

## 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 right<sup>1</sup>. This was laid out in John's will which is yet to be read. However, when their brother died intestate the sisters would have inherited the entire estate. The legal documents of this division either haven't survived or haven't yet been found.

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 property was disposed of in the period 1832 to the early-1840s so 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 agreement of 1835 clarifies parts of the division; as much of the property is missing, it can be assumed that the agreement was a tidying-up legal exercise.

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.

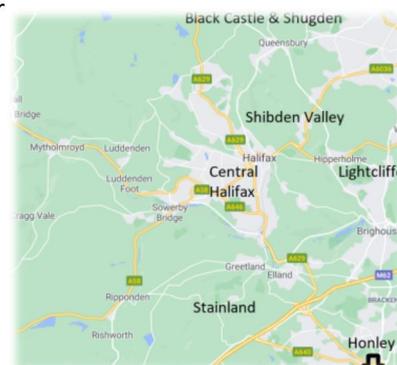
In 1854, we have the Account of the Succession to real property which calculates the tax that Evan Charles had to pay as an inheritance tax. The list of properties can be tied in accurately with Washington's accounts. The net annual value of the properties was £1773 10s.

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.<sup>2</sup>



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<sup>a</sup>. 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.



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<sup>b</sup>. 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<sup>c</sup>. 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.

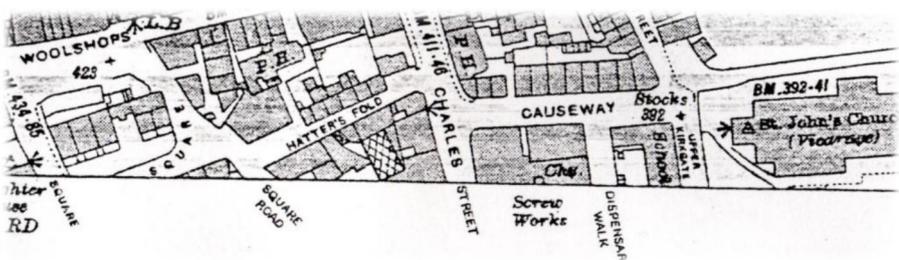
Moulson Place was sold at auction in August 1863 by Evan Charles Sutherland Walker at the Bull and Dog Inn in Stainland. It was tenanted at the time by Levi Sykes and included a house, barn, mistal and several crofts of land including Laith Croft and Rushy Fields. The sale also included land at Stainland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

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.

There is an entry for *Stone Stile Dean Yard* tenanted by John Wilkinson. With a rent of £26 it was substantial. There is a plan of land at Stone Stile which is in Scammonden and this was probably a plantation. Three plots in Scammonden were sold around 1868 so this piece of land was probably one of them.

**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 Fold<sup>3</sup>.

### The old township of Northowram.

Ann owned property through Shibden Valley into modern Queensbury including two plantations. One is not named 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. There is still a Lower Bouldshaw Farm to the west of the Brighthouse Denholmgate Road rising towards Queensbury. He was paying £35.

*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.

Henry Turner farmed at *Spa House* and Abraham Holdsworth lived at the larger property of *Hall Houses*. There was a source of coal at Spa House and the Mann brothers charged for repairing the coal pit walls.



Close by was *Shibden Mill and Shibden Mill Inn* with some cottages. At this time, it was rented to widow, Sarah Bottomley. It must have been a profitable enterprise with a total rent of £245. Ann owned the adjoining pit and drew £33 for the coal. There were, however, some large expenses in terms of a new engine for the mill.

There were five houses written as *Mickleness* but this is possibly Mickle Moss, two tenants in the 1841 census were at Ambler Thorn. *Shugden Head Farm* is near Mountain in Queensbury and was tenanted by Jonas Hainsworth. It produced, in 1845, coal to the value of £75 for half a year.



Finally, and 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.

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 website<sup>4</sup>.



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 1845<sup>3</sup>.**

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. (this is probably an indication of the amount Ann had been lending or giving to Anne since 1832.) Nonetheless the income from this newly acquired land was significant, possibly £360 per annum.



*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 which may have been taken out by Anne Lister rather than Ann herself.

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.lightchurchyard.org.uk](http://www.lightchurchyard.org.uk) website under the People of Interest Ann Walker, family and friends.

<sup>1</sup>Elizabeth and Ann Walker's Inheritance.

<sup>2</sup>The Walkers of Lightcliffe Honley properties.

<sup>3</sup>Ann Walker's acquisitions 1835 to 1847.

<sup>4</sup>Lidgate House

<sup>a</sup> [CN:38, 1-8]

<sup>b</sup> [CN:39/18]

<sup>c</sup> [CN:40/23-31]

<sup>d</sup> [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].