

THE MANOR OF MOSTON



Historically, Moston was a township in the ancient parish of Warmingham along with Tetton and Elton, which itself was part of the Northwich Hundred. A “Hundred” being an ancient term given to a group of parishes within a county of which there were seven in Cheshire in 1840.

In 1866 Moston became a civil parish which was abolished in 1936 to become part of Tetton. Under a reorganisation in 1970, the name of Moston re-emerged after an amalgamation of Tetton & Elton...perhaps a literal “middle of the road” decision to avoid the Tetton or Elton argument for the new name?



This report will focus on the primary ownership, Lord of the Manor so to speak, of the historic township of Moston which was eventually sold off in the early 20th century. The vast majority of the remainder of the Warmingham parish was part of the Crewe Estate which was also sold in the period 1915-1918.

The table below shows that in 1840, the Parish of Warmingham contained nearly five thousand acres of land predominantly owned by Lord Crewe. The Township of Moston, nearly seven hundred acres however was under separate ownership which arose from the tenure of the Venables-Vernon family who were Lords of the Manor going back many hundreds of years.

It can be seen though that by 1840, the Manor was held by Lawrence Armitstead who by then owned half of the township, and was dominated by two farms, Moston Manor Farm itself and Greenbank Farm.

The coming pages will trace through the ownership from the Vernon’s up until the point it was broken up in 1910.

Ownership of the Warmingham Parish - 1840

	Laurence Armitstead	Lord Crewe	Other	Grand Total
Warmingham		1,867	163	2,030
Elton		998	30	1,028
Tetton		780	208	988
Moston	336		342	678
Grand Total	336	3,645	742	4,724
% of Total	7%	77%	16%	
Source : Tithe Map Data				

The ownership of the manor can be traced back through the archives and the ownership from 1780 can be summarised as below :-

Chapter	Years of Ownership	Years	Name	Lived	Transfer Method	Approx Acres
1	1780-1801	21	George Venables-Vernon	1735-1813	Assent	470
2	1801-1815	14	Rev John Armitstead	1764-1814	Sale	430
3	1815-1847	32	Laurence Armitstead	1791-1874	Assent	350
4	1847-1851	4	Jacob Bright	1775-1851	Sale	350
5	1851-1910	59	Trustees of J Bright Dec'd	n/a	Trust Deed	340

It can be shown that none of the above owners ever lived in Moston, leaving it to their land agents to manage the farms and other land. Having said that, historically some of the Vernon family descendants lived in the parish and in the 1840 tithe assessment, Lord Vernon still maintained ownership of roughly 100 acres of land, predominantly Fields Farm off Dragon's Lane.

An appendix shows a chronological list of owners and tenants at the two principal farms on the estate, Moston Manor and Greenbank Farm.

Chapter 1 – Lord George Vernon-Venables (1735-1813)

The Vernon-Venables family were an ancient Family who can be traced back 1,000 years with William de Vernon coming over to England at the time of the Norman Conquest .

The family had many branches in Cheshire and it was said that Dragon's Lane derived its name from one of the early Venables.

Round about the beginning of the twelfth century, Moston was terrorised by a horrifying dragon. According to a contemporary report, it had triple rows of fangs, flaming eyes, and a scaly, reptilian body. Six claws extended from each foreleg, and its tail was capable of crushing a bear. To meet this fearsome beast went forth Thomas Venables, son of Sir Thomas Venables, first cousin of William the Conqueror. After a lengthy fight, Venables managed to wound it with arrows before moving in to finish it off with his sword.

The field where the fight took place was called Dragon's Lake, and the Venables family commemorated the achievement in their coat of arms, which showed a dragon with an arrow in its eye, killing a child. The coat of arms can be seen carved on a screen in the Venables Chapel of Middlewich Church.

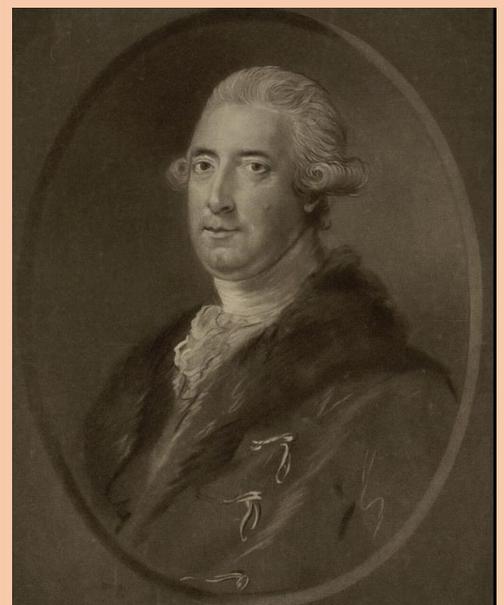
Frederick Woods, *Legends and Traditions of Cheshire*, Shiva Publishing Ltd, 1982, p 22

George Venables-Vernon, 2nd Baron Vernon (9 May 1735 – 18 June 1813), was the 2nd Baron Vernon of Kinderton in Middlewich.

He acceded to the title in 1780 after the death of his father George Venables-Vernon, first Baron Vernon of Kinderton a peerage created in 1762.



Sudbury Hall, Derbyshire



George Vernon-Venables

He inherited the family seat at Sudbury Hall in Derbyshire in 1780 on the death of his father. Bradwall Hall, near Sandbach, Cheshire, was also owned by the Barons Vernon until it was conveyed to John Latham (1761–1843), president of the Royal College of Physicians.

As with many of the country houses, Sudbury Hall was eventually passed to the National Trust and is open to the public and well known for its Museum of Childhood.

For the period after about 1765 until the Manor was sold, some estate records and accounts are held at Cheshire Archives (Ref DVC 2509/2 and DMD K-11) which help to build up a picture.

Perhaps the most illuminating of the documents is a valuation of the estate which was carried out in the year 1783 which gives a total valuation of just over £12,000 with annual rents of £470.



The table below shows the major rents for the year 1783-84 known as “Rack Rents” which essentially means the tenant would be paying the full market value which would be open to revision. Other rents shown are “Reserved” where the tenant pays a fixed amount each year for the term of his life and perhaps others. Finally “At Will” rents are charged annually on land pending a new long term lease being agreed.

Account of the Unsettled Estates of the Rt. Hon^{ble} Lord Vernon Baron of Hinderton in the County of Chester for One Year ending at Lady Day 1784. Showing the Arrears remaining due & owing from the several Tenants within Hamlet at Lady Day of 1784.

	In Arrears at Lady Day 1783.	1784.	Receipts	In Arrears at Lady Day 1784.
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Moston

Thos. Lowe	Moston Manor	188	3	185	3
Reed Darlington	deceased at 2 days 83. 5 ^l	35		35	
Robt Moore		5	9	5	9
Jas. Barrow	Crows Nest	4		8	
Thos. Simcoe	Greenbank	113		116	
Wm Langley	Yew Tree		1 1		1 1
Jos. Marc			6		6
Widow Smallwood			1 10		1 10
		£ 47	314 3	361	3

Moston.

	In Arrears at March 1783.	Due March 1784.	Receipts
Mr Bridge	3	8	1 10 4
Saml Kettle			10
Jn ^o Somerfield			6 8
Wm Langley			5
Jn ^o Ravenscroft			3 1
Mr Manwaring's Son		3	1
Edw Wright		3	1
Jas. Barrow	2 2 8	2 2 8	4 5 4
Robt Moore			1
		£ 5 3 10	14 8 11
			19 12 1

27th March 1775

Lord Vernon -----

c

The Comp^y of Prop^{rs} - } Agreem.
of the Navⁿ from the } for Land in
Trent to the Mersey } Moston -
} Hinderton &
} Newton -

Part of overall rents received came from the canal company. Some six years earlier in 1777 the Trent & Mersey Canal was opened after an act of parliament was passed in 1766.

The main driver behind the need for the canal was the pottery companies in Stoke on Trent and indeed it was Josiah Wedgewood who dug out the first sod of turf to begin the project.

I do wonder what Lord Vernon thought of this decree as it would be debateable whether the benefits of the canal to him personally would outweigh the disruption it would have on his estate.

Particulars of the Land referred to by the
within Agreement

	Purchase Money of Holywell land
The Thistly field in the holding of Samuel Richardson	44 - 0 - 0
The two Roe Moors in the holding of James Barrow	45 - - -
Waltons Croft	Thomas Simcoe - 50 - -
Orchard	John Boot - 74 - -
The cow field	James Barrow - 50 - -
The Moss field	Do - 50 - -
The Pucks	Samuel Richardson 32 - -
The Moss piece	Peter Hodgkinson - 24 - -
The rest of the Lands in the Township of Hinderton & Newton	110
	<u>410</u>

Nevertheless, once the act was passed, the matter was out of his hands and Lord Vernon's (The 1st Baron at the time) only recourse would be to argue for higher compensation.

Seven of Lord Vernon's tenants in Moston were affected and I guess it is these people who were most severely impacted. James Barrow of Crow's Nest Farm lost the most land, but to be fair this only amounted to about 5% of his land.

In all, the canal took nearly 3 acres of land at a price of about £150. Canal rent of £2pa was perhaps then not a particularly good deal.....

Valuation of Moston 1783

Moston Estate. 1783. Valued by J. Jones.	London inhabited measur			Present Tents			Improved Tents.			Manif pounds	Values.		
	A	R	P	L	R	P	L	R	P		L	R	P
Rich ^d Darlington at Will	45	2	10	35			39	8	6	27	1064	9	6
James Barrow at Will	2		20	4			1			27	108		
D ^r in Lease for 1 life, aged 32	40	1	29	2	2	8				14	29	17	4
After Lease expired							44			13	572		
Samuel Kettle for 2 lives - 51, 63	37	3	21	10						12	120		
After Lease expired							46	5		15	693	15	
Tho: Lowe a Sum of parr from Day 81 - 218			22	105						8	1400		
After Lease expired							235	2	6	19	4467	7	6
D ^r at Will			3	16	3	3	4	5		27	33	15	
Tho: ^{now Henry Adam} Simcoe at Will	99	2	35	73			96	4	6	27	2598	1	6
Rob ^t Bridge Esq ^r at Will	0		4	1	10		6	6		27	170	2	
Rob ^t Moor at Will	4	2	0	5	9		6	14		27	180	18	
D ^r for 3 lives - 51, 53, 51			3			1				15		15	
After Lease expired							3			12	36		
John Ravenscroft for 2 lives - 65, 45	2	1	18	3						13	1	19	
After Lease expired							3	9	6	14	40	13	
W ^m Langley for 1 life - 61	2	1	2	5						8	2		
After Lease expired							6			19	114		
D ^r at Will			3	28	7		1			27	27		
Tho: Adderley for 1 life - 51	2		8	6	0					11	3	13	4
After Lease expired							5			16	80		
John Mares and Widow Smallwood } at Will	2	1	17	7	10		7	10		27	202	10	
Chief Tents							6			27		13	6
Nett Canal Tents				2	1	11 $\frac{1}{2}$	2	1	11 $\frac{1}{2}$	30	62	10	9
Edw: Hoyle's Intack on the dikes - 1:3:6				467	3	38	330	12	9 $\frac{1}{2}$	507	7	5 $\frac{1}{2}$	
Hoys Intack given to the poor - 1:0:39													
Canal and Sowing Path - 2:3:17													
Total of Mr. Smith's Survey - 472:3:20													
											12,090	0	5

The estate accounts show that the surveyor, a Mr John Smith charged over £10 for his work and was given board at Moston Manor, the home of Thomas Lowe.

