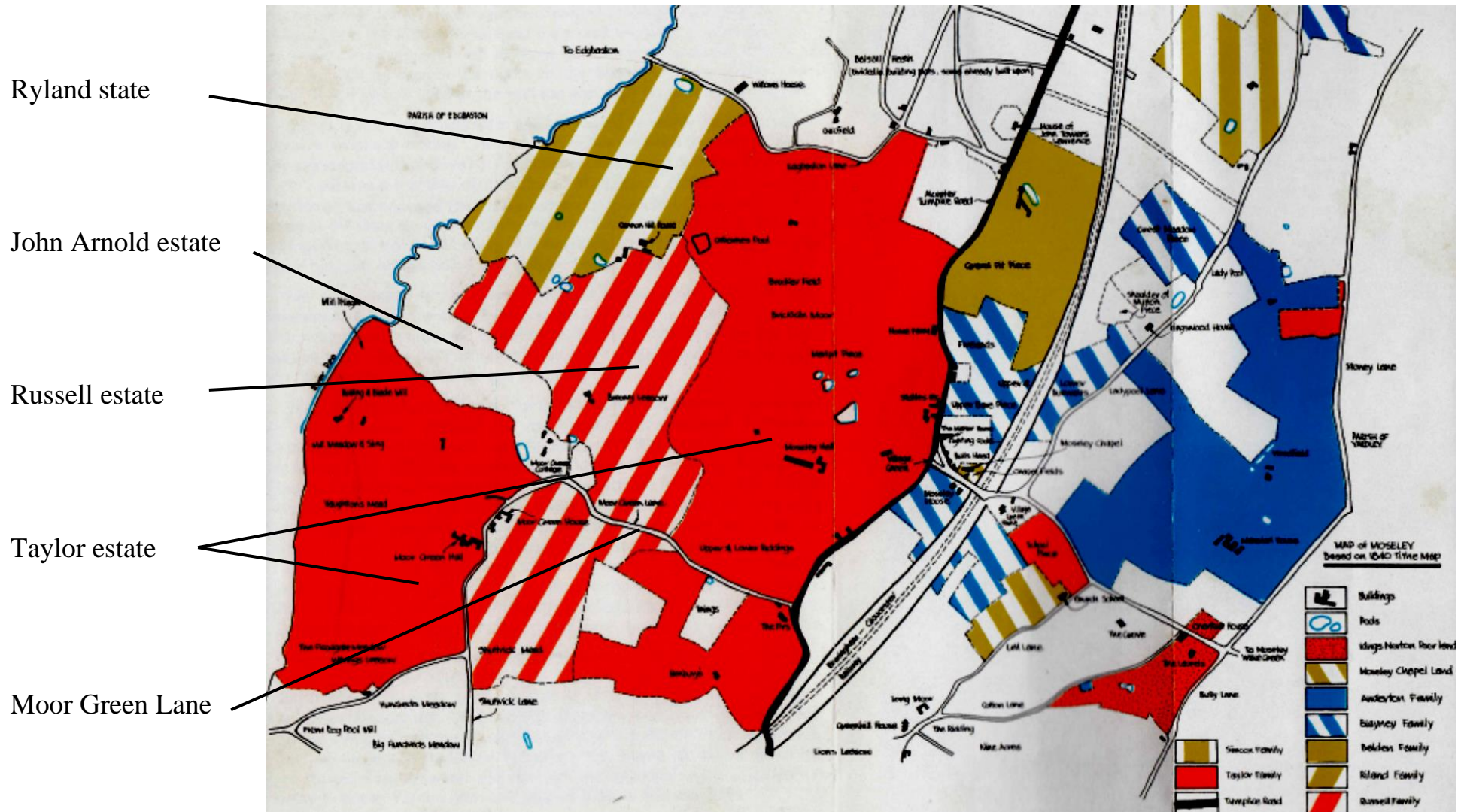
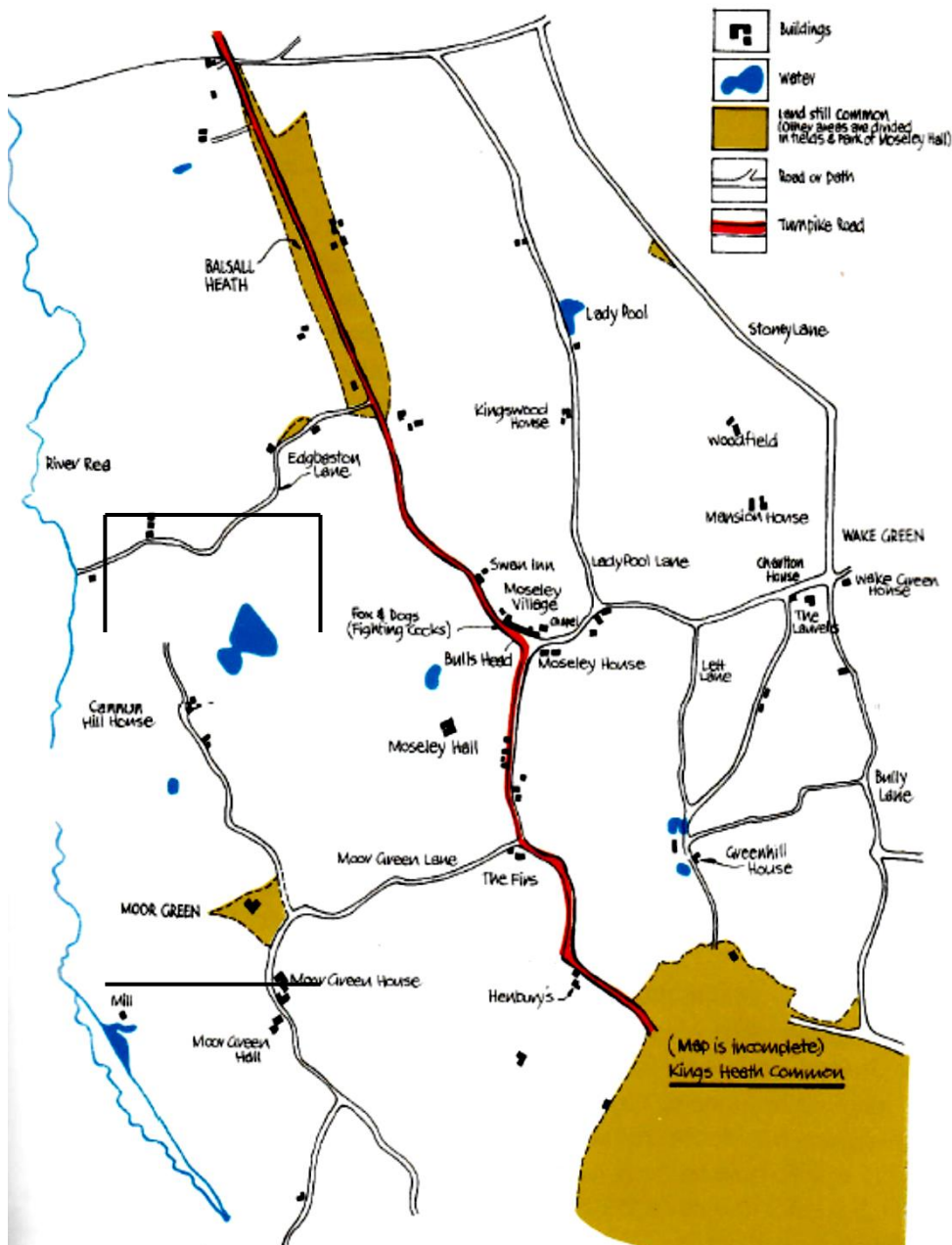


# The development of the John Arnold Estate and its surrounds

The 50 acre estate of John Arnold was surrounded by the river Rea, part of Moor Green Lane and the Ryland, Russell and Taylor estates. The black line is the Alcester Turnpike Road. The map of Moseley shown below is based on the 1840 tithe map.<sup>i</sup>



MAP of MOSELEY, BALSALL HEATH & KINGS HEATH c.1770 Based on Sketch Map of That Date

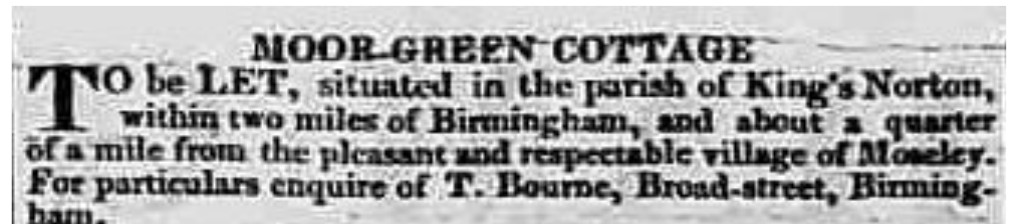


On the left is a sketch map of Moseley, Balsall Heath and Kings Heath around 1770.<sup>ii</sup> It reveals the existence of a house, later referred to as Moor Green Cottage. It is on a piece of land that eventually formed part of the estate of John Arnold. The footpath from Moor Green Lane to Cannon Hill House is also clearly marked.

John Arnold was born in 1777. After serving his apprenticeship with William Smith, attorney, John qualified as a solicitor.<sup>iii</sup> In 1801, John Arnold's name appeared in *Chapman's Birmingham Directory* as an 'attorney, legal profession' with an address in Ashted Road, and, later in 1830's, at Cannon Street, Birmingham.<sup>iv</sup>

On 13<sup>th</sup> February 1816, he married Marianne Ann Havard, known as Mary, at St Martin's Church, Birmingham. The baptismal records of their children: Marianne (b 27.1.1817), John Arnold (bpt 26.9.1818), William Havard (b 13.4.1820), Elizabeth (b 3.2.1822) and Louisa (b 27.11.1823) gave their father's abode as New Street, Birmingham.

The newspaper article below advertises 'Moor Green Cottage to be let' on 1<sup>st</sup> May 1826 in *Aris's Birmingham Gazette*.



It is possible that John acquired the lease of Moor Green Cottage in 1826, but the earliest reference to the cottage being the 'abode of Mr John Arnold' was in *Aris's Birmingham Gazette* on 4<sup>th</sup> April 1836 following an attempted burglary.<sup>v</sup>

John Arnold was the named owner of the estate on the 1840 Tithe Map of Moseley. There is confirmation of this when Moor Green House was advertised for sale in 1884 as a 'freehold, 50 acre estate of John Arnold.'<sup>vi</sup>

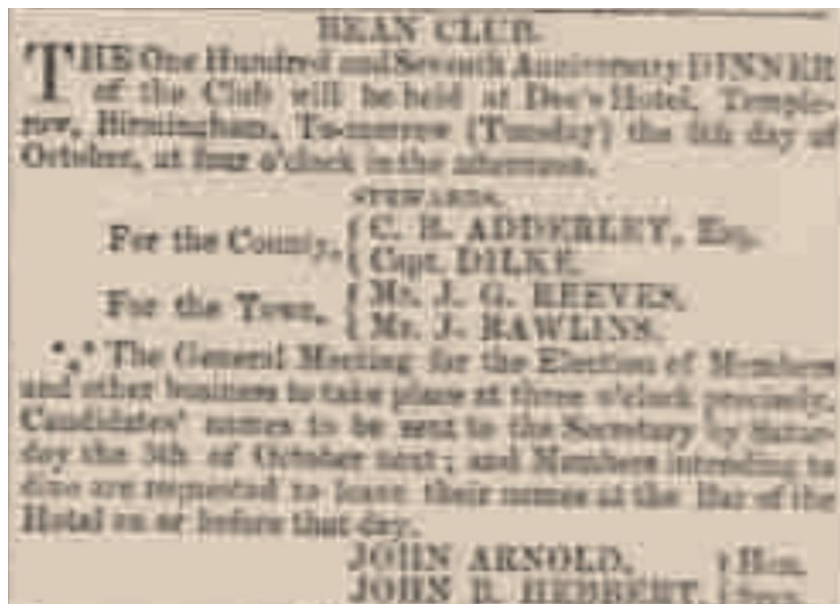


(Above left): The residence of John Arnold Esq., called Moor Green Cottage.  
 (Above right) *Birmingham Daily Post*, 9<sup>th</sup> June 1873, giving notice of a new highway to be built, later known as Russell road, after William Congreve Russell



Above left is the layout of the residence of John Arnold Esq., called Moor Green Cottage.<sup>vii</sup> Note that the entrance of the property did not have a lodge house and only a public pathway existed from Moor Green Lane skirting the eastern boundary of his property, passing the entrance to Moorcroft Farm (above the name 'William' on the map) and further down the hill past Cannon Hill House and then on to Edgbaston Lane, as it was then known. In 1873, a 'Highway Application Order' was published giving notice of the building of what we know today as Russell Road. Below is a condensed version of the newspaper article, above right

Notice that on 30<sup>th</sup> June 1873 an application will be made to Her Majesty's Justices of the Peace assembled at Quarter Sessions in the County of Worcestershire for an order to divert and stop up a certain highway being a footway, 1331 yards in length, in the hamlet of Moseley, leading from a highway called Edgbaston Road, continuing through lands called the Cannon Hill Estate, the property of the late Louisa Anne Ryland, vested in the Borough of Birmingham for the purpose of a public park to be known as Cannon Hill Park, and through the lands belonging to the Trustees of the late William Congreve Russell Esq. and terminating in Moor Green Lane, adjacent to the property of John Arnold Esq. The footway is to be substituted with a more commodious highway 1301 yards long and 12 yards in width.



