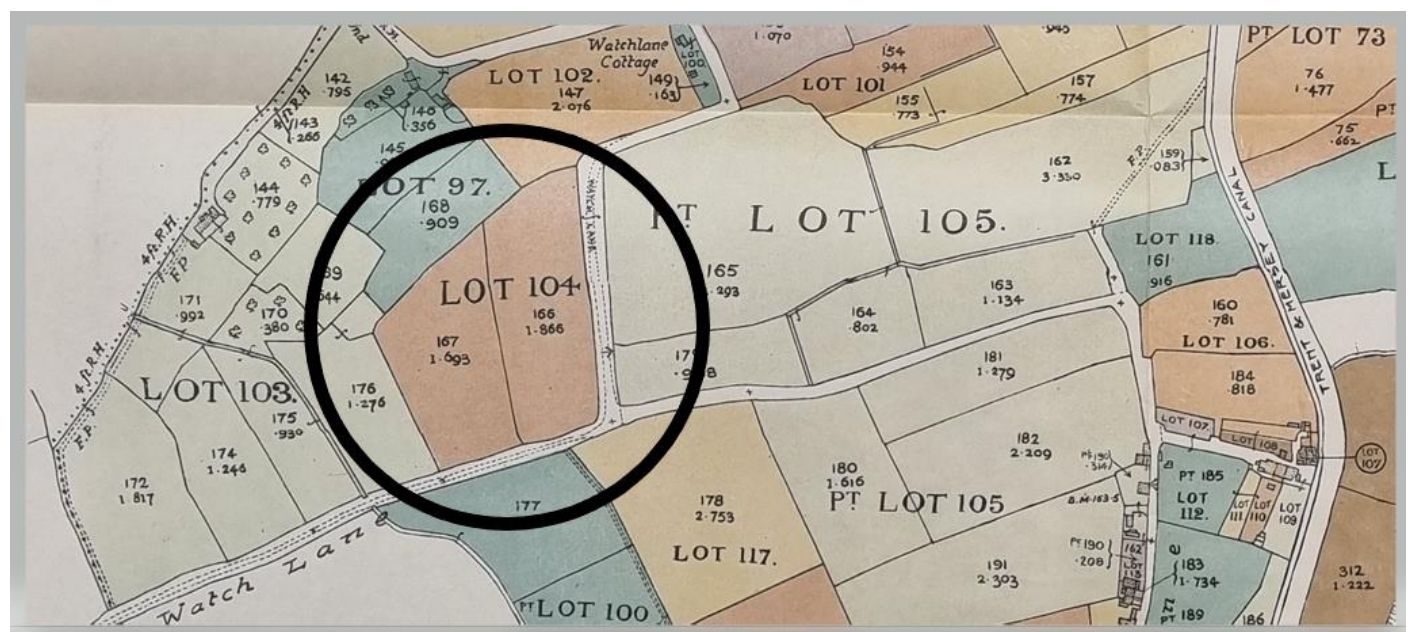
John Hodgson Ettiley Heath July 8 58 years 2. Hunt

Burials Elworth St Peter 1903

After John Hodgson died, the lease stayed with the family for many years until about 1913 when it was transferred to Samuel and John James Ellison. Samuel was probably John's father rather than brother. John James also lived at the property in Ettiley Heath. It was these two who were named as the occupiers when the Elton estate was first put up for sale in 1915.

John James had two brothers, Samuel who farmed in Winsford and Charles from Oakwood Farm in Moston. In time, John and his father moved to Bridge Farm in Tetton.

LOT 104		
Coloured Pink on Plan No. 3.		
Two Valuable Freehold Fields		
In the occupation of Messrs. Samuel and John James Ellison, situate in Watch Lane, Elton, and adjoining Lot 103,		
Comprising an Area of		
3 acres	2 roods	10 perches
Ordnance Survey.		
SCHEDULE		
No. on Ordnance Survey.	Description.	Acres.
167	Field.	1.693
166	do.	1.866
Total Acres ...		3.559



Elton Estate Sale 1915

The Elton estate was first put up for sale in 1915 but for whatever reason, a whole block of land and properties in the Red Lane and Plant Lane areas failed to sell.

Three years later the properties went up for sale again but this time with a reorganisation I guess to make certain properties more attractive and create more smallholdings. In this case, the land was attached to Watch Lane Cottage along with more on the other side of Watch Lane making a property of nearly 12 acres.

As it turned, the auction for all these properties was cancelled when it was announced before the sale that they had been sold as a job lot, prior to auction.

