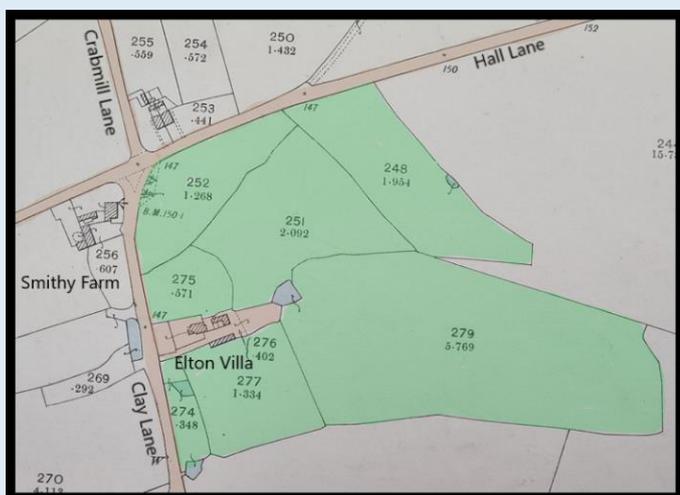


VICTORIAN HISTORY OF MOSTON



| | |
|--------------------------|-------------------------------|
| Title | Elton Villa, Clay Lane. Elton |
| Type | Semi Detached Cottage |
| Date Produced | 20 th October 2023 |
| Internal Reference | E10P |
| 1840 Owner | Lord Crewe |
| 1840 Occupier | William Hulme |
| Tithe Map Apportionments | 240, 241, 272, 280-286 |
| 1840 Area | 23 Acres |

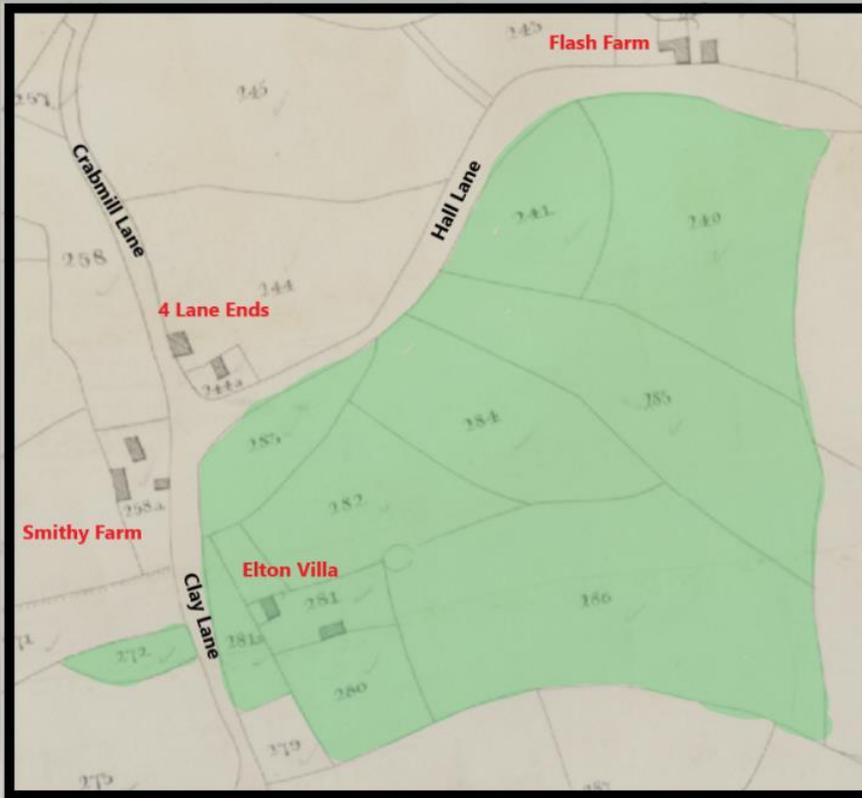


Elton Villa 1898 OS Map



Elton Villa 2023





In 1840, Elton Villa was a reasonably sized farm of 23 acres on the Crewe estate under the occupation of William Hulme

With the exception of the small "butt" on the other side of the road, the land was in its entirety nicely enclosed by Hall Lane and Clay Lane.

