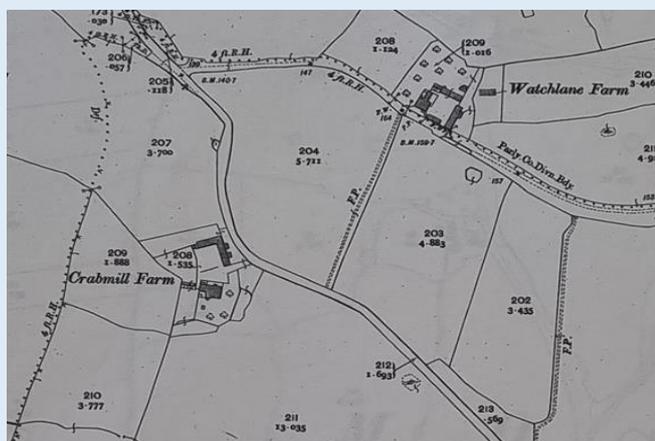


# VICTORIAN HISTORY OF MOSTON



|                          |                                     |
|--------------------------|-------------------------------------|
| Title                    | Crabmill Farm, Crabmill Lane, Elton |
| Type                     | Farm & Land                         |
| Date Produced            | 1 <sup>st</sup> May 2024            |
| Internal Reference       | E06P                                |
| 1840 Owner               | Lord Crewe                          |
| 1840 Occupier            | Thomas Hassall                      |
| Tithe Map Apportionments | Many – See Appendix                 |
| 1840 Area                | 98 (including 20 in Warmingham)     |



Crabmill Farm 1901 OS Map



Crabmill Farmhouse 2022



Crabmill Farm has the oldest surviving farmhouse attached to it in Elton and possibly the parish of Warmingham. The Warmingham estate including Elton was purchased by Sir Ranulph Crewe at about the time he built Crewe Hall in 1615.

The property survives to this day and is the only listed building in the ancient township.

The Hassall family are a most longstanding Warmingham family whose residence in the parish can be traced back for nearly 500 years. The earliest church record being the marriage of Thomas Hassall and Jane Clutton on 12<sup>th</sup> January 1540.

There were certainly Hassalls there in the 1600's when the Hearth Tax and Poll Tax records were taken. In 1664 there were five members of the family recorded, sharing 9 hearths between them.

There are many leases between the Hassall Family and Lord Crewe held at Cheshire archives, the earliest being to William Hassall for a "Messuage in Elton" and dated 16<sup>th</sup> January 1653 (Ref DCR 32-6-6) . A later lease dated 1711 (DRC 32-6-19) was signed between another William Hassall (Almost certainly the grandson of the original leaseholder) and John Crewe who had inherited the estate in the same year.

This particular William Hassall died some eleven years later and a heriot (a type of early inheritance tax) of £2-10s was paid to the Crewe Estate by his executor (his nephew) also William Hassall.

Contingent Profits, Perquisites, & Leases received  
1722.

|       |   |  |
|-------|---|--|
| Elton | Acce <sup>d</sup> of W <sup>m</sup> Hassall of the Crab-Mill. Execut <sup>r</sup> . to<br>W <sup>m</sup> Hassall in Elton died the Sum <sup>e</sup> of Two pound - 2 10<br>& Ten Shillings for a heriote due at his death -<br>one in being into his Son's m <sup>t</sup> - - - - - |  |
|-------|---|--|

1722 Accounting record receipt of Heriot on the death of William Hassall

William Hassall did leave a will, but perhaps of greater interest at the time probate inventories were produced to record the testators belongings. As such we learn that he left possessions to the value of £115. Included were 19 cows to the value of £60, four horses and 4 pigs.

In the Name of God Amen I William Hassall of the  
Parish of Elton in the County of Chester Yeoman being sick and weak  
of body but of sound and perfect Mind and Memory praise be to  
therefore Given to Almighty God Do make this my last Will and Testament

Extract from the will of William Hassall 1722

A true and perfect Inventory of all the Goods Cattle and Chattels of William Hassall late of Elton Deceased viewed called and appraised the 13 Day of August 1722 By us whose names are here under written.

|   | £.    | s. | d. |
|---|-------|----|----|
| Imp <sup>ts</sup> 19 Cows                                       | 60    | 0  | 0  |
| 3 Calves  | 2     | 0  | 0  |
| 4 Horses  | 20    | 0  | 0  |
| 4 Swine   | 4     | 0  | 0  |
| Carts plows and harrows & all Implements belonging to husbandry | 5     | 0  | 0  |
| All the Brass and pewter  | 4     | 0  | 0  |
| Goods in the house  | 1     | 10 | 0  |
| Goods in the parlour  | 2     | 0  | 0  |
| in the Kitchen and Buttery                                      | 0     | 15 | 0  |
| Chamber over y <sup>e</sup> house                               | 5     | 0  | 0  |
| Kitchen Chamber   | 2     | 10 | 0  |
| Wappery & Cloth uncut   | 1     | 10 | 0  |
| all wooden ware   | 1     | 10 | 0  |
| Wearing apparel and money in purse                              | 5     | 0  | 0  |
| things Omitted and forgotten                                    | 0     | 5  | 0  |
|   | <hr/> |    |    |
|   | 115   | 0  | 0  |

John H Tipping  
his Mark

John Synes

The contents of William's will shows that his assets were to be held in trust by his nephews John Hassall of Leighton and William Hassall also of the Crab Mill. The profits of the estate were to be used to provide for his wife Hannah and his underage daughter who was aged 10 at the time. If his wife were to remarry and his daughter were to die, the profits should go to his sister Mary. Although trustees of the will, John and William did not inherit, presumably this was due to them being catered for by their own families, nevertheless, it was William who continued at The Crab Mill tenement

The next generation William Hassall was upon paying the heriot, granted a new lifehold lease on the property and this document was signed on 20<sup>th</sup> June 1722 (Ref DCR 32/1/18)

This William Hassall married Jane Kent at Warmingham in 1732 and in 1734 he took out a renewed lifehold lease on the farm. The other lives being his wife and uncle Richard Hassall who was probably the remaining name on the earlier lease. William remained at the property for a further 60 years until his death in 1790.

1763 Sep 6 Recd from Wm. Hassall an Heriot due on the Death of his late Uncle Richard Hassall who died in London as he says about 3- years ago & was a life in his Lease - - - - - } 4. 4. 0

1760 March 19 Recd from William Hassall of Elton an Heriot due on the Death of his late Wife Jane Hassall who died in Jan'y 1760 and was a life in the Lease of the Crab Mill Tenement - - - - - } 4. 0. 0

1763 & 1768 Heriots paid on the deaths of Richard and Jane Hassal, named lives on the Crabmill Tenement Lease

By the time Samuel Wyatt produced his map and survey of Elton in 1766, William's Uncle Richard and wife Jane were both deceased leaving William as the sole life. Probably at around the same time, Samuel leased a separate 4 acre inclosure off Elton Moss, one of the early parts of the moss to be inclosed.

The earlier Crewe estate records show the payments being made and again in the 1764 accounts showing below.

The inclosure (Plot 88 on the map) was found where the row of bungalows are now located on Plant Lane.

William lived on until 1790 so had a good long lease at which time it expired, probably because his heirs had other farm leases in Elton.