The buyer we now know was Francis Joseph Poole, a local lawyer and businessman of Boothville on Middlewich Road, Elworth.



Elton Estate Sale Map 1918

LOT 26

Coloured Green on Plan No. 2.

A Valuable Freehold Cottage Holding

Known as

WATCH LANE COTTAGE

In the occupation of Mr. F. Cook, Mrs. Turner, and Messrs. S. & J. J. Ellison, situate in Watch Lane, Elton.

Comprising an Area of

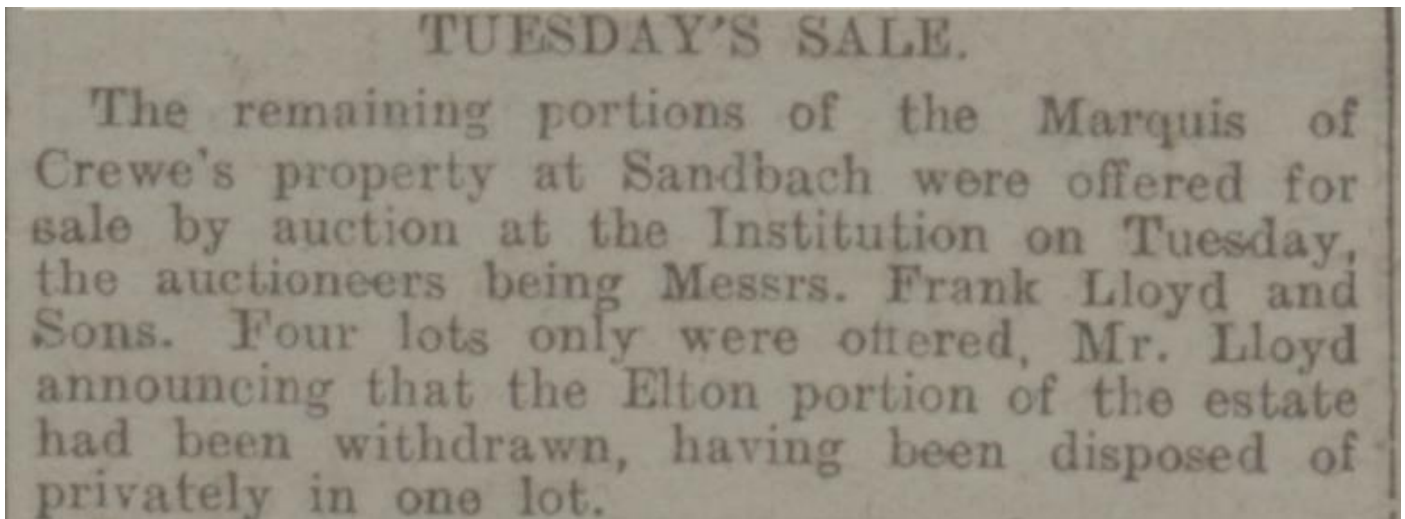
11 acres 2 roods 39 perches

Or thereabouts.

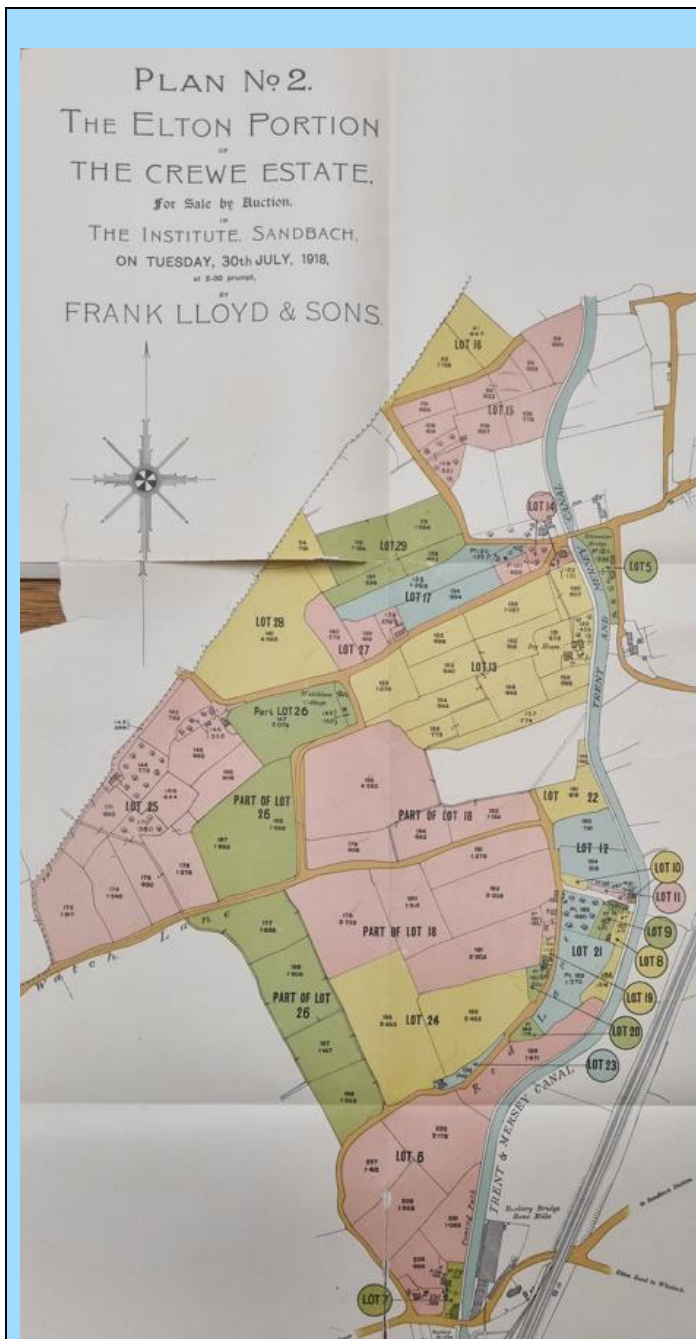
The HOUSE contains Sitting Room, Kitchen, Pantry, Wash-house, and 2 Bedrooms.
There is a Pigsty.