To Tho. Love for the Board of Mr Smith when surveying Moston 3 3 7
 To Mr J. Smith for surveying Moston said Atton — 10 3 —



In all probability, the valuation of Moston was undertaken as a result of the death of the first Baron George Vernon-Venables.

The first Baron (opposite) also of Sudbury Hall lived from 1709-1780.

He was a Member of Parliament for over 30 years, Firstly for Lichfield and later for Derby.

He had three wives and at least 12 children (A son Edward Harcourt from his second marriage became Archbishop of York)

Besides the normal constraint of primogeniture, there would have been quite some demand on his estate.

This view is borne out by parts of Moston being sold in the ensuing years.

To be sold by Auction,
 On **TUESDAY** the 18th of September, 1787, at three o'Clock, at the King's Arms, in Middlewich, subject to the Conditions to be then produced.
In fifteen LOTS,
THE MANOR of MOSTON, in the Parish of Warmingham, in the County of Chetter, with several Farms, Cottages, and lands, containing upwards of 500 Acres of statute measure, Part being in Possession, and Part in Lease for one or more years.
 The Canal from the Trent to the Mersey, and a Turnpike Road, run thro' the Centre of the Estate, which is well wooded and watered. It is within two Miles of the Market Town of Sandbach, and three of Middlewich.

The article opposite shows the estate was first put up for sale in 1787 but for reasons unknown, the sale did not complete.

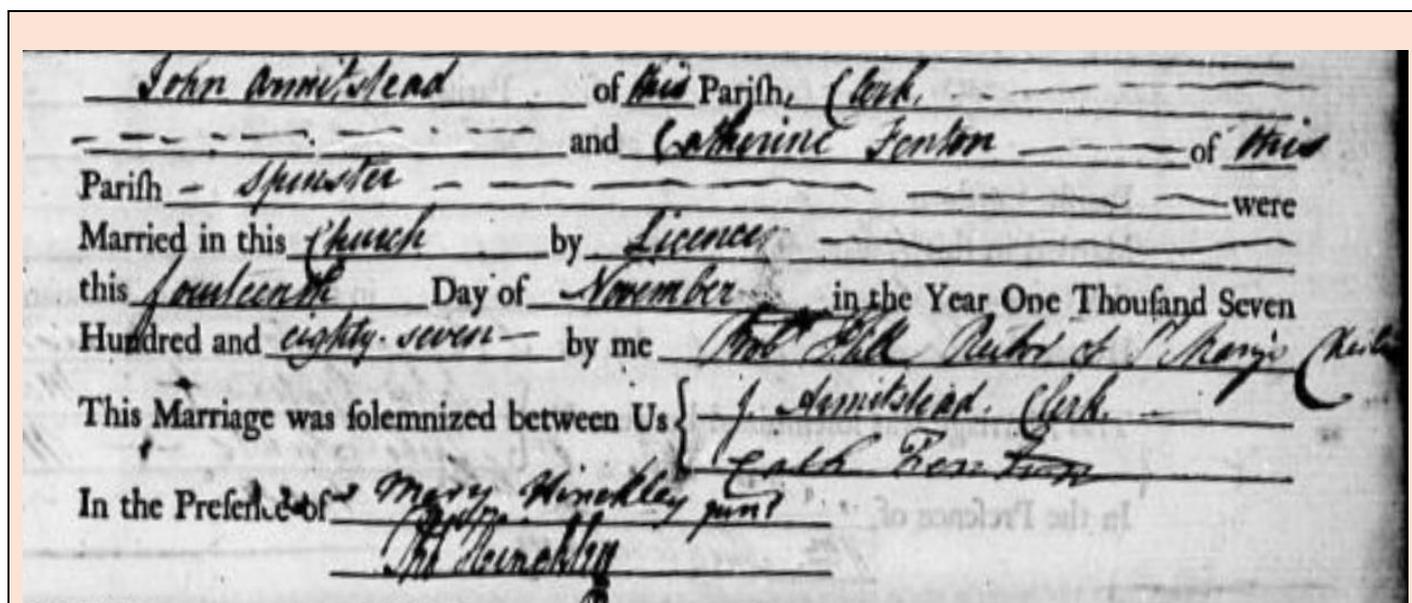
Lord Vernon accounts for 1790 show the first actual sale of property but the vast majority of the land sold took place in 1801 when the manor was sold to the Reverend John Armitstead

Moston — Robt. Moor's Tenem. sold to — } 5" 9" 0
 John Summerfield — }
 John Mares' Tenem. sold to W. Wright — } 7" 10" 0

Only Fields Farm being retained by the Vernons as previously mentioned.

Chapter 2 – Reverend John Armitstead (1764-1814)

The family of John Armitstead originated from Yorkshire and were descended from a long line of Yeoman farmers. Indeed John maintained an interest in the area holding property there and at one time being curate of Bawtry near Doncaster.



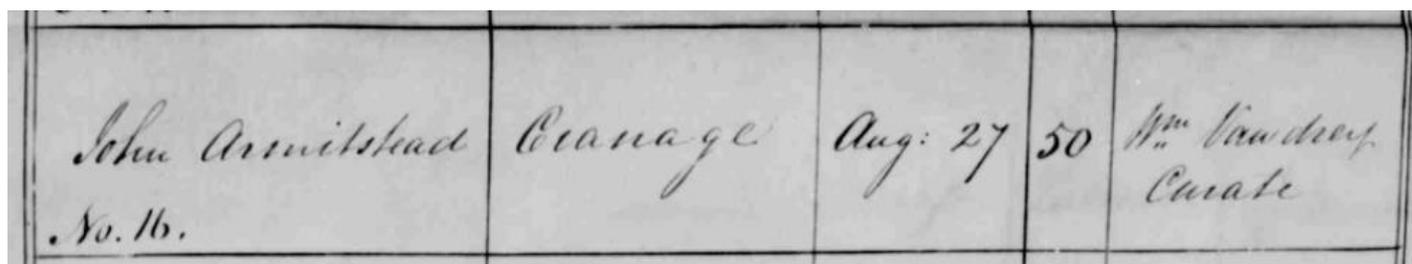
Source : Betley Parish Marriages 1787

From 1784 to 1788 he was a curate at Betley, Staffordshire where he met and married Catherine Fenton, the heiress of John Fenton of Betley Court. After a few other positions, he eventually settled in Middlewich where unfortunately after having given him 7 children, his wife died, in 1798, possibly from complications of childbirth.

It was from this marriage that John Armitstead inherited significant wealth and certainly this will have been the predominant factor that allowed him to purchase the Moston estate from Lord Vernon along with property in Middlewich (The 1808 Land Tax return for Middlewich show that he owned 4 properties on Lewin Street).

In addition, he also purchased the advowson of Sandbach (the right to appoint a clergyman upon a vacancy) possibly with the intention of eventually becoming vicar of Sandbach once the position became vacant). In 1799, he married again and had three further children.

In 1809 he became the curate of Goostrey within the parish of Sandbach and in 1814 he continued to spend his wealth by purchasing Cranage Hall in Goostrey. Unfortunately he had little time to enjoy the property as he died on 24th August in the same year aged 50.

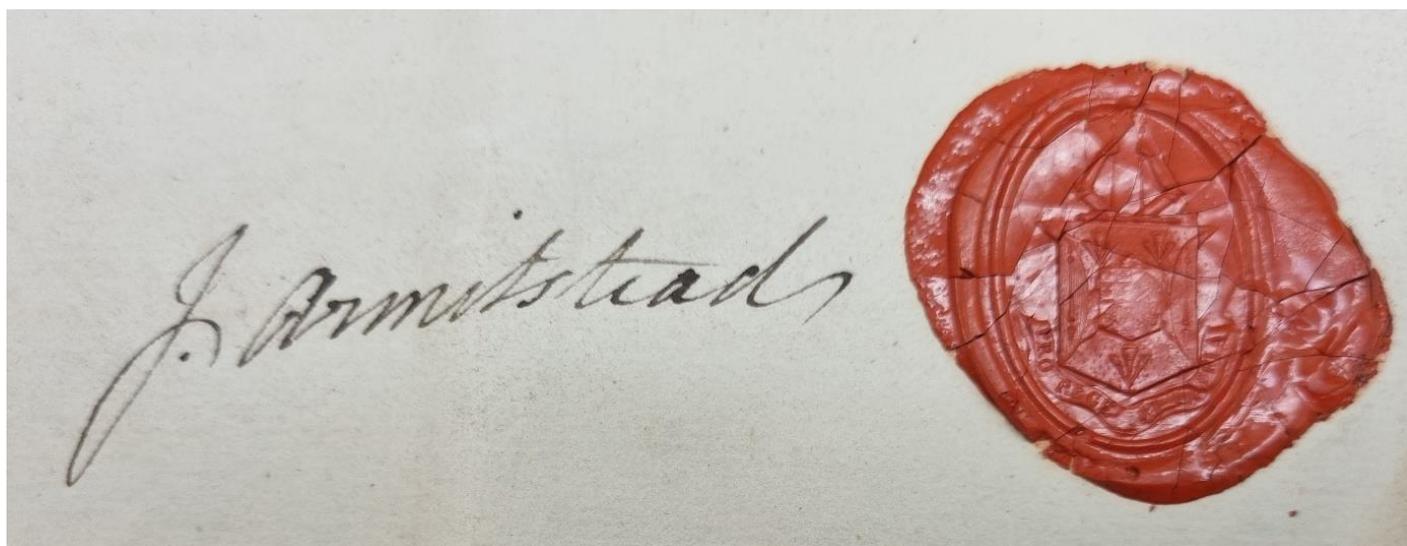


Source : Goostrey Parish Burials for 1814

The sale agreement for John Armitstead to purchase the Manor Moston was signed on 16th January 1801 with completion due on Lady Day (25th March) the next year subject to the payment of the consideration monies.

Articles of Agreement made concluded and agreed upon the Sixteenth xx Day of January in the Year of our Lord One thousand Eight Hundred and one Between the Right Honorable George Lord Vernon Baron of Kidderton in the County of Chester of the one part and the Reverend John Armitstead of Middelwich in the said County Clerk of the other part As follow, to wit, in
st. That the said Lord Vernon on the Considerations hereinafter mentioned Doth hereby for himself his Heirs Executors and Administrators Covenant Promise and agree to and with the said John Armitstead his Heirs Executors and Administrators That he the said Lord Vernon and his Heirs and all others necessary and interested parties shall and will for the Considerations hereinafter mentioned on or before the twenty fifth Day of March which will be in the year of our Lord One thousand eight Hundred and two by such good sufficient and effectual Conveyances and Assurances in the Law as the Counsel of the said John Armitstead his Heirs Executors or Administrators shall advise in well and effectually Convey and Assure unto the said John Armitstead his Heirs and Assignes or to such other Person or Persons as he or they shall direct or appoint All and singular that the Manor or reputed Manoe or Lordship of Moston in the Parish of Warrington in the said County of Chester with all its

Source : Chester Archives Extract from Moston Sale Document 1801 Ref DMD-K-11



The image shows a close-up of a document. On the left, there is a handwritten signature in black ink that reads "J. Armitstead". To the right of the signature is a circular red wax seal. The seal is embossed with a coat of arms, which appears to be the crest of the Vernon family, featuring a shield with a cross and four quarters, topped with a helmet and crest. The wax is broken and cracked, indicating it has been used to seal the document.

