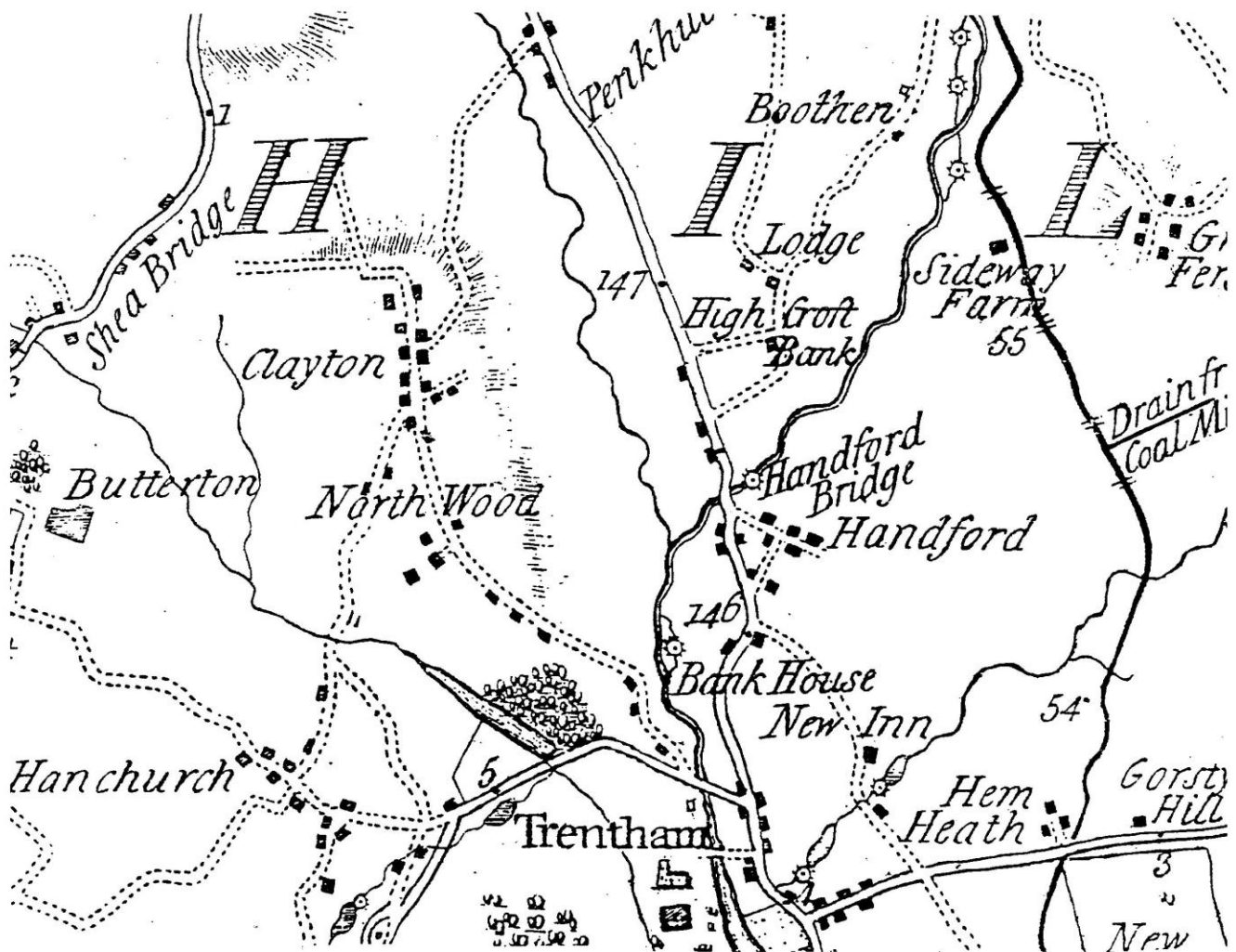


# SOCIAL HISTORY WALKS 2011

## Andrew Dobraszczyk

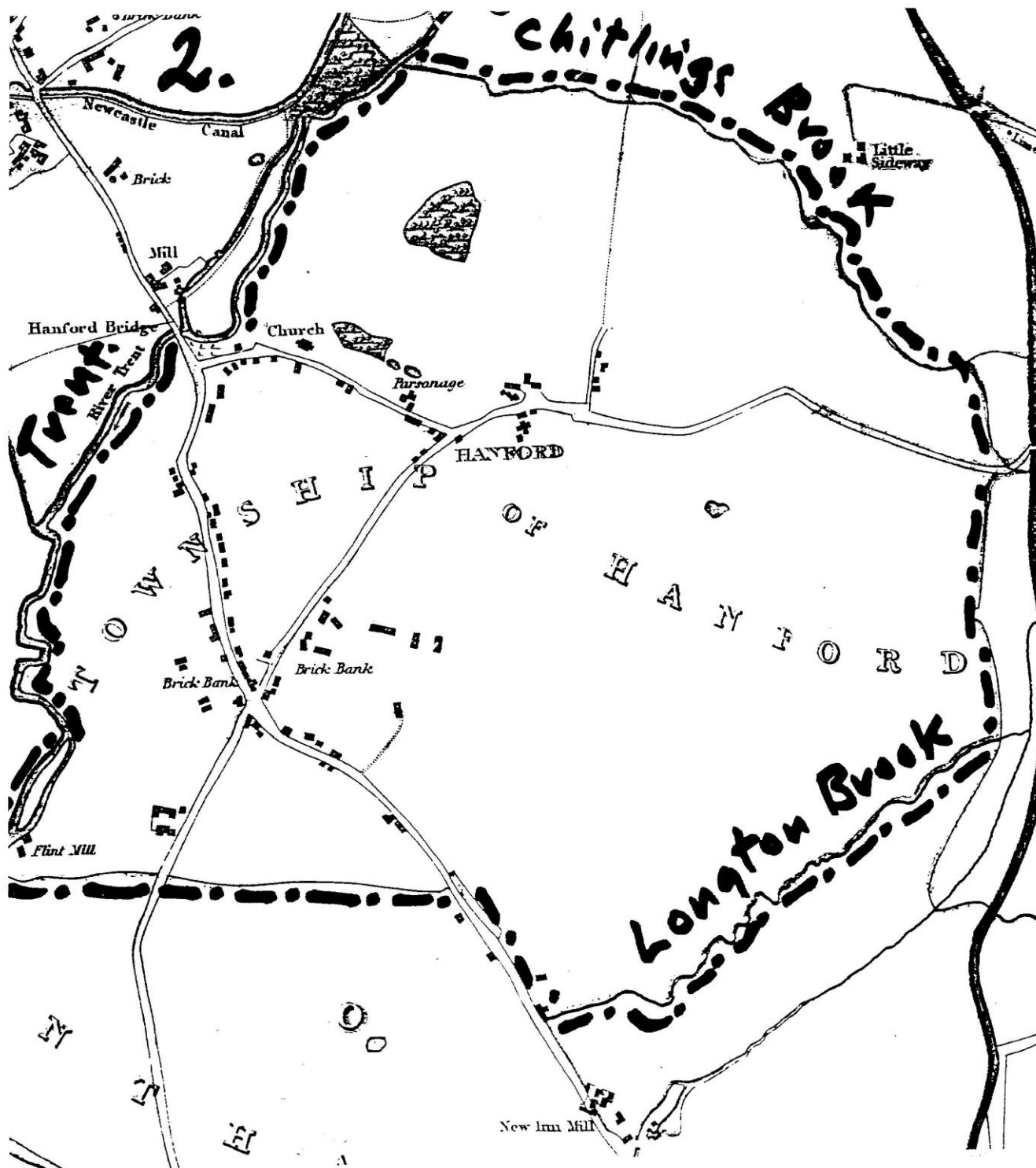
### Hanford Village



These notes have been prepared for a history walk around Hanford. The aim of the walk is to show how the village changed from the seventeenth to the beginning of the twentieth century.

The township of Hanford was part of the parish of Trentham. However, unlike the rest of the parish, Hanford did not become a "closed" township – one in which most of the land and buildings were the property of the owners of the Trentham Hall Estate. Moreover, by the early 19th century a large proportion of the residents were employed in the brick and tile industry rather than in agricultural pursuits. However, for over 150 years the township was increasingly dominated by the Leveson-Gower family, better known as the Duke of Sutherland, who lived at Trentham Hall.

The map above, an extract from William Yates' Map of Staffordshire, shows the area around Hanford in 1775. The main post road from London to Chester (the present A34) can easily be identified running down the centre of the map across "Handford Bridge" to Trentham. One hundred and fifty years earlier however, the main road ran along the low ground on the east side of the river Trent via Barlaston Old Road, New Inn Lane and the High Street (now Mayne Street) to Newcastle. This route was so subject to flooding that in the 17th century it was abandoned in favour of a new route along the higher ground on the west side of Trent through Tittensor and Trentham. In 1714 the new road was turnpiked from Tittensor to Talke, the first turnpike road in Staffordshire.



The map above, an extract from Thomas Hargreaves Map of The Staffordshire Potteries and Newcastle-under-Lyme, shows the township in 1832. At that time the main road from Newcastle to Trentham went up Mayne Street to the Bulls Head and then down Bank House Road. The long climb up Hanford Hill was a problem for the large number of coaches and carts which used the road. Moreover, the stability of the road was endangered by the enlargement of the marl-hole on the west side of the road. One correspondent in 1834 complained of "the very dangerous state of the road adjoining the Brick-kiln at Hanford Bank. There is no fence whatever for some yards, and were horses to swerve, it is probable that they and their burdens would be dashed down a precipice many yards deep". In 1836 a new line of road was built from Trentham to Hanford Bridge by-passing Hanford Hill. The ceremony which accompanied the opening of the new road is described on the next page and the new line of road can be seen on the ordnance survey map on page 4.

The dotted line which shows the boundaries of the township has been added to the map.

#### OPENING OF THE NEW LINE OF ROAD AT TRENTHAM

Our readers generally are aware that a new line of road has been lately formed from Handford Bridge to Trentham Inn, in order to avoid the steep and long hill over which the old road passed, and which has so long been a source of great annoyance to the numerous travellers continually passing along the great thoroughfare of which it formed a section.