John Arnold became the secretary of the Bean Club from 1813.<sup>viii</sup> The Birmingham Bean Club was a loyalist dining club founded in Birmingham, shortly after the Restoration of the monarchy in 1660, serving as a forum for confidential discussion between the leading Tory citizens of the growing industrial town and the gentlemen of the surrounding counties.<sup>ix</sup> The town of Birmingham had a tradition of Radicalism and an influential Nonconformist minority. The Bean Club was strongly Tory and exclusively Anglican. No Dissenter was ever admitted, and its membership excluded not just influential local Whig aristocrats but also more moderate Tories and influential conservative Birmingham Anglicans who were closely associated with Dissenters, such as Matthew Boulton and Samuel Garbett.<sup>x</sup> The Bean club initially met on an annual basis at the Swan Inn and Hotel, High Street, Birmingham before changing its venue to Dee's Royal Hotel in Temple Row (see below).<sup>xi</sup>

FREDERICK DEE,  
BY APPOINTMENT,



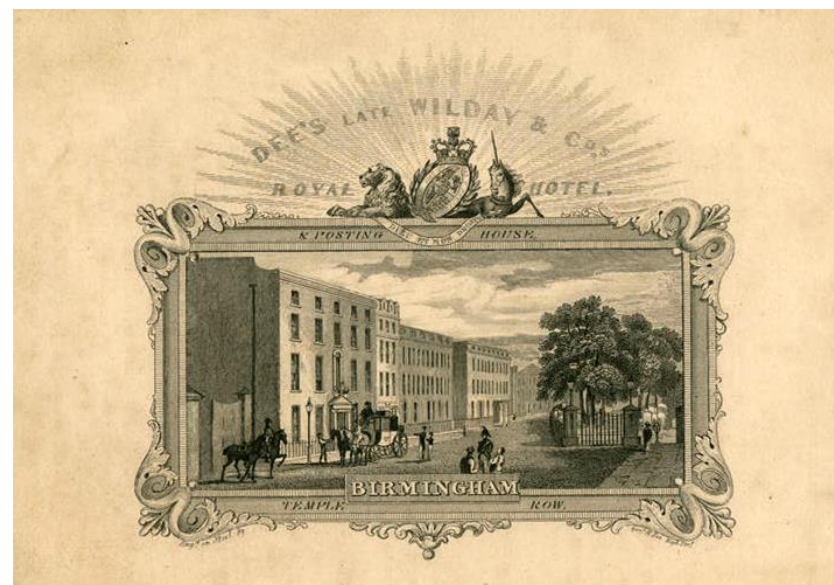
POSTING MASTER  
TO HER MAJESTY.

**DEE'S ROYAL HOTEL,**  
AND  
**POSTING HOUSE,**

**For Families and Gentlemen,**  
**TEMPLE ROW, BIRMINGHAM.**

PATRONIZED  
**BY HER MOST GRACIOUS MAJESTY THE QUEEN.**  
*Her Royal Highness the Duchess of Kent,  
Their Royal Highnesses the Dukes of Sussex, Cambridge,  
&c. &c. &c.*

**FREDERICK DEE, Wholesale Wine and Brandy Merchant.**



(Above left) Trade card,, Dee's Royal Hotel, 1839

(Above right) Trade card, Frederick Dee's Royal Hotel & Posting House, Birmingham. c1831-1835

*In the Kings Bench*

2/6

*Henry Stephen Hill of Birmingham in the County of Warwick Attorney's Clerk maketh Oath and saith That he was present and did see John Arnold the younger of — Birmingham in the County of Warwick and John Arnold the Elder of Birmingham in the said County of Warwick Gentleman (Father of the said John Arnold the younger) one of the Attornies of his Majesty's Court of King's Bench at Westminster duly sign seal and ad their respective act and deed deliver certain Articles of Clerkship bearing date the twenty fifth day of May One thousand eight hundred and thirty five and made between the said John Arnold the younger of Birmingham in the County of Warwick of the one part and the said John Arnold the elder of Birmingham in the said County of Warwick (Father of the said John Arnold the younger) one of the Attornies of his Majesty's Court of King's Bench at Westminster of the other part by which said Articles of Clerkship the said John Arnold the younger for the considerations therein mentioned did put and place himself Clerk to his Father the said John Arnold to serve him as his Clerk from the day of the date of the said Articles for the term of Five years from thence next — and fully to be completed and ended — ensuing. And that the names or Characters "John Arnold Junr." and "Jn: Arnold Senr." thereto set and subscribed as the parties executing the said Articles of Clerkship are of the respective proper handwritings of the said John Arnold the younger and the said John Arnold the elder and that the names or Characters "Wm Spices" and "H. S. Hill" thereto set and subscribed as the parties attesting the execution of the said Articles of Clerkship by the said John Arnold the younger and John Arnold the elder are of the proper handwritings of the said William Spices and of him this deponent.*

*Sworn at Birmingham in the County of Warwick this first day of June One thousand eight hundred and thirty five*

*Before me* *H. A. Reece*

207 *A Commissioner*

*H. S. Hill*

John was recorded as the Vestry Clerk for St Martin's Church in 1831. He also contributed, along with many other illustrious names, to a fund 'to erect and endow ten churches within the next ten years in the poorer parts of the borough'.<sup>xii</sup>

In 1839, William Congreve Russell Esq., High Sheriff of the County of Worcestershire, appointed 'Mr John Arnold, solicitor of this town', as his 'Under Sheriff'.<sup>xiii</sup> A Sheriff is the oldest secular office under the Crown.

John's eldest son, John Arnold junior, became an articled clerk, serving his apprenticeship with his father (see left) at offices in New Street at the corner with Cannon Street from 25<sup>th</sup> May 1835. The contract was for a term of five years.

In the last quarter of 1841, John Arnold junior married Elizabeth Sheppard (b 1817) at St Mary's church, Moseley. The couple lived nearby on the Pershore Road, Edgbaston where four of their six children were born: Elizabeth (1845), John Havard (1846), William Newall (1847) and Francis Havard (1850).<sup>xiv</sup>

After the death of his father on 5<sup>th</sup> March 1848, in his 71<sup>st</sup> year<sup>xv</sup>, and his mother on 28th January 1850<sup>xvi</sup>, John moved back to the family home in Moor Green where sons Harry Ernest (1851) and Charles Frederic (1854) were born.<sup>xvii</sup>

John was a keen horticulturalist. From its inception, he was Honorary Secretary of the Kings Norton Horticultural Society which held its first show on 25<sup>th</sup> July 1855 at Moseley Park, lent for the occasion by W. F. Taylor Esq.<sup>xviii</sup> John was a keen exhibitor himself. The previous month he had picked up 1<sup>st</sup> prize at the Edgbaston flower show for his 'stove plant' (a plant that requires artificial heat to grow) and 2<sup>nd</sup> prize for his collection of six vegetables.<sup>xix</sup>

The 1871 census specifically records 'Moor Green Cottage' as the family home. They were comfortably off with four domestic servants. John ran his business as a solicitor from an office at 101 Newhall Street, Birmingham.<sup>xx</sup>

He looked after his staff well as evidenced in the newspaper article on the below from *Birmingham Journal* on 9<sup>th</sup> October 1858. A substantial 'repast of Old England's best fare' was given to his workers with a hearty meal of 'roast beef and plum pudding and a plentiful supply of ale and punch'. A very merry evening was spent. The previous Saturday, John had given a similar treat to twenty farm workers employed at his farm in West Heath.

**HARVEST HOME.**—On Friday evening last John Arnold, Esq., of Moor Green, Moseley, gave to his servants and workpeople employed upon his lands at Moseley, a substantial repast of Old England's best fare, roast beef, plum-pudding, &c., with a plentiful supply of good ale and punch, and a very merry evening was spent; and on Saturday last the same gentleman gave to his servants employed upon his farm at West Heath, in the parish of Alvedchurch, a similar treat, when about twenty sat down to a bountiful repast, to which ample justice was done. The cloth being drawn, Mr. Arnold, in the old English gentleman's style, took the chair, faced by his farm bailiff, and delivered a most suitable and forcible address to his men, and enjoyed himself amongst them in right good style for some time. The evening was most agreeably spent, and after three hearty cheers for Mr. Arnold and his family, the party separated at a reasonable hour, highly delighted with the entertainment they had received.

John Arnold Esq. died on 20<sup>th</sup> March 1883, aged 64, and was buried at St Mary's church, Moseley. His wife Elizabeth died early the following year, aged 67. Following the terms of her will, the house and estate were put up for sale.<sup>xxi</sup>

The description of Moor Green Cottage in the auction brochure in July 1884 indicated that it was, in fact, a substantial dwelling.

IN THE HIGH COURT OF JUSTICE, 1884. A., No. 167.  
CHANCERY DIVISION.  
MR. JUSTICE CHITTY.  
RE JOHN ARNOLD.  
PARKER v. ARNOLD.  
FREEHOLD RESIDENCE,  
GARDEN, AND GROUNDS,  
AND  
BUILDING ESTATE,  
OF FIFTY ACRES, situate at  
MOOR GREEN, MOSELEY, NEAR BIRMINGHAM,  
for many years the residence of the late John Arnold, Esq.  
TO BE SOLD BY AUCTION,  
BY Mr. SAMUEL EDWARDS,  
of the Firm of  
EDWARDS, SON, & BIGWOOD, at the Estate Sale  
Rooms, 1, Newhall Street, Birmingham, TO-MORROW  
(Wednesday), July 30, at 5 for 6 o'clock, IN ONE LOT.  
The House is approached by a carriage-way through a portion of  
the finely timbered ornamental garden. It was partially rebuilt  
about thirty years ago, and contains on the GROUND FLOOR  
spacious ENTRANCE HALL, 20ft. by 13ft., approached from the  
Garden by a glass VERANDAH, 27ft. long.  
DINING ROOM, 20ft. by 15ft.  
DRAWING ROOM, 28ft. by 20ft., and 12ft. high. This room is  
richly decorated, and has four windows, each commanding delightful  
and varied views.  
LIBRARY, 24ft. by 13ft. 6in., communicating with the Drawing  
Room by folding doors and has an open hearth with curiously-  
carved OAK CHIMNEYPIECE.  
BREAKFAST ROOM, 24ft. by 12ft.  
On the FIRST FLOOR, two PRINCIPAL BED ROOMS,  
Dressing Room, Page's Room, w.c., and four secondary Bed Rooms.  
The DOMESTIC OFFICES are well arranged, consisting of large  
well-fitted China, Cook's, and Kitchen Pantries, two Kitchens,  
Scullery, Larder, Dairy, Cellar, and other minor Rooms.  
The OUT-BUILDINGS include Man's five-roomed House, three-  
stalled Stable, three Loose Boxes, Coach-house for four carriages,  
Baddle Room, Corn Room, Cow Shed, Cart Shed, Carpenter's Shop,  
Lotts, Piggeries, Coal and Wood Houses, &c., and a Pump of good  
water.  
There are large and well-wooded FRUIT, FLOWER, and  
KITCHEN GARDENS, with a VINERY, in full bearing, 29ft. by  
16ft.; CAMELLIA-HOUSE, 42ft. by 16ft.; Geranium-House,  
Fernery, Stoves, Potting-Houses, &c., &c.  
ORNAMENTAL LAKE AND BOATHOUSE.  
There is also a large Tennis Court, Archery Ground, and Lawn,  
surrounded by fine-grown Shrubs and Evergreens.  
The House, Out-buildings, Garden, Pool, and Conservatories  
cover an area of 6 acres.  
The remainder of the Land, in nine enclosures, is all pasture.  
The Property is surrounded by the estates of Lord Calthorpe, W.  
F. Taylor, Esq., and Trustees of the late W. C. Russell, Esq., and in  
the immediate vicinity are the residences of the Right Honourable  
J. Chamberlain, M.P., T. C. S. Kinnersley, Esq., and Arthur Chamberlain Esq.  
Without detracting from the value of the Residence and Grounds,  
about two-thirds of the land might be easily set aside as a  
BUILDING ESTATE.  
The Estate is about three miles from the centre of Birmingham  
on the southern side, and about five minutes' walk from King's  
Heath Station, and ten minutes from Moseley Station and Church.  
It has a gravelly subsoil, and natural facilities for perfect drainage.  
The neighbourhood is proverbially salubrious and select.  
The whole of the valuable ornamental and other timber will be  
included in the Sale.  
Possession will be given on completion of the purchase.  
A small quit rent of 1s. 6d. a year is payable to the Lord of the  
Manor.  
Plans and particulars may be had of Messrs. Kingsford, Dorman,  
and Co., of 25, Essex Street, Strand; of Messrs. Vahy, Chaplin, and  
Peckham, 15, Lincoln's Inn Fields; of Messrs. James Taylor, Blount,  
and Taylor, 15, Finsbury's Inn, London; of C. F. Arnold, Esq., 17A,  
Temple Row; or of the Auctioneers (from whom also cards to view  
may be obtained), 3, Temple Row West, Birmingham.

# **THE SALE OF THE FREEHOLD ESTATE OF JOHN ARNOLD TO INCLUDE HIS RESIDENCE, GARDENS, GROUNDS AND BUILDING ESTATE OF FIFTY ACRES SITUATED AT MOOR GREEN, MOSELEY NEAR BIRMINGHAM TO BE SOLD BY AUCTION TOMMOROW WEDNESDAY 30<sup>TH</sup> JULY 1884 AT 5 FOR 6 O'CLOCK IN ONE LOT**

**THE HOUSE** is approached by a carriageway through a portion of the finely timbered ornamental garden. It was partially rebuilt about 30 years ago and contains on the ground floor spacious entrance hall 20ft by 13ft approached from the garden by a glass veranda, 27ft long.