Signature of Rev John Armitstead taken from the sale agreement for Moston Manor

Reviewing the sale agreement, it appears that the sale of the Manor of Moston was completed in various tranches per the table below rather than having a single transaction date for the whole transaction.

Date	Tenant	Price	Current Location
11 th Nov 1801	Samuel Kettell	£1,000	The Willows plus 33 acres of land
11 th Nov 1801	n/a	£60	A single additional field, 2 acres
25 th Nov 1802	Thomas Lowe	£7,900	Moston Manor, Cottages, Land etc
25 th Mar 1803	James Barrow	£940	Crows Nest and Moston House Farms

The farm tenant at Moston Manor under George Vernon was Thomas Lowe but he died shortly after the sale to be replaced by Thomas Palin (1802-1808), John Hulme (1809-1825), Richard Leech (1826- c1835), and finally James Buckley who was in situ when the tithe apportionments were drawn up.

TO BE SOLD BY AUCTION,
At the White-bear, in Middlewich, on Wednesday the 13th of July inst. precisely at four o'clock in the afternoon, in the following or such other lots as may be agreed upon, and subject to such conditions of sale as may be then and there produced,

LOT I.
A Good FARM-HOUSE, with convenient **OUT-BUILDINGS,** a **SEAT,** in Warmingham Church, a **MOSS-ROOM,** in Elton Moss, and several **PIECES** of arable, meadow, and pasture **LAND,** containing together in statute measure 40a. 1r. 0p. or thereabouts.

LOT II.
A FIELD, called the *Kila Croft,* containing in like measure about 3a. 1. 22p.

LOT III.
Seven FIELDS of excellent **LAND,** containing in like measure 33a. 3r. 8p. or thereabouts.

LOT IV.
A FIELD, called the *Twelvepence,* containing in like measure 2a. 0r. 20p. or thereabouts.

LOT V.
A PEW, in Warmingham Church.

The above lots are held by Henry Arden, under a lease, which expires at Candlemas and May next, and are situate in Moston, about 1 mile from Warmingham, 2 from Sandbach, and 3 from Middlewich. The buildings on lot 1, are substantial and convenient for the occupation of the Land, which is of excellent quality. The Staffordshire Canal passes close by lots 3 and 4. All the Lands enjoy right of pasturage on Moston Green.

The above position continued for about 5 years until 1808 when George Vernon decided to sell a further farm (now known as Greenbank).

The sale notice opposite shows that Lord Vernon sold the farm with 85 acres of land which at the time would have been a substantial farm.

The land tax records of 1809 confirm that John Armitstead was the new owner

Indeed, Henry Arden who already had an excellent reputation became his new tenant.

It is unclear what the purchase price was but based on the previous sale, it must have been in the region of £3-£4,000.

I wonder how often John Armitstead took time off his work to use his pew at Warmingham Church!

Source : Chester Chronicle 8th July 1808

The Land Tax returns for the years 1808 and 1809 confirm the changes in ownership

Edward Vernon	Peter Hodgkinson	1.. 4.. 4
Do	Henry Arden	4.. 0.. 0
The Rev ^d of Armitstead	John Loues	1.. 12.. 8
Do	John Armitstead	2.. 4.. 0
Do	George Bickerton	0.. 3.. 8
Do	John Hodgkinson	0.. 2.. 4
Do	Robert Moore	0.. 4.. 8
Do	Thomas Palin	10.. 3.. 8

Extract of Land Tax Return for Moston 1808

Roger Milbourn	John Harrison	1.. 0.. 0
Edward Vernon	Peter Hodgkinson	1: 4: 0
The Rev ^d of Armitstead	Henry Arden	4: 0: 0
Do	John Loues	1: 12: 8
Do	Loues	2: 4: 0
Do	Geor Bickerton	0: 3: 8
Do	John Hodgkinson	0: 2: 4
Do	Robert Moore	0: 4: 8
Do	John Hulme	10: 3: 8

Extract of Land Tax Return for Moston 1809

Land tax returns are in general quite useful in tracking changes of ownership in properties as year to year, the tax payable on a property generally remains constant.

In 1808, we can see that Lord Vernon still held Fields Farm (Peter Hodgkinson) and Greenbank Farm (Henry Arden)

A year later, Greenbank Farm had been passed to Rev Armitstead. It can also be seen that the tenancy of Moston Manor passed from Thomas Palin to John Hulme in the same period.

Chapter 3 – Lawrence Armitstead (1791-1874)

On the death of his father in 1814, the extensive property estate was left to Lawrence Armitstead, the eldest son from his first marriage, which included the Moston estate, Cranage Hall, and other property in Cheshire and Yorkshire.

The advowson of Sandbach was left to his son John who became vicar of Sandbach and between Father, Son and Grandson the Reverend Armitsteads served the town for well over 100 years and were very active in its development to the town it is today, for example the new boys school built in 1851.

		
John Armitstead (1801-1865)	John R Armitstead (1829-1819)	John H Armitstead (1868-1941)
Vicar 1828-1865	Vicar 1865-1919	Vicar 1919-1941

Upon taking his inheritance, the last thing on the mind of Lawrence Armitstead was resting on his laurels and within a few years he had started on many significant building projects and expansion of his land estate.

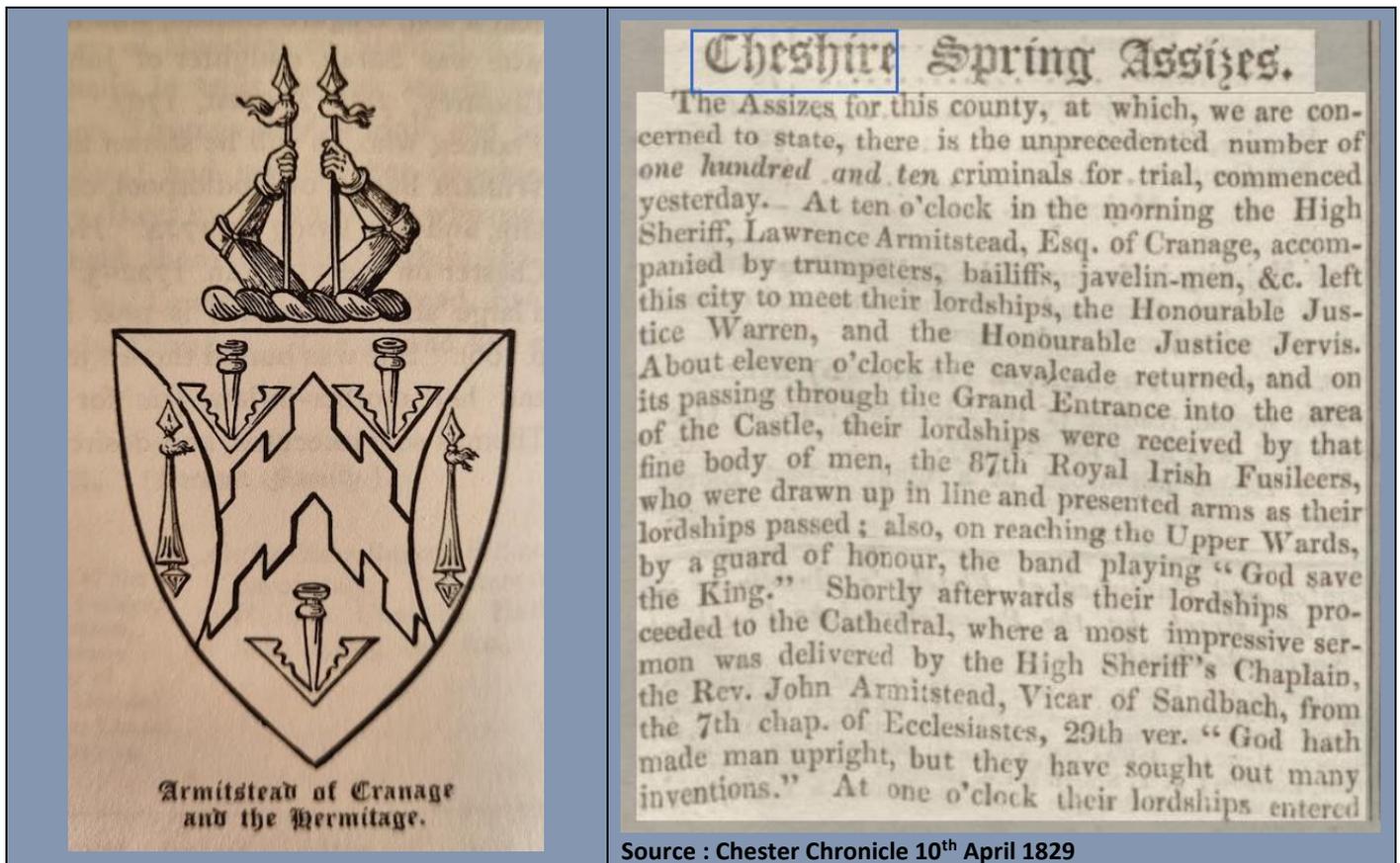
The plans to develop his estate also included the Moston estate with significant building works taking place in the 1820's to include

- Rebuilding of Moston Manor House for Richard Leech
- Rebuilding of Greenbank farm for Henry Arden
- Building of Moston Mill alongside the Trent & Mersey Canal

To support this development, a brickworks was built on land off Dragon's Lane near to the Mill, this name lives on as Brick Bank Farm.

At the end of the 1820s, for an unknown reason but perhaps to fund further development elsewhere, the Moston Estate was put up for sale but the outcome of this was that only a small part of the estate was sold, notably Moston House Farm (to John Boston) and Crow's Nest Farm (to William Mellor of Smallwood)

Such was Lawrence's rise up the social ladder, by 1829, he was mixing with the upper echelons of society as High Sherriff of Cheshire and had deemed it necessary to register his own coat of arms. This represents a significant change in social status from the time his father became a curate in Betley some 30 years earlier



Source : Chester Chronicle 10th April 1829

If the development in Moston was significant, then the activity in Cranage and the surrounding area was profound. Firstly in 1828 he demolished Cranage Hall and rebuilt it in a tudor revival style to his own liking and virtually as we see it today.



Given the close proximity of time, it does look like the intention was to sell the Moston Estate in 1829 to fund this work and other property purchases. In 1829, at a total cost of £55,000 he purchased the estates of Thomas Bayley Hall to include the Lordship of Cranage and The Hermitage, Cotton Hall including its Lordship and many other buildings in and around Holmes Chapel.

Valuable Freehold Property,
AT AUCTION IN THE COUNTY OF CHESTER.
TO BE SOLD BY AUCTION,
 At the George Inn, in Sandbach, on Wednesday the 25th of November instant, between the hours of four and six in the afternoon, subject to such conditions as shall be then and there produced, in one or the following lots:—

LOT I.
AN Excellent FARM-HOUSE, Out-buildings, &c. in good repair, with a good Garden and Orchard, with meadow, pasture, and arable Land, together with a Plantation, comprising in the whole 198a. 3r. 11p. in the occupation of Richard Leeche; to which will be added the Manor, or reputed Manor or Lordship of **Worsley** aforesaid.

LOT II.
 An excellent Farm-House, Out-buildings, &c. in good repair, with Garden, Orchard, &c. and Lands, comprising in the whole 104a. 0r. 8p. in the occupation of Henry Arden, of **Worsley** aforesaid.