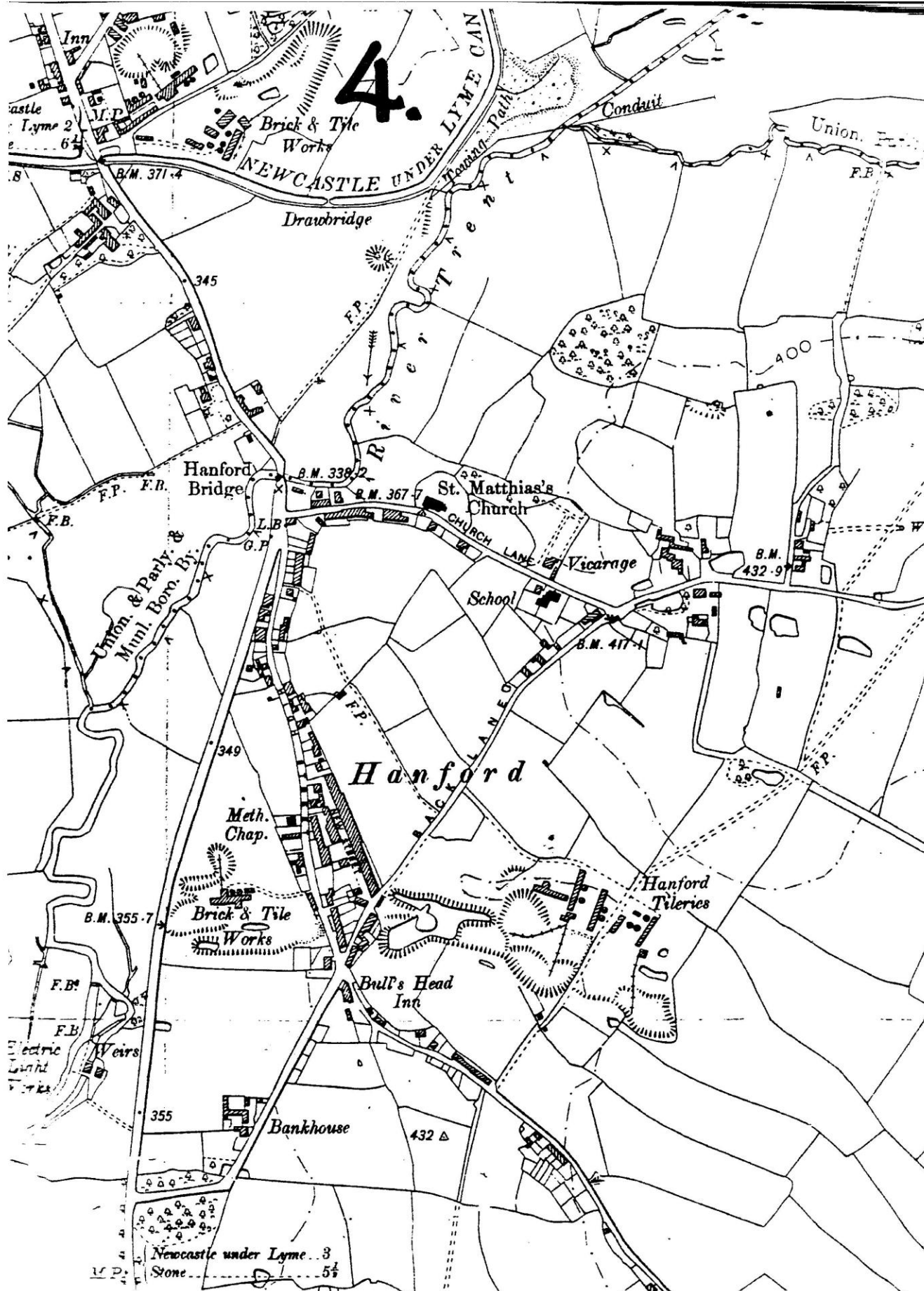
The very desirable object of avoiding the hill entirely could only be effected by cutting through a fine piece of ground, the property of the Duke of Sutherland, and so closely adjoining the park, as to form a sort of continuation of it. It might have been expected that there would have been a natural aversion in the mind of his Grace against such an innovation as that; but on the contrary, when a representation was made, explanatory of the great public benefit which would result from the alteration, his Grace immediately expressed his desire that the public should be accommodated, and followed it up by offering the trustees of the road that portion of his land which would be wanted for the purpose gratuitously. The occasion of opening the road, though comparatively an insignificant one, was gladly seized as a fit opportunity of shewing public respect to the Duke, whose general conduct is actuated by the same noble spirit he manifested in this transaction, namely, a desire to confer all the benefits on society which his high station and great wealth enable him to accomplish.

Agreeably to the announcement in our last, the road was opened on Thursday by a public procession, after which a large and respectable party dined together at Trentham Inn. About half-past one o'clock the procession formed in the High-street, Newcastle, amidst a crowd of spectators, and set off gaily for the scene of action. Two excellent bugle players furnished the party with cheering and appropriate music as they proceeded, and proclaimed their approach to the spectators who lined the road. Mr L Elliot, the surveyor of the road, led the way on horseback. The first carriage was an open one, drawn by four greys, with postillions, containing S Rogers, and C Alkins, Esquires, the gentlemen appointed to act as president and vice-president at the dinner. After this was a coach and four-in-hand, driven by John Bill, Esq., then the Bristol and Manchester mail, with four greys, driven by Mr G Scott; after that an open carriage and four-in-hand driven by Mr Green (of the Royal Umpire.) Several other carriages-and-four followed; and in the rear were many other carriages of various descriptions, and gentlemen on horseback.

On arriving at the Black Lion Inn, a large party from the Potteries joined the procession, which after a few moments delay moved forward with the reinforcement. The procession entered the new road amid the acclamation of the labourers who had been employed in its formation, and who seemed fully to participate in the gratification which the consummation of their labours had produced. The advantage of the new line, which is almost a level, and the fine prospect which it affords, were the general theme of discourse whilst the procession was going over it. When the procession arrived in the Park there was a general halt for a few minutes, and at this time the scene was most delightful. Eight or ten coaches and four, with horses gaily decorated, a vast number of other carriages of various kinds, with a large troop of horsemen, and a host of spectators on foot, presented, in contrast with the quiet and beautiful scenery around, a spectacle of the most cheering kind. After giving several hearty cheers for the Duke the procession moved onward, and having proceeded to the extremity of the Park, it returned by the turnpike road to Trentham Inn, at which point it had been agreed the procession should terminate.

At about half-past three o'clock about eighty gentlemen sat down to an excellent dinner at the Threntham Arms Inn, which with the dessert and wines gave complete satisfaction....

The Staffordshire Advertiser, 28 May 1836



EXTRACT FROM 6 INCH ORDNANCE SURVEY MAP 1900 (ENLARGED)



## THE CORBETT FAMILY OF HANFORD

The Corbett family were important landowners in Hanford by the 17th century. They are described as "yeoman" in various documents in the first half of the 17th century but by 1677 "Andrew Corbett, of Hanford" is described as "Gent." in the Trentham Parish Registers. One hundred years later Thomas and Ann Corbett are recorded as living at "Hanfd Hall". In the late 18th century Thomas Corbett built a substantial, three storey, brick house in Church Lane to replace an earlier structure which was probably timber-framed. The new house is described as "Hanford Villa" in 1808. The Corbetts had moved to Wolverhampton by the beginning of the 19th century and the house and surrounding land were let to a succession of tenants. By 1801 the family had begun to sell off their property in Hanford. In 1818 the house in Church Lane and surrounding land were put up for auction and the following advertisement appeared in the Staffordshire Advertiser on the 13th of June:

## HANFORD VILLA, STAFFORDSHIRE To be SOLD by PRIVATE CONTRACT

A very compact and valuable FREEHOLD ESTATE, at Handford, in the parish of Trentham, near the seat of the Marquis of Stafford; a modern well-built House, in complete and excellent repair, pleasantly situated upon an eminence near the Great Post Road from LONDON to Liverpool, about two miles from Newcastle, and six from Stone, and within a short distance of the Pottery Markets; consisting of an entrance hall, two front parlours, one back parlour, six good bedchambers, dressing room and servants' apartments, butler's pantry, two kitchens and brewhouse, stabling, saddle house, chaise-house, cow-house, &c., a good garden, two fish ponds, shrubbery and plantations.

Together with a large farm-house, barn, stabling, cow-house, and other necessary outbuildings, and upwards of 90 acres of excellent meadow, pasture and arable Land, with two newly erected small Tenements.

The Estate abounds with a very valuable and deep Mine of Clay for Bricks and Tiles, and is not inferior to any in that neighbourhood. There is now on part of the Estate an extensive Brick and Tile Work, with very complete and capital erections, requisite for carrying on the same, which were built at a considerable expense.

The property is all occupied by very respectable yearly Tenants, except for the right of a Water-course to a Flint Mill, let on lease.

For a view apply to Mr Stanley, of Handford aforesaid; and for particulars, personally, or by letter (post-paid) to Mr CORBETT, the Proprietor, Wolverhampton.

Hanford Villa and most of the land were bought by the Marquis of Stafford. of Trentham Hall. At the end of the 18th century the Leveson-Gower family owned very little land in the township. In 1804 they began actively purchasing land and buildings in Hanford as they came on to the market. The Corbett property was their largest acquisition to date.

## ST MATTHIAS CHURCH

In 1827 a new church was built at the expense of the Marquis of Stafford on part of the estate below Hanford Villa. It is described in White's Directory of Staffordshire of 1832 as a "small but neat Chapel of Ease". This was the first of many other anglican churches built by the family in the parish of Trentham. The Marquis also provided 23 acres of land as glebe (= church) land. The gift of the living was in the hands of the Leveson-Gower family who also made Hanford Villa available as a parsonage house. Between 1850 and 1865 this was occupied the rev William Hutchinson until he became vicar of Blurton. In 1851 the living had a value of £140.

## 1851 CENSUS: PARSONAGE, HANFORD

## PLACE OF BIRTH:

William Hutchinson	Head	Married	40	Incumbent of Hanford	Devon, Exeter
Caroline Hutchinson	Wife	Married	26		Yorks, Huddersfield
Mary Glasborrow	St	Single	33	House Servant	Surrey, Rotherhithe
Mary Cartwright	St	Single	39	House Servant	Staffs, Swynnerton

His replacement, Spencer James Compton, had a larger family with five children aged between one month and seven years and the household in 1871 contained four servants - a cook, a housemaid, a nurse and a "monthly nurse".