**DINING ROOM** 20ft by 15ft

**DRAWING ROOM** 28ft by 20ft and 12ft high. This room is richly decorated and has four windows each commanding delightful and varied views

**LIBRARY** 24ft by 13ft 6in communicating with the drawing room by folding doors, and has an open hearth with curiously carved chimney piece

**BREAKFAST ROOM** 24ft by 12ft

On the first floor five principal bedrooms, dressing room, page's room, W.C. and four secondary bedrooms

The domestic offices are well arranged consisting of large china, cook's and fitted pantries, two kitchens, scullery, larder, dairy, cellar and other minor rooms.

The outbuildings include man's five roomed house, three stalled stable, three loose boxes, coach house for four carriages. saddle room, corn room, cow shed, cart shed, carpenter's shop, lofts, piggeries, coal and wood houses etc and a pump of good water.

There are well stocked flower, fruit and kitchen gardens with a vinery in full bearing 23ft by 14ft. Camellia house, 42ft by 16ft, geranium house, fernery, stoves, potting houses etc

**Ornamental lake and boathouse** There is also a large tennis court, archery ground and lawn surrounded by fine grown shrubs and evergreens. The house, outbuildings, gardens, pool, and conservatories cover an area of six acres. The remainder of the land, in nine enclosures, is all pasture. The property is surrounded by the estates of Lord Calthorpe, W F Taylor Esq. and the Trustees of the late W C Russell Esq. and in the immediate vicinity are the residences of the Right Honourable J Chamberlain, MP, T C S Kinnersley Esq. and Arthur Chamberlain Esq. Without detracting from the value of the residence and grounds, about two thirds of the land might be easily set aside as a building estate. The estate is about three miles from the centre of Birmingham on the southern side and about five minutes walk from Kings Heath Station and ten minutes from Moseley Station and church. It has a gravelly subsoil and natural facilities for perfect drainage. The neighbourhood is proverbially salubrious and select. The whole of the valuable ornamental and other timber will be included in the sale. Possession will be given on completion of the purchase. A small quit rent of 1s 6d is payable to the Lord of the Manor.

MOOR GREEN.  
1884 AMZ.  
IN CHANCERY.—RE JOHN ARNOLD, DECEASED.  
PARKER F. ARNOLD.

**IMPORTANT UNRESERVED SALE OF THE WHOLE OF THE VALUABLE FURNITURE, PLATE, PAINTINGS, BOOKS, LINEN, CHINA, CARRIAGE, HORSES, FARM IMPLEMENTS, CHOICE PLANTS IN FOUR GREENHOUSES, &c.**

**EDWARDS, SON, & BIGWOOD** are instructed by E. M. Sharp Esq., the Receiver appointed by the High Court of Justice, Chancery Division, with the approbation of His Justice, Chitty, to Sell by Auction, at Moor Green, Manley, on **TUESDAY, WEDNESDAY, and THURSDAY NEXT, May 6, 7, and 8, and FRIDAY, May 9, at 11 o'clock** punctually each day—the whole of the valuable **FURNITURE and Effects** in and about the above Residence, comprising the Contents of **NINE CHAMBERS**; Spanish mahogany, half-tester, metallic, and other Bedsteads, nine prime feather Beds, spring and hair Mattresses, Wardrobes, Toilet Tables, Glasses, marble-top Washstands, Cabinets, Residencies, and the usual appointments; The **BREAKFAST ROOM** and **DINING ROOM FURNITURE**, in mahogany, consists of twelve shield-back chairs and covers, 12ft sideboard, 12ft Table, &c. The **DRAWING ROOM** is elaborately furnished, and contains several costly Tables, Cabinets, and luxuriously-upholstered sofas in rosewood and walnut; brilliant-tone 7-octave Pianoforte, by Broadwood, equal to new. In the **OAK ROOM** will be found an exceedingly valuable collection of **CURIOUS OLD CARVED OAK FURNITURE** of great interest and from 200 to 250 years old; throughout the several rooms are Turkey and Brussels Carpets, handsome Fire and Chimney Glasses, Cornices, Carrivals, and Clocks; small Library of Books, chiefly relating to Horticulture, Poetry, and the Drama; an interesting assortment of Rare and Curious Old China, Japanese and Dresden Vases, Bronzes, Candelabra, and numerous articles of art; about a dozen Old Paintings, and a quantity of Water-colours and Engravings. 300 Ounces of **SILVER**, and 40 lbs of best Electro-plate Ware. Bed and Table Linen, Toilet, Dinner, Dessert, and Tea Services; Contents of Kitchens, Pantries, Dairy, Man's House, and Out-offices.

Also, the valuable **BROUGHAM CARRIAGE HORSE, HARNESS, CART HORSE**, and Cart, Alderney COW (to calve in June), Rick of **HAY**, and Farm Implements.

On the Last Day will be sold the costly **SPECIMEN PLANTS**, in four large Greenhouses, including red, white, and striped Camellias, and Fimbriata, sixteen Azalea Indica, five Orange Trees, and an immense assortment of Diutzas, Rhododendrons, Cinerarias, Calceolarias, Pelargonium and Zonale Geraniums, Hydrangeas, Aloes, Spiraes, Orchids, Gloriosa, Hoya Canosae, Begonias, Heliotropes, Chrysanthemums, &c.; Contents of Potting-house, Frame-yard, Cucumber-house, Garden Vases and Seats, Rollers, Lawnmowers, &c., fully described in catalogues, which are now ready, and may be had at the Office of Messrs. Sharp, Parsons, and Co., Chartered Accountants, 12, Colmore Row, Birmingham; Messrs. Vally, Chaplin, and Peckham, 19, Liverpool Street, W.C.; and at the Auctioneers, 1, Temple Row West, Birmingham.

**THE FURNITURE AND EFFECTS OF JOHN ARNOLD DECEASED WERE UP FOR UNRESERVED SALE BY AUCTION ON MAY 6<sup>TH</sup>, 7<sup>TH</sup>, 8<sup>TH</sup> AND 9<sup>TH</sup> 1884. IT INCLUDED THE WHOLE OF THE VALUABLE FURNITURE, PLATE, PAINTINGS, BOOKS LINEN, CHINA, CARRIAGE, HORSES AND FARM IMPLEMENTS**

The contents of the house of John Arnold Esq, Moor Green were sold seperately by auction in May 1884, nearly three months earlier. They included:

Spanish mahogany, half-tester, metallic, and other bedsteads, nine prime feather beds, spring and hair mattresses, wardrobes, toilet tables, glasses, marble top washstands, cabinets, book cases. The breakfast and dining room furniture, in mahogany, consists of twelve shield back chairs and covers, 7ft sideboard, 12ft table etc. The drawing room is elaborately furnished and contains several costly tables, cabinets and luxuriously upholstered suites in rosewood and walnut, brilliant tone seven octave pianoforte by Broadwood equivalent to new. In the Oak Room there will be found an exceedingly valuable collection of curious old carved oak furniture of great interest and around 200 to 300 years old. Throughout the several rooms are Turkey and Brussels carpets, handsome pier and chimney glasses, cornices, curtains and clocks; small library of books chiefly relating to horticulture, poetry and drama; an interesting assortment of rare and curious old china, Japanese and Dresden vases, bronzes and candelabra; about a dozen oil paintings and a quantity of water colours and engravings. 300 ounces of silver and 40 lots of best electro-plate wares. Bed and table linen, toilet, dinner, dessert and tea services. Contents of kitchens, pantries, dairy, mans house and out-offices.

Also the valuable Brougham, carriage, horse, harness, cart horse and cart, Alderney cow (to calve in June), rick of hay and farm implements.

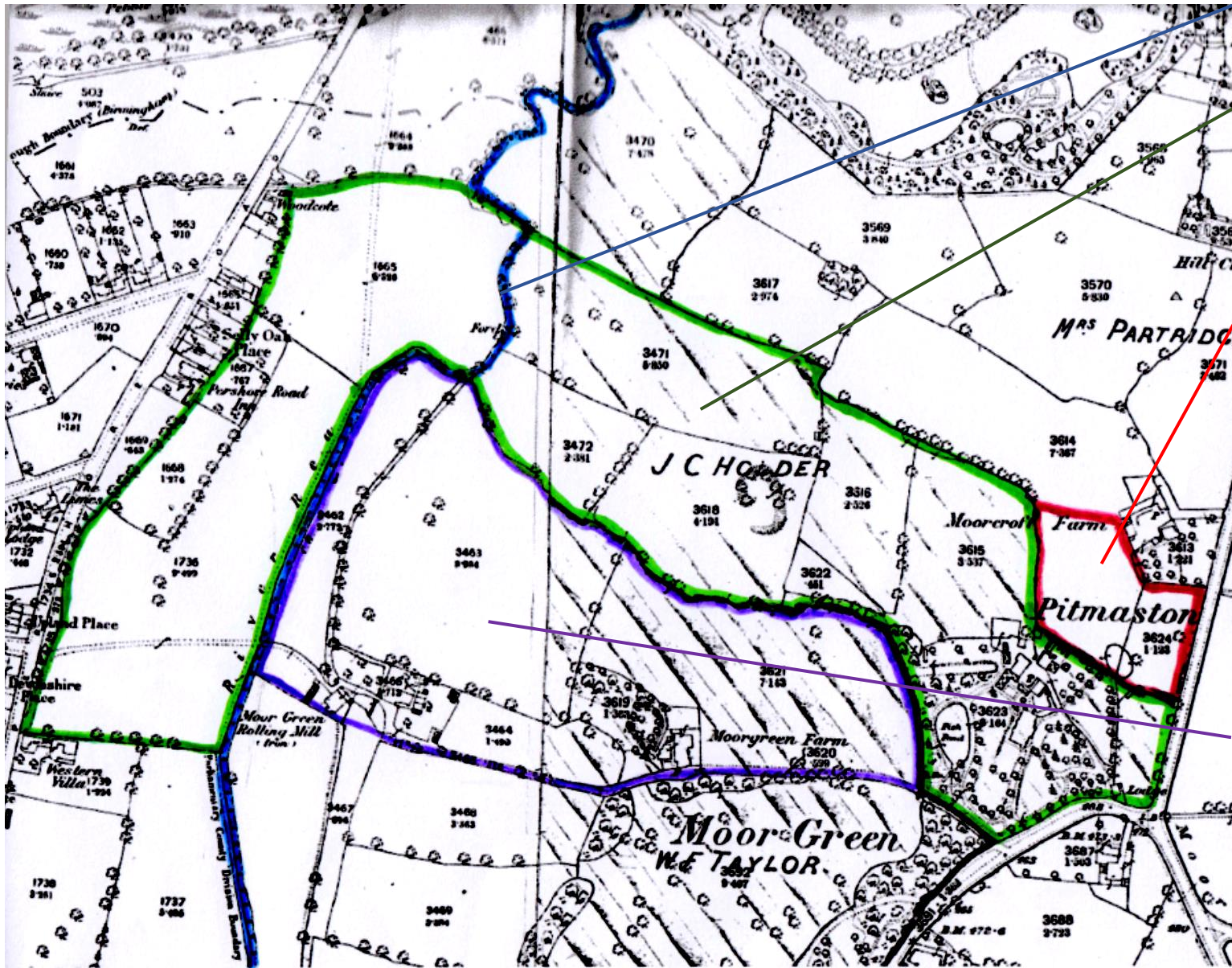
On the last day will be sold seperately specimen plants in four large green houses including red, white and striped camellias and frimbriata, sixteen azalea indica, five orange trees, and an immense assortment of diutzas, rhododendrums, cinerarias, calceolarias, pelargonium and zonale geraniums, hydrangeas, aloes, spiraea, orchids, gloxinias, hoya canosas begonias, heliotrapes, chrysanthemums etc. Contents of potting house, frame yard, cucumber house. Garden vases and seats, rollers, lawnmowers etc.

Details of the sale of Moor Green Cottage and estate of the late John Arnold Esq. appeared in  
*Birmingham Daily Post* on 31<sup>st</sup> July 1884

**SALE OF AN ESTATE AT MOSELEY.**—Last evening Mr. Edwards, of the firm of Edwards, Son, and Bigwood, auctioneers, sold, by order of the Court of Chancery, a freehold residence and estate of fifty acres of land, situate at Moor Green, Moseley. The estate, which is freehold, is charmingly situated, and the residence was, until lately, occupied by Mr. John Arnold. Bidding commenced at £5,000., and was raised to £8,000. by £1,000. bids, from which sum, by smaller advances, it reached £9,800., when some hesitation prevailed, until a bid of £200. raised it to £10,000., the reserve price. At £10,050. the property was secured by Mr. J. B. Clarke, for Mr. J. C. Holder, of the Midland Brewery.

