

## **THE LATHOM ESTATE**

### **PROCEEDS OF YESTERDAY'S SALE**

#### **BLYTHE HOUSE AND LATHOM HOUSE WITHDRAWN**

The sale of the Earl of Lathom's estate opened yesterday at the Drill Hall, Ormskirk, and it was only natural that there should be a large number of residents on the estate present. For some time they had been anxious as to the ultimate disposal of the estate, particularly as to their own holdings, and in a lesser degree desiring knowledge as to who would ultimately be the gentry on the estate. They had accepted the inevitable that there would be changes, and so it was that there were some there with the object of purchasing, and others out of mere curiosity. There were also quite a number of people outside the district amongst the audience, some of whom bought. All the local firms of solicitors were present to watch the interests of their clients in any negotiations that were opened out by the sale.

The auctioneers were Messrs. Knight, Frank and Rutley, 24, Hanover Square, London, W., and the firm was represented by Sir Howard Frank, Bart, K.C.B., who was prevented by medical advice from conducting the sale, which was taken by his partner, Mr. Alfred J. Burrows. The solicitors for the vendor, Messrs. H.W. Perkins and Co of 41, Jermyn Street, London, S.W., were represented by Mr. H.W. Perkins. It will be remembered that Mr. A. E. Debenham purchased the estate from the Earl of Lathom, and it was on his instructions that the sale was being conducted; Mr. Frank Capon, the principal surveyor; Mr. B.W. Peel, agent for the estate, and Mr. M. Cave the sub-agent, were also present.

As previously reported in these columns some 37 lots were disposed of by private treaty, when Mr. Debenham and Sir Howard Frank met the tenantry a few weeks ago. The extent of these sales was 720 acres, and this realised £41,625, which works out at practically £60 an acre.

#### **CONSIDERATION FOR TENANTS**

Sir Howard Frank expressed regret that he was not able to take the sale. The doctor would not let him sell. He felt all right now, but the doctor thought the Lancashire fellows would be too much for him. He was very pleased to have had the opportunity of meeting the tenants recently. Some 37 lots were sold. Some of the tenants did not buy, but he hoped they would buy that day. Not a single lot had been sold since he met the tenants for although the day had long passed up to which the tenants had the opportunity of buying privately, they decided that every other lot should be kept for sale, so that the tenants would have a further opportunity of buying. They had had several offers for different farms since they met the tenants, and in many cases considerably more had been offered than they had asked the tenants.

#### **THANKS**

He wished to thank the tenants very much for the nice way they had treated their men. It was not always the case when they were going to sell up homes of people that the tenants were so nice as they had been at Lathom. They had helped considerably in regard the particulars and they were very much indebted to them. He also wished to thank Mr. Peel. He had seen that Mr. Peel had had a presentation made to him, and he was not surprised for he was a really goods sort. He thanked Mr. Cave, but he was not

so sure that he was not more fond of the tenants as he was of them. The local auctioneers have been particularly nice, having come forward with the use of their rooms, and given every assistance.

#### **VENDORS THOUGHTFUL ACT**

There was one small cottage they were going to withdraw from the sale. By way ...

... to sell his cottage, and the vendor in consequence was going to withdraw it.

#### **ABSOLUTELY FREEHOLD**

Mr. Burrows said that practically all the lots were free from tithes and land tax and every single lot was freehold. Their reserves were most moderate.

#### **PROGRESS OF THE SALE**

The sale opened with a distinct lack of enthusiasm, but bidding became keener during the afternoon. This was especially the case with the cottages on the estate, and it was evident that Sir Howard Frank's desire to give the sitting tenant every chance was being fulfilled, for as soon as the reserve was passed Mr. Burrows very quickly knocked the lot down to the tenant, or where there was any hesitancy he would tarry awhile to give them time to think. In one case the tenant missed the house in a keen lot of bidding and Mr. Burrows was particularly to give a chance to her in a subsequent lot. The situation certainly had its agreeable features despite the feeling of disappointment that existed at the breaking up of an estate, where at one time the pleasantest of relations existed between the Lord and his tenantry.