SCHEDULE.

No. on Ordnance Survey.	Description.	Acres.
149	Cottage and Garden.	.163
177	Field.	1.638
198	do.	1.909
197	do.	1.147
196	do.	1.253
147	do. (Mrs. Turner)	2.076
166	do. (S. & J. J. Ellison)	1.866
167	do. (S. & J. J. Ellison)	1.693
Total Acres ...		11.745



Chester Chronicle 3rd Aug 1918



Crewe Estate Sale 1918 – Elton Portion

The whole of the Elton Estate was sold privately by Lord Crewe to Francis Joseph Poole (1867-1940)



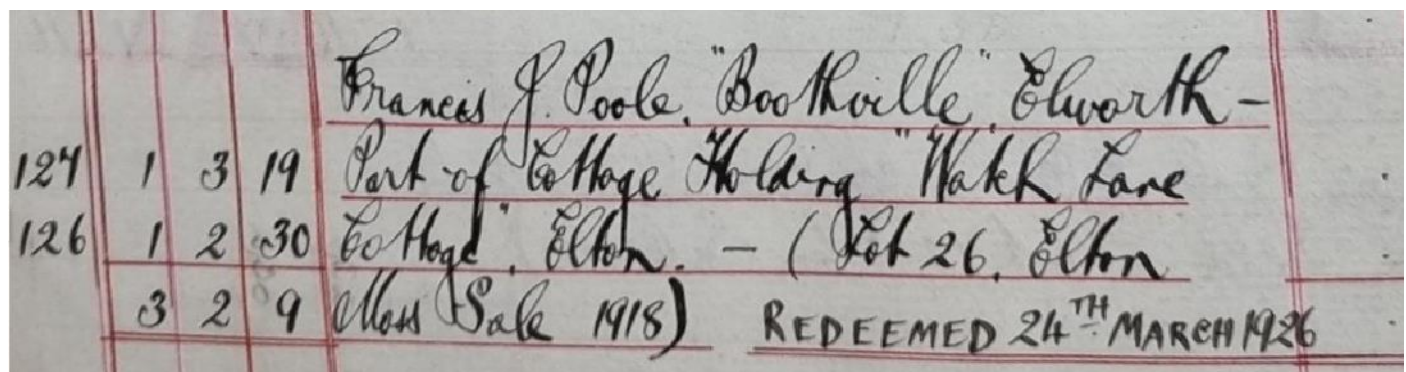
Francis Poole was one of eleven children of Joseph Poole, a very well known Shoe Manufacturer in the town and whereas the business was continued by some of his brothers, Joseph turned to the legal profession.

In 1897, he married Hannah Foden, the daughter of Edwin Foden, the founder of the motor vehicle manufacturers in Elworth and eventually settled at Boothville, a townhouse in Elworth opposite the Fox and previously owned by his father. He died suddenly in 1940 of a heart attack shortly after being reelected as Vice Chair of Cheshire County Council.

