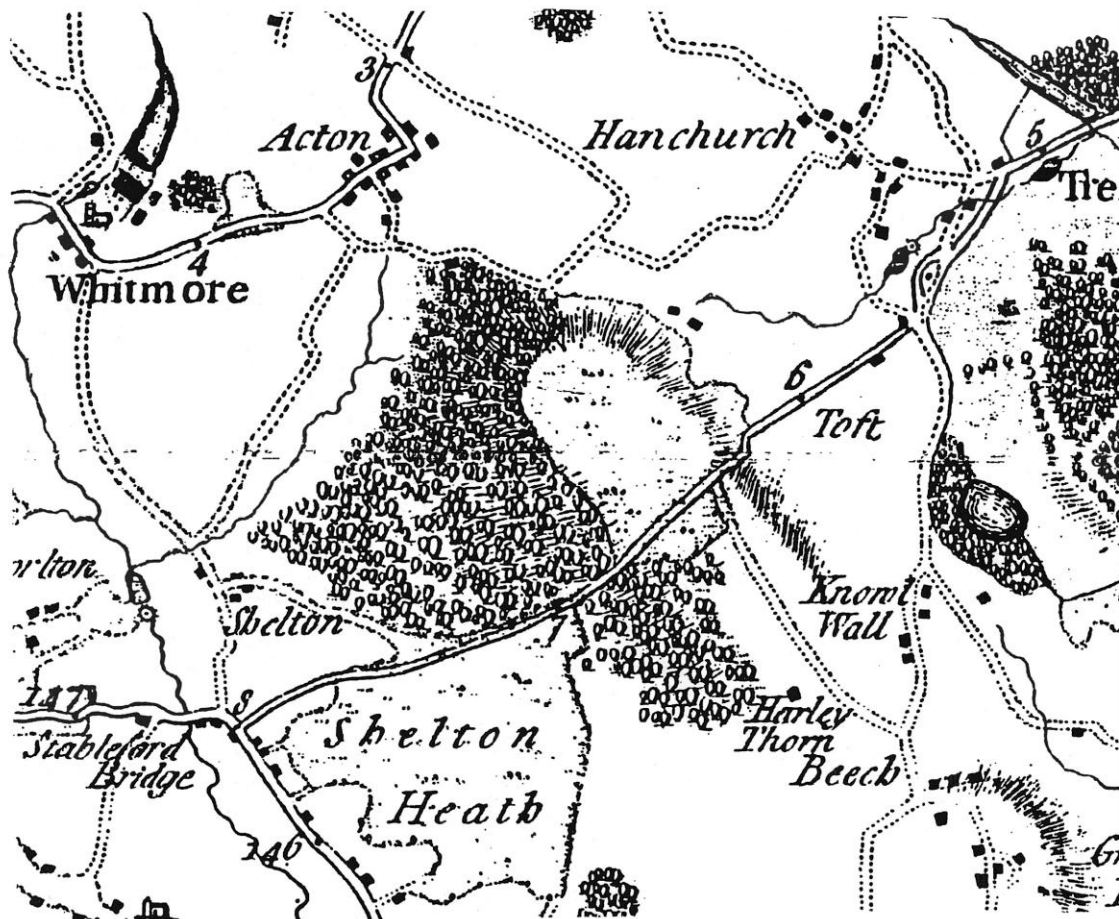


# SOCIAL HISTORY WALKS 2011

## Andrew Dobraszczyk

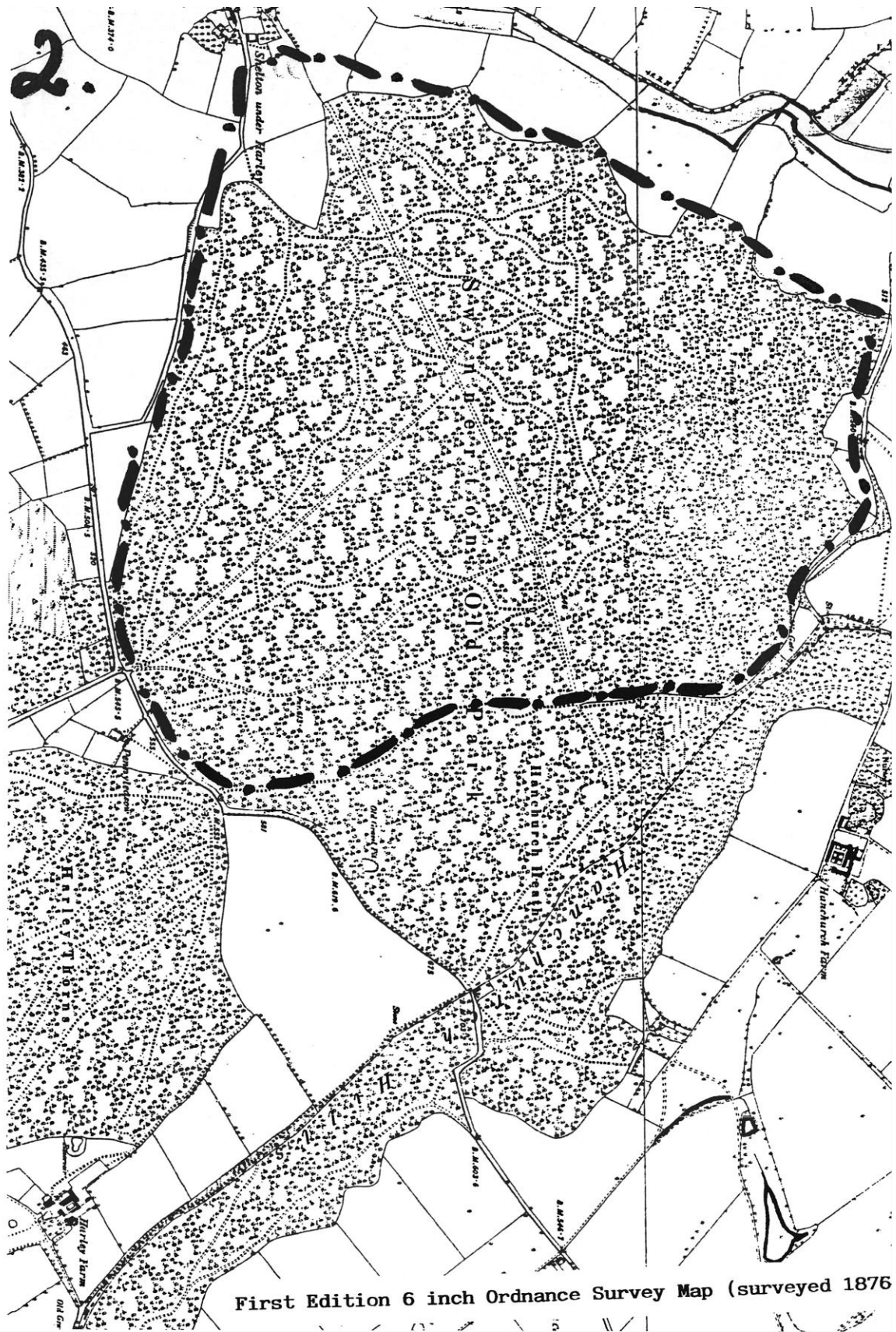
### Hanchurch Hills and the Model Farm

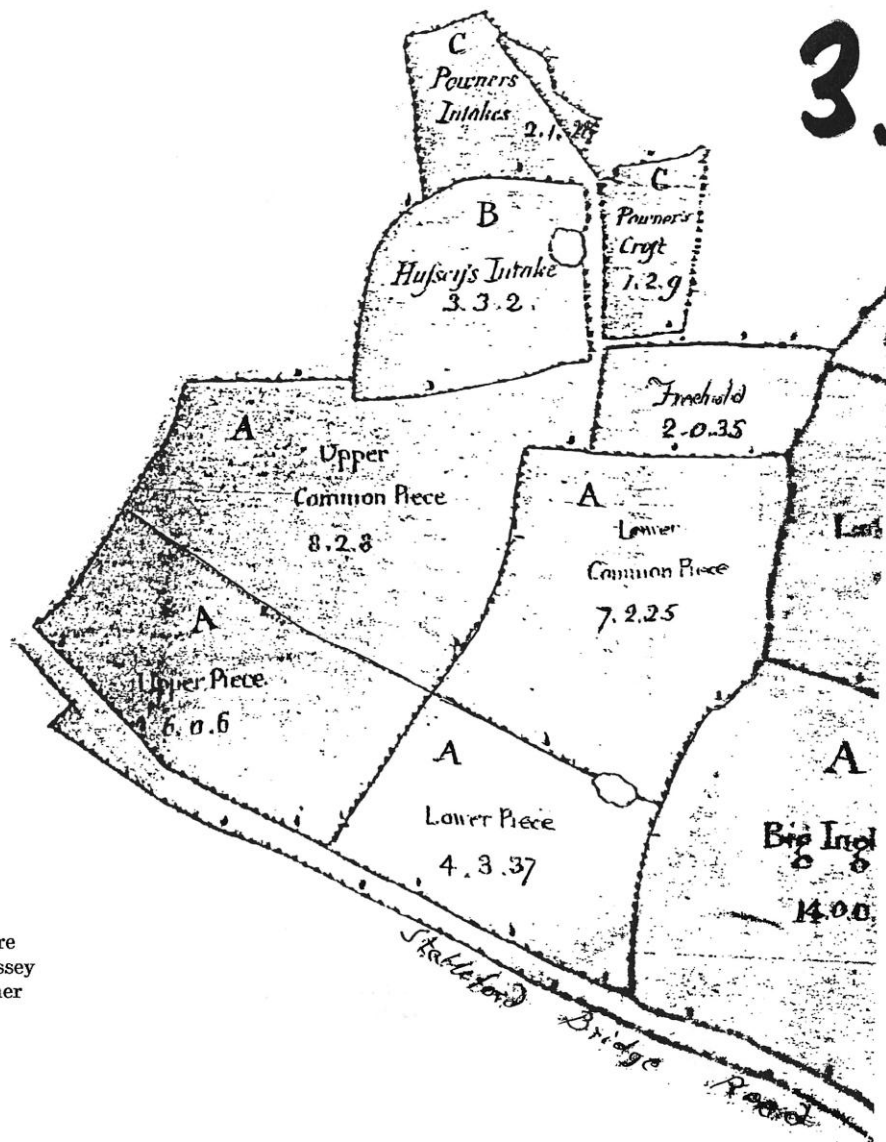


These notes have been prepared for a history walk around part of Hanchurch Hills. The purpose of the walk is to show how the landscape around the Hills was transformed in the 18<sup>th</sup> and 19<sup>th</sup> centuries as a result of the policies pursued by the Leveson Gower family of Trentham Hall and their agents.

The map above, an extract from Yates's Map of Staffordshire, shows the area around Hanchurch Hills in 1775. The road running diagonally across the map from Trentham to Stableford Bridge is the present Drayton Road. The wood on the north-west side of the road is Swynnerton Old Park. This wood is recorded in the Domesday Book of 1086 where it is described as one league in length (3 miles) and one league in breadth. It was held by Aslen of Robert de Stafford. The wood subsequently became the property of the Swynnerton family, later the Fitzherbert family. (For other information on the wood see a separate hand-out on Swynnerton Old Park.)

Hanchurch Hills is a ridge which rises to a height of 712 feet above sea level. The top of the ridge forms the boundary between the parish of Swynnerton and the parish of Trentham. It was also the boundary between the Swynnerton estate and the Trentham Hall Estate. In the 17<sup>th</sup> century this area was unenclosed heath land totalling 335 acres (220 acres in Trentham parish and 115 acres in Swynnerton parish). The map on the next page, an extract from the first edition 6 inch OS, shows part of the area a hundred years later. By then the heath had been enclosed and planted with trees.





