

A tour of Ann Walker's estate around 1845.

This will be updated as more information becomes available.

Introduction.

After John Walker's death in 1823 his son, John, would have inherited most of the estate. His daughters, Elizabeth and Ann, would have had inheritances in their own right¹. This was laid out in John's will. When their brother died intestate the sisters would have inherited the entire estate. There was an initial division of the property and this was ratified, with some changes, in the autumn of 1835. This gives a very clear idea of what the estate was made up of and which sister got which part.

Accounts for the period 1843 to 1847 produced by Samuel Washington, Ann Walker's land agent, are available and give a very detailed picture of the income and expenditure occurring on the estate. This allows us to know what Ann owned at this time. It is unlikely that any substantial property was disposed of in the period 1832 to the early-1840s with the exception – for Ann – of a property in Saddleworth. It is reasonable to assume that tracing the property detailed by Washington reflects what Ann inherited or subsequently bought.

We know in some detail what Evan Charles Sutherland Walker inherited from his parents and aunt which should give some further indication of how the inheritance was split.

The following paragraphs give detail of Ann's estate. The entries in the Washington accounts have been given more detail through Census 1841 and 1851, Land Tax, Calderdale Companions, maps and local historian knowledge.

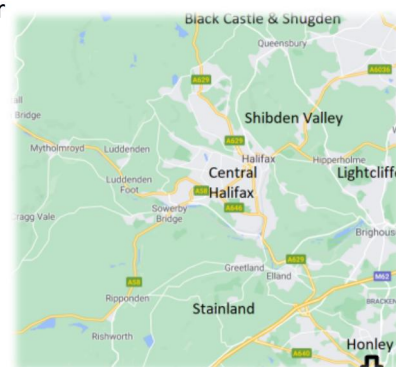
In 1854, we have the Account of the Succession to real property which calculates the tax that Evan Charles had to pay as an inheritance tax. The list of properties can be tied in accurately with Washington's accounts. The net annual value of the properties was £1773 10s.

Ann's estate was largely based around Lightcliffe and Hipperholme but there were significant holdings in four other areas, central Halifax, greater Northowram, Stainland and Honley and these will be covered first.

There were occasions when Ann (with Anne Lister and Sam Washington) visited some of her properties. Details can be found in Jill Liddington's two books, *Female Fortune* and *Good as a Marriage*. I've included brief comments regarding some of these visits but would recommend reading the books for more information. Anne Lister does comment that Ann's properties were maintained to a good standard. This would have been in contrast to the situation that had existed in her brother John's time when the whole estate was said to have been neglected.

Ann and Anne visited most of those tenants who were entitled to vote around election time - to persuade them to cast their votes in accordance with their landlord's choice. This was normal behaviour.

Beyond Lightcliffe.



The **Honley** property, consisting of two mills and land, came into the Walker family when William Walker married Elizabeth Haigh in 1708 or 1709. It lay on either side of the River Holme forming a triangle between the Holmfirth and Brockholes Roads. *Upper and Lower Banks Mills* produced a gross income of £320 per annum. There was also a plantation in Honley which is about 11 miles due south of Lightcliffe.²



CORNER OF BANK'S OLD CORN MILL. (see page 86)

The following is an entry from Anne Lister's diary for 21st August 1837.

"Alighted at Mr. John Haigh's, at Honley, at 6.50 (tenant to Ann for her Honley Mills, and to Lord Dartmouth for a profitable colliery). Drove through Huddersfield and Halifax and at home at 9.50."

The **Stainland** properties lie on the road from West Vale through Stainland to Sowood and Scammonden and about 8 miles south west of Lightcliffe. These are mainly farms with some cottages. The first is *Middle Ellistone Farm* which is accessed via Saddleworth Road. This was tenanted by John Stott and was worth £40. Somewhere close were fields rented to Benjamin Outram (£21) who lived at Upper Ellistone.



Benjamin Outram was a wealthy tenant at Upper Ellistone Farm (Ellistone Hall) and is named as such in John Walker's will. He owned a mill in Greetland and was pioneering the use of alpaca as a textile. Anne and Ann bought shawls and a cloak from him (November 1836). His family had not only wealth but status; they were allowed to be buried under the chancel of St Mary's Elland.