In all, the land purchased amounted to some 93 acres across 6 small holdings and 16 cottages at a price of £5,300.

After purchasing Lot 25 (Moss House) and Lot 26 (Watch Lane Cottage), some 23 acres of land was then allocated as shown in the following table which represented the position in 1919.

Lot	Property	OS Ref	Acres	Status	Who to
25	Moss House/ The Croft	142-146 & 168-176	11.38	Sold	Henry Lowe
26	Watch Lane Cottage	147 & 149	2.24	Sold	Freerick Cooke
26	Watch Lane Cottage	166 & 167	3.56	Tenancy	Henry Lowe
26	Watch Lane Cottage	177 & 196-198	5.99	Tenancy	Elton Farm, Red Lane



Elton Tithe Redemptions Returns 1920-1929

2		RATING AREA		ASSESSMENT AREA		VALUATION LIST for the					Parish of Elton				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
NO OF ASSESSMENT	NAME OF OCCUPIER	NAME OF OWNER	DESCRIPTION OF PROPERTY	NAME OR SITUATION OF PROPERTY	ESTIMATED EXTENT	CLASS FOR DEDUCTIONS	GROSS VALUE WHERE REQUIRED TO BE ASCERTAINED								
39	Henry Lowe	Henry Lowe	Farm House	Moss House	19	19									
40	"	"	Buildings	"	20	20									
41	Henry Lowe	Henry Lowe	Land	Moss House Farm	1	1	A	R	P			L	S		
42	Henry Lowe	Francis J Poole	Land	Elton Moss	2	2	3	1	1			2	0		