#### REFERENCE

- A Widow Bloore
- B Richard Hussey
- C James Powner

#### THE ENCLOSURE OF HANCHURCH HEATH

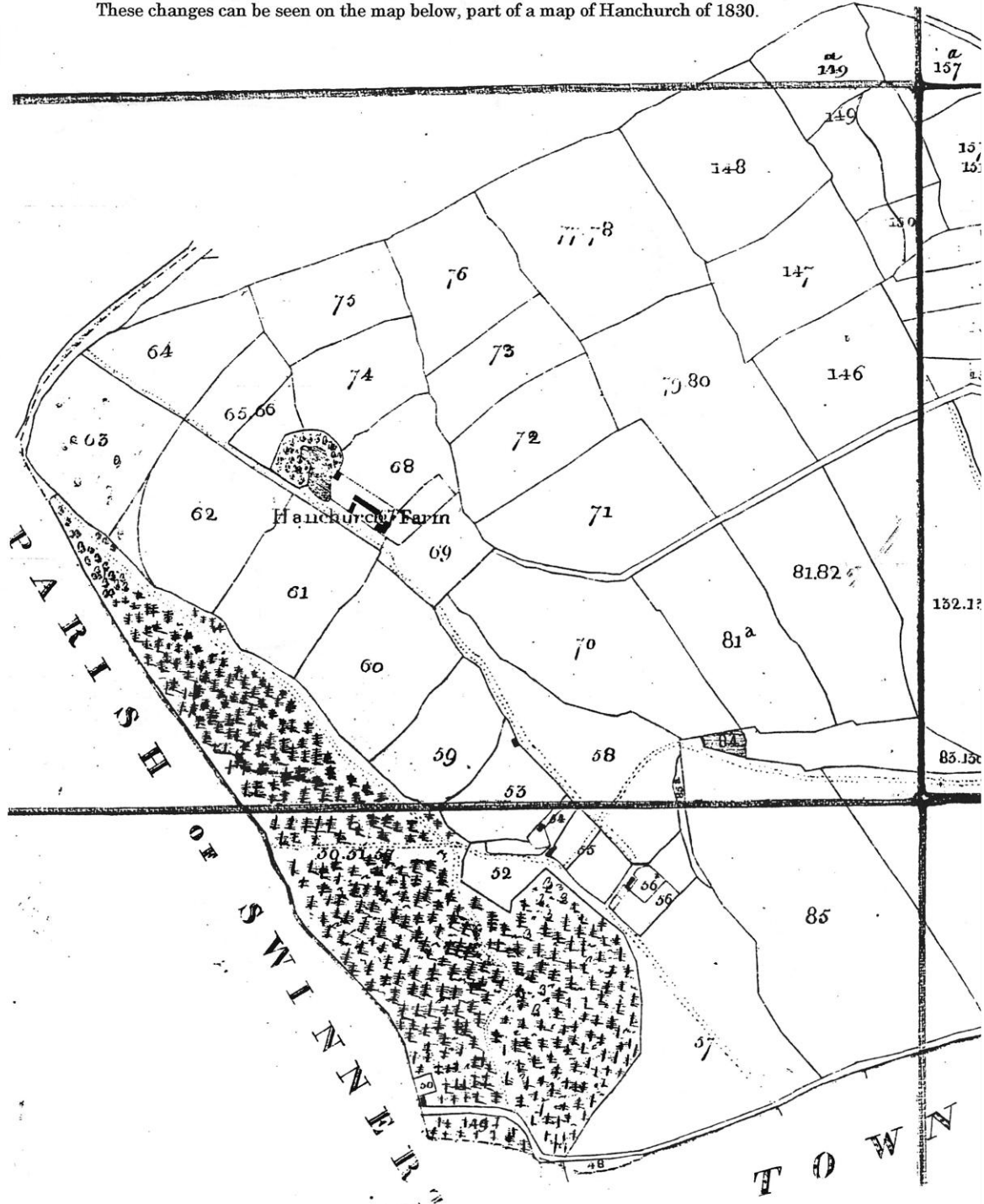
In the early eighteenth century a number of small encroachments were made on the edge of the heath land on the Trentham side of Hanchurch Hills. The map above part of a plan of an "Estate in Hanchurch purchased by Earl Gower of the late Mr Richard Hassells with some new inclosures" shows some of those encroachments in 1779. The road described as Stableford Bridge Road is the present Drayton Road. "Powners Intakes" and "Hussey's Intake" are enclosures from the heath.

In the mid eighteenth century the whole of the land at Hanchurch Hills on the Trentham side was enclosed by Act of Parliament. A map in Staffordshire Record Office, "Hanchurch Heath and Toft Green as laid out and appointed the 19th January 1758", shows that the unenclosed land on the Trentham side then comprised 192 acres 1 rood and 2 perches. Earl Gower of Trentham Hall was allocated 149 acres and 43 acres were divided among six other "Hanchurch Freeholders". In the second half of the eighteenth century the owners of the Trentham Hall estate gradually bought out the other freeholders so that by the end of the century the whole of the land on the Trentham side of Hanchurch Hills was the property of the Leveson-Gower family.

