

Elizabeth and Ann Walker's Inheritance.

This was started off by an interest in the history of my local village shown in the detail of the Crow Nest estate sale of most of Hipperholme and Lightcliffe in 1867. It then became apparent that the Walkers of Crow Nest owned as much property outside our area as the 700 acres that were put up for sale within the locality. This is just an outline of what I've found. More will be added over time. I'm happy to receive additional information or challenges to what follows. Anyone who needs details of sources, please make contact.

What has been a pleasant surprise is how many of the houses owned by the Walker family nearly 200 years ago are still in use – though rarely in their original form of farmhouses and buildings.

An apology to anyone reading this article for its disjointed nature. It was researched and written over the past few years as the information came to hand rather than collecting all the information and then writing the article.

Introduction.

The Walkers of Crow Nest had lived in the area for more than a century when John Walker inherited the estate on the death of his older brother, William, in 1809. The family had grown into wealthy landowners through marriage settlements, purchases and textile manufacturing. John continued this tradition and also enhanced the estate through agreements reached with the Enclosure Commissioners as had their father another William Walker who died in 1786.

John's will was quite complex, planning for most eventualities and keeping the estate together. He made good provision for his wife, Mary, during her lifetime and for his daughters, Elizabeth and Ann. The bulk of the estate would go to his only son, John. He owned shares in the theatre and two rooms in the Colonnade in the Piece Hall, 98 & 118.

After John Walker's death in 1823 his son, John, inherited most of the estate. His daughters, Elizabeth and Ann, had inheritances in their own right. This was laid out in their father's will. However, when their brother died intestate in 1830 and without an heir, the sisters would have inherited the entire estate. The legal document of this division in 1831 either has not survived or has not yet been found.

When John died, his widow – Fanny – was given a 'widow's share' but none of this was in land or property.

The values of the properties would have been known by the land agent and solicitors. Presumably the sisters and Elizabeth's husband, George Mackay Sutherland, went through John Walker senior's will as the basis for the division. On this basis Crow Nest went to Elizabeth as did New House and Ann had Cliff Hill and Lidgate. Other properties would have followed along the same lines. There may well have been a further allocation done on the understanding that these would be reviewed later as, indeed, happened in 1835.

There would have been a division of cash and household goods including carriages, horses and other animals. There were shares in the local canals which continued to produce dividends during the lifetimes of the sisters. These would have begun to decline in value from 1840 with the advent of the railways – but the Walkers made money out of the sale of land for the Lancashire & Yorkshire Railway together with an enhanced value for the stone from their land used to build the railway.

John Walker's will is very detailed in terms of who gets what if someone dies early. However in terms of the properties this tends to be much vaguer. The general location is given, for example Golcar or Greetland, but the properties, except for substantial houses, are specified by the tenant at the time the will was written. And even then, this might be 'and others'. Of course, at the time, everyone who needed to know would have done so. The land agent would have known from whom he was collecting rent. It was only when the government's postal service became more extensive that many houses were numbered on named roads.

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 Ann's estate. This allows us to know what Ann owned at this time. It is unlikely that many properties were 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. But with the significant additional purchases made by Ann from 1835 to 1843 detailed later.

It has been more difficult to trace her sister's properties. There is an agreement between Elizabeth, her husband George Mackay Sutherland and Ann dated September 1835 and witnessed by Anne Lister and Robert Parker. (It was later used by Evan Charles Sutherland Walker to establish title over part of his inheritance from his parents.) This refers back to the original division of the property in 1831 but I can't quite understand its status if the original agreement was still around. However, Anne Lister's diary does refer to a problem at the signing of this agreement. Captain Sutherland refused initially to sign it as Samuel Washington had omitted a plantation at Windy End, Golcar from the schedule. Once included, the agreement was made. Looking at the Golcar list, it is unlikely that this particular piece of land produced much of an income.

In part of the agreement, Ann agreed to pay Elizabeth and her husband the sum of £521 6d to equalise the division of the properties. However, in another document set up to formalise a lease agreement between Evan Charles Sutherland Walker and two tenants in 1861 [CN:33/18] which quotes previous agreements a figure of £921 6d is quoted as being paid by George Mackay Sutherland to his sister-in-law, Ann, to equalise the division. The only explanation that I can think of is that at a later stage it was found that the division need to be rebalanced particularly with regard to rents.

The parallel 1835 agreement which identifies what Ann was to have in this later allocation of properties [CN: 24/4] has been used to clarify the subsequent entries by Washington in his accounts to the Committee in 1847.

Before these agreements were finalised, George Mackay Sutherland had requested information regarding the rental values of some of the properties. For example, Washington shows that the value of Bailey Hall Mill and Honley Mills were comparable (about £300 annual rent) [CN: 103/1, August 1831] and he produced details of incomes from Golcar. Correspondence between the Trustees and George Mackay Sutherland suggest that negotiations had not always gone smoothly. There is even a suggestion of 'double dealing' without naming anyone or providing evidence!

Elizabeth's Lightcliffe inheritance can be worked out by looking at the difference between Ann's known property in the locality as detailed by her land agent, Samuel Washington, in 1847 and the estate put up for auction in 1867 by her son, Evan Charles Sutherland Walker. Other property appears in the final public sale of Evan Charles's property in 1890. Certainly, from the 1860s, he has been preparing to sell rather than buy. Examples include the land for St Thomas's Church, Greetland and plots on what is now Knowle Top Road.

This approach largely worked. However, I've recently seen a page of estimated income written by Evan Charles early in 1860s. [CN: 99/5] It is a ledger with the first 2 columns giving the properties in the estate and their location. The 3rd column lists the tenants. The next column is property entailed on John Walker, then similarly for Ann Walker junior. Then a column indicating what he has already inherited from his mother, the next his inheritance from Ann Walker senior, his great aunt, and finally an estimate of the rental income that he was free to use. He would have to wait until he came of age before he could inherit the entailed properties. One of the benefits of having this list allows us to give a name to the public house in Lindley – The Red Lion on Zion Square.