On several occasions, he was visited by Ann and Anne and was invited back to Shibden Hall. The eldest son, Thomas, had studied chemistry and was an engineer. As such he was consulted by Anne regarding machinery for her pit.

In 1837, Outram's mill required drainage and he negotiated with Ann for access across her land.

John Stott was a clothier and farmer.

Hard Platts Farm is to the left of the bend as the road leaves Stainland for Sowood. Joseph Naylor rented it for £60. *Beestonley Farm* is on the eponymous lane leading out of the village. It was bought by John Walker in February 1820 from Charles Rickaby. It had previously been owned by William Radcliffe^a. In 1836 it was tenanted by Charles Law, a woollen manufacturer. It was untenanted in 1845 but the land was rented out for hay at around £20. In 1838 he was late paying his rent.



There were 2 cottages at *Cordingley Green* and rental details in Washington's accounts relating to 'cottages in Stainland', presumably the same. These appear to be near to Hard Platts and could be the ones in this image.



Washington names a farm as Moor Mews but this is actually *Moor Mires* off Moor Hey



Road and was tenanted by William Hirst for £43. John Walker bought this off Charles Rickaby for £1240 in 1820^b. Interestingly the Hirst family bought the farm when Sutherland Walker sold it and remained there until 1992.

Upper Moulson Place Farm was tenanted by Levy Sykes, he also looked after a neighbouring plantation. There were a couple of cottages on site. The total rent was £43. Upper and Lower Moulson Place lie between Sowood and Scammonden. The current owners have deeds for this house going back to the period and the Walkers are not named.

However, there is an agreement between Michael Wainhouse and William Walker for the purchase of Moulson Place in 1769 for £340^c. On the enclosure map of Stainland, John Walker has land just south of Upper Moulson Place and includes Lower Moulson Place and a plantation which is mentioned in Washington's accounts. It should be noted that the Walker family were involved in the enclosure of common land near many of their properties.



Moulson Place was sold at auction in August 1863 by Evan Charles Sutherland Walker at the Bull and Dog Inn in Stainland. It was tenanted at the time by Levi Sykes and included a house, barn, mistal and several crofts of land including Laith Croft and Rushy Fields. The sale also included land at Stainland Dene allotment and a plantation. Whoever purchased the plantation had to pay for the timber valued at £163^d.

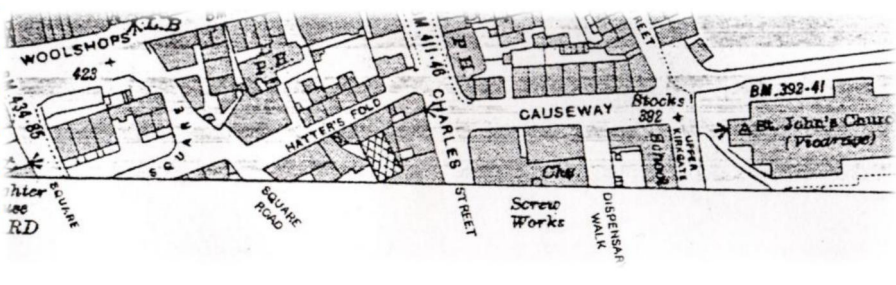
Ann and Anne visited and watched William Keighley and one other man felling trees for nearly four hours. On this occasion, Anne notes that 20 larches and 3 Scots firs were felled. These plantations were an additional source of income.

The 1835 agreement indicates that this was in the Township of Deanhead, it was a farmhouse, two cottages and 23 acres. The tenant at the time was William Scholefield (or his undertenants). Washington has an entry for *Stone Stile Dean Yard* tenanted by John Wilkinson in 1845. With a rent of £26 it was substantial. [More details are available in Research Articles 1.] Only part of a barn has survived. It is close to Scammonden Dam and some of the land may have been flooded as part of the reservoir.

Three plots in Scammonden were sold around 1868 for just over £1,000 so this piece of land was probably one of them. It is likely that this land was part of the enclosure process. There is a letter of apology to John Walker for encroachment on this land and a promise not to do it again. Quite possibly from a man who had grazed the land freely until it was 'allotted' to John Walker.