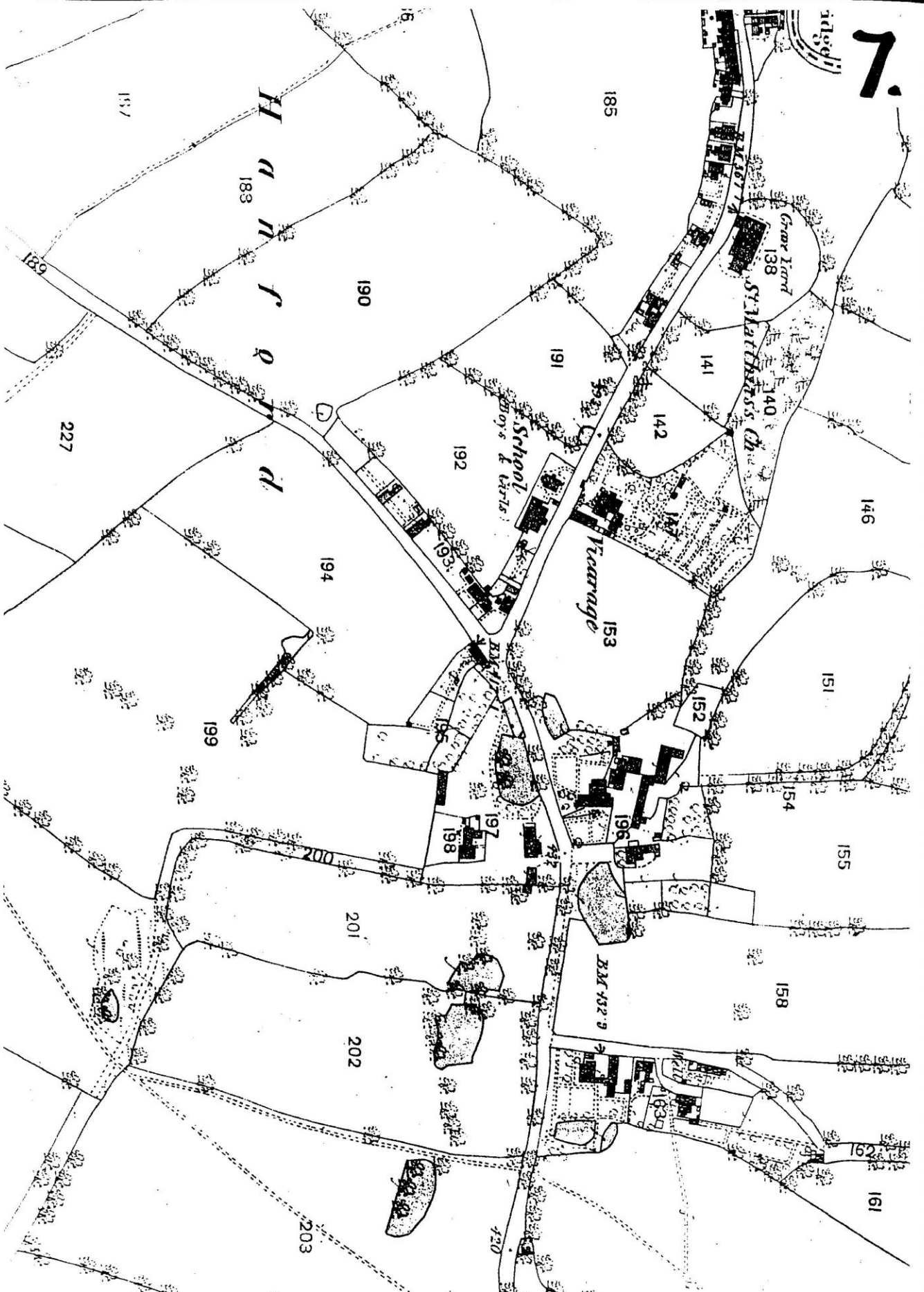
## THE REBUILDING OF ST MATTHIAS'S CHURCH

The census of places of religious worship taken in 1851 shows that the first anglican church at Hanford had a total of 440 sittings: 88 paid sittings and 352 free sittings. The small number of paid seats reflects the social composition of the population of Hanford. This was an overwhelmingly working-class community with most of the population earning comparatively low wages.

The increase in the population of the township from 607 in 1831 to 796 in 1851 and 927 in 1871 prompted the incumbent to devise a scheme for the enlargement of the church. This was done in two stages. The first involved the rebuilding of the chancel. The new chancel was designed by Mr Rushworth and completed in 1862 at a cost of £400. The stone was given by the Duke of Sutherland. The second stage involved the rebuilding of the nave to a design produced by Charles Lynam. Pevsner describes the resulting composition as follows: "Small, with a thin square SW tower accessible by an outer stair. Black brick columns and exposed red brick otherwise. An enterprising job. The chancel, thickly ornate, is by Rushworth, and indeed more High Victorian than Lynam's work". The account of the re-opening of the church below is taken from the Staffordshire Advertiser, 5th October 1868. The site of the church and the parsonage can be found on the map on the next page.

RE-OPENING OF HANFORD CHURCH. The old church at Hanford having for some time been in a dilapidated condition, and quite inadequate to accommodate the increasing congregation, was pulled down last year, with the exception of the chancel, which had been rebuilt and enlarged by the late incumbent the Rev W Hutchinson, about 5 years ago. The rest of the church has now been entirely rebuilt, and the number of sittings increased from 200 to 480. Its plan comprises a nave 67 feet by 21 feet 4 inches; north aisle 67 feet by 8 feet 8 inches; south aisle 61 feet by 8 feet 8 inches; a south porch, a gallery at the western end of the nave capable of holding 70 children, a vestry to the north side of the chancel, and a bell turret at the north-west corner of the south aisle. The nave is of 5 bays, and has a clerestory. The whole of the building is of the most simple character. The walls are of plain red bricks, faced with the same both externally and internally, stone work only being employed very sparingly, as a frame for the glazing of the windows. The constructive timbers of the roofs are all exposed to view internally, and the ceilings are formed between the rafters. The arcades of the nave have cylindrical piers with stone caps and bases very plainly moulded and blue brick shafts. These bricks are made for the purpose and set in cement. The arches are of brick chamfered on the outer edges and have keystones. The passages in the floor are paved with Minton and Co.'s plain square tiles, and the spaces where the benches are placed are boarded. The glazing throughout is fixed in lead lights in varied patterns, and is of crowned glass, slightly relieved by the introduction of green-tinted patterns. The nave is fitted with new open benches, and the aisles with the benches of the former church. The gallery has new seats for children, and the chancel new stalls for the choir. The pulpit has been refixed on the south side of the nave and the prayer desk on the north side, and a new lectern has been provided. The font is the gift of the architect, and is constructed of blue and red bricks put together with cement, the bowl being lined with lead. The amount of the contract is £900, exclusive of the benches, gasfittings, and heating apparatus. Mr Alfred Barlow, of Stoke, is the builder, and Mr Charles Lynam, also of Stoke, the architect, to whom great credit is due for designing and completing with such limited means an edifice at once commodious and handsome, and though externally unpretentious, yet in strictly ecclesiastical taste. The church was opened for divine service on Sunday last.... The entire cost of the new church, with the fittings and extras, is expected to be about £1,300, of which about £100 still remains to be collected. The parishioners of Hanford are for the most part poor, and nearly 200 of them joined in subscribing £70 to the building fund... The recently built schools at Hanford, where about 160 children (out of a village population of about 1000) are receiving the best of training, both religious and secular... The schools and schoolmistress's house with the new church, are the results of expenditure of about £2,500, provided within the last 2 years for the parishioners of Hanford, almost entirely through the instrumentality of their beloved and devoted pastor, Mr Graves.

7.



1878 Ordnance Survey Map, scale 1:2500

## HANFORD SCHOOL

The site now occupied by Hanford Nursery in Church Lane, was originally the site of a barn, part of Thomas Corbett's estate. By 1838 the barn had been converted into a school, described in 1851 as a "Girls' Industrial School" supported by the Duchess of Sutherland. In 1866 the building was demolished and replaced by a new school designed by Thomas Roberts, the Trentham estate surveyor. This was originally an L-shaped structure which consisted of a long room divided into two for boys and girls and a side room facing Church Lane for the infants. Thomas Roberts also designed the adjacent two-storey house to accommodate the teachers. In 1871 it was occupied by:

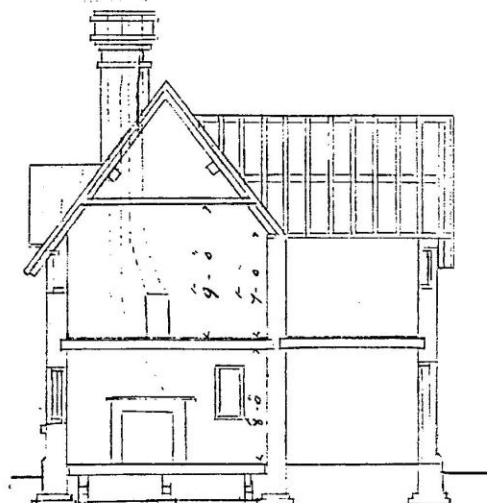
Elizabeth Matilda West	Head	Single	21	Elementary Teacher	Leicester
Harriet Turner	Lodger	Single	23	Elementary Teacher	Staffs, Wednesbury

Robert's plans are in Staffordshire Record Office and the front elevation and section of the school teacher's house and front elevation of the school are reproduced below.

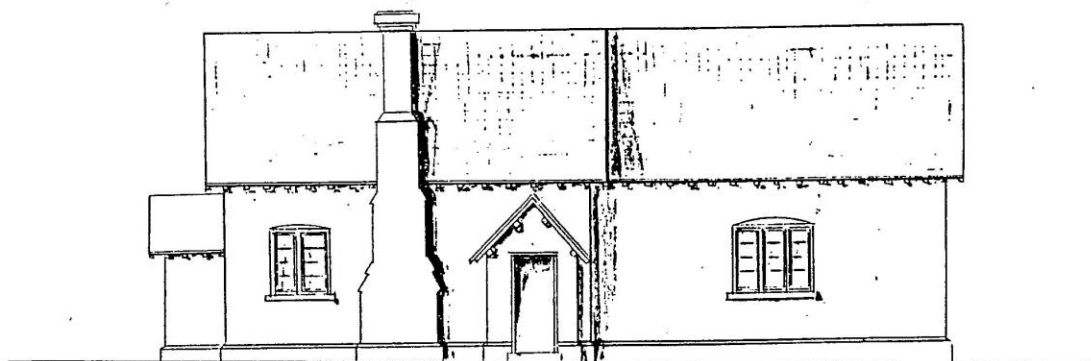
As the population of Hanford increased and elementary education became compulsory in 1870, the school was extended at various times. The main extension was built in the 1890s on the south side of the school when capacity was increased from 280 to 365 children. Average attendance in 1900 was 250 children and the teachers then were Mr and Mrs Stevens.



*Front, Elevation*



*Section on line a, b.*



*— Elevation towards Road —*



The quality of the marl in this part of the Trent valley has been appreciated at a very early date. The Romans had a kiln on the north side of the river at Trent Vale. Unfortunately, the first references to the industry in the Trentham Parish Registers do not appear until the 1730s though it is probable that bricks and tiles were made in this area long before that date. The first reference is on 15 January 1731/2 when John Napper, of the parish of Stoke, Brickmaker, married Mary Dodd, of Eccleshall, widow, in Trentham church. On the 23rd of September in the same year the registers record the baptism of Eliza, daughter of Thomas Napper, "Brickmaker, Hanford". There are more references in the 1770s and 1780s including one on the 16th November 1771 listing the burial of Sarah Beech "of Hanf'd Brick Killns".