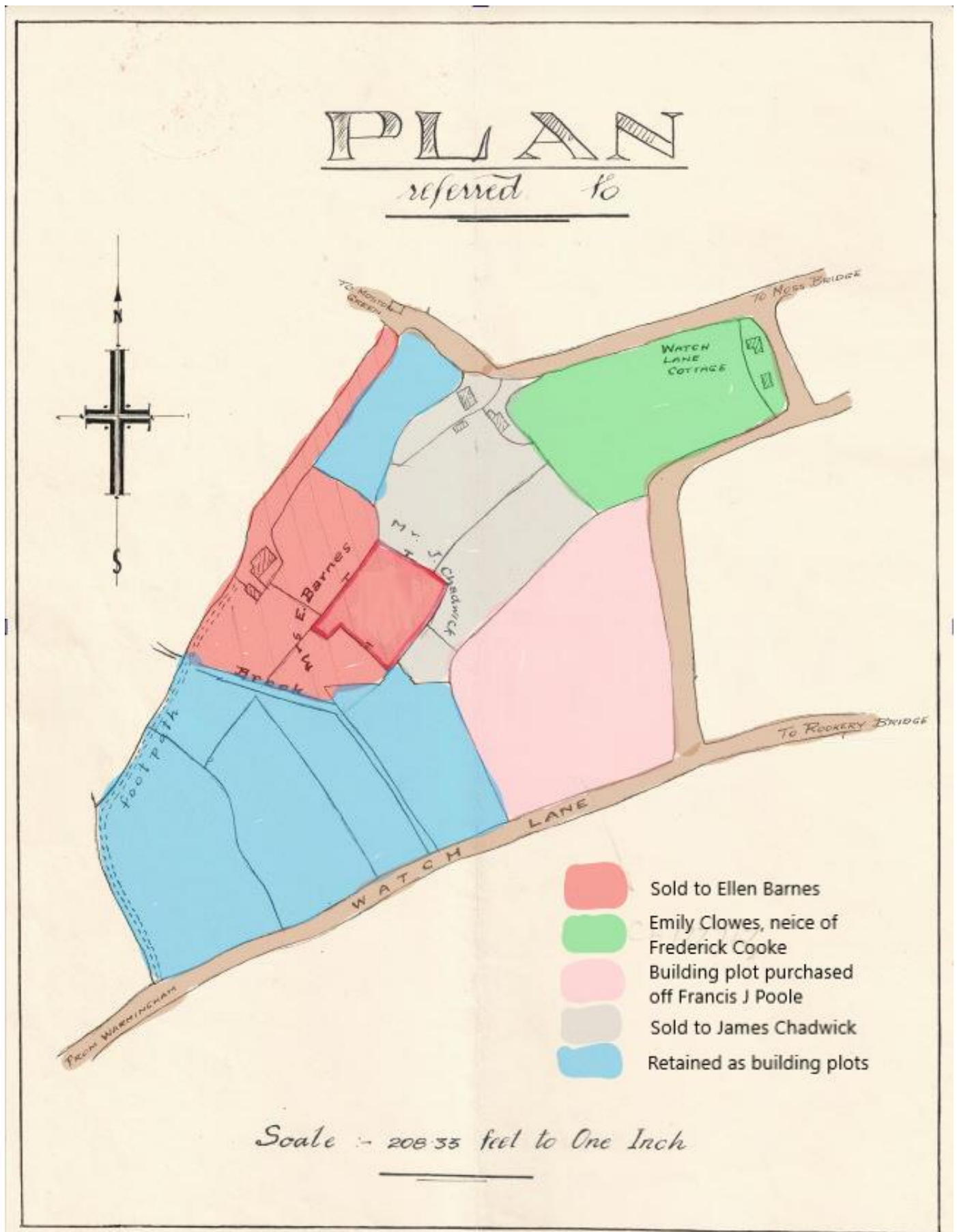
Elton Rates Return 1930

The next major change to the area came in 1931 after Henry Lowe (1866-1933) decided at the age of 65 to sell up and retire. This sale was driven by mr Lowe’s ill health and indeed, this was the reason given when two years later he took his own life through cyanide poisoning.

By this time, The Croft (or Pear Tree Cottage as it was then called) was derelict and the property was sold to a James Ernest Davies (1896-1951). In the deeds to Moss House, he was recorded firstly as a cattle dealer but later on as a builder and it is the second of these occupations which reveals his motivations to make the purchase.

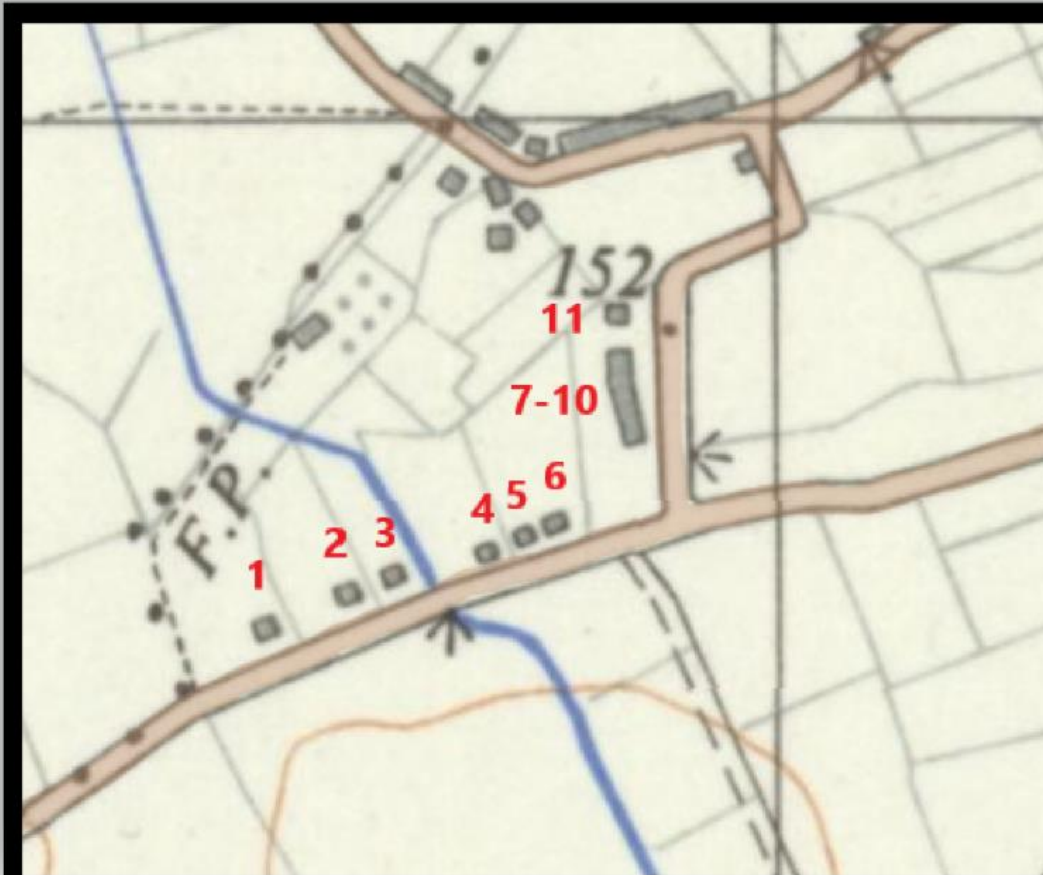
As well as buying Moss House at auction for the sum of £925, in a private sale, Francis Poole also sold the two fields that Henry Lowe had been renting to James Davies. From this point onwards, some significant residential building took place in the area, free from the confines of planning laws which didn’t come in until the 1947 Town & Country Planning Act.