Evan Charles estimated that he had at his disposal when this was written, £3320 per annum. There would then be £3,650 from the entailed property. In total, after taxes and running costs, around £7,000 per year. Looking at the running costs and taxes for Ann's estate suggests that he was optimistic in how little he would be paying for maintenance.

In the estimates of his estate, he states that he bought several properties in the 1850s. What is odd is that several of these were already in his possession! This casts some doubt on to his actual additions to the estate that he had inherited. There's no indication why. Perhaps it was a way of allowing him to dispose of certain properties. He had bought a number of cottages and plots of land. A couple of larger properties, Huntrock Farm off Laverock Road and German House on Wakefield Road, which I had assumed had been inherited by Elizabeth, no longer feature on her list. There were three more purchases which came as a surprise and these are dealt with later in the article.

This article concentrates on the properties. Both Elizabeth and Ann inherited cash and shares. We know that Ann had 40 shares in the Calder & Hebble Navigation (canal) Company in 1837. The share price had fallen in the years since they were bought nonetheless at a price of £432 this would have represented nearly £2 million at today's valuation. [see Research Article 1 for more details]

Ann's estate.

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, Malcolm Bull's Calderdale Companion, 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 on Ann's estate. 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, for example, central Halifax, greater Northowram, Stainland and Honley and these will be covered first.

Ann is known to have visited several of her properties together with Anne Lister. (Specific references are included in the Appendix Anne Lister Diaries.)

Beyond Lightcliffe.



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

The **Honley** property, consisting of two mills and land, came into the Walker family when a 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. A detailed story is available on the Friends of St Matthew's Churchyard (FoSMC) website. Honley is about 11 miles due south of Lightcliffe.

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. From the 1835 agreement, this looks as though it is Han Heys which is south of Upper Ellistones, across the Black Brook and next to a mill known as Outram's Mill. He negotiated with Ann Walker (with Anne Lister in attendance) to alter the water rights on the land that he rented. He was producing a textile using alpaca possibly before Titus Salt.



There are several entries in Anne Lister's diaries to visits to the tenants in this area to see timber being cut in a plantation, to canvas votes, to look at proposals for a new barn and the purchase of an alpaca shawl from Benjamin Outram.

Hard Platts Farm is to the right 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. [CN:38, 1-8]. It was untenanted in 1845 but the land was rented out for hay at around £20.



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 from Charles Rickaby for £1240 in 1820. [CN:39/18] Interestingly the Hirst family bought the farm when Sutherland Walker sold it and remained there until 1992.



Washington refers to both Moulson Place and Upper Moulson Place. Upper and *Lower Moulson Place* lie between Sowood and Scammonden. The current owners have deeds for Upper Moulson Place going back to that 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. [CN:40/23-31]. 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. and was tenanted by Levy Sykes and he also looked after a neighbouring plantation. There were a couple of cottages on site. The total rent was £43.

Moulson Place was sold at auction in August 1863 by Evan Charles Sutherland Walker at the Bull and Dog Inn in Stainland. It was still 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 also had to pay for the timber valued at £163. [CN: 40/49]

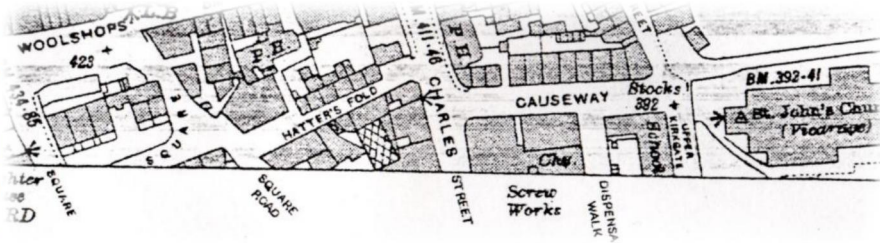
The 1835 agreement indicates that this was in the Township of Deanhead, it was a farmhouse, two cottages and 23 acres. The tenant at the time was William Scholefield (or his undertenants). Washington has an entry for *Stone Stile Dean Yard* tenanted by John Wilkinson in 1845. With a rent of £26 it was substantial. [More details are available in Research Articles 1 to be found on www.lightcliffechurchyard.org.uk.]

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. Throp was a nurseryman used by Anne Lister, his annual rent was £31. When the land was sold a greenhouse was specifically excluded from the sale.

Two entries are for *Water Lane Mills* and a house (tenants, Caleb Wilkinson, John & James Wood and James Hodgson). The combined rental was £162. 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. 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.

Ann extended her ownership in this area, see below.

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.

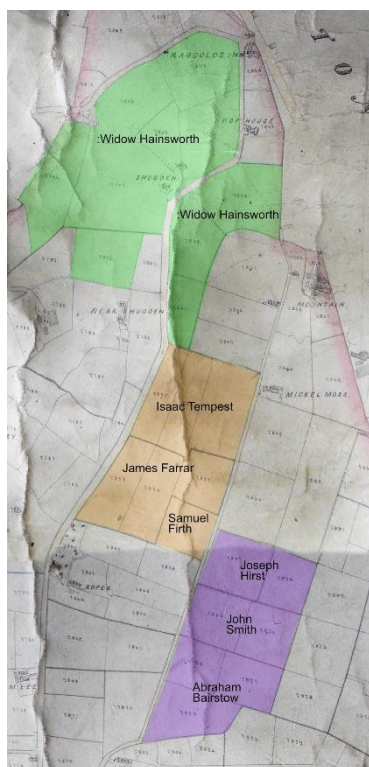


The small *Grasshopper Farm* too was sold to Edwin Taylor for £400. This farm appears on the 1894 OS map at the bottom of Lee Lane between Hagstocks and Shibden Mill but not on earlier maps. It is now where Holly Leigh now stands. However, a really close look at the 1848 map shows a house named *Lee 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 Micklemoss or Micklemass. 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.