The land opposite Flash Farm (Plot 240) would at one stage (as its field name confirms) have been used for making bricks.

Other fields take the name "roundabout" which probably refers to the adjacent road setup before Hall Lane was extended up to the Crewe Road making the crossroads.

1840 Tithe Map Elton Villa and Surrounding Area

By the time William Hulme moved to Elton Villa, he was already coming to the end of his 19 year lease which he had signed jointly with Matthew Hassall of Flash Farm.

William had married Ann Hassall in 1809, with Matthew being his Father in Law. By the time of the 1841 census, William appears to have moved out, his wife having died in 1838. In the 1851 census, he was recorded as a lodger in Warmingham.

| Elton | | Lordship | |
|----------|--|----------|--------------------------|
| Tenants. | | Quantity | Rent |
| Wm Hulme | | 22 3 26 | 36 2 6 1944s from 1.1824 |

Elton Estate Survey 1828

| | | | |
|---------------|-------|------------------------|---------------------|
| William Hulme | Elton | February 83 | Henry J. Blackburne |
| No. 904 | | 18 th years | Rector |

Warmingham Parish Burials 1863

The Crewe Estate records show that there was considerable change at the property in the period from the time of the tithe map until the 1870s though in general it was a family property linked to the Hassall family of Flash Farm.

| | | |
|---|------|--------|
| William Nutme for late Sunderlands Tenement | 1836 | 36.2.6 |
| | 1837 | 36.2.6 |
| | 1838 | 36.2.6 |
| Samuel Lewis and William Pierpoint for... | 1839 | 36.2.6 |
| | 1840 | 36.2.6 |
| | 1841 | 36.2.6 |
| | 1842 | 36.2.6 |
| | 1843 | 36.2.6 |
| | 1844 | 36.2.6 |
| | 1845 | 36.2.6 |

Crewe Rentals 2nd Series DCR-59-2-23

| | | |
|---|------|--------|
| Sam. Lewis and William Pierpoint for late Sunderlands Tenement | 1846 | 36.2.6 |
| | 1847 | 36.2.6 |
| | 1848 | 36.2.6 |
| | 1849 | 36.2.6 |
| | 1850 | 36.2.6 |
| | 1851 | 36.2.6 |
| | 1852 | 36.2.6 |
| Wm. Pierpoint for the above except the land lit to Thomas Hassall and Hester Kettle | 1853 | 36.2.6 |
| | 1854 | 18.0.0 |
| | 1855 | 18.0.0 |
| Henry Worthen Upton for | 1856 | 18.0.0 |

Crewe Rentals 2nd Series DCR-59-2-23

The Crewe Estate records show that there was considerable change at the property in the period from the time of the tithe map until the 1870s though in general it was a family property linked to the Hassall family of Flash Farm.

In addition the land allocated to Elton Villa seemed to be changed in a regular manner. The original rent from was set at £70 to rise to £80 after 5 years but over the years it was gradually reduced as far as £18 in 1861 as a result of lands being relet to Flash and Smithy Farms.

It may well be that by this time that the rent was also reduced to reflect the sat eof the homestead which in 1874 was knocked down and a new property built.

| | | |
|--|------|---------|
| Henry Worthen Upton for late Sunderlands Tenement / except the lands lit to Thomas Hassall and Hester Kettle | 1856 | 18.0.0 |
| | 1857 | 18.0.0 |
| | 1858 | 18.0.0 |
| Peter Rashbone Singleton who married W. Upton | 1859 | 18.0.0 |
| | 1860 | 18.0.0 |
| D ^o for the above | 1861 | 18.0.0 |
| D ^o for two pieces of land part of the "Whitby" acquisition of late and disposed as above (see n ^o 26) | 1862 | 26.10.0 |
| | 1863 | 26.10.0 |
| D ^o for the above for 1864 including interest on £50 expended in draining | 1864 | 28 |
| | 1865 | 28 |
| | 1866 | 28 |
| Richard Scragg for D ^o | 1867 | 28 |
| Henry Scragg for D ^o | 1868 | 28 |
| | 1869 | 28 |
| | 1870 | 28 |
| | 1871 | 28 |
| | 1872 | 28 |
| | 1873 | 28 |