Central Halifax. Ann owned land at *Shaw Syke* which was tenanted by William Throp just before it was sold to the Lancashire and Yorkshire Railway and paid £31 per annum. Throp was a nurseryman used by Anne Lister. When the land was sold a greenhouse was specifically excluded from the sale.

Two entries are for Water Lane Mills and a house (in 1844 the tenants were Caleb Wilkinson, John & James Wood and James



Hodgson. A few years earlier it had been James Bairstow). The combined rental was £162.

The diaries mention the tenants as Bairstow, Cunliffe and Tetley. It is clear that there were many problems in running this mill including flooding.

There are then multiple entries for *Woolshops, Black Horse Inn and yard, the Square, Hatters Fold and Causeway*. This is the area covered today by the Woolshops and the land to the north of the Piece Hall. The Black Horse Inn was tenanted by John Holdsworth (£40) and two other Woolshops properties brought in £30. Anne Lister notes that a William Rawson, who had done some plastering at her Stump Cross Inn, rented one of Ann's Hatter's Fold cottage for £6 per year. In January 1846, George Casson, who lived in the Square, was paid £51 for joinery work on the Black Horse Inn and 30 other houses and cottages. Other work on these properties included stonework, smith work, plastering, papering and ovens cost £150. This tallies with these properties clustered around Woolshops and Hatters Fold. Tenants in Causeway are listed as greengrocer, wire drawer and silk twister. The total amount spent on repairs at this time was about the same as the rental income.

Initially I had assumed that Ann had inherited all of these properties. I now know that in 1835 she bought some additional properties mainly on Hatter's Fold³.

The old township of Northowram.

Ann owned property through Shibden Valley into modern Queensbury including two plantations. One is not named but may be Bouldshaw Clough and the other Washington calls *Holcans* which is probably Howcans and shown on the 1852 map as being woodlands to the west of Shibden Mill near Lee Lane.



Bouldshaw Farm was tenanted by James Sowood, a 50 year old farmer. He was paying £35. There were and are 2 Bouldshaw Farms to the west of the Brighthouse Denholmgate Road rising towards Queensbury. The one known as Higher (Upper) Bouldshaw is the one that Ann owned. It has a stone date of 1721 and was identified by the fields associated with it in the 1835 document.

Upper and Lower Hagstocks together with two cottages were farms in the Shibden Valley (James Dean and Samuel Hebblethwaite were paying £25 and £54 as rent). There was a cottage listed as *Oizel Hall* and this is likely to be at Ousel Hall on Lee Lane. The Hagstocks sold for £500 and £1460 respectively and Oizel Hall for £150 in 1890.

Henry Turner farmed at *Old Spa House Farm*. The house is partly built of brick which is unusual for this period and location. Immediately below it can be seen the *Spa House* itself. Both were sold at the auction in 1890. Washington records work being carried out at Spa House but there is only income from the farm. In the history of the Spa in the HAS transaction article on Baths in Calderdale [P Robinson, 1995], there is no mention that it was owned by the Walkers. (equally it doesn't say who did own it in 1840s.) However, in the Northowram Land Valuations of 1837, Spa House is recorded as being owned by Ann and tenanted by Abraham Wilson and in Sutherland Walker's estimates, it is *Spa Houses* in the plural. There is a comment in Anne Lister's diary about an



estimate for rebuilding a pit belonging to Ann. The Spa was developed on and off during the century including providing accommodation at the farm which explains the brick modification. The spa was insufficiently attractive to survive rivals such as Harrogate.

The farm was bought by Edwin Taylor for Samuel Webster for £750 and the Spa for £270. To find them, walk up from Shibden Mill Inn on the footpath towards Stump Cross passing *Hall Houses Farm* on the right. This belonged to Ann and the tenant in 1845 was Abraham Holdsworth.

Close by was *Shibden Mill* with some cottages. At this time, it was rented to widow Bottomley. It must have been a profitable enterprise with a total rent of £245. There was, however, a large expense in terms of a new engine for the mill. The mill had been bought in 1772 by William Walker from William Lister. By 1845 it consisted of a mill, formerly a corn mill but by then a worsted mill operated by Thomas and George Bottomley, the public house and a small coal mine. It was sold to Edwin Taylor (a surveyor acting on behalf of Samuel Green Webster the Halifax brewers) for £2000 in 1890. The amount of coal was relatively small but did produce around £20 per annum for the estate.