#### **HOUSES NOT MANSIONS**

The cottages were in much keener demand than mansions, though one was somewhat surprised at the low figures. For cottages bidding usually opened at £50 and the bulk of them changed hands at round about £100, with one or two below. In cases where there was more land or the house was somewhat larger £200 or more was reached. "Ashfield," which of last has been the residence of Mrs. Patrick Campbell, the well known actress, was sold to Mr. C.M. Hesford J.P., of Ormskirk, for £1,500. The bidding for this opened out at £1,000, and in five bids of £1000 reached the figure named. It was certainly a very reasonable figure for such a handsome residence. Mr. Hesford also purchased some land close by.

There was some distinct pleasure created when it became known that Mr. S. Redmayne had purchased "Cranes" Hall where he had resided for two or three years, and his wife has taken a very active interest in the social life at Lathom. The price paid was £2,500, reaching this in seven bids, the starting bid being £1,000. He also bought a field adjacent to Cranes Hall, for £900. Mr. Jos. ... little dropping out at £875. The double-fronted cottage in Hall-lane, tenanted by Mr. J. Howard, also passes to Mr. Redmayne for £200.

#### **THE RING-O'-BELLS**

There was some liveliness when the Ring-o'-Bells Inn came into the market, for it had been said that the present tenant, Mrs. Birchall, was somewhat anxious to purchase. The inn was put up with practically thirty acres which adjoins and the first offer was £3,000, in 50's it advanced to £5,500, and then steadily to £6,000, at which figure Mr. H. Beesley, of Clifton Arms, Westby, Kirkham, was declared the purchaser. Mr. A.G. Walker got his residence "The Croppers," Hall-lane, Lathom, at the reasonable figure of £750, whilst Mr. S.H. Sagar, of Parbold, bought the parsonage,

which stand in its own grounds of 2 acres for £1,300, and he gets vacant possession of this.

#### **THE ARABLE LAND**

In the disposal of the farms it was clearly evident in the sale of the arable farms that the vendor was requiring a figure equal to what he sold by private treaty viz., over £60 per acre. There were seven cases where this was not reached and it was announced that these would be withheld. Generally speaking the farms were scarcely in moderate demand and few changed hands, though the bulk of the farmsteads come under the hammer today. The first holding was “Bird i’ th’ hand” farm, which is near Hoscarr Station and is held by Mrs. Elizabeth Martland. It is about 36 ½ acres, and was bought by Mr. R. Ollerton, of Lathom, for £2,400, which works out at about £65 per acre. Mr. Ollerton also purchased several other lots. Jump’s Farm was sold to Mr. J. Spencer, son of the present tenant, for £4,000; about £63 per acre. These were the only two farms which changed hands. Several lots of building land were put up, but eventually had to be lumped together to be sold.

A request that Lathom Schools be held over until today’s sale was granted.

#### **BLYTHE HALL**

In announcing Blythe Hall; Mr. Burrows said that it was one of the best houses he had ever had the pleasure of going over. It had been built and fitted entirely regardless of expense. There was every modern convenience, comfort and luxury, and it was of singularly attractive character, and had the advantage that the grounds could easily be kept in order by two men. Over £50,000 has been spent on Blythe Hall during the last few years, and was one of the most perfect houses anyone could desire.

The auctioneer endeavoured to get an opening bid of £20,000, coming down to £15,000. The opening figure was £10,000, and there were only three other bids which took the figure to £13,000, when all interest ceased, and the lot was withdrawn, and Mr. Burrows announced that it would, of course, be necessary to withdraw certain other lots.

#### **LATHOM HOUSE**

The Lathom Park House, Dairy or Home Farms various lodges and gates were put up in one lot, and bidding opened at £10,000, advancing in five bids of £1,000 to £15,000 when it was withdrawn, and offered piecemeal. No portion of the house was sold, there being no bidding at all for the East and West wings.

It is worthy of note that the main portion of Lathom House would have been sold to the purchaser of either the East or West wing, had they desired it, for the sum of £1,000 on condition that they cart away, and demolish within twelve months, and leave the site in good order.

The only lots sold in connection with the Park were the head gardener’s house and the lodges. The massive gates were also offered but there was no bidding.

Lots 13, 15, 16, 17, 19, 23, 30, 31, 32, 33, 42, 52, 67, 68, 71, 73, 76, 77, 78, 79, 80, 81, 82, 83, 131, 141, 160, 164, Pt. 166, Pt. 168, 210, 211, 213, 218, 225, 227 and 229 and Timber Lot D had been sold privately to tenants, and were consequently withdrawn from the auction.

