

VICTORIAN HISTORY OF MOSTON



Title	Limekiln Tenement
Type	Small Farm
Date Produced	02 July 2024
Internal Reference	E21P
1840 Owner	Lord Crewe
1840 Occupier	George Latham
Tithe Map Apportionments	240, 241, 272, 280-286
1840 Area	8.5 Acres



2022 Map



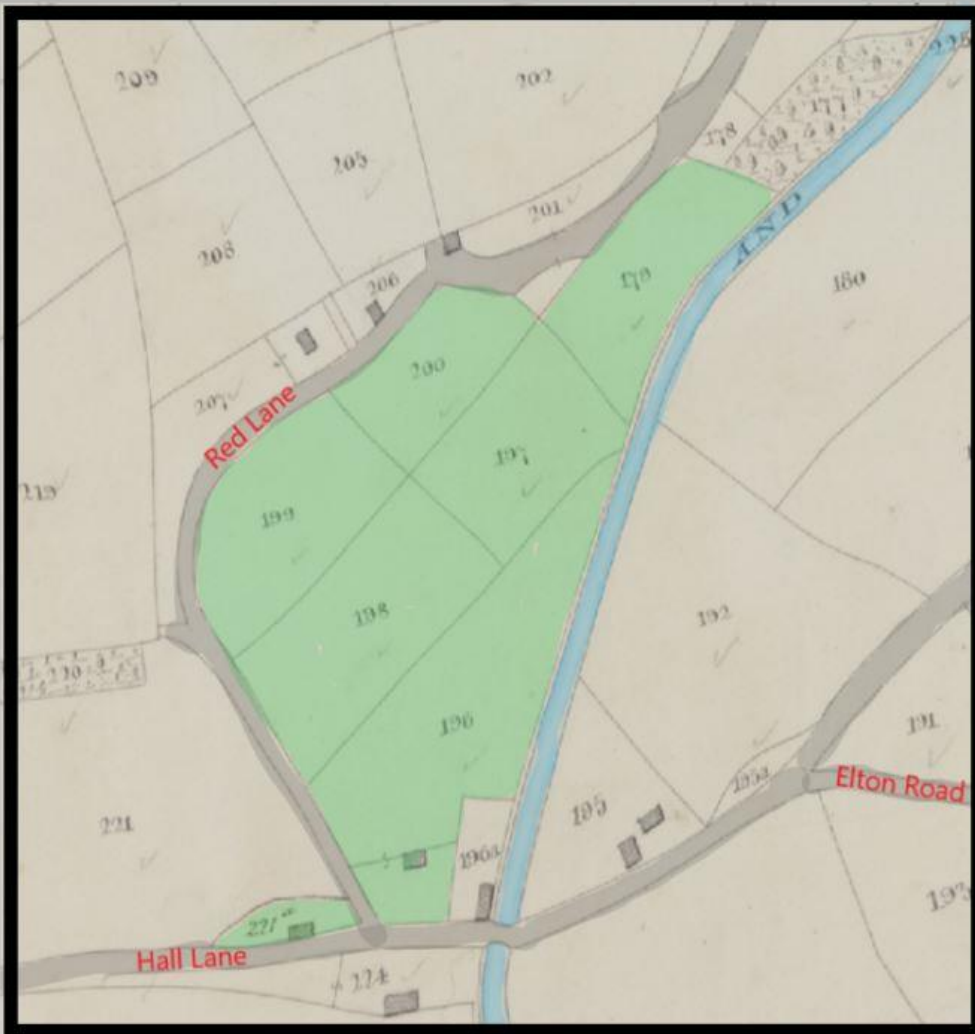
2022



The Limekiln Tenement was the name given to the property at Rookery Bridge with land bound by the Trent and Mersey Canal and Red Lane. It is now known as Rose Cottage, Red Lane.

At the time, the property was recorded as under the occupation of George Latham though the lease was in the name of Martha Bratherton who paid an annual rent of £12 12s

George had married Martha's daughter Jane in 1829 at which time it comprised of 8 acres as opposite. The small plot to the right of the property contained a weighbridge.



