

VICTORIAN HISTORY OF MOSTON



Title	Red Lane, Elton
Type	Farm & Land
Date Produced	6 th October 2023
Known As	Lightfoot's Tenement
Internal Reference	E23P
1840 Owner	Lord Crewe
1840 Occupier	Philip Arden
Tithe Map Apportionments	164-170, 201, 206,207
1840 Area	7 acres and 34 perches



Site of Lightfoot's tenement, now Angling Club carpark



Site of Lightfoot's Tenement OS Map 2023



Philip Arden (1787-1867) came from a well respected family being the son of Henry Arden who held Greenbank Farm on the Moston Estate of Laurence Armitstead. His uncle Ralph Arden had the lease on Crabmill Farm from 1792 when Philip acted as a guarantor, a clear indication of the respect Lord Crewe had for the family and perhaps suggesting that at the time, Philip was working with his uncle at that Farm.

Philip was the tenant at a long since demolished property on Red Lane traditionally known as "Lightfoot's Tenement" named after the occupier who had taken out a lease in the early eighteenth century.

He first moved to Red lane in the 1820s (although at the time it was known as Green Lane) probably using capital from his parents who had both died in the early 1820's. He firstly took out a lease on plot 201 in 1826 then as time progressed, he gradually picked up more land in the area which had amounted to 7 acres at the time the map was prepared.

Philip was actually an undertenant to James Lloyd for part of the period and only when James Lloyd died in 1856 did he take over the lease on what was strictly known as Lightfoot's tenement which contained four cottages so at that stage he became a landlord himself.



1840 Tithe Map and Apportionment

Philip had married Ann Buckley in 1808 with Ann being the daughter of the freehold farmer John Buckley of Watch Lane Farm. Her father died leaving 7 young children and a pregnant wife but the family seemed to survive well. Two son's took over Watch Lane Farm and Cherry Farm with another marrying the tenant at Flash Farm so they were a very well connected local family.

Banns of Marriage

N^o 362 Philip Arden of this Parish Bachelon
 and Ann Buckley of this Parish Spinster were
 Married in this Church by Licence
 this third Day of December in the Year One Thousand ~~Seven~~
 Hundred and eight by me George Bernard Curate
 This Marriage was solemnized between Us { Philip Arden
Ann Buckley
 In the Presence of Thomas Buckley
Samuel Schois

Warmingham Marriage Register 1808

<u>Green Lane</u>	<u>Philip Arden</u>	<u>54</u>	<u>Farmer</u>	<u>24</u>
	<u>Ann do</u>	<u>52</u>		<u>24</u>
	<u>Sarah do</u>	<u>18</u>		<u>24</u>
	<u>Thomas do</u>	<u>8</u>		<u>24</u>
	<u>James do</u>	<u>20</u>		<u>24</u>
	<u>Henry do</u>	<u>15</u>		<u>24</u>

National Archives 1841 census

1851 England Census for Philip Arden
 Cheshire > Elton > Sandbach > 13

<u>Red Lane</u>	<u>Philip Arden</u>	<u>Head</u>	<u>Mar</u>	<u>64</u>	<u>Farmer</u>
	<u>Ann do</u>	<u>Wife</u>	<u>M</u>	<u>62</u>	
	<u>Thomas do</u>	<u>S</u>	<u>11</u>	<u>16</u>	
	<u>Ann Gale</u>	<u>Visitor</u>	<u>11</u>	<u>16</u>	

National Archives 1851 census

It seems that Philip Arden was a progressive farmer who took every opportunity to increase his holding to the extent by the time he died, the holding amounted to 18 acres. In 1856 he presumably became landlord to the undertenants.

Year	Description	Rent Type	Rent Cost	Total Rent	Acres taken	Total Acres
1826	Plot of Waste off Red Lane with cottage	Life	£0-1-3	£0-1-3	0.5	0.5
1846	Land opposite the above, part of Limekiln Tenement	Rack	£6-10-0	£6-11-3	4.5	5.0
1850	Land, top of Red Lane, next to Bromfield's Tenement	Rack	£6-10-0	£13-1-3	5.5	10.5
1856	Four Cottages and land "Lightfoot's Tenement"	Life	£12-0-0	£25-1-3	2.0	12.5
1862	Fields, back of existing homestead, prev part of Flash Farm	Rack	£8-0-0	£33-1-3	5.5	18.0

10 Philip Arden for part of the Limeskiln Tenement	1846	6. 10. 0
D ^o for the above and for 6 small Moss pieces late in lease to James Lloyd being altogether about 9 Acres	1849	6. 10. 0
	1850	13. 0. 0

Crewe Estate Rentals DCR-59-2-24 1846-1855

23 Philip Arden for four Cottages and two Moss pieces called "Lightfoot's" Tenement late in Lease to Jas. Lloyd	1856	12. 0. 0
	1857	12. 0. 0

