

Eligible Investment.

Valuable Freehold

Estate,

Excellent Inn,

Malthouse, Several Dwelling-Houses, and Brick Yard

Situate at Cellar-Head

In the Parishes of Caverswall and Cheddleton, in the
County of Stafford

SOLD BY AUCTION

BY MR. FERGYSOON,

(Unless disposed of by Private Contract,) pursuant to the directions of the
Assignees of Mr Jervis Forrester, a Bankrupt, (Free from Auction Duty)

At the House of Mr. Jervis Forrester, the Hope and Anchor
Inn, commonly called the Cellar-Head Inn

ON TUESDAY THE 2nd DAY OF JULY, 1839

Precisely at FOUR O`CLOCK IN THE AFTERNOON, in the following or such
other lots, or together, as may be agreed upon at the time of sale; and subject
to such conditions as shall then and there produced.

**IN THE PARISHES OF CAVERSWALL AND
CHEDDLETON.
LOT 1.**

All that Old-Established Inn, situate at Cellar Head aforesaid, known by the name of the "Hope and Anchor Inn" but commonly called the "Cellar Head Inn", with the Brewhouse, Malthouse, Stables, Barns and other Outbuildings thereto belonging, late in the occupation of Mr. Jervis Forrester, together with an excellent Pew in the Parish Church of Caverswall, and the several Closes of Land following viz :-

No on Plan		A. R. P.	A. R. P.
8 and 9	Buildings, Garden and Yard	0 2 25	
10	Bowling Green	0 1 25	
11	Bowling Green Croft	2 1 39	
12	Ball's Bank	6 3 16	
6	Barn Croft	4 0 35	
7	Upper Meadow	4 2 3	
27	Plantation (in Cheddleton Parish)	Carried Fwd	19 1 10

No on Plan		A. R. P.	A. R. P.
	Brought Fwd	19 1 10	
14	Six-day Math	3 3 29	
13	Broomy Field	4 1 14	
18	Kit's Pasture	2 2 9	
19	Old Brick Yard	0 2 25	
20	Forrester's Grove	0 0 25	
21	Well Field	5 1 5	
17	Hands Meadow	8 0 6	
			44 1 3

This Lot will be sold subject to the purchasers of Lots 2 and 3, and other parties entering upon the Plantation and Upper Meadow, at all times for the purpose of opening and cleansing a certain drain or gutter now made from Lot 2, or cutting another drain or gutter from either of these two Lots, in order to covey the water there-from making reasonable satisfaction for any trespass or damage which may be done thereby.

This Lot adjoins the Land of G.L. Clifford Esq. S. Hughes, Esq. Mr Scarrat and Mr. Shenton; also the Turnpike Road leading from Stone to Leek and from Hanley to Chedale. The purchaser shall take the Brick kiln and Railway Blocks in this Lot at a valuation to be made by a person named at the time of Sale.

In the Parish of Cheddleton

Lot 2.

No on Plan			
24	Two Dwelling-Houses and Gardens in the respective occupation of James Goldstraw and Benjamin Sneyd		0 0 25
25	Marl Pit Leasow, with the Brick Sheds and Ovens standing thereon		3 3 25
			4 0 10

There is an excellent Brick and Tile Work in this Lot, which is let to respectable tenants for the term of 5 years, commencing at Michaelmas 1837, at the yearly rent of £30

Lot 3

28	Milking Bank		4 1 11
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This Lot will be sold subject to the Lessees of the Brick and Tile Work getting Clay and Marl thereout during the term of their Lease which will expire at Michaelmas 1842. These Lots adjoin the Road leading from Hanley to Cheadle and the Land of John Harvey, Esq.

The Land in Cheddleton Parish is Tithe-free, and Land Tax Redeemed.

The buildings are in good repair, the Estate is in a high state of cultivation, having been very recently drained and well marled from pits which are now open on the Estate, of first-rate quality.

The Estate lies in the midst of several Preserves, and abounds with Game. Excellent beds of Marl, Sand, and Potter`s and Brick Clay run through the Estate, and it is the opinion of experienced Colliers, that there are valuable Mines of Coal Under it.

The Estate is intersected by the Turnpike Roads leading from Stone to Leek, and from Hanley to Cheadle; is near to Lime and Coal, well Watered, and admirably situated from Market Towns, being 4 and a half miles from Hanley, 6 from Burslem, 7 from Newcastle, 6 from Stoke, 4 from Lane End, 9 from Stone, 4 from Cheadle and 6 from Leek.

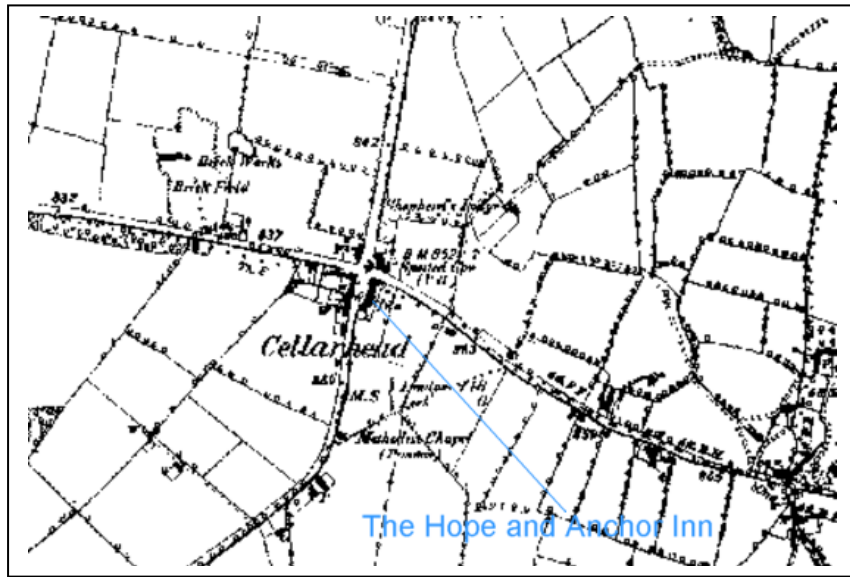
There are two Cattle Fairs held annually at Cellar Head, which are very well attended. The Malthouse is spacious, and is capable of Malting at least 3000 bushels annually.