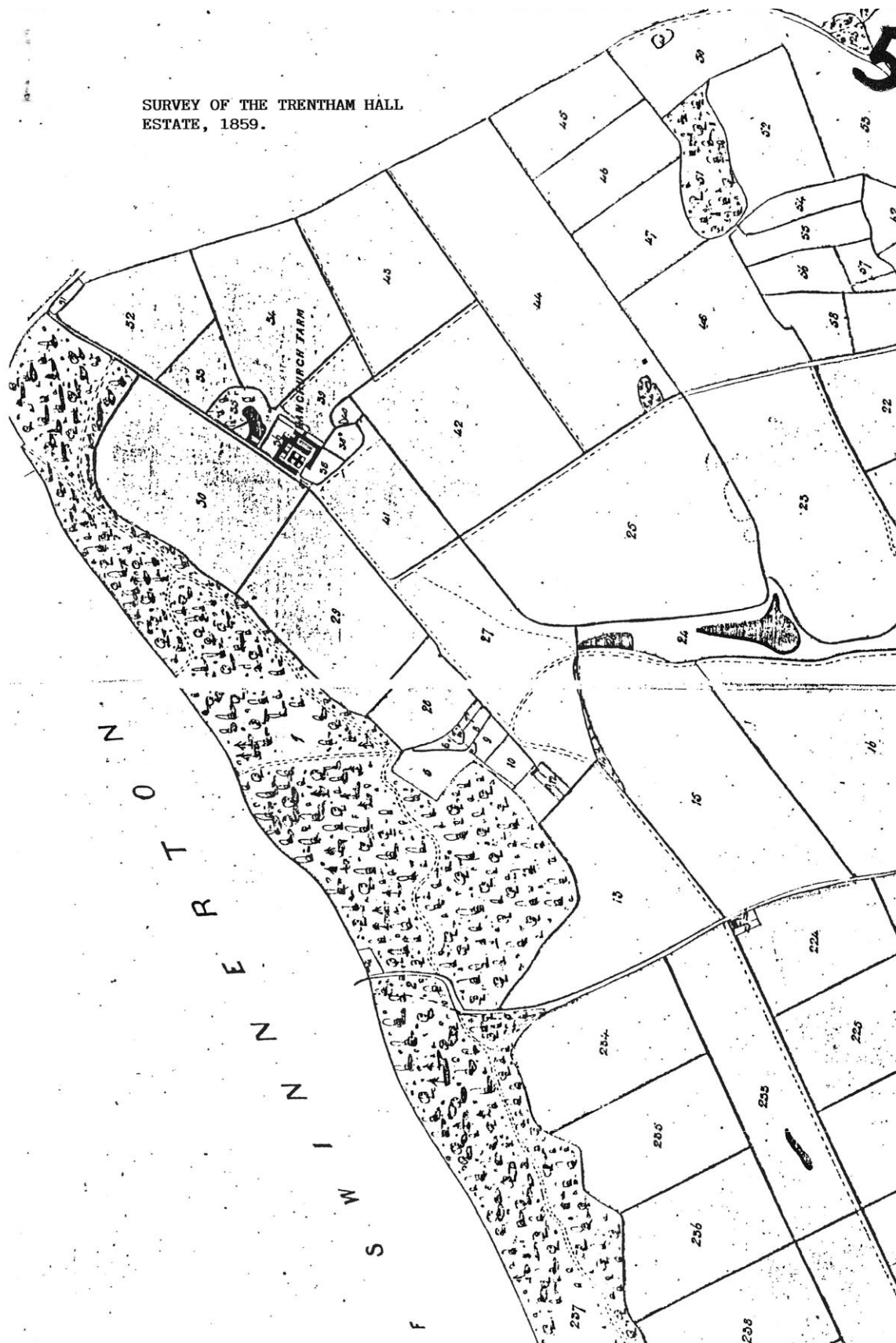
# 4.

## THE TRANSFORMATION OF THE HEATH

Once the Leveson-Gower family owned all the land on the Trentham side of Hanchurch Hills they began to change the landscape. The whole of heath land was planted with trees. Some of the enclosures by the Drayton Road shown on the previous page were incorporated into the new wood. A new cottage, "Drayton Road Lodge", was built on the estate boundary (No 50 on the map below), occupied by an agricultural labourer part of whose job was to guard the game in the new wood. These changes can be seen on the map below, part of a map of Hanchurch of 1830.



SURVEY OF THE TRENTAM HALL  
ESTATE, 1859.



## 6. THE TRANSFORMATION OF THE FIELD SYSTEM

The map on the previous page is part of a survey of the Trentham Hall Estate made between 1857 and 1859. If a comparison is made with the map on page 4 it can be seen that the estate was busy grubbing up hedges to create larger fields. That process continued in the second half of the century (see map on page 14 of 1899). The schedule below relates to the map on page 5.

SURVEY OF THE TRENTHAM HALL ESTATE, 1859 (SRO: D593\H\14\3\18A)

			QUANTITY		
No	OCCUPIER	DESCRIPTION	A	R	P
1	In Hand	Part of Hanchurch Hill Plantation	69	1	36
2	Ditto	Part of Hanchurch Hill Plantation	01	1	00
3	Ditto	Part of Hanchurch Hill Plantation	00	1	02
			70	3	38
4	John Craddock	House & Garden	00	1	08
13	Thomas Luke Bland	Common Field	17	1	32
15	Ditto	High Hurst	25	2	10
16	Ditto	Rushey Hurst	31	1	38
17	Ditto	Pye Ridding	13	0	02
18	Ditto	Part of Pond Field	06	3	37
21	Ditto	Brick Kiln Field	10	0	16
22	Ditto	Stich Field	08	2	03
23	Ditto	Rye Croft	24	1	25
24	Ditto	Dumble Meadow	10	3	00
25	Ditto	Boycells	33	1	12
27	Ditto	Meadow	15	0	12
28	Ditto	Coke Field	04	1	22
29	Ditto	Edge Field	14	3	12
30	Ditto	Long Birch	17	3	29
31	Ditto	Croft	00	1	04
32	Ditto	Level Field	08	1	35
34	Ditto	Short Birch	12	2	04
36	Ditto	Messuage	01	3	22
37	Ditto	Roads	00	3	10
38	Ditto	Garden	00	2	18
38a	Ditto	Orchard	00	2	20
39	Ditto	Rick Yard Croft	02	3	11
41	Ditto	Horse Paddock	07	2	11
42	Ditto	Iron Bank	19	1	24
43	Ditto	High Hurslets	13	2	20
44	Ditto	Marshes	27	1	16
110	Ditto	Hanchurch Meadow	24	2	27
112	Ditto	Hanchurch Leys	56	3	22
			411	1	30
5	Thomas Powner	Croft	01	3	35
6	Ditto	Croft	00	1	12
7	Ditto	2 Houses & Gardens	00	0	18
7a	Ditto	Garden	00	0	30
8	Ditto	Croft	00	1	22
9	Ditto	Croft	00	2	30
10	Ditto	Croft	00	3	25
10a	Ditto	Croft	00	3	05
			05	1	17
11	James Birkin	House & Garden	00	0	31
12	John Morgan	House & garden	00	0	32



The extract from the 1851 census below lists the occupiers of the buildings on the Trentham side of Hanchurch Hills north-west of the Drayton Road. "Drayton Road Lodge" is the cottage on the edge of the Trentham estate by the Drayton Road. "Hanchurch Farm" is Hanchurch Model Farm (see page 10). The four "Heath Houses" are cottages built on the edge of the heath (subsequently "Underhills"; see page 21).

# 1851 CENSUS: HANCHURCH HILLS

## 1. "Drayton Road Lodge"

John Craddock	Head	Married	30	Agricultural Labourer	PLACE OF BIRTH:
Elizabeth Craddock	Wife	Married	40		Staffs, Cold Meece
					Cheshire, Kelsall

## 2. "Hanchurch Farm"

Joseph Dodds	Head	Single	32	Farm Bailiff	Tweed
Elizabeth Dodds	Sister	Single	35	Housekeeper	Northumberland, mouth
Ellen Bailey	St	Single	20	Servant	Yorkshire, Weaton
James Phillips	St	Single	21	Agricultural Labourer	Staffs, Trentham
David Phillips	St	Single	18	Agricultural Labourer	Scotland
Henry Cartwright	St	Single	19	Agricultural Labourer	Scotland
					Staffs, Trentham

## 3. "Heath Houses"

Thomas Powner	Head	Widower	75	Agricultural Labourer	Staffs, Trentham
Kate Powner	Sister	Single	60		Staffs, Trentham
James Powner	Son-in-Law	Married	34	Groom	Staffs, Acton
Mary Powner	Dau	Married	34		Staffs, Trentham
Thomas Powner	GdSon	Single	6	Scholar	Staffs, Trentham
Mary Powner	GdDau	Single	4	At Home	Staffs, Trentham
Maria Powner	GdDau	Single	1	At Home	Staffs, Trentham

## 4. "Heath Houses"

James Powner	Head	Married	36	Woodman	Staffs, Trentham
Margery Powner	Wife	Married	34		Staffs, Whitmore
Anne Powner	Dau	Single	11	Scholar	Staffs, Trentham
James Phillips	Visitor	Single	27	Labourer	Staffs, Whitmore

## 5. "Heath Houses"

James Birkin	Head	Married	41	Agricultural Labourer	Salop, Park Heath
Charlotte Birkin	Wife	Married	34		Staffs, Trentham
Thomas Birkin	Son	Single	14	Scholar	Staffs, Trentham
William Birkin	Son	Single	8	Scholar	Staffs, Trentham
George Birkin	Son	Single	5	At Home	Staffs, Trentham

## 6. "Heath Houses"

John Morgan	Head	Married	47	Agricultural Labourer	Staffs, Trentham
Sarah Morgan	Wife	Married	49		Staffs, Trentham
Eliza Morgan	Dau	Single	19		Staffs, Trentham
Ann Morgan	Dau	Single	14		Staffs, Trentham
Sarah Morgan	Dau	Single	11	Scholar	Staffs, Trentham
John Morgan	Son	Single	8	Scholar	Staffs, Trentham
William Morgan	Son	Single	5	Scholar	Staffs, Trentham
Emma Morgan	Dau	Single	2		Staffs, Trentham
James Mason	Son-in-Law	Married	23	Labourer	Staffs, Stone
Jane Mason	Dau	Married	21		Staffs, Stone
Elizabeth Mason	GdDau	Single	5 months		Staffs, Trentham

8.