Moor Green Cottage was renamed 'Pitmaston'. According to Sir John Holder, 3<sup>rd</sup> Baronet, there was a 'Pitmaston' in Malvern. John Williams, a famous horticulturalist in the late 18<sup>th</sup> century, lived there. One of the many fruit varieties he cultivated was the Pitmaston Duchess Pear. Lady Geraldine Holder, the daughter of John William Knipe, was a descendant of the 18<sup>th</sup> century John Williams

## The Holder Estate

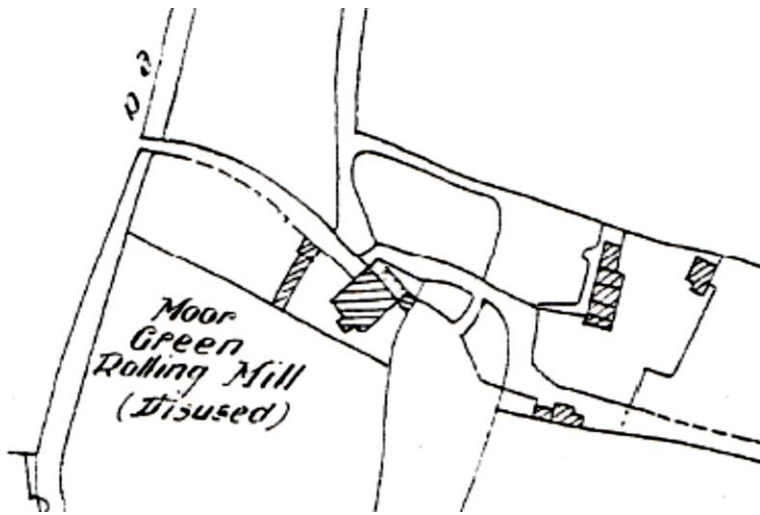


### River Rea

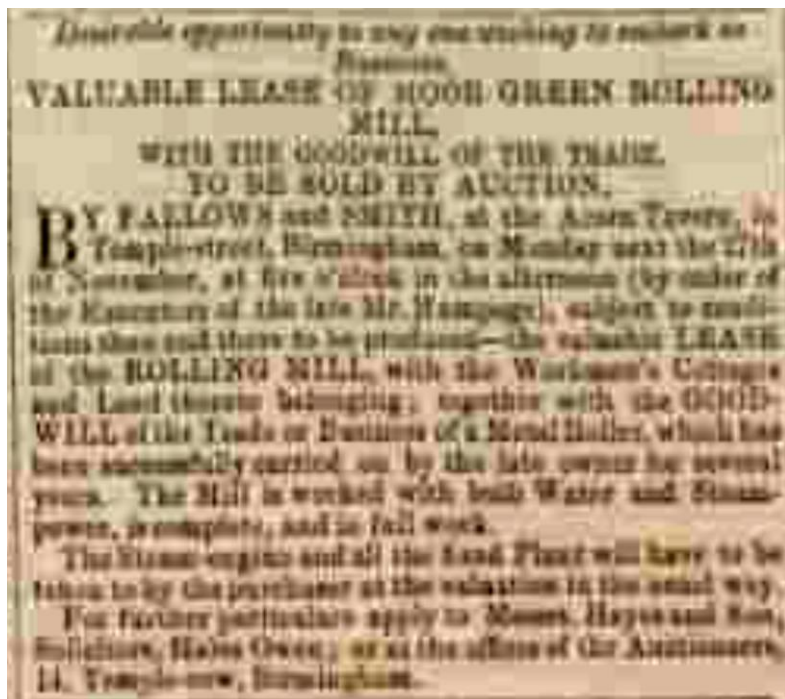
The area outlined in green is from a map provided by trustees of Mrs Partridge's estate

The area outlined in red is land purchased by John Holder on 25<sup>th</sup> March 1893 from Sir Joseph Russell Bailey, Henry Le Blanc Lightfoot and Elizabeth Mary Partridge

The area outlined in purple is land John Holder must have bought from the W F Taylor estate. Sir John Holder, 3<sup>rd</sup> Baronet, described the estate as: 'alongside Holders Lane extending from Moor Green Lane down to the Pershore Road and included a farmhouse and a mill'. Sir John's Road on the opposite side of the river Rea was named after him as was Holder's Lane woods.



1903 OS map of Moor Green Rolling Mill (disused) and the associated mill cottages to the right



The mill referred to by Sir John Holder 3<sup>rd</sup> Bart, was a blade mill, a type of water mill used for sharpening newly fabricated blades, including scythes, swords, sickles, and knives. A water wheel was used to turn a grind stone, which wore down from being up to two metres in diameter to a 'cork' of a fraction of this size. The dust generated by the process was bad for the grinder's health, and many of them died young from 'grinder's disease'.

Water-milling in the Birmingham area in the late 17th to the late 18th centuries made possible the metal-using industries on which the town's prosperity was based. There were some fourteen blade mills and eight rolling, slitting, and boring mills in the area at that time.

Moor Green, or Farmon's Mill, and its pool, lay on the east of the Rea just above the point where Holders Lane reaches the river. The mill was already in existence when the Moore family acquired it from John Middlemore, together with the manor, in 1597. It was held by the Moore family until 1783 when it was sold by John Moore to James Taylor. The Serjeant family held the lease of the mill from Moore and Taylor between 1780 and 1841, and William Serjeant greatly improved the mill, then still a blade mill, between 1816 and 1841.<sup>xxii</sup>

In 1841 his widow surrendered the lease to James Taylor and the freehold was sold to Charles Humpage. Charles ran the mill from 1841 with the assistance of 8 labourers. He introduced steam power and converted the blade mill to a metal rolling mill. He lived in the mill house with his wife Matilda and six children.<sup>xxiii</sup> The 1841 and 1851 census recorded not only Charles but his brother Joseph, a machinist, living at the mill with his wife Elizabeth and three children together with Joseph Gazey, a steel roller and Alfred Nield, a white metal roller with their families. After Charles' death on 18<sup>th</sup> June 1854 aged 70<sup>xxiv</sup>, the mill was advertised for sale on 1<sup>st</sup> January 1855 in *Aris's Birmingham Gazette* (see left). It was bought by Mr Warden.<sup>xxv</sup>

Four months later, on 10<sup>th</sup> March 1856, the business and the lease for Moor Green Rolling Mill was on sale again together with 'trade and connection' in *Aris's Birmingham Gazette*. The literature for the sale indicated that for many years the mill:

...has been carried on with success by the late Mr Humpage and Mr Warden in rolling metals. The whole of the plant, machinery, shears, rolls, steam engine and boiler, fly, driving and other wheels, belonging to the tenant to be taken to at a valuation. There is ample room on the premises to carry on the metal and wire drawing trades in all their branches with a moderate capital. The mill has both steam and water power and comes with great advantages for carrying on an extensive business

**TEA LEAD.**

By  **BETTS AND CO.'S**  
PATENT IMPROVED INCORRODIBLE  
**TEA LEAD.**

**BETTS & CO.,**  
INVENTORS OF BETTS' METAL.

Manufacturers of  
**PATENT TEA LEAD, LAMINA WOVE METALS**  
FOR DAMP WALLS, TINFOILS.

PATENTERS OF THE DISJOINED TRADE MARK AND LABEL  
CAPSULES, CHAMPAGNE CAPSULES, &c.

MANUFACTORIES:  
1, WHARF ROAD, CITY ROAD, E.C.  
HATVIA MILLS, UPPER HOLLOWSAY.  
MOOR GREEN MILLS, BIRMINGHAM.  
MOSELEY, AND BORDAUX,  
4, QUAI DES CHARTREUX, FRANCE.

**BETTS' PATENT IMPROVED  
INCORRODIBLE TEA LEAD.**

This article will be found greatly superior to the ordinary  
Rolled Lead, combining several advantages as an hermetic in-  
termediate covering for Tea.

The Tin surface prevents oxidation or change of colour from  
the effects of climate, and with the body of metal beneath, forms  
a kind of solder when in contact with the soldering iron, which  
materially assists the workman in securing an air-tight cover or  
joint.

The metal is pliable, tough, exceedingly close in grain, and  
resists rust.

*Times of India*, 23<sup>rd</sup> October 1871,  
advertisement for Betts & Co, listing  
Moor Green Mill, Birmingham as one of  
the manufacturing sites

**MOOR GREEN FARM, MOOR GREEN, KING'S HEATH.**

**NEASON & WHITE** have received instructions  
from Mr. Hadley, who is giving up the Farm, to sell by  
Auction the Valuable

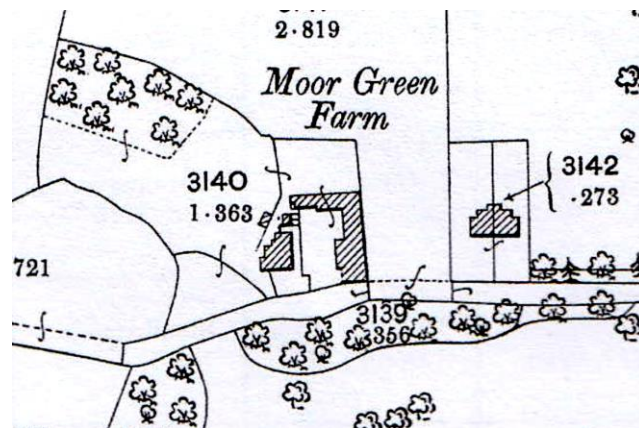
**LIVE AND DEAD FARM STOCK,**

including 11 Head of HORNED STOCK—viz. 12 young Cows  
in milk and in calf, Cow and Calf, prime fat Bull, prime fat  
Ox, six 18-month-old well-bred young Heifers; three 18-month-  
old, two weaned Cows (been running milk Cows), and several  
in-calf Heifers, all good workers; 15 PIGS—viz. 12 young sows  
and three prime Bangers; 22 head POULTRY, lots of BIRD  
POTATOES, AGRICULTURAL IMPLEMENTS, including  
three capital ploughs, Carls with patent arms, Rovers, and  
Gearing, new Horse Rake, Pulper, Chaff Engine, horse-power,  
Milk Pump, Harrow, and other Effects.

Sale at 1.30 prompt.  
Catalogue from the place of Sale or post free from the  
Auctioneers, Redditch.

William Betts, a metal roller and manufacturer of coffin handles, owned the mill in the 1860s to the 1890s. The mill, however, was operated by Samuel Johnson, a metal roller.<sup>xxvi</sup> Betts and Co. manufactured metallic capsules by enfolding a stout strip of rolled lead between two thin sheets of tin then submitting them to a heavy roller so they adhered together and were reduced in thickness, a process he had patented and known as 'Betts metal'. The capsules (metal tops) were used to secure and preserve the contents of jars, bottles and pots of, for example, wines, beers, olive oil, fruits, pickles and sauces etc from oxidation, contamination, liquid loss and fraud.<sup>xxvii</sup> The same process was also used to manufacture tin liners for tea caddies.<sup>xxviii</sup> The last time there was reference to it as a working mill was in 1892.<sup>xxix</sup> The mill was demolished in 1957.<sup>xxx</sup>

The farm referred to on Sir John Holder's estate was Moor Green Farm



1903 OS map showing Moor Green Farm off  
Holders Lane.



Moor Green Farm in 1933

There are records of a Moor Green Farm that date back to 1743, including lands in Moseley and Kings Norton.<sup>xxxi</sup> John Austin and his wife Elizabeth lived at Moor Green Farm in 1851. After her husband died in 1861, Elizabeth took over running the 110 acre farm with the assistance of four labourers until her death in 1866. The 1871 census recorded James Lane, a farm labourer, living there with his wife Sarah and his nine year old niece. Ten years later, John Hawkesworth, a bailiff, had taken over the farm, which was home to him and his wife Charlotte and nine children. By 1891, the farm was worked by David Davies, a farm manager. He is recorded as resident at the farm in the 1891 and 1901 census. The *Birmingham Daily Post* on 26<sup>th</sup> March 1914, advertised the farm for auction on the instructions of Mr Hadley who was giving up the farm to include 21 horned stock, 12 young cows in milk, 15 pigs, 32 head of poultry and all the farm implements and milk cart (see left).

# THEY CALL IT PARADISE FARM

Unemployed Have Worked  
Wonders On It

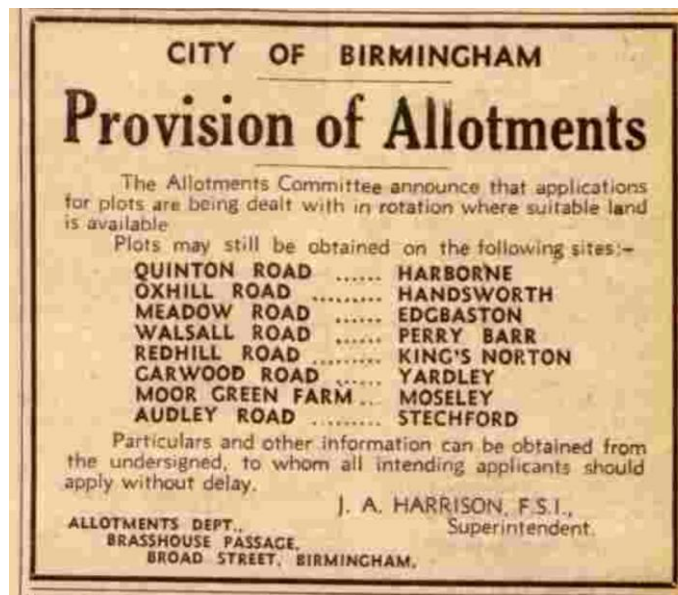
## DERELICT WASTE TRANSFORMED

What was six months ago a derelict broken-down building and waste land off Moor Green, lane, Moseley, is to-day a trim neat farm having allotments, gardens, offices and workshops, thanks to the efforts of thirty Birmingham unemployed men.

Buildings have been whitewashed, doors painted, roofs mended and the ground tilled by the unemployed, with the result that Moor Green Farm is now one of the finest occupational centres in the Midlands.

Poultry and livestock are shortly to be purchased, and it is hoped to run the farm on businesslike lines. At present the work is mainly constructional, although there are carpenters' and boot-repairing shops.

