

Middleton Estate

Auction 9 December, 1924

General

A copy of the original 1924 sale particulars for Middleton Hall and its associated estate are in my possession. They are in a terrible condition, but I have extracted some background information, along with the complete summary of lots and list of tenants. This list is 1924: after World War 1, and over twenty years after the last census we currently have access to.

It should be remembered that the tenants listed below had no security of tenure beyond the completion of the year (maybe less). If they did not purchase the property they inhabited, unless the purchaser wished to continue with them as a tenant, they would have to quit and thus anyone searching for connections to Middleton may find the list of tenants of use. Some of the names listed are still within Middleton village.

The sale particulars include a very long description published in 1901 by the tenant of Middleton Hall, and notes from Dugdale. Each property is set out within the schedule detailing tenant, location, acreage, rent and land tax.

The following is a short extract, and the list is largely as published, with minor abbreviations.

Remarks from the schedule

"The Middleton Estate forms a compact Valuable Residential and Agricultural Estate of 3,680 Acres, in the Parishes of Middleton and Kingsbury in Warwickshire and Drayton Bassett in Staffordshire, surrounding and including the Village of Middleton. Sutton Coldfield Railway Station (LM&SR and LNER) are 4 miles distant, Tamworth 4 miles, Kingsbury 4 miles, Birmingham 10 miles and Coventry 18 miles. The Birmingham and Fazeley Canal passes through the Eastern portion.

The Estate includes:

- The Historical Middleton Hall together with 170 acres;*
- 16 Farms from 58 to 267 acres;*
- 21 Small Holdings;*
- 375 acres of Accommodation and Building Lane in 22 Lots of from 1 to 57 acres;*
- The Fully Licensed "Green Man" PH;*
- 42 Cottages;*
- 325 Acres of Woodlands;*
- The Vicarage, School, etc.*

Parts of the Estate nearest Sutton Coldfield possess considerable value for development purposes. Middleton Hall of great Historical Interest is an Ancient Country Mansion of Brick and Stucco pleasantly sited in the well-timbered Park with Picturesque Lake of 18 acres. The Tudor Chapel was added about 1400 and a Saxon Chapel still exists."

Summary of Lots offered for Sale & Tenants of Same

<i>Lot</i>	<i>Description</i>	<i>Tenant</i>	<i>Acres</i>
1	Middleton Hall	Mr ED de Hamel	170.578
2	Park Gate Farm	Messrs H Simcock & Sons	181.873
3	Coneybury Farm	Mr A Tidy	113.399
4	Woodland	In hand	11.241
5	Newhouse Farm	Mr R Throup	136.222
6	Lower Farm	Mr G Frisby	220.671
7	Hunt Green Farm	Messrs GH Watts & GE Taylor	161.490
8	Cross Green Farm	Mr H Tidy	228.175
9	Church Lane Farm	Mrs L Bird	62.529
10	Small holding, Middleton Village	Mr W Hand	8.053
11	Small holding, Hunt Green	Mr A M Smith	7.827
12	Cottage holding, Hunt Green	Mr J Rollason	4.685
13	Small holding, Hunt Green	Mr G Salt	24.796
14	Cottage holding, Wishaw Lane	Mr W Morris	6.709
15	Small holding	Messrs GH Watts & GE Taylor	5.433
16	Small holding	Mr WE Davies	7.828
17	Small hldg, Bodymoor Heath Lane	Mr G Frisby	5.353
18	Accommodation land	Messrs GH Watts & GE Taylor	18.370
19	Accommodation land	Messrs GH Watts & GE Taylor	19.600
20	Small holding, Wishaw lane	Mr H Tidy	14.456
21	Grazing land	Mr R Throup	44.370
22	Grazing land	Messrs H Simcock & Sons	57.690
23	Accommodation land & buildings	Messrs H Simcock & Sons	51.243
24	Cottage & Garden, Hunt Green	Messrs GH Watts & GE Taylor	0.360
25	Cottage & Garden, Hunt Green	Messrs H Simcock & Sons	0.213
26	Cottage & Garden, Wishaw Lane	Mr W Hopkins	0.250
27	Cottage & Garden, Wishaw Lane	Messrs Watts & Taylor	0.306
28	Cottage & Garden, Wishaw Lane	Mr W Mansell	0.198
29	Cottage & Garden, Wishaw Lane	Mr H C Lock	0.520
30	Cottage & Garden, Wishaw Lane	Mr WE Davies	0.210
31	Cottage & Garden, Cross Green Ln	Mr H Hopkins	0.320
32	Accommodation Grass Land	Messrs Watts & Taylor	9.919
33	Accommodation Grass Land	Executors of J Stephenson	6.861
34	Woodland	In hand	0.490
35	Upper House Farm	Messrs C & CF Butler	231.111
36	Woodland "Trickley Coppice"	In hand	191.639
37	Church Farm	Mr W Henstock	198.873
38	Wood Farm	Mr T Goff	143.539
39	New Park Farm	Messrs R & A Throup	198.400
40	Hill Farm	Messrs H Williams & Sons	267.858
41	Woodland "New Park Wood"	In hand	121.712
42	Ash End Farm	Mr H C Lock	148.441
43	Allen End Farm	Mr W Spiers	159.042
44	Cockhill Farm	Representatives of H Jackson	58.314
45	Stoke End Farm	Mr CW Tidy	81.222
46	Small holding	Mr HJ Hopkins and another	8.710
47	Cottage holding, Stoke End	Mr A Preston	4.643
48	Cottage holding, Stoke End	Mr G Simmons	3.041
49	Cottage holding, Allen End	Representative of W Savage	4.348
50	Small holding, Littleworth End	Mr J Rollason and another	13.990
51	Cottage holding, Littleworth End	Rep'tives of T James & another	6.296