Crewe Rentals 2nd Series DCR-59-2-25

The table below looks at the names associated with the property during the above period to help to understand how they fit in.

| Year | Name | Lived | Comments |
|------|-------------------|-------------------|--|
| 1839 | Samuel Lewis | 1808 - 1853 | The son of a pauper in Moston where two of his brothers resided in the poor house. It is unclear if he lived in the property as on the 1841 census it looks like he was living on the other side of the road in the Longfold area as an agricultural labourer. In 1851 he was recorded the same at Pits Farm where he died in 1853. |
| 1839 | William Pierpoint | 1795 - 1856 | The undertenant to Matthew Hassall and the Hulme brothers. He was recorded as a farmer on both the 1841 and 1851 censuses. In the 1840's William's mother had died and in 1846, his only son, also named William died at the young age of 26. Further calamity occurred in 1852 when his farm servant died in tragic circumstances then four years later, both William and Ann his wife were buried in Warmingham 3 days apart. Whether the deaths were linked or purely coincidental is not recorded. |

1851 England Census for William Pierpoint

Cheshire > Elton > Sandbach > 13

| | | | | | |
|-------------------|------|-----|----|--------|---------------------|
| William Pierpoint | Head | Mr | 54 | Farmer | Cheshire Haslington |
| Ann Pierpoint | Wife | Mrs | 50 | | do Moston |
| Ralph Steele | Serv | U | 12 | | do Moston |

On the 16th instant an inquest was held at Elton, before Thomas Roscoe, Esq., deputy coroner, on the body of **Ralph Steele**, aged 13 years. The deceased was servant to Mr. William Pierpoint, farmer, Elton. On the Tuesday previous he was sent with some corn in a cart to a mill a short distance from home, and on the road there, was attempting to put up the prop behind the cart, when he from some unknown cause became entangled either between the prop and the body of the cart or between the prop and wheel of the cart, and was killed on the spot. Verdict—"Accidentally killed by a cart prop."

Chester Courant 22nd September 1852

| | | | |
|------|---------------------|-------------------|--|
| 1856 | Henry Worthen Upton | 1830 - 1858 | Moved in after the deaths of the Pierpoints. He was married to Mary Scragg, the daughter of Richard Scragg but was only at the property for 2 years due to his own untimely death at the age of 28 |
|------|---------------------|-------------------|--|

Macclesfield Courier and Herald - Saturday 26 June 1858

On the 11th inst. aged 28, Mr. Henry Worthington Upton, farmer, of Elton, near Sandbach. Also on the 19th inst. aged 21, the brother of the above, Mr. Thomas Worthington **Upton**, of Sale Moor.

| | | | |
|------|--------------------------|-------------------|---|
| 1859 | Peter Rathbone Singleton | 1836 - 1910 | Married the widowed Mary Scragg and stayed on for 8 years before moving to Elworth. Worked at Foden's Iron Foundry (His wife's sister married Edwin Foden) for a while and ended up as a coal merchant. |
|------|--------------------------|-------------------|---|

1861 England Census for Peter Rathbone Singleton

Cheshire > Elton > Sandbach > District 17

| | | | | | |
|--------------------------|-----------|-------|----|-----------------------|-----------------------|
| Peter Rathbone Singleton | Head | Mar | 25 | Farmer of 9 1/2 acres | Lancashire Manchester |
| Mary Singleton | Wife | Mar | 29 | Farmer's Wife | Cheshire Sandbach |
| Elizabeth Cornes | Unmarried | Widow | 60 | Retired Farmer | do Leighton |

In 1867, perhaps as a sense of duty, it was Richard Scragg, a devout Methodist who paid the rentals on Elton Villa. A year later his youngest son Henry took over the lease and was he who bought some stability to the property and not giving notice to quit until 1915 after 48 years of occupation.