LOT III.
 An excellent House, well adapted for the residence of a genteel family, with excellent Orchard, Garden, and Lands, comprising in the whole 36a. 1r. 2p. in the occupation of Thomas Arden, of **Worsley** aforesaid.

LOT IV.
 A House, Farm-buildings, &c. with Orchard, Garden, and Lands, comprising in the whole 20a. 1r. 12p. in the occupation of George Hickerton, of **Worsley** aforesaid; with a Cottage, Out-buildings, &c. in the occupation of Thomas Sicker-ton; also, a Cottage in the occupation of Ann Tomkinson, with Lands adjoining, comprising 3a. 0r. 31p. To this Lot will be added Two small Inclosures, called the Near and Far Moss, comprising 1a. 3r. in the holding of William Higgins; also, a Moss Inclosure of 1r. 6p. in the holding of Joseph Lewis.

LOT V.
 A House, Farm-buildings, &c. with Lands, comprising in the whole 17a. 2r. 10p. in the occupation of John Hodgekinson, together with a new and excellent water Corn and Bone Mill, and Three-acre Field adjoining, in the occupation of Thomas Arden. The Corn Mill contains four pair of stones, with excellent Granary above, and every convenience for carrying on an extensive business, the whole entirely new. The Bone Mill is of a new construction, and calculated to crush an almost unlimited quantity of bones.

LOT VI.
 A House, Out-buildings, &c. in good repair, with Lands, &c. comprising in the whole 8a. 2r. 22p. in the occupation of Thomas Williams, of **Worsley** aforesaid. To this Lot will be added Two small Gardens, an Orchard, and Croft, comprising 1a. 1r. 2p. now in the holding of William Higgins; also, a Garden, in the holding of Sarah Thorley, comprising 21r.; also, Two small Gardens, and Croft, in the holding of Robert Moore, comprising 1a. 2r. 12p.

LOT VII.
 A Piece of Land, called the Cat Greaves, containing 4a. 3r. 28p. in the occupation of Ralph Proudman.

LOT VIII.
 Two Cottages, with Gardens and Croft, comprising 1a. 3r. 0r. in the holding of Peter Smallwood and Esther Brown.

LOT IX.
 Two small Pieces of Land, in the township of Elton, in the holding of John Skerratt, comprising 1a. 3a. 24p.

LOT X.
 A Piece of Land, called Row Moor, comprising 5a. 0r. 6p. in the holding of George Egerton.

LOT XI.
 A Piece of Land, called the Intack, comprising 5a. 6p. in the holding of Daniel Clowes.

LOT XII.
 Two Pieces of Land, called the Town Fields, comprising 5a. 1r. 24p. in the holding of Thomas Arden.

LOT XIII.
 A Piece of Land, called the Cat Greaves, comprising 3a. 3r. 30p. in the holding of Thomas Arden. The above Estate is situate three miles from Middlewich, and two from Sandbach, on the London and Liverpool road. The Grand Trunk Canal passes through the Estate.

THOMAS ARDEN, of **Worsley** Mill, will show the Estate.

In the end for reasons unknown, only parts of the estate were sold mainly Crows Nest Farm and Moston House Farm were disposed of, leaving him with about 50% of the Township.

Analysis of the Tithe Maps show that by 1840, Lawrence Armitstead owned over 2,000 acres of land. Five years later, the Moston Estate was put up for sale. It is a shame that few archival records of Lawrence Armitstead survive.

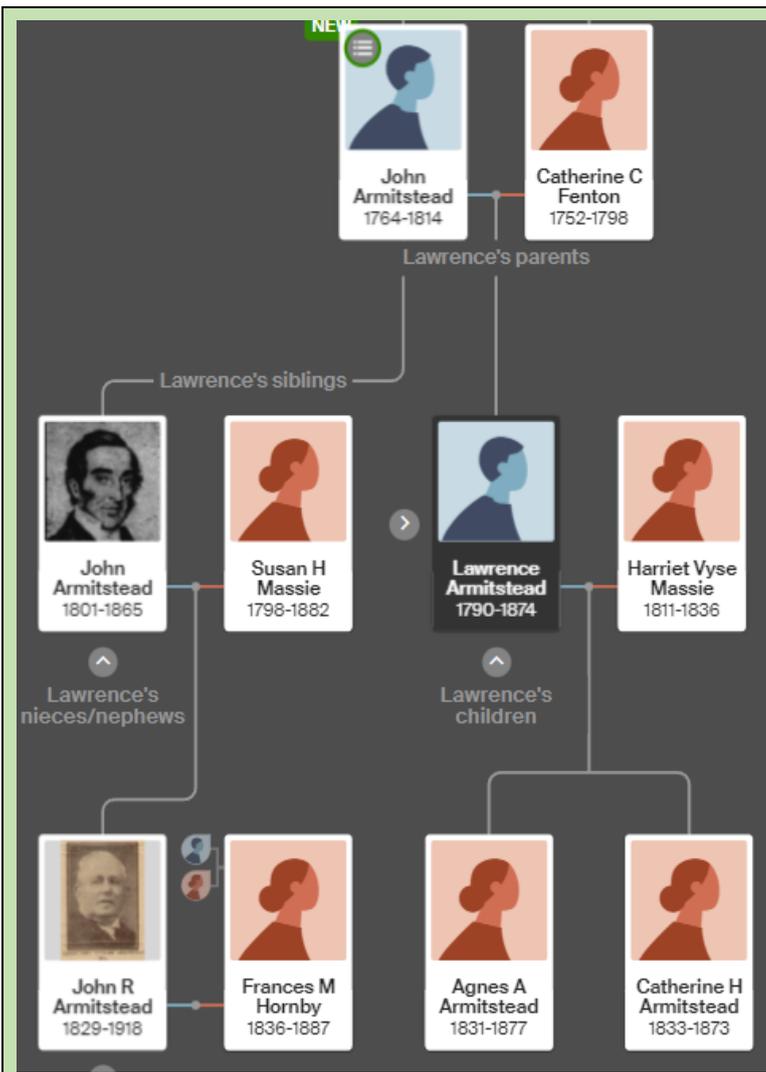
Parish	Township	Acres
Sandbach	Church Hulme	130
Sandbach	Cotton	348
Sandbach	Cranage	1145
Sandbach	Twemlow	63
Warmingham	Moston	336
Total		2022

Analysis of Tithe Map Apportionments for Lawrence Armitstead esq

Township of Moston - Ownership in 1840

First Name	Surname	Description of Property	Also Occupier?	Acres	%
Laurence	Armitstead	Moston Manor, Mill, Greenbank etc		336.5	49.6%
James	Skerratt	Watch Lane and Ivy Fields Farm		64.8	9.6%
John	Boston	Moston House Farm, Oakwood Lane	Y	52.9	7.8%
University of	Cambridge	Various Plots near the canal		48.3	7.1%
George	Wilbraham	Sparrow Grove Farm, Dragons Lane		45.7	6.7%
Edward	Vernon	Fields Farm, Off Dragons Lane, Moston		42.7	6.3%
Samuel	Lewis	Walnut Tree Farm, Plant Lane, Moston	Y	26.7	3.9%
William	Mellor	Crows Nest Farm, Mill Lane, Moston		17.6	2.6%
Samuel	Skerratt	Holly Bank Farm, Booth Lane, Elworth	Y	14.7	2.2%
John	Buckley	Cherry Farm, Plant Lane, Moston	Y	10.2	1.5%
William	Harrison	2 fields off Dragons Lane by Fields Farm		8.8	1.3%
John	Summerfield	Land off Oakwood Lane		5.3	0.8%
Trent &	Mersey Canal	Canal Towpath & Lock House		2.3	0.3%
George (Rev)	Clayton	Meadow off Watch Lane (Glebe Land)		1.6	0.2%
John	Lewis	Oakwood Farmhouse	Y	0.3	0.0%

678.4



Lawrence Armitstead married Harriet Massie, the daughter of a Reverend and she bore him 2 daughters before dying young

17th inst. at Buxton, aged 25, Harriet Vyse, wife of Lawrence Armitstead, Esq. of Cranage Hall, in this county, and sixth daughter of the Rev. R. Massie, Rector of Eccleston.

Chester Chronicle – 22 July 1836

Lawrence's half brother John married Harriet's elder sister Susan.

Despite being often described as "sickly" Lawrence lived to a grand age of 83 and died in 1874.

DEATHS.
ARMISTEAD.—31st Oct., at Cranage Hall, Cheshire, Lawrence Armistead, Esq., aged 83.
The Hour – 7th Nov 1874

His estate was left to his daughter Agnes (a spinster as was her sister). Both sisters died relatively young in their forties.

On her death, the estate passed to her Cousin, John Richard Armitstead, the rector of Sandbach.

Chapter 4 – Jacob Bright (1775-1851)



JACOB BRIGHT

*On the Twenty first Day of the Seventh Month, One Thousand Eight Hundred and Nine, Jacob Bright of Rochdale in the County of Lancaster, Cotton Spinner -----
 ----- Son of Jacob Bright late
 of Coventry in the County of Warwick deceased ----- and
 Martha ----- his Wife, and Martha Wood ----- Daughter of
 John Wood ----- of Bolton le Moors in the County
 of Lancaster, and Margaret ----- his Wife, -----
 took each other in Marriage, in a publick Assembly of the people called Quakers,
 in Bolton le Moors aforesaid.
 in the presence of us,
 Henry Groyd of Rochdale in the } This Marriage was solemnized between us,
 County of Lancaster, Deacon }
 George Compton of Rochdale aforesaid }
 Wm. Sillcock }
 John Adams of Rochdale aforesaid }
 Cotton Spinner*

1809 Quaker marriage to Martha Wood

Jacob Bright originated from Coventry but moved to Rochdale in his 20s. His first wife died young and he secondly married Martha Wood in 1809 and she bore him eleven children.

In demonstrating his aptitude and securing capital from friends, he set up his first mill in 1809 and this enterprise grew at a fast rate to become the largest cotton producer in Rochdale and taking advantage of the “cottonopolis” market in Manchester.

Perhaps this article will give an idea of the extent of his operations in Rochdale.

