

Brook House Field

The field was not named when the Cheshire Tithe maps were drawn up in the 1830s. It was unoccupied but owned by Thomas Heald.

Bone manure was a mixture of ground animal bones and slaughter-house waste. In 1840 a process was discovered involving it being dissolved in sulphuric acid. Presumably the 19th century saw an increased understanding of the uses of fertilizer in agriculture. Mobberley's involvement seems to have been short-lived and less than successful as a succession of owners from 1885 clearly failed to make a successful living, selling on within a year or two, before it briefly converted to a soap works in the 1890s and was then demolished by John Whitelegg to be replaced by the current two residences Burnside and Inglenook.

The summary below uses italics where informal research has added details about some of the individuals named in the various legal documents.

Brook House Field Smith Lane

The indentures have been boxed together where they appear to be linked events

27th January 1885 Jane Wright of Morley (wife of John Wright, farmer) formally leases 1887 square yards to Frank Grafton Wignall of Heaton Chapel (who is already in possession of the land) with a term of 14 years (from 1st January 1885) at a rent of £7 per year. Frank Wignall has erected buildings for the manufacture of bone manure known as Mobberley Bone Works, the buildings measuring approximately 600 square yards. *In 1881 Frank Wignall was a Factor's Clerk, son of a Merchant, born in Warwickshire in 1856. He married as a 'gentleman' in 1887 and in 1891 was with his in-laws in Hampton Hill, Middlesex living on his own means. Perhaps a house had already or previously been built on the field giving it its name?*

28th January 1885 Frank Wignall sold the land and works to Percy Forrest Shaw of Brazenose Buildings in Manchester, a Commission Merchant, for the sum of £300. *Brazenose street is off Deansgate. Percy Shaw was born in 1856 and in 1881 was still with his family as a Commercial Clerk (his father a retired merchant) at Liscard near Birkenhead. He married in Liscard in January 1886 and was now living in Knutsford. By 1901 he was living in Manchester and described as a manufacturer of mineral water.*

13th January 1886 Percy Forrest Shaw obtains a £500 mortgage from Edward Bladon Haigh. *Haigh appears in the 1881 and 1891 census records for Liverpool as a cotton salesman/merchant. Percy Shaw has agreed to sell the buildings to James Pickup of 11 Essex Road, Sale, for £100.*

9th February 1888 James Pickup pays £100 to Edward Bladon Haigh of Liverpool (mortgagee) on the direction of Percy Forrest Shaw now of Denton and is discharged from any obligation to Percy Shaw's £500 loan. *James Pickup was born in 1857.*



BONES.—Best prices for Bones; Dead Stock, Horses, and Cows also bought.—Apply Mobberley Bone Works, near Knutsford.

Advert 28th March 1888 in Preston Herald

James Pickup tried to sell the premises and or the machinery at two auctions (1st July 1889 at the Railway Hotel, Mobberley and 3rd March 1890 at the premises. It would appear that it wasn't successful at the first auction

Valuable Bone Works.
By Mr. JOHN BRIDGE NEWTON, on Monday, July 1st, 1889, at four for five o'clock, at the house of Mr. J. Whitelegg, the Railway Hotel, Mobberley, adjoining the works:
THE LEASEHOLD PREMISES known as the Mobberley Bone Works, situate at Mobberley, near Knutsford, Cheshire, standing upon 1,887 yards of land, together with the PLANT and MACHINERY thereon, all in first-rate working order. The premises are leasehold for the residue of a term of 14 years from the 1st January, 1885, at the yearly rent of £7. The purchaser can have immediate possession. The buildings and erections upon the land will become the sole property of the purchaser, and can be removed by him at the expiration of the lease.—For further particulars apply to the Auctioneer, at his offices, Werneth Chambers, 29, Princess-street, Manchester; Grange-lane, Bowdon; or to CORNELIUS LAW, Esq., solicitor, Guardian Assurance Chambers, 25, Cross-street, Manchester.