| | | | | | | |
|---|-----------------|------------------------|--------|--------------------------------------|--------------------------|---------|
| Dec. 8 th 1840 No. 18. | Henry Son of | Richard and Mary | Scragg | Elton in the County of Chester | Five Weeks, Parker | William |
|---|-----------------|------------------------|--------|--------------------------------------|--------------------------|---------|

1840 Baptism of Henry Scragg Wesleyan Methodist Chapel, Elworth

| 1840 Marriage solemnized at <u>Elton</u> in the <u>Parish</u> of <u>Seabrook</u> in the County of <u>Cheshire</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. |
| 121 | February 21 | Henry Scragg | July | Bachelor | Farmer | Elton | Richard Scragg | Farmer |
| | | Anne Billington | 2 ^d | Maids | | Elworth | John Billington | Farmer |
| Married in the <u>Church</u> according to the Rites and Ceremonies of the Established Church, by <u>Licence</u> by me, <u>Arthur Jones</u> | | | | | | | | |
| This Marriage was solemnized between us, | | <u>Henry Scragg</u> <u>Anne Billington</u> | in the Presence of us, | | <u>John Billington</u> <u>John Scragg</u> <u>Elizabeth Billington</u> <u>Sophia Loden</u> | | | |

1871 England Census for Henry Scragg

Cheshire > Elton > ALL > 18

| | | | | | | |
|---------------|--------------|----------|--------|----|-------------------|----------|
| Elton College | Henry Scragg | Head | Male | 29 | Farmer (of Acres) | Elton |
| | Annie | Wife | Female | 29 | Farmer's wife | Nantwich |
| | William | Son | Male | 5 | | Elton |
| | Annie Jane | Daughter | Female | 3 | | Elton |

1891 England Census for Henry Scragg

Cheshire > Elton > ALL > District 18

| | | | | | | |
|-------------|---|--------------|----------|--------|----|-------------------|
| Elton Villa | 1 | Henry Scragg | Head | Male | 50 | Farmer |
| | | Annie | Wife | Female | 49 | Wife |
| | | William | Son | Male | 19 | Apprentice Tailor |
| | | Fred. R. | Daughter | Female | 13 | Scholar |
| | | Cicely | Daughter | Female | 8 | do |

1911 England Census for Henry Scragg

Cheshire > Elton > ALL > 18

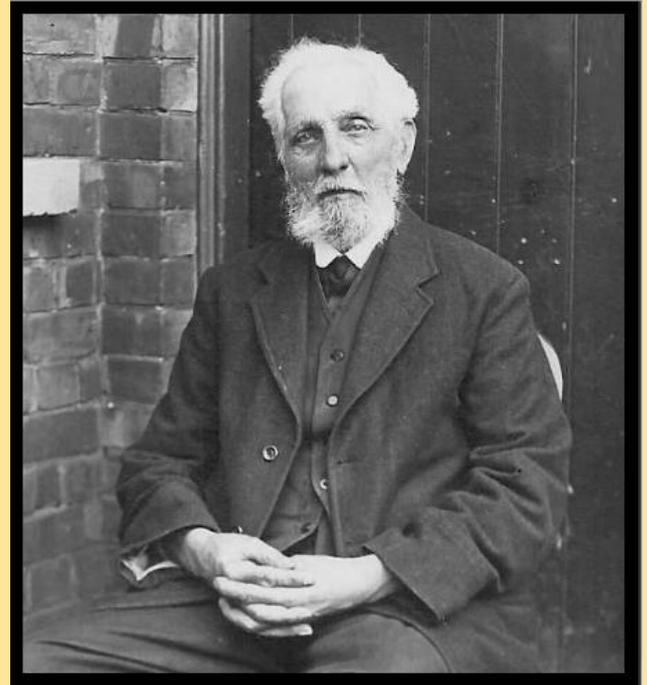
| | | | | | | | |
|-----------------------|------------|-----------|---------|----|---|---|-------------------------------------|
| Henry Scragg | Head | 70 | Married | - | - | - | Farmer (Small) |
| Annie Scragg | Wife | 70 | Married | 46 | 5 | 5 | |
| Cicely Sophia Halden | Daughter | 28 | Married | 2 | 1 | 1 | Farmer's Daughter, Dairy Work 110 |
| William Henry Halden | Son in law | 26 | Married | - | - | - | Corn & Manure Agent 49 ² |
| Eric Granville Halden | Grandson | 10 months | - | - | - | - | |

Henry Scragg (1840-1924) had married Ann Billington in 1865. Ann was the daughter of John Billington from Worleston whose brother Joseph farmed at Brook Farm next door. In 1851 there was a Jane Scragg with the Billington family of Worleston. Perhaps the families were swapping their daughters to give potential suitors to their sons?