So by the end of 1931, the map below shows the revised position in the area whereby James Davies owned the areas marked in blue and grey. The main characteristic of these plots was that they were all road facing and ideal as land on which to develop residential properties



No	Property Name	Head of Household	Age	Marital Status	Number in Household	Occupation
-	Watch Lane Cottage	Emily Clowes	60	Single	1	Unpaid Domestic Duties
11	Aviemore	Peter Stroud	24	Married	3	Maintenance Fitter & Blacksmith, Engineering Works
10	Glenshiel	George Moss	24	Married	4	Garage Motor Mechanic
9	Montrose	Alfred Smith	33	Married	5	General Motor Dealer and Mechanic
8	Dallas	Joseph Street	45	Married	4	Horseman Farm Worker
7	Moss Dene	Frederick Wilson	61	Married	3	Hay & Straw Labourer + Egg & Vegetable Production
6	St Hilda	John Hartley	27	Married	7	Permanent Way Labourer
5	Midlothian	Albert Wareham	34	Married	5	Iron Foundry Checker
4	Brookside	William Ramsden	53	Married	3	Small Poultry Farmer
3	Hawkshead	John Howarth	61	Married	2	Electrical Wireman (unemployed)
2	Willow Bank	Sceva Edmondson	45	Widow	6	General Labourer - Diesel Motor Works
1	West Bank	Harold Kay	46	Married	3	Cotton Mill Secretary (unemployed)

Watch Lane Bungalows – 1939 National Register



OS Map 1937 – Watch Lane

The 1937 OS map shows that it didn't take long to erect the bungalows along Watch Lane along with the rebuilding of The Croft on Plant Lane plus its neighbour Springfield.

It can be seen from the 1939 National Register that the bungalows were generally taken by married couples most of whom had families living with them.

There was a broad mix of employments giving a fair reflection of the activity in the area at the time.

It appears that the original theme for naming the properties was that of Scottish towns though some have since been renamed.

National Register 1939- Watch Lane

The local newspapers during the 1930s give a glimpse into the everyday of those who lived on Watch Lane showing the legal and illegal goings on in the area.

It would be interesting to know if Mr Howarth's "defence" in that the rigging of electricity meters was rife at the time. Nevertheless, he had the skills (Electrical wireman) and motive (unemployed) to carry out such tamperings.

**PROPERTY AT ELTON, NEAR SANDBACH.
WITH VACANT POSSESSION.**

To be Offered by Public Auction by
JOHN W. HILDITCH at the LITERARY
INSTITUTION, SANDBACH, on THURS-
DAY, the 23rd day of March, 1933, at 7 o'clock
in the evening, subject to conditions:

All that newly-erected BUNGALOW, situate
on the westerly side of Watch-lane, Elton,
about 1 mile from Sandbach Station, L. M. & S.
Railway, together with the land adjoining,
having a total area of 1 rood, 15 perches, and
9 square yards or thereabouts.

The accommodation consists of 2 Bedrooms,
Living Room, Scullery, Larder, Bath, h. and c.

To view and for further particulars apply to
the Auctioneer, Sandbach (Tel. 48), or to
Messrs. ROBERT BYGOTT & SONS, Solicitors,
Sandbach, Middlewich and Crewe. c504

Chester Chronicle 18th March 1933

**TUESDAY NEXT, January 29th, at 1.30.
No. 2 BUNGALOW, WATCH LANE, ELTON.**

(1 mile from Sandbach Station.)
**UNRESERVED SALE of 1 HEIFER, 10 PIGS,
viz., 1 STORE PIG, 2 IN-PIG GILTS, 1 GILT
with 6 Followers.**

**70 HEAD OF POULTRY.
18 DUCKS, 3 STORE GEESE, 1 GANDER.
2 Poultry Houses, Wood and Iron Outbuildings,
15ft. x 14ft., with 2 Piggeries attached; 2
Wheelbarrows, 4 Pig Troughs, 1 Hoover, 100
Chick Size, with Reeler; Garden Light,
Sundries etc.**

JOHN W. HILDITCH

is favoured with instructions from Mr. J. E.
Simpson, who is leaving, to Sell by Auction as
above.