The extract from the 1891 census returns below lists the same properties forty years later. "Hill House" is Hanchurch Model Farm. The next two entries are for the new pair of cottages built on the lane beyond Hanchurch Model Farm (see page 10). One of the three entries by "Hanchurch Hills" is the cottage by Drayton Road. The others are the two remaining "Heath Houses". The other cottages were demolished by the estate in the second half of the nineteenth century.

#### 1891 CENSUS: HANCHURCH HILLS

##### 1. "Hill House, Hanchurch"

					PLACE OF BIRTH:
George Swift	Head	Married	69	Farmer & Brick & Tile	Staffs, Standon
Martha Swift	Wife	Married	67	Manufacturer	Staffs, Eccleshall
Lydia J Swift	Visitor	Single	54		Staffs, Standon
Florence Ashwall	Visitor	Single	49		Staffs, Hanley
Emma Taylor	St	Single	23	General Servant	Salop, Shanbury
John Morris	St	Single	15	Domestic Servant - Groom	Northumberland, Newcastle

##### 2. "Hanchurch"

John Bostock	Head	Widower	78	Agricultural Labourer	Staffs, Cheadle
Job Bostock	Son	Single	20	Agricultural Labourer	Staffs, Stone
Harry Talbot	Boarder	Single	17	Agricultural Labourer	Staffs, Stone

##### 3. "Hanchurch"

John Bostock jnr	Head	Married	33	Agricultural Labourer	Staffs, Stone
Harriet Bostock	Wife	Married	32		Staffs, Calf Heath
Ann Bostock	Dau	Single	9	Scholar	Staffs, Stone
John Bostock	Son	Single	7	Scholar	Staffs, Stone
George Bostock	Son	Single	5		Staffs, Cheadle

##### 4. "Hanchurch Hills" (2 rooms)

George Turner	Head	Married	56	General Labourer	Salop, Edgmond
Elizabeth Turner	Wife	Married	69		Salop, Edgmond

##### 5. "Hanchurch Hills" (4 rooms)

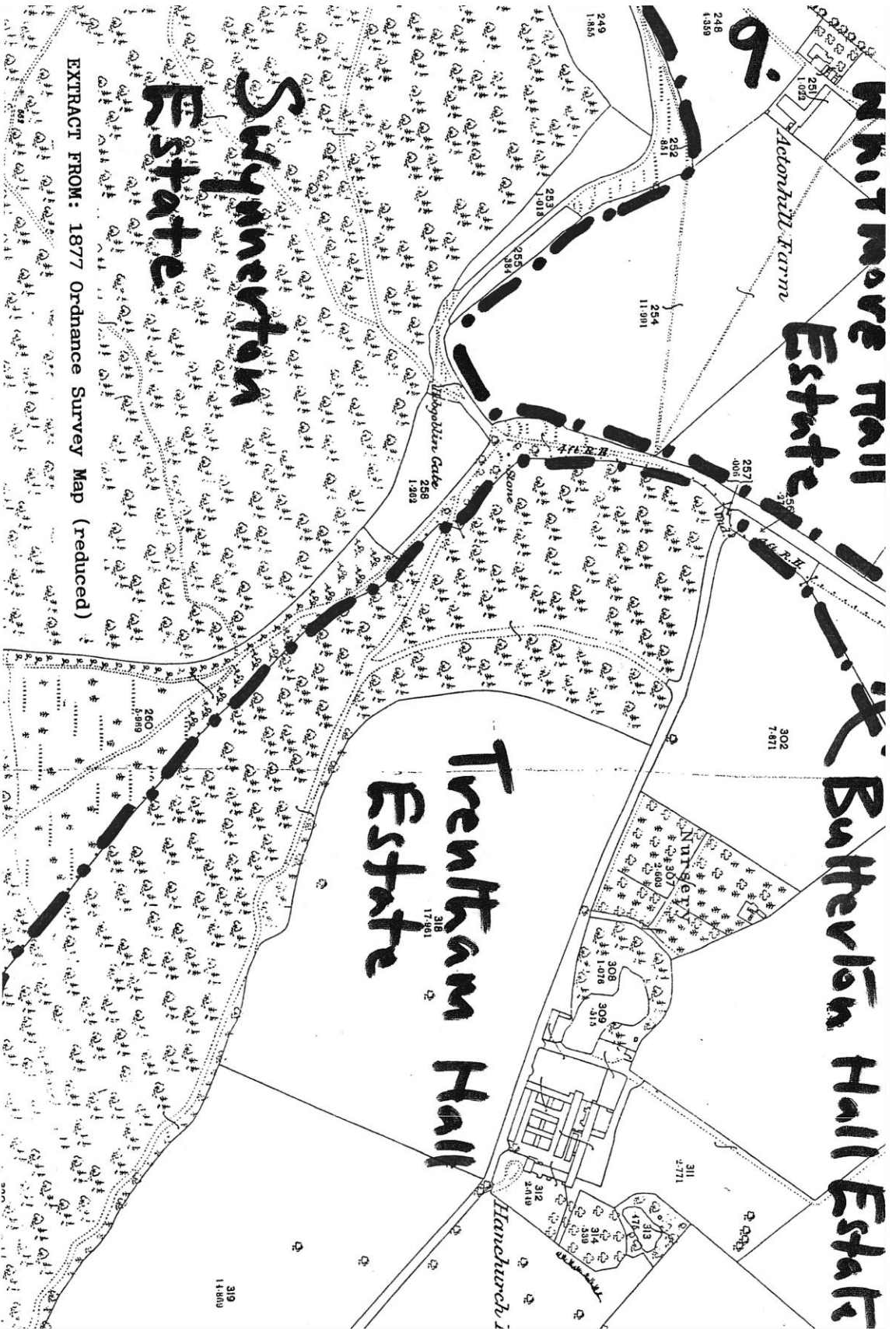
James Powner	Head	Married	78	Retired Labourer	Staffs, Trentham
Marjory Powner	Wife	Married	76		Staffs, Whitmore
Anne Powner	Dau	Single	51		Staffs, Trentham

##### 6. "Hanchurch Hills" (4 rooms)

Thomas Rhead	Head	Married	58	Forester's Labourer	Staffs, Trentham
Jane Rhead	Wife	Married	54		Salop, Newport
Annie Rhead	Dau	Single	19		Staffs, Stoke-on-Trent

The map on the next page, an extract from the first edition ordnance survey map of 1877 shows the area at the north-west end of Hanchurch Hills by the "Hobgoblin Gate". This was the boundary of the parishes of Swynnerton and Trentham, hence the boundary "Stone" marked on the map. It was also the boundary of four large estates: The Swynnerton Estate of the Fitzherbert family; the Whitmore Hall Estate of the Mainwaring family; the Trentham Hall Estate of the Leveson-Gower family; and the Butterson Hall Estate of the Pilkington family. The property estate boundaries and estate names have been added to the map. The lane leading north from Hobgoblin Gate was originally called "Wishpot Lane" which was also the name of the fields bordering it belonging to Acton Hill Farm. It is now called Whisper Lane.





EXTRACT FROM: 1877 Ordnance Survey Map (reduced)

## HANCHURCH MODEL FARM

The construction of a new farmhouse at Hanchurch is an example of the policies pursued by the agents of the Trentham Hall Estate. In the eighteenth and nineteenth centuries small holdings on the estate were gradually incorporated into substantial holdings and new farmhouses built to serve them.