1841 England Census for George Latham

Cheshire > Warrington > Sandbach > District 21

George Latham	50	Farmier	2/
Jane do	50		2/
Harriet do	11		2/
George do	9		2/
John do	3		2/
Frederick Latham	15	Col	2/
Thos Latham	50	Black Smith	2/

For the year 1842-43, a new lease was issued to George Latham on a similar basis to Martha Bratherton but on a reduced rent of £7 per year to reflect just over four acres of land which had been given up and taken on by Philip Arden of Lighfoot's Tenement on the far side of Red Lane. Presumably, he kept the land closest to his homestead.

This arrangement with Lord Crewe was on a "Rack" (annual) basis so although subject to termination or increase, George continued to pay the £7 a year until he died in 1871.

13 The Lime Kiln	George Latham	
Tenement except part	late Martha	
let to Philip Arden	Bratherton	7. 0. 0
3 " 2 " 38		

Crewe Estate Accounts 1842 – Cheshire Archives DCR 59-5

Township	N ^o	Tenants Names &c.	Amount due at Lady day 1846	Amount due at Lady day 1847
Elton cont.	17	George Latham for the Lime Kiln Tenement except part let to Philip Arden	1846 — " — 7. 0. 0	1847 — " — 7. 0. 0

Crewe Estate Rentals 1847-1856 – Cheshire Archives DCR 59-2

1851 England Census for George Latham									
Cheshire > Elton > Sandbach > 13									
	Margt Jane Latham	Granddaughter							
Brookbury Bridge	George Latham	Head	Mr	62		Farmer		Cheshire Stoke	
	Jane Do	Wife	Mr	61		Wife		Cheshire Elton	
	Hannah Do	Daughter	U	31				Do	Do
	George Do	Son	U	19		Cardmaker		Do	Do
	Samuel Do	Daughter	U	8					Birmingham
	James Brown	Visitor	Mr	55		Labourer		Cheshire Elton	
	Ellen Do	Do	Mr	38				Cheshire Stoke	

1861 England Census for George Latham									
Cheshire > Elton > Sandbach > District 17									
Roostery Bridge	1	George Latham	Head	Widower	71	Farmer of 4 Acres	Salop Stoke		
"	"	John Pye	Son in Law	Mar	36	Labourer	Salop		
		Margaret Pye	Daughter	Mar	34	do Wife	Cheshire		
		Hannah Latham	Granddaughter	"	7	Scholar	do		
		Elizabeth Pye	do	"	6	do	do		

1871 England Census for George Latham

Cheshire > Elton > ALL > 18

John Pye	Head	Man	46	Farmer of 14 acres	Shropshire Hodent
Margaret Ho	Wife	Wife	54	Farmer's wife	Cheshire Neshwich
Henrietta Ho	Daughter	Woman	21		do Sandbach
Elizabeth Ho	Daughter	Woman	16		do Elton
George Latham	Farmer's wife	Woman	21		Shropshire Hodent

It can be seen from the census returns from 1851-1871 that the occupation of the Limekiln tenement followed a similar pattern to the previous generation in that John Pye the son in law of George Latham gradually took over the farm from his in laws in the same way as George Latham did.

He was given a lease from Lord Crewe in 1875

23	Cottage and Land	3	2	28	John Pye late George Latham	7
----	------------------	---	---	----	-----------------------------	---

1881 England Census for John Pye

Cheshire > Elton > ALL > District 18

26	Rocking Bridge	1	John Pye	Head	Man	45	Ag. Lab.	Shropshire Hodent
			Margaret Latham	Wife	Woman	53	Housewife	Cheshire Elton

1891 England Census for John Pye

Cheshire > Elton > ALL > District 18

4	John Pye	Head	Man	55	Ag. Lab.	Shropshire Hodent
	Sarah do	Wife	Woman	54	Housewife	Cheshire Sandbach
	Christina Higgins	Servant	Woman	18	Ag. Lab.	do do