This is an extract of the Queenshead 1837 valuation map (kindly supplied by Mike Beecham). For orientation purposes, The Raggalds pub, on the road from Queensbury to Denholme, is at the top of the map.

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.

At some time in 1830s Ann apparently sold a property in **Saddleworth** (her sister had 2 more in the area) for £2652 but I can't locate the evidence.

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' were Thomas Hartley, William Berry and Stephen Schofield.



The 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.



There was no income from the largest property, Cliffe Hill, as it was in family occupation but the surrounding fields were farmed bringing in some rental income.

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. Cliffe Hill was given by William Walker to his second son, John, in 1775. In the early 1860s, J J Foster was paying £300 for the mansion and around £70 for neighbouring land.



Strangely Evan Charles put a rental value of £300 on Cliffe Hill but only £212 on Crow Nest. He was living at the latter when writing his estimates. The value for Cliffe Hill could have been based on an actual figure being charged to Johnston Jonas Foster (or his father, John) at the time. Perhaps the value for Crow Nest was based on the rental income from Titus Salt whilst he rented it up to Ann's death when Evan Charles terminated the tenancy. Titus Salt bought it in 1867.

There were other houses including *Green House*, *Little Smith House*, *Tan House* and *Lower German House* and many cottages, gardens and agricultural land. In fact, as the plans accompanying the 1867 sale catalogue show, most of Hipperholme, Lightcliffe, Hove Edge and parts of Norwood Green belonged to the family. Some properties can easily be identified and reconciled with the records, others more difficult. An example of identification is around Lane Ends Green. Washington collects rent from tenants at Lane Ends Farm and several cottages at the bottom of Kirk Lane. These can be matched against the lots and plan



for the sale. Looking at an aerial photo of the area for 1931, these buildings clearly show up to include the cottages and old houses on the east side of Kirk Lane.

Purchases in Lightcliffe between 1835 & 1845.

There has been some surprise expressed that Ann was buying property at a time when she was under a great deal of stress and being assessed as a lunatic. Quite possibly, however, the surprise would have been if she wasn't interested in purchasing these key properties.

The Walker estate had been built up over a period of over a hundred years. The expectation of landowners was to increase the estate as suitable land became available and write wills in such a way that these estates were preserved and not split.

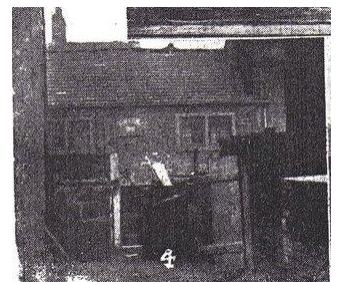
Previous research had shown that Ann owned a number of properties in central Halifax. These comprised a mixture of houses, cottages and a pub, Black Horse Inn. I had thought that included all that was accounted for in 1847 by Samuel Washington. It has been suggested that these might have been bought or acquired as a marriage arrangement from the Caygill family.

Though knowing that these properties were around the Woolshops area, I asked John Patchett, a local historian, for help in pinpointing where exactly they were. That's where an issue arose. John's plan shows the Walker ownership but not enough properties to match Washington's accounts. The discrepancy appeared to be Hatter's Fold. Around 8 properties, mainly small ones, were 'short'. John wondered if the other side of the street could have been bought. At the time of his record - late 1820s, two houses on Causeway and six on Hatter's Fold belonged to Joseph Blagbrough. Amongst these two records, there was one tenant name in common, that of Thomas W(r)igglesworth at 5 Hatter's Fold.

A search by the West Yorkshire Archives, Deeds Registry, showed that Ann had bought property on the other side of Hatter's Fold to her own from Joseph Blagbrough's estate in 1835. Samuel Washington (Ann's land agent) negotiated the purchase in August for a sum of £520 with final settlement on 1st November. Anne Lister regarded the price as a piece of good luck or good management or both. In September, Ann and Anne visited one of the Hatter's Fold cottages to see if it was suitable for a potential tenant. It wasn't! On that visit, they were accompanied by George Casson. He was a joiner who had his workshop in Square, one of Ann's properties. There is evidence that Washington used him for building repairs in the area.

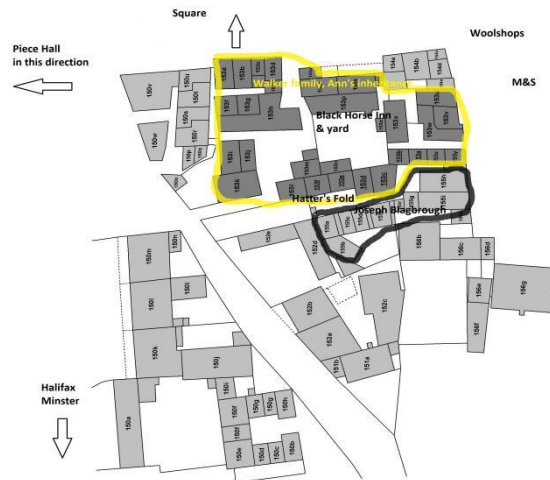
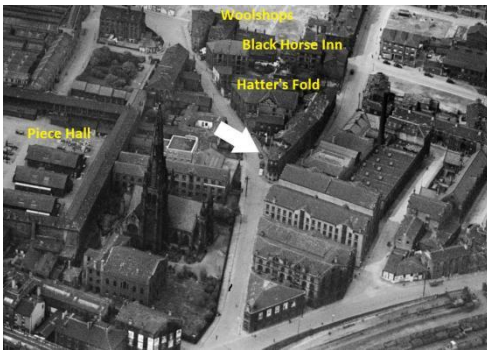
The Hatter's Fold, Square, Woolshops and Causeway properties appear to have been a real mix, some with high yields and others suggesting very small living spaces. However, the total rental income for a year was around £243. Add 2 noughts for an understatement of today's value.

Washington's accounts show, for example, major repairs to Black Horse Inn and 30 cottages in January 1846 costing about the same amount as brought in that year in rental income. John Holdsworth was the landlord of the Black Horse in the mid-1840s and was paying a rental of £40, a relatively large amount. The only image I've got, supplied by John Patchett, is of poor quality and shows only a part of the building. This was the sixth pub that Ann owned.