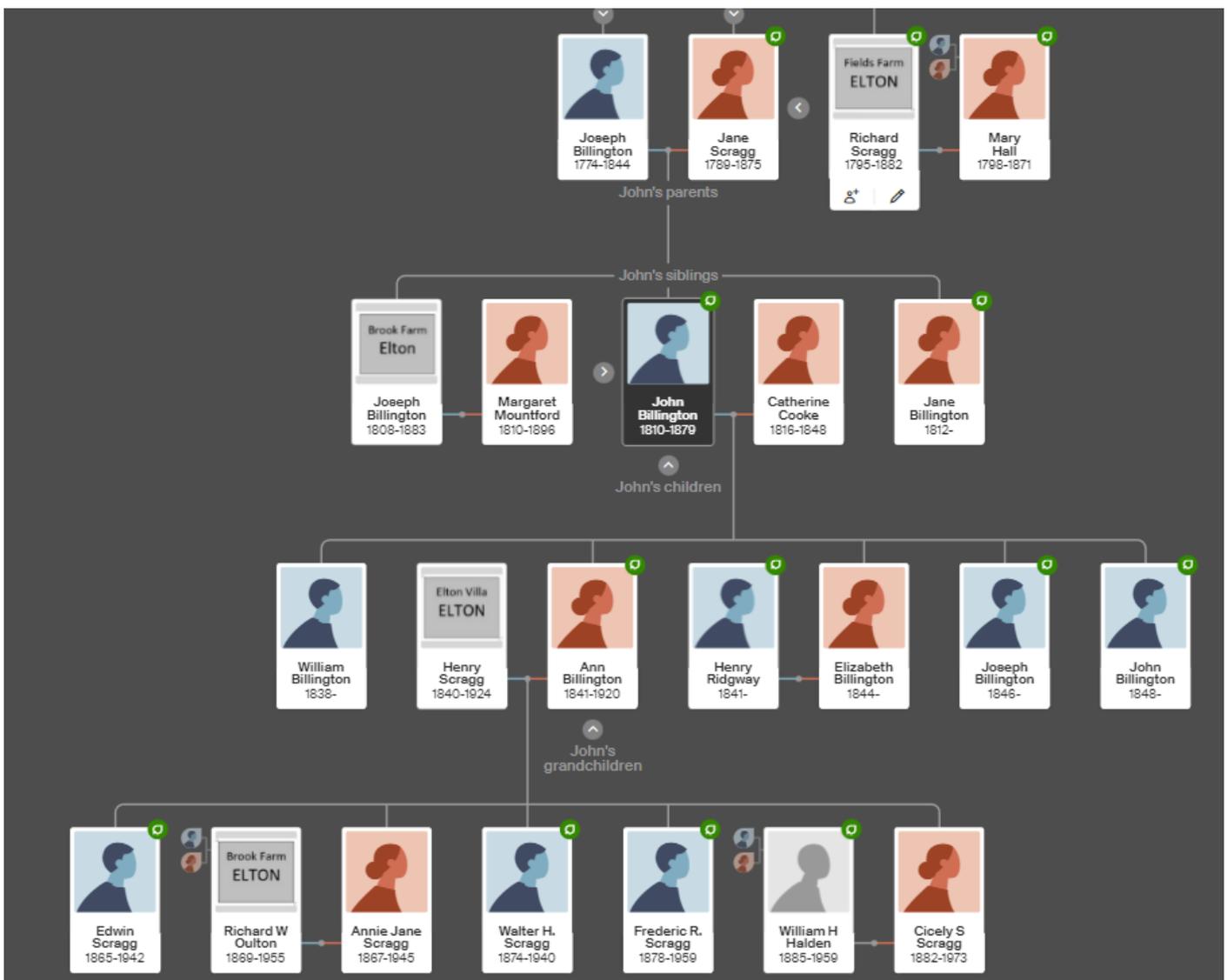
Henry and Ann were in fact 2nd cousins through the Scragg family both being descended from Richard Scragg of Wistaston

By the early 1870's Henry had 2 young children and at around this time, he took the opportunity to build a new house which would last him a lifetime.