The Purchasers can (if required) be accommodated with the greater part of their purchase money.

Mr. Forrester, of Cellar-Head, and Mr. Wright, of New Barn, in the Parish of Caverswall, will show the lots, the latter of whom is in possession of a Plan of the Estate; and for further particulars apply to Mr. Heaton, Land Surveyor, Endon; Mr James Smith, Crown Point; Mr. Joshua Dale, Park House; Mr. Milnes, Solicitor, Matlock Bath; or to **Mr. Redfern, Solicitor, Leek.**

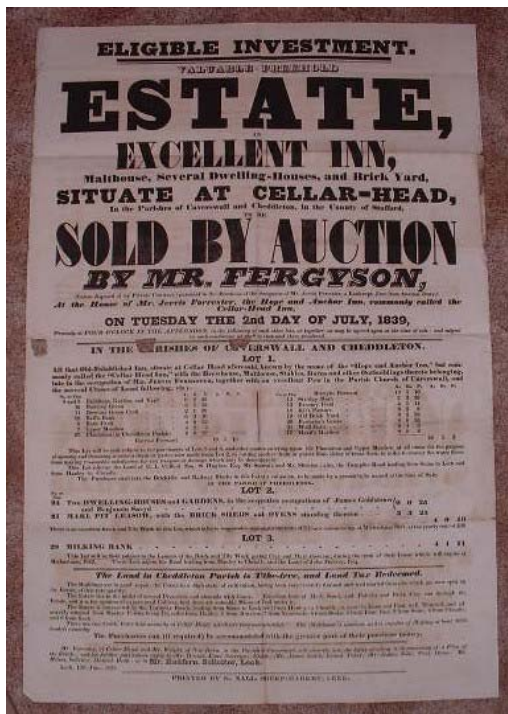
Leek, 13th June, 1839.

Notes on the Poster - October 2005 :



Map of the Cellarhead Area 1890

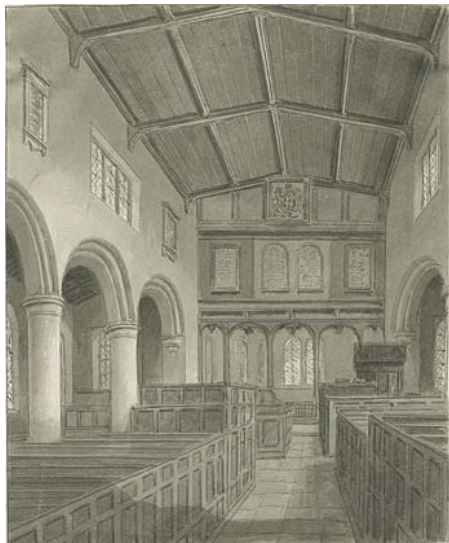
Image produced from the www.old-maps.co.uk service with permission of Landmark Information Group Ltd. and Ordnance Survey



The actual Sale Poster is printed on thin paper.

Size approx 30 inches x 20 inches

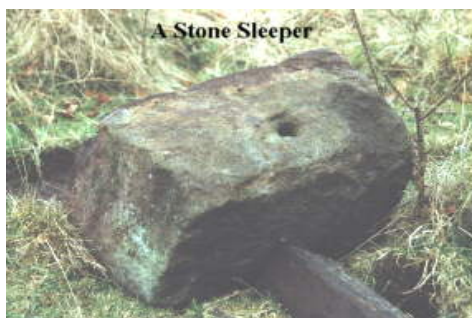
LOT 1



`an excellent pew in the Parish Church of Caverswall`

This drawing by John Buckler in 1844 reveals the box type pews. They were removed during the extensive alterations of 1879.

Image : Copywrite - The William Salt Library, Stafford.



`The purchaser shall take the ----- Railway Blocks in this Lot`

This is likely to be a reference to the stone sleepers that had been used to construct the `Consall Plateway` in the early 1800s. This early railway ran between Consall and Weston Coyney carrying limestone.

This Lot adjoins the Land of G.L. Clifford Esq. -----

George Lambert Clifford was one of the eleven children of the Hon Thomas Clifford and Barbara Clifford (nee Aston). Thomas Clifford was the son of Hugh, the 3rd Lord Clifford of Chudleigh, Devon. In 1812 George Lambert Clifford married Mary Coyney, the eldest daughter of Walter and Mary Catherine Coyney. George and Mary lived for a time at Fox Earth House.

Lot 2

Marl Pit Leasow, with the -----

The term Leasow was often used to describe a pasture.