Civil Parish	Ecclesiastical Parish	County, Borough, Municipal, Sanitary, or Urban District	Ward or Municipal Borough, or Sanitary District	Rural District	Parliamentary Borough or Division	Town or Village
Elton (whole)	St. Peter's (part of)			Conington	Crewe	
8	Rocking Bridge 1					
No. of Inhabitants	HOUSES	Name and Surname of each Person	RELATION to Head of Family	Age last Birthday	PROFESSION OR OCCUPATION	WHERE BORN
		John Pye	Head	M. 70	Farmer	Shropshire Hodent
		Margaret Ho	Wife	M. 66	Housewife	Cheshire Elton

National Archives – Census 1881-1891-1901

John Pye was possibly acquainted with his father in law with both of them originating from Hodent in Shropshire. He married Margaret Latham in 1853 and remarried in 1880. He last appeared on the electors roll at Elton in 1907 then moved to 85 Elton Road, Ettiley Heath, not too far away. In the 1911 census, he was still recorded as a farm labourer, probably out of necessity.

1911 England Census for John Pye

Cheshire > Sandbach > ALL > 11

CENSUS OF ENGLAND AND WALES, 1911.										Number of Schedules 105 (To be filled up by the Enumerator after selection.)	
1	John Pye	Head	81	Married	30	2	2	2	2	John Pye	270
2	Sarah Pye	Wife	77	do						Sarah Pye	

(To be filled up by the Enumerator)

Total	Males	Females	Persons
2	1	1	2

(To be filled up by, or on behalf of the Head of Family or other person in occupation, or in charge, of this dwelling)

Write below the Number of Rooms in this Dwelling (Kitchens, Parlours, or Apartments). Count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom, nor warehouse, office, shop.

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: John Pye

Postal Address:

George Latham and John Pye were perhaps inconsequential small time farmers who just got on with their lives. There was though a rather intriguing member of the family at the property until the 1880s and that was Hannah. She was probably illegitimate and the family possibly took steps to try and conceal this position. Hannah was baptised at the Sandbach Primitive Methodist Circuit, possibly the Rookery Bridge church on the opposite side of the road?

The record shown below records her as Hannah Latham with parents George and Margaret. So who were Hannah's parents, Margaret Latham or George Latham junior. In the 1851 census she can't be found but by 1861 she is back at the property, along with Elizabeth Pye the daughter of John Pye and Margaret although her age seems to be fictional.

Ten years later she is still at the property but has now assumed the surname Pye but by 1881 she has resumed the surname Latham and recorded as the Housekeeper to John Pye.

So, quite a conundrum as to her parentage. She seems to disappear after 1881 but in the 1911 census, John Pye states he has two daughters, both living.

No. 119	1849	July 25	Hannah	George & Margaret	Latham	Elton	- Farmer	Quintan
No. 120								

Sandbach Primitive Methodist Chapel Baptisms 1849

John Pye last appears on the voters roll in 1907 and the Crewe Estate records tell us that James Hodgkinson moved in from Lady Day of that year

Let to James Hodgkinson from Lady Day 1897 at
£25 per annum - Revised Average - 10.298 acres - 9a. 1r. 7p.

Crewe Accounts 1907-08

This will have been an important life move for James. James was the son of Joseph Hodgkinson (1828-1888) a boatman and native of Elton Moss who throughout the years can be found at various places up and down the Trent and Mersey Canal whilst his settled home was at one of the cottages on Elton Moss.

1892 Marriage solemnized at <u>St Peter's</u> in the Parish of <u>Elworth</u> in the County of <u>Chester</u>								
No.	When Married.	Name and Surname.	Age.	Condition.	Rank or Profession.	Residence at the Time of Marriage.	Father's Name and Surname.	Rank or Profession of Father.
332	June 7	James Hodgkinson	24	Bachelor	Labourer	Elworth	Joseph Hodgkinson	Boatman
		Sarah Ann Griffin	19	Spinster	—	Elworth	William Griffin	Boatman
Married in the <u>Parish Church</u> according to the Rites and Ceremonies of the Established Church, <u>after banns</u> by me, <u>L Hunt</u>								
This Marriage was solemnized between us,		<u>James Hodgkinson his mark</u> <u>Sarah Ann Griffin</u>		in the Presence of us,		<u>James Bruce Griffin</u> <u>Mary Elizabeth Bourne</u>		

Elworth Church Marriages 1892

James (1866-1927) married Sarah Griffin, the daughter of his next door neighbour, also a boatman in 1892 and for the next fifteen years they continued to live at Needhams Bank in what was clearly a small perhaps self supporting community where the wives raised the family and the husbands were away for days, maybe even weeks at a time working the canals. In 1901, there were as many as 20 people living at Needhams Bank.