The construction of the Newcastle-under-Lyme branch canal from the Trent and Mersey Canal at Stoke via Trent Vale in 1795-6 provided a powerful stimulus to the industry. The local brick and tile manufacturers could now supply a wider market from the wharf at Trent Vale. The way in which orders were obtained and the type of products available are described in the following advertisement placed in the Staffordshire Advertiser in 1809:

**HANFORD TILES.** WILLIAM HOULDING begs leave to inform the inhabitants of Cheadle & Lane End, and the vicinity, that he has now undertaken a large work for the making of bricks, tiles, floor bricks, cress, hips, gutters, &c., and will attend the Cross-Keys Inn, Cheadle, on Friday, the 31st March instant, and regularly at the same place, on a Friday every succeeding fortnight, and at the Castle Inn, Lane End, on Monday the 27th inst. and regularly there on a Monday, every succeeding fortnight, during the season, for the purpose of taking orders for those articles, and in his absence, such orders will be received by Mr Godden and Mr Steel, the Landlord of the said Inn.  
Hanford, 22nd March, 1809.

In 1818 Parson and Bradshaw's Directory of Staffordshire lists four manufacturers at Hanford Bank: William Astbury, maltster and brickmaker; Samuel Glover, fire brick, tile, &c., manufacturer, Hanford Town; J. Hargreaves, fire brick, tile, &c., manufacturer, Hanford Town; and Thomas and Robert Williams, fire brick and tile manufacturers. The directory also lists Thomas Clements at Hanford Bank "Shopkeeper and carrier by water". Perhaps the most important family involved in the industry was the Glover family. They first appear in the Trentham parish registers in 1784 when Samuel son of Samuel and Sarah Glover, Maltster, was baptised. In the following year Samuel Glover entered into an agreement with Thomas Lovatt of Clayton Hall for a house and brickworks at Hanford. The tenancy was to run from the 29 September 1784 at an annual rent of £21 with a further rent of £10 a year "for every additional oven that shall hereafter be erected on the premises for the purposes of burning brick & tyle." By 1786 Samuel Glover is described as "Innholder". He was then also renting the Bulls Head from the Corbett family. Forty years later Samuel Glover announced that he was retiring from business and handing over his brick and tile works to his son, Daniel Glover:

SAMUEL GLOVER returns his sincere thanks to his Friends and the Public in general, for the many favours which he has received during upwards of 40 years that he has carried on the Manufactory of Bricks, Tiles, &c., and begs leave respectfully to inform them that he has given up the business to his son, DANIEL GLOVER, who promises to use every exertion to merit the continuance of the favours conferred upon his father.

Bank-House, Hanford, March 25, 1824.

N.B. S. GLOVER respectfully requests that all accounts due from him may be sent in immediately; and that all sums due to him may be paid as soon as convenient.

The Glover family was then occupying Bank House Farm. Part of the contents of the farm and brickworks were advertised for sale in 1828:

**SALE AT HANFORD. FARMING STOCK, BRICKS, TILES, &c.**

TO BE SOLD BY AUCTION, By W & J AUDLEY, on the premises at Handford, on Friday, 19th December, 1828, part of the FARMING STOCK and BRICK-KILN GOODS belonging to DANIEL GLOVER, who is changing his residence; consisting of four capital six inch wheel carts, with iron arms, nearly new; one light market cart, with cover; one capital six inch wheel waggon, with iron arms, nearly new; one of Passmore's patent straw cutters; one grey horse, rising six years old, fit for a Gentleman's or a Nobleman's carriage; one cow in calf, at note, together with sundry farming utensils.

The Brick-kiln goods comprise about 70,000 blue bricks, 200,00 quarries, 50,000 tiles, a large quantity of criss, pipes, barn floor bricks, and two brick ovens with moulding sheds, one clay mill, and many requisites too numerous to insert.

The sale to commence at 10 o'clock in the morning.

The nineteenth century census returns give us the first detailed picture of employment in the brick and tile industry in Hanford. The 1841 census lists two brick manufacturers and 55 brick and tile makers compared with 81 agricultural labourers. The next census in 1851 gives us more precise information about employers and employees. Three manufacturers were then listed at Hanford:

#### 1851 CENSUS: HANFORD

1)

Sarah Glover	Head	Widow	38	Farmer of 60 Acres employing 2 labourers. Tile manufacturer employing 18 men & 6 boys	Staffs, Ashley
Fanny Glover	Dau	Single	11	Scholar	Staffs, Trentham
Emily Glover	Dau	Single	10	Scholar	Staffs, Trentham
William Stanley	Bro.	Single	44	Manager of Tile Works	Staffs, Ashley
Charlotte Warrillow	St	Single	18	House Servant	N(ot) K(nown)

2)

Robert Williams	Head	Married	69	Brick & Tile Manufacturer employing 12 men & 4 boys	Staffs, Trentham
Hannah Williams	Wife	Married	70		Staffs, Trentham
Thomas Henny	Lodger	Single	56	Brickmaker J(ourneyman)	Staffs, Trentham
Mary Cooper	St	Single	64	House Servant	Staffs, Trentham
Mary Trotter	Niece	Single	11	Scholar	Yorkshire

3)

Thomas Wilson	Head	Married	61	Tile Manufacturer employing 5 men	Staffs, Trentham
Hannah Wilson	Wife	Married	59		Staffs, Trentham
Joseph Wilson	Son	Single	24	Tilemaker J(ourneyman)	Staffs, Wolstanton
Hannah Wilson	Dau	Single	19	House Servant	Staffs, Trentham

The entries above would suggest a total workforce in the mid nineteenth century of 45: 35 men and 10 boys. The census returns for individual households present a slightly different picture. Forty men are listed as brickmaker, tilemaker or brick and tile maker. Sixteen people are listed as labourers in a brickworks. There was also one manager, one clerk and two apprentices (aged 17 and 15) giving a total workforce of 60 out of a total population of 784 for the township of Hanford. Some of these, of course, may have been working in the brickworks on the other side of the river in Trent Vale.

The youngest employee was John Allcock aged 12. He was living with his widowed mother in a cottage rented from the Duke of Sutherland in Back Lane (now Wilson Road) opposite the junction with Church Lane. The family is recorded in the 1851 census as follows:

Elizabeth Allcock	Head	Widow	46	House Servant	Staffs, Trentham
John Allcock	Son	Single	12	Labourer at Brickworks	Staffs, Stoke
Emma Allcock	Dau	Single	10	Scholar	Staffs, Trentham
Mary Allcock	Dau	Single	6	Scholar	Staffs, Trentham

Three other employees were aged 14; 4 aged 15; 1 aged 16; and 4 aged 17. Most of them are described as "labourer in Brickworks" in the census returns.

Thirty years later the 1881 census returns show that the industry was still slowly expanding during the 19th century. There were then 4 brick and tile manufacturers in Hanford:

- 1) William Peake, returned as a farmer of 79 acres and a brick & tile manufacturer employing 29 men and 19 boys
- 2) Thomas Tansley, a brick & tile manufacturer employing 22 men and 11 boys
- 3) George Wilson, a brick manufacturer
- 4) Richard William, a brick manufacturer.

No information was given about the number of employees in the two latter concerns but the census returns show that there were then 78 brick and tile makers and labourers living in the township of Hanford. The youngest employee was still only 13 years old. They now vastly outnumbered the agricultural labourers but by then the population of the township had increased to 1118.



Hanford, Stoke-on-Trent, c.1908

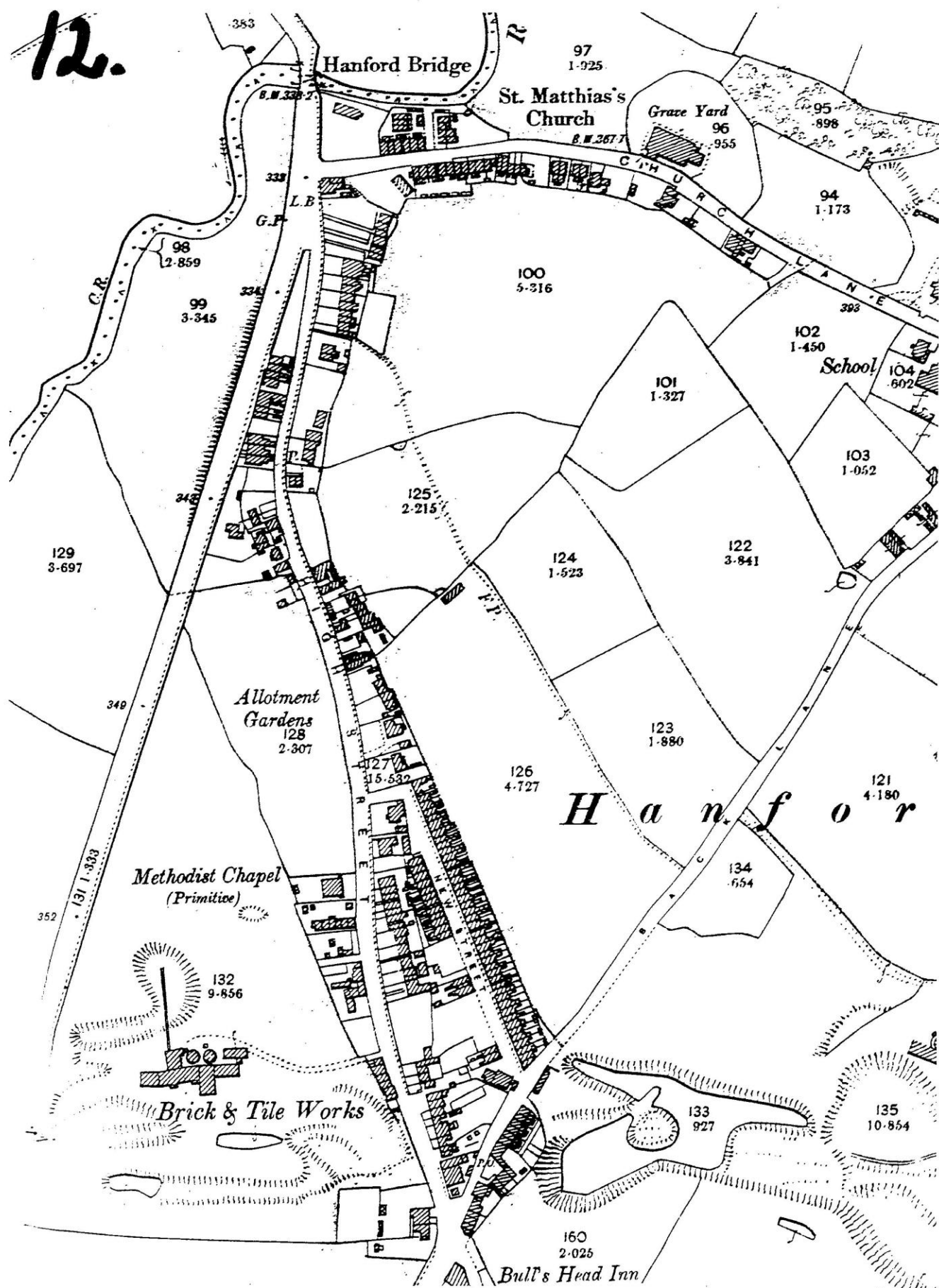
#### TERRACE HOUSES AND COTTAGES

Entries in the Trentham parish registers show that the population of Hanford began to increase in the last quarter of the eighteenth century. About 100 houses were built in the township mainly along the High Street (now Mayne Street), Church Lane and New Inn Lane. In 1841 there were 141 houses in the township occupied by 409 males and 324 females. The large disparity between males and females was the result of the rebuilding of Trentham Hall. The census enumerator noted that "the alterations at Trentham Hall have caused an influx of carpenters, masons, &c." Most of these were accommodated as lodgers in houses in the village but a small number who had brought their families with them were also renting cottages in the township from the Duke of Sutherland. A survey undertaken in 1838 show that he was the largest house owner in the township with almost 60 houses and cottages in his possession. The other major landowners held only a dozen houses and cottages between them. The rest of the cottages were owned individually or in small blocks by 39 other landlords – mainly small tradesmen, brick and tile workers and even a few agricultural labourers.