These properties were situated at the lower part of Woolshops. More or less where Superdrug store and the carpark is now.

An early aerial view of the area before demolition. [Halifax photos] (ignore the white arrow, it was on the image, I can't remove it.)



This group of properties were sold off around 1867 by Evan Charles Sutherland Walker for about £6,000.

When Elizabeth and Ann inherited, the estate was very large and, in particular, included the majority of the villages of Lightcliffe, Hipperholme, Hove Edge and parts of Norwood Green totalling around 700 acres.

Strangely if Ann had looked east from Cliff Hill in 1830 there was land that she didn't own between the house and other properties towards Bailiff Bridge. Looking north there was land between the house and Wakefield Road belonging to Joseph Armitage. To the south, between the house and Laverock Hall in Hove Edge, lay Smith House and Hoyle House Farm. Only looking to the west, Crow Nest Mansion, would she have seen the family's land.

This probably explains why, when these properties became available, Ann bought them.

A memorial agreement of 29th October 1836 between Sir Joseph Radcliffe and Dame Jacobina Octavia Radcliffe of Rudding Park, Harrogate and Ann Walker of Cliffe Hill, 'presently living at Shibden Hall' details an agreement on the transfer of property and land. It was witnessed by Anne Lister and a Shepley Watson. The plots are described by field name, farm homestead name and, occasionally, by the occupant at the time. There are references to a plan and the Archives have not got one. However, Anne Lister records in her diary that Samuel Washington gave the plans to Ann at Cliff Hill at the end of November.

Ann's nephew and heir, Evan Charles Sutherland Walker, put his lands in Lightcliffe up for sale in 1867. By reference to the auction plan and the catalogue, the plots can be reasonably safely identified. It does seem that some named plots must include smaller contiguous plots as the areas stated in this deed tend to be larger than the same named plot on the sale document. It makes sense as it is a large block being sold rather than a bit here and a bit there. In the 1850 O.S. map the land is divided into a few large plots comparable with the deeds. Local knowledge must have played a big part in the agreement.

My original thought had been that Ann was buying what is now the Stoney Lane estate in Lightcliffe. The purchase appears to have been more extensive taking in almost everything from Stoney Lane down to the Bradford Road and slightly beyond.

Examples include Little Smith House in the occupation of Jonas Brook (Samuel Washington collected £42 per annum rent from him); the homestead, a croft, Upper Ing, Two Days Work, Four Days Work, Lower Ing and Workhouse and leading down to Bradford Road (both sides) including Brookroyd. [for locals, this is where B&M retail park is. You can see a path by McDonald's leading up towards Smith House Lane.] There is a reference to Brookroyd in the deeds suggesting provenance of this land came through Samuel Sunderland (and Thomas Sugden) in 1657. [see note on the Radcliffes below.]



Malcolm Bull's Calderdale Companion

Next mentioned is Lower Crow Nest Farm in the occupation of John Hirst including the homestead, fields such as Lower Spring Well, Low Wheatfield, Joan Ing, Middle Pasture, Barran Haugh, Ing and Back Laith Field. The document does caution that names of fields do change or are known locally by different names. Lower Crow Nest Farm was demolished in 1958 and stood on Smith House Lane and a road remembering it is opposite.

Then there are farms for sale which came as a surprise as I had thought that they were in the original estate inherited by Ann. The first is Mann's Farm, occupied by Jane Atkinson, the homestead, New Field, Dick (Dirk) Royd, Long Greave and garden, Six Days Work and others. Cottages to the south of Wakefield Road were included, some of which have survived.

Townend Farm was in the occupation of James Sharp and his under-tenants. It consisted of the homestead and plots called Upper & Lower Jesper Hill, Will Close, Little and Far Croft, Engine Holme and others. This farm was on the north of Wakefield Road with Till Carr Lane to the west and Holme House to the east.



This map shows the area covered by the 1836 agreement.

Mann's and Townend Farms are indicated in red.

If you travel from Bailiff Bridge towards Brighouse from the crossroads to McDonalds, the land on your left up to Clifton Beck and on your right up to Stoney Lane is the land included in this purchase. It totals over 100 acres which closely matches lot numbers 133 to 192 in the 1867 Crow Nest sale.

How was it financed? Anne Lister records that Ann Walker received confirmation of a loan of £2,500 from her aunt on 24th October 1836. There are further entries in Anne's diaries of large denomination bank notes being received and counted. The total amount paid is unclear.

Ann bought a cottage and gardens abutting her land in Lightcliffe from Thomas and Jane Day for £100 in 1837, she allowed them to live there free of charge "during the course of their natural

lives". She paid them £5 a quarter until it was paid for in 1845. It's named as a close of land called Dick Royd, which was part of Mann's Farm near to the Sun Inn.

Then, in 1841, Ann bought Green House, some adjoining land with small buildings and 2 pieces of land which joined directly to the north of Cliffe Hill house. The seller was Joseph Armitage and the price £3150. Interestingly, within the terms of the agreement, Joseph was allowed to live there as a tenant (he'd recently sold the larger property of Holme House). Almost every piece of land to the north of the house through to Norwood Green now belonged to the Walkers.

Finally, she bought, in 1843, Smith House and Hoyle House for £3750 from Charles Horncastle. Though the decision to buy made eminent sense in terms of consolidation of the estate, there were significant legal problems before the purchase was completed. Whether this was due to Ann's situation at the time is impossible to say. Almost certainly the complications would have been an added pressure on Ann and a significant responsibility for her land agent Samuel Washington. There was a delay between the agreement to buy and when the purchase was completed in July 1844 which cost an additional £395 6s 10p in interest.



William Towne Radcliffe, a lunatic, was resident in Smith House at the time of the sale (it had belonged to his parents before Horncastle inherited). He continued to live there until his death in 1862.