Birmingham Daily Gazette, 1<sup>st</sup> August  
1933

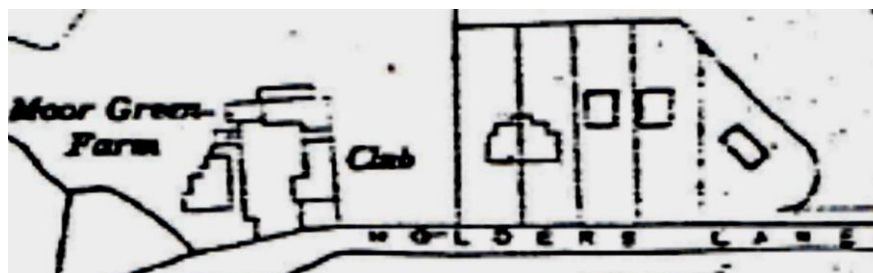


Evening Despatch, 5<sup>th</sup> April 1940

It included carpenters and boot repairing shops and was considered to be the finest occupational centre in the Midlands. There was also plans were also to introduce poultry and livestock and to run the farm on a business-like footing (see left).

The rest of the farm extended southwards almost all the way to Dogpool Lane. This land is now Holders Lane Playing fields

During WW2, the demand for allotments increased after an appeal by the Minister of Agriculture in October 1939 to increase food production in a 'Dig for Victory' campaign. Birmingham alone required 5000 more allotments.<sup>xxxvi</sup>



By 1938 (see left), No's 1, 3, and 5 Holders Lane had been built to the right of the semi detached houses (now greatly extended and modernised) that were present on the 1903 OS map.

In 1920 there is mention of a James King Hughes at Moor Green Farm but by 1930 the farm was derelict.<sup>xxxii</sup>

On 22<sup>nd</sup> November 1930, Birmingham City Council Allotments Committee set up a sub-committee to consider how best to implement the Agricultural Land (Utilisation) Bill passed on 5<sup>th</sup> November 1930.<sup>xxxiii</sup> The bill was intended to promote small holdings and allotments to the unemployed. The committee already controlled 1,212 acres of allotment land in 1929, and by February 1930 had added a further 78 acres including 47 acres from Moor Green Farm.<sup>xxxiv</sup>

From February 1933, Moor Green Farm was transformed from a derelict broken-down building and waste land into allotments, offices and workshops by the efforts of thirty Birmingham unemployed men.<sup>xxxv</sup>

# £97,000 plan for allotments is approved

A £97,000 scheme to modernise Russell Road and Moor Green Farm allotments in Moseley was approved unanimously by Birmingham Allotments Committee yesterday.

Ald. Lionel Wood, chairman of the committee, said the proposal had also been widely welcomed by the plot-holders. At a meeting arranged to explain the plan, only ten out of 94 had been against it.

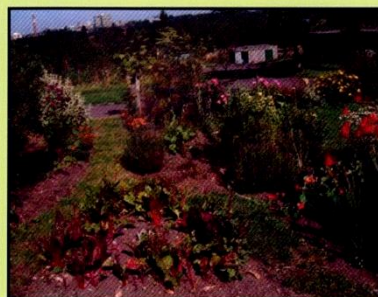
The improvements will include roads, landscaping, tool lockers, toilet accommodation and a large community centre with bar facilities, and should make the site the most modern of its kind in Britain.

In March 1972, Birmingham Allotments Committee approved a £97,000 scheme to modernise Moor Green Farm Allotments. The money was to be used to improve roads, landscaping, tool lockers and a large community centre with bar facilities making it the most modern of its type in Britain.

The new site was opened by HRH Princess Alice on 9<sup>th</sup> September 1976.

To celebrate the 40<sup>th</sup> Anniversary of Moor Green Allotments in September 2016 after its upgrade, a booklet was produced by Janet Berry and Josie Wall.

## The History of Moor Green Allotments

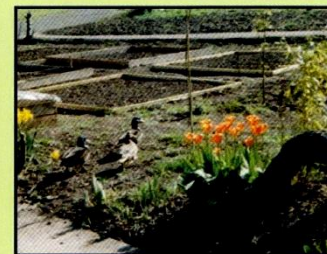


To celebrate the 40th anniversary  
September 2016

By  
Janet Berry  
Josie Wall



Printed by Jericho Print & Promotion, B12 9LX.  
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University of Birmingham Geography Department  
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Lorna Brown, Mike Berry, Jenny Jupe, Roy Cockel and Ray Tier



For more information about the research behind this booklet:

Web: [moseley-society.org.uk/local-history](http://moseley-society.org.uk/local-history)  
[moorgreenallotments.co.uk](http://moorgreenallotments.co.uk)

Email: [moseleyhistory@moseleyexchange.com](mailto:moseleyhistory@moseleyexchange.com)

The booklet is available to read online at:

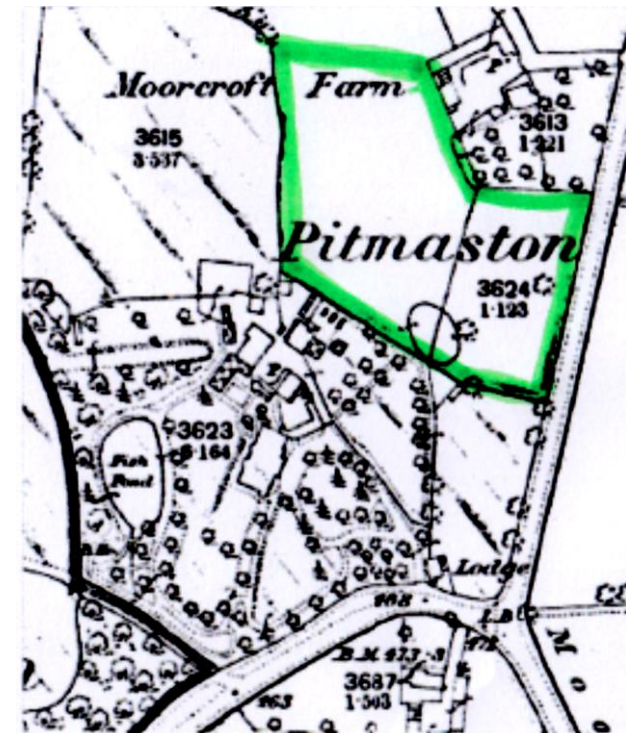
<http://moseley-society.org.uk/wp-content/uploads/2016/08/A-History-of-Moor-Green-Allotments-Booklet.pdf>

On the 25<sup>th</sup> March 1893 John Holder bought additional land from Sir Joseph Russell Bailey, Henry Le Blanc Lightfoot and Elizabeth Mary Partridge\* fronting Russell Road with a view to building private dwelling houses. The whereabouts of the plan of the land 'coloured green' is not known but it is likely to have been the area outlined in green in the map on the right.

A Conveyance of the land in this title and other land dated 25 March 1893 made between (1) Sir Joseph Russell Bailey and Henry Le Blanc Lightfoot (Vendors) (2) Elizabeth Mary Partridge and (3) John Charles Holder contains the following covenants:-

Covenants by the said John Charles Holder with the Vendors

1. At his own expense within one calendar month to erect a good and substantial fence between the land thereby conveyed and the Vendor's land on the North side thereof
2. To build private dwellinghouses only fronting Russell Road and to maintain present building line of forty-five feet and not to permit the erection of any houses fronting Russell Road of less value than the houses then or to be erected fronting the said Road on either side thereof on the land belonging to the Vendors coloured green on the said plan provided that the said John Charles Holder should not be required to spend more than eight hundred pounds on the erection of a house, and that the covenant should not apply to land which was not within one hundred yards of the said road it being the intention of the parties to now abstracting presents that such land as was not within one hundred yards of the said road should be subject to no restrictions except that no buildings of a noxious character or which might be a nuisance to the adjoining owners or occupiers should be erected thereon.



\* Sir Joseph Russell Bailey was the first husband of Elizabeth Mary Partridge, the eldest daughter of William Congreve Russell ( 1778-1850). She was baptised on 4<sup>th</sup> July 1821 at St Mary's church, Moseley, the same day her mother was buried. Her mother, Elizabeth Isabella Russell, was just 23 years old. Aged 18, Elizabeth Mary Russell married Joseph Bailey on 22<sup>nd</sup> June 1839. After the death of Joseph in 1858, she remarried on 4<sup>th</sup> July 1872. Her second husband was Edward Otto Partridge Henry Le Blanc Lightfoot (1850- 1924) was the Bursar of Corpus Christi College, Oxford.

The land John Holder bought was not built on during his lifetime

Eileen Wilkins who lived almost next door to Pitmaston was prompted in 1987 to carry out research into Pitmaston and contacted Sir John Holder's grandson Sir John, 3<sup>rd</sup> Baronet, who was able to give her this description of the house:

When he first came to Pitmaston, John Holder set about making it a home to be proud of. It was a lovely old mansion which stood embowered among the trees, crowning the slopes which stretched down to the valley of the river Rea, on the south-west side of Birmingham. Among the leafy glades it was hard to believe that it was in the confines of a great city. The wild rabbits had their habitation in the hillside, and partridges were plentiful. It was approached by a noble avenue of chestnuts, and in the summer it was radiant with roses, clematis and jasmine. Two small lakes were landscaped with boulders and tiny bridges, a haven for wild fowl. Sir John added a handsome conservatory on the side which looked across the valley to the range of hills beyond. Architecturally it was unpretentious, but the extensions were carried out with admirable taste, which did much to enhance it. He was a great lover of art, and the inside walls were hung with fine pictures by the hundred including those of Rossetti, David Cox, Rembrandt and Frank Holl. Among the most interesting of the pictures were two whose simple frames were surmounted by the Imperial Crown, one of which bore underneath in bold, firm characters the autograph 'Victoria R. I. 1900'. This was a pen and ink portrait of Princess Hohenlohe by the Queen, the other a study by the Prince Consort. The Queen had contributed them on behalf of the War Fund. Sir John paid 180 guineas for the pictures.

Another feature was the miniature railway, which ran all round the estate. Everything was precision made in miniature form. The Holder sons built the locomotives, one of which was a model of the Great Northern 'Sterling Single'.

The front of the house was dominated by large pillars, supporting the portico, and was mostly white, picked out with black. The porch opened onto a large hall and to the left was a large dining room where 20 people could sit down to eat. There was a wide staircase to the right. In the far right hand corner was the breakfast room. All the downstairs rooms had French windows opening on to the garden where there was a tennis court and a lawn slopping down to the lake. There was also a large billiard room. Upstairs was a picture gallery with bedrooms leading off it, also a school room. Behind the house at a lower level were the stables and beyond them the farm. Over the stables was a fine lantern clock which is now at 'Keepings', Beaulieu. Hants. There was a lodge which was occupied by the head gardener. This was a black and white 'Tudor style' building, but it was of no architectural merit, being built at the turn of the century.

The estate extended from Moor Green Lane down to the Pershore Road and included a farm house and mill. The lane alongside was Holders Lane which led over the river Rea to Sir John's Road which was named after Sir John. He gave a piece of this land to Cannon Hill Park in 1873. During WW1 many fund raising events were held in Pitmaston grounds. The railway, of course, was very popular, also balloon races, and the balloons landed in the grounds. I have seen an old photograph of a famous balloonist landing there. No name, I'm afraid! This photograph was in an album, of the Moseley area and was found in the attic of a house in the village when it was demolished to make way for Tesco's.



The front elevation of Pitnaston showing the 'large pillars, supporting the portico, mostly white, picked out with black'.



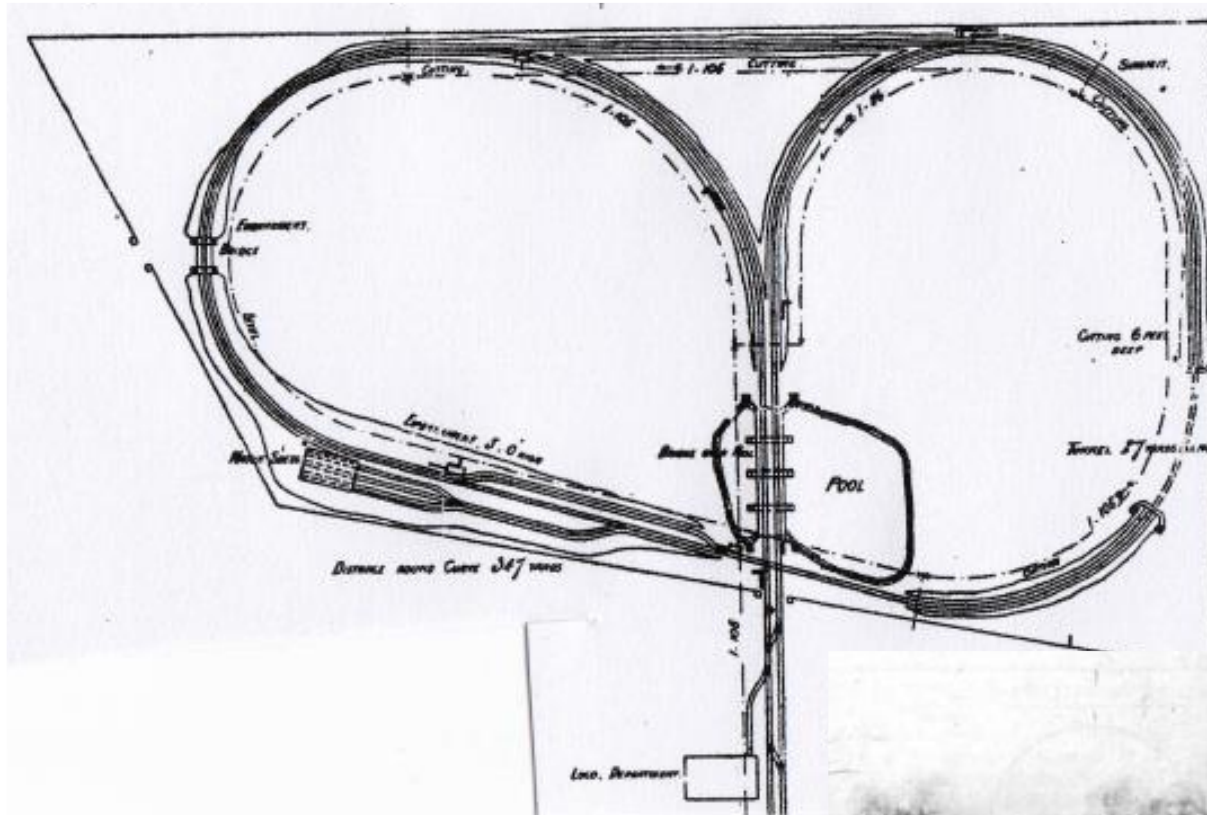
The north and western elevation of Pimaston showing the large conservatory that John Holder had built to make the old mansion a home to be proud of.