52	Small holding	Mr T Goff	14.128
53	Small holding	Mr AE Fish & others	15.876
54	Small holding	Mr W Savage	6.114
55	Small holding, Ash End	Messrs GH Watts & GE Taylor	27.790
56	Cottage holding, Vicarage Hill	Mr E Buxton	4.586
57	Tradesman's s/ holding, Middleton	Mr D Brown	6.409
58	The Vicarage, Middleton	Rev R Vere Hodge	5.560
59	The Green Man PH, Middleton	Executors of J Stephenson	0.372
60	School & playground, Middleton	Warwickshire CC	0.565
61	Six cottages & Gardens, Middleton	Mr G Ball & others	1.772
62	Two cottages & Gardens, Middleton	Mr C Butler and another	0.173
63	Two cottages & Gardens, Middleton	Mrs E Moore and another	0.800
64	Cottage & Garden, Middleton	Representatives of FJ Hopkins	0.229
65	Cottage & Garden, Middleton	Mr H Walpole	0.314
66	Two cottages & Gardens, Middleton	Mr J Garland and another	0.469
67	Cottage & Garden, Middleton	Mr W Henstock	0.162
68	Cottage & Garden, Middleton	Mr C Jackson	0.231
69	Cottage & Garden, Middleton	Mr G Bird	0.175
70	Cottage & Garden, Middleton	Mr WJ Dixon	0.062
71	Cottage & Garden, Middleton	Mr A Tidy	0.169
72	Builder's store, Middleton	In hand	0.008
73	Cottage & Garden, Middleton	Mr C Hopkins and another	0.312
74	House, smithy, etc, Middleton	Mr W Sheward	0.542
75	Accommodation land & buildings	Executors of J Stephenson	30.502
76	Accommodation grass land	Mr W Sheward	4.327
77	Accommodation grass land	Messrs GH Watts & GE Taylor	14.452
78	Accommodation grass land	Rev R Vere Hodge	10.920
79	Accommodation grass land	Rev R Vere Hodge	0.520
80	Accommodation land & building	Mr D Brown	3.025
81	Cottage and garden	Mr T Simkins	0.306
82	Cottage and garden	Mr A Peach	0.421
83	Cottage and garden	Mr T Goff	0.507
84	Cottage and garden	Mr F Bailey	0.543
85	Building & accommodation land	Mr H C Lock	1.994
86	Building & accommodation land	Mr HC Lock	2.045
87	Building & accommodation land	Messrs E & C Hancock	10.625
88	Building & accommodation land	Messrs E & C Hancock	10.650
89	Building land, Bassett's Pole	In hand	16.570
90	Accommodation grass land & bldgs	Messrs E & C Hancock	8.488
91	Accommodation grass land	Messrs E & C Hancock	8.919
92	Cottage & garden, Littleworth End	Messrs R & A Throup	0.150
93	Accommodation Grass Lane	Mr H C Lock	20.578
94	Cottage & garden, Allen End	Mr W Spiers	0.646
95	Detached cottage & gnd, Allen End	Mr S A Bird	0.320
96	Cottage & garden, Allen End	Representatives of H Jackson	0.320
97	Cottage & garden, Allen End	Mr W Spiers	0.350
98	Two cottages & gardens, Allen End	H Williams & Sons & another	0.475
99	Cottage and garden, Allen End	Representative of T Deville	0.258
100	Accommodation land, Allen End	Representatives of H Jackson	23.074
101	Detached cottage & gdn, Stoke End	Mr B Davies	0.110
102	Cottage and garden, Stoke End	Messrs H Williams & Sons	0.360