The house has a date brick of 1874 and the distinctive Bears Paw logo and style of the Crewe estate buildings. It is surprising that rent stayed at £28pa throughout this period.



Henry Scragg in Old Age



Elton Villa 1900-1928

At the turn of the twentieth century, the incumbent farmer at Elton Villa was Henry Scragg (1840-1924). He was to stay there for a further fifteen years before he decided to leave. The trigger for his decision to move was probably threefold.

1. Lord Crewe had stated his intention to sell off the estate after the difficulties of the agricultural depression and him spending less time in Cheshire.
2. None of his three sons had shown an inclination towards farming, preferring to work in retail and on the railways. His eldest daughter Annie had married a farmer, Richard Whittaker Oulton who was at Fields Farm in Elton, so she didn't need the property.
3. By that time, Henry was 75 years old and no doubt ready for a well earned retirement. He moved to Elworth where he lived for another 9 years before he passed away.

So, with Henry Scragg declaring his lack of interest in buying the property, Elton Villa was sold with vacant possession at the sale on 28th September 1915 and was knocked down to a Herbert Pym for £800.

LOT 31
Coloured Brown on Plan No. 2.

A Valuable Small Holding

Known as
ELTON VILLA

In the occupation of Messrs. R. W. & R. Oulton, and Garden No. 274 in the occupation of Mr. Fred Cooke, situate adjoining Elton Hall Farm, a corner plot having frontage to two roads

Comprising an Area of
13 acres 2 roods 26 perches
Or thereabouts.

THE FIRST-CLASS HOUSE AND PREMISES
Contains Front Room, Kitchen, Pantry, Cellar, Wash Shed, and Coal House.

THE BUILDINGS
Contain Trap House, 2 Piggeries, Calf Cote, Barn, Shippon for 8 Cows, Two-stall Stable, and Lofts.

SCHEDULE

| No. on Ordnance Survey. | Description. | Tenant. | Acres. |
|-------------------------|-------------------|--------------------|--------|
| 276 | House and Garden. | R. W. & R. Oulton. | .409 |
| 277 | Field. | do. | 1.334 |
| 279 | do. | do. | 5.769 |
| 248 | do. | do. | 1.954 |
| 251 | do. | do. | 2.092 |
| 252 | do. | do. | 1.188 |
| 275 | Orchard. | do. | .573 |
| 274 | Garden. | F. Cooke. | .348 |
| | | Total Acres ... | 13.667 |



Lot 31.—Elton Villa, small holding, let to Messrs. R. W. and R. Oulton and F. Cooke, 13½ acres, rent £30, sold to Mr. H. Pym for £800.

Herbert Pym who purchased the property was first seen in the area in the late 1880s. He was the sister of Catherine Manning who resided at Watch Lane Farm. Catherine's husband Thomas had died in 1886 leaving her with six young children and the farm to cope with. Herbert was effectively a knight in shining armour to his sister as he took on the role of farm bailiff and no doubt acted as a surrogate father for his nephews and nieces.