See poster.
Auction Offices: 19, The Square, Sandbach.
Tel. 48. c176

Crewe Chronicle 26th Jan 1935

**TUESDAY, January 29th.
No. 2 BUNGALOW, WATCH LANE, ELTON.
1 mile from Sandbach Station.**

JOHN W. HILDITCH

is instructed by Mr. J. E. Simpson, who is leav-
ing, to **SELL BY AUCTION** the
**LIVE STOCK, POULTRY, WOOD ERECTIONS
AND OUTSIDE EFFECTS.**

Particulars preparing.
Auction Offices: 19, The Square, Sandbach.
Tel. 48. c176

Chester Chronicle 19th January 1935

**POULTRY AND EFFECTS AT
ELTON.**

Mr. John W. Hilditch, Auctioneer, Sand-
bach, was engaged at 5, Watch-lane, Elton,
near Sandbach, on Monday last week in dis-
posing of the poultry, poultry houses, and
effects for Mr. James Murdoch, who is leav-
ing. Poultry houses, £5/5/., £1/4/-; year-
ling hens, 5/6 per couple; pullets, 9/- per
couple; etc.

Crewe Chronicle 26th October 1935

FUNERAL OF MRS. EDMONDSON.—
Mrs. Edmondson, aged 43, wife of Mr. S.
B. Edmondson, Willow Bank, Watch-lane,
Elton, died on Thursday week. At the
funeral service at Warmingham Church on
Monday the Rev. R. Hargreaves officiated.
The mourners were Mr. S. B. Edmondson,
husband; Carolina Jean, Nellie, Thora,
and Constance Joan, daughters; James
Barry Edmondson son; Mrs. Amy Edmond-
son, sister-in-law; Mr. Harry Edmondson,
brother-in-law; Mrs. Skerratt, and Mrs.
Brown. The bearers were Messrs. E.
Church, A. Minshull, C. Cross, and L.
Church. Mr. H. Capper was the under-
taker.

Crewe Chronicle 18th December 1937

BOROUGH SESSIONS

MONDAY.—Before the Mayor (Mr H.
Hackney) and other magistrates.

LICENCE RESTORED

George Moss, Watch-lane, Elton, who
applied for the removal of the disqualifica-
tion of his driving licence said he wanted a
licence, as he had found employment at a
garage.

The Chief Constable explained that Moss
was disqualified last November for driv-
ing a car without having an insurance
policy. He had now got work as a motor
mechanic at Elton, and he (the Chief Con-
stable) had no objection to the application.
The application was granted.

Crewe Chronicle

CYCLIST'S ACCIDENT.—Last Thursday
Joseph Street, "Dellas," Watch-lane, Elton,
a cyclist, was in collision with a motor-car
in Moss-lane and sustained a dislocated
shoulder and a cut on the head.

Crewe Chronicle 29th July 1939

ELECTRIC CURRENT WITHOUT PAYMENT

Heavy Penalty at Sandbach

"When you have heard the evidence you will come to the conclusion that it is a very cunning fraud," said Mr J. P. Whittingham at the Sandbach Petty Sessions on Tuesday, when John Howarth, 3, Watch Lane, Elton, was fined £5 and ordered to pay £3 3s. 0d. advocate's fee for "abstracting and diverting electricity" without it passing through a meter.

The prosecution was undertaken by the North Wales Power Company and defendant pleaded not guilty.

Mr Whittingham said that electricity had been extracted without registering against defendant through the meter, and it had been done by the insertion of wires to the fuse, or cut-out wires which could be removed at will. By the wires fixed he obtained current for two lights and a wireless. When found out by officials of the Company he said: "You want to catch some of the others as well."

Joseph Stead, meter reader, said that when he called at the house Mrs Howarth, who was outside, turned round and ran up the garden path shouting: "Jack, the electricity men are here." He (witness) went to the front door which was slightly open, and saw Mrs Howarth come running with her husband to the front door. They were carrying a chair, which was placed in the hall near the door, and he saw Mr Howarth get on the chair and remove the leads of a cable from the top of the cut-out.

The wire came through the ceiling. After removing the wires Mr and Mrs Howarth returned to the kitchen and one of them shouted: "You can come in now." When the wires were put back into the cut-out two lights together with the wireless "came on." The current was obtained without passing through the meter. When spoken to defendant said he had been unable to complete the circuit because he had been ill, but later he said: "You want to catch some of those other — as well as me."

Cross-examined by defendant, witness said the cut-out seal was intact.

Defendant: I couldn't get into that without breaking the seal!—Yes, and you did do.

Alfred Johnson, who was with last witness, corroborated.