Most of these cottages were demolished after the Second World War but one group has survived in Mayne Street, just above what used to be the Staffordshire Knot public house, which are representative of many others. There is a row of eight houses with long front gardens. The four smaller houses at the south end, are the oldest, probably dating from the beginning of the nineteenth century. They are typical two-up and two-down cottages of that period. The owner was William Astbury, a maltster, who occupied a house at the north end of the row of cottages. He rented a malthouse from the Duke of Sutherland at the junction of New Inn Lane and Wilson Road, as well as fifty acres of land from the Duke and other landowners. William Astbury died in 1842, aged 59, and the cottages were inherited by Samuel Astbury. His house was demolished in the middle of the nineteenth century and four more cottages erected on the site. They are noticeably larger than the original row of four houses and were built to a higher standard.

The population of the township doubled between 1841 and 1901, from 773 to 1460. Many of the new terrace houses were built in the late 1870s in a new street called Gladstone Street (later New Street) which can be found on the Ordnance Survey map on page 12.

12.



1900 Ordnance Survey Map, scale 1:2500

4.185



A few larger houses were also built in the High Street (now Maync Street). One of these, standing on the east side of the High Street, has survived near the junction with New Street. This detached house was the property of the Duke of Sutherland. It was occupied in the early 1830s by Catherine Wilmshurst who ran it as a boarding school. There were several similar boarding schools in the High Street in the early 19th century taking advantage of the fact that "coaches to and from all parts of the Kingdom pass daily". The advert placed by the Misses Heath who occupied a house further along the street illustrates the terms on which places were offered in such institutions:

13.

#### HANFORD COTTAGE. FEMALE EDUCATION

The MISSES HEATH most respectfully intimate to their Friends and the Public, that on Monday, the 21st of July, they intend (with the assistance of an accomplished Governess) to open a SEMINARY at the above delightful situation. The course of education includes the following branches, viz: English Grammar, Reading, Writing and Arithmetic. Needle and Fancy Work, French, Drawing, Chinese Japanning and Inlaying, History, Geography with the use of Globes.

	TERMS		
	£	s	d
Board and Instruction, per annum	20	0	0
Ditto, under 7 years of age	18	0	0
Weekly Boarders	16	0	0
Day Boarders	10	10	0
Day Scholars	4	4	0
No extra charge for entrance.			
Music and Dancing on the usual Terms.			

Handford Cottage is beautifully situated, one mile from Trentham. Coaches to and from all parts of the Kingdom pass daily. The most approved Masters will be engaged.

Parents and Guardians who may honor the Misses Heath, by placing Young Ladies under their tuition and charge, may rest assured that every attention will be paid to their domestic comfort, morals, and accomplishments. A quarter's notice is expected previous to the removal of a Pupil.

The house rented by Catherine Wilmshurst was later let by the Duke of Sutherland to Edward Unwin, an excise officer. In 1851 the household is recorded in the census returns as follows:

Edward Unwin	Head	Widower	76	Superannuated Excise Officer	Notts, Warsop
Catherine Unwin	Dau	Single	28	House keeper	Derbys, Repton
Ann Willett	GdDau	Single	12	Scholar	Staffs, Burslem

In the 1870s and 1880s the house was occupied by Thomas Tansley, a brick and tile manufacturer (see page 10). It was offered for sale along with the rest of the estate in 1919 (as Lot 31; see page 23). The neighbouring detached house, which probably dates from the late 18th century, was owned and occupied by William Crewe, a man of independent means, in the second quarter of the 19th century.

#### THE METHODIST CHAPEL

The first place of worship at Hanford was a Methodist chapel situated at "Handford Bank". This appears to have been poorly supported for the building "formerly used as a chapel" was put up for sale in 1818. It was bought by the Marquis of Stafford, of Trentham Hall, possibly to prevent its re-use as a Nonconformist chapel. Thereafter services were held by the Primitive Methodists in a private house and attendance on 30th March 1851 was 21 in the afternoon and 24 in the evening. In 1854 a new chapel was built in New Inn Lane. In 1883 it was replaced by a small red brick chapel in the High Street. (See the Ordnance Survey map page 12) The chapel and Sunday school at the rear were closed and put up for sale in 1968. The building was subsequently demolished.

#### PUBLIC HOUSES AND BEERHOUSES

The public house known as the Bulls Head was opened in Hanford in the 18th century. The "New Inn" gave its name to the adjacent road: "New Inn Lane". The precise date of opening is unknown but the pub was in existence by the mid 1780s. Its name is indicative of the type of entertainment on offer at the public house during the local wakes holiday: bull-baiting, cock fighting and dog fighting. It was the property of the Corbett family of Hanford Hall who offered it for sale in 1810 (see item 1, next page). The Marquis of Stafford, of Trentham Hall, bought the Bulls Head in the following year. The character of the entertainment changed in the second quarter of the nineteenth century. It was the venue for meetings of local friendly societies (item 2) and the landlord, William Fernyhough (item 3) organised galas in the grounds in the 1860s (items 4 & 5). In the 1830s two beerhouses were opened in the High Street one of which was called "Sir Ralph Abercrombie". This was occupied from c1838-71 by Israel Wood, described as a "shoemaker and publican" in the census returns, and was still being run by his widow, Sarah Wood, in 1881 at the age of 74.

14.

- 1.) To be SOLD BY AUCTION, at the Bull's Head public-house, Hanford Bank, in the parish of Trentham, in the county of Stafford, on Tuesday the 31st day of July, 1810, subject to such conditions as will be then produced (unless disposed of in the mean time by private contract), and either together or in lots as may be agreed upon; the sale to begin at 5 o'clock in the afternoon: -

The said Public-House, which has been long established and is now in full business, with the Brewhouse, Stable, Outbuildings, and a large Garden and other appurtenances to the same belonging, now in the possession of Mr John Wainwright. Parts of the Garden front to the Turnpike Road leading to Trentham, and also the road leading to Barlaston, and lie very convenient for building upon, and may be used for that purpose, without prejudice to the public-house in any respect.

For further particulars apply to the said JOHN WAINWRIGHT, on the premises, or to Mr PLANT, Solicitor, Newcastle-under-Lyme.

The Staffordshire Advertiser, 21 July 1810

- 2.) On Tuesday last, the Hanford Friendly Society held their annual meeting, and went in procession to Trentham Church. The Rev J Hutchinson preached to them a most excellent sermon; after which the members partook of a good dinner provided by Mr S Williams, of the Bull's Head, and spent the evening in the greatest harmony. Mr Hutchinson intends adding the money paid for the service, (which he has usually returned to the society,) to the fund for erecting the new chapel at Hanford. The Society is in a very prosperous state.

The Staffordshire Advertiser, 18 August 1827

3.) 1851 CENSUS: BULLS HEAD

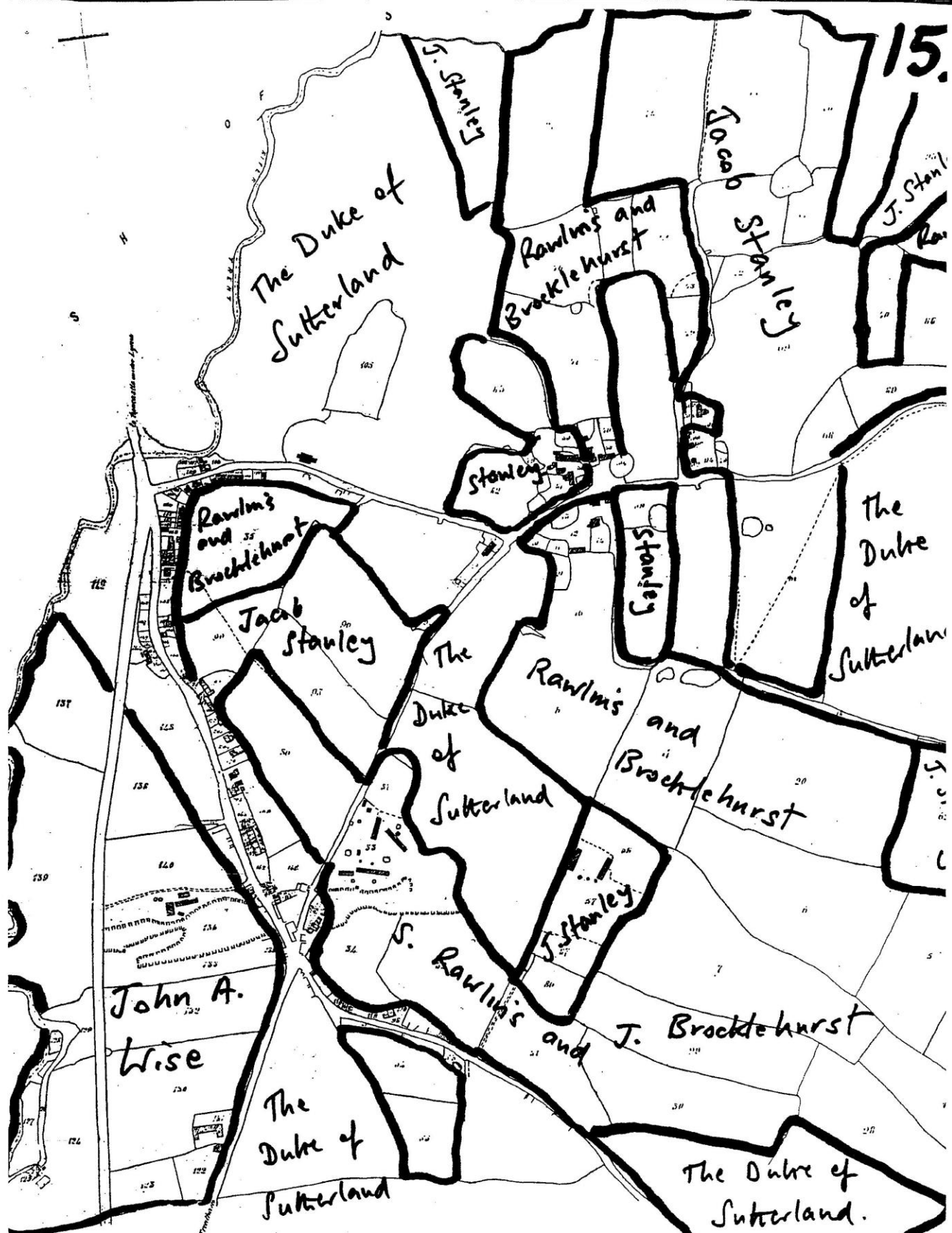
William Fernyhough	Head	Mar	26	Victualler, Farmer &	BORN:
Charlotte Fernyhough	Wife	Mar	25	Carpenter	Staffs, Trentham
Elizabeth Fernyhough	Dau	Single	6 months		Staffs, Newcastle
Sarah Fernyhough	Sister	Single	30	Bar Maid	Staffs, Trentham
Elizabeth Wade	St	Single	16	House Servant	Staffs, Barlaston