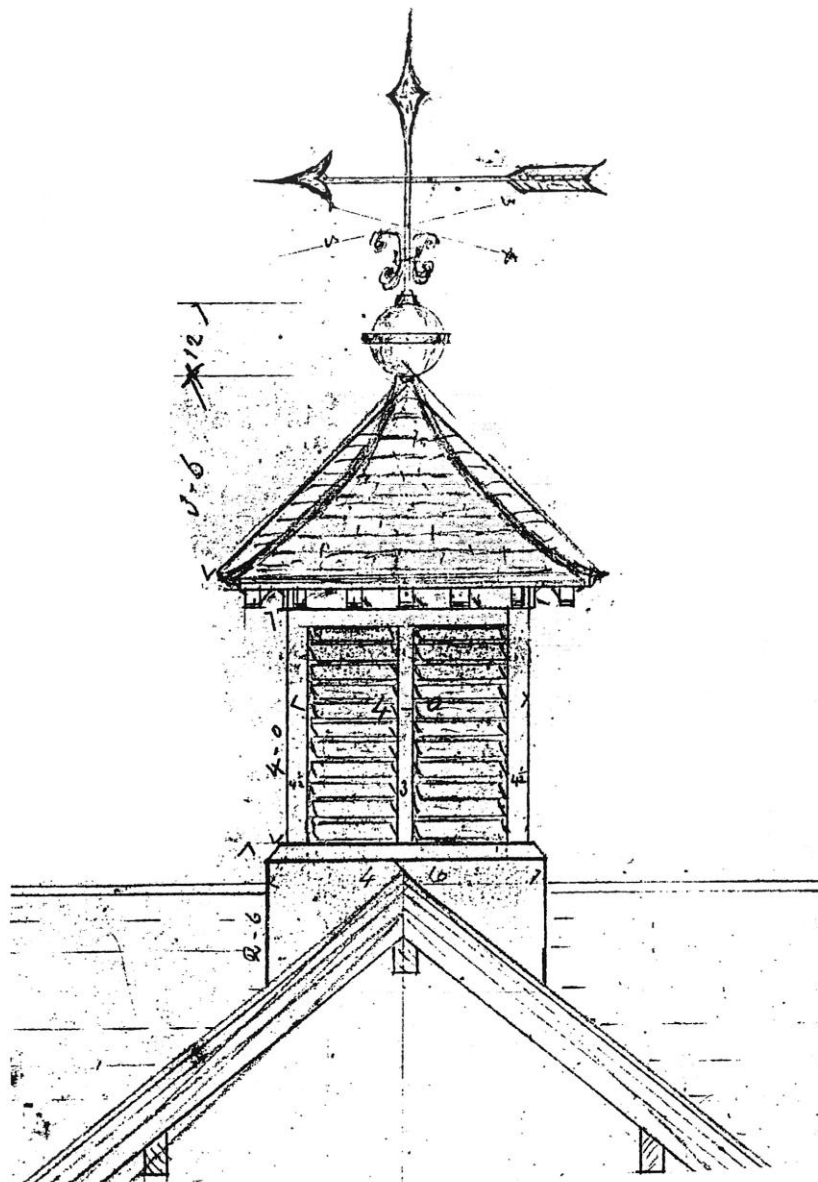
Thomas Burton's Map of Trentham to the west of the River Trent, of c.1714, shows that the site of the present farm was occupied by a small farm house. In 1808 this was demolished and replaced by the present large three story building. The date stone and coronet prominently displayed on the front of the building commemorate both the date of construction and its ownership by the Marquis of Stafford. A new farmyard with buildings on three sides was laid out on the north-west side of the house. Beyond that was a pool and a nursery (see map page 4). Not long afterwards the farm was let to Nathaniel Robinson and James Loch, agent to the Marquis of Stafford (later Duke of Sutherland) described the farm in his Account of the Improvements on the Estates of the Marquess of Stafford published in 1820: "HANCHURCH HILL FARM. Mr Nathaniel Robison tenant. This is a good dry arable farm. Rather a large proportion of it is under the plough, but it is generally well-cultivated. The present tenant has done much for the land: it has been under drained by him to some extent; he has received some assistance from the landlord. There is a fair proportion of water meadow in good order, with a considerable addition lately made to it in a very good style. The buildings are new and good, built of brick, and tiled."

James and Mary Heatley rented the farm in the 1830s. By 1851, the tenant was Joseph Dodds, described in the census returns of that year as "Farm Bailiff" (see page 7). He was probably given this designation because he was only in temporary occupation while the farm buildings were being rebuilt to designs prepared by Thomas Roberts, surveyor to the Duke of Sutherland. After the rebuilding was completed the farm was let to Thomas Luke Bland. Estate correspondence shows that care was taken to select a tenant with sufficient resources to manage an enlarged holding. Bland rented 411 acres most of which were located between Hanchurch Hills and Hanchurch village (see survey of 1859, pages 5 and 6). However, he did not remain long and by 1861 the tenant was Margaret Breeze. She had a reduced holding of 270 acres which she ran with the assistance of four agricultural labourers. By the early 1870s she had been replaced by George Swift and the holding was back up to 414 acres in 1881. The details below are taken from the census for that year:

					PLACE OF BIRTH
George Swift	Head	Married	59	Farmer of 414 Acres Employing 8 men & 3 boys	Staffs, Standon
Martha Swift	Wife	Married	57		Staffs, Eccleshall
Jane Whittingham	Sis-in-Law	Single	59		Staffs, Eccleshall
Mary Ridge	Srvnt	Single	19	General Servant	Staffs, Stone
Herbert Challiner	Srvnt	Single	20	Agricultural Labourer	Staffs, Trentham
John Hocknell	Srvnt	Single	16	Agricultural Labourer	Staffs, Swynnerton
Thomas Mulronev	Srvnt	Single	23	Agricultural Labourer	Ireland
William Moore	Srvnt	Single	35	Agricultural Labourer	Suffolk
Patrick Mulronev	Srvnt	Single	36	Agricultural Labourer	Ireland

By 1891 George Swift had added the manufacture of bricks and tiles to his activities and the census return for that year shows that he no longer housed agricultural labourers in the farmhouse. They had been moved out to a pair of labourers' cottages built c.1881 north west of the farm on the lane to Hobgoblin Gate. (See census returns page 8.) The cottages are still standing though they have now been extended and converted into a detached house.

Swift's executors were still in occupation in 1900 but shortly afterwards the farm was taken over by John Sant and the family are still in occupation today. The property was put up for auction along with the rest of the Trentham Hall estate at the King's Hall in Stoke-on-Trent in October 1919. By then the holding contained 204 acres and the farm buildings included 7 cow houses with tieing for 99 cows. The farm was let to John Sant at an annual rental of £291 15s 8d. Extracts from the auction particulars relating to the farm can be found on pages 17, 18 and 19. The map on page 14 is part of the auction plan based on the second edition ordnance survey map of 1899. The dotted lines have been added to show the boundaries of the different lots. Many of the farm buildings are still standing and are now being converted into houses for new residents.



#### PLANS OF HANCHURCH MODEL FARM

The plans on this and the next two pages are in Staffordshire Record Office and show the improvements made to Hanchurch Model Farm in the middle of the nineteenth century. The drawing above shows the detail of the weather vane, still extant, on the building which stands at the north west end of the farm yard. The plans on page 12 show the elevations of the farm house (of 1808) and the new farm buildings designed by Thomas Roberts in 1851.

The plan on page 13 which shows the farmhouse and part of the farm buildings is not dated but was probably done in the 1880s when the farm was occupied by George Swift. The rooms which formed the kitchen, scullery and dairy have now been converted into separate living accommodation. The "Mens Cottage" was occupied by Irish labourers who came to the farm each year at harvest time.