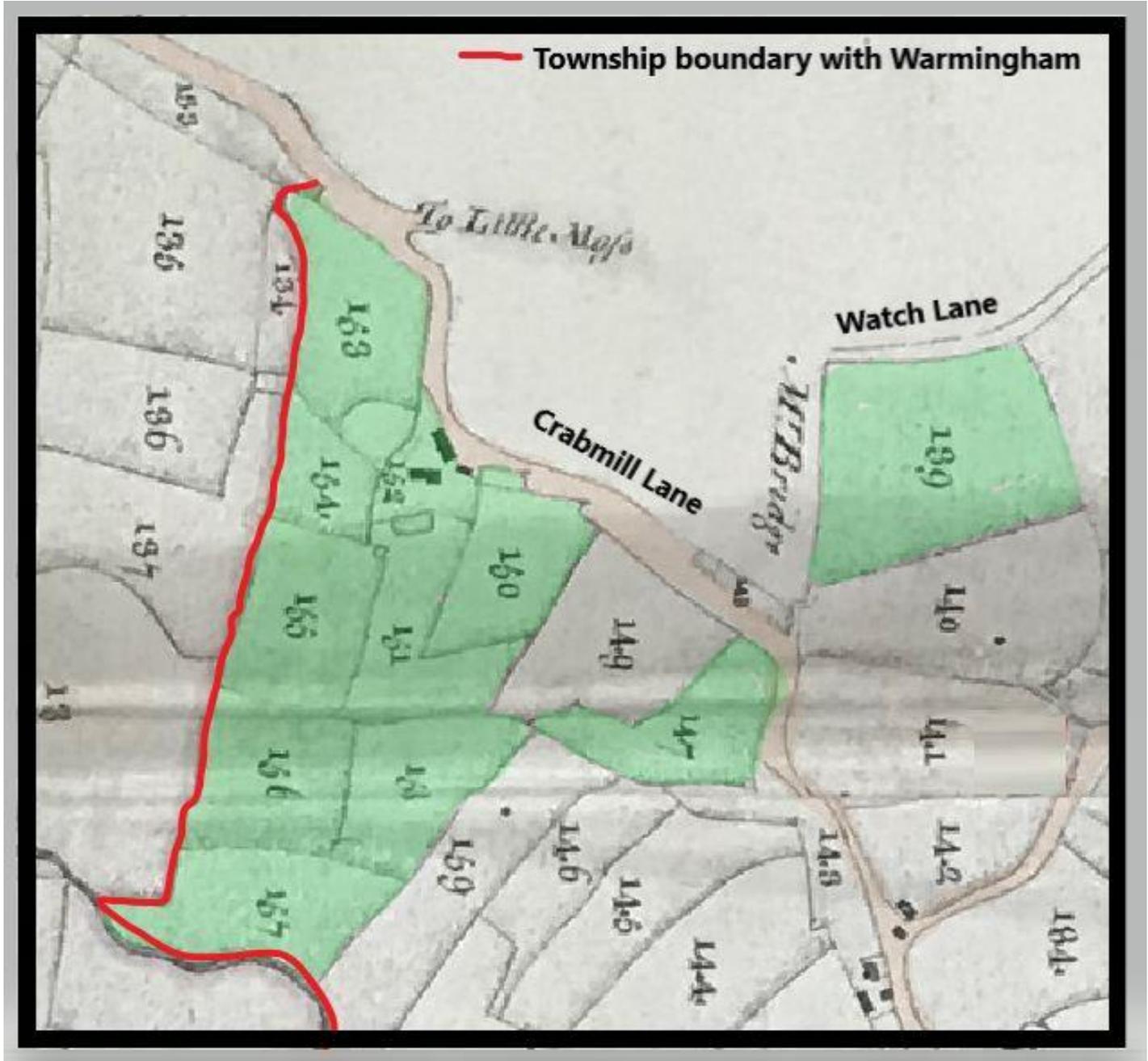


23. Wm. Hassall for y<sup>e</sup> Crab Mill Tenemt. - - - - - 2. 0. 0  
For an Inclosure - - - - - 0. 0. 0 } 2. 16. 0

Crewe Estate Accounts 1764

|  |         |          |
|--|---------|----------|
| 19 Wm. Hapsall for the Crabmill Tenement | 2. 8. 0 | 2. 16. 0 |
| D. for an Inclosure                      | 0. 8. 0 |          |

The Crab-mill Tenement was leased 8<sup>th</sup> Febr<sup>y</sup> 1734 to Wm. Hapsall for the lives of the Lessee now living on the premises aged 76. Jane his Wife who died in Jan<sup>y</sup> 1768 and Richard Hapsall his Uncle who died in London in 1760.



1766-67 Estate Map of Elton by William Wyatt esq

31. Pur. William Hassall of the Crab Mill,  
Elton, Farmer & Butcher Aged 82 Years

After the death of William Hassall, Crabmill Farm was returned to the Crewe Estate with the new tenant being Ralph Arden who was in his late 20s at the time. His father Philip Arden of Yeowood Farm, Sandbach and also on the Crewe estate acted as a guarantor for his son.

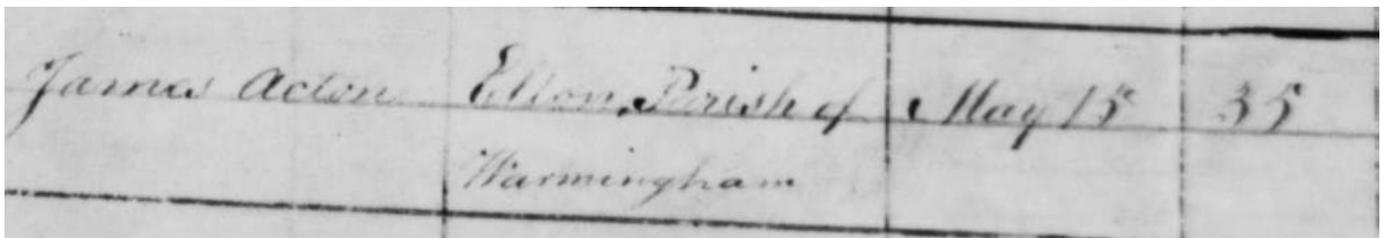
The lease was renewed in 1803 and again for a further 21 years in 1814 however in 1818, Ralph gave up the tenancy and it was taken over by a James Acton.

Elton  
cont: 4 ✓  
Ralph Ardenne and Phillip Ardenne as his Surety for  
the Crabmill Tenement late in lease to Wm Hassall; also for  
the big long Field and little long Field part of the Townhouse  
Tenement late held by Wm Hassall. . . . . 90-0-0  
To the Stewards Dinner . . . . . 0-2-6  
To deliver a Cheese and do two Days Team work yearly.

Seised for 11 Years from Spring 1792.

James Acton was from a good line of blood having been born at Wardle Hall in Bunbury. He had married in 1815 and took out a 21 year lease on Crabmill Farm in 1818 at a cost of £120 per year for the first 10 years, followed by 11 years at £130. In the year before Ralph Arden was charged £150 but the new lease did contain less land. James was required to spend £40 per year for the first 5 years on bone manure for which he would receive a £20pa rebate against his rent. What brought James to Elton is unclear but either way, within three years, he had died leaving his wife and daughter Ann who had been born in the year they moved to Elton.

MARRIAGES solemnized in the Parish of Guildford Sutton  
in the County of Chester in the Year 1815  
I, James Acton of the Parish  
of Bunbury in this County, Bachelor  
and Charlotte Woodcock of this Parish  
Spinster  
were married in this Church by License with Consent of  
Parents this fifteenth Day of  
June in the Year One thousand eight hundred and fifteen  
By me Evans Watkin Minister  
This Marriage was solemnized between us James Acton  
Charlotte Woodcock  
In the Presence of Ann Acton  
Wm Tomlinson Jr