In financial terms it is impossible to determine whether the prices paid were value for money. The sellers would have known that Ann was keen to buy to consolidate the estate. Nor is it easy to know how they fared when subsequently sold as these purchases were offered for sale in 1867 in different lots. Nonetheless, after these purchases the Walkers owned all of the land surrounding the two main houses.

What we do know is that J Jonas Foster, having bought Cliffe Hill, also bought Green House (for £820) and the neighbouring lot for £450. He gave this land for the building of the new parish church. Green House was demolished and the Greenhouse terrace was built, dated 1868.

Hoyle House and its land became part of the Crow Nest purchase by Titus Salt. Smith House failed to reach its reserve by some distance and remained in the Sutherland Walker estate until 1890 when it was sold as part of a package to Richard Kershaw.

Other properties and assets.

All of the accounts have details about cottages, pasture lands, stone quarry land, who the tenants were and how much they paid. There is only enough detail to give a rough location. For example, Ann had stone quarries at Land Ends, Hipperholme and in Southowram.

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. (there is a ledger of Anne Lister's estate [SH2/SHE/8] and, for the year 1841, the net income after expenses shows a figure of £1485).

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.

Summary.

The rental income shown by Washington averages out around £3,000 per year. After expenses of around £500 this would give a useful income of £2,500. Using an inflation factor of 120%, Ann could easily have had £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 was that the patient was to be cared for at their normal standard of living.

Elizabeth's share.

The sources for this are primarily the 1835 agreement, the 1890 auction and, as suggested earlier, the 1867 sale less the properties known to be Ann's. What we really need is a set of accounts to match those of Ann's.

The 1835 agreement itemises 66 pieces of property including a mansion, farmhouses, public houses, cottages and crofts of land. On a good number of the properties are additional cottages so this is a significant property holding. The brief references to property in Lindley, Golcar and Greetland in other documents became easier to identify with this agreement.

The Lightcliffe properties.

The fine detail of how these were divided up between the sisters is difficult to know. Washington names the large properties but single cottages are identified only by the tenants' names though, as his records follow a geographical pattern round the village, a guess can be made. Much of the land is tied to named farms.

On this basis, Elizabeth owned Crow Nest Mansion itself, New House, land and houses around Wood Nock, the Nicholl's estate, Harley Head Farm, Sheard Green, Well Green, Laverack Hall Farm, Whinn(e)y cottage and land, Brook Royd and Upper Rooks. It seems likely that The Horseshoe public house, opposite to Lidgate, belonged to Elizabeth – it doesn't appear in Washington's accounts. This is now The Poplars on Wakefield Road.



In the 1835 agreement some Lightcliffe properties are included. There were two properties at Harley Head. A farmhouse, barn, garden and 12 acres of land tenanted by Joseph Binns and a similar plot with farmhouse and 6 acres. The tenant in 1835 is Widow Binns. In the 1867 sale the Binns family are tenants of much of the land round this part of Hove Edge, much of it beginning to be used for stone 'getting'. At least one of the farmhouses still exist and part of it, for a time, was used as the base for the township of Hipperholme-cum-Brighouse.

A further 9 acres of land on the other side of the Brighthouse Road was tenanted by Samuel Sowden. This became Tuck Royd quarry. Still at the Hove Edge end of the estate was a cottage and gardens where John Sykes was a well-known gardener. Hove Houses are shown as cottages and a shop. These were off Half House Lane in Hove Edge. The tenants were Moseys and the shop was named in the 1867 catalogue as a joiner's shop.

The final properties in this agreement were a cottage next to Sowood Farm which was the last building on St Giles Road after Hill Top and Saugh Hall, 2 cottages and a garden. This land was south of St Giles Road where Park View and Park Place now stand. In the 1867 sale the lot was still '2 cottages and a garden'.

Old Lindley and Birchencliffe.

There are six properties in this area of Huddersfield. There is an earlier plan showing properties in the area forming evidence of an encroachment dispute which involved William Walker and Joseph Radcliffe. The latter was a neighbour of the Walkers here, in Golcar, Stainland and Lightcliffe.



In Birchencliffe, a farmhouse, barn and land were tenanted by John Crossland junior. His father was the tenant of *Yew Tree*. The house is Grade II listed – 27, Yew Tree Road. Associated with the house was a 2-acre plantation.

Also in Birchencliffe was a public house, brewhouse, stables, farmhouse, barn and land tenanted by Joseph Moore. The accompanying plan indicates that it is on either side of the Halifax road to Ainley Top. On the eastern side is a piece of land which may be the site of St Philip's Church. The OS map of 1850 shows a pub, *Walker's Arms*, at the north of the plot near to Da Sandro's today.



In Lindley there was a public house, *The Red Lion*, at Zion Square, stable and land tenanted by Benjamin Milnes. It seems that the Walker family owned, at one stage, around 8 pubs.

Greetland.

We know that Elizabeth had property in this village but I'd not found any actually named. However, just to prove how useful John Walker's will could be, it names Benjamin Outram and John Stott as tenants. In the electoral registers for the 1830s onwards, Outram is living at *Upper Ellistone* and Stott at both *Middle and Lower Ellistone*. The latter is a very substantial plot with farmhouse, house and barn. As John Stott is recorded by Samuel Washington as paying rent for Middle Ellistone to Ann, then the other two houses must be part of Elizabeth's inheritance. Benjamin Outram was also paying rent to Ann for land nearby. The Ellistones properties are on the right-



hand side of Saddleworth Road heading towards Barkisland.

Other property was located in the Cross Hill area of the village and we know that Evan Charles sold land (£90) for the founding of St Thomas's parish church in 1860 in the same area.

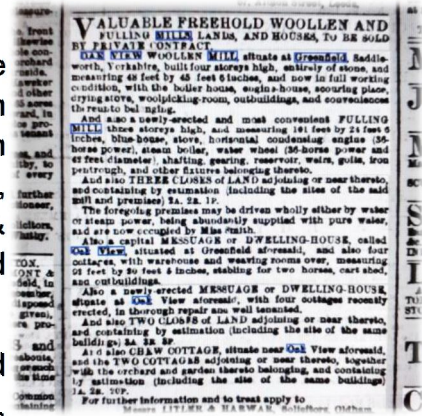


There were 20 properties or pieces of land which ECSW sold for £8929.