The small *Grasshopper Farm* too was sold to Edwin Taylor for £400. This farm appears on the 1894 OS map at the bottom of Lee Lane between Hagstocks and Shibden Mill but not on earlier maps. It is now where Holly Leigh now stands. However, a really close look at the 1848 map shows a house named *Lee Lane*. This had as its tenant in 1845 John Mann a coal miner / merchant. It seems likely that he was one of the brothers employed by Anne Lister to sink pits. Possibly Lee Lane morphed into Grasshopper Farm over the years. Ann bought it from Marion Lister in Spring 1838 for £600.

Shugden Head Farm is near Mountain in Queensbury and was tenanted by Jonas Hainsworth. The coal mine, operated by Illingworth and Spencer paid £150 in 1845 as part of their agreement which suggests that the mine was successful. *The property had been sold by Christopher Rawson to William Walker in 1768. In the 1890 sale, though described as Shibden Head Farm, presumably a printing error, was sold to Daniel Fielding of the nearby brewery at Bradshaw for £1050. The rise of the brewery is told in 'A history of Northowram Township from 1800'.



There were five entries written as *Mickleness* but this is possibly Mickle Moss or Mickle Mass. These have now been identified as fields between Old Guy Road and Roper Lane and very close to Shugden Head Farm. It was allotted to William Walker in 1779 from wasteland in what was then Northowram. Around 1840, the tenants included Isaac Tempest and Abraham Bairstow both of whom seem to have been substantial tenant farmers. Eventually the land passed through Evan Charles Sutherland Walker to the Stocks family around 1890.

Finally, again, with no definitive location were *Black Castle North and Black Castle South*. The OS map of 1854 shows two properties named Black Castle and they lie north-south. The tenants were Samuel Firth and James Priestley. We now have Black Castle South as a renovated house named Black Castle Farm and, a little higher up the hillside, a pile of stones the only remains Black Castle North. Thanks to Mike Wood of the Friends for exploring the area. These properties are about 6 miles from Lightcliffe. In John Walker's will, Swilling End, Ovenden is mentioned. This appears close to the Castles and probably refers to these two properties.

The combined gross rental income of these all of these properties was about £1,600, the equivalent of £175,00 today.

At some time in 1830s she sold a property in Saddleworth (her sister had 2 more in the area) for £2652.

In January 1838, Anne Lister records that Ann's half year rental income was £1300 with Hinscliffe's coal and Honley Mills still to come. We know the latter in 1844 was £320 per annum. This indicates a total income in that year of around £3,000.

Lightcliffe and Hipperholme.



There were 12 farms but none of them exist today. By contrast, three pubs, the *Hare and Hounds*, the *Travellers* and the *Sun Inn* are still in business, all were sold in 1867. The landlords, in 1844, were Thomas Hartley, William Berry and Stephen Schofield.



The named farms were *Langley, Lane Ends, Tanhouse, South Edge, Lower Crow Nest, Mann's, Lightcliffe, Townsend,*



Mortimer's and Lidgate. The latter had been tenanted by Lamplugh Wickham Wickham for ten years before being taken over by Samuel Washington.

The story of Lidgate (shown here from the Stray entrance) can be found in the same section of this website⁴.

The gross rental income for 1845 was around £1,100. There was no income from the largest property, Cliff Hill, as it was in family occupation but the surrounding fields were farmed bringing in some of the rental income mentioned above.

Cliff Hill was the prime house on Ann's lands though she chose to live at Lidgate before moving to Shibden Hall. The house is written with or without the 'e' at this time.