14 Philip Arden for part of the Limeskiln Tenement and six small Moss pieces late in Lease to James Lloyd	1856	13. 0. 0
	1857	13. 0. 0

D ^o for the above for 1862	13. 0. 0	1861	13. 0. 0
D ^o for 2 pieces of Land part of late Magsalls Farm 5. 2. 39	8. 0. 0	1862	21. 0. 0

Crewe Estate Rentals DCR-59-2-25 1856-1873

1861 England Census for Philip Arden

Cheshire > Elton > Sandbach > District 17

Red Lane	1	Philip Arden	Head	Mar	74	Farmers of 18 Acres
		Ann Arden	Wife	Mar	72	Farmers Wife
		Thomas Arden	Son	Un	27	Farmers Son
		Thomas Sunning	Servant		12	Servant

National Archives 1861 census

This is the last Will and Testament of me Philip Arden of Elton in the County of Chester Farmer I appoint my son Thomas Arden

at her decease I give and devise the aforesaid leasehold house garden and appurtenances thereto belonging to my son Thomas Arden my son absolute

The Testator Philip Arden was late of Elton in the Parish of Warmingham in the County of Chester Farmer and died on the 16th day of November 1867 at Elton aforesaid.

By Mr. HILDITCH.

On Tuesday, December Twenty-second.
ROOKERY, IN ELTON.

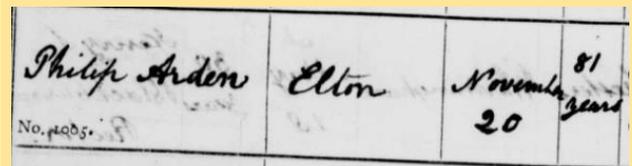
Sale of in-calf Cows, Heifers, yearling Calves, brown Mare, fat Pigs, Hay, early Potatoes, Mangold Wurtzel, Household Furniture, &c., &c.

J. C. HILDITCH, has been requested by the representatives of the late Mr. Philip Arden TO SELL BY AUCTION, on the premises at Elton, on Tuesday, December 22nd, 1868, the undermentioned **FARMING STOCK, IMPLEMENTS, HOUSEHOLD FURNITURE**, and other effects. Comprising:— Four in-calf cows (on good note), two barren ditto, in-calf heifer, two yearling calves, active and useful brown mare, four years (a good roadster), two fat pigs, gilt, stack of well-got hay, about ten tons, four tons of long red mangold wurtzels, small quantities of early potatoes, comprising:— Hampshire, ash leaf, and Myott's kidneys, pink-eyed radicals, about 20 measures of hen nests, 50 ditto red and white rocks, narrow-wheeled cart with harvest gearing, tumbrill, wood plough, set of thrill gears, chain ditto, hackney saddles, plough tackle, stone and iron pigtroughs, grindstone and frame, rakes, pikels, wheelbarrow, ladder, and sundry tools. The furniture includes—eight-day clock in oak case, mahogany sofa upholstered in hair, set of mahogany drawers, corner cupboard, oak table with leaf and drawers, round oak stand, two painted stands, sets of fireirons, one dozen rush-seated chairs, painted table with leaf, swing glass, barometer, chimney ornaments, oak linen chest, oak desk and drawers, elbow chair, sets of bedsteads, iron candlesticks, steelyards, lever and screw presses, cheese tub, vats, milk cans and pans, two boilers, rain tub, churn, steans, &c., &c.

Sale to commence at Twelve o'clock.

Northwich Guardian 19th Dec 1868

Philip died in 1867 and left his leasehold tenement to his son Thomas with everything else to be sold and split equally between his children being four daughters and 2 sons.



Warmingham Burial Register 1868

His eldest son James had died in 1843 aged 27 and his name is recorded on the gravestone at Warmingham Church along with Philip and Ann. His death must have caused great pain to the family.

The farm sale after Philip's death give a good indication of the activities that he undertook in what would today be considered a smallholding

Thomas stayed at Red Lane for a further 6 years until his mother died and at that point moved to Marsh Green Farm in Bradwell on the Latham estate, at 175 acres a much bigger enterprise than he held in Elton.