1891 England Census for Herbert Pym

Cheshire > Moston > ALL > District 17

| | | | | | | | | | |
|----|-------------------|-------------------|------|----------|----|---------------|---|----|-------------|
| 34 | Watch Lane Farm 1 | Catherine Manning | Head | Wid | 36 | Farmer | X | do | Coppershall |
| | | William | do | Son | 14 | Farm Labourer | X | do | Burnbury |
| | | Thomas | do | Son | 12 | Scholar | | do | do |
| | | Hellen | do | Son | 10 | do | | do | do |
| | | Janet | do | Daughter | 8 | do | | do | do |
| | | Catharine | do | Daughter | 6 | do | | do | Modbury |
| | | Ernest | do | Son | 5 | do | | do | do |
| | | Herbert | do | Brother | 2 | Farm Bailiff | X | do | Coppershall |

Herbert married Sarah Moseley, the daughter of John Moseley of Church Farm Warmingham and for a few years he worked at Fields Farm, Moston another family property. By the time he married, both Herbert and his wife were 43 years of age and perhaps this is the reason the marriage was childless.

Not having children does ensure one thing for a hard working farmer....more money in the pocket. This perhaps along with money from the Moseley family was the reason that Herbert had the funds to purchase the property.

If the electors roll is anything to go by, Herbert never actually took up residence at Elton Villa and he moved to Willaston near Nantwich. His tenant at Elton Villa again by referring to the electors roll was Walter Pye Manning, his nephew (and perhaps a favourite nephew?) from Watch Lane Farm. By the turn of the century, Mrs Manning had four adult sons and a daughter. The next challenge would be to set them up for life as they were married. The table below summarises the position of her children.

| Name | Lived | Marrital Status | Occupation | Residence | Retired to |
|----------|-----------|-----------------|--------------------------------------|---------------------------------|------------------|
| William | 1876-1959 | Bachelor | Farmer | Watch Lane Farm, Moston | Clay Lane, Elton |
| Thomas | 1878-1968 | Married | Farmer | Briery Pool Farm, Kinderton | n/a |
| Walter | 1880-1956 | Married | Farmer then Canal Warehouse Overseer | Elton Villa, Elton | Stockport |
| Jeanette | 1882-1962 | Married | Wife Thomas Kinsey, Miller | Warmingham Corn Mill | Middlewich |
| Ethel | 1885-1942 | Married | Wife of Horace Robinson, Farmer | Lee Green Hall, Church Minshull | n/a |
| Ernest | 1886-1961 | Bachelor | Farmer | Watch Lane Farm, Moston | Clay Lane, Elton |

A handwritten 1921 census record from the National Archives. It lists three individuals: 1. Walter Pye Manning, Head, 40 years 9 months, married, Sheshire Houghton, Farmer. 2. Nellie Davenport Manning, Wife, 32 years 6 months, married, Sheshire Congleton, Home duties. 3. Joan Davenport Manning, Daughter, 5 years 2 months, both alive, Lancashire Manchester.

| No. | Name | Relationship | Age | Sex | Marital Status | County | Occupation |
|-----|--------------------------|--------------|------|-----|----------------|------------|-----------------------|
| 1 | Walter Pye Manning | Head | 40 9 | M | Married | Sheshire | Houghton Farmer |
| 2 | Nellie Davenport Manning | Wife | 32 6 | F | Married | Sheshire | Congleton Home duties |
| 3 | Joan Davenport Manning | Daughter | 5 2 | F | both alive | Lancashire | Manchester |

National Archives – 1921 census – Elton Villa

Walter had married Nellie Skerratt in the summer of 1915 so at the time of the Crewe Estate sale, they would have been looking for their first home together, so the timing of the sale couldn't have been better. By then three of his siblings had already been married into farming families. His eldest and youngest brothers William and Ernest never married and stayed at Watch Lane Farm until about 1930.

Walter stayed at Elton Villa for about 13 years and it is possible that all the salt subsidence was the indirect reason for his departure. After the death of his uncle, the property was left to Walters family and by family arrangement in 1924 Walter became the owner.

