

Crewe Estate Records

Introduction

One way to gain a better understanding of the lives and relationships of the various Warburton families in the 17th and 18th centuries is to look at evidence of their land holdings. Most of the farm land was leased from one of the great estates, though at least one farm, Oaklands Farm in Hale Barns was in direct Warburton ownership from around 1680.

The major landowners in the area were the Crewes of Crewe and the Stamfords of Dunham Massey. The main form of lease of these times is the 3 life, 99 year lease. Since the three lives are usually (but not necessarily) related this may reveal further family relationships.

The Crewe Records at Chester Records Office

So far my research is limited to the Crewe family records. These include leases from 1595 onwards, rental books from 1658 onwards and two surveys as well as other documents. I have also looked at the 1838 tithe map for Hale and identified four Warburton occupied properties.

Most leases are three life leases. However, they are not very specific about the actual properties leased, referring only to the village they are in and previous tenants. Also a number of leases dated between 1686 and 1722 name Josiah Warburton as the attorney to the lessors. He was bailiff at the time, to Lucy, Lady Crewe. The dates roughly match the period from when she was first widowed, and when she died herself. I haven't checked if he appears on all leases between those dates.

Two of the leases are transcribed.

Leases

A large number of leases exist in the Crewe papers for properties in Hale. These are quite long documents of a formulaic nature. They fall into a number of packs. Two packs, DCR 16/8/etc, and DCR 36/7/etc are individually numbered and indexed on the Chester Records Website. In addition to five leases that are indexed as having a Warburton as party to the lease, all of DCR 16/8 and DCR 36/7 have been reviewed. Not all leases are indexed in this way. DCR 34/9 is a bundle of 30 leases between 1595 and 1737 that has been reviewed but other leases exist in other packs, as do various other documents which are difficult to determine by their titles and may be worth reviewing.

Lease (Ref: DCR/16/8/4). A lease between Sir Baptist Hicks, and George of Hale Barns dated 1st Nov 1616 for a messuage in Hale Barns. The consideration is £78 15s 6d of which £25 16s 8d is already satisfied. It is for land previously held by Alice Holt and Elizabeth Antrobus, widows. The lease is for 99 years or the lives of the named parties who are George's sons William and Thomas, and William Barret son of John Barret deceased, late of Hale. A full transcript is available.

Sir Baptist Hicks was a London merchant who acquired the land from the Stanleys and only held them briefly before selling to the Crewes. George Warburton is my 8 x Great Grandfather. This is the only reference to date to a son Thomas. Only William and John are mentioned in George's will of 1639. William (then of Northenden) also

died in 1639 and his will mentions a tenement in Hale called Hilltop house in joint possession of his mother and himself.

Lease Ref: DCR/16/8/10. A lease between Sir Baptist Hicks, and George of Hale dated 23rd March 1625. The consideration is £123 0s 0d of which £80 0s 0d is already satisfied. The balance is due by 1st May 1627. It is for a messuage, farmhold and tenement with all appurtenances situate in Rungay late in the occupation of Robert Leatherborough. The lease is for 99 years or the lives of the named parties who are Robert Leatherborough the son of the former tenant, John son of George, and Anne Hardy daughter of James Hardy. The yearly rental is 21s 2d. On the death of a named life a herriot is to be paid in accordance with the practise in the manors of Hale, Rungay and Sinderland.

John Warburton, my 7 x Great Grandfather married Margaret Hardy, presumably Ann's sister.

Lease Ref: DCR/16/8/34. A lease between William Ffrowde, and John dated 10th June 1708, for a messuage in Hale late occupied by George Parker of Dunham. Lives are James Whitelegg, son of Benjamin, and George and William Parker, sons of the late George. Notes on back say a life added June 10th 1708, part of Parkers, rent 13s. John will be George's great grandson and my 5 x Great Grandfather.

Lease Ref: DCR/16/8/35. A lease between William Ffrowde, and John dated 16th May 1719, for the late George Parker's messuage in Hale now in the hands of John Warburton. It names John, his son John, James Whitelegg, son of Benjamin Whitelegg of Hale, tanner, and William Parker of Cheadle. A note says 'part of Parker's, rent 13s'.