The front and left hand elevation of Pitmaston



The above picture is the lodge mentioned by Sir John Holder, 3<sup>rd</sup> Bart. It matches his description of the lodge being a 'black and white Tudor style building, but of no architectural merit'. It was occupied by the head gardener. An OS map dated 1890 (surveyed 1888, see left) clearly marks the lodge on the right of the frontage. Notice the position of the lodge by the very recognisable stone wall around Pitmaston which still exists today (2021). The 'No Entry' sign on the wall would indicate that Sir John Holder had another entrance made to the estate. The lodge was demolished in 1974 as it was supposed to be damp.



Sir John Holder's miniature railway built in the late 1890's in the grounds of Pitmaston was probably the first 10¼-inch railway. It was regarded as the father of garden lines. The gauge was chosen to suit the 4-2-2 locomotives.

The picture on the bottom left appeared in *The Tatler* on 25<sup>th</sup> July 1906. It shows Miss Nancy Price, actress, driving one of the three Great Northern models. The track passes through a tunnel and a cutting, along levels and gradients and over a bridge, viaduct and a level crossing. It had stations, signal boxes and points. The trucks could hold about a dozen passengers as seen in the bottom right picture.<sup>xxxvii</sup>



## BREWER'S FORTUNE.

### SIR JOHN HOLDER LEAVES HALF-A-MILLION.

Sir John Charles Holder, first baronet, of Pitmaston, Moor Green, Birmingham, D.L., J.P., and a former High Sheriff of Worcestershire, brewer, formerly head of Messrs. Holder's Midland Brewery (Ltd.) (now amalgamated with Mitchells and Butler, Ltd.), for some years chairman of the Managing Committee of the Birmingham General Hospital, and a generous benefactor to Birmingham, left, exclusive of settled property, estate in his own disposition of the gross value of £597,278 18s. 5d., with net personalty £502,640 11s. 1d.

He confirmed the provisions of various settlements, and in addition made, amongst others, the following bequests:—

Oil paintings to Birmingham Art Gallery.

£1,250 to the Birmingham General Hospital to dedicate a bed.

£500 to his chauffeur, Joseph Allen, if still in his service.

£300 to Francis Raynham, "who has been so attentive to me in my illness."

£105 to William Holloway, long in his service as cowman.

£50 to each other in or outdoor servant of five years' service.

Pall Mall Gazette,  
3<sup>rd</sup> August 1923

## Sir John Charles Holder, 1<sup>st</sup> Bart

John Charles Holder was born on 10<sup>th</sup> December 1838 to Henry Holder, a Birmingham brewer. He was educated at a private school at Camp Hill.<sup>xxxviii</sup> On the death of his father in 1870, he took over the family brewing business. He married Geraldine Augusta Bayton Knipe on 29<sup>th</sup> August 1872. They had four sons and six daughters.

His brewery business flourished and as a result it moved to new premises around 1877 in Nova Scotia Street. The success of the brewery resulted in the need for further buildings. By 1901 Holder's Brewery Limited employed around 200 men. John Holder began to acquire public houses in order to ensure exclusive outlets. The total number of houses within the brewery's estate is thought to have reached 300. Like other rival firms in Birmingham, Holder's Brewery Limited started up in the bottled beer trade for the domestic market.<sup>xxxix</sup>

Like his father, John Charles Holder was a generous patron of the many public institutions in Birmingham, including, over seven acres and seven perches of land in 1897 to add to Cannon Hill Park and in May 1907 a stained glass window in the Great Hall of Birmingham University. He was also the Chairman of the General Hospital Committee and University. He was considered unostentatious in his philanthropy, and the very antithesis of a man who courted public favour. He was also a justice of the peace and deputy-lieutenant for the county of Worcester, along with his appointment as a magistrate. John Holder was created a baronet on 10<sup>th</sup> March 1898 and was appointed High Sheriff in 1903. In June 1916 Sir John was promoted to the Order of Hospital of St John of Jerusalem in England as a Knight of Grace.<sup>xl</sup>

Sir John and Lady Holder celebrated their Golden Wedding anniversary in 1922. Sir John Holder died on 26<sup>th</sup> April 1923. He left his wife an immediate legacy of £4000 and a £7000 annuity. She was also given the right to occupy Pitmaston for life. After generous legacies to his family, friends and domestic employees, he also made settlements to the very many charities including the donation of eight oil paintings to Birmingham Corporation for the Art Gallery.



Illustrated London News,  
8<sup>th</sup> January 1898

Sir John's widow, Lady Geraldine Holder, chose not to remain at Pitmaston and was given £7000 in lieu to relocate, an option that was given in the terms of her late husband's will.<sup>xli</sup> She went to live at Bladon House, Newbury in Berkshire. She died on the 27<sup>th</sup> November 1943, aged 98 years, leaving £81,302 4s 4d to her son and two daughters and one grand-daughter.

For many years the General Secretary of the Ideal Benefit Society had made enquiries about Pitmaston, but nothing came of it because it was included in the South Birmingham Town Planning area and involved conditions laid down by the Town Planning Scheme. Eventually the estate came onto the market and the General Secretary announced in January 1930 that he had secured the estate for £11,000. It included the mansion, gardens, lawns and shrubbery, together with a portion of a farm making another 23 acres, the total area being 31½ acres.<sup>xlii</sup>

## **BENEFIT SOCIETY'S NEW HOME.**

### **A Profitable Deal.**

An important stage in the history of the Ideal Benefit Society was the laying on Saturday of the foundation stone of the Society's new offices at Pitmaston, Russell-road, Moseley, Birmingham, the ceremony being performed by the founder and general secretary, Councillor F. W. Daniels.

Pitmaston was the residence of the late Sir John Holder, and in the lovely grounds laid out by him there is now to be erected a striking building capable of housing the activities of the Society and providing room for development.

Birmingham Daily Gazette, 1<sup>st</sup> September  
1930

The old house was demolished and on 30<sup>th</sup> August 1930 Councillor F. W. Daniels laid the first foundation stones of the new offices. The new building was to be constructed in a neoclassical style, reflecting the style of the old house. The architect, Holland W. Hobbis (1880-1970), designed the building to give maximum light and convenience to the staff. It retained the name 'Pitmaston'. On 12<sup>th</sup> December 1931, the new offices were opened by the Ideal Benefit Society chairman, Alderman W Byng Kenrick.<sup>xliii</sup>

The building was Grade II listed in 2003 and sold in 2007. It was eventually bought by the Church of Scientology and after restoration it was dedicated in October 2017 as their Head Quarters.



# BIRMINGHAM'S NEW HOUSING ESTATE

## Lord Mayor Cuts First Sod

A new housing scheme of the Ideal Benefit Society was commenced on Saturday when the Lord Mayor of Birmingham (Alderman H. E. Goodby) cut the first sod in Goodby-road, Moseley.

After the ceremony Mr. W. T. Wheeler (chairman of the executive) presented the Lord Mayor with a silver replica of the spade.

Mr. Wheeler presided at the meeting which was afterwards held in the council chamber of the offices of the society.

The society, he said, spelt thrift in capital letters, but the one point they thought of to-day was the building of houses.

"We have great anxiety in this city," said Alderman Goodby, "to find houses for the poorly-paid workers, but it is just as important to find a large number of houses for those who are a little better paid."

Mr. Norman Tiptaft congratulated the society on the fact that they had erected their business buildings in such a manner that they did not spoil in any way the amenities of a residential area.

Mrs. C. Griggs (the general secretary) assured the Lord Mayor that the road was not named after him because he was Lord Mayor.

The land Sir John Holder bought in 1893 was not built on until after the sale of the Pitmaston Estate in 1930 to the Ideal Benefit Society. Arrangements were made to cut a new road through the estate on which to build houses to the value of about £2000.<sup>xliv</sup> Goodby Road was to link Russell Road with a proposed new arterial road. The arterial road was never built.<sup>xlv</sup> Number 1, Holders lane was originally built to front the new road which is why it appeared back to front when it was originally built viewed from Holders Lane. On Saturday 10<sup>th</sup> February, the Lord Mayor, Alderman H E Goodby, cut the first sod in Goodby Road. After the ceremony he was presented with a replica of the spade.

Alderman Goodby said, "We have great anxiety in this city to find houses for the poorly paid workers but it is just as important to find a larger number of houses for those who are a little better paid." The Ideal Benefit Society was congratulated on the fact that they had erected their business buildings in such a manner that they did not spoil in any way the amenities of a residential area.

The 1945 OS map of the area below (revised in 1936 from the 1890 map) shows Goodby Road developed to link in with a new arterial road.



The architect R. O. Warder, the Ideal Benefit Society's own architect, designed the even numbered houses 72 to 80 in Russell Road and also the even numbered houses 12 to 40 and odd numbers 27 and 29 in Goodby Road. They were built in the Arts and Crafts style. They are detached, two storeyed, brick built buildings with clay tiled roofs. Some have rendered sections or tile hangings. Many of the houses have original leaded lattice windows. There is a variety of ornamentation including decorative brickwork, plaster moulding and timber framing. The architect Harry Weedon designed No 10. Internally several houses had installed servants bells, logias and integral garages. There were traditional fireplaces in all the bedrooms together with a downstairs back boiler to supply hot water. They were sold leasehold.



# RESIDENTS WIN

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## Birmingham Flats Scheme

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### BENCH DISAPPROVE

The application of the Ideal Benefit Society to erect two blocks of flats in Russell-road, Moseley, was refused by the Birmingham magistrates, after a three-day hearing, on Saturday.

Each block, it had been explained, was to contain 38 flats, and they were to have been erected near "Pitmaston," the society's offices, at rents from £75 to £175 a year. They were to have been of four different types (with 20 garages under the main buildings), and set back 100 yards from the road, the intervening space being given over to hard tennis courts, terraces, ornamental gardens, and lawns. The height of the buildings was to have been 68ft., virtually the same as "Pitmaston."

Birmingham Daily Gazette, 31<sup>st</sup> July 1933

The Ideal Benefit Society had originally proposed to build 38 flats fronting Russell Road, but set back 100 yards from the road, with tennis courts, terraces, ornamental gardens and lawns (see left). There were to be four different types with rents from £75 to £175 with 20 garages under the main building. The height of the buildings were to be 60 feet the same as Pitmaston.

The proposal met with strong opposition from the local residents concerned that they would seriously depreciate the value of their properties in Russell Road and increase the flow of traffic in the road which was already considered dangerous. The application was refused after a three-day hearing.

# TOO MODERN FOR CITY'S BY-LAWS

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## Birmingham's Latest Block of Flats

The first stage in the erection of a block of centrally-heated flats on the Ideal Benefit Society's Pitmaston Estate, in Goodby-road, Moseley, overlooking Cannon Hill Park, was reached on Saturday afternoon, when Alderman W. Byng Kenrick laid the foundation stone.