In the meantime, Elton Hall on Clay Lane was demolished after unrepairable damage due to salt subsistence in the area (A similar fate bore upon Brook Farm) and Elton Hall was left without a homestead. This was possibly the reason that in 1828, The British Soda Company Limited who already owned all the major farms in the area purchased the property off Walter Manning and it became the Homestead of and renamed as Elton Hall Farm. Was Walter made an offer he couldn't refuse?

| A 13 | | Land Registration Acts, 1925 to 1971 | | | |
|--|-----------|--------------------------------------|--|--|---|
| HM Land Registry | | | | | |
| LIST OF DOCUMENTS SENT TO H.M. LAND REGISTRY | | | | | |
| 4. | 9.1.1924 | CONVEYANCE | | | William Manning & Ors (1) Walter Pym Manning (2) |
| 5. | 18.4.1928 | CONVEYANCE | | | W. P. Manning (1) British Soda Co. Ltd. (2) |

Tithe Map Apportionments 1840

| Township | Parish | Ref | Owner | Occupier | Name | A | R | P | Total Acres |
|----------|------------|------|------------|---------------|---------------------|---|---|----|-------------|
| Elton | Warmingham | 240 | Lord Crewe | William Hulme | Brick Kiln Field | 3 | 3 | 4 | 3.8 |
| Elton | Warmingham | 241 | Lord Crewe | William Hulme | Hough Bridge | 1 | 3 | 17 | 1.9 |
| Elton | Warmingham | 272 | Lord Crewe | William Hulme | Butt | 0 | 0 | 36 | 0.2 |
| Elton | Warmingham | 280 | Lord Crewe | William Hulme | Barn Croft | 1 | 1 | 2 | 1.3 |
| Elton | Warmingham | 281 | Lord Crewe | William Hulme | House and Inclosure | 0 | 2 | 16 | 0.6 |
| Elton | Warmingham | 282 | Lord Crewe | William Hulme | Middle Roundabout | 2 | 0 | 0 | 2.0 |
| Elton | Warmingham | 283 | Lord Crewe | William Hulme | Middle Roundabout | 0 | 3 | 8 | 0.8 |
| Elton | Warmingham | 284 | Lord Crewe | William Hulme | Far Roundabout | 2 | 3 | 0 | 2.8 |
| Elton | Warmingham | 285 | Lord Crewe | William Hulme | Broom Croft | 3 | 3 | 3 | 3.8 |
| Elton | Warmingham | 286 | Lord Crewe | William Hulme | Big Field | 5 | 2 | 20 | 5.6 |
| Elton | Warmingham | 281a | Lord Crewe | William Hulme | Little Roundabout | 0 | 1 | 0 | 0.3 |

Chronological List of Owners & Occupiers

| Year | Source | First Name | Surname | Age | Lived | Years at | | Occupation | Status | Other | |
|------|--------------|-------------------|-----------|-----|-----------|----------|-------|------------|--------|--------|---|
| | | | | | | Property | Acres | | | | |
| 1840 | Tithe | Hungerford | Crewe | 38 | 1812-1894 | 0 | | Gentleman | Owner | | |
| 1840 | Tithe | William | Hulme | 51 | 1789-1863 | | 23 | Farmer | Tenant | | |
| 1841 | Census | William | Pierpoint | 46 | 1795-1856 | 17 | | £36 | Farmer | Tenant | |
| 1851 | Census | William | Pierpoint | 56 | 1795-1856 | | | | Farmer | Tenant | |
| 1856 | Crewe Estate | Henry Worthington | Upton | 26 | 1830-1858 | 2 | | £18 | Farmer | Tenant | |
| 1858 | Crewe Estate | Peter Rathbone | Singleton | 22 | 1836-1910 | | | £18 | Farmer | Tenant | Married Henry Uptons widow |
| 1861 | Census | Peter Rathbone | Singleton | 25 | 1836-1910 | 8 | 9.5 | | Farmer | Tenant | |
| 1867 | Crewe Estate | Richard | Scragg | 72 | 1795-1882 | 0 | | | Farmer | Tenant | Father in Law of Peter Singleton. Paid Rent |
| 1871 | Census | Henry | Scragg | 31 | 1840-1924 | 48 | 12 | | Farmer | Tenant | Son of Richard. Rebuilt Property 1874 |
| 1881 | Census | Henry | Scragg | 41 | 1840-1924 | | 12 | | Farmer | Tenant | |
| 1891 | Census | Henry | Scragg | 51 | 1840-1924 | | | | Farmer | Tenant | |
| 1901 | Census | Henry | Scragg | 61 | 1840-1924 | | | | Farmer | Tenant | |