Defendant on oath said that he had never taken one farthing's worth of electricity from the company. He was putting the wires in to make two circuits because he had too many lights for one circuit. He could not connect the wires without breaking the seal and the seal was not broken. He had since finished the circuit which had been properly connected and it had been examined and passed by the company's foreman.

A WARNING TO OTHERS

The Chairman (Mr T. Platt): "You have been very foolish to attempt this sort of thing and have placed yourself in a very funny position. We don't want to send you to prison, but we feel that you should be punished as a warning to others. You will be fined £5 and will have to pay an advocate's fee of £3 3s. 0d."

Defendant, who said he was receiving public assistance, was allowed three months in which to pay.

Alderley and Wilmslow Advertiser 13th October 1939

At the end of the war period, there appears to be a few sales of the properties which again show their extent at the time, however, the 1940s bought a major issue to Watch Lane and in particular the properties after the junction with Red Lane in the form of salt subsidence.

FOR sale, small brick-built Bungalow with nearly ½ acre land; living room, kitchen, 2 bedrooms, bath; inside sanitation, electric light, double gates; freehold; £450; vacant possession on completion.—Apply Bungalow, Watch Lane, Elton, Elworth, Sandbach. p822

Crewe Chronicle – March 11th 1944

Lot 2. With Vacant Possession.—Detached Bungalow, "MIDLOTHIAN," 4, WATCH LANE, ELTON, containing 2 Bedrooms, one fitted with Bath (H. & C.), Living Room, Kitchenette with glazed wash-up and boiler. Rateable Value, £7. Rates amount to £6 5s. p.a. For key to view apply to Mrs. Ramsden, "Brookside" (next door).

Nantwich Chronicle 7th Dec 1946

**TUESDAY EVENING, JULY 22nd,
at 7 o'clock.
TO BUILDERS, CONTRACTORS
and others.**

FOR DEMOLITION.

**A Detached Brick-built Bungalow with
Red Tile Roof.**

**No. 1, WATCH LANE, ELTON,
2½ miles from Sandbach.**

**including the whole of the interior fittings,
comprising Bath, Washbasin, Lavatory Fittings,
Doors, Floor Boards, Grates, Cupboards,
Windows, and Effects appertaining
to the structure.**

**For key to inspect apply to Mrs. Howarth,
2, Watch Lane, Elton.**

**JOHN W. HILDITCH & SON will Sell
by Auction on the Site.**

**Auctioneers' Offices, 19, The Square, Sand-
bach. Tel. 48.**

cc189

Crewe Chronicle 12th July 1947

The 1948 OS Map shows in graphic detail the impact of the salt subsidence with significant land lost to Flash Farm along with the devastation to Watch Lane. It can be that by this stage, only 15 years after they were built, two of the properties had already been demolished with others to follow.

In addition the flash had flooded the road up to Watch Lane Farm making it impassible.



1948 OS Map



Watch Lane – Overhead Map 1963

List of Owners and Occupiers

Year	Source	First Name	Surname	Lived	Age	Years at Property	Occupation	Status	Other
1791	Crewe Estate	William	Stubbs	1756-1797	35	n/a	Farmer	Leaseholder	Father of Peter
1834	Crewe Estate	Peter	Stubbs	1797-1873	37	n/a	Farmer	Leaseholder	of Marston, son of William
1834	Crewe Estate	Thomas	Hodgkinson	1776-1751	58	n/a	Farmer	Sub-Tenant	Named in lease
1840	Tithe	Hungerford	Crewe	1812-1894	28	n/a	Gentleman	Owner	of Crewe Hall
1840	Tithe	Thomas	Hodgkinson	1776-1751	64	n/a	Farmer	Sub-Tenant	of Marsh Green Road, Elworth
1874	Crewe Estate	John	Hodgson	1845-1903	29	n/a	Farmer	Tenant	Rack Rent - Stubbs lifehold expired
1894	Inheritance	Robert	Crewe-Milnes	1858-1945	36	n/a	Gentleman	Owner	of Crewe Hall - Lived away
1913	Crewe Estate	Samuel	Ellison	1855-1943	58	n/a	Farmer	Tenant	of Elton Crossings
1918	Estate Sale	Francis J	Poole	1867-1940	51	n/a	Lawyer	Owner	of Boothville, Elworth
1930	Rates	Henry	Lowe	1866-1933	64	n/a	Farmer	Tenant	of Moss House, Elton
1930	Owner	James Ernest	Davies	1896-1951	34	n/a	Builder	Owner	of Eastham, Cheshire
1933	Owner	Various	Various			n/a	Various	Owner	Bungalow Owners