

Additional financial information on Ann Walker senior. (1757 – October 1847)

Introduction.

From the 1760 to 1860 the Walker family was the most important landowners in Hipperholme and Lightcliffe. Their story can be read in our book *In the Shadow of Lightcliffe's Old Tower*¹ and on our website².

It was William Walker (the 4th called William) who rebuilt Crow Nest, Cliff Hill and St Matthew's old Church. Ann was one of five children. She was well provided for by both her father and her elder brother, also called William. This was not that common as many wealthy landowners did not want their estates divided. However, the Walkers could provide for the female members of the family through shares and cash. She is often known as Aunt Ann as her more famous niece was also called Ann.

There is an excellent article by Deb Woolson about Aunt Ann Walker (also referred to here as Ann Walker senior) on the *insearchofannwalker* website. <https://insearchofannwalker.com/aunt-ann-walker/>

As the article explains, Ann inherited a significant amount from her father and then from her brother when he died in 1809. She was also left a farm and land in Southowram and a mill and farm in Mixenden, part of Ovenden in Halifax. In this article, unless otherwise stated, Ann Walker senior is referred to simply as Ann.

Ann lived most of her life in Cliff Hill House in Lightcliffe. There is no indication in her niece's accounts that she paid rent and, indeed, maintenance on the house and grounds appears to have been at the younger Ann's expense.

After her death in 1847 at the age of 90, Ann's will was proved and her estate continued to be managed until 1849. This article is looking at what can be learned from the will and the accounts.

The accounts for the period of Ann's death through to 1849.³

The properties.

There are several references to Shaw Mill and Shaw Mill Farm. As these are in Mixenden it seems likely that they were settled on Ann by her brother following an earlier settlement by Ann (née Caygill) Charlesworth who left 'messuages in Mixenden and Greetland' to William Walker in 1797. A messuage is basically a piece of property and, for us, a very vague description.

There is no mention of these particular properties in the will of John Walker - younger brother of William - which suggests that he didn't inherit them from his brother. As we have an indication of ownership in the 1848/9 accounts, it is quite likely they were passed directly to Ann.

There are several references to a tenant, Abraham Berry, being paid for services at the mill. We also have references to the cost of insurance of the mill (£2 11s 4d), the poor rate and property tax levelled on the farm and repairs to the fence.

Malcolm Bull's Calderdale Companion states that Shaw Mill, Mixenden was on Straight Lane and was a C19 mill built on the site of Mixenden Fulling Mill. Its tenants had included Zaccheus Moore & Co and Abraham Berry. It was burnt down in 1926. The image is taken from Calderdale Companion. The 1850 OS map shows buildings and mill ponds in the area but no names. The only named mill in the vicinity is Jumbles.



Malcolm Bull's Calderdale Companion

Shaw Mill, Ovenden⁴

There are two notices of the mill and farm being available for let. Firstly in 1838 and then 1846. In both cases the land agent was Samuel Washington who handled the estates of Ann senior and her niece Ann (and for Anne Lister for several years). Abraham Berry is named as tenant or former tenant.

Leeds Mercury 13 January 1838

To be Let.

TO BE LET, and may be Entered to immediately, a well accustomed Commercial Inn, in One of the first Manufacturing Towns in the West Riding of Yorkshire. The Fixtures, Furniture, &c., to be taken at a fair Valuation. All Letters, addressed L. M. P. P., Post-Office, Leeds, will be attended to.

INN TO LET.—THE WHITE SWAN
INN, in the Market-Place, Leeds. Inquire of Mr. Osburn, Wine Merchant; or of Mr. Peel, the Tenant, on the Premises.
Leeds, January 10th, 1838.

TO LET, at a fair Valuation, a **BEER** HOUSE, situated in Mill Garth-street, Bottom of Lady-Lane, Leeds, known by the Name of the **BARLEY CORN INN**, and fitted up with Brewing Utensils, &c.
For further Particulars, apply on the Premises.