This incident occurred a mere 7 years before he purchased the Moston estate so he must have recovered the position very quickly or more likely already had built up his wealth

DESTRUCTIVE FIRE AT ROCHDALE.—We have this week to record one of the most destructive conflagrations which has ever occurred in the neighbourhood of Rochdale. On Tuesday morning last, exactly at a quarter before eight o'clock, the large and handsome mill belonging to Mr. Jacob Bright, was discovered to be on fire. The machinery was in full operation, and the hands at their usual occupations, when a blaze was seen in one of the scutching-rooms, on the third story of the mill. Unfortunately a large quantity of cotton was mixed and ready to undergo the first process: this was instantly in flames, and communicated with several rolls or laps of cotton which were ready for the supply of the carding-engines, and from thence proceeded to the carding-engines themselves. The alarm was instantly given, and every exertion made to stop the progress of the fire, but in vain; it spread almost with the rapidity of a train of gunpowder to which a lighted match has been applied. Upwards of 200 hands were in the mill at the time, and the volumes of smoke which began to fill the rooms created the utmost consternation; the rush to the staircase became general, and the shrieks of the women and children were loud and piercing. Messengers had been immediately despatched for the Rochdale police fire-engines, but upwards of half-an-hour elapsed before they arrived, and by this time there appeared no chance of saving the mill, in which the fire was raging. We ought to have stated that at the distance of twenty-five yards there stood another mill also belonging to Mr. Bright, and exactly behind the one in which the fire broke out, these two mills being connected at one end by a large warehouse, and forming altogether three sides of a square. It then became of the utmost importance to save the warehouse and the back mill, and every effort was made to this end. A powerful engine belonging to Mr. Schofield, of Heybrook, was in the square, and four engines

field, of Heybrook, was in the square, and four engines of the Rochdale police were at the upper end of the buildings; and by the most extraordinary and continued exertions of the firemen and the people about, this object was at length accomplished. The warehouse contained property in goods and cotton to the amount of £3000, all of which was removed to a place of safety. The heat from the fire was so intense that the greatest fears were entertained lest the windows of the back mill should take fire, and men were stationed in every room with buckets of water, to meet it if it should obtain an entrance. By half-past nine o'clock the large mill was completely gutted, and the sixty yards length of roof had fallen in. The warehouse was now in flames; but the tremendous and continuous stream of water poured in from the five engines at length succeeded in checking their further progress. The mill which is destroyed was 60 yards long by 15 yards wide, and exceedingly well built and handsome in appearance: it was erected in the summer of 1835, and was filled with machinery, the whole of which was entirely new. The damage is estimated at £18,000; and we understand it was insured for £16,000 in the Guardian, Sun, Phoenix, Atlas, and York and North of England fire-offices. The crowd who were assisting was immense, and we never before witnessed so much zeal and activity in the endeavours of every individual present to render the utmost assistance in his power. Many gentlemen from Rochdale laboured for hours with the utmost ardour, and in the most disagreeable and even dangerous situations; and we would make honourable mention of some whom we particularly noticed were it not that it is impossible to make a selection from amongst the hundreds whose conduct was equally praiseworthy. The engine belonging to Mr. Schofield, of Heybrook, did good service. The fire is supposed to have originated from the heating of the fan-shaft in the scutching-room. By this lamentable event upwards of 200 hands are thrown out of employ; but we believe it is the intention of Mr. Bright to work his other mills in the night during the summer, and until the mischief can be repaired, that the distress of the workpeople may be in some degree diminished or prevented.

Source : Manchester Times 14th April 1858

Jacob Bright had a large family and his children were very successful in life. As the 19th century continued, his family (who were Quakers) became more involved with political matters. Two of his sons became very successful politicians.

John Bright a British Radical and Liberal statesman, one of the greatest orators of his generation and a promoter of free trade policies.

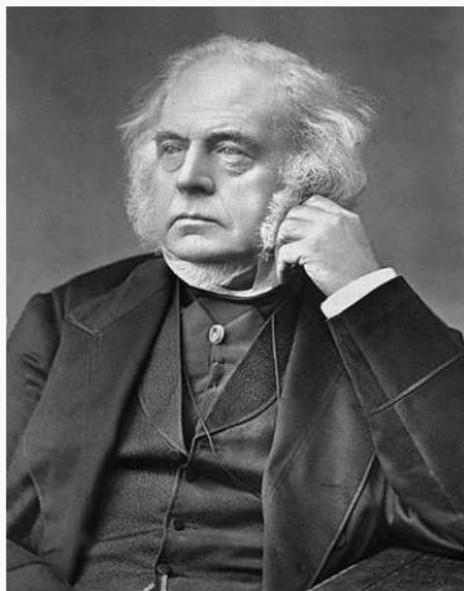
A Quaker, Bright is most famous for battling the Corn Laws. In partnership with Richard Cobden, he founded the Anti-Corn Law League, aimed at abolishing the Corn Laws, which raised food prices and protected landowners' interests by levying taxes on imported wheat.

The Corn Laws were repealed in 1846.

Bright sat in the House of Commons from 1843 to 1889, promoting free trade, electoral reform and religious freedom. He was almost a lone voice in opposing the Crimean War.

He saw himself as a spokesman for the middle class and strongly opposed the privileges of the landed aristocracy. He coined the phrase "The mother of parliaments." And "Flogging a dead Horse"

The Right Honourable
John Bright



John Bright in the 1870s

President of the Board of Trade

In office

9 December 1868 – 14 January 1871

Jacob Bright was born at Green Bank near Rochdale, Lancashire. He was the fourth of eleven children of Jacob Bright and Martha Wood.

His father was a Quaker and had established a cotton-spinning business at Fieldhouse. His elder brother, John Bright, was a radical politician.

His sister, Priscilla Bright McLaren, campaigned for women's rights and supported women's suffrage.

Jacob Bright was educated at the Friends School in York before entering the family business of John Bright & Brothers, cotton-spinners.

Bright and his brother Thomas managed the firm, and by 1885 the business had expanded into carpet manufacture.

He was also responsible for introducing the linotype machine to England.

The Rt Hon.
Jacob Bright



Jacob Bright

Member of Parliament for Manchester

In office

1867–1874

By 1840 Jacob Bright senior had effectively retired and had passed over his mills to his sons and a new mill was opened in 1845. By this time, the company "John Bright & Brothers Limited" was employing thousands of people in Rochdale.

DINNER AT MESSRS. BRIGHT'S FACTORY.—The large mill which has for some time been in course of erection in Rochdale, belonging to the firm of Messrs. John Bright and Brothers, is now completed: the two engines, which are sixty horses' power each, worked for the first time on Wednesday the 9th instant; and on Saturday following an excellent dinner was given by the employers to all who had been engaged at the work, amounting, with their wives, to about two hundred persons. The repast commenced at six o'clock in the evening, and in about an hour afterwards Mr. Jacob Bright, jun. was called to the chair, and introduced the intellectual part of the proceedings. The respected chairman began by congratulating the audience upon the successful completion of the work in which they had been so long engaged;

Source : Manchester Timers 18th July 1845

It was perhaps the freeing up of capital from business interests which allowed him to purchase the Moston estate at auction in December 1845.

He never actually lived in Moston choosing to stay in Rochdale. Incidentally, his home Rose Hill was located at Greenbank in Rochdale which must surely be the inspiration and derivation for the farm in Moston

1851 England Census for Jacob Bright
Lancashire > Wardleworth > ALL > 1i

Rose Hill	Jacob Bright	Jan 11	Male	75	Domestic Servant
	May	16	Male	67	Gentleman's Servant
	Elizabeth Pudd	Sept 11	Female	18	Domestic Servant

Source : 1851 Census National Archives

It is unclear why he chose Moston or indeed what the long term plans were however these issues are perhaps immaterial as within 3m of the census, and five years after the purchase, he had died.

DIED,
On the 7th inst at his residence, at Rochdale, aged 76 years,
Jacob Bright.

Source : Manchester Times 12th July 1851

PARTICULARS
OF A
Valuable Freehold Estate,
IN
MOSTON, CHESHIRE,
TO BE
SOLD BY AUCTION,
ON
The 4th of December, 1845.

Source : Cheshire Archives DMK-K-11

The sale actually took place in Manchester, but unfortunately, the purchase price doesn't appear to have been reported. A map was provided of the estate which has been colour coded below.

Valuable Freehold Estate, situate in the town-ship of **Moston** in the pari-h of Warrington, and county of Chester.

By Messrs. WINSTANLEY & WALTER, of Manchester, in the City, at the Law Society's Rooms, Norfolk-street, in Manchester, on Thursday the 4th day of December, 1845, at three o'clock in the afternoon, subject to conditions to be then produced:

THE ESTATE is very compact, and contains about 352 acres, comprising a water and bone mill, with house and land appertenant; two capital farms, and several smaller buildings. A brick and tile yard; double and single rows in the parish church of Warrington; the Manor of **Moston**, with the rights and privileges thereunto belonging, and a rent charge of £4 12s. 4d. per annum, payable from the Trent and Mersey Canal. The tithes are commuted, for a rent-charge of about 2s. per acre; the land-tax is redeemed. The mill and the yard adj in the Trent and Mersey Canal; the former contains four pairs of stones, and other machinery complete, and is (with the house) substantial and of modern erection. The house and buildings on the principal farm, are of an extensive and very superior description. There is an oak wood, of about six acres, twenty years' growth, in the centre of the estate. The manor of Moston is entirely surrounded by the manors of **Warrington**, Eton, and Tetton, which belong to Lord Croze and are strictly preserved. The property lies contiguous to good roads, is within a quarter of a mile of the Sandbach first-class station on the Manchester and Birmingham Railway, and skirted by the Trent and Mersey Canal, and the intended North Staffordshire Extension Line of Railway to Birkenhead; the latter, as surveyed, would cross the turnpike road, and enclose a field of the estate to the south east.

Mr. Henry Arden, of Moston, will appoint a person to show the property; and particulars, with a plan (which will be ready shortly), and any further information, may be obtained from the Auctioneers, Old Exchange, Manchester; and from Mr. VAWDREY, solicitor, Middlewich.



PARTICULARS
OF A VERY COMPACT AND
VALUABLE FREEHOLD ESTATE,

SITUATE IN THE
TOWNSHIP OF MOSTON, IN THE PARISH OF WARMINGHAM,

IN THE
County of Chester,

CONTAINING ABOUT 352 ACRES, AND COMPRISING THE MANORIAL RIGHTS OF THE

MANOR OF MOSTON,

WATER, CORN, AND BONE MILL, TILERY, TWO CAPITAL FARMS,
AND SEVERAL SMALLER HOLDINGS.

And a **RENT CHARGE** of £4 12s. 4½d., per Annum,

To be Sold by Auction, by Messrs. Winstanley & Walter,

IN ONE LOT,

At the Law Society's Rooms, Norfolk Street, in Manchester, on Thursday the Fourth day of December 1845, at Three o'Clock in the afternoon, subject to the Conditions then to be produced.

MR. HENRY ARDEN, of Moston will appoint a Person to shew the Property, and any further information may be obtained from Mr. VAWDREY, Solicitor, Middlewich.

PARTICULARS.

No. in MAP.	MRS. SUTTON, Tenant.	A.	R.	P.
34 & 35	House, Buildings, Yard, and Garden	2	2	15
33	Barn Field and Two Butts, [in one]	7	2	13
71	Moses Yard	4	1	35
45	Big Hill Field	8	2	32
36	Little Hill Field	3	0	25
37	Beggar's Grave	9	2	20
44	Big Moss Meadow	10	0	37
40	Little Ash Wall	6	1	24
38	Big Ash Wall	7	3	28
31	Birchen Flat	11	1	38
22, 24, 26	Joan and Barn Crofts and Nell Field, [in one]	10	0	35
27	Middle Rough Field	5	0	13
25	Near Rough Field	7	2	26
23	Near Bean Field	5	2	27
28	Far Bean Field	9	0	25
29	Far Rough Field	8	1	17
39	Reaps	7	1	29
41	Far Rye Field	6	1	25
42, 43	Near and Middle Rye Fields, [in one]	12	2	26
48	Near Moss Meadow	7	0	3
49	Far Moss Meadow	6	3	10
70	Carter's Croft	0	3	16
6	First Town Field	2	0	36
7	Second Town Field	3	0	24
13	Near Fish Field	5	1	4
14	Far Fish Field	6	3	37
2	Near Rag Field	3	2	25
3, 4	Far Rag Field	10	2	25

A191 1 30

The House and Buildings to this Farm are modern, of Brick and Slate, and very commodious and substantial. There is a large Double, and a single PEW, in Warmingham Church, attached.