Saddleworth.

Two properties were owned by Elizabeth in the area and the tenants are given in the will as John Mallalieu, William Whitehead and John Dicken Whitehead. In the 1835 listing, Oak View Mills is described as house, barn, stable, mill warehouse with 7 acres of land. Ralph Radcliffe, Whitehead & brothers are the tenants. The mill was on Manchester Road, Greenfield and has recently been demolished.

In November 1869 it was advertised for sale in the Yorkshire Post and Leeds Intelligencer. It was a substantial holding. The mill was of 4 storeys, with boiler house, engine room, scouring place, wool picking room together with a newly built fulling mill. Nearby were two dwelling houses, cottages and closes of land.



The second property was Whickens Farm, a farmhouse, barn, plantation and 29 acres of land and tenanted by Thomas Garrett. The 'h' disappeared over time and the farm nestles high above Uppermill off Running Hill Gate.

Golcar.

Elizabeth inherited over 30 properties in the village of Golcar in the Colne Valley. Many of these were made up of farms together with cottages. The enclosure map for the township shows that a significant part belonged to John Walker and, interestingly, another large landowner was Sir Joseph Radcliffe who appears often as a 'neighbour' to the Walkers. [see Ann's purchase in 1836 of land in Lightcliffe]



There is a list of rents in the West Yorkshire Archive for Golcar properties for Martinmas 1843. The properties are not named but the tenants are. Where there is a match between property and name, the rent is quoted. They appear to be in the same order as in the 1835 agreement. The total for this period is £248 6s 3d. [approximately £25,000 for the half year's income when inflation is taken into account.]

There is a mansion called Westwood together with a shop, barn, 4 cottages and 18 acres of land, the tenant, Samuel Walker was paying £50 as an annual rent. We're trying to find whether he was in anyway related to John Walker. The mansion might have been on the site of the Westwood Mission.



There were a number of other farms under the name Westwood and probably are still there around High Westwood. Two more farms are listed as Upper and Lower Water Royd, probably now Watt Royd. Upper Watt Royd is still a working farm whereas Lower Watt End looks to be just storage.



Other houses and cottages are detailed around Simon Green Lane one of which may be Dyke End which was certainly a Walker property.

Other holdings were at Crimble, Euden Edge and the as-yet-unfound Bamford Hogues. Crimble was a hamlet on the edge of Slaithwaite and another farm, Wood End, is between Crimble and High Westwood. There was also a piece of land called 'the vineyard'.

Mixenden.

Ann Charlesworth (née Caygill) left messuages at Mixenden and Greetland in her will of 1797 to William Walker (John's older brother) with provision for his sisters, Mary and Ann. Though we've details of Greetland there appears to be nothing on Mixenden itself. Both John and his sister Ann (senior) had some small plots of land following the enclosures in that part of Ovenden and Ann Walker (senior) had ownership of Shaw Mill Farm and land nearby. It was immediately south of Mixenden Mill.

In **Northowram** village was Landymere Farm, barn, & 37 acres. Widow Carter. This is on the road passing Northowram Hall (surgery and housing) on the curve leading to Stump Cross.



There were further cottages just past the farm with the name, Four Lovers.

The farm and neighbouring fields became a very significant source of income as stone quarries were developed. By the mid-1860s, the tenant was Mary Hemingway and she was paying the large sum of £440.



On the boundary between what was Northowram and Clayton (now Queensbury) lay Ing(s) Head. A farmhouse, barn and 17 acres of land tenanted by Henry Gledhill. *The estate was purchased by William Walker from Joshua Dixon in 1760 for £219. This was just on the west of the Brighthouse Denholme Gate Road opposite to the golf club.



There is a further link with Hipperholme in that this land was owned in 1657 by Thomas Whiteley of Cinder Hills who

was a benefactor of the poor and named on the benefactors' board in St Matthew's Church, Lightcliffe.

A little further north, where Tesco now stands, was Hunger Hill, a farm house, barn, 3 cottages and 14 acres including Pepper Hill. *This was bought by William Walker in 1768 from William Clay of Halifax for £260. Sutherland Walker sold this and Ing Head in 1863. Just before Hunger Hills was sold it was rented to the Barker family for £40 a year. John Kelly was paying £26 for Ing Head.

Southowram.

At the time, Southowram Township included the side of Beacon Hill down to Hebble Brook. In the 1835 agreement, the map shows land near where the railway station now stands and known as Greece Fields.



Most of these properties were associated with Bailey Hall Mill, including Brookroyd. The mill had a dyehouse, an engine, warehouses, barns, gardens and land, in total over 12 acres. There were 14 associated cottages and Brookroyd had a yard, engine house and shop. The principal tenant was Matthew Patterson.

References to Bailey Hall Mill relate to a flour mill dating from 1879 presumably built on the same site after being sold by Sutherland Walker. The only entry I've found for its sale is Bailey Hall Estate, Swan Bank Colliery & Co. for £1865 around 1872. John Hargreaves in his 'A history of Halifax' has the original mill as being wool textiles which would be the Walker property.

Further up the hill was land called Pineberry Hill and is described as being on a 999-year ground lease from 1753.

The value of Elizabeth's inheritance must have been similar to that of Ann.

The 1890 sale.

The final properties were sold at auction in 1890 to clear off some of Evan Charles Sutherland's debts after he had become bankrupt. The auction was reported in the Halifax Guardian and Brighouse Echo. It was held at Davis and Shoemith's auction house on Fountain Street.

The lots include properties known to have been owned by Ann, by default the assumption is that the others belonged to Elizabeth. This now largely corresponds to Sutherland Walker's estimates.