James did not follow in his fathers footsteps which would normally be the case and he took employment at Thomas Vickers's bone mill at Rookery Bridge so the move would have removed his 10 minute walk to work in the morning. By this time, it would have been quite cramped at Needham's Bank so will have been a most welcome move for James and his family to move out.

CENSUS OF ENGLAND AND WALES, 1911.										
Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.										
The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.										
NAME AND SURNAME	RELATIONSHIP to Head of Family	AGE (last Birthday) and SEX	PARTICULARS as to MARRIAGE				PROFESSION or OCCUPATION of Persons aged ten years and upwards	BIRTHPLACE of every person	NATIONALITY of every Person born in a Foreign Country	INFIRMITY
James Hodgkinson	Head	44	Married				Labourer	St Elsworth	England	
Sarah Ann Hodgkinson	Wife	38	Married	18	4	3		St Elsworth		
Paula Annie Hodgkinson	Daughter	16	Single					St Elsworth		
Joseph Hodgkinson	Son	12						St Elsworth		
Harold Hodgkinson	Son	9						St Elsworth		

(To be filled up by the Enumerator)

I certify that—
 (1) All the ages in this Schedule are entered in the proper column.
 (2) I have entered the names and families in Column 2 and I have compared their ages with the usual number of persons.
 (3) After entering the names and families I have compared all names in the Schedule with those in the last column and I have corrected the names which appeared to be incorrect.

Initials of Enumerator: *W.B.*

(To be filled up by, or on behalf of, the Head of Family or other person in charge, or in charge, of this dwelling)

Write below the Number of Rooms in this Dwelling (House, Tenement, or Apartment). Count the kitchen as a room but do not count outhouse, outhouse, lobby, closet, bathroom, nor warehouse, office, shop.

Rooms: *3* *2* *5*

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: *James Hodgkinson*

Postal Address: *Rookery Bridge Elton*

In his lease, for an annual rent of £25, James had over 9 acres of land so it is perhaps a little surprising that in the 1911 census, he was still working at the bone mill. It is unclear how he actually used the land and it was probably sublet to one of the local farms.

By the time of the 1921 census, James was back at Needham's Bank but still working at the bone mill along with his two sons (He probably spent his whole life at the mill).

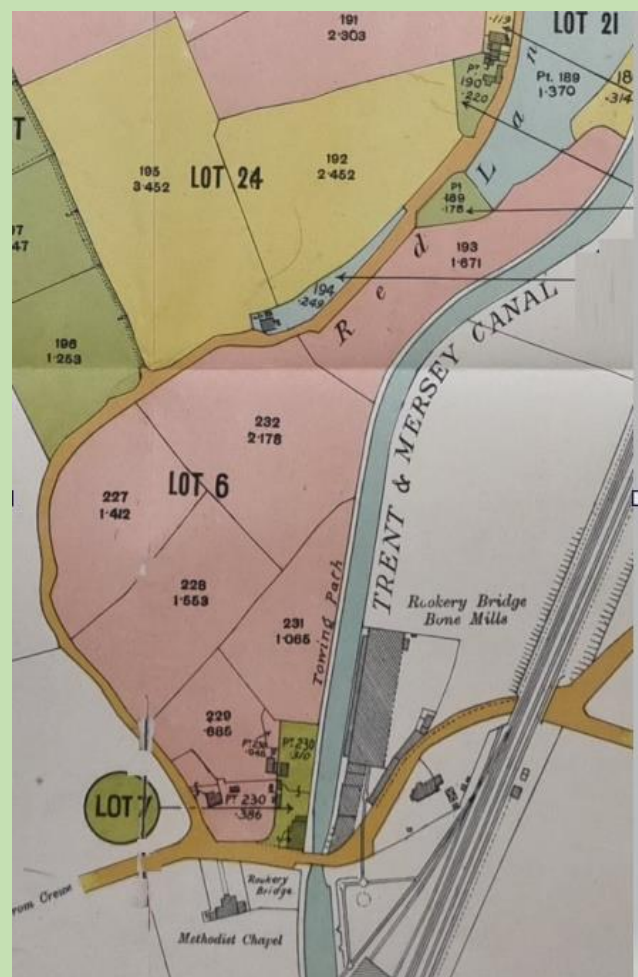
During the war, Lord Crewe gradually sold off his holdings in Elton with two extensive sales.