- 4.) WHIT WEDNESDAY, MAY 27th 1863. A GRAND GALA will be held at HANFORD, near TRENTHAM, on Grounds adjoining the BULL'S HEAD INN, on which occasion Mons. KEMPE will appear and go through his astonishing feats, 60 feet high, on the Single Trapeze and Flying Rings, concluding with the descent of Mercury taking his aerial flight. There will be a variety of entertainments, with Dancing. Refreshments will be provided in a spacious Tent erected for Dancing in case of wet weather. Tea will be provided in a large room adjoining the ground, which will be opened at 2 o'clock. Admission to the Ground 6d each, including Dancing.

The Staffordshire Advertiser, 23 May 1863

- 5.) GALA AT HANFORD. The gala advertised last week took place on grounds adjoining the Bull's Head Inn, Hanford, on Wednesday, and was a decided success, as may be inferred from the fact that the visitors on the ground numbered between six and seven hundred. Mr Kempe went through his clever feats on the single trapeze, in addition to which other amusements, including dancing, were introduced, the Hanley Borough Quadrille Band being engaged, under the management of Mr H Beetonson. Tea and other refreshments were provided. It is said to be in contemplation to repeat the gala at Burslem Wakes.

The Staffordshire Advertiser, 30 May 1863



The map above, part of the tithe map for the Township of Hanford, 1845, shows the 4 major landowners in the township: The Duke of Sutherland, Messrs S Rawlins & J Brocklehurst, Jacob Stanley and John A Wise. In the 19th century Rawlins and Stanley farmed most of their land (see the census details on the next page) whereas the Duke and John Wise let out their land to tenant farmers.

# 16.

1.)

## 1851 CENSUS

BORN:

Jacob Stanley	Head	Mar	72	Annuitant (Landed Proprietor)	Notts
Mary Stanley	Wife	Mar	72		Ches, Audley
Elizabeth Stanley	Dau	Single	40		Staffs, Trentham
Cecily Brain	St	Single	17	House Servant	Staffs, Fulford

## HANFORD HOUSE

Rachael Rawlins	Head	Widow	40	Farmer of 120 Acres	Staffs, Stoke
William Rawlins	Son	Single	20	employing 2 labourers	Staffs, Trentham
Angelina Rawlins	Dau	Single	17		Staffs, Trentham
Alfred Rawlins	Son	Single	6	Scholar	Staffs, Trentham
Octavia Rawlins	Son	Single	3		Staffs, Trentham
Samuel Rawlins	Son	Single	3 months		Staffs, Trentham

John Stanley	Head	Mar	36	Farmer of 140 Acres	Staffs, Trentham
Eleanor Stanley	Wife	Mar	28	employing 4 labourers	Staffs, Stoke
William Stanley	Son	Single	4	Scholar	Staffs, Trentham
Mary Machin	St	Single	16	House Servant	Staffs, Stone
Robert Newton	St	Widower	64	Farm Labourer	Staffs, Walton
Thomas Rathbone	St	Single	25	Farm Labourer	Staffs, Eccleshal

2.)

HANFORD, near TRENTHAM - Important SALE of FARMING STOCK, HORSES, COWS (in calf), HEIFERS ditto, STIRKS, CALVES, PIGS, HAY, CHEESE, POTATOES, WAGGONS, CARTS, GEARS, IMPLEMENTS, DAIRY and BREWING UTENSILS, HOUSEHOLD FURNITURE, &c. Mr HIGGINBOTTOM is instructed by the representatives of the late Mr John Stanley, deceased, to SELL by PUBLIC AUCTION, upon the premises, HANFORD, near TRENTHAM, on Wednesday and Thursday, 15th and 16th days of November, 1865.

12 IN-CLAF COWS

3 ditto HEIFERS

8 STIRKS

1 YOUNG BULL

4 REARING CALVES

The whole of this stock is well selected and of favourite colours.

1 Black HORSE, aged

1 Ditto MARE, 4 years old

1 Dark-brown ditto, 6 years old

1 Bay COLT, 2 years old

2 Prime FAT PIGS

40 to 50 Tons of well-harvested HAY

2 Tons of Cheese

50 Bushels of POTATOES

Waggons, carts, ploughs, harrows, land rolls, turnip scuffler, cultivator, winnowing machine, shaft and chain gears, bend and chains, gig, dog-cart, harness, hackney saddle, side-saddle, tools, implements, ropes, ladders, cheese presses, dairy and brewing utensils, &c.

the HOUSEHOLD FURNITURE comprises handsome mahogany sideboard, ditto dining table, screen, sofa, chairs, fenders and fire irons, the usual sitting-room, kitchen and bedroom furniture, utensils, requisites, patent mangle, &c.

Catalogues are in preparation, and may be had at the offices of the AUCTIONEER, 3 Foley-place, Longton.

Sale each day at 11 o'clock precisely.

The Staffordshire Advertiser, 28 October 1865

3.)

WANTED, a DAIRYMAID for 16 Cows, and to do work in the kitchen; also a Girl about 17, as HOUSEMAID. Apply to Mrs STANLEY, Hanford, Stoke-upon-Trent.

The Staffordshire Advertiser, 11 February 1865

In 1888 the Stanley Estate in Hanford was put up for sale in the Trentham Hotel. The auction particulars are reproduced on the next two pages.



# VALUABLE FREEHOLD ESTATE

At HANDFORD, TRENTAM, Staffordshire.

FOR SALE BY AUCTION,  
BY  
**MR. JOHN LLOYD,**

AT THE TRENTAM HOTEL, TRENTAM,

On Thursday, the 24th day of May instant, 1888.

At Five o'clock in the Afternoon,

In the following or such other Lots as may be agreed upon at the time of Sale, and subject to conditions to be then produced and read:—

LOT 1.—All that Substantial and Compact FREEHOLD RESIDENCE, situate at Handford aforesaid, containing dining and drawing rooms, two kitchens, pantry, cellar, and four bedrooms; with Vinery heated with hot water, ornamental Pond, Garden, Stabling, Cowhouse, and other Out-offices, as fenced out, containing about 2R. 19P.; now in the occupation of Mr. William Horsfall.

LOT 2.—All that Field of MEADOW or PASTURE LAND, near the last described, containing about 2½A., and having a frontage of 204 yards to the road leading from Handford to Sideway, also now in the occupation of Mr. William Horsfall.

LOT 3.—All those Two COTTAGES and small GARDENS thereto, near the last described, and in the occupations of John Rathbone and Thomas Wilson, and fronting to Boothen-lane.

LOT 4.—All those Two COTTAGES, near the last described, with the large GARDEN thereto, stocked with fruit trees, also fronting to Boothen-lane, and containing three-quarters of an Acre or thereabouts, in the occupations of Hannah Bell and John Davis.

LOT 5.—All that FARMHOUSE, with the Stables, Cowhouses, Barn, Hay Barn, Piggeries, and Out-buildings, and excellent GARDEN and ORCHARD; and also all those several Closes or Pieces of ARABLE, MEADOW, and PASTURE LAND, containing:—

No. on Plan.	DESCRIPTION.	CULTURE.	QUANTITY.		
196	House and Garden .....		A	R.	P.
151	Fur Croft .....	Pasture .....	1	0	14
153	Burns Meadow .....	Meadow .....	2	1	2
161	Old Meadow .....	Pasture .....	2	0	22
165			11	1	17
170	Road Piece .....	Pasture .....	4	2	11
171	Five Butts .....	Meadow .....	2	2	20
173	Hall Croft .....	Arable .....	4	1	20
174	Ley Meadow .....	Meadow .....	5	3	9
206	Roadway .....				
			34	0	35

or thereabouts (more or less), also situate at Handford aforesaid formerly in the occupation of Mr. John Stanley, and now of Mr. William Cook.

LOT 6.—All that Field of PASTURE LAND, known as Big Alders Field (No. 190 on Plan), containing 5A. 0R. 13P. or thereabouts, situate at Handford aforesaid, having a frontage of 128 yards to the road leading from Handford to Sideway, now in the occupation of the Executors of the late Mr. Thomas Williams.

LOT 7.—All that Field of PASTURE LAND, known as Little Alders Field (No. 188 on Plan), containing 3A. 1R. 15P. or thereabouts, and having a frontage of 80 yards to the road leading from Handford to Sideway, also in the occupation of the Executors of the late Mr. T. Williams.

18.

LOT 8.—All that DWELLING-HOUSE, BUTCHER'S SHOP, SLAUGHTER-HOUSE, STABLING, COWHOUSE, and OUTBUILDINGS, situate fronting to the old turnpike road leading from Trentham to Newcastle-under-Lyme, with the large GARDEN and FIELD behind the same, known as Far Alders Field (Nos. respectively 183 and 186 on Plan), and containing altogether 2A. 1R. 15P. or thereabouts, also in the occupation of the Executors of Thomas Williams. 2.0.25

LOT 9.—All that Plot of GARDEN GROUND, as now fenced out, containing 480 square yards or thereabouts, and having a frontage of 32 yards to the road leading from Handford to Sideway, in the occupation of — Rathbone.

LOT 10.—All that COTTAGE and small GARDEN, as fenced out, situate in New Inn-lane, Handford aforesaid, now in the occupation of Mr. John Philips.

LOT 11.—All that Field of ARABLE LAND, called the Lane Field situate at Handford aforesaid (No. 210 on Plan), and containing about 2A. 0R. 30P., and having a frontage of 236 yards to the road leading to Sideway, and now in the occupation of Mr. William Cook. 2.1.5

Lots 2, 4, 6, 7, 8, 9, and 11 are most eligibly situated for building purposes, and part of the Lands are near the Fenton Coal and Ironworks, and contain valuable Minerals, and other parts adjoin the Old Brick and Tile Works at Handford, and hold valuable Beds of Marl and Clay.