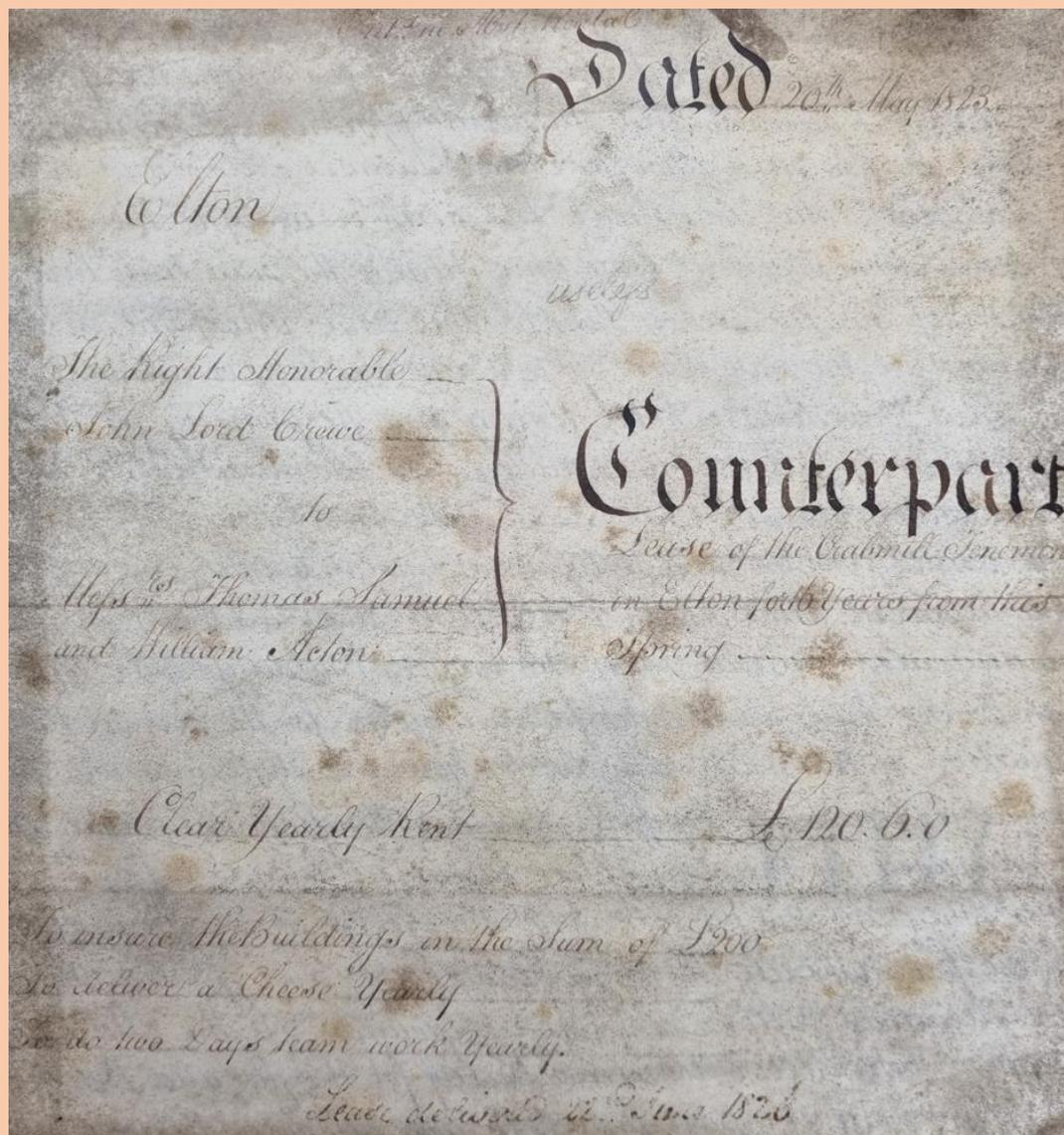


### Bunbury Burials 1821

Despite his young age of 35, James did manage to write a will and he left the interests in Crabmill Farm and property in Guilden Sutton, his home town for the benefit of his wife and daughter. The fact that he died two weeks after the will was written suggests he was aware of his impending death and hence made provisions for his family.

As a result of his will, a new lease was taken out on Crabmill Farm by his brothers who were the executors of his estate so that the profits from the farm could provide an income to Charlotte. They were required to insure the buildings for £200.

## Crabmill Farm Lease dated 20<sup>th</sup> May 1823



Between John Crewe and Thomas Acton of Wardle, Yeoman, Samuel Acton of Little Budworth, Yeoman and William Acton of Nantwich, Grocer.

Land in Elton and Warmingham containing 70 statute acres called the Crabmill Tenement

Late in Occupation of Ralph Arden

Also land in Elton, Townfield, Sid Lane, Open pits, Sim Croft, and Long Field 24 acres, 1 rood and 18 Perches late in occupation of George Buckley.

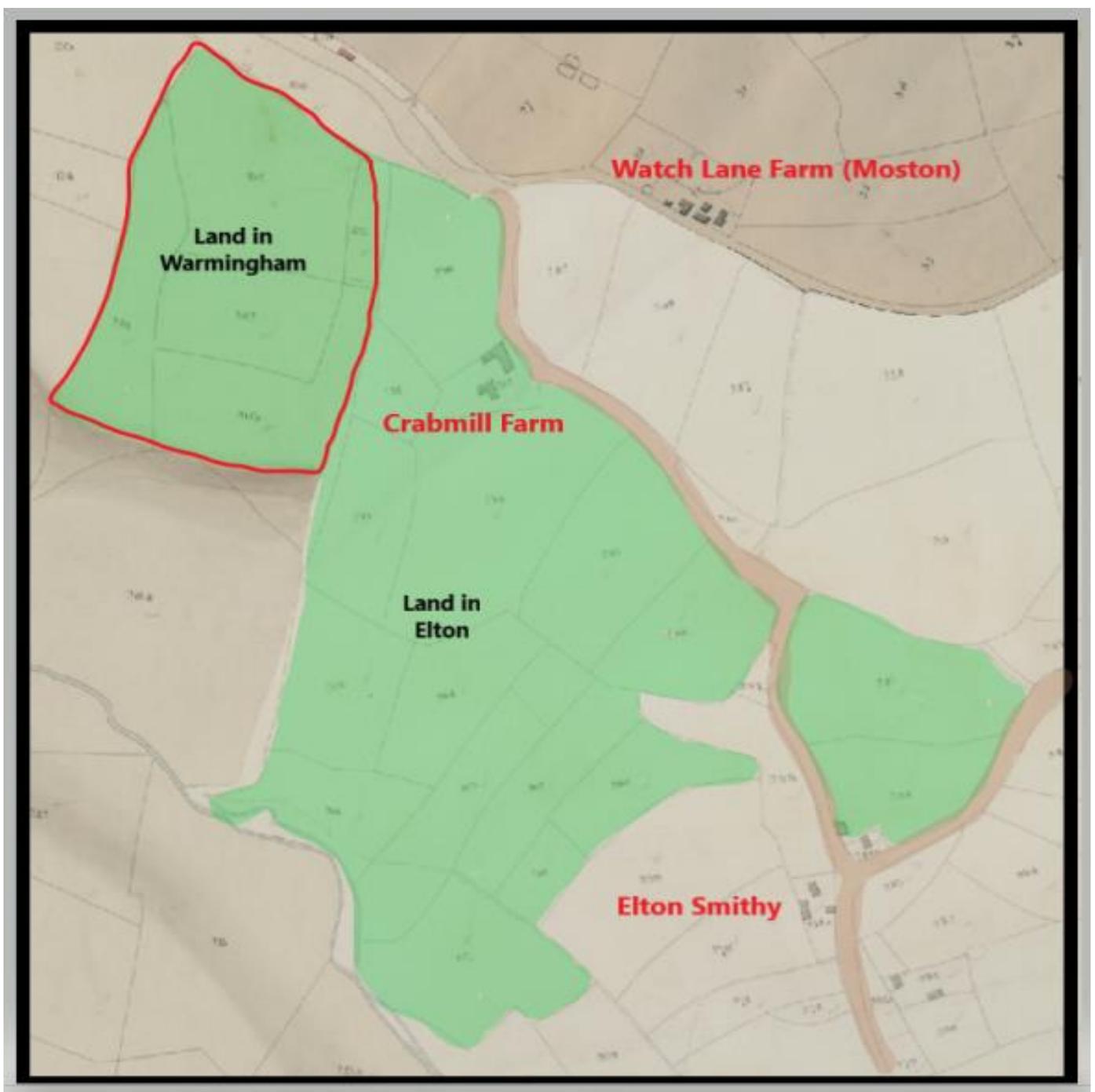
16 year term, rent of £120.65

Whether it was family, friends or labourers working the farm is unclear but records show that all rents were paid on time so the farm must have been managed efficiently by the executors.

In November 1826, the widow Charlotte remarried a Thomas Hassall who was born in Shropshire but had previously held a 50 acre farm in Newhall, south of Nantwich. Unless distant, Thomas did not appear to be related to the well known Hassall family in Elton.

Thomas should not be confused with the Hassall family who had also been in the area for hundreds of years. Nor indeed should Thomas be confused with the other Thomas Hassall in Elton who was also a farmer aged 40!

The marriage no doubt took a lot of strain away from the family and it was Thomas Hassall who was paying the £120 a year rent from that year up until the time of the tithe map, likewise it was he who was recorded against the apportionments.



1840 Tithe Map, Crabmill Farm



By 1840, the farm had expanded and can be broken down as follows.

| Description  | Acres     |
|--|-----------|
| Land in Elton surrounding the farmhouse                  | 59        |
| Land at 4 land ends bound by Hall Lane and Crabmill Lane | 10        |
| Moss pieces off Plant Lane                               | 6         |
| Land held in Warmingham                                  | 20        |
| <b>Total</b>   | <b>95</b> |

Although rent had originally been set at £120 per year when Thomas moved to the area, though this was increased to £133 in 1838 just before the tithe survey. Thomas and Charlotte never had any children together (Though Charlotte had a daughter who died in 1848).

