

Notes from John Rylands

The following are notes taken on a visit to John Rylands Library in Manchester to study the estate papers of the Stamfords of Dunham Massey. A large and comprehensive index to the papers is available which greatly aided my research.

Interesting Documents

Amongst the earliest documents are tenant lists from 1347 and various other dates prior to 1500. These tend to be in Latin. I didn't recognise anything that looked like Warburton, but the 1427 list has been transcribed in the abstracts and contains William de Werberton and Robert de Werberton as tenants, so maybe there are some there.

The following early references are indexed, and expanded where viewed (document or abstract)..

- 1427 William de Werberton and Robert de Werberton are tenants.
- 1439 Robert de Werberton appears as tenant in Dunham Massey and/or Bollington.
- 1443 Hamo de Werberton is a tenant in Dunham Massey, Hale and/or Partington.
- A 1499 Rental (doc EGR 11/1/1) includes:
 - Henry Werberton tenant at will in Dunham, for half the Broke Heye – 4s 6d
 - Hamnet Werberton, free rent, for land in Partington – 4s 0d
- 1504 Rental (doc EGR 11/1/2) includes:
 - Henry Werberton tenant at will in Dunham, for moiety of Broke Heye – 4s 6d
- 1513 Rental (doc EGR 11/1/3) includes:
 - Broke Heye is now in the hands of Baldwin Caryngton
 - Hamnet Werberton, free rent, for land in Partington – 4s 0d
- 1514 Rental (doc EGR 11/1/4) includes:
 - Hamnet Werberton, free rent, for land in Partington – 4s 0d
- 1595 Rental (doc EGR 1/1/3/7) includes:
 - John, tenant in Hale (maybe a different John to the one inherited with the Chauntrell lands in 1601, though this was not checked).
- 1597 Rental (doc EGR 1/1/3/9) includes:
 - Douce, widow, tenant in Bowdon
 - James, tenant in Bowdon
 - Jane, widow, tenant in Bowdon
 - John, tenant in Bowdon
- 1601 A Conveyance (doc EGR 1/1/3/15) for the purchase of William Chauntrell's land in Hale includes John Warburton as messuage holder and mentions a parcel of land called Outwood.
- 1602 A Conditional Surrender (doc EGR 1/1/3/16) names John, his wife Ellen, and William. The tenancies were being surrendered and reissued. Presumably all lives had to agree. This ties in nicely with William the Elder's will of 1611.
- 1615-25 Valor (doc EGR 11/1/5) includes:
 - Tenants in Dunham
 - Henry, rent £1 3s 6d
 - John, rent 6s 0d
 - Tenants in Bollington

- Henry, rent 9s 4d
 - Hugh, rent 2s 8d
 - Tenants in Bowdon
 - Wife of George of Poolbank, rent 12s 0d
 - George senior, rent 10s
 - Hale (purchase from William Chantrell)
 - John, rent £1 1s 0d. Note the above John and William should both be dead, so this must be William's son.
 - No Warburtons in Partington
 - Chief Rents
 - Dunham – Hamnet 4s 0d, and Sir Peter of Arley 2s 6d
 - Altrincham – George Birch for Sir Peter 8s 9d
- 1676 There is an index reference to John of Hale, wheelwright in an action at Dunham Court (doc EGR 2/1/9/5/14).
- 1677 A list of tenants of the Crewe Estates in Hale (doc EGR 14/77/2/25) included no Warburtons. Why this should be in the Stamford Papers, and whether it was complete is unknown. A comparison with the 1726 Crewe Survey would be interesting.
- 1701 Rental (doc EGR 11/1/6):

Township	Tenant	Bays Within	Bays Without	Acreage	Use	Value	Old Rent	For wars
Dunham	Henry	4	4 1/2	16	arable	£18 13s 0d	£1 3s 6d	musket
Bollington	Henry	3	4	5	arable	£4 0s 0d	9s 8d	
Bowdon	William	3	5 1/2	7-2-0	arable	£10 0s 0d	16s 0d	musket
"	Thomas	2 1/2	3	3	arable	£5 0s 0d	6s 8d	
"	Aaron	5	3	A croft		£2 0s 0d	4s 0d	musket
Hale	Josiah of Brooks	3	7	18	meadow	£1 10s 2d	8s 2d	musket
Partington	Mary, widow	2	3	12	arable	?	£1 4s 0d	musket