MR. HENRY ARDEN, Tenant.

	A.	R.	P.
> 19 House, Buildings, Yard, and Garden	1	0	5
> 32 Kila Croft	3	3	32
> 57 First Moss Inclosure	1	1	13
> 59 Second Moss Inclosure	0	2	35
> 60 Third Moss Inclosure	1	2	12
> 61 Fourth Moss Inclosure	0	3	26
> 51, 52 Croft	1	2	19
> 62 Croft or Hanging Piece	1	2	6
> 67 Langley's Croft	2	0	38
> 53, 54 Langley's Homestead	0	2	3
> 65 Banks	2	1	12
> 64 Bents	2	1	36
> 63 Alder Intake	0	3	34
> 66 Middle Field	2	1	19
> 69 Grass Fields	6	2	17
> 68 Clay Butts	3	0	16
> 17, 18 Wall, Pot, and Bask Crofts, and Three Butts, [in one]	8	2	25
> 12 Bask Croft	6	3	12
> 9 Patch	1	0	22
> 11 Hanging Wood	8	1	26
> 16 Barn Field	2	3	25
> 46 Orchard Croft	1	0	32
> 47 Homestead	0	3	38
> 15 Pit Croft	3	2	3
> 10 Near Wood	10	2	35
> 8 Far Wood	9	2	37
> 5 Pear Tree Field	14	2	16
> 76 Rushy Meadow	3	0	32
> 74 Dragon's Lake	1	0	16
> 73 Big Sheep Field	7	1	21
> 72 Green Field	4	3	38
> 75 Little Sheep Field	5	3	22
	A124 0 3		

The House and Buildings to this Farm are chiefly Brick and Slated, or Tile, there is Pew accommodation in Warmingham Church for nine Persons, attached.

MR. JOHN ARDEN, Tenant.

> 82 House and Garden, Water, Corn and Bone Mill, Mill Pool and Croft 3 3 15

The House and Mill are Brick and Slated, and of modern erection; the latter contains four pairs of Stones, Screen, and other Machinery, &c., complete.

MORRIS, Tenant.

> 77 Near White Field, and Inclosure adjoining	7	0	26
> 78 Far White Field	5	2	39
> 80 Row Moor	5	2	9
> 83 Intake, Stud Green	0	3	13
> 85 Inclosure opposite	0	0	17
	A19 1 24		

BROWN and MERRIL, Tenants.

> 21 Two Cottages, Gardens, and Croft 1 3 34

JOSEPH LEWIS, Tenant.

> 55 Croft 0 3 23

SIMCO, Tenant.

> 56 Near Moss Inclosure	1	0	7
> 56 Far Moss Inclosure	1	0	9
	A2 0 16		

HIGGINS, LEWIS, and MOORES, Tenants.

> 50 Gardens, Orchards, and Buildings 0 2 15

IN HAND.

		A.	R.	P.
5	81 Brick and Tile Yard	1	0	17
2	30 Oze Wood, [Oak Plantation of upwards of 20 years growth] ..	5	3	6
1	Plantation	0	2	15
20	Plantation	0	1	19

RENT CHARGE payable from the Trent and Mersey Canal, of £4 12s. 4½d. per Ann.

The MANOR of MOSTON is entirely surrounded by the Manors of Warmingham, Elton, and Tetton, which belong to Lord Crewe, and are strictly preserved.

There are about *seven Acres of uninclosed Common Land*, in the Township, to a great part of which the purchaser of the Estate would be entitled as a Landowner and Lord of the Manor.

The Land Tax has been redeemed on the whole of the Property.

The Tithes are commuted for a Rent Charge of about Two Shillings per acre. The Parochial Rates are very moderate.

There is good MARL and SAND on the Property.

The Property is within a quarter of a Mile of the Sandbach Station on the Manchester and Birmingham Railway; is in the vicinity of good roads, and from its immediate contiguity to the Trent and Mersey Canal, and the contemplated Line of the North Staffordshire extension Railway to Birkenhead, has everything to recommend it in point of situation.

Chapter 5 – Trustees of Jacob Bright (Dec'd)

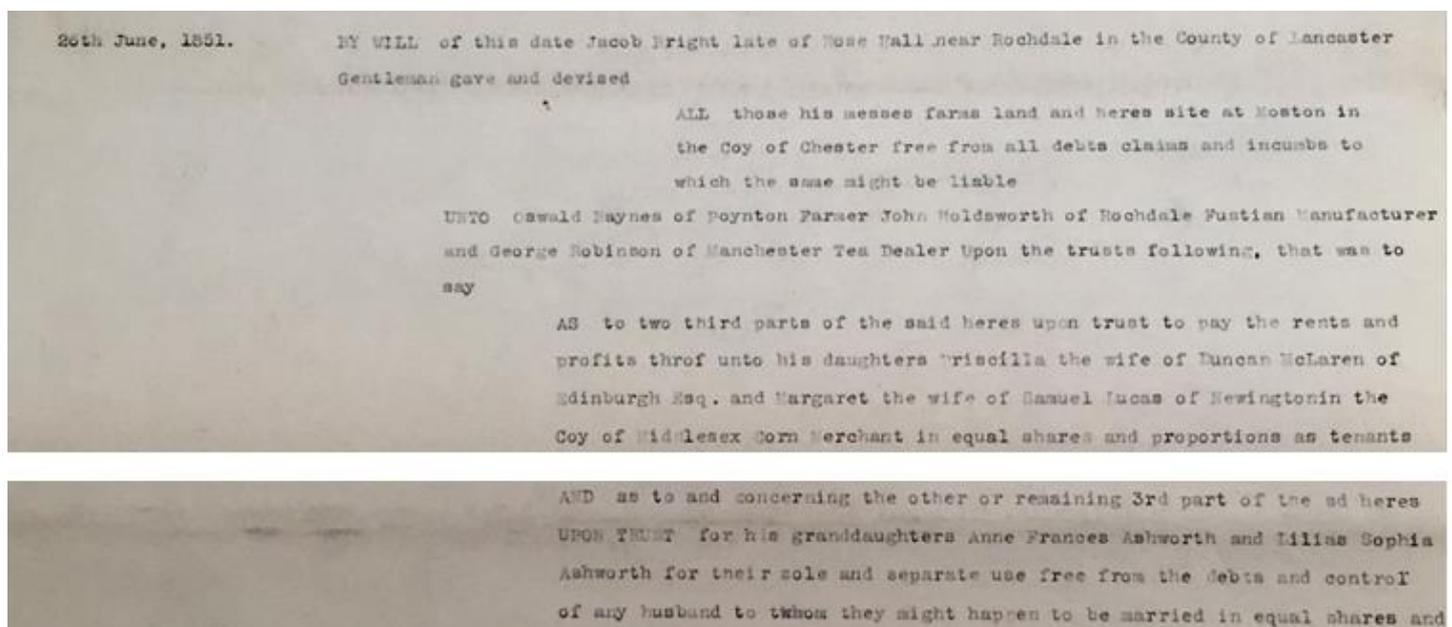
The final owner of Moston Manor rather than an individual was a trust, set up under the will of Jacob Bright senior who had died in 1851. During his lifetime, the security and wealth of his sons had been secured by the transfer of his business assets and as such did not need any further provision.

So as it was, his will catered for the needs of his daughters. It must be mentioned that his daughters had similar political aspirations as their brothers. Priscilla in particular was a strong advocate of women's suffrage and formed the Edinburgh Society for Women's Suffrage. She had strong support from her brothers and they supported proposed acts of law to give rights to women though in general these acts were suppressed by the then Prime Minister Gladstone.

It wasn't until 1882 that the Married Women's Property Act was passed. Before that time any property owned by a single woman would pass to her husband on marriage. I should imagine another reason the estate of Jacob Bright was put into trust was to avoid his wealth passing away from his three daughters and potentially from his grandchildren. Duncan McLaren certainly did have children from a previous marriage.

This was the position with his daughters. His eldest daughter had pre-deceased him

Name	Lived	Husband	Occupation	Children	Lived
Sophia	1813-1844	Thomas Ashworth	Corn Merchant	Ann Ashworth Lilias Ashworth	1842-1921 1844-1922
Priscilla	1815-1906	Duncan McLaren	Politician	Charles McLaren Helen McLaren Walter McLaren	1850-1934 1851-1934 1853-1912
Margaret	1818-1890	Samuel Lucas	Politician	Samuel B Lucas Katherine Lucas	1840-1919 1841-1932



Extract to title showing main terms of the will of Jacob Bright d1851

The terms of the will was to divide the estate in trust so that the daughters (or their heirs) could share the income equally and to achieve this the estate was split into three separate Lots with a £10,000 settlement lump sum to ensure fairness.

Lot	Name	Description	Value in 1857
1	Ashworth	Moston Manor Farm	£9,552
2	McLaren	Greenbank	£8,393
3	Lucas	The Rest	£800

The above arrangement then continued for nearly sixty years and it was probably a combination of the death of Priscilla in 1906 and falling returns on agricultural land and perhaps the early death of Thomas Sutton, the tenant at Moston Manor Farm that led the trustees to decide it was time to close the trust and sell the estate. The sale eventually took place on 31st October 1910.

MOSTON MANOR ESTATE,
near Sandbach and Middlewich.

HENRY MANLEY & SONS, LTD., are
instructed to OFFER FOR SALE by
PUBLIC AUCTION on MONDAY, October
31st, 1910, at the Royal Hotel, Crewe, in suitable
lots, the above valuable Agricultural Estate,
which extends over
342 ACRES,
comprising Two Superior Dairy Farms, known as
MOSTON MANOR HOUSE,
and
THE GREEN BANK FARM;
also **MOSTON CORN MILL,** with Residence, &c.
MOSTON BRICKWORKS,
and a number of
SMALL HOLDINGS
and Cottages.

Plans and particulars preparing, which may be
obtained from any of the Auctioneers' Offices;
or from the Solicitors,
A. W. W. HOLT, Esq.,
7, Argyll-place, London, W.; and Messrs.
PEDLEY, TIMPERLEY & TOMKINSON,
Westminster Buildings, Crewe.

The sale itself was well attended and indeed well reported in the press. It was held at the Royal Hotel, Crewe. One of the attendees was the MP for Crewe, Walter Stowe Bright McLaren who just happened to be one of the beneficiaries of the trust. Walters brother Charles was also an MP for Edinburgh by that time and eventually became Sir Charles McLaren 1st Baron Aberconway

MOSTON MANOR ESTATE IN THE MARKET.

IMPORTANT SALE BY MESSRS. HENRY MANLEY & SONS.

On Monday afternoon at the Royal Hotel, Crewe, Mr. E. H. Manley, of the firm of Messrs. Henry Manley and Sons, Limited, conducted another important sale of agricultural property, consisting of the Moston Manor Estate, situate about one-and-a-quarter miles from Sandbach Railway Station, 3½ miles from Middlewich, and 1½ miles from Crewe; and extending in the whole to over 112 acres. A large and representative attendance included Mr. W. S. B. McLaren, M.P., Mr. Reginald Potts (clerk to the Cheshire County Council), Alderman W. McNeill (member of the County Small Holdings Committee), and others.