Lease Ref: DCR/36/7/4. A lease with John dated 7th Nov 1746. The text of this document is slightly different in that John is surrendering a lease made by his father on 14th May 1719 which named John the elder, John the younger and Josiah (now dead). The lease is then renewed at 22s 10d rent per annum adding the name of John's son Thomas. Despite the reference to an earlier lease with a date very similar to the one above (in fact 2 days different), this would appear to relate to a different plot. The names are different, and later references link this to Easty Lane tenement.

Lease dated 1st November in the fourteenth year of King James (1617) between Sir Baptist Hickes and John Burges of Hale Barns, for a messuage in Hale Barns formally in the hands of John Burges. The consideration is £91 and the lives are John Burges, Sibil Burges, his wife, and John Warburton son of George of Hale.

Lease dated Sept 15th 1646 (DCR 16/9/11). William Barrett the elder, the younger, and John Barrett are lives on a messuage in Ringay, already occupied.

Lease dated May 25th 1649 (DCR 16/8/17) .Henry Warburton witnesses a lease for Edward Drinkwater.

Lease of unknown date (DCR 16/8/19). A lease for Margaret Toung and George and Elis Parker has a note (probably from the 18th century) on the reverse: " part of this a back in John Warburton's holding, part in lease to Ben Whitelegg. Do Isaac Faulkener. Do Robert Smith Snr and Geo Ashley.

Lease dated November 5th 1686 (DCR 16/9/23). Josiah first appears as attorney. He is not on the previous one dated April 25th 1685. Lease dated 1659 ref DCR/16/8/19 has a note on the back referring to John Warburton's holding.

Lease dated 7th May in the first year of King James II (1685) between Charles Turner and Lady Crewe and Nathan Arntestall (aka Arstall). There is a complex introduction that seems to explain Lady Crewe's entitlement. The consideration is £198 and the lives are Nathan Arntestall, Aaron Warburton, and John Warburton, sons of Thomas of Hale Barns.

Lease dated 21st June in the 4th year of William and Mary (1692) granted to George Parker with other Parkers as lives includes the comment that John Warburton pays rack rent for half and Benjamin Whitelegg disputes the other half.

Lease dated June 26th 1722 (DCR 16/8/37) Josiah is still bailiff, and John is a witness on an Antrobus lease.

Also ref DCR/28/28 includes papers on one or maybe two court cases. It appears John Crewe took John Warburton to court over £80 10s owed on part of Parker's tenement, and part of Hesketh's tenement (rent of £11 10s per annum unpaid 1726-1732). He repossessed the property and received £49 12s 10d for costs on 3rd September 1731. There are also a couple of documents that look like favourable judgements for tenants who had leases from Lucy, Lady Crewe and her husbands Charles Turner and William Ffrowde. One document included a long list of names. They include references to Pheobe Warburton, and I am only aware of a Pheobe in the Sinderland Warburton's family. Some documents are in Latin.

Rentals and Surveys

The Crewe family records include rental books from 1658 onwards, plus an old, undated rental roll for Hale. However none of the rent, or account books prior to 1734 (except the undated one) covers Hale. This is probably because the Hale manor was vested in Lucy, Lady Crewe, widow of Sir John Crewe for her life, and so during the period 1684-1720 the accounts were probably kept separately.

The Crewe records also include 2 surveys of Hale. That dated 1726 was viewed, the other is from the 19th century. The rentals and surveys are treated chronologically. Only samples of the later ones were viewed as they are rather repetitive.

The Undated Rent Roll:

Ref: DCR/46/11. This dated from a year in the reign of King Charles. Part of the year was missing but it possibly ended in nth. It included a rental for Sybil Warburton and listed a charge against each field. It had 2 amounts suggesting it covers two rentals.

Sybil was the wife of George and therefore my 8 x Great Grandmother. She became a widow in 1639 and a Sybil, widow of Hale was buried on October 27th 1653. The rentals must therefore date between 1639 and 1649 (when Charles I was executed).

The rentals were £12 19s 4d, and £18 0s 0d. The fields listed are:

- House, garden and yard
- The sand field
- The Co[r]n field
- The near middle field
- The Bon (or Bow?) croft
- The bon field
- The wheat field
- The little middle field
- The sank

There is also a rental for Robert Leatherbarrow in Ringway of £21 2s 8d and £26 12s 0d. Presumably this is the land from the 1625 lease, and maybe John would still have his interest.