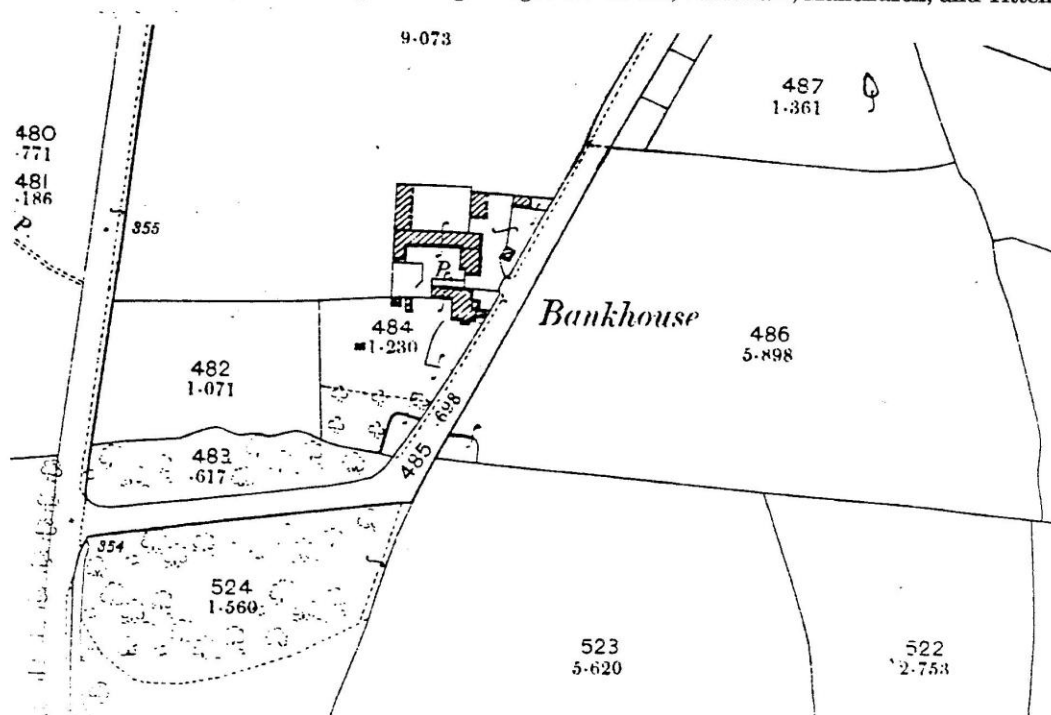
For further particulars, apply to S. MEAR, Esq., High Street; the AUCTIONEER, Stafford Street; or to

**E. CLARKE,**

SOLICITOR, CLARENDON CHAMBERS, LONGTON.

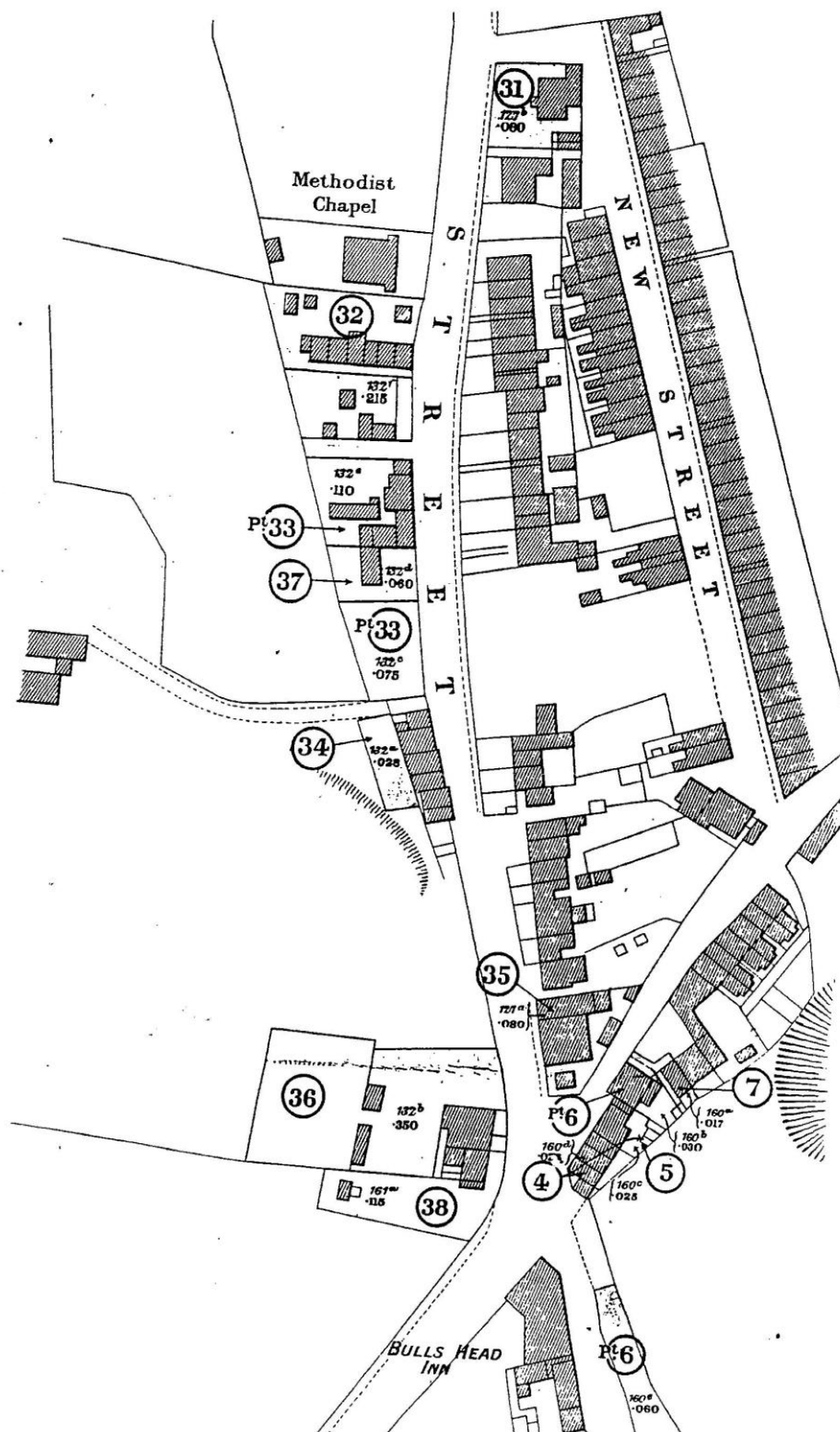
#### THE TRENTHAM HALL ESTATE IN THE TOWNSHIP OF HANFORD

During the first half of the 19th century the Leveson-Gower family of Trentham Hall regularly bought land and buildings in the township of Hanford as they came onto the market. The map on page 15 shows the extent of their holdings by 1845. Subsequently, in 1850, they bought the Bankhouse Farm Estate from John Ayshford Wise of Clayton Hall (see details page 22 and the O.S. map below). By 1859 the Duke of Sutherland owned 211 acres, almost half the land in the township. His agent attended the sale of the Stanley Estate at the Trentham Hotel in 1888 and another 36 acres was added to their property in Hanford. It was their last major purchase of land in the township. The fall in the price of agricultural produce and the subsequent fall in rental values in the last quarter of the 19th century brought to an end the expansion of aristocratic landed estates. Despite the overwhelming dominance of the estate as landlords and house owners Hanford never became a "closed" village in the 19th century in the same way as the neighbouring villages of Blurton, Trentham, Hanchurch, and Tittensor.



# THE SALE OF THE TRENTHAM HALL ESTATE

In 1905 the Leveson-Gower family abandoned Trentham Hall. After auctioning its fixtures the mansion house was demolished in 1911. The first major sale of the estate took place in July 1914. The outbreak of the First World War halted the disposal of their property and the rest and greater part of the estate was offered for sale at the Kings Hall, Stoke-on-Trent in 1919. Two of the auction maps for the Hanford area are reproduced below and on page 24. A schedule of the property offered for sale in the Hanford area is given on the next page and auction particulars for four of the properties are reproduced on pages 21 to 24. The auction brought to an end the influence of the Trentham Hall Estate in the township of Hanford. Those who would like to understand why this occurred should read the book by David Cannadine, *The Decline and Fall of the British Aristocracy*, published in 1990.



## SUMMARY OF PARTICULARS.

FIRST DAY'S SALE, Tuesday, October 14th, 1919.

LOT NO.	SITUATION.	DESCRIPTION.	TENANTS.	AREA.			RENTAL.		
				A.	R.	P.	f.	s.	d.
1	Hanford	Cottage and Garden	Reps. of E. Matthews	0	0	16	5	6	6
2	"	"	Reps. of J. Wheat	0	0	18	5	6	6
3	"	2 Cottages and Gardens	Winsborrow & Peake	0	0	21	8	6	6
4	"	Cottage	G. Beardmore	0	0	4	9	15	0
5	"	"	W. Perrins	0	0	4	3	16	0
6	"	Cottage and Garden	W. Wilson	0	0	14	13	8	0
7	"	Cottage	Mrs. H. Spooner	0	0	3	2	16	6
8	"	Slaughter House, etc.	R. J. Furber	7	1	0	25	0	0
9	"	Accommodation Land	Hanford Athletic Club	3	3	30	6	0	0
10	"	Cottage and Garden	Reps. of T. Middleton	0	0	15	5	6	6
11	"	Small Holding	J. Carter	3	0	29	14	6	6
12	"	Cottage and Garden	Reps. of Mrs. H. Cooper	0	0	32	5	0	0
13	"	Pasture Land	G. Brassington	4	2	31	10	0	0
14	"	Accommodation Land	W. H. Stevens	2	2	15	5	0	0
15	"	"	R. J. Furber	18	1	16	36	0	0
16	"	Hanford Farm	W. Cook and In Hand	77	0	26	115	11	4
17	"	Accommodation Land	Mayor, Aldermen, and Burgesses of Borough of Stoke-on-Trent	45	2	16	98	19	6
18	"	"	E. B. Sharpley	6	3	29	12	5	2
19	"	"	Rev. J. E. Poole	1	0	28	3	4	6
20	Sideway	Sideway Lodge	F. Hollins	1	2	6	8	14	0
21	"	Accommodation Land	Stafford Coal & Iron Co. and A. Fowell	1	2	26	5	10	0
22	Hanford	Cottage and Garden	Reps. of Miss J. Cooper	0	0	13	4	6	6
23	"	"	Reps. of A. Shipley	0	0	17	8	6	6
24	"	3 Cottages	Hemmings, Smith & Wilcox	0	0	22	15	1	0
25	"	Cottage and Garden	E. A. Snape	0	0	15	4	6	6
26	"	"	Miss H. Salt and J. Whitehall	0	0	11	3	11	6
27	"	"	Reps. of J. Conlon	0	0	27	4	6	6
28	"	2 Cottages and Gardens	Mrs. Ormerod and E. G. Peake	0	0	17	7	2	6
29	"	Accommodation Land	Trentham Parish Council	5	2	3	11	3	3
30	"	Cottage and Garden	Mrs. S. F. Bond	0	0	6	5	17	0
31	"	Private Residence	F. Anstey	0	0	13	19	19	0
32	"	4 Cottages and Gardens	Cooper, Snape, Burt & Hemmings	0	0	34	25	18	6
33	"	"	Peake, Reps. of J. Snape & Brassington	0	0	30	17	3	0
34	"	Accommodation Land	Reps. of H. Spencer	0	0	4	0	10	0
35	"	Grocer's Shop, etc.	W. Rawlins	0	0	13	34	10	0
36	"	Butcher's Shop, etc.	G. Brassington	0	1	16	5	0	0
37	Hanford	Yard, Slaughter House, etc.	G. Brassington	0	0	9	3	14	0
38	"	Cottage and Garden	E. G. Peake	0	0	18	4	0	0
39	"	Bank House Farm	In Hand	65	1	24	129	1	6
40	"	Accommodation Land	A. Rawlins	0	2	19	0	4	7
41	"	"	"	3	0	0	9	1	0



21.

