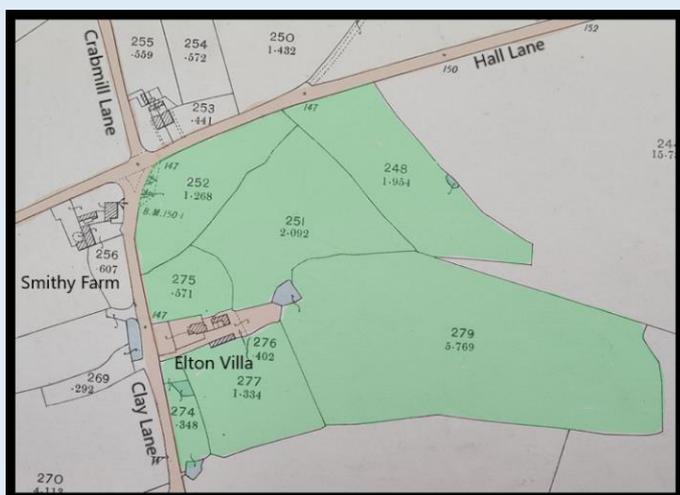


# VICTORIAN HISTORY OF MOSTON



Title	Elton Villa, Clay Lane. Elton
Type	Semi Detached Cottage
Date Produced	20 <sup>th</sup> 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

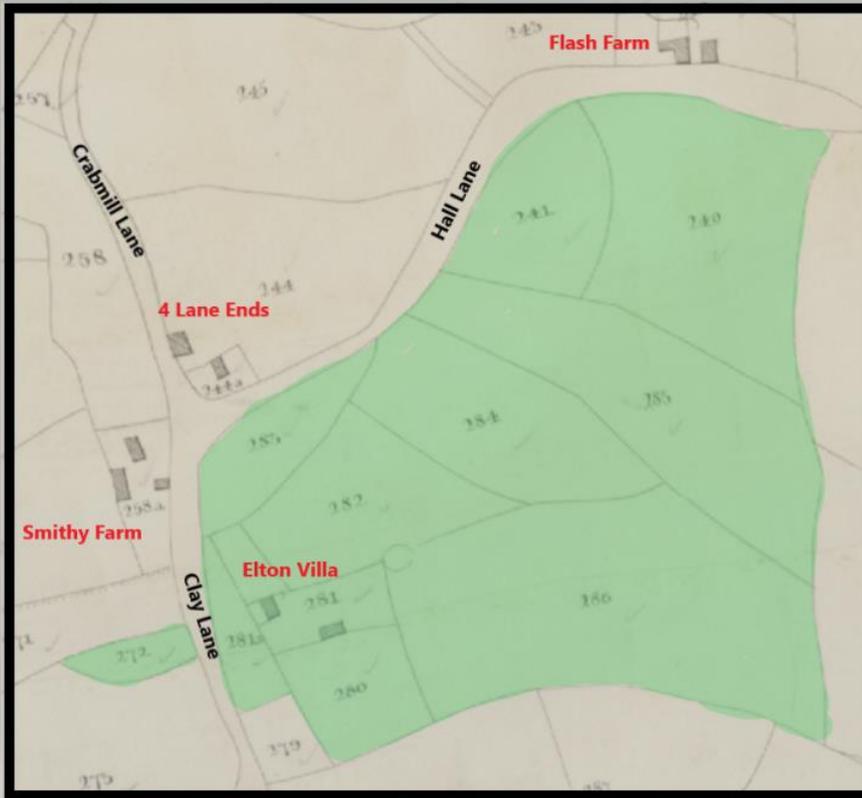


Elton Villa 1898 OS Map



Elton Villa 2023





1840 Tithe Map Elton Villa and Surrounding Area

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.

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 No. 904	Elton	February 83 18 <sup>th</sup> years	Henry J. Blackburne Rector
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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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 <sup>o</sup> for the above	1861	18.0.0
D <sup>o</sup> for two pieces of land part of the "Whitby" acquisition of late and disposed as above (see n <sup>o</sup> 26)	1862	26.10.0
	1863	26.10.0
D <sup>o</sup> for the above for 1864 including interest on £50 expended in draining	1864	28
	1865	28
	1866	28
Richard Scragg for D <sup>o</sup>	1867	28
Henry Scragg for D <sup>o</sup>	1868	28
	1869	28
	1870	28
	1871	28
	1872	28
	1873	28

Crewe Rentals 2<sup>nd</sup> 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 22<sup>nd</sup> 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
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### 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.
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### 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 <sup>th</sup> 1840 No. 18.	Henry Son of	Richard and Mary	Scragg	Elton in the County of Chester	Five Weeks, Parker	William
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### 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>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.
121	February 21	Henry Scragg	July	Bachelor	Farmer	Elton	Richard Scragg	Farmer
		Anne Billington	21	Maids		Elworth	John Billington	Farmer
Married in the <u>Church</u> according to the Rites and Ceremonies of the Established Church, by <u>License</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
	Ann Marie	Daughter	Female	3		Elton