Mr. Manley, in opening the proceedings, said he did not think it would be considered an exaggeration if they stated that this was the most important sale which had been held in the Sandbach and Middlewich district during the last quarter of a century. The reason for the sale was that the vendors, who were interested in the estate of the late Mr. Jacob Bright, were very anxious to bring the trust to a close, and to effect a sale of the property. If they did not do so it would be the fault of those present entirely. The reservations had been fixed on a very fair and equitable basis, and they (the auctioneers) would be surprised if they were not exceeded. They hoped to exceed them very much, and to effect a total clearance of the property. The vendors would be very glad to see the tenants become their own landlords. There was a great advantage in becoming one's own landlord: if times did not go favourably with the tenant it was always possible to drop the rent. (Laughter.) The property now to be offered occupied a very exceptional position. It was close to the village of Warmingham and three market towns. One was Middlewich, where they had one of the largest milk factories in England, and where it was possible to get an excellent price for their milk, supposing they did not want to make cheese. It was near Sandbach, which had one of the best markets in England for the disposal of farm produce, and it was also within four miles of Crewe, which brought them into close touch with horses and cattle markets which in his (Mr. Manley's) humble opinion were the best in the world. (Applause.) These were important points in considering the purchase of property of this character. With regard to the water supply, it was quite evident from the report in the local papers that the district authorities saw the necessity of supplying this well-known township with water, and they might take it for granted that water would be carried there, although it might be 1d. per 1,000 gallons more than at Sandbach. He understood that at Sandbach they mixed the water a bit, but at Moston it would be conveyed pure. (Laughter.) The property was intersected with good roads, and they were going to include all the minerals that lay underneath it. They did not know whether salt was a mineral, but they were going to include brine in the sale of the property, and they might take it for what it was worth. Special attention was also directed to the fact that the whole of the valuable growing timber would be included in the sale of the various lots. It was a good property, and land was always a safe and certain security. They had had the pleasure of conducting three sales in that room which embraced 46 lots, and of those 45 lots were actually sold. This was the fourth sale, and they hoped to make the aggregate total of the four sales into £120,000.

Lot	Description	Purchase Price	Purchaser
1	Moston Manor	£7,200*	Simon Gleave
2	The Willows	£225	Jacob Mellor
3	Fields off Plant Lane	£400*	Harry Ollerhead
4	Corner Farm	£410	Ernest Machin
5	Moston Green Land	£85*	Simon Gleave
6	Greenbank Farm	£4,500*	Cheshire County Council
7	Field off Dragons Lane	£310	James Moseley
8	Field off Dragons Lane	£679*	Simon Gleave
9	Brickworks	£310	Samuel Jackson Limited
10	Moston Mill	£750	W Dutton & Sons
11	White House & Field	£355	Mrs Kay and Mr Poole
12	Field off Booth Lane	£90	Mr Harrison
13	Yew Tree Farm	£225	Mr Smallwood
Total	Moston Manor Estate	£15,539*	

*=Assumes withdrawn properties sold for same price as the bidding reached

Detailed descriptions of properties and bidding activity

Mr. Manley then proceeded to offer Lot 1, consisting of Moston Manor House, which has for many years possessed the reputation of being one of the best dairy farms in the district. The homestead is substantially built, and the residence is imposing and very commodious. The property has been occupied by the Sutton family for over three-quarters of a century. The total area is 165a. 0r. 3p., of which about 38 acres are arable and clover root. The auctioneer described the house as one of the best residences in the county, and said he had it on the authority of three gentlemen who reside in the district that it was a first-class farm from any standpoint. Mr. S. Hunter (Shavington Lodge), commenced the biddings with an offer of £5,000, and by nine stages they reached £7,200. The Auctioneer at this point mentioned that last year they made up to £100 an acre for farms of smaller size. No further offer being forthcoming the property was withdrawn.

Lot 2 was a small holding comprising two cottages and a small piece of land now in the occupation of Mr. Wallace and another, the total area being 2 acres 1 rood 10½ perches. The biddings commenced at £125, and rose by eight offers to £225, at which price Mr. J. Mellor, Wheelock Heath, became the purchaser. When asked for his name he caused much laughter by describing himself as "J. Mellor, Wheelock Heath, on the King's high road."

Lot 3, described as suitable for the creation of a small holding, and including two orchards, a small croft, and a field now in tillage, in the occupation of Messrs. Sutton, Smallwood and Wallace, with a total area of 9 acres 0 rood 34½ perches, was started at £300. The highest offer was £390, at which figure the property was withdrawn.

Lot 4 consisted of the very desirable small holding at the junction of the roads from Warringham, Elton and Moston, in the occupation of Mr. Machin, and covering an area of 1 acre 3 roods 13 perches. Commencing with an offer of £300, the biddings eventually reached £410, at which price the property was knocked down to Mr. Machin.

Lot 5, a small piece of accommodation land in pasture, forming an eligible building site, near the homestead of Moston Manor estate, and containing 1 acre 0 rood 13½ perches, was withdrawn at £85.

Lot 6 was the dairy farm known as "Green Bank Farm," situate at Moston, near lot 1, and having an extensive frontage to the road from Warringham to Moston Green. The farm, which is now in the occupation of Mr. T. B. Davies, has an area of 117a. 1r. 19½p. The homestead has a good elevation, with a natural drainage. Over 40 acres are in tillage or clover root, and the remainder is sound old pasture. The bidding commenced at £3,000 and rose by £250 stages to £4,500. The auctioneer pointed out that this was not £40 an acre, and he was sorry they would not be able to sell at this figure.

Lot 6 was purchased immediately after it had been withdrawn by Mr. R. Potts, on behalf of the Cheshire County Council.

Lot 7, a valuable pasture field, adjoining Mr. Moseley's farm, and containing 5a. 2r. 14½p., was started at £150. The highest offer was £310, at which figure Mr. Moseley became the purchaser.

Lot 8 was another pasture field, held at present by Mr. Sutton. It has an extensive frontage to the road, contains 14a. 1r. 6½p., and would form an ideal small holding. From an offer of £500 the biddings reached £679. This, Mr. Manley said, was not £50 an acre, and he was sorry they could not accept the price.

Lot 9 comprised the Moston Brickworks, together with a four-roomed cottage, outbuildings and land. The brickmakers' plant, with kilns, belong to the present tenants, Messrs. Samuel Jackson, Ltd. There is a plentiful supply of clay, and the bricks now being manufactured are of good quality. The property has an extensive frontage to the road, and its area is 7a. 0r. 36p. Mr. Jackson became the purchaser at £310 and the auctioneer congratulated him on his bargain.

Lot 10 was the Moston Corn Mill, with an area of 3a. 3r. 35½p. The property is well situated for business purposes, and the residence is well-built and conveniently arranged. The mill is well-built and fitted to work either with water or steam power. The property is now let on lease to Mrs. Charlotte Dutton (expiring eleven years hence) at £40 a year, the tenant doing all repairs. £500 was the first offer, and by nine subsequent bids the figure advanced to £750. Messrs. W. Dutton and Sons, the tenants, were declared the purchasers.

Lot 11 was sub-divided into two lots. The cottage occupied by Mrs. Kay was sold to that lady for £105, and the pasture field adjoining, comprising over six acres, was bought by Mr. Poole, of Sandbach, for £250.

The latter portion of Lot 11 was formerly used for brick-making.

Lot 12 consisted of two pieces of pasture land, one field having an extensive frontage to the main road from Sandbach to Middlewich, and forming an eligible building site. The total area is 1a. 0r. 1p. Mr. Harrison, of Elworth, Sandbach, became the purchaser at £90.

Lot 13, consisting of the small holding now in the occupation of Mr. Smallwood, with an area of 7a. 1r. 39p., was withdrawn at £225.

Lot 3 was again put up for competition, but was again withdrawn at £400. The vendors' solicitors were Mr. A. W. W. Holt, 7, Argyll-place, London, W., and Messrs. Pedley, Timperley and Tomkinson, Westminster-buildings, Crewe.

THE **MOSTON** MANOR ESTATE.

Messrs. Henry Manley and Sons, Ltd., have also disposed of the Moston Manor House Farm, which formed a portion of the Moston Manor Estate, near Sandbach. The farm is now in the occupation of the representatives of the late Mr. T. R. Sutton.

The total sales of the Moston Manor Estate now amount to nearly £15,000, and the auctioneers expect to dispose of the few remaining lots shortly.

Source : Chester Chronicle : 19th November 1910

And so after many hundreds of years, the estate of Moston was at last split up into individual components. Given that so many of the lots were withdrawn at the original auction, I should imagine the trustees of the estate were a little disappointed with the final proceeds

Appendix – Chronological List of Owners and Tenants

Moston Manor Farm - 191 acres in 1845

Year	Source	First Name	Surname	Lived	Occupation	Status	Other
1783	Estate Valuation	George	Venables-Vernon	1735-1813	Gentleman	Owner	Of Sudbury Hall
1783	Estate Valuation	Thomas	Lowe		Farmer	Tenant	
1802	Sale Document	John	Armitstead	1764-1814	Gentleman	Owner	Rector of Goostrey
1802	Land Tax	Thomas	Palin	1752-1808	Farmer	Tenant	
1809	Land Tax	John	Hulme		Farmer	Tenant	
1814	Assent	Laurence	Armitstead	1790-1874	Gentleman	Owner	Son of John Armitstead
1826	Land Tax	Richard	Leech		Farmer	Tenant	
1840	Tithe	Laurence	Armitstead	1790-1874	Gentleman	Owner	of Cranage Hall
1841	Census	James	Buckley	c1800-?	Farmer	Tenant	
1845	Sales Brochure	Catherine	Sutton	1783-1858	Widow	Tenant	
1845	Electors Roll	Jacob	Bright	1775-1851	Industrialist	Owner	Greenbank, Rochdale
1851	Census	John	Sutton	1821-1890	Farmer	Tenant	Son of Catherine
1851	Will	Trustee	Trustee	n/a		Owner	Trustees of Jacob Bright Dec'd
1861	Census	John	Sutton	1821-1890	Farmer	Tenant	
1871	Census	John	Sutton	1821-1890	Farmer	Tenant	
1881	Census	John	Sutton	1821-1890	Farmer	Tenant	
1891	Census	Thomas	Sutton	1861-1910	Farmer	Tenant	Son of John
1901	Census	Thomas	Sutton	1861-1910	Farmer	Tenant	
1910	Sale	Simon	Gleave	1862-1937	Alderman	Owner	

Greenbank Farm - 125 acres in 1845

Year	Source	First Name	Surname	Lived	Occupation	Status	Other
1781	Land Tax	Thomas	Simcoe	1749-1797	Esq	Tenant	
1784	Land Tax	George	Vernon	1735-1813	Esq	Owner	Lord Vernon of Sudbury Hall
1784	Land Tax	Henry	Arden	1757-1818	Farmer	Tenant	
1808	Sale	John	Armitstead	1791-1874	Esq	Owner	of Cranage Hall
1814	Assent	Laurence	Armitstead	1790-1874	Gentleman	Owner	Son of John Armitstead
1822	Document	Henry	Arden	1794-1861	Farmer	Tenant	Son of Henry
1840	Tithe	Laurence	Armitstead	1791-1874	Esq	Owner	of Cranage Hall
1841	Census	Henry	Arden	1794-1861	Farmer	Tenant	Moved to Yew Tree Farm, Plant Lane
1845	Electors Roll	Jacob	Bright	1775-1851	Industrialist	Owner	Greenbank, Rochdale
1851	Census	George	Beckett	1808-1879	Farmer	Tenant	
1851	Will	Trustee	Trustee	n/a		Owner	Trustees of Jacob Bright Dec'd
1861	Census	George	Beckett	1808-1879	Farmer	Tenant	
1871	Census	George	Beckett	1808-1879	Farmer	Tenant	
1881	Census	Elizabeth	Beckett	1808-1879	Farmer	Tenant	Wife of George
1886	Elector	Thomas Broster	Davies	1846-1919	Farmer	Tenant	of Eardswick Hall, Minshull Vernon
1891	Census	Francis	Hollinshead	1845-1925	Farmer	Servant	Labourer to T B Davies
1901	Census	Clement	Webb	1868-1949	Farmer	Servant	Labourer to T B Davies, emigrated 1910
1910	Sale	Cheshire County Council		n/a	n/a	Owner	Moston Manor Sale

Appendix – Property Photos



Moston Manor



Greenbank Farm



Yew Tree Farm



Moston Mill



The Willows



Corner Farm

Appendix – Ormerod's History of the Palatine of Cheshire

M O S T O N .