The lease on which they held Crabmill Farm was for 16 years from 1823 so the reason they moved out was simply that the lease came to an end which may have been spurred on by the loss of Charlotte's only child and the fact they were by then in their 50s. At that time, Thomas and Charlotte moved to Cold Moss Heath in Sandbach

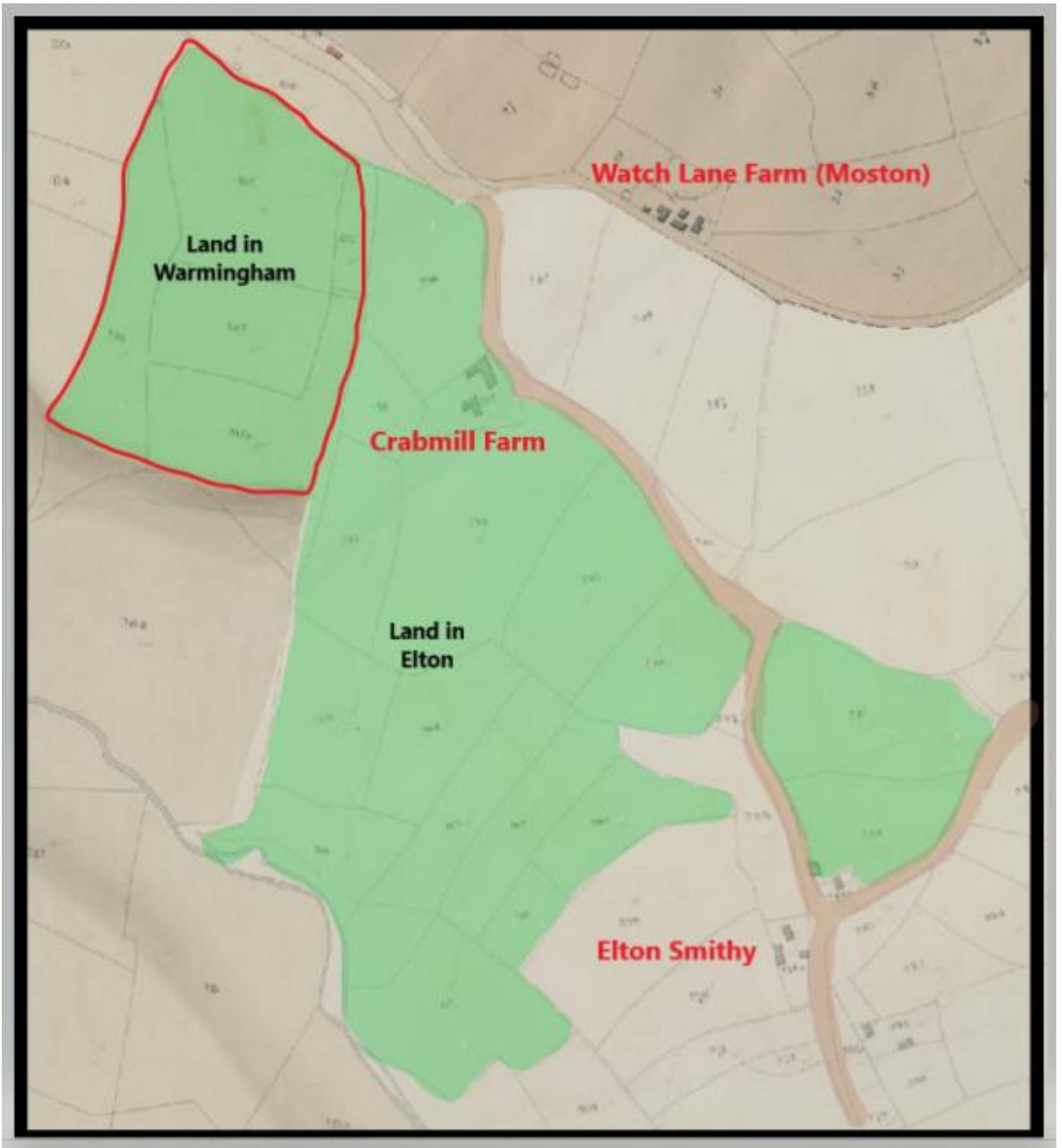
## 1841 England Census for Thomas Hassall

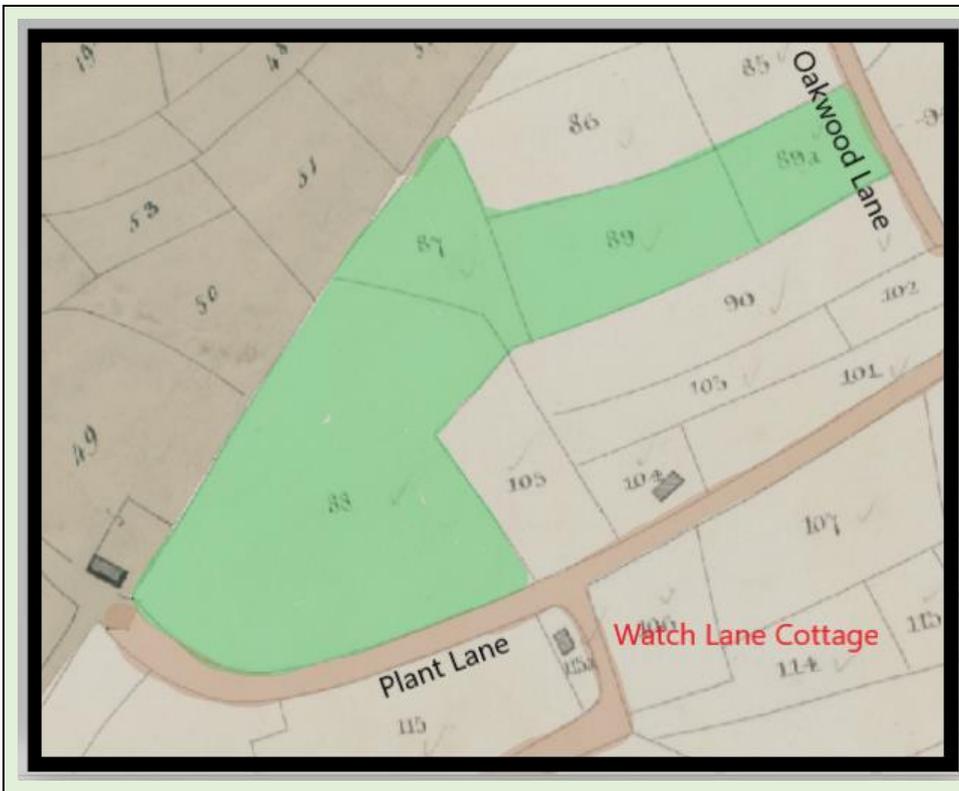
Cheshire > Warmingham > Sandbach > District 21

|                 |   |                |    |            |    |
|-----------------|---|----------------|----|------------|----|
| Crab Mill house | 1 | Thomas Hassall | 50 | Farmer     | 24 |
|                 |   | Charlotte      | 40 |            | 24 |
|                 |   | Blair Gantley  | 20 | H. servant | 24 |
|                 |   | Sarah Shaw     | 15 | H. servant | 24 |
|                 |   | Thomas Smith   | 15 | H. servant | 24 |

|                              |      |          |        |
|------------------------------|------|----------|--------|
| 6. Thomas Kapsall for the    | 1836 | 60. 3. 0 | 120 00 |
| Crab Mill Tenement and other | 1837 |          | 120 00 |
| Sands laid thereto           | 1838 |          | 120 00 |
|                              | 1839 |          | 120 00 |
|                              | 1840 |          | 120 00 |

Crewe Estate Rentals -Crabmill Farm 1840





By 1840, the farm had expanded and can be broken down as follows.

| Description  | Acres     |
|--|-----------|
| Land in Elton surrounding the farmhouse                  | 62        |
| Land at 4 Lane Ends bound by Hall Lane and Crabmill Lane | 10        |
| Moss pieces off Plant Lane                               | 6         |
| Land held in Warmingham                                  | 20        |
| <b>Total</b>   | <b>98</b> |

| Township     | No. | Tenant's Name &c.  | Amount due at Lady day 1846. | Amount due at Lady day 1847. |
|--------------|-----|--|------------------------------|------------------------------|
| Elton cont'd | 5   | Thomas Hapsall for the Crabmill Farm and other Lands laid shroto | 1846                         | 133.0.0                      |
|              |     | Charles Beresford for the above                                  | 1847                         | 133.0.0                      |
|              |     |  | 1848                         | 133.0.0                      |
|              |     |  | 1849                         | 133.0.0                      |
|              |     |  | 1850                         | 133.0.0                      |
|              |     |  | 1851                         | 133.0.0                      |
|              |     |  | 1852                         | 133.0.0                      |
|              |     | P. <sup>ty</sup> for the above                                   | 1853                         | 133.0.0                      |
|              |     | P. <sup>ty</sup> for a Moss piece late John Gowers 1854.         | 1854                         | 134.0.0                      |
|              |     |  | 1855                         | 134.0.0                      |

Charles Beresford took on a lease at Crabmill Farm in 1848 and stayed there for 20 years until his death. In the 3 census returns from 1841-1861 he was living with his wife Mary and was remarried after Mary's death to the younger Jane Barlow (1816-1866) whose family were large scale farmers in Staffordshire.

Charles was a progressive farmer taking a further moss piece in 1857 and rent was subsequently increased to £145 per year in 1863 when £120 was spent on drainage and some more land was taken on.

Newspaper reports show he was active with the local agricultural societies and indeed also successful in the various competitions which were held. He was heavily involved with Warmingham church being on the Vestry Committee and taking the role of Churchwarden 4 times in the 1850s and 1860s.