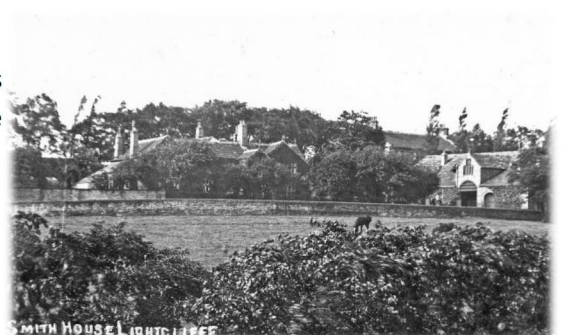
There were other houses including *Green House, Little Smith House, Tan House and Lower German House* and many cottages, gardens and agricultural land. It is difficult if not impossible to determine which cottages were which. Even combining Washington's accounts and the Census data can't refine a small property's precise location. An example would be where Ann's small school was housed. It is named as being at Knowl(e) Top, the area around the crossing of Wakefield Road, Knowle Top Road and the coach road. There are a couple of cottages and a house of the period on the corner. There was, in 1867, a farmhouse and outbuildings behind. Though Ann Lister's diary has many entries about the challenges that Ann Walker faced at the school, there's nothing precise. After all, they knew exactly where it was! It is a nice touch that the school founded by Evan Charles Sutherland Walker in the mid-1860s was 'next door'.

Expenditure.

This varied from year to year. Some large expenses would only occur every few years. The work in central Halifax would be typical of that as would the installation of a water wheel at Shibden Mill and a replacement engine (£180). However, the general running costs of her estate in 1845 were just over £500 and these included a wide range of taxes such as highways, poor rates, tithes, parish rates and a few payments to local 'lords' who were the freeholders.

Acquired properties in Lightcliffe from 1836 to 1845³.

The land where the Stoney Lane estate now stands was bought in 1836 from Sir Joseph Radcliffe. It was extensive



running down to Bradford Road from the edge of Cliff Hill. I've not found a total price but there is mention of a loan from Ann Walker senior of £2,500 and a loan taken out for £1,000. Ann is recorded as being unhappy at having to borrow money. Normally the Walkers would have bought out of revenue rather than be in need of loans.

Green House where the church now stands was purchased in 1841 for £3150. *Smith House* and *Hoyle House Farm* were bought after a protracted process for £4,180 in 1845. These purchases would have meant that Cliff Hill was surrounded by Ann's land or, to the west, Crow Nest Mansion. A small cottage on Wakefield Road was bought in 1837 from Thomas and Jane Day.

Other assets. There were shares in two canal companies, the main one being Calder and Hebble Navigation. On the debit side, there was also a loan of £8,000.

Ann was also receiving income from the Shibden Hall estate under the terms of Anne Lister's will, this may have been around £1,500 a year from Anne's death to Ann Walker's death.

Summary.

Ann could easily have had over £300,000 a year in today's money, exclusive of the Shibden Hall income. Though sad that she would not have been able to enjoy it, at least the income would have guaranteed that she would have been well looked after during her lunacy period. One of the conditions of such lunacies is that the patient was to be cared for at their normal standard of living.

Thanks to Mike Beecham, Malcolm Bull and Lightcliffe & District Historical Society for use of the black and white photos. Also to David Glover, Diane Halford, Steve Crabtree, Alexa Tansley and Dorothy Barker for answering questions.

Calderdale Companions

West Yorkshire Archives, Calderdale

Peter Marshall history leader of Honley Civic Society

Jill Liddington for her excellent books.

Calderdale Library for permission to use the photo of Cliff Hill (1867)

Ian Philp, November 2020.

Update March 2023.

There are other articles on the www.lightchurtyard.org.uk website under the People of Interest Ann Walker, family and friends.

¹Elizabeth and Ann Walker's Inheritance.

²The Walkers of Lightcliffe Honley properties.

³Ann Walker's acquisitions 1835 to 1847.

⁴Lidgate House

^a [CN:38, 1-8]

^b [CN:39/18]

^c [CN:40/23-31]

^d [CN: 40/49]

Samuel Washington was land agent/steward to the Lightcliffe estate and, subsequently, to the Shibden Hall estate as well. He was responsible for collecting the rents from tenants, managing repairs and other financial aspects. His accounts for the period 1843 to 1847 are held in the West Yorkshire Archives [CH:100/2].

A possible car tour.

It would be possible to tour much of the area covered by Ann's properties but bear in mind that some no longer exist and some are inaccessible.

Let's start at St Matthew's churchyard in Lightcliffe. Immediately opposite is the Sun Inn and the entrance to Cliffe Hill. Going along Wakefield Road towards Halifax, you'll pass the new church, then the Knowle Top area of Lightcliffe where Ann ran her school and her nephew built the primary school. (the pillars lead down the coach road to where Crow Nest mansion stood, now a golf course) Soon after, after the Tea Rooms, you'll be passing Lidgate house set, now, in the middle of housing estate.