There were three lots of land with known quantities of stone at **Southowram**, presumably around Cross Flatts. These sold for £4000. However, one of these may have been Ann's.

The *Micklemass Farm*, Northowram may have been near to the fields of the same name mentioned earlier. This 35-acre farm was a private sale.

This final auction of Evan Charles Sutherland's property, including what remained in Lightcliffe, realised £60,000 though it was used to pay off debts to Norths, solicitors, of Leeds and the Halifax and Huddersfield Union Bank which had foreclosed on his mortgage.

There is a reference in the Archives to properties that I didn't understand. In March 1866, in Chancery in a case featuring Evan Charles Sutherland Walker and his wife as plaintiffs and

William Gray, William Tudor Sutherland Walker (infant son), Edward Owen, Tudor Charles Emmet and Marion Lister as defendants, John Smith as Sutherland Walker's land agent swears that three schedules relate to properties belonging to Ann Walker and had been inherited by his employer.

The schedules cover most properties associated with Ann but include three from the Shibden Valley that don't appear on any other accounts that I have seen. They are High Sunderland, Middle High Sunderland and Black Boy. They total 121 acres. They are occupied by Halifax Industrial Society (HS), Samuel Turner (MHS) and Thomas Young, Edward Ackroyd and ECSW (BB). There is no reference to them under either Walker or Sutherland names in the Northowram Land Valuations.



William Walker bought High Sunderland from the Lister family in 1803, passed it on to his nephew William Priestley. The accepted story is that High Sunderland was inherited in 1860 by John Rawson and then went into the hands of John Whiteley Wood. In Sutherland Walker's estimate ledger he writes that he bought these three properties in 1860, naming the tenants and estimating his rental income, totalling £231. Thomas Wood was the tenant of High Sunderland in 1861, a farmer, who later became a butcher. Therefore, it seems likely that Evan Charles did own these properties, they were never owned by Ann as indicated in the Chancery case. There is some clarification at the end of this article.

Legacy

As we know, some years after inheriting from his parents and aunt, Evan Charles Sutherland Walker sold up and moved to Scotland. He failed to do due diligence on what he was buying, spent a fortune on the redevelopment of the Skibo Castle estate and litigation. By 1890 he was broke; he'd probably spent £35 million in today's money in 20 years.

All that the Walker family had accumulated over several generations had gone.

Further information.

There are more articles on the Walker estate on the Friends of St Matthew's Churchyard website. Look for 'Ann Walker, family and friends' on the People of Interest pages.

<https://www.lightcliffchurchyard.org.uk/people-of-interest> Included on the website are articles on the Honley Mills, Lidgate House and a tour round Hipperholme and Lightcliffe.

Thanks to Dorothy Barker – Friends of St Matthew's Churchyard for researching many queries.

Mike Beecham - Northowram History Society.

*John Patchett 'The origins of Queensbury' and for his detailed knowledge of central Halifax during this period.

Chris Helme

David Glover

Malcolm Bull and Lightcliffe & District Local History Society for use of the black and white photos.
Also to Jill Liddington, David Glover - Halifax Antiquarian Society,

Diane Halford & Alexa Tansley – InSearchofAnnWalker.

Calderdale Library.

Jenny Wood and Steve Crabtree at West Yorkshire Archive.

Friends of Colne Valley Museum

Peter Fox, curator, Saddleworth Museum.

Dave Lister for some images.

SW Properties. Photo, The Poplars

Ian Philp September 2021

Updated Autumn 2023

In 1803 William Walker purchased the *High Sunderland Hall* manor house from Sir Watts Horton. William gave this property, upon his death, to his nephew William Priestley 1809. William Priestley then gave the property to his nephew John Rawson of Brockwell in 1858. In 1861, by Indenture of that date, John Rawson conveyed the property to Evan Charles Sutherland-Walker, of Crow Nest (Ann Walker's heir) who sold it in 1866.

After an examination of the accounts for Ann Walker senior some clarification is possible. The Ann had inherited a mill and farm (Shaw Mill) in Mixenden which was passed on to her niece and then Evan Charles Sutherland Walker. We've not found out when the latter sold it; it didn't appear in the 1890 bankruptcy sale. She also owned Cross Platts Farm in Southowram which was developed for stone extraction. This was in the 1890 sale together with smaller parcels of land. She had inherited some property in Greetland including the site of St Thomas's church.

I had made the assumption that any property included in the Crow Nest sale of 1867 that I had not been able to identify as Ann's belonged, at inheritance, to Elizabeth. I had not thought that Evan Charles had acquired any in his own right. I had, therefore, assigned Laverack Hall and its surrounding crofts to Elizabeth. It now looks as though Evan Charles, continuing in the family tradition of buying neighbouring property had bought Laverack when it came on the market.

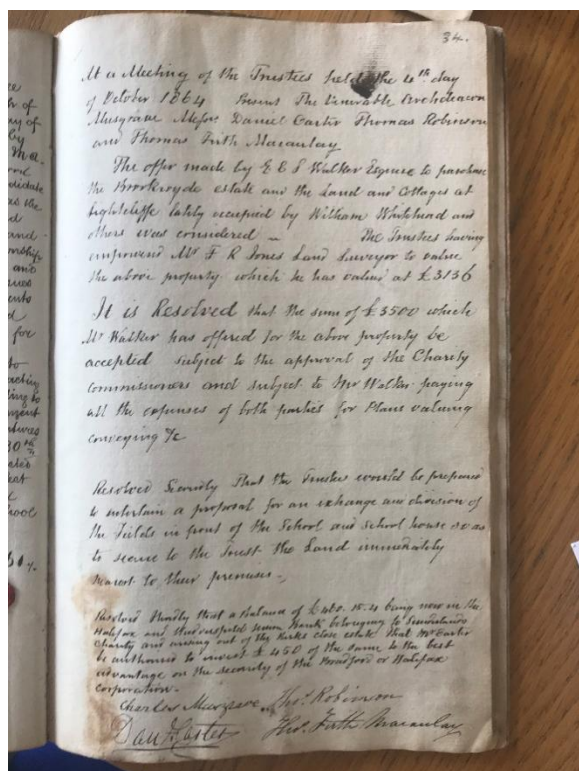
In 1863, the Trustees of the late Anne Ashworth and of her husband, the late Richard Johnson Daventry Ashworth put many properties up for sale and these included Laverack Hall. As it was included in the subsequent 1867 sale, it seems reasonable to assume that Evan Charles had bought it at this sale.