- 1702 (doc EGR 14/1/74/4)
 - Feoffment dated Nov 16th 1702 grants Dunham Highway Field to Aaron and William Warburton for £10 15s.
 - On 13th Dec 1703 Aaron declares that the land is entirely Williams.
 - In 1728 Josiah Warburton sells Dunham Way Field to John Clark for £180.
 - On Jan 26th 1736 (doc EGR 14/1/74/11) Josiah junior releases John Clark from his debt and renounces his claim. John Clark is described as a broad bed weaver.
 - Josiah of Bowdon is also referenced in the index as a lessee of Bowdon tithes (1720) and a tenant in Bowdon in 1732, 1740 and 1748.
 - Note it is known from the parish records that Josiah junior died in 1737 while Josiah of Bowdon died in 1763. See also Joshua's will of 1720.
- 1715 Sale of Pew

- In document EGR 10/2/1/1 (dated March 22nd 1714/5) Thomas Assheton of Ashley and William Shaw of Dunham Massey grant a pew (the 4th from the front in the gallery of Bowdon St Mary) to John Warburton of Hale, yeoman for a consideration of £10 and a rent of 12s pa.
- In document EGR 10/2/1/2 (dated Feb 2nd 1735/6) John Warburton of Eastoe Lane and John Hankinson of Hale, executors of John Warburton of Hale, grant the pew to John Birch of Hale for a consideration of £12.
- In 1784 the pew went to Isaac Worthington for £37
- In 1818 two undivided thirds of the pew went for £20.
- Note: I believe John of Eastoe Lane is John son of Josiah, while the John the pew owner is Josiah's great nephew of Oaklands Farm.
- 1720 Will of Joshua of Bowdon (doc EGR 14/1/74/5 dated Jan 1st 1719/20).
 - Joshua, a bachelor, leaves £20 to brother Peter of Crowton (or his children), and the rest to his brother Josiah of Bowdon. Josiah and Nick Waterhouse are executors. Scribbles on the back mention 1778 and John Clark.
- 1730 There is an index reference to John deceased, former tenant in Hale (doc EGR 14/2/8/68).
- 1759 Lease (doc EGR 14/2/8/80 dated Sept 7th 1759).
 - George Wright leases Warburton's tenement (aka tenement 25). The land includes Two Crofts, Nearer and Further Blakes Field, Great Clay Field, Little Clay Field, Meadow, Rye croft, Green Field and Marl Field (10 acres – not sure if this is the whole farm), plus unenclosed waste ground on Etrop Green adjacent to the Meadow. The rent was £1 14s, a heriot £4, and the consideration was £36.
 - These fields (except Two Crofts) can be found on the 1838 tithe map to the west of Etrop Green, though the aggregate size of the fields is roughly 29 acres. This is larger than the 10 acres quoted on the lease, even if those on the lease are Cheshire acres. Also Blake field becomes Black Field. Is this the same land as that called Outwood in Warburton occupation in the 1601/2 conveyance and surrender? Outwood Lane (currently the approach to Terminal 1 of Manchester Airport) lies a little to the east, and Warburton's tenement is not named on the tithe map, or the 1875 or 1910 OS maps. Therefore it cannot be verified, although it does seem early tenants can give their name to a property long after they have left. The property was not checked in the 1701 Rental.
- 1786 Lease (doc EGR 14/2/8/81 dated July 31st 1759).
 - James Garner of Hale leases tenement 25. The land includes Calf Croft, Croft at back o' the Barn Nearer and Further Brick Field, Great Clay Field, Little Clay Field, Meadow, Rye croft, Green Field and Marl Field (12 acres, 1 rod, 19 perch). If these are Cheshire acres we are up to about 27 acres Imperial, which is similar to the tithe map.

Other Comments

The Altrincham Court Leet records seem to be lists of judgements. 1628, when George Warburton was requesting money from John Barrington's estate) wasn't viewed.

No index references for any George or Thomas of Hale.