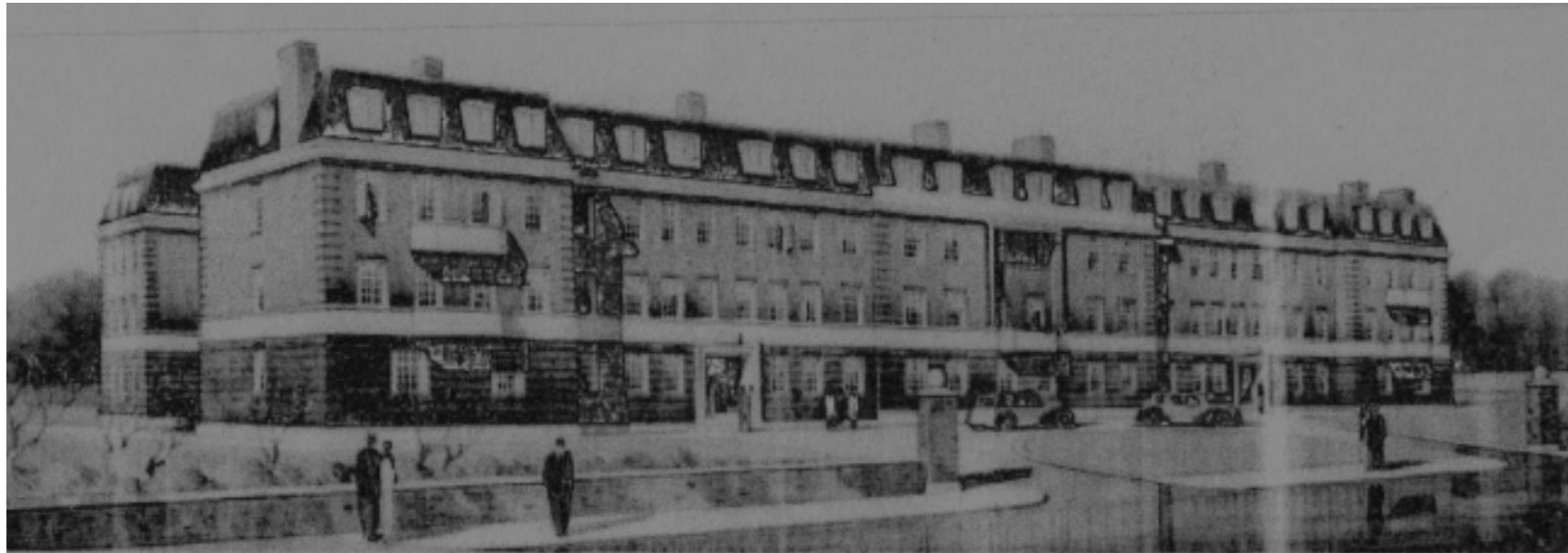
The flats are planned to be the "last word" in modernity. They will be constructed of brick and steel, and every flat will have refrigerators provided. In the kitchens there will be a continuous supply of hot water. For the first time in this country—outside London—a special system of sanitation is to be used, which will necessitate an alteration of the city by-laws. Steps are being taken to secure this.

However another scheme to build 76 flats and 36 garages in Goodby Road, facing sideways to Russell Road but some distance away, was approved in October 1934 despite local objections. Major Richard O. Warder the architect of the society said the flats would be in a modern unified block with two wings.<sup>xlvi</sup> An article in the Birmingham Daily Gazette (see left) on 9<sup>th</sup> September 1935 states:

The flats were to be the latest in modernity constructed of brick and steel. Each flat was to have its own refrigerator provided and a continuous supply of hot water in the kitchen. For the first time in this country, outside London, a special system of sanitation is to be used which will necessitate an alteration of the city's by-laws. Steps are being taken to secure this. (sic)

The rental rates included the water rates, central heating throughout, a constant supply of hot water, electric passenger lift, upkeep of gardens and the maintenance of a uniformed porter. A number of garages were also available at moderate rentals. Rates varied from £78 to £140 per annum for a bedsitting room to a three bedroomed apartment.

## The Ideal Benefit Society Advertisement for Pitmaston Court: An Invitation to Inspect



*The Ideal Benefit Society has pleasure in offering particulars of :*

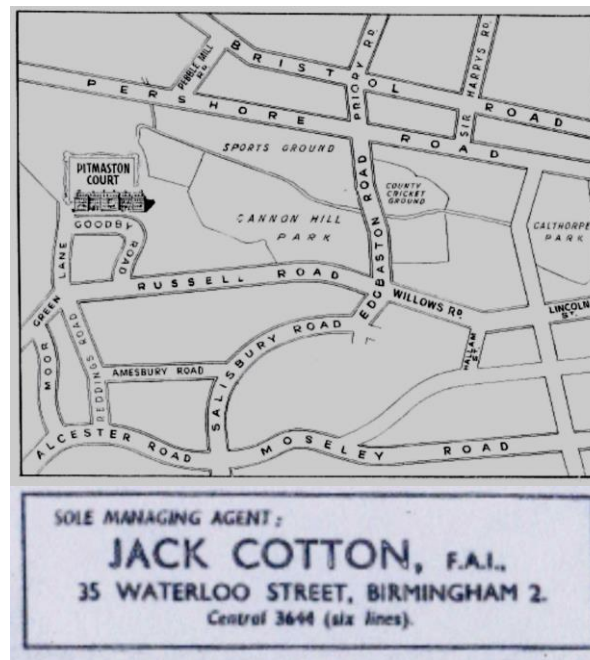
# "PITMASTON COURT"

SITUATED IN A HIGH-CLASS RESIDENTIAL DISTRICT AT THE WEST END OF - - -  
GOODBY ROAD (OFF RUSSELL ROAD),  
**MOSELEY.**

---

## MODERN LUXURY FLATS

AVAILABLE AT LOW INCLUSIVE RENTALS.  
Architects : BEARD, BENNETT & COOPER, F./A.R.I.B.A.



### AN INVITATION TO INSPECT

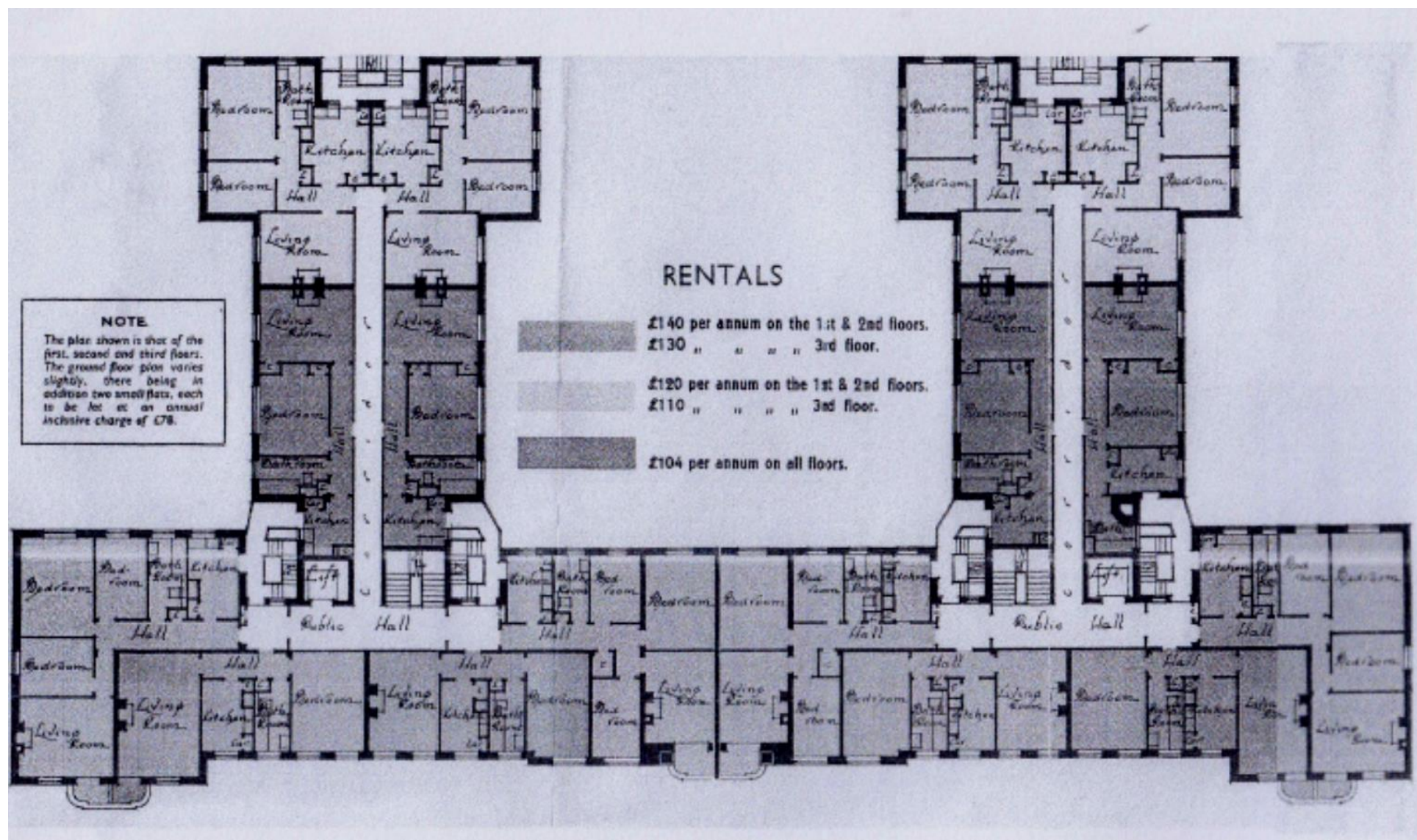
*It is not possible for a brochure of this size to explain fully or to give a complete picture of*

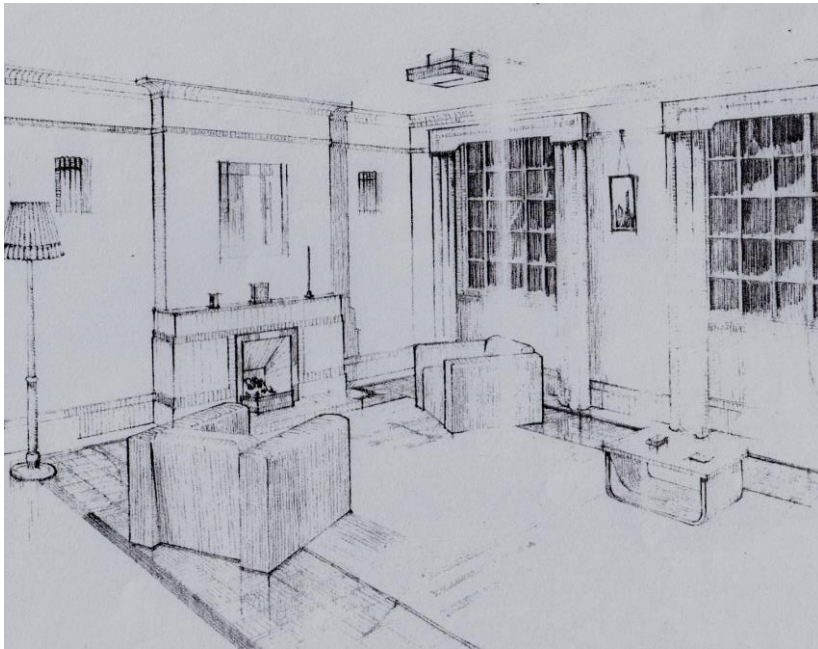
## "PITMASTON COURT."

*It is recommended that early opportunity be taken to inspect the actual building, in which a demonstration flat is now open.*

Note that the map shows Goodby Road as a through road in the advertisement

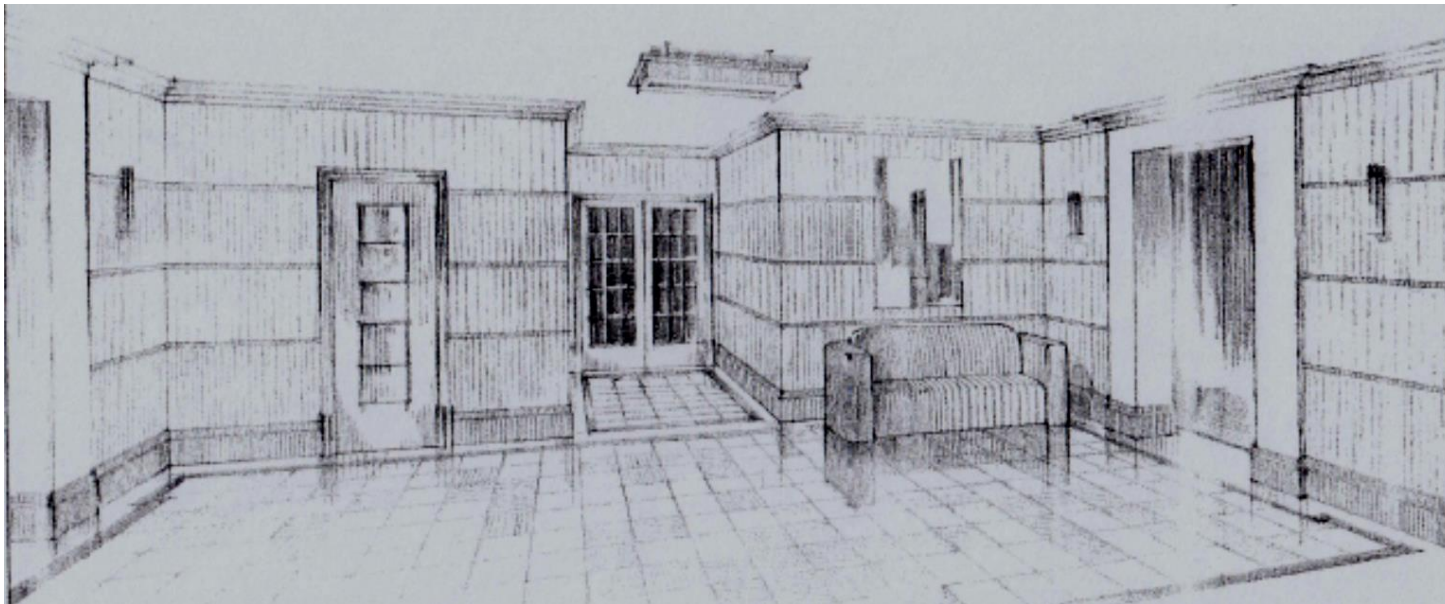
# Layout of Pitmaston Court





**Lounge** This has cork floor tiling ensuring quietude. It is spacious and lofty, yet warm and comfortable. Central heating and decorated to tenants' requirements. Modern type of fireplace

**Kitchen.** The kitchen floors are of a jointless composition which are easily cleaned and warm to the feet. The walls are tiled and the kitchens are luxuriously fitted with simple and well designed units with integral refrigerator and a constant hot water supply



**Reception Hall.** The hall is spacious and well-lighted by unique electrical fittings. The floors have cork tiling, which is warm and noiseless, and is a rich brown colour. All the joinery work to the doors and lift enclosures is of oak and the halls the last word in dignity and utility. The walls are of textured plaster. The corridors are also cork tiled

MIDLANDS PROVIDES...