MOSTON is omitted in Domesday, but there is every reason for supposing that it was attached at the time of that survey to the manor of Tadetune, or Warmincham, from the lords of which it was subsequently held, and that it consisted chiefly of swamps and morasses, stretching along the outskirts of that lordship, as its name implies, and even its present appearance indicates.

"This place," says Dr. Williamson, "gave name to, and was the inheritance of the Mostons, as under-lords thereof; for 18 Edw. I. I find that Richard de Moston held the manor of Moston of Warin Mainwaring in fee, by the service of *vi*d. per ann.; whose son John, as lord of Moston, gave this manor, with the service of — de Whelok, and all other his free tenants, to William, son of Robert de Thorpe, his kinsman, 12 Edw. II." [a fine of which manor occurs in the Plea Rolls, between the same parties, 13 Edw. II. in which it is described as Moston juxta Wermyncham].

"The aforementioned was son of Roger de Moston, lord of Moston, who had a younger son, called Ralph, to whom his father by charter gave in fee simple two messuages cum pert. in Moston." [William son of Ralph de Moston by charter inrolled, 11 Edw. III. quitclaimed to William Thorp and his heirs, all title to the manor of Moston, together with the demesne rents and services of the manor of Qwelok, excepting the lands and tenements of which the said William son of Ralph was seised at the time of making the said writing. Plea Rolls, 10 & 11 Edw. III.]

"One William Harryson [qy. son of "Harry de Moston alias Thorpe,"] and Ellen his wife settled this manor on William Gallok, and Henry Walshe, chaplains, 22 Ric. II. with the homages and service of Richard Gerard, Ellen de Moston, and two others.

"Henry Walsh, 6 Hen. IV. gave to William Venables of Kinderton, and Blanche his wife, this manor

(with the reversion of all the lands which John Fisher and Ellen his wife held in dower, and the homages and services of all the free tenants) to them, and their heirs; with remainder to William Venables, son of Ellen Brooke and his heirs male."

William Venables, who succeeded under this settlement, was younger son of Hugh Venables, baron of Kinderton, third son according to the pedigrees, but second if the subsequent claims of the Agden branch as heirs male of Kinderton were rightly founded. He was lord of Golborne, and ancestor of a branch of this house, which succeeded to Kinderton by successive settlements, marriages, and compositions with rival candidates. With that barony Moston [occurs in the *Inq. p. m.* 5 Hen. VIII. of Thomas Venables of Kynderton, esq. who held it, in tail, of the heirs of William Trussell as of the manor of Wermyncham, Val. p. a. 10 marks. By *Inq. p. m.* 32 Hen. VIII. sir William Venables of Kynderton, died seized, in tail, of Moston, which was held of (the heirs of) sir William Trussell, as in the last Inquisition, by fealty. Val. p. a. £10 5s. 8d. It occurs, of the same Value, in an *Inq.* on a Writ of Statute Staple, 6 Eliz. as then in the seizin of sir Thomas Venables. His *Inq. p. m.* 23 Eliz. finds the manor of Moston, a messuage and land in Elton upon Eteleghe Heathe, to be held of sir Christopher Hatton, vice-chamberlain of the queen's household, as of his manor of Wermyncham, by the service, and of the Value, aforesaid. It ultimately] passed [with the rest of the Venables' estates,] to the Vernons, and was sold by the late [1817] lord Vernon, to the late rev. John Armitstead, whose son Lawrence Armitstead of Cranage, esq. is [said to have sold it in 1847, to Jacob Bright, esq. who died in 1852, leaving his estates to his grandchildren] the present proprietors. [The manor seems now to belong, with "the Manor Farm," to

Mrs. Cross and Mrs. Hallet, jointly. Another portion of the estate, "the Green Bank Farm," belongs to Mrs. McLaren; and the Mill to Mrs. Lucas.]

The township is within the jurisdiction of the courts leet and baron of Warmincham.

A very different account of the mode in which the Venables family became possessed of Moston, is given in a notable production, a grant of Crest and Augmentation of Arms "unto the right worshipfull Sr Thom's Venables, knight, barron of Kinderton, by Lawrence Dalton, esqyre, al's Norrey Kinge of Armes, 30th Oct. 2 Eliz." Bostock MSS. Harl. MSS. 139. p. 39.

After a pompous preamble the patent states that Thomas Venables of Golborne was "lynally dyscendid frome sr Gilbert Venables, knight, coosyn garman to kynge William Conqueror, and came with hym into Englande, &c. and was yonger sonne to the earle of Blevile, to whome was gyven th' *earledome* (so in MS.) or barrony of Kyndreton, and bare these armes, Blewe, two barres Silver, and for hys crest a deny dragon *Geules, yssuinge out of a wylson or wyer to take fishc, in Silver*. In whose tyme yt chaunced a terrible dragon to remayne and make his abode in the lordeshippe of Moston, in the sayde countye of Chester, wheare he devoured all suche p'sons as he laid hold on, which y^e said Thomas Venables heringe tell of, consideringe the pytyfull and dayly destruction of the people w'thowte recov'ie, who in followinge th' example of the valiante Romaines, &c. &c. dyd in his awne p'son valiantlie, and courragiouslie, set on the saide dragon, where firste he shotte hym throwe with an arrowe, and afterward with other weapons manfullie slew him, at which instant tyme the sayd dragon was devowringe of a childe; for the which worthie and valiante acte, was given to him the saide lordeshippe of Moston, by the auncestores of the earle of Oxford, the lord of the fee their."

The patent further states, that "en sence" the said Thomas and his heirs assumed a dragon for their crest, but that the same being done without due authority, sir Thomas Venables "weyng and consyderinge" this great abuse, desired a legitimate grant, which being "so just and reasonable," Mr. Norroy could not "lawfullye denye the same," and that he accordingly set out for sir Thomas the following arms and crest: 1, Venables of Golborne; 2, Golborne; 3, a coat of augmentation ("Vert, a dragon Silver scaled, and p'ced throwe the body w'th an arrowe Gold hedded and fethered Silver"); 4, Eccleston; 5, Cotton; 6, Venables of Kinderton. Crest. "Uppon t'helme a dragon Silver scaled, and p'ced throwe the body with an arrowe Gold hedded and fethered Silver, devowringe a child chernell, heired Gold, sett on a wyer or wylson Silver banded Blewe, on a wreath Silver, Blewe and Redd."

This patent can be considered as evidence of nothing but the absurdity of sir Thomas Venables and of Mr. Norroy Dalton, if the latter could be supposed actuated by any other motive than turning the baron's credulity to a lucrative account. The legend itself, however, is a curious relic of the wild stories of the chivalrous ages; and the adoption of the cognizance relating to it must be as much anterior to the date assigned it in that part of the grant which refers the atchievement to Thomas

Venables (who lived in the time of Hen. VI.) as the bearing of the wyer and dragon is [beyond a doubt many generations] later than the arrival of William the Conqueror, at which time the earlier part of the patent very contradictorily asserts it to have been used. The first of these assertions is proved [to a certain extent] by the crest having been borne variously by the houses of Venables of Bradwall, Agden, and Antrobus,^a which separated from the parent line before Thomas Venables was settled at Golborne; and the second, not only by the omission of the crest on the antient seals, but by the general fact of crests being then unknown. In the dark ages which followed, the fiction may have either grown out of some forgotten circumstance connected with Moston, or have been invented to account for a previous bearing, which had been merely conceived in the prevalent spirit of romance. The house of *Kinderton*, however, appears from the circumstances above-mentioned to have first [?] used the crest: but whatever its origin may have been, the legend itself is still told by the peasantry of Moston; and the site of a piece of water lately drained, retains the name of the Dragon's pool. The Mostons of Moston also used the wyvern as their arms, which coat was quartered by the Venables family (of Golborne) after succeeding to Moston, and is the quarter mistaken by Dalton for an augmentation.^b

[A small portion of this township, with part of Elton, is now within the ecclesiastical district of Elworth, near Sandbach.

There is no hall here; but the messuage called "The Manor House," is occupied by a farmer.

SPARROWGREVE, anciently held by the Wetenhales, was a small subordinate manor apparently situated in Tetton, (but now in this township),^c which favours the supposition before expressed as to the union of Moston with

by which it was found that it would not be to the damage of the earl, &c. that Richard de Wetenhale should enclose a way, 86 perches in length and 30 feet wide, leading from the highway of Tetton under the said Richard's manor of Sparchgreve, or Sparwegreve, to Middlewich, "to the enlargement of the said manor," the said Richard making another way on his own land, in lieu of the one so closed. (Pl. Ro.) This reign is noticeable for the commencement of improvements in estates by such enclosures to an extent previously unknown. On the death of this Richard, 48 Edw. III. the manor of Sparwegreve occurs in his *Inq. p. m.* as held of the lord of Wermyncham, and seems to have passed by Margaret his sister and coheir to her son and heir Adam de Bostok, in whose *Inq. p. m.* 2 Hen. V. the lands attached are given as 54 acres (six being wood), which together with a messuage were held of William Trussel, lord of Wermyncham, Val. p. a. 53s. 4d. They are stated to be in Tetton, and under this description occur in the subsequent Inqs. of the Bostocks, and afterwards of the Savages, to whom they passed with the heiress of Bostock. In the *Inq. p. m.* of sir John Savage, sen. 19 Hen. VIII. the estate occurs as 2 messuages, 60 acres, and 8 of wood, "in Tetton, vocatus Sparrowgreve," held (by the courtesy of England post-mortem Ann Bostocke his late wife) as member and parcel of a moiety of the

manor of Wetenhall, of the earl in capite by knight's service, Val. p. a. £4 (10s.) 8d. It seems to have passed down through the heirs of the Savages, finally into the hands of the Wilbrahams of Townsend, who acquired it

about a hundred years since. It now forms one large farm, in Moston, of which George Fortescue Wilbraham, of Delamere, esq. is the present proprietor.]

Appendix : Sources

- Cheshire Archives – 1840 Moston Tithe Map
- Wikipedia – Vernon and Bright Families
- British Newspaper Archive – Sales reports etc
- FindMyPast – Parish Records
- FamilySearch.org – Moston Land Tax Returns
- National Archives – 1841-1921 Census Returns
- Title Deeds - Yew Tree Farm
- Cheshire Archives – Vernon Estate ref DVC-2509-2
- Cheshire Archives – Moston Estate ref DMD-K-11

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