The full list of tenants is:

- Hale (19)
 - Richard Rylance (field inc. the high hills, the acre and market patch)
 - John Arstall (higgin pickanse)
 - John Burgess (the nearer and further hongerhey, Bow Crofts, the Rushey Hey)
 - William Ashley (the Bollingers)
 - Thomas Perrin
 - Sybell Warburton
 - John Barrow, Richard Alcock, Geo. Ashley, John Duncalf, Ralph Toung, Jo. Timperley, Elizabeth Artenstall, Jo. Brundreth, William Bolton, Edward Tipping, Jo. Goulden, Edward Drinkwater, Jo. Grantham.
- Ringay (18)
 - Thos. Hesketh, Margaret Hardy (now wife of Ralph Wood – inc. meadow by lamb's), Henry Hardy, Henry Coppock, Jo Bradley, Roger Worthington, Laurence Artenstall, Tho. Newton, Richard Rylance, Jo. Pedley, Henry Artenstall, Edmund Norton, Robert Leatherbarrow, William Barrett, George Cockson, Robert Hazelhurst, Henry Hesketh, Robert Ashton.

1726 Survey

The 1726 survey listed all the fields with their statute and Cheshire acreages in Hale, Ringway and Sinderland. The following Warburton tenants were included:

John Warburton:

Field	Statute Acres (A R P)	Cheshire Acres (A R P)
Ringway meadow	2 - 1 - 25	1 - 0 - 22
Nearer oxhey	6 - 0 - 10	2 - 3 - 18
Further oxhey	5 - 3 - 00	2 - 2 - 34
Aspinnurs	2 - 0 - 20	1 - 0 - 02
Nine butts	0 - 2 - 05	0 - 0 - 30
Lamb croft	3 - 2 - 15	1 - 2 - 32
Total	20 - 1 - 35	9 - 2 - 18

A = Acre, R = Rod, P = Pole

Benjamin Whitelegg and John Warburton

Field	Statute Acres (A R P)	Cheshire Acres (A R P)
House, barn, orchard	0 - 2 - 25	0 - 1 - 09

Barn field	2 - 1 - 10	1 - 0 - 15
Middle field	3 - 0 - 00	1 - 1 - 27
Bow croft	1 - 2 - 30	0 - 3 - 07
Hale field	5 - 2 - 00	2 - 2 - 15
Dobb croft	1 - 2 - 10	0 - 2 - 38
Greenhale Moor	4 - 3 - 00	2 - 0 - 39
Middle Hale Moor	2 - 0 - 25	1 - 0 - 03
Little hale Moor	1 - 0 - 00	0 - 1 - 35
Hale Moor field	5 - 2 - 00	2 - 2 - 16
Total	28 - 0 - 20	13 - 1 - 06

There are notes dated 12th May 1785 that Hale field was leased to Harry Pierce with the late John R[ylylon]., Dobb Croft is now Robt. F[ritter], and the 3 moors are now Isaac Faulconer.

John Warburton

Field	Statute Acres (A R P)	Cheshire Acres (A R P)
House, barn, yard, garden, orchard	0 - 3 - 00	0 - 1 - 16
Field at door	4 - 1 - 30	2 - 0 - 15
Soon'd field	6 - 3 - 20	3 - 0 - 39
Evers field	7 - 2 - 00	3 - 2 - 06
Evers field	1 - 2 - 20	0 - 2 - 03
Total	21 - 0 - 30	9 - 2 - 39

Thomas Warburton (Sinderland, probably)

Field	Statute Acres (A R P)	Cheshire Acres (A R P)
House, yard, barn, garden	1 - 0 - 20	0 - 2 - 05
Orchard croft	2 - 0 - 30	1 - 0 - 05
Soon'd acre	6 - 2 - 25	3 - 0 - 25
Kirk gate	4 - 2 - 15	2 - 0 - 27
Little burn'd heath	3 - 0 - 10	1 - 1 - 35