### 1891 England Census for Henry Scragg

Cheshire > Elton > ALL > District 18

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

### 1911 England Census for Henry Scragg

Cheshire > Elton > ALL > 18

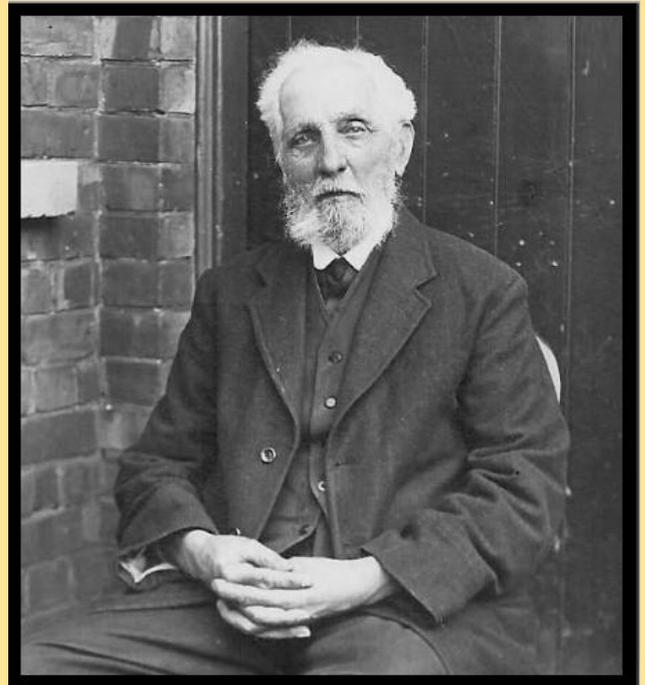
Henry Scragg	Head	70	Married	-	-	-	Farmer (Small)
Annie Scragg	Wife	70	Married	46	5	5	
Cicely Sophia Halden	Daughter	28	Married	2	1	1	Farmer's Daughter, Dairy Work 110
William Henry Halden	Son in law	26	Married	-	-	-	Corn & Manure Agent. 492
Eric Granville Halden	Grandson	10 months	-	-	-	-	

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?

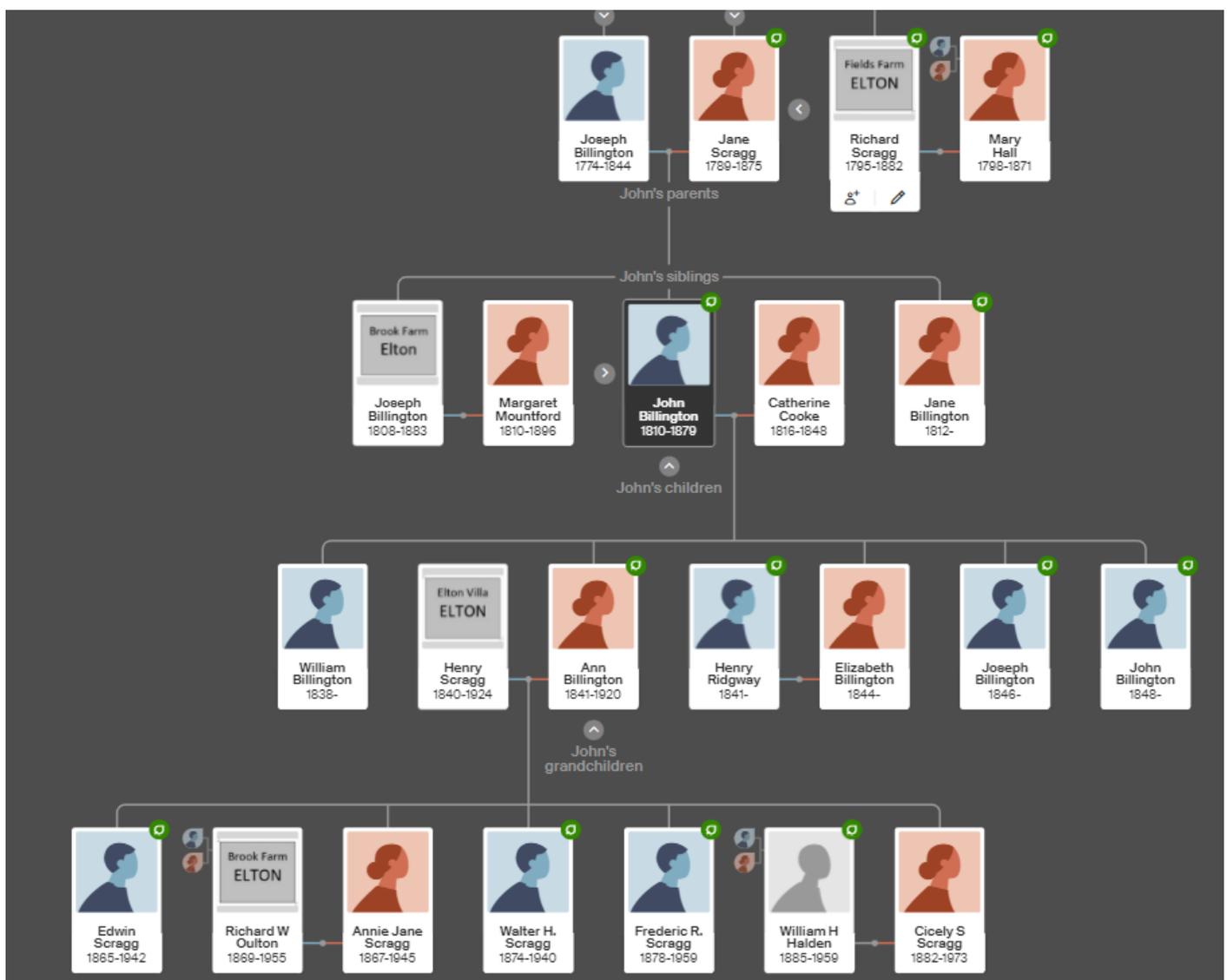
Henry and Ann were in fact 2<sup>nd</sup> cousins through the Scragg family both being descended from Richard Scragg of Wistaston

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 28<sup>th</sup> 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
		William	do	Son	10	do		do	do
		Janet	do	Daughter	8	do		do	do
		Elizabeth	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 unreparable 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	