Chapman 10000000  
 Smith 1851

Plan of the school on line E. E. on plan

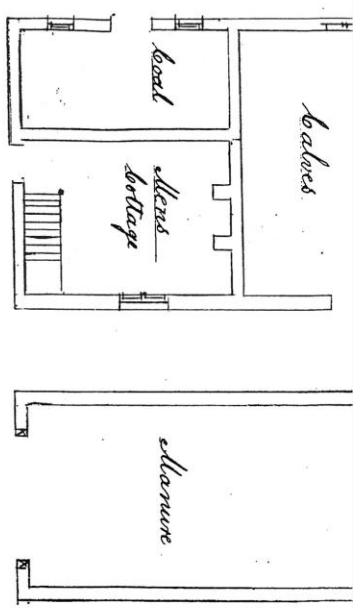
Plan of the school on line K. & on plan

Frank S. Chapman

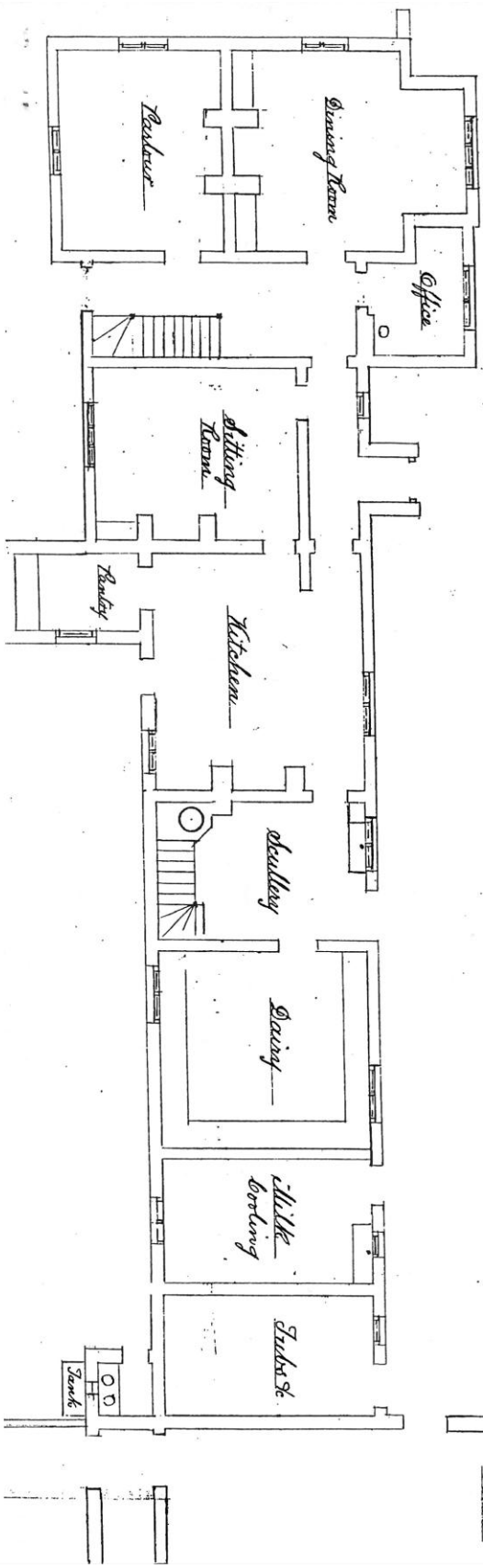
12.

13

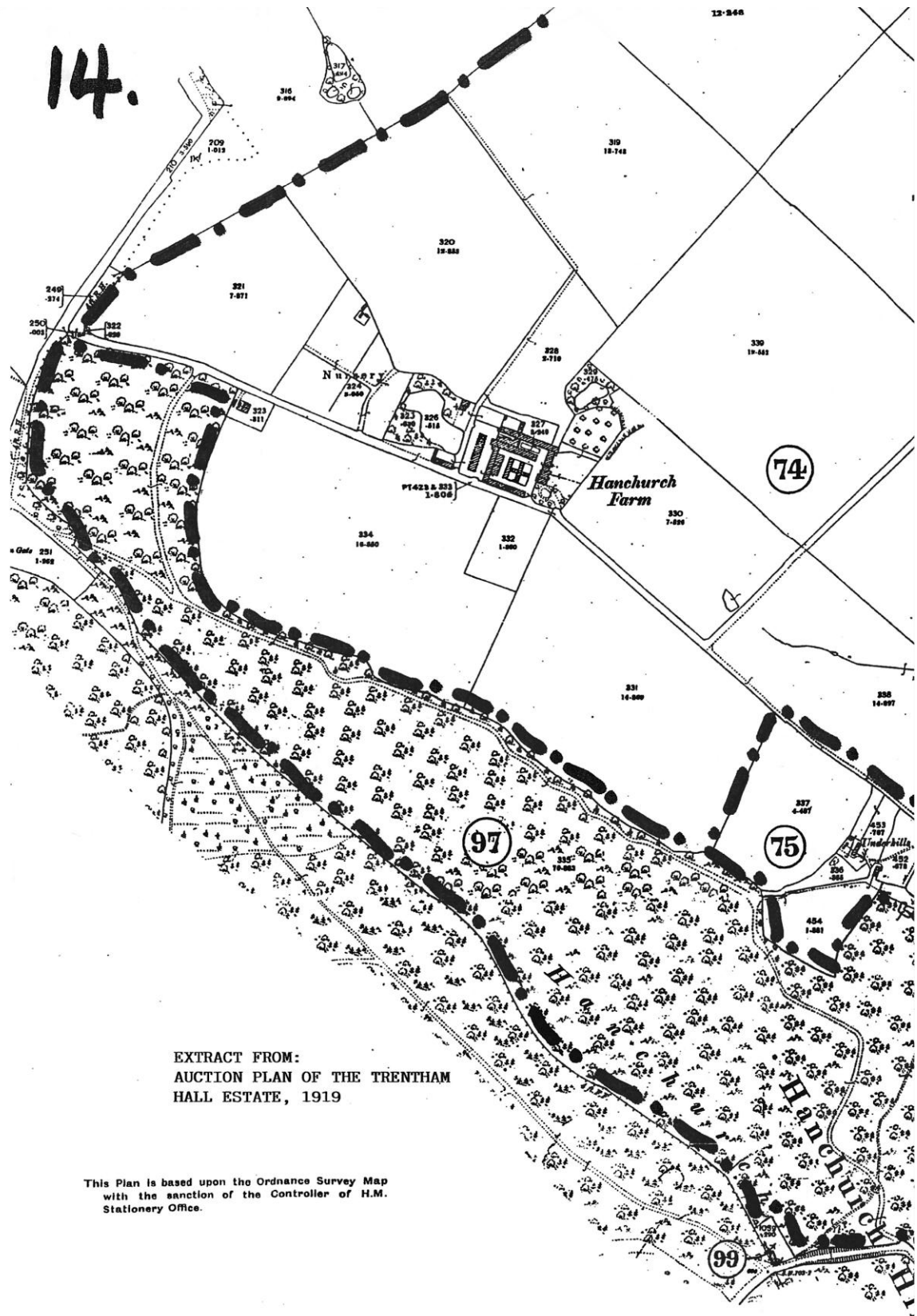
back yard



porch



14.



EXTRACT FROM:  
AUCTION PLAN OF THE TRENTAM  
HALL ESTATE, 1919

This Plan is based upon the Ordnance Survey Map  
with the sanction of the Controller of H.M.  
Stationery Office.



## Hanchurch Hills Plantation.

15

### LOT 97.

A valuable area of

## Plantation

of Mixed Timber, mainly Beech, Chestnut, Oak, Spruce and Larch, and mostly ripe for felling,

situate on a considerable eminence which divides the watersheds of the Rivers Trent and Severn, and possessing very lovely and extensive views. The Main Road leading from Trentham to Stableford forms the Southerly boundary of the portion of the above Plantation forming this Lot.

*Tenants :—IN HAND.*

**Gross Rateable Value £26 19s. 5d.**

*Outgoings :—Land Tax .. .. . 10s. 9d.*

*Immediate possession can be given.*

SCHEDULE.						AREA.	AREA..		
Parish of Trentham.						ACRES.	A.	R.	P.
NO. ON PLAN.	DESCRIPTION.								
335	Plantation	..	..	..	..	70.883			
Pt. 459	„	..	..	..	..	1.037			
						71.920	71	3	27

Right of Cartway is reserved to the Owner and Occupier of this Lot over Premises scheduled with Lots 74 and 75 at present in the respective occupations of Mr. J. Sant and the Reps. of the late Mr. H. Wright. The Owner and Occupier of this Plantation to be responsible for any damage incidental to such User.

Right of Way for and access to Sewer from Premises scheduled with Lot 99, at present in the occupation of the Trentham Shooting Syndicate, together with Outfall therefrom on this Plantation are reserved to the Owner and Occupier of the said Lot.

These as hitherto used and enjoyed.

### LOT 98.

Another area of

## Matured Timber

of exactly same class as that mentioned in the foregoing Lot and to which generally the same remarks apply.

This is the Southerly section of the above Plantation, bounded on the North by the Main Road leading from Trentham to Stableford and extending therefrom to the immediate neighbourhood of the Main Road leading from Newcastle to Stone.

*Tenants :—IN HAND.*

**Gross Rateable Value £20 15s. 3d.**

*Outgoings :—Land Tax .. .. . 8s. 3d.*

*Immediate possession can be given.*

16.

Hanchurch Hills Plantation.LOT 98—*continued.*

Parish of Trentham.		SCHEDULE.				AREA.	
NO. ON PLAN.		DESCRIPTION.				ACRES.	A. R. P.
1058	Plantation	..	..	..	..	55.366	55 1 19

Right of Cartway is reserved to the Owner and Occupier of this Lot over Field No. 1047, and forming part of the Toft Farm, at present in the occupation of the Reps. of the late Mr. W. Corbishley. The Owner and Occupier of this Lot to be responsible for all damage incidental to this user.

## LOT 99.

An excellent

**Cottage with Garden**

very pleasantly situated in the Plantation, at the summit of the Hanchurch Hills and having frontage to the High Road leading from Trentham to Stableford.

THE COTTAGE—Brick and Timber Built, Tiled and Thatched—has Loggia Verandah (Timber Built and Thatched), running its whole length and contains Front and Back Kitchens, Pantry and Two Bedrooms.

Wash House and E.C.

Stable and Trap House and Pig Sty—all Timber built and Tiled.

Good Garden.

The Premises are connected with the Potteries Water Works Main.

*Tenants* :—THE TRENTHAM SHOOTINGS SYNDICATE.

*Sub-Tenant* :—Mr. WM. HARPER.

**Present Yearly Rental £3 16s. 6d.**

*Outgoings* :—Land Tax .. .. Nil.  
Water Rate .. .. 10s. 0d.