# The House of the Year

**PATRICK MACNEE**, creator of Steed, the immaculate hero of the ITV series *The Avengers*, will today open to the public the immaculate House of the Year.

It is a £12,000 three-bedroom home, luxuriously appointed, at Chawn Hill, Stourbridge, Worcestershire, the largest of nine timber-framed houses built on an elevated site facing west to the Cleve Hills. The award of House of the Year has been given by the magazine *Woman's Journal*.

This is the first house built for sale by a new industrialised building system known as FrameForm. Prototypes have been built in London.

It was erected by Maxim Homes Ltd., of Birmingham, who are using the FrameForm system under licence from James Riley and Partners, Ltd., of London. Maxim Homes are well advanced with a small number of similar houses in Goodby Road, Moseley, Birmingham, to sell for about £9,500-

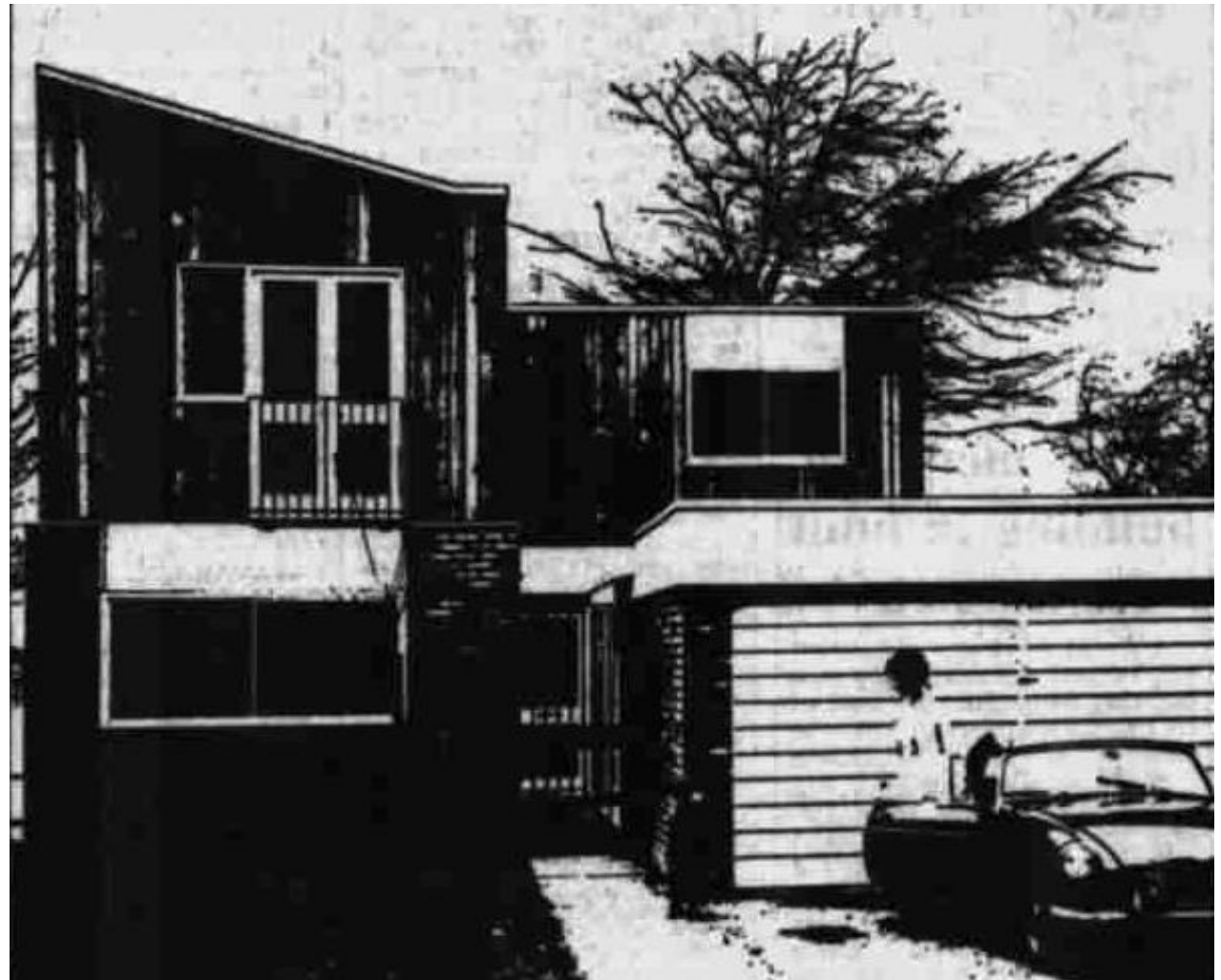
£9,750. Further developments of this kind in the West Midlands are planned.

For the past nine years the magazine promoting the House of the Year award has decorated and furnished a show residence to provide a practical display of latest trends in house design and comfortable living. The House of the Year for 1966 is planned to suit a family of five—a successful business executive or professional man, his wife, son and daughter of school age and baby.

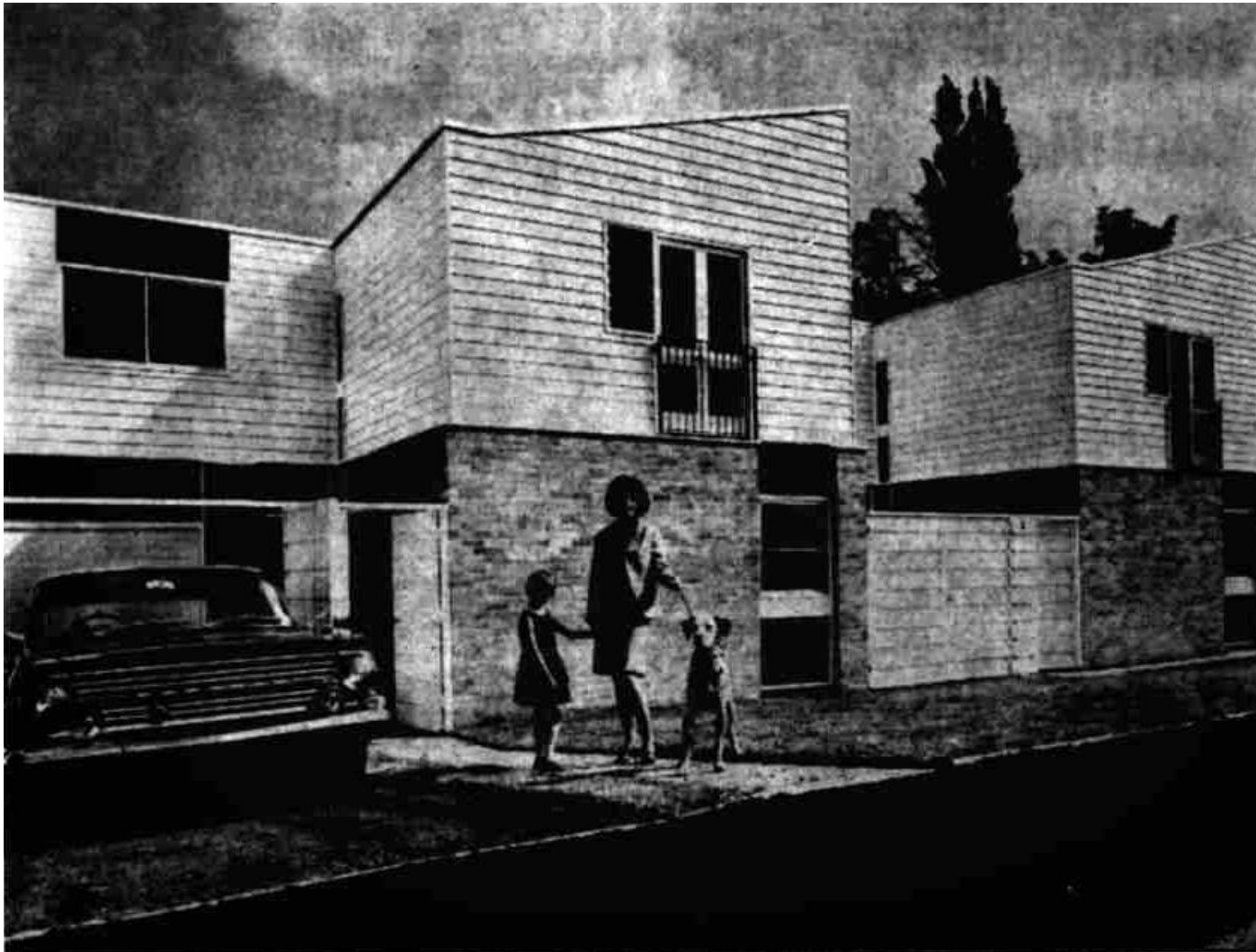
It is a two-storey house with central heating and a double garage. The cost of special fittings and equipment in the furnished show house has increased the freehold selling price.

The main feature of FrameForm construction is the use of timber platform framing, making each storey a single structural entity. It permits rapid construction and avoids the need for expensive on-site equipment. Another advantage is that houses can be roofed quickly and internal work can continue in bad weather.

In 1965 Mapperley Gardens was cut as a T-shaped cul-de-sac. Five detached 'FrameForm' houses designed by Ian Ferguson were based on a construction style emanating from Canada and the USA. These are the first Frame-Form houses to be built in the UK and won the Woman's Journal House of the Year award in 1966. They were assembled on site and were clad in brick on the ground floor and timber on the first. Roofs are a combination of flat sections and 30% slopes. Some of them have secluded courtyards formed within the L-shaped buildings. The prices of the houses were from £9,500 to £9,750.<sup>xlvi</sup>



Birmingham Daily Post, 14<sup>th</sup> March 1967



'FrameForm' link-detached houses built at Mapperley Gardens, off Russell Road, Moseley, Birmingham.

There are four detached 'FrameForm' homes in Goodby Road and one in the newly created Mapperley Gardens.

Around the same time, a row of link detached houses in a similar style were also built in Mapperley Gardens. The newspaper picture on the left, showing the link detached properties, was taken from the *Birmingham Daily Post* on 14<sup>th</sup> March 1967.

The houses have two double bedrooms and two singles together with a lounge, separate diner, garage, cloakroom, shower, wardrobes, full central heating and a sun patio. The house cost £6,750.<sup>xlvi</sup>

## NEW WARM HOUSES AT A TOP ADDRESS

Four good Bedrooms; dream Kitchen; Lounge; separate Diner; Garage; Cloakroom; Shower; Wardrobes; Patio; Full Central Heating, etc.

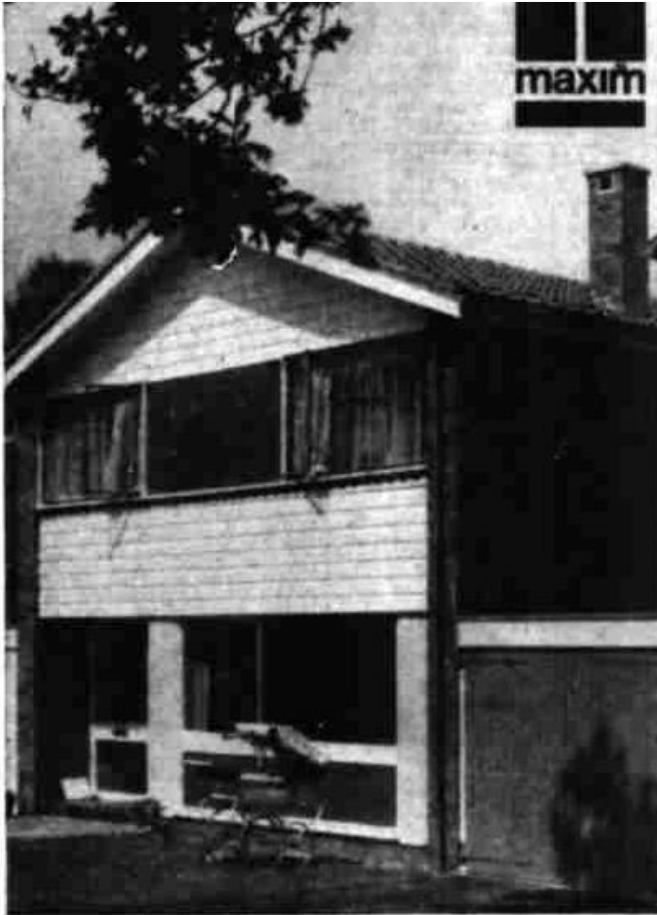
A unique opportunity at £6,750 to own a fully-fitted home at a top status address.

Demonstration house open 2.30 to 5.30 Saturdays and Sundays, at Mapperley Gardens, Goodby Road (off Russell Road, by Cannon Hill Park), Moseley.

Brochures from:

**DENNIS PREECE, F.A.I.,**  
263, Stratford Road, SHirley B570.

Alongside the 'FrameForm' houses in Mapperley Gardens and Goodby Road, Maxim Homes were also building more conventional modern houses that were brick built with an apexed roof. On the south side of the road the houses built continued the line of houses from No 42, previously built in the 1930's. On the north side the houses in Mapperley Gardens completed the the line of homes up to Goodby Road and continued around the corner as far as Holders Lane. The price of the houses were from £6,750 when they went