SHAW MILL, IN OVENDEN.—TO BE LET, and entered upon, (the LAND at Candlemas, and the MILL and FARM BUILDINGS at May Day next,) "SHAW MILL," in Ovenden, with the Farm House, Barn, and Twenty Days' Work of LAND, now or late in the Occupation of Mr. Abraham Berry.
For Rent and Particulars, inquire of Mr. SAMUEL WASHINGTON, Land Agent, Crow Nest, near Halifax.
Crow Nest, January 9th, 1838.

Bradford Observer 16 April 1846

TO BE LET, GREEN HOUSE, IN LIGHTCLIFFE,
CONSISTING of Dining, Drawing, and Breakfast Rooms; Kitchen with Lodging Rooms over; Barn, Mistal, Stable, Carriage House, Warehouse, Four Cottages, and Nine Acres of excellent GRASS LAND, now in the Occupation of Mr. Milner and his Undertenants.

Also, **SHAW MILL**, in Ovenden, with the Farm House, Barn, and Twenty Days' Work of LAND, now or late in the Occupation of Abraham Berry.

For Rent and Particulars enquire of
Mr. S. WASHINGTON,
Land Agent, &c., Crow Nest, near Halifax.
Crow Nest, April 15, 1846.

For those with an interest in the wider story, you may have noticed that the 1846 advert is also for Green House, Lightcliffe. This property was bought by the younger Ann in 1841 from Joseph Armitage. Details are in the article on the estate of the Walker sisters⁵. In due course, these buildings were bought by J J Foster of Cliffe Hill who had them demolished and the 'new' St Matthew's Church built together with the nearby terrace called Greenhouses.

The accounts also show a Benjamin Tatham paying £5 per year for the rent of Rushey Field, Shaw Mill. The amount paid is relatively low suggesting that this is a small plot. The Walkers were involved in enclosing land in various parts of the Halifax and wider area⁶. There is a plot with the name of Ann (& Mary) Walker in Ovenden. This is, perhaps, Rushey Field. Pasturage at Shaw Mill Farm cost Mr Taylor £27, indicating a considerable piece of farmland.

In these accounts, Abraham Berry is only being paid 50s per week for 'overlooking' the mill. There is no indication in these accounts of any profit from the mill itself.

Clearly the mill and farm were still in the Walker family's ownership in the late 1840s and so presumably inherited by Evan Charles Sutherland Walker in 1854. However, I have not seen when it was sold.

The Walkers had a farm and some land in Southowram. It seems that Elizabeth and her Aunt Ann owned plots here. The Cross Flatts Farm was part of Evan Charles Sutherland Walker's bankruptcy sale in 1890⁵. He would have inherited this land, through Ann junior, from her Aunt.

The accounts show Jos^h Richardson renting the land (and farm) for £37 per half year. He is also paying for the extraction of stone, at an agreed price of 4d per yard, totalling £116 in a 12-month period. Joseph Richardson is listed in Calderdale Companion as a butcher and farmer of 29 acres and employing, in 1851, 20 men as a stone merchant. There is a small sum of money being paid for change of ownership for Richardson paid to Mrs Outhwaite, Lady of the Manor of Southowram.

John Stott was paying £9 per year. It does not say for what. However, as John was a farmer renting Middle Ellistones Farm from Ann junior, it seems likely that this was a field adjoining his farm.

Luke Priestley is paying £41 for a property in Greetland. It has been difficult to pin down the location of the messuage. But this gives us a clue. In Calderdale Companions Luke Priestley is listed as a farmer, woollen weaver and hand loom weaver living at 57 Cross Hill in 1841 and 34 Cross Hill ten years later. We also know that Evan Charles Sutherland Walker sold land nearby for the building of St Thomas's, Greetland in 1861; this land, presumably, was part of Ann's inheritance.

In her will Ann passed these properties on to her niece⁷.