*Notice to quit has been given, which will expire with 25th March, 1920.*

Parish of Trentham.		SCHEDULE.				AREA.	
NO. ON PLAN.		DESCRIPTION.				ACRES.	A. R. P.
1059	Cottage and Garden	..	..	..	..	0.290	0 1 6

Right of Way for and access to sewer from these Premises together with Outfall therefrom in Hanchurch Hills Plantation, No. 355 on Ordnance Plan, scheduled with Lot 97, at present In Hand, are reserved to the Owner and Occupier of this Lot.

Right of Way to the Back Entrance of the House, scheduled with this Lot over Plantation No. 268 (Swynnerton Parish) is attached to the Ownership of this Lot.

These Rights as hitherto used and enjoyed.

Hanchurch Model Farm.

17

LOT 74.

The very important

DAIRY and FEEDING FARM

known as

“ THE MODEL FARM,”

comprising

Substantial and Commodious 3-storey Farmhouse, very extensive and well equipped Farm Buildings, 2 Cottages and 204 Acres of Land, of which 82 Acres are Arable and the remainder Pasture,

all situate near to the village of Hanchurch.

THE HOUSE AND ANNEXE—The Former Brick-built and Slated and the latter Brick-built and Tiled—have Front, Side and Two Back Entrances and contains on the Ground Floor—Entrance Hall, Drawing and Dining Rooms, Breakfast Room, Kitchen, Scullery, Larder, Dairy, Milk House and Office.

On the Chamber Floor—Landing, Four Bedrooms, Box Room, Bath Room, Store Closet and W.C.

On the second Floor—Two Bedrooms.

Front staircase in Main portion of structure, Back Staircase gives access from Ground Floor of annexe to Cheese Room and Servant's Bedroom.

Cellar.

Good Garden.

THE FARM BUILDINGS—all Brick-built and Tiled—consist of No. 1 Cow House with tying for 40 having Fodder Passage, and with Lofting over; No. 2 Cow House with tying for 20 having Fodder Passage, also with Hay Bay at end and having Lofting over; No. 3 Cow House with tying for 8 and having Fodder Passage; No. 4 Cow House with tying for 11, having open front to Covered Fold Yard, and with Hay Bay at either end adjoining; No. 5 Cow House with tying for 11, having Open Front to Covered Fold Yard, and directly communicating with one of the two Hay Bays connected with No. 4; No. 6 Cow House with tying for 5; No. 7 Cow House with tying for 4; Calf Kit with Lofting over; Range of Five Granaries, also Hoist Room, the whole extending over Nos. 4, 5, 6 and 7 Cow Houses; Block of 2 Fold Yards, roofed with creosoted Boarding, and separated by Feeding Gangway with Tramway; Block of 4 open Fold Yards with Feeding and Lying Sheds—one with tying for 11—the whole intersected by Feeding Gangway with Tramway communicating with Hay Bay at one end; Waggon Stable with standing for 6; Hackney Stable with standing for 3; Two Loose Boxes; Colt Stable with standing for 2, Hay Bay; Trap House; Loose Box with Lofting over; Range of 5 Pig Boxes with Poultry House and Duck House over, both opening on to Paved Poultry Yard to rear; Goose House; Range of five Pig Boxes, Slaughter House and Fasting Pen.

THE ADMINISTRATIVE PORTION consists of Engine House, Chopping Floor, Pulping and Mixing Floor, Grinding and Hopper Rooms, Meal House, Two Steaming Chambers, Boiling House, Turnip House and Garner, Six Bay Implement Shed, Two Bay Tool Shed, Blacksmith's Shop with Shoeing Shed, 8 Bay Hay Barn (120ft. x 21ft.), Mess Room, Sleeping Rooms, Calf House, Enclosed Manure Yard and E.C.  
Situate in Field No. 324 are Mess House with Tool House adjoining.

18.

## LOT 74—continued.

This Farm is essentially one for a Dairy Farmer and Stock Breeder. The Fields are spacious, surround the House, and have access to Good Roads. The Farm is traversed by a High Road, and is situate approximately three miles distance from the Staffordshire Potteries and the important Town of Newcastle.

Situate adjacent to the Farmhouse are Two Cottages—Brick-built and Tiled—each containing the following accommodation :—

Front and Back Entrances, Lobby, Living Room, Scullery, Pantry and Three Bedrooms.

Coal House, Pig Sty, E.C. and Bake House common to both Cottages.

Good Gardens.

THE TURFS are all well established, in good heart, well watered and afford excellent Pasturage.

THE ARABLE LAND is easily cultivable, is in a highly productive condition, and is admirably adapted for the growth of either Corn or Root Crops.

THE TIMBER on the farm has been measured up and valued at control prices at £158 0 0.

The Water supply to the Farmhouse is that of the Potteries Water Works Company. That for the Farm Premises is from Spring and Pool in the vicinity and the Cottages from Pump situate on the Premises.

Tenant :—Mr. J. SANT.

## Apportioned Present Annual Rental £291 15s. 8d.

Outgoings :—Land Tax .. .. £8 4s. 5½d.  
Water Rate .. .. (by Meter).

Notice to quit has been given, which will expire with 25th March, 1920.

### SCHEDULE.

Parish of Swynnerton.		DESCRIPTION.					AREA.	AREA.		
NO. ON PLAN.							ACRES.	A. R. P.		
249	Arable	..	..	..	..	..	0.274			
250	Road	..	..	..	..	..	0.003			
Parish of Trentham.		DESCRIPTION.								
NO. ON PLAN.										
319	Arable	..	..	..	..	..	13.748			
320	"	..	..	..	..	..	12.853			
321	"	..	..	..	..	..	7.871			
322	"	..	..	..	..	..	.020			
323	Two Cottages and Gardens	..	..	..	..	..	.311			
324	Arable	..	..	..	..	..	3.050			
325	Plantation	..	..	..	..	..	.630			
326	Pool	..	..	..	..	..	.515			
327	House, Buildings, etc.	..	..	..	..	..	3.249			
328	Pasture	..	..	..	..	..	2.710			
329	Plantation and Pool	..	..	..	..	..	.475			
330	Pasture	..	..	..	..	..	7.526			
331	"	..	..	..	..	..	14.869			
332	"	..	..	..	..	..	1.300			
333 & Pt. 423	Road	..	..	..	..	..	1.804			
334	Arable	..	..	..	..	..	16.350			
338	Pasture	..	..	..	..	..	14.897			
339	"	..	..	..	..	..	19.552			
Pt. 340	Arable	..	..	..	..	..	15.585			
Pt. 340	"	..	..	..	..	..	12.248			
424	Plantation and Pool	..	..	..	..	..	.370			
425	Pasture	..	..	..	..	..	28.885			
426	"	..	..	..	..	..	25.290			
							204.385	204	1	22

## Hanchurch Model Farm.

### LOT 74—*continued.*

Right of User for watering of Live stock is reserved to the Owner and Occupier of this Lot in respect of Pool No. 449 on Ordnance Plan. Such Right of User by way of Field No. 450. The Owner and Occupier of this Lot to indemnify the Owner of Field No. 450 in respect of damage and loss of pasturage occasioned by such User.

Right of Cartway is reserved to the Owner and Occupier of Premises scheduled with Lot 75 and at present in the occupation of the Representatives of the late Mr. Harry Wright for the purpose of obtaining access to those Premises.

Right of Way to Spring situate in Field No. 338 on this Lot and the User of Water therefrom is reserved to the Owner and Occupier of Premises scheduled with Lot 75 and at present in the occupation of the Reps. of the late Mr. Harry Wright.

Right of Cartway across this Lot is reserved to the Owner and Occupier of the Northern portion of the Hanchurch Hills Plantation scheduled with Lot 97 and at present In Hand. The Owner of the Plantation to be responsible for all damage incidental to such User.

These Rights as hitherto used and enjoyed.



Lot 74—MODEL FARM—BUILDINGS.

20.

Hanchurch Hills.

## LOT 75.

A highly desirable

## SMALL HOLDING

consisting of

Dwelling House, Garden, Out-building and  $10\frac{1}{2}$  Acres of  
Land, mainly Pasture.

Picturesquely situated in the neighbourhood of the Hanchurch Hills and within easy reach of the Village of Hanchurch.

THE HOUSE—Brick-built and Thatched—consists of Sitting Room, Kitchen, Scullery, Dairy and Three Bedrooms, Wash House, E.C.

Excellent Garden.

THE OUTBUILDINGS consist of Cow House with tying for 4 with Fodder Passage, Calf Kit (both Brick and Timber built and Tiled), Loose Box, Two Pig Sties and E.C. (These are Brick-built and Tiled).

THE LAND surrounding the Homestead is almost entirely Permanent Pasture, well established and highly productive.

THE TIMBER on the Holding has been measured up and valued at controlled prices at £16.