#### **DETAILS OF THE SALE**

Lot 1. – Building land ½ acre, near Hoscarr Station; withdrawn.

Lot 2. – Arable and grass land, Hoscar Moss-road; over an acre. Opened at £75 sold £150 to Mrs. Hankin, Lathom.

Lot 3 – “Bird i’th’ Hand” Farm, Hoscar, tenant Mrs. E Martland. Opened at £1,500 and sold at £2,400 to Mr. R. Ollerton, Lathom.

Lot 4. – Accommodation land, 6 acres. Opened at £300, and sold to Mr. R. Ollerton, Lathom for £400.

Lot 5. – “Ring o’ Bells,” Lathom. Opened at £3,000, sold to Mr. H. Beesley, Clifton Arms Hotel, Westby, Near Kirkham for £6,000.

Lots 7 & 8. – Pair of cottages (sic), Carr lane; withdrawn at £60 each.

Lots 9 & 10. – Pair of cottages, tenants Mr. J Vickers and Mr. H. Dutton, withdrawn at £60 each.

Lot 11. – Bungalow near Hoscar Station, tenant Mr. J. Halton. Opened at £50 and sold for £90 to Mr. A. Redcliffe, Southport.

Lot 12. – Cottage, Moss Bridge, tenant Mr. J. Snape. Opened £80, sold to Mr. Nelson, Liverpool for £120.

Lot 14. – Bungalows, Moss Bridge, tenant Mr. H. Harrison. Opened at £50 and sold to tenant, for £60.

Lot 18. – Cottage and meadow of one acre. Opened at £100 and sold to Mr. J. Marsden, tenant for £150.

Lot 20. – Arable fields, almost 20 acres. Opened at £700, and sold to Mr. R. Ollerton for £1,200.

Lot 21. – Round Thorn Farm, 107 acres, tenant not a buyer. Opened at £3,500 and withdrawn at £4,900.

Lot 22. – Smallholding, 20 acres, Lawry Hill, tenant Mr. J. Lunt, withdrawn at £375.

***(missing lot results)***

... to Mr. Kirwin, Ecclestone.

Lot 34. – Cottage Ring o’ Bells-lane, tenant Mr. R. Draper. Opened at £100 and sold to Mrs. Wells, Lathom for £350. Keen bidding.

Lot 35. – Cottage and Shop. Opened at £200, and sold to tenant, Mr. J. Glover, for £325.

Lot 36. - Ring o’ Bells Post Office. Opened at £75, and sold to tenant, Mrs. E. Westhead, for £120.

Lot 37. – Cottage at Ring o’ Bells, tenant Mr. W. Lee. Opened at £50, and sold to Mr. Kirwin, Eccleston, for £80.

Lot 38. – Cottage opened at £50 and sold to tenant, Mr. J. Millington, for £90.

Lot 39. – Three Cottages, Ring o’ Bells-lane, tenant Messrs. J. Grayson, J. Draper and L. Aspinwall, withdrawn at £225.

Lot 40. – Villa and garden, tenant Mr. H. B. Score, withdrawn at £650.

Lot 41. – Cottage and workshop. Ring o’ Bells, tenant Mr. T. H. Glover. Opened at £200 sold for £300 to Mr. T. Webster.

Lot 43. – Cottage and garden. Glover’s Bridge, tenant Mrs. E. Gaskell. Opened at £60 and sold to Messrs. H. and R. Ainscough for £110.

Lot 44 to 47. – Four cottages, Hall-lane, all bought by Mrs. E. Smith, of Burscough Town; 44, £100; 45, £120; 46, and 47, £90 each.

Lot 48. – “Ashfield,” Hall-lane. Opened at £1,000 and sold to Mr. C. M. Hesford, J.P., Ormskirk for £1,500.

Lot 49. – Cottage with garden, tenant Mrs. Dibbs. Opened at £200 and sold to Mr. Jos. Little, of the Dairy Farm, Lathom, for £325.

Lot 50. – Cottage and garden adjoining, tenant Mr. E. G. Dickinson. Opened at £200 and sold to Messrs. Kennedy and Glover for £250.