The property only appeared in the second sale in 1918 and was sold to Francis J Poole a wealthy local solicitor who had married into the Foden family.

In general Mr Poole then sold the properties back to the tenants however in this case, James Hodgkinson was not the purchaser.

James had lost his wife Mary in 1915 and was settled in his employment

It is possible he moved on because he didn't need the land and wanted to "downsize" or indeed he simply may have not been able to afford the asking price.



Crewe Estate Sale 1918 – Lot 6

LOT 6

Coloured Pink on Plan No. 2.

A Valuable Small Holding,

Situate at the Rookery Bridge, Elton, in the occupation of Mr. James Hodgkinson, about 2 miles from Sandbach Station.

Comprising an Area of
nearly 9 acres

The HOUSE contains Parlour, Kitchen, Pantry and 3 Bedrooms.

The BUILDINGS consist of Shippon for 3 Cows, Barn and Pigsty.

The Greenhouses and Wooden Erections are the Property of the Tenant.

SCHEDULE.

No. on Ordnance Survey.	Description.	Acres.
Pts. 230	House, Garden, &c.	.434
231	Field.	1.065
228	do.	1.553
227	do.	1.412
232	do.	2.178
193	do.	1.671
229	do.	.685
Total Acres ...		8.998

THE LATE MR. JAMES HODGKINSON.
—The funeral of Mr. James Hodgkinson, Needham's Bank, Elton, who died last week aged 62, took place at the Elworth Church on Saturday. The Rev. H. S. Ware officiated. The bearers were Messrs. F. Boulton, T. Paddington, T. E. Boulton and J. Moston. The chief mourners were Mr. J. Hodgkinson and Mr. H. Hodgkinson, sons; Miss Hodgkinson, daughter;

Crewe Chronicle – 12th November 1927

The 1921 census tells us that the new occupier was Arnold Richardson a native of Moston who had been born to a large family at the far end of Green Lane. He had settled at Elton Moss Bridge but moved to the property at about 1920 still as a tenant of Francis Poole to take over Charles Brereton who had been a short term lessee at the property. At the time, he took on 6 acres but this was increased to 7 by the 1930s. At some time during this period, Arnold purchased the property outright from Mr Poole.

1	Arnold Richardson	Head	37	2 1/4	Cheshire Bageley	Joiner	478	Out of Work	Elton Moss Sandbach
2	Laura Richardson	Wife	34	4	Bounty Cheshire Bageley	Home Duties			at Home
3	Stanley Richardson	Son	14	6 1/4	Cheshire Elworth				
4	Leslie Richardson	Son	12	7 1/4	Cheshire Elworth				

National Census 1921- Rookery Bridge

Richardson, Arnold, Rookery Bridge, Elworth, near Sandbach.	196	Yes	Smallholding Rookery Bridge	1	3	36
	198	"		1	2	6
	199	"	"	1	2	32
	197	"	"	1	-	27
	200	"	"	-	3	23
				7	-	28

Congleton Borough Council – Tithe Rent Charges 1936

1939 England and Wales Register for Arnold Richardson									
Cheshire > Congleton Rd > Lgfl									
du Ho	2	1	RICHARDSON Arnold	-	M	22 nd Apr	84	M	Liesel built Wagon Body Builder
		2	RICHARDSON Laura	-	F	25 th June	87	F	Theresa Lillian Lister
		3	RICHARDSON ARNOLD LESLIE	-	M	8 th Oct	08	S	Liesel Wagon Fitter
Rose Cottage, Red Lane	3	1	HOWARTH Thomas Henry	-	M	28 th Nov	15	M	All classes built Lower Trachan
		2	HOWARTH Patricia	-	F	2 nd Oct	17	M	Unpaid Domestic Duties

In his youth, Arnold learnt the trade of a joiner and this skill was to eventually earn him employment at Fordon's works at Elworth, hence the move to Elton Moss Bridge. It can be seen that by 1939 he was adapting these skills as an wagon body builder whilst his younger son was also employed at the factory.