The Water Supply to the Premises is obtained from Spring situate in Field No. 338, scheduled with Lot 74.

*Tenants :*

Reps. of Mr. H. WRIGHT.  
Mr. J. SANT

*Present Annual Rental :*

£17 11 8  
11 0 (Apportioned)

*Outgoings :—*Land Tax .. .. 9s.  $4\frac{1}{2}$ d.

*Notices to quit have been given, which will expire with 25th March, 1920.*

## SCHEDULE.

Parish of Trentham.				AREA.		AREA.	
NO.	ON PLAN.	DESCRIPTION.		ACRES.		A.	R. P.
336	Pasture	..	..	0.365			
337	Pasture and Building	..	..	4.487			
452	Pasture	..	..	.678			
453	House, Garden and Croft	..	..	.707			
454	Pasture and Building	..	..	1.881			
455 & 1014	Pasture and Road	..	..	.226			
456	Pasture	..	..	.920			
457	"	..	..	.833			
458	Arable	..	..	.439			
				10.536		10	2 6

Right of Way to Spring situate in Field No. 338 scheduled with Lot 74, at present in the occupation of Mr. J. Sant and the User of Water therefrom is reserved to the Owner and Occupier of this Lot.

Right of Cartway over Premises scheduled with Lot 74 at present in the occupation of Mr. J. Sant is reserved to the Owner and Occupier of this Lot. This for the purpose of obtaining access to these Premises.

Right of Cartway across this Lot is reserved to the Owner and Occupier of the Northerly portion of the Hanchurch Hills Plantations scheduled with Lot 97 at present In Hand. The Owner or Occupier of such Plantation to be responsible for any damage incidental to such User.

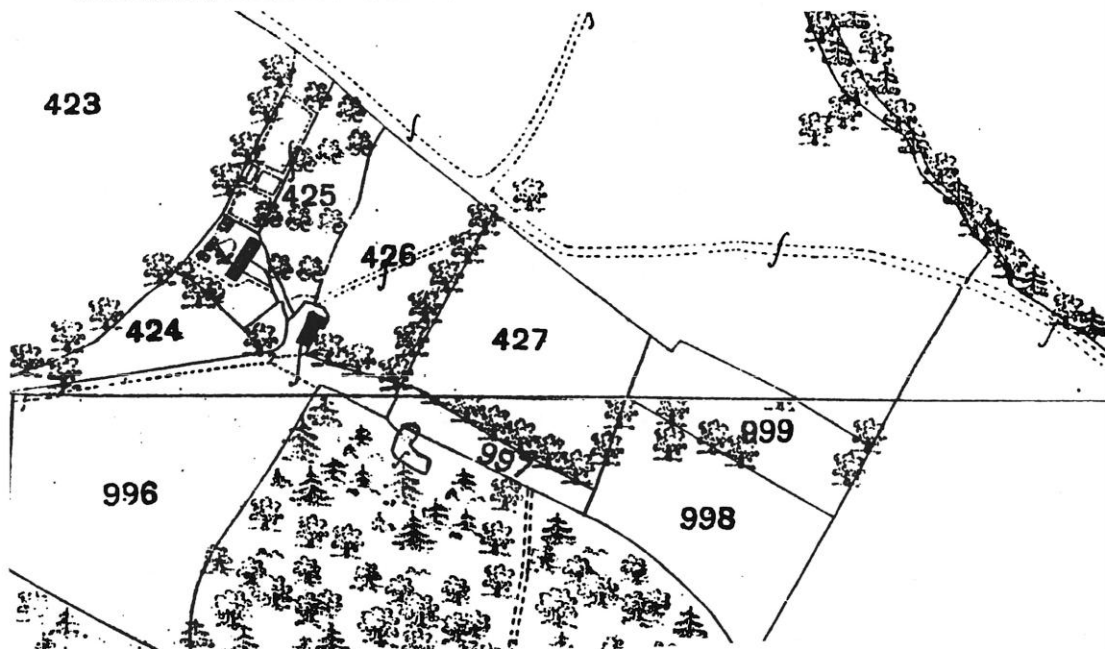
These Rights as hitherto used and enjoyed.





#### HEATH HOUSES

The photograph above, c1900, shows the thatched cottage below Hanchurch Hills occupied for over 150 years by the Powner family. They were already resident on the edge of the heath at the time of enclosure in 1758 and were subsequently employed by the Trentham Hall Estate to manage the new wood. In the census returns head of the family is described as "Wood Man" or "Wood Ranger" (see page 7). The family also farmed 5 acres of land below Hanchurch Hills (see page 6). The property is shown below on the extract from the first edition ordnance survey map of 1877. The cottage was still standing in 1919 when the estate was put up for auction (see page 20). It was then known as "Underhills". It was demolished in the mid twentieth century and replaced with new buildings on a different site by the lane from Hanchurch.



22.

## HARRY SANT AT HANCHURCH MODEL FARM

[This account is based on an interview with Harry Sant held on the 10 July 1992.]

Harry was the son of John Sant. He was born in 1906 at Stramshall near Uttoxeter. The family moved from there to Hanchurch Model Farm in 1910 when he was three and a half years old. He was considered to be a "delicate" child so he did not start school until he was six and a half years old. The school was at Trentham so every week-day he set out at about ten minutes past eight walked up the lane through Hanchurch village and then along the carriage drive through Trentham Park to Trentham School on the Stone Road. If the weather was very bad then he did not go to school. Very occasionally he was taken to school by pony and trap. At the age of eight or nine he would get up in time to start milking at 6 before he went to school. School ended at four and he had to be back in time to start milking at half past four. During the First World War his eldest brother, William Sant, went into the army in 1916, and the farm was run by his father, John Sant, his other brother, John, Harry, now aged 10, and a boy aged 16. There was so much work for them to do that Harry rarely went to school and eventually the school attendance officer came to the farm. His father had to apply to the education offices in Stafford for an exemption order for Harry, which was granted, and he did not go to school again until the end of the First World War in 1918. Harry wanted to leave school in the following year when he reached the age of 13 but had to stay on for another year because of the gap in his education.

He remembers the farm at the time his father was a tenant of the Duke of Sutherland. The farm was mainly devoted to dairy cows and feeding cattle. They had about 100 animals. Some corn was grown but only for domestic domestic consumption – it was ground up and fed to the cattle. If anything needed repairing someone had to go to the estate office at Trentham to get permission from the agent. Every year the master potters came to Hanchurch Hills for the shooting season. They arrived in chauffeured cars for the shoot in the morning and afterwards had lunch in the farm house. They brought their own food in hampers. The place smelt of cigars for weeks afterwards.

In 1919 his father went to the auction at the King's Hall in Stoke and bought Hanchurch Model Farm. The fields between the pools and Drayton Road were not included in the sale and John Sant continued to rent them from the Trentham Estate in the 1920s and 1930s. After the auction in 1919 the shooting syndicates stopped coming to the Model Farm but they continued to shoot at Hanchurch Hills and over the land which remained in the hands of the Trentham Estate. Harry married in 1935 and formed a partnership with his father and they ran the farm jointly for five years until 1940 when John Sant retired and Harry took over. His other brothers also got married and left to run other farms in the area. Shortly after the end of the Second World War Harry bought the Underhills Farm land in the vicinity of the pools from the Trentham Estate. The Wrights who were tenants of the Duke of Sutherland stayed on until about 1963 when the cottage was demolished. His father died in 1959.

There were no tractors on the farm until after the Second World War. In the 1920s and 1930s they used horses – they had as many as 13 then. However after the end of the First World War they got their first lorry – a one ton capacity Ford T. They also had a steam engine which was used for chaff cutting, pulping roots and grinding corn. They produced some cheese for their own use but virtually all their milk went into 17 gallon milk churns and was taken by horse and cart to Stoke. Initially he went by horse and cart to the Co-op shop on the corner of Trent Valley Road and London Road where they met the milk sellers who gave out orders for the following day's milk. From the late 1920s onwards they took their milk to the new Co-op dairy in Shelton New Road.

Store cattle walked by road from Stone or Market Drayton to the Model Farm where they were fattened and then usually taken to Newcastle market, and occasionally to Stone market, for sale to a slaughter house. Calves were usually taken to market by pony and trap. They also bred geese, ducks, chickens and turkeys for the Christmas market. These were killed and dressed on the farm and taken by pony and trap to butchers in Newcastle and Stoke. They had a regular order each year from Joule's brewery in Stone for turkeys at Christmas which they gave away to their more important customers.

The other major activity each year was hay-making. Two or three labourers, usually from Ireland, would come to the farm for the hay-making. They stayed in the loft in the building at the side of the farmhouse and slept on straw. During hay-making they would be out in the fields from sun rise to sunset and the food would be brought from the farm. At other times the family and the resident labourers would eat at two big tables in the kitchen. Breakfast was usually at 8 or 9 with the main meal at mid-day. At bell at the side of the farm-house was rung to summon the labourers to dinner.