Lot 51. – Cottage with garden and outbuildings, opposite Watkinson's Farm. Opened at £200 and sold to Mr. G. E. Thierens of Lathom for £270.

Lot 53. – Cottage adjoining Watkinson's Farm homestead, tenant, Mr. J. Howard. Opened at £700, and sold to Mr. W. Webster for £900.

Lot 54. – Smallholding and smithy in Hall-lane. Opened at £700, and sold to Mr. W. Webster for £900.

Lot 55. – Arable enclosure and woodland in Hall-lane, over 3 ½ acres. Opened at £100 and sold to Mr. C. M. Hesford, J.P. for £200.

Lot 56. – "The Croppers," Hall-lane. Opened at £400, and sold to Mr. A. G. Walker the tenant for £750.

Lot 57. – The Parsonage, Lathom, nearly 2 ½ acres. Opened at £600, and sold to Mr. S. H. Sagar, of Parbold for £1,300.

Lot 58. – Blythe Hall over 21 acres. Opened at £10,000 and withdrawn at £13,000.

Lot 59. – Warm Row Farm, 49 acres. Opened at £1,800, and withdrawn at £2,400.

Lot 61. – Ayscough's or Jump's Farm, Hobcross-lane, over 63 acres. Opened at £3,000, and sold to Mr. James Spencer, son of the tenant, for £4,000.

Lot 62. – Cottage adjoining preceding lot, two roods. Opened at £50, and sold to Mr. Spencer, for £70.

Lots 63, 62 (sic) (64) and 65 were withdrawn in consequence of the non-sale of Blythe Hall.

Lot 66. – A similar lot, nearly 4 acres. Withdrawn at £325.

Lot 69. – Blythe Wood, to be offered today.

Lot 70. – Cranes Hall. Opened at £1,000, and sold to Mr., S. Redmayne, the tenant for £2,500.

Lot 72. – Arable field adjacent to Cranes Hall and Ormskirk Lodges, over 14 acres. Opened at £500 and sold to Mr. Redmayne for £900.

Lot 74. – Accommodation holding between Cranes-lane and Ormskirk Golf Course, over 23 acres. Opened at £400, and sold to Mr. Jos. Little of Dairy Farm, Lathom for £700.

Lot 75. – Two arable fields on the west side of The Parsonage. Opened at £600 and withdrawn at \$850.

Lots 84 to 88. – Five plots of building land with frontage to Cranes-lane and facing Ormskirk Golf Course. Opened at £250 and sold to Mr. Makinson of Southport for £350.

Lot 89. – Arable land near Cranes-lane, over 7 acres. Opened at £250 and sold to Mr. J. T. Whittle, J.P. for £460.

Lot 90. – Mains plantation on north side of Cranes-lane, over two acres. Withdrawn at £90.

Lot 91 to 94. – Four cottages in Cranes-lane

### ***Missing lot results ...***

... over an acre. Sold for £420, to Mrs. W. Smith of Burscough Town.

Lot 101. – Eastern Wing of Lathom House, over 14 ½ acres. No bid.

Lot 102. – Western Wing of Lathom House, over 10 acres. No bid.

Lot 103. – Smallholding and Gardener's house, Lathom Park, nearly six acres. Opened at £600, and sold to Mr. Thos. Ryan, Orrell Park, Liverpool, for £825.

Transcription from the Ormskirk Advertiser - publication of the results of the auction of the Lathom Estate on day 2 of the sale – 10<sup>th</sup> January, 1924

Lot 104. – Dairy Farm in Lathom Park, over 219 ½ acres. Opened at £3,000 and withdrawn at £4,800.

Lot 105. – Area of parkland over 90 ½ acres and Newburgh Lodge. No bid.

Lot 106. – Block of park, arable and woodland, over 144 ½ acres. Opened at £2,000 and withdrawn at £3,500.

Lot 108. – Preston Lodges, Hall-lane, over 5 ½ acres. Opened at £100, and sold to Mr. Cockinson, of Dorchester, for £280.

Lots 109 to 123. - Fifteen plots of building land, between Preston and Ormskirk Lodges. No bids.

Lot 124. – Ormskirk Lodge. Opened at £50 and sold to Mr. Cockinson for £170.