The late Mr & Mrs Ashworth were buried in the churchyard. She was the sister of Abraham Firth Macaulay and so a descendant of the Gibsons of Slead Hall and the Firths of Clough House. And so also a descendant of benefactor Michael Gibson. They owned property locally, in Golcar and Honley. The Golcar properties, in several cases, were adjacent to those owned by the Walkers.

Dorothy found this sale notice in the Huddersfield Chronicle 7th November 1863. Part of the sale was held at the Royal Hotel in Brighouse where Ann's Inquisition took place.

LAVERACK HALL.	
Lot 56—All those Three excellent Closes of Arable, Meadow, and Pasture LAND, part of the Laverack Hall Farm, in the occupation of Charles Appleyard, viz. :—	
	A. R. P.
Far Meg Royd	2 0 31
Near Meg Royd	1 1 36
Bottom Meg Royd	2 2 37
	6 1 24
Lot 57—Also, all those Two other Closes of Arable and Pasture LAND, viz. :—	
	A. R. P.
Upper Chew Ing	3 0 12
Lower Chew Ing	1 1 28
	4 2 0
Lot 58—All those Two valuable Closes of Meadow and Pasture LAND, viz. :—	
	A. R. P.
Sweet Ing	2 3 17
Lower Sour Ing.....	1 0 34
	4 0 11
Lot 59—The MESSAGE or DWELLING-HOUSE called Laverack Hall, Barn, Mistal and Stable, Carpenter and Blacksmith's Shop, Outbuildings and Yard, containing	
	A. R. P.
	0 1 5
Fore Croft	1 0 39
Back Croft.....	1 3 25
Upper Sour Ing	1 2 26
	5 0 15

In 1864 Evan Charles bought the Brookroyde estate and some property in Lightcliffe from the Trustees of Hipperholme Grammar School for £3,500. It isn't clear whether this was adjacent to property bought by Ann Walker (see above) or, more likely, Ann didn't buy the Brookroyde estate as part of the Radcliffe purchase.



Additional information.

In 1890 Evan Charles Sutherland (Walker) was forced by the bank to sell off the remains of his properties. A sale organised by Halifax solicitor, Frederick Walker, included the remnants of the Crow Nest estate but a few properties in the Shibden Valley.

Immediately prior to this sale the auctioneer put for sale, on the instructions of Norths, solicitors of Leeds, Bouldshaw Farm (£730) and Shugden Head Farm (£1050).

Edwin Taylor bought the following on behalf of Samuel Green Webster.

Upper Hagstocks Farm	£500
Oizel Hall, 2 cottages	£150
Haggerstocks Farm	£1460 this had been the home of the Stancliffe family, a note in the paper.
Grasshopper Farm	£400 this must have been Elizabeth's. Next to Lee Lane.
Shibden Mill Inn	£2000 includes Inn & farm
Hall Houses Farm	£1200
Old Spa House Farm	£750
Shibden Spa	£250 I wasn't clear which Washington referred to. It could be that Ann owned one and Elizabeth the other.

Michaelmas Farm. A private sale. This appears on the 1854 map near Mountain and had been rented out as several fields by Washington on behalf of Ann.

At Crossflatts George Farrar bought a piece of land with an expectation of 7,200 yds of stone. He paid £1250. John Crowther bought land with twice the amount of stone for £2,700.

Thomas Bentley bought part of the Waterside estate for £1030 and a Mr Denton another part for £330. A further 4 lots were withdrawn at £4,000.

Ian Philp

October 2023

There are other articles on the Walker family and, by looking through this link by name, others associated with the family including Samuel Washington and Samuel Sowden.

An account of the sales of the estate, primarily in 1867 and 1890, can be found in the article 'The Walker estate is sold' There are also articles on Ann's acquisitions and the development of the railway.

<https://www.lightcliffchurchyard.org.uk/about-churchyard/people-of-interest>

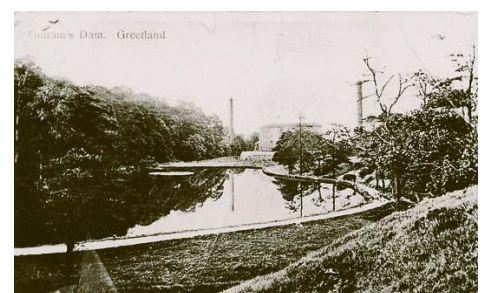
Appendix. Anne Lister Diaries.

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."

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. (*Outram's Mill, 1908*)



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.

In 1836 Beestonley Farm 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 and, later, defaulted.

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. Ann visited to ask him for his vote. Interestingly the Hirst family bought the farm when Sutherland Walker sold it and remained there until 1992.

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.

16th May 1836: with Sam W. visits Outram, Charles Law & Levi Sykes.

18th May 1836: on ponies, visits Hard Platts (Joseph Taylor), Moulson woods (William Keighley) to see plantation.

4th July 1836: Charles Law calls to pay rent.

8th August 1836: on ponies, spoke to Stott & Law on way to Moulson Place. Keighley felling trees (20 larches & 3 Scotch firs) 100 cubic foot of timber, 3³/₄ hours.

9th Nov 1836: to Outram incl son. Alpaca Mill.

3rd Feb 1837: Stainland via Ripponden. Law's new barn then Outram's mill goit.

4th August 1837: William Hirst for vote (Moor Mires)

8th June 1838: £503 rent on Shibden (too high for mill alone?)

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 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.

As Good as a Marriage. P12 details of Outram's business. Visit Wed 9th Nov 1836, p86/87.