Great burn'd heath	6 - 3 - 00	3 - 0 - 29
New field	3 - 1 - 20	1 - 2 - 15
The Orden	4 - 3 - 10	2 - 1 - 05
Little yearnshaw	4 - 1 - 30	2 - 0 - 15
Great yernshaw	6 - 0 - 00	2 - 3 - 13
Total	43 - 1 - 35	20 - 1 - 14

Rentals 1734-7

This rental is unusual in that a lot of the tenents seem not to have paid their rents, either in part or in full, for the period. There are no field names. Entries include:

- John Warburton rack rent £12 0s 8d per annum paid.
- Benjamin Whitelegg for part of Parkers; rest John Warburton 9s 3d per annum not paid, £6 0s 6 1/2d total unpaid (see court case above).
- John Burgess at Hill Top 15s per annum, £9 15s 0d unpaid.
- **Hale Old Rents:** John Warburton £1 2s 10d per annum, £14 16s 10d unpaid. Note that this is William Warburton for 1737.
- **Sinderland Old Rents:** Phebe Warburton (late Thomas) £1 6s 10d per annum, £16 18s 0d unpaid.
- **Chief Rent:** John Warburton 6 1/2d per annum. Paid 2s 2d, 1s 7 1/2d in arrears.

Rental with Lease Abstracts 1764

- John Warburton rent £1 8s 10d p/a. Leased to John the younger 7th Nov 1746 in lives of John the elder, died 12th March 1756, John and Thomas his son aged 21.
- Isaac Falconer had a lease in the life of John Warburton of Hale, farmer aged 46. No date, but the lease was granted by William Ffrowde and his wife Lucy. Also a cottage was leased on 27th June 1722.
- John Warburton the elder was a life on a lease of William Garnett dated 3rd Oct 1746.
- The moiety of Parker's tenement, leased 4th Oct 1751 included the life of John Warburton senior of Hale aged 47
- Chief Rent: William Warburton 6 1/2d.
- Ringay: John Warburton rent £12 1s 0d. Leased 24th Feb 1751 for 21 years from 2nd Feb next.
- Thomas Johnson in lease dated 10th July 1710 included Ann his daughter, wife of George Warburton of Timperley, yeoman, aged 60
- Sinderland: John Warburton rent £1 17s 0d. Leased October 1st 1746 on the lives of Pheobe, died 29th Dec 1760, John, devisee, aged 36, and John Worthington of Altrincham, grocer aged 35.

Rentals 1770-3

Rents received at Peter Goodier's in Ringay 4th Dec 1770:

- From John Warburton 1 year at £1 17s 0d
- From John Warburton 1 year at March to 1770 £1 8s 0d

- From Mrs Warburton 1 years chief rent 6 1/2d
- From John Warburton half a year at March 1770 £6 0s 0d.

Rents received at Hale 30th Nov 1771:

As above except:

- From Mary Warburton, widow of Thomas 6 1/2d

Rents received at Ringay 12th Nov 1772:

As above except:

- The £6 rent is for Ox Hays

Rents received 19th Nov 1773:

As above except:

- Peter Goodier for Ox Heyes late held by John Warburton

Rentals 1785/6

- Hale (Lady Day 1786)
 - Peter Leather
 - For Bollin Bank tenement, late Partingtons £42 1s 0d
 - For Ross Mill estate or Partingtons, late Derbyshires £38 1s 0d
- Hale (Martinmas 1785)
 - John for late Josiah's tenement, called Easter (or Yester; needs rechecking) Lane tenement £1 8s 10d. leased to John the Younger 7th Nov 1746 on the lives of John the elder (died 12th March 1756), John, aged 67 and Thomas (died April 1760).
 - Benjamin Whitelegg
 - for Hale Barn tenement £1 5s 7 1/2d
 - for part of Parker's 6s 3d
 - for 1 acre, part of Parkers late held by John £1 10s 0d
 - The part of Parker's leased 4th October 1751 to William Whitelegg for the lives of John of Easty Lane aged 62 (died 1791 – obviously a later note), Joseph Faulkner and Benj Whitelegg, 55 now living on premises. Tenant at will for the part held by John.
 - William Warburton for the late Thomas 's estate at Hale Barns Green, Chief rent of 6 1/2d.
- Ringay (Lady Day 1786)
 - Peter Goodier for Oxheys and Lamb Croft late held by John Warburton, leased 1777 for 21 years.
- Sinderland (Martinmas 1785)
 - John for late father's tenement £1 17s 0d leased 20/10/1746 to John for the lives of Peobe (died 29/9/1760), John (aged 54), and John Worthington, his nephew, grocer, died 1786.