## 1851 England Census for Charles Beresford

Cheshire > Elton > Sandbach > 13

|    |               |                   |      |   |    |               |                  |                       |
|----|---------------|-------------------|------|---|----|---------------|------------------|-----------------------|
| 14 | Cab Mill Farm | Charles Beresford | Head | M | 57 | Farmer        | Employing Labour | So Gently Hill        |
|    |               | Mary              | Wife | M | 57 |               |                  | Stuffs, John W. W. W. |
|    |               | Mary Ann Boston   | Serv | U | 23 | House Servant |                  | Elton, Cheshire       |
|    |               | Margaret Walker   | S    | U | 21 | Do            |                  | Cheshire, Widdowbury  |
|    |               | Peter Newton      | S    | U | 20 | Iron Servant  |                  | So Sandbach           |
|    |               | Thomas Coote      | S    | U | 16 | Do            |                  | So Warrington         |

## 1861 England Census for Charles Beresford

Cheshire > Elton > Sandbach > District 17

|               |   |                   |                    |   |    |                     |
|---------------|---|-------------------|--------------------|---|----|---------------------|
| Cab Mill Farm | 1 | Charles Beresford | Head of the Family | M | 70 | Farmer of 100 acres |
|               |   | Jane Beresford    | Wife               | M | 45 | Farmer's Wife       |
|               |   | John Alderson     | Servant            | M | 26 | House Servant       |
|               |   | George Lewis      | Do                 | M | 32 | Cartier             |
|               |   | Francis Wilson    | Do                 | M | 22 | dairymaid           |
|               |   | Ann Salmon        | Do                 | M | 11 | House Maid          |
|               |   | Abraham Barton    | Brother            | M | 50 | Cow Man             |

**Four Cheeses not less than 40lbs. and under 60lbs each.**

**Charles Beresford, of Elton, near Sandbach, Cheshire. First prize, £20.**

Royal Agricultural Society Prize 1858

**£3—For the best Brood Mare, with foal, for agricultural purposes. Mr, E. H. Nowell, Cross Land, Middlewich.**

**£2—For the second best. Mr. Charles Beresford, Elton.**

Cheshire Agricultural Society Prize 1859

**A COW CASE.—Mr. Charles Beresford, of Elton, who was supported by Mr. Sheppard, brought an action against John Nield for seven pounds two shillings, balance of an account for a cow bought by Nield and another butcher, named Fox, conjointly, in June, 1860.**

Cheshire Observer 2<sup>nd</sup> August 1862

# CHESHIRE AGRICULTURAL SOCIETY.

The judges were unanimous in the commendations of the horses for agricultural purposes, and awarded the first prize for the best pair to Mr. **Charles** Beresford, of Elton, and the second to the Stonetrough Colliery Company,

Congleton Mercury 30<sup>th</sup> September 1865

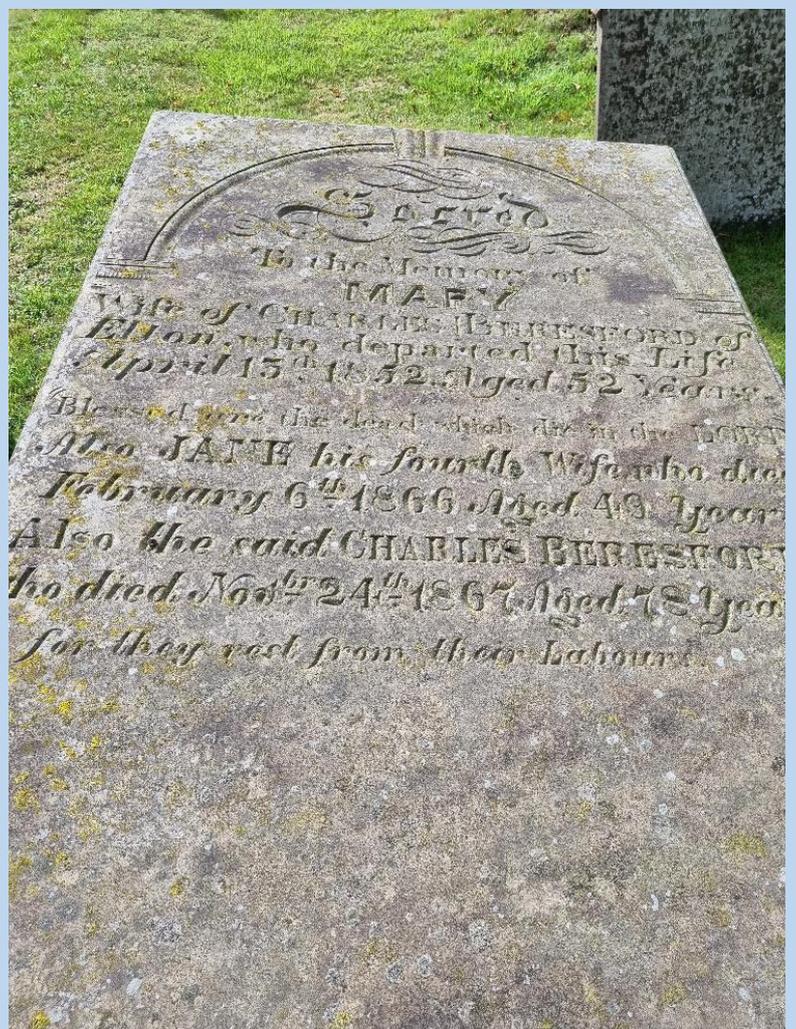
A review of the 1841 to 1861 show Charles was just living with his wife, with no children on the farm but plenty of support from servants.

After all the work on his land Charles would have been optimistic for the future but a few years later, Cheshire was hit by Foot and Mouth disease which devastated the sector. Charles was to receive a 25% reduction in rent to compensate for losses.

To rub salt in the wound, his wife Jane died during this period and he followed a year later, possibly a broken man with little to live for.

It is perhaps a surprise then to read on his gravestone that Jane was in fact his 4<sup>th</sup> wife! His will also confirms that he had actually fathered five children with his earlier partners.

His estate of around £2,000 was administered by his two surviving children, John and Joseph



After the death of Charles Beresford, it was Robert Oulton (1832-1913) who took on the lease at Crabmill farm at an increased rent of £175 per year, this was despite giving up the land on Plant Lane. Robert came from a family of tenant farmers on the Crewe estate in Barthomley who can be traced back many hundreds of years, so he would have had a fine farming pedigree and this would not have presented any significant risk to Lord Crewe despite him not coming from the local vicinity.

|   |  |      |      |
|---|--|------|------|
| 6 | Charles Berrisford for the Crab<br>mill Tenement & other lands laid there. £133.   | 1856 | 134  |
|   | D <sup>o</sup> for a mops piece lat <sup>h</sup> John Glover's. £1   | 1857 | 134  |
|   |  | 1858 | 134  |
|   |  | 1859 | 134  |
|   |  | 1860 | 134  |
|   | D <sup>o</sup> for the above for 1861, except 0. 7. 74 lat<br>to W <sup>m</sup> Langley N <sup>o</sup> 28. 0. 7. 0 to Geo <sup>r</sup> Harrison N <sup>o</sup> 26<br>and 0. 1. 74 to him for new roads, and including<br>2. 3. 5 part of N <sup>o</sup> 26 and 0. 7. 24 part of N <sup>o</sup> 4.<br>Berrisford gaining by the exchange 2. 0. 5. 139. 0. 0 | 1861 | 134  |
|   | Interest on \$100 expended in draining 5. 0. 0   | 1862 | 1144 |
|   | D <sup>o</sup> for 1863<br>Interest on \$20 expended by Lord<br>Crewe in draining @ 5 per cent. 3. 1. 0. 0   | 1863 | 1145 |
|   |  | 1864 | 145  |
|   |  | 1865 | 145  |
|   |  | 1866 | 145  |
|   |  | 1867 | 145  |
|   | Robert Sutton for the above term<br>for 1868, receiving legacies entered N <sup>o</sup><br>31 <sup>o</sup> , 31 <sup>o</sup> , 31 <sup>o</sup> in Elton . . . 70. 1. 26  | 1868 | 175  |
|   | lands in Warrington . . . 20. 3. 23  | 1869 | 175  |
|   | <del>91. 1. 9</del>  | 1870 | 175  |
|   |  | 1871 | 175  |
|   |  | 1872 | 175  |
|   |  | 1873 | 175  |

Crewe Estate Rentals (2<sup>nd</sup> Series) 1856-1873 DCR 59-2-25

| 1871 England Census for Robert Oulton |                 |      |     |              |                   |                            |            |
|---------------------------------------|-----------------|------|-----|--------------|-------------------|----------------------------|------------|
| Cheshire > Elton > ALL > 18           |                 |      |     |              |                   |                            |            |
| Occupation                            | Name            | Sex  | Age | Relationship | Value of property | Value of personal property | Other      |
|                                       | Robert Oulton   | Head | Mar |              |                   |                            | Crewe      |
|                                       | Elizabeth       | Wife | Mar |              | 32                |                            | Warrington |
|                                       | Letitia         | Serv |     |              | 5                 |                            | Warrington |
|                                       | John William    | Son  |     |              | 11                |                            | Warrington |
|                                       | Robert James    | Son  |     |              | 2                 |                            | Warrington |
|                                       | Richard William | Son  |     |              | 4                 |                            | Warrington |
|                                       | George Thomas   | Son  |     |              | 4                 |                            | Warrington |

When Robert Oulton and his wife took out the lease at Crabmill Farm, they had three young children and in another ten years this had been expanded to ten of which seven were male. It can be seen that by 1881 this was very much a family run business with all hand son deck. It is probably fair to say that the Oulton Family of all those based in Elton, had the smallest demand on the local supply of agricultural labourers.