RICHARDSON Arnold of Rookery Bridge Elton Sandbach Cheshire
died 3 April 1947 at The Memorial Hospital Crewe Probate
Chester 17 June to Laura Alice Richardson widow.
Effects £785 1s. 4d.

When Arnold died, it was his neighbour Thomas Howarth who moved to the property almost certainly on a private transaction with the estate. He had been living in the area for quite some time as his entry also shows in the 1939 register next to the Richardsons

Chronological List of Owners and Occupiers

Year	Source	First Name	Surname	Lived	Age	Years at		Rent	Occupation	Status	Other
						Property	Acres				
1840	Tithe	Hungerford	Crewe	1812-1894	28	0			Gentleman	Owner	
1840	Tithe	George	Latham	1790-1871	50	c42	8		Farmer	Tenant	Son in Law of Martha Bratherton
1841	Census	George	Latham	1790-1871	51				Farmer	Tenant	
1842	Crewe Estate	George	Latham	1790-1871	52		4	£7	Farmer	Tenant	
1851	Census	George	Latham	1790-1871	61				Farmer	Tenant	
1861	Census	George	Latham	1790-1871	71		4		Farmer	Tenant	
1871	Census	George	Latham	1790-1871	81		4		Farmer	Tenant	
1874	Crewe Estate	John	Pye	1831-1915	43	c54		£7	Farmer	Tenant	Son in Law to George Latham
1881	Census	John	Pye	1831-1915	50				Farmer	Tenant	
1886	Crewe Estate	John	Pye	1831-1915	55		8		Farmer	Tenant	
1891	Census	John	Pye	1831-1915	60				Farmer	Tenant	
1901	Census	John	Pye	1831-1915	70				Farmer	Tenant	
1907	Electors Roll	John	Pye	1831-1915	76				Farmer	Tenant	
1911	Census	James	Hodgkinson	1866-1927	45	c11			Boneworks Labourer	Tenant	
1918	Crewe Estate Sale	James	Hodgkinson	1866-1927	52		9		Boneworks Labourer	Tenant	
1918	Rates	Charles	Brereton						Farmer	Tenant	
1921	Census	Arnold	Richardson	1884-1947	37	c28			Fodens Wagon Builder	Tenant	
1936	Tithe Redemption	Arnold	Richardson	1884-1947	43		6		Fodens Wagon Builder	Owner	
1939	National Register	Arnold	Richardson	1884-1947	55		7		Fodens Wagon Builder	Owner	
1947	Probate	Arnold	Richardson	1884-1947	63				Fodens Wagon Builder	Owner	
1948	Electoral Roll	Thomas Henry	Howarth	1915-1994	33	c30	7		Motor Driver	Owner	

1840 Tithe Map Apportionments

Township ▲	Parish ◆	Plot ◆	Landowner(s) ◆	Occupier(s) ◆	Plot Name ◆	Land Use ◆	Acres ◆	Roods ◆	Perches ◆
Elton	Warmingham	179	Lord Crewe	George Latham	Nook Patch		1	0	0
Elton	Warmingham	196	Lord Crewe	George Latham	House Garden and Croft		1	3	20
Elton	Warmingham	197	Lord Crewe	George Latham			1	0	27
Elton	Warmingham	198	Lord Crewe	George Latham			1	2	6
Elton	Warmingham	199	Lord Crewe	George Latham			1	2	32
Elton	Warmingham	200	Lord Crewe	George Latham			0	3	23
Elton	Warmingham	221a	Lord Crewe	George Latham			0	0	10