I Give and devise unto my said Niece Ann Walker All that my Messuage called Cross Platts situate at Southowram in the Parish of Halifax aforesaid with the Barn Buildings Land Hereditaments and appurtenances situate belonging thereto now or late in the possession or occupation of Joseph Richardson And also all my Moiety or share of and in All that Messuage Mill Closes Lands and Grounds with the appurtenances situate at Mixenden in the Parish of Halifax aforesaid in the possession of Abraham Bovey And also of and in all that Messuage Farm or Tenement with the Hereditaments and appurtenances thereto belonging situate at Cross Land Ends in Elland cum Greetland in the Parish of Halifax aforesaid in the possession of Moses Priestley And also of and in the Closes of Land and Hereditaments with the appurtenances situate in

Elland cum Greetland aforesaid in the possession of John [S-?] To hold the same with the appurtenances unto the said Ann Walker her heirs and Assigns for ever.

I think that Abraham Bovey is almost certainly Abraham Berry. John Stott was a Walker tenant in Greetland.

Other pieces of information.

In the accounts there are a number of other payments.

Funeral and related expenses: Ann was buried in a family vault under the church. Her sister, Mary, had already been interred there and her niece, Ann, was to follow.

Mourning rings £88

Brass plate £1 15s and gravestone £2 19s. Presumably the plate is that which is now stored in the church and the gravestone charge relates to the top of the vault.

The clerk and sexton were paid 15s each and the expenses of the funeral (Duncan & Sons) were £117. The service was taken by Rev William Gurney, the curate (St Matthew's, Lightcliffe was not yet a parish so did not have a vicar) whose fee was £10.

Servants shared mourning presents worth £30. There are payments made for food, some or all of which related to the funeral. Hannah Sharp was paid, for example, £1 12s for funeral cakes. As this was, in effect, the winding up of the estate there are a series of wages being paid to servants, suppliers bills being settled such as grocery and butcher and for John Washington who appears to have acted as an agent and, similarly, for Samuel Washington who was young Ann's land agent.

Legal fees: there were fees related to tax affairs and legacies.

These accounts also show the movement of funds as the estate affairs were completed. These included a legacy of £1000 to John Priestley and £1200 to Mary Rawson. Miss Horsfall was paid £1284. I don't know who she was or why she received this large sum. She is mentioned in Anne Lister's diary. There is an entry of £455 paid to Rev J Hope's probate money which I do not understand.

Residuary accounts.

Until 1894, what we know as inheritance tax was not levied on land and buildings but only on assets such as cash, shares, household goods. What we have for Ann is a statement of her residuary account for the purpose of taxation. This shows that she had £86 in cash, £24,182 in the bank, £318 assessed for furniture, plate, linen, china, books, pictures, wearing apparel, jewels and ornaments and £54 for horses and carriages. There were £640 in canal shares. A further entry is called Book and other debts set at £1372. The total came to £26,660.

Payments were then made for administration (£470), funeral expenses (£260), expenses (£51), debts on contracts (£111), pecuniary legacies (£2,200), bequest of furniture, plate, linen, china, beds and other effects to testatrix's niece Ann Walker (£323) and a few other items. The total amount subject to taxation was £23,720 19s 4d and this levelled at 3% came to £712 16s 7d.

The document was submitted by John Rawson of Brockwell in Sowerby, the Committee lawfully appointed of the estate of Ann Walker spinster (a person of unsound mind) the niece and sole surviving executrix named in the will and codicil of the said deceased. This was dated 15th July 1848.

In today's money, using 110% for inflation, this is the equivalent of £2.6 million. The legacies to John Priestley and Mary Rawson over £100,000 each.

Summary.

The young Ann Walker would receive all of this together with the properties in Mixenden, Southowram and Greetland. In due course, this passed on to Evan Charles Sutherland Walker almost in its entirety.

Sources.

¹ In the Shadow of Lightcliffe's Old Tower, Dorothy Barker and Ian Philp

² www.lightcliffechurtyard.org.uk People of Interest, Ann Walker section.

³ West Yorkshire Archives CN: 100/2

⁴ Malcolm Bull Calderdale Companion

⁵ Elizabeth and Ann Walker's Inheritance. www.lightcliffechurtyard.org.uk People of Interest, Ann Walker section. Ian Philp

⁶ WYC: 1361/1/2

⁷ Ann Walker's Last Will and Testament Borthwick Institute for Archives BIA20213143

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Ian Philp November, 2022