Hanford—Primrose Hill.

LOT 16.

An excellent Freehold

**MIXED FARM**

situate at Primrose Hill, Hanford, and known as

**“HANFORD FARM,”**

It comprises

Messuage, Out-Offices, Farm Buildings and  $73\frac{1}{2}$  Acres of Land, of which  $11\frac{1}{2}$  Acres are Arable and 62 Acres Pasture, and  $3\frac{1}{2}$  Acres of Plantation.

THE DWELLING HOUSE—Brick-built and Tiled—has Front and Back Entrances and contains Entrance Hall, Lobby, Drawing and Sitting Rooms, Store Room, Front Kitchen, Working Kitchen, Dairy, Larder, Pantry, Front and Back Staircases, Landing, 6 Bedrooms, and 2 Box Rooms.

2 E.C.'s.

THE FARM BUILDINGS—also Brick-built and Tiled—include Cow House with tying for 14, having Fodder passage and with lofting over, combined Turnip and Engine House with lofting over, Calf Kit with Lofting over, Cow House with tying for 8 with Fodder Passage, Stable with standing for 3, Loose Box with Lofting over, Implement Shed, Calf House with Lofting over, Disused Cow House with tying for 6, now used as Coal House and General Store, Poultry House and Pig Sty.

THE TURFS are all old and well established, and afford first-class grazing. They are well watered.

THE ARABLE LAND has good depth of soil and is easily cultivated.

THE TIMBER on the Farm, etc. has been measured up and valued at controlled prices at £70 0 0.

The premises are connected with the Potteries Water Works Main.

*Tenant :—Mr. W. COOK AND IN HAND.*

**Summary of Present Annual Rental :**

Mr. W. Cook	...	...	£114 4s. 0d.
In hand (G.R.V.)	...	...	£1 7s. 4d.
			<hr/>
			£115 11s. 4d.

Outgoings :—Land Tax	..	..	16s. 9d.
Do. (Woods)	..	..	2s. 2d.
			<hr/>
			18s. 11d.

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

Bank House Farm.

LOT 39.

Very desirable

**DAIRY and FEEDING FARM**

Consisting of

Roomy 3-Storey House, Garden, Capital Farm Buildings, and  
64 Acres of Land.

THE HOUSE—Brick-built and Tiled—has Front, Side and Back Entrances and contains :—  
On the Ground Floor, Entrance Hall, Drawing and Dining Rooms, Office, Front Kitchen,  
Working Kitchen, Dairy, Pantry, Store Room.

Front and back Staircases.

On the 1st Floor, Landings, Four Bedrooms, Bath Room (H. & C.) with airing Cupboard and W.C.

On the 2nd Floor, Landing, Maid's Bedroom and Store Room.

Cellar and E.C.

THE FARM BUILDINGS—all Brick-built and Tiled—consist of Hackney Stable, Loose Box,  
Harness Room, Trap House, Engine House, Wash House, Coal House, Milk Cooling House,  
The whole of the foregoing have Granary over; Waggon Stable with standing for 4, Loose  
Box, Corn Store, Double Cow-House with tying for 10, having Fodder Passage in centre  
and with Lofting over, Turnip House, Gangway leading to Enclosed Manure Yard, Two  
Loose Boxes with Lofting over, Calf House, Cow-House with tying for 11 and having Fodder  
Passage, Wheel-wright's Shop with Hay and Straw Loft over, 4 Bay Hay Barn (Brick-built  
and Tiled) 2-Bay Implement Shed, 2 Pig Boxes, Poultry House, Fold Yard with Feeding  
and Lying Sheds, having Lofting over and E.C.

THE LAND, all situate in close proximity to the Homestead, is of first-class quality, and  
possesses extensive frontages to the roads: (a) leading from Trentham to Newcastle, (b)  
Trentham Road to Primrose Hill, (c) High Street, Hanford and (d) New Inn Lane.

THE PASTURE LAND, all good old turf and well watered, is admirably suited for the produc-  
tion of Milk and rearing of young stock.

THE ARABLE LAND is a deep loam and excellently adapted for the growth of corn or root  
crops.

N.B.—The Tenancy of 4 Cottages is held in connection with this Farm. These are scheduled  
with Lots 3, 28, 33 and 38.

The Timber on the Farm has been measured up and valued at controlled prices at £49 0 0.

Gas and Water are laid on to the Premises.

*Tenant :—Mr. E. G. PEAKE.*

**Apportioned Present Annual Rental £129 1s. 6d.**

*Outgoings :—Land Tax .. .. £1 5s. 1d.*

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

Roomy detached

LOT 31.

23.

## PRIVATE RESIDENCE

having frontages to High Street and New Street, and situate at the junction thereof and known as No. 67, High Street, Hanford.

THE HOUSE—Brick-built and Tiled—contains Porch, Dining and Drawing Rooms, Kitchen, Scullery, Pantry, Landing, four Bedrooms, Bath Room containing bath (h. & c.) and Cellar.

Opening on to Courtyard at rear of Premises are Coal House, Stick House, E.C. and Ash Pit.  
Garden.

The Premises are connected with the Potteries Water Works Main.

*Tenant* :—Mr. F. ANSTEY.

**Present Annual Rental £19 19s. 0d.**

*Outgoings* :—Land Tax .. .. 1s. 4d.  
Water Rate . . . . £1 2s. 0d.

Hanford—High Street.

LOT 35.

Important and valuable block of

## BUSINESS PREMISES

situate at the junction of High Street with Back Lane and known as 109, High Street, Hanford.

The Premises consist of

Excellent Dwelling House, having Private Entrance from High Street ; Large Grocers' Shop, Warehouses and Yards.

THE HOUSE—Brick-built and Tiled—has Front and Back Entrances and contains Entrance Hall, Dining and Drawing Rooms, Kitchen, Pantry, Wash House, Store Room, Landing, five Large Bedrooms, Box Room and Cellar.

Opening on to Yard are Coal House, Ash Pit and E.C.

LARGE GROCER'S SHOP in connection with which is WAREHOUSE, also Back Yard having separate entrances from High Street.

Gas and Water are laid on to the Premises.

*Tenant* :—Mr. W. RAWLINS.

**Present Annual Rental £34 10s. 0d.**

*Outgoings* :—Land Tax .. .. 3s. 8d.

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

These Premises are Copyhold of the Manor of Newcastle.

### SCHEDULE.

Parish of Trentham.

NO. ON PLAN.

127a.

House and Shop

DESCRIPTION.

.. .. .

AREA.

ACRES.

0.080

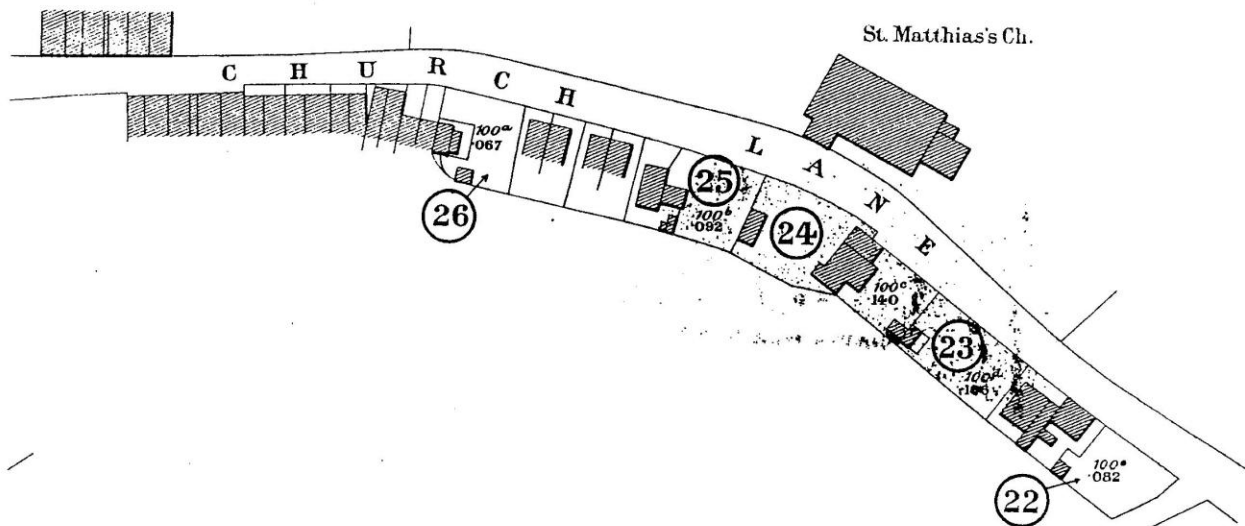
AREA.

A. R. P.

0 0 13

Attached to these Premises is Right of User of Passage Way leading to the rear of Cottages Nos. 105 to 108, High Street, Hanford and forming part of those Premises.

24.



## Hanford—Church Lane.

### LOT 22.

Good Freehold

## Cottage with Garden

fronting to and known as 40, Church Lane, Hanford.

THE COTTAGE—Brick-built and Tiled—contains Kitchen, Scullery, Pantry and Two Bedrooms, Coal House, Poultry House and E.C.

Well cultivated Garden.

The Premises are connected with the Potteries Water Works Main.

*Tenant* :—The Reps. of Miss J. COOPER.

**Present Annual Rental £4 6s. 6d.**

*Outgoings* :—Land Tax .. .. 5d.  
Water Rate .. .. 6s. 6d.

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

### SCHEDULE.

Parish of Trentham.		DESCRIPTION.	AREA, ACRES.	AREA.		
NO. ON PLAN.				A.	R.	P.
100e.	Cottage and Garden	.. ..	0.082	0	0	13