### 1881 England Census for Robt. Oulton

Cheshire > Elton > ALL > District 18

|                |   |             |          |   |    |         |          |       |
|----------------|---|-------------|----------|---|----|---------|----------|-------|
| Crab Mill Farm | 1 | Robt Oulton | Head     | M | 44 | Farmer  | Employer | Elton |
|                |   | Elizabeth   | Wife     | M | 42 |         |          | Elton |
|                |   | Lottie      | Daughter | F | 15 |         |          | Elton |
|                |   | John Wm     | Son      | M | 14 | Scholar |          | Elton |
|                |   | Wm C.       | do       | M | 12 | do      |          | Elton |
|                |   | Wm H        | do       | M | 11 | do      |          | Elton |
|                |   | John J.     | do       | M | 10 | do      |          | Elton |
|                |   | John St     | do       | M | 9  | do      |          | Elton |
|                |   | Elizabeth   | Daughter | F | 5  |         |          | Elton |
|                |   | Rowland     | Son      | M | 2  |         |          | Elton |

### 1891 England Census for Robt Oulton

Cheshire > Elton > ALL > District 18

|                |   |             |          |   |    |                   |          |       |
|----------------|---|-------------|----------|---|----|-------------------|----------|-------|
| Crab Mill Farm | 1 | Robt Oulton | Head     | M | 50 | Farmer            | Employer | Elton |
|                |   | Elizabeth   | Wife     | M | 48 |                   |          | Elton |
|                |   | Lottie      | Daughter | F | 21 | Assistant in Farm |          | Elton |
|                |   | John Wm     | Son      | M | 20 | do                |          | Elton |
|                |   | Wm C.       | do       | M | 18 | do                |          | Elton |
|                |   | Wm H        | do       | M | 17 | do                |          | Elton |
|                |   | John J.     | do       | M | 16 | do                |          | Elton |
|                |   | John St     | do       | M | 15 | do                |          | Elton |
|                |   | Henry       | Son      | M | 14 | Assistant at home |          | Elton |
|                |   | Rowland     | Son      | M | 12 | Scholar           |          | Elton |

By the 1890s Roberts family had grown up and they were looking to expand their agricultural horizons with the first indication of this being in 1895 when they took over the lease of the neighbouring Flash Farm. Robert was recorded on the census at Flash Farm with his eldest daughter at Crabmill..

### 1901 England Census for Robert Oulton

Cheshire > Elton > Sandbach > District 18

|               |   |                |          |   |    |                    |             |             |
|---------------|---|----------------|----------|---|----|--------------------|-------------|-------------|
| Flash Farm    | 1 | Robert Oulton  | Head     | M | 68 | Farmer             | Employer    | Elton       |
| "             |   | Elizabeth      | Wife     | M | 62 |                    |             | Elton       |
|               |   | Rowland        | Son      | M | 22 | Farm Manager       | Worker      | Elton       |
|               |   | Lama Bratt     | Serv     | F | 18 | Domestic Servant   | Worker      | Elton       |
|               |   | Ernest Brewer  | Serv     | M | 16 | Domestic Servant   | Worker      | Elton       |
| Crabmill Farm | 1 | Lottie Oulton  | Daughter | F | 35 | Farm Manager       | Worker      | Elton       |
|               |   | John J.        | Son      | M | 31 | do. Manager        | do.         | Elton       |
|               |   | Elizabeth      | Daughter | F | 25 | Servant - Domestic | do. at home | Elton       |
|               |   | Alice Rayley   | Serv     | F | 13 | do. Domestic       | do.         | Elton       |
|               |   | Thomas Lloyd   | do.      | M | 10 | Farm Manager       | do.         | Sandbach    |
|               |   | Ernest Branson | do.      | M | 19 | do.                | do.         | Coppin Hall |

At the end of the Victorian Era, Crabmill Farm was well established with the head of the family Robert Oulton (1832-1913) having already held the tenancy for over 30 years.

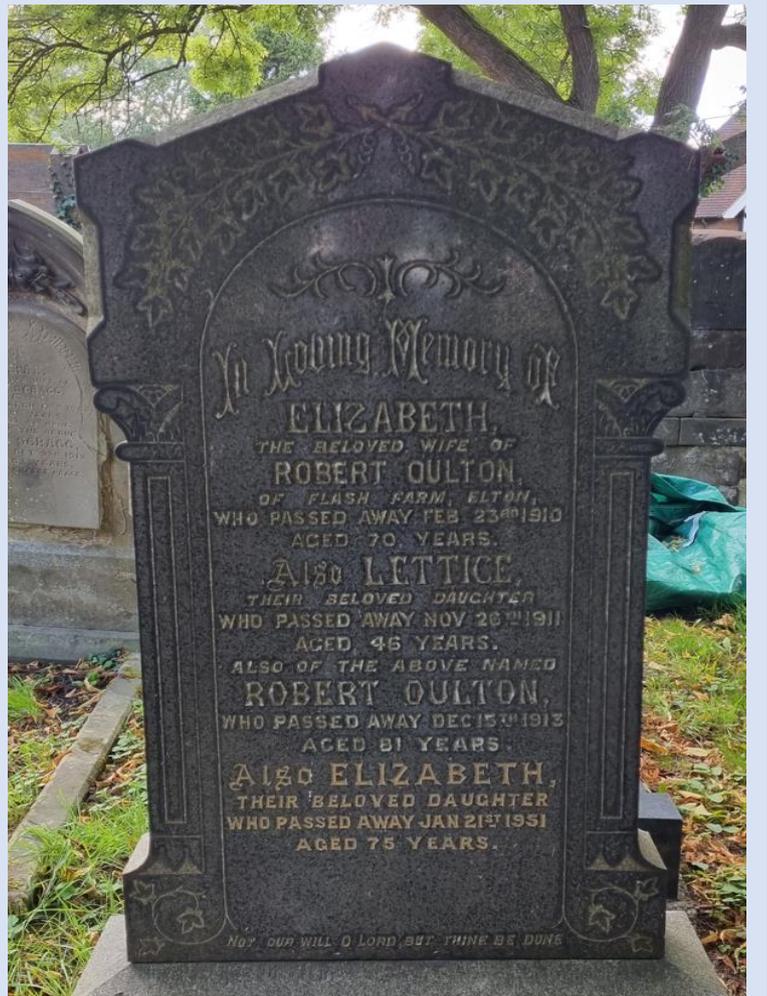
Robert was by this time an elderly gentleman approaching his seventieth birthday.

Robert had been a successful farmer and had gradually been handing over the reigns to his many children.

In the late 1890s he had taken on the lease at the neighbouring Flash Farm and taken up residence there.

By the 1911 census his eldest son John William was in situ after spending time farming at Love Lane, Betchton. Robert died 2 years later at Flash Farm

**OULTON** Robert of The Flash Farm Elton near Sandbach Cheshire farmer died 15 December 1913 Probate Chester 11 February to John William Oulton and Richard Whittaker Oulton farmers. Effects £1519 15s.