THE LEASEHOLD PREMISES, known as the Mobberley Bone Works, situate at Mobberley, near Knutsford, Cheshire, standing upon 1,887 yards of land, together with PLANT and MACHINERY thereon, including a capital boiler, eight horse-power engine, concaved bone mill, shafting, pans, &c., all in first-rate working order. The premises are leasehold for the residue of a term of 14 years from the 1st January, 1885, at the yearly rent of £7. The purchaser can have immediate possession. The above will be offered in one lot, and if not sold the erections, plant and machinery, &c., will be sold separately.—For further particulars apply to the Auctioneer, at his offices, Werneth Chambers, 29, Princess-street, Manchester; Grange-lane, Bowdon; J. Pickup, King-street, Knutsford; or CORNELIUS LAW, Esq., solicitor, Guardian Assurance Chambers, 25, Cross-street, Manchester.

20th March 1890. Indenture between James Pickup and Martha Beswick of Cross Town Knutsford (wife of John Beswick, Timber Merchant). Assigned for the sum of £97 10/-

29th October 1891, Indenture between John and Martha Beswick (now of Besses o' t' Barn, Whitefield, Lancashire, and George Henry Mallary of New Mills in Darbyshire. £100

6th May 1893 George Henry Mallary (Soap Maker) obtains a £100 mortgage from Alexander Chastel de Boinville of The Downs, Altrincham, Commission Agent £100. Premises specifies steam engines, and boilers, shafting, steam pipes. Obligated to keep insured to the value of £300.

23rd May 1894 Indenture between George Henry Mallary (*American, born 1812 died in 1901 living in Hale as a retired merchant*), Alexander Chastel de Boinville and Young & Hall Limited, a company registered at Brook House Works. Now contains a proviso that allows George Henry Mallary and his successors to buy the freehold from Jane Wright for £170 should they so wish.

15th March 1895 Indenture between Young & Hall Ltd and Charles Edward Bennett Pearson of Manchester, Accountant for the sum of £300. To include the machinery, business and goodwill. *Charles Pearson had married Sarah Taylor in Norfolk in July 1894 and appears to have moved there as by 1901 he was living on his own means aged 31.*

18th February 1896. Indenture Lease between Jane Wright of Morley, and Charles Edward Bennett Pearson Esq of Oversley House, Wilmslow. Extends the lease for a further fourteen years (from 1st January 1899).

6th April 1896. Auction at The Railway Hotel, Mobberley – Good engine (6hp), boiler, piping, injectors and all necessary shafting formerly used as a soap works and suitable for a steam laundry. *Not clear whether this was successful and led to sale to John Whitelegg, below.*

24th June 1898 Indenture of Assignment between Charles Pearson, now of Edenthorpe, North Walsham, Norfolk, and John Whitelegg of Heald Mill, Mobberley. £100. Fixtures include engine boiler, piping, injectors, shafting machinery and plant. *Presumably he purchases the freehold and demolished the works because Burnside and Inglenook were built in 1900.*

Neither Burnside or Inglewood appear on the 1901 census for Mobberley so presumably weren;t occupied by then in spite of the 1900 date stone on the front of the building.

25th December 1901 John Whitelegg obtains a redemption of land tax whereby you could 'buy out' your future obligation to pay the annual tax.

24th August 1905. John Whitelegg died the previous year and through his will devised to daughter Annette Hewitt, wife of John Hewitt the messuage and dwelling house currently in the occupation of Jessica Miranda Davenport. *No mention is made of Burnside – perhaps this was sold but Inglewood retained for rental?*

At the 1911 census Burnside and Inglenook are listed separately with James & Jessica Davenport at Inglenook and Clarence & Ethel Megson, family and servants at Burnside. Neither were Mobberley families.

John and Annette Hewitt are at Kay House Farm and Anne Whitelegg (widow) is at Heald Mill Farm (now Wee Bridge).