1868. Marriage solemnized at <i>Elworth Church</i> in the Parish of <i>Elworth</i> in the County of <i>Chester</i>								
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.
146	Sept 1	Thomas Arden Emma Field	full a minor	Bachelor Spinster	Farmer —	Elworth Sandbach	Philip Arden George Field	Farmer Cabinet-Maker
Married in the <i>Parish Church</i> according to the Rites and Ceremonies of the Established Church, by <i>Licence</i> by me, <i>Francis R. Bryan</i>								
This Marriage was solemnized between us <i>Thomas Arden</i> <i>Emma Field</i>			in the Presence of us, <i>George Statham</i> <i>Thomas Statham</i>					

Elworth St Peter Marriages 1868

1871 England Census for Thomas Arden

Cheshire > Elton > ALL > 18

Thomas Arden	Head	Mar	37		Farmer (of 18 acres) employing 1 laborer
Emma do	Wife	Mar			Surveyor and Collector of Rates
Emma do	Wife	Mar		22	Farmer's wife
Philip do	Son		19 mo		
Henry do	Son		2 mo		
Ann do	Mother	W		82	Unmarried
Harriet Moston	Serv	Unm		14	General Servant
Levi Redderage	Serv	Unm		15	Farm Servant

National Archives 1871 census

After Thomas moved away, he (or his family) retained the original property that his father had lived in until 1883. This was a time where traditional lifehold rents were being phased out and at the time he came to an agreement with Lord Crewe and sold his interest in the property back to the estate for the sum of £20.

Lord Crewe then re-let the property to James Moston (the sitting tenant) a foreman at the nearby Bone Works at Rookery Bridge.

82 A Piece of Waste ground inclosed from the Green Lane and a cottage erected thereon and a small Inclosure.	1	Philip Arden's Reps.
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16 Cottage and garden, late in Lease to Philip Arden's Reps:	1	James Moston	5
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Crewe Estate Annual Accounts 1885-86 ref DCR-59-5-121

1881 England Census for James Moston

Cheshire > Elton > ALL > District 18

James Moston	Head	Mar	55		Farmer at Bone Works	do	do
Mary do	Wife	Mar	44			do	Moston
John do			16		Laborer do	do	Elton
Mrs do			12		Widow's boy	do	do
Harriett do			9		Servant	do	do
Sarah do			6		do	do	do
James do			2			do	do

1891 England Census for Jas Mostow

Cheshire > Elton > ALL > District 18

Jas Mostow	Head	M	62		Farmer Bone Works	do	Elton
Mrs do	Wife	M	57			do	do
John do	Son	S	24		Laborer do	do	do
Mrs do	do	S	18		Servant	do	do

1901 England Census for Thos Moston

Cheshire > Elton > Sandbach > District 18

Red Lane	1							
4	Mary Moston	Head	M	68				
	John do	Son	S	33				Bone Mill Rookery
	Sarah do	Daughter	S	26				
	Mary do	Niece		2				

National Archives 1891 census

1911 England Census for Mary Moston

Cheshire > Elton > ALL > 18

Name	Relation	Age of Males	Age of Female	Marital Status	Years Married	Live Births	Childr Living	Decea Childre	Occupation	Industry	Em S
Mary Moston			77	Widow					361 Pensioner		
Thomas Moston	Son	43		Single					general Labourer	794 Bone Mill	
John Moston	Son	45		married					general Labourer	1 do do	

National Archives 1891 census

Although James Moston he died in 1896, his wife Mary continued to live at the property until she died during the war years. After her death, the property was let out to the Bone Mill at Rookery Bridge presumably to home one of its managers. It was let at a rate of 3 shillings and sixpence per week from Lady Day 1917, clearly a short term ad hoc arrangement as all parties knew the property was due to be sold. As well as arrears on the property, Thomas Vickers who owned the bone mill was also £315 in arrears on the mill's rent against an annual rent of £200

Tenant's Name	T.R.C. Apportioned	Arrears remaining due at Michaelmas 1917	Year's Rent due Lady Day 1918
The Manchester Chemical Co's late Mary Moston		15 31.	8 4 6

Crewe Estate Annual Accounts DCR 59-5-154 1917-18

From the auction description, this would have been a tiny cottage though I assume the addition of an additional bedroom in the second auction (after the cottage failed to sell first time round) is an error.

LOT 115
Coloured Brown on Plan No. 3.

Valuable Cottage and Garden

As held by Mrs. Mary Moston, situate in Red Lane, Elton,
And being No. 194 Ordnance Survey.

The HOUSE contains Parlour, Kitchen, Wash-house, Pantry, and 2 Bedrooms. There is also a Stable for one Horse.

Crewe Estate Sale 1915

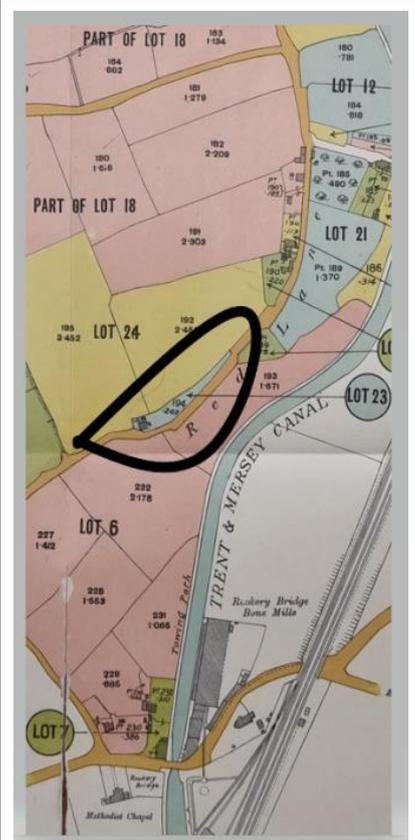
LOT 23
Coloured Blue on Plan No. 2.