Lots 125 and 125a. – Wrought iron gates &c., at the Ormskirk and Preston Lodge. No bid.

Lot 126. – Halsall Lodge Farm, over 85 ½ acres. Opened at £2,000, and withdrawn at £3,700.

#### **THIS MORNING'S SALES ANOTHER LARGE ATTENDANCE**

The sale was resumed this morning at 11.30, when there was again an excellent attendance.

Mr. A. J. Burrows again conducted the proceedings, and Mr. A. E. Debenham of London, the vendor, was present, sitting on Mr. Burrow's right at the opening of the sale.

#### **THE PLOUGH INN**

The fourth lot on offer was the Plough Inn, and this opened at £1,000, and for a time bidding was keen in hundreds. It was eventually knocked down to Messrs. Thoroughgood's Breweries for £2,400. The adjoining farm was opened at £2,000 but sale was declined at £2,150.

Whitestones Cottage was knocked down at a maiden bid of £210, and Mr. Burrows the auctioneer said that it was an old custom and he hoped it would prevail in this part of the country, that when the auctioneer knocked down a lot at a maiden bid he would be presented with a new hat (laughter). There was also some good humour in bidding for other cottages.

#### **DETAILS OF THE LOTS**

Lot 127. – Arable field, over 14 ½ acres, opposite Lord's cottage; opened at £100, and sold to Miss Martland for £850.

Lot 128. – Similar lot, over 13 acres; opened at £400 and sold to Mr. A.A. Clucas for £600.

Lot 129. – Cottage, in Hall-lane. Opened at £100, and sold to Mr. Jos. Little for £200.

Lot 130. – Cottage and garden. Opened £150, and sold to Miss Bolton, the tenant for £240.

Lot 132. – The Plough Inn, Lathom. Opened at £1,500, and sold to Thoroughgood's Brewery, Ltd., for £2,400.

Lot 134. – Agricultural holding, near Plough Inn, and two cottages and farm buildings over 70 acres. Withdrawn at £2,800.

Lot 135. – Woodland, near Plough Inn. Withdrawn at £175.

Lot 136. – Stand Farm, over 64 acres. Opened at £3,000, and sold to Miss Martland for £4,000.

Transcription from the Ormskirk Advertiser - publication of the results of the auction of the Lathom Estate on day 2 of the sale – 10<sup>th</sup> January, 1924

Lot 137. – Lord's Cottage, 28 acres. Opened at £400 and sold to Miss Martland at £950.

Lot 138. – Grass field near the Plough Inn. Opened at £300, and sold to Mr. A. A. Clucas for £400.

Lot 139. – Arable field near the Plough Inn, nearly 5 acres. Opened at £150, and sold to Mr. Clucas for £250.

Lot 140. – Small holding. "Whitstones," 1 ½ acres. Sold to Mr. E. Balmer for £200 the first bid.

***The rest of the lot details are only part readable due to incomplete photocopying:***

Lot 141. - Cottage, in Westhead, tenant Mr. C. Sephton. ... Opened ... Mrs. A. Webster for ...

Lot 142. - Moss .... Foster. Opened at ... , sold to ... Lowe of Tarleton, for ...

Lot 143. – Withdrawn ... elsewhere.

Lot 144. – moss ... Martland. Opened ... Foster, of Aughton, f....

Lot 145. – Moss ... Banks. Withdrawn at ...

Lot 146. – Washaw ... Withdrawn at £3,500

Lot 147. – Cottage, ... Sold to Mr. H. Tyrer ...

Lot 148. – Cottage ... withdrawn at £90

Lot 149. – Cottage ... Sold to Mr. Wilson ...

Lot 150. – Cottage ... Withdrawn at £80.

Lot 151. – Cottage ... withdrawn at £80.

Lot 152. – Washaway ... to Mrs. Blunde; of L...

Lot 153. – Cottage, ... Mr. B. Davies, sold to ... Ormskirk for £20

Lot 154. – Two cottages ... Pit-lane over 16 ½ acres

Lot 155. – Fyfes Fa... drawn at £3,100.

Lot 156. – Stanley ... acres. Withdrawn at...

Lot 157. – Stanley's ... acres. Opened at £1... Myers and Son, ... Ireland.

***[Proceeding]***