## 1911 England Census for John William Oulton

Cheshire > Elton > ALL > 18

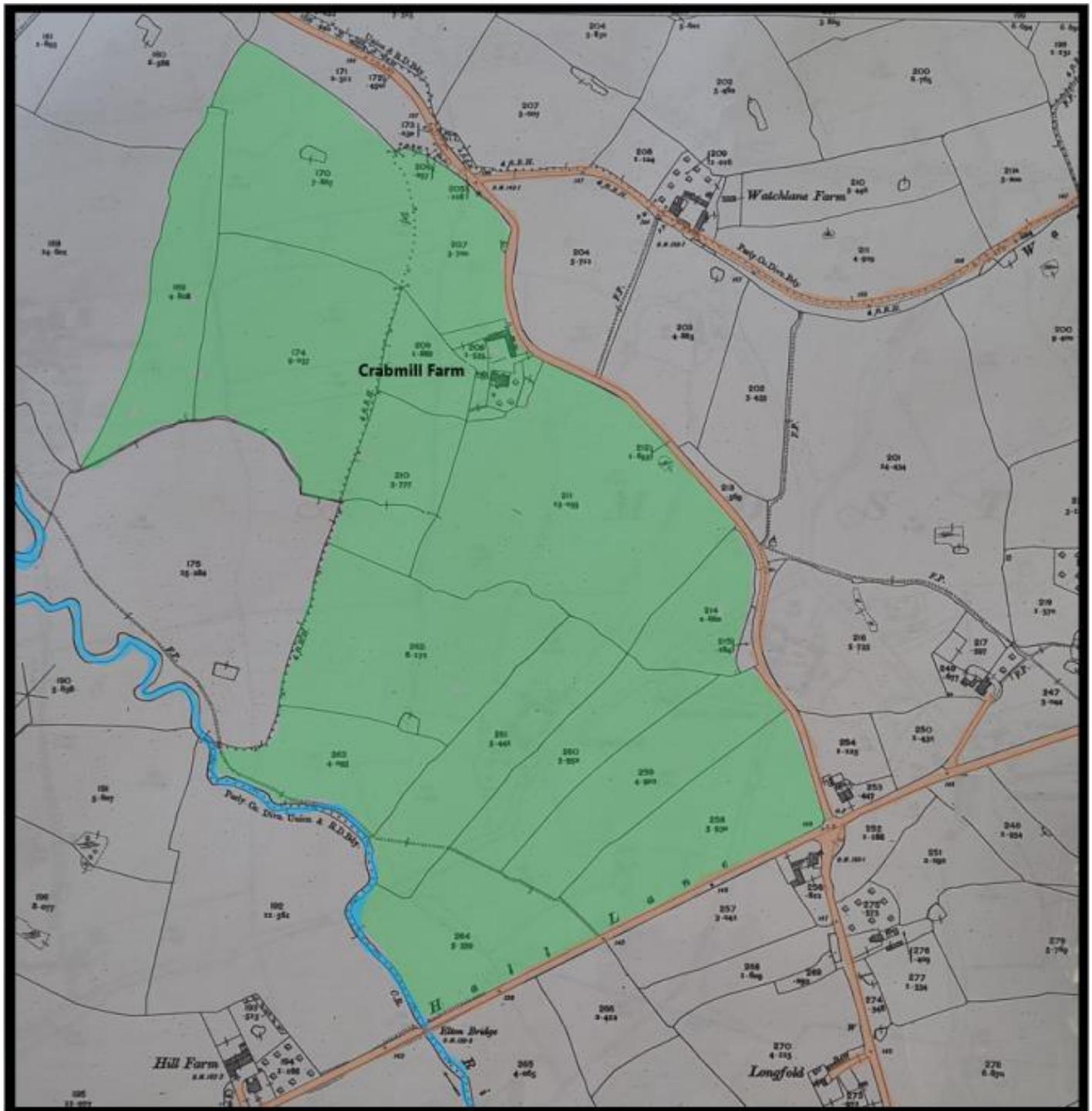
|                     |          |    |         |    |   |   |                  |     |                |
|---------------------|----------|----|---------|----|---|---|------------------|-----|----------------|
| John William Oulton | Head     | 44 | Married | 13 |   |   | Farmer           | 100 | Betchton/Flash |
| Charlotte Oulton    | Wife     | 42 | Married | 13 | 5 | 5 |                  |     | elstbury       |
| Ethel Oulton        | Daughter | 12 |         |    |   |   |                  |     | Betchton       |
| Elsie Oulton        | Daughter | 10 |         |    |   |   |                  |     | Betchton       |
| Robert Oulton       | Son      | 9  |         |    |   |   |                  |     | Betchton       |
| Annie Oulton        | Daughter | 5  |         |    |   |   |                  |     | Betchton       |
| Fred Oulton         | Son      | 3  |         |    |   |   |                  |     | Elton          |
| Annie Stanway       | Servant  | 17 | Single  |    |   |   | General Servant  | 010 | Bumbury        |
| Arthur Johnson      | Servant  | 20 | Single  |    |   |   | Wagoner on Farm  | 130 | Middlewich     |
| Thomas Major        | Servant  | 36 | Single  |    |   |   | Labourer on Farm | 140 | elstbury       |

Source : National Archives 1911 census

Robert Oulton's success as a farmer can be further appreciated by looking at his children. In 1911, we can thus summarise them as in the table below which shows that roughly at the time of his death, the family held tenancies at four of the major farms in Elton. I'm sure Robert's children would be very proud of his achievements.

| Christian Name    | Age | Marital | Occupation  | Abode                  | Other              | Died |
|-------------------|-----|---------|-------------|------------------------|--------------------|------|
| Lettice           | 45  | Single  | Housekeeper | Flash Farm, Elton      |                    | 1911 |
| John William      | 44  | Married | Farmer      | Crabmill Farm, Elton   | Retired to Alsager | 1931 |
| Robert Coomer     | 42  | Married | Farmer      | Yew Tree Farm, Tetton  | Retired to Shifnal | 1937 |
| Richard Whittaker | 41  | Married | Farmer      | Brook Farm, Elton      | Retired to Elworth | 1955 |
| George Thomas     | 40  | Married | Farmer      | Pusey Dale Farm, Crewe |                    | 1942 |
| Joseph Herbert    | 39  | Single  | Ironmonger  | Stockport              |                    | 1926 |
| Elizabeth         | 35  | Single  | Dairy Maid  | Flash Farm, Elton      | Retired to Alsager | 1951 |
| Rowland Joynson   | 32  | Single  | Farmer      | Flash Farm, Elton      | Retired to Elworth | 1960 |

Four years after the census return of 1911, there were major changes in the Warmingham parish after Lord Crewe decided to sell up. So in 1915, as the war was raging, this process which ultimately took four years to achieve started with Elton of which he held virtually the whole township of about 1,000 acres.



# LOT 28.

Coloured Yellow on Plan No. 2.

## A Valuable Freehold Farm

Known as

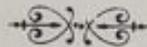
### CRAB MILL FARM

In the occupation of Mr. J. W. Oulton, situate on the Wheelock to Warmingham Road, about 3 miles from Sandbach and 3 from Middlewich.

Comprising an Area of

**86 acres      0 roods      25 perches**

Or thereabouts.



### A NICE BLACK AND WHITE HOUSE

Containing Dining Room, Drawing Room, Morning Room, Kitchen, Back Kitchen, 2 Pantries, Milk-house, Wash-house, 5 Bedrooms, and Cheese Room.

### THE SUBSTANTIAL AND GOOD BUILDINGS

Contain Trap House, Cart Shed, Three-stall Stable, Barn, Shippon for 30 Cows, Loose-box, 2 Calf Cotes, Granary and Lofts.

#### SCHEDULE

| No. on Ordnance Survey. | Description.          | Acres. |
|-------------------------|-----------------------|--------|
| 208                     | House, Buildings, &c. | 1.535  |
| 207                     | Field.                | 3.700  |
| 170                     | do.                   | 7.867  |
| 169                     | do.                   | 4.808  |
| 174                     | do.                   | 9.037  |
| 210                     | do.                   | 3.777  |
| 209                     | do.                   | 1.888  |
| 211                     | do.                   | 13.035 |
| 262                     | do.                   | 8.172  |
| 263                     | do.                   | 4.095  |
| 261                     | do.                   | 5.442  |
| 260                     | do.                   | 3.952  |
| 264                     | do.                   | 5.359  |
| 259                     | do.                   | 4.902  |
| 258                     | do.                   | 5.930  |
| 214                     | do.                   | 2.660  |
|                         | Total Acres ...       | 86.159 |

The marketing men really got to work with selling the estate emphasising what a good future British farming hand to look forward to and this attracted a big following to the sale.

In general the sale was deemed a big success and most of the properties up for sale were sold to the sitting tenants as had been hoped by the Crewe Estate.

The only issue the sale had was that the 3 major Elton farms in the auction all failed to sell though the Crewe records confirm they were sold privately soon after.

27 & 29. Dr. Levinstein 8500. 0. 0.  
28 James Moseley 3250. 0. 0.

Dr Levinstien who purchased Elton Hall and Flash farm was the Managing Director of Murgatroyds Salt Manufactures. In time these two along with Railway and Fields Farm were sold to The British Soda Company leaving Crabmill Farm as the only one outside this corporate structure.

FRIDAY, OCTOBER 1, 1915.

CREWE HALL ESTATE.

OUTER FRINGE OFFERED FOR SALE.

It is very rarely that such an opportunity is offered to agriculturists to secure first-rate farmsteads as was the case at the sale of Lord Crewe's Elton and Tetton estates, conducted by Mr. Frank Lloyd, of Messrs. Frank Lloyd and Sons, of Crewe. The lots form the outer fringe of the Crewe Hall Estate, and comprise farms which have high reputations.