Valuable Cottage and Garden

As let to the Manchester Chemical Co. Ltd., situate in Red Lane, Elton,
And being No. 194 Ordnance Survey.

The HOUSE contains Parlour, Kitchen, Wash-house, Pantry and 3 Bedrooms.

Crewe Estate Sale 1918



Chronological list of Owners and Occupiers

Year	Source	First Name	Surname	Lived	Age	Years at		Rent	Occupation	Status	Other
						Property	Acres				
1721	Crewe Estate	John	Lightfoot	-1728				5s		Tenant	Lifehold 03/08/1720
1734	Crewe Estate	Thomas	Lightfoot	1690-1759	44			5s		Tenant	Son of John Lightfoot
1758	Crewe Estate	Joseph	Lightfoot	1689-1764	69					Tenant	Son of John Lightfoot
1766	Wyatt Survey	John	Lloyd	1725-1817	41	51	2	2s 6d	Brickmaker	Tenant	Lifehold 22/05/1766
1785	Crewe Estate	John	Lloyd	1725-1817	60				Brickmaker	Tenant	
1817	Crewe Estate	Philip	Arden	1787-1867	53	c47			Farmer & Surveyor	Tenant	Undertenant to James Lloyd
1840	Tithe	Hungerford	Crewe	1812-1894	28				Gentleman	Owner	
1840	Tithe	Philip	Arden	1787-1867	53				Farmer & Surveyor	Tenant	
1841	Census	Philip	Arden	1787-1867	54				Farmer & Surveyor	Tenant	
1850	Census	Philip	Arden	1787-1867	63		10.5	£13-1-3	Farmer & Surveyor	Tenant	
1851	Census	Philip	Arden	1787-1867	64				Farmer & Surveyor	Tenant	
1861	Census	Philip	Arden	1787-1867	74		18		Farmer & Surveyor	Tenant	
1862	Crewe Estate	Philip	Arden	1787-1867	75		18	£33-1-3	Farmer & Surveyor	Tenant	
1871	Census	Thomas	Arden	1834-1901	37	c39	18		Farmer	Tenant	Son of Phillip
1881	Census	James	Moston	1823-1898	58	c25	0.5		Rookery Bone Works	Tenant	
1885	Crewe Estate	James	Moston	1823-1898	62			£5	Rookery Bone Works	Tenant	
1891	Census	James	Moston	1823-1898	68				Rookery Bone Works	Tenant	
1901	Census	Mary	Moston	1834-1916	67	c40				Tenant	Wife of James
1911	Census	Mary	Moston	1834-1916	77					Tenant	
1915	Crewe Sale	Mary	Moston	1834-1916	81					Tenant	
1917	Crewe Estate	Manchester	Chemical Co	n/a		n/a		3/6 pw	Rookery Bone Mill	Tenant	
1918	Crewe Sale	Francis J	Poole	1867-1940	48	n/a			Solicitor	Owner	

Tithe Map Apportionments 1840

Township ▲	Parish ⇅	Plot ⇅	Landowner(s) ⇅	Occupier(s) ⇅	Plot Name ⇅	Land Use ⇅	Acres ⇅	Roods ⇅	Perches ⇅
Elton	Warmingham	164	Lord Crewe	Philip Arden	Moss Piece		1	0	23
Elton	Warmingham	165	Lord Crewe	Philip Arden	Moss Piece		0	3	34
Elton	Warmingham	166	Lord Crewe	Philip Arden	Moss Piece		0	2	18
Elton	Warmingham	167	Lord Crewe	Philip Arden	Moss Piece		0	3	5
Elton	Warmingham	168	Lord Crewe	Philip Arden	Moss Piece		1	2	0
Elton	Warmingham	169	Lord Crewe	Philip Arden	Moss Piece		0	2	0
Elton	Warmingham	170	Lord Crewe	Philip Arden	Moss Piece		0	2	26
Elton	Warmingham	201	Lord Crewe	Philip Arden	Cottage and Inclosure		0	1	0
Elton	Warmingham	206	Lord Crewe	Philip Arden	Garden and Building		0	1	11
Elton	Warmingham	207	Lord Crewe	Philip Arden	Croft		0	1	37