Remember, wherever you are in Lightcliffe and Hipperholme, the majority was farmland owned by the sisters.

Keep on to the traffic lights, go through towards Halifax then turn down Tanhouse Hill to the Travellers pub (another of Ann's). If you carry on, you're into Lister lands, so turn round, go back to the main road and turn left. Keep going until the next lights, take care because you will be turning right just before Anne Lister's Stump Cross. Keep going until you see the signs for Shibden Mill Inn and drive down. Here you will find the inn and several properties that she owned including Hall Houses. (if you walk from the inn, past Hall Houses, you'll come to the spa).

Drive up Lee Lane, Hagstocks were here, and turn right at the cross road on Swales Moor Road and keep going. Turn right on the Halifax road into Queensbury but look for Roper Lane and drive along it. You'll actually pass Micklemass farmland but it is either moor land or housing now. At the junction, you'll see the Raggalds pub, turn left down Green Lane heading towards Bradshaw. There's a farm up on the hillside near the road you've just driven along – that's Sugden Head which was also a coal mining area for Ann. At the bottom of the hill, you might just see a rebuilt farm, South Black Castle. Of North Black Castle only a few stones remain.

You now need to drive to the centre of Halifax and park there. The splendid Piece Hall has two 'rooms' that were in the family though when the sisters inherited them, their worth would be much diminished. The rooms are marked on the west side top gallery. Next to the Piece Hall you'll see a sign for Square (the tourist hub is there). Ann owned property here and in Woolshops next door. The cottages, houses and the Black Horse Inn would be about where the car park now stands.

If you head towards the Minster and the station, Ann owned the land where part of the station now is. A bit farther on, though nothing to see was land that she sold in 1842 for the first station in Halifax close to the Shay football ground. Nearby is Water Lane but again her mill has not survived.

Back into the car and take the Huddersfield Road out of town. Down the hill and follow the signs for West Vale and Stainland. Once in West Vale, turn up the Saddleworth Road for half a mile. On your right, you'll see three former farms. Middle Ellistones was owned by Ann. The other two by her sister.

I'd suggest you then turn back into West Vale. You can go further on, turning on to Branch Road, then Beestonley Lane into Stainland. And hope you don't meet a car coming the other way. So, back into West Vale and turn up and through Stainland. Head for Sowood and look out for Cordingley Green and Hard Flatts on your right and then Moor Mires on your left.

We are going to miss Moulson Farm and the remains of Stone Styles at Scammonden which are isolated and out of our way. When you reach Outlane, turn towards Huddersfield.

At this point you need to decide whether you want the 24 mile round trip to see where the mills were in Honley (nothing to remains) or cut down to Brighouse. If you do decide to go out to Honley, then in to Huddersfield, follow the signs to Holmfirth. As you approach Honley you'll see that the road splits into two. The left fork is to Brockholes and the right, to Holmfirth, the river runs between the 2 roads. It is here on the river bank, between the 2 roads, that the 2 mills stood.

Now retrace your path to Huddersfield and follow the signs to Bradford. Through Brighouse to Bailiffe Bridge on the Bradford Road. Here is where those not going to Honley should aim for. At the traffic lights, turn up left towards Hipperholme and Halifax and up the hill. You are back driving – on your left hand side Ann's land purchased from Sir Joseph Radcliffe in 1836. At the top of the hill, turn along Smith House Lane and follow it down. You'll pass where Lower Crow Nest stood (there's a road named that) and then you will pass Smith House on your right. If you've got Stoney Lane, just too far. This is a very old house and was purchased together with Hoyle House in 1843.

Turn up Stoney Lane. Drive slowly past the entrance to the primary school and stop. You'll need to get out of the car and walk to the end of the school fence but before you get to the sports field. Look carefully and you'll see the stately Cliffe Hill House where Ann was born and died. You can't get closer, it is all school or private land.

Back up the road, and you are back where you started. Do park up and wander round the churchyard. You may find where Ann was buried, her parents, George Mackay Sutherland, Sam Washington, Sam Sowden and others. More information is found on 2 posts with QR codes to our website tours.

We hope that you've found your way round, seen what an extensive property empire Ann had inherited and bought and didn't get too lost.