Miscellaneous

- In 1791 John Warburton's rent for Easty Lane tenement is £1 8s 10d.
- Reference to Outwood tenement, formally Leather Barrows.
- A list of herriots paid in 1750s and 1760s included no Warburtons, though 2 named lives died in this period.

Rental Lady Day 1792

- Peter Leather –
 - Bollingbank tenement (late Royslances) - £42 1s (1791 only)
 - Ross Mill estate, or Partington's tenement (late Derbyshire's) - £38 1s
 - John Barlow's, formally Smith and Partington's tenement - £26

- Total £64 1s per annum
- George Hankinson formally Leather's (1792 & 1793 only) now £52 10s, but £10 off first year.
- Robert Barlow – Barrow House tenement.
- Benjamin Whitelegg – Hale Barn tenement including 1 statute acre, part of Parker's late held by John Warburton.
- John Warburton – Easty Lane tenement (Mary Warburton is pencilled in) – £26 per annum.
- John Perrin – Perrin's tenement.
- Mrs Martha Prosser, Devisee of John Burgess for late father's tenement called Hill Top estate.
- William Warburton for late Mr Thomas Warburton's estate at Hale Barns Green (1791) – 6 1/2d.
- Hough's tenement in Ringway – John Hough.
- Sinderland: John Warburton for late father's tenement £5 17s per annum.

19th Century Survey

This survey is undated but is before the 1807 rental. The only Warburton entry is:

Mary Warburton - Rack Rent:

House Barn Yard Garden Orchard	0 acres	3 rods	27 perch
Nearer Field at Door	1	2	2
Further Field at Door	2	2	28
Sound Field	7	0	5
Eve's Field	7	2	12
Lower Eve's Field	1	2	34
At Ringway:			
Ringway Meadow	2	3	21
Nine Butts	0	3	2
Aspinars	2	0	28
Total	26	3	39

Tenement Names 1800

Hale (16):

- Ross Mill estate
- Barlow's tenement aka Bollinbroke
- Derbyshires
- Parkers
- Peel Causway
- Outer Barrow
- Easty Lane
- Roaring Gate
- Barrow House
- Duncalfs and the Hale Field
- Hale Barn tenement
- Perrins
- Hill Top estate (Prosser)
- Ashley Heath
- Ashley Heath Gate
- Bleeding Wolf

Ringway:

- Oxheys and Lamb Croft (Worthington)
- Outwood
- Ringay Outwood

Rental 1807

The rental book covers 1807-11. but only 1807 for Hale. The Hale lands were sold in 1808.

- Joseph Hankinson – Bollinbank, formerly Peter Leather.
- Peter Leather – Ross Mill estate and Partington tenement.
- Mary Warburton for Easty Lane tenement, except Ringay Meadow, Nine Butts and Aspiners sold to Mr Egerton - £28 per annum.
- Robert Barlow at Barrow House tenement also sold 2 crofts in Rungay to Mr Egerton.
- Benjamin Whitelegg – Hale Barn tenement plus part of Parker's and part of Parker's late held by John Warburton.
- Chief Rent: William Warburton for late Thomas Warburton's estate at Hale Barns Green.

Index to Crewe Papers

All are prefixed DCR (Tattons of Egerton are DET).

Leases in Hale:

- 16/1/16
- 16/7/3 Wm Leicester leases Meadow in Hale
- 16/8/etc Leases (all seen)
- 16/9/etc
- 32/5/13
- 32/7/1 etc
- 34/9/etc 30 Leases from 1597-1737 (all seen)
- 34/10A-B
- 35/10/9
- 36/7/1-14 Leases (all seen)
- 44/1-3 Various leases (not seen)
- 54/11/15

Other

- 28/18 Court case
- 46/11 Old Rental (1640s)
- 59/1/1 onwards Rental books and accounts
- 59/6/1 1726 survey
- 59/6/2 19th century survey
- DLT F/71 Poll Tax return of 1667