The Town Hall, Sandbach, where the sale was held, was filled almost to the doors, and great interest was taken in the proceedings. The 123 lots occupied the attention of the auctioneers for two days, commencing on Tuesday afternoon.

The sale was attended by Mr. A. E. Stringer, and Mr. Dintrey, who represented Messrs. Tylee and Co., London, Lord Crewe's solicitors, and Mr. W. McCracken, the agent of the estate. On the first day of the sale the total realized was £23,166, some of the land making up to £150 an acre.

Lot 27.—Flash Farm, near Elworth, let to Mr. R. Oulton, 110 acres, rent £165, withdrawn at £3,300.

Lot 28.—Crab Mill Farm, on the Wheelock and Warmingham road, let to Mr. J. W. Oulton, 86 acres, rent £164 10s., withdrawn at £3,150.

The private buyer of Crabmill Farm was James Moseley the son of John Moseley who had become the tenant of Church Farm, Warmingham a 140 acre farm in about 1878. James took over the lease after his father retired.

1901 England Census for James Mosley

Cheshire > Warmingham > ALL > District 50

|    |              |                |        |     |    |                          |          |            |
|----|--------------|----------------|--------|-----|----|--------------------------|----------|------------|
| 18 | Church House | James Moseley  | Head   | S   | 44 | Farmer                   | Do       | Middlewich |
|    |              | Sarah Do       | Sister | S   | 42 |                          | Do       | Do         |
|    |              | John Do        | Father | Wid | 74 | Retired Farmer           | Do       | Do         |
|    |              | Annie Hulme    | Serv   | S   | 14 | General Servant Domestic | Staffs   | Leutham    |
|    |              | Harry Beech    | Do     | S   | 18 | Callender on Farm        | Cheshire | Warmingham |
|    |              | John J. Duncan | Do     | S   | 13 | Ordinary Farm Labourer   | Do       | Middlewich |

By the start of the Edwardian era, the Moseley family also owned the 85 acre Fields Farm in Moston.

James Moseley (1857-1938) must have been a very wealthy man as when the Warmingham estate was sold in 1918, he was in a position to purchase his tenanted Church Farm for £6,250 as well as an adjoining cottage.

His first tenant was John Stock Wright in 1917 but by the 1921 census he was at Fields Farm.

After other tenants including Norman Whittaker, by the 1930's there was a settled tenant at the farm, Harry Beech.

This is the same Harry Beech (1883-1960) who was a cattleman for James Moseley in the 1901 census. He was also working on the same farm in 1911 so perhaps the tenancy was a reward for many years of loyal service.

Warmingham  
July 8<sup>th</sup> 1917

Dear Madam

Re Church Mill Farm

acreage ~~85~~ 84 acres  
rent 190 including Tithe  
name of Tenant Mr John S Wright  
numbers on Sale plan

|     |     |                       |
|-----|-----|-----------------------|
| 208 | 262 | A<br>R<br>P<br>64.131 |
| 207 | 263 |                       |
| 170 | 261 | A<br>R<br>P<br>21     |
| 169 | 260 |                       |
| 174 | 264 | A<br>R<br>P<br>2.32   |
| 210 | 259 |                       |
| 209 | 258 |                       |
| 211 | 214 |                       |

Trusting this is what you require

yours Truly  
James Moseley

### 1939 England and Wales Register for Harry Beech

Cheshire > Congleton Rd > Lgfj

|                                   |    |   |                    |   |   |                       |     |   |                                   |
|-----------------------------------|----|---|--------------------|---|---|-----------------------|-----|---|-----------------------------------|
| Gratwell Farming Estate           | 21 | 1 | DEECH Harry        | - | M | 30 <sup>th</sup> Jan  | '83 | M | Farmer - and Farming              |
|                                   |    | 2 | DEECH Catherine    | - | F | 31 <sup>st</sup> Dec  | 92  | M | General Domestic Worker           |
| This record is officially closed. |    |   |                    |   |   |                       |     |   |                                   |
|                                   |    | 4 | DEECH Norman       | - | M | 5 <sup>th</sup> Jan   | 14  | S | Pastry, Paper & General Farm Work |
|                                   | M  | 5 | DEECH Catherine M. | - | F | 3 <sup>rd</sup> Sept  | 17  | S | General Domestic Worker           |
|                                   |    | 6 | DEECH John         | - | M | 20 <sup>th</sup> Sept | 19  | S | Cowman                            |
| This record is officially closed. |    |   |                    |   |   |                       |     |   |                                   |
| CR.283 2.1.61 CH                  |    | 8 | MARSH Kathleen     | - | F | 5 <sup>th</sup> Aug   | 24  | S | At School                         |

## Appendix – Tithe Apportionments

| Township   | Parish     | Ref | Owner      | Occupier       | Name                     | A | R | P  | Total Acres |
|------------|------------|-----|------------|----------------|--------------------------|---|---|----|-------------|
| Elton      | Warmingham | 87  | Lord Crewe | Thomas Hassall | Moss Piece               | 0 | 1 | 38 | 0.5         |
| Elton      | Warmingham | 88  | Lord Crewe | Thomas Hassall | Moss Piece               | 4 | 0 | 0  | 4.0         |
| Elton      | Warmingham | 89  | Lord Crewe | Thomas Hassall | Moss Piece               | 1 | 0 | 2  | 1.0         |
| Elton      | Warmingham | 244 | Lord Crewe | Thomas Hassall | Croft                    | 2 | 3 | 20 | 2.9         |
| Elton      | Warmingham | 245 | Lord Crewe | Thomas Hassall | Sun Croft                | 6 | 3 | 0  | 6.8         |
| Elton      | Warmingham | 250 | Lord Crewe | Thomas Hassall | Hitch Croft              | 3 | 1 | 35 | 3.5         |
| Elton      | Warmingham | 251 | Lord Crewe | Thomas Hassall | Little Barn Croft        | 1 | 2 | 38 | 1.7         |
| Elton      | Warmingham | 252 | Lord Crewe | Thomas Hassall | House Garden and Orchard | 1 | 1 | 33 | 1.5         |
| Elton      | Warmingham | 253 | Lord Crewe | Thomas Hassall | Big Barn Croft           | 3 | 3 | 20 | 3.9         |
| Elton      | Warmingham | 254 | Lord Crewe | Thomas Hassall | Ferry Lee                | 6 | 2 | 33 | 6.7         |
| Elton      | Warmingham | 255 | Lord Crewe | Thomas Hassall | Great Birch              | 5 | 3 | 26 | 5.9         |
| Elton      | Warmingham | 256 | Lord Crewe | Thomas Hassall | Little Birch             | 3 | 0 | 26 | 3.2         |
| Elton      | Warmingham | 259 | Lord Crewe | Thomas Hassall | Open Pits                | 4 | 2 | 14 | 4.6         |
| Elton      | Warmingham | 260 | Lord Crewe | Thomas Hassall | Long Field               | 2 | 2 | 6  | 2.5         |
| Elton      | Warmingham | 261 | Lord Crewe | Thomas Hassall | Long Field               | 1 | 1 | 34 | 1.5         |
| Elton      | Warmingham | 262 | Lord Crewe | Thomas Hassall | Side Lands               | 3 | 3 | 0  | 3.8         |
| Elton      | Warmingham | 263 | Lord Crewe | Thomas Hassall | Two Long Fields          | 5 | 1 | 20 | 5.4         |
| Elton      | Warmingham | 264 | Lord Crewe | Thomas Hassall | Town Field Golders       | 3 | 2 | 0  | 3.5         |
| Elton      | Warmingham | 265 | Lord Crewe | Thomas Hassall | Green Golders            | 4 | 1 | 35 | 4.5         |
| Elton      | Warmingham | 266 | Lord Crewe | Thomas Hassall | Water Golders            | 4 | 0 | 34 | 4.2         |
| Elton      | Warmingham | 267 | Lord Crewe | Thomas Hassall | Town Field               | 5 | 1 | 0  | 5.3         |
| Elton      | Warmingham | 89a | Lord Crewe | Thomas Hassall | Moss Piece               | 0 | 2 | 0  | 0.5         |
| Warmingham | Warmingham | 131 | Lord Crewe | Thomas Hassall | Little New Meadow        | 0 | 2 | 32 | 0.7         |
| Warmingham | Warmingham | 132 | Lord Crewe | Thomas Hassall | Wheat Wood               | 7 | 0 | 8  | 7.1         |
| Warmingham | Warmingham | 201 | Lord Crewe | Thomas Hassall | Long Meadow              | 4 | 2 | 12 | 4.6         |
| Warmingham | Warmingham | 202 | Lord Crewe | Thomas Hassall | Little Lee Wood          | 3 | 1 | 33 | 3.5         |
| Warmingham | Warmingham | 203 | Lord Crewe | Thomas Hassall | Great Lee Wood           | 5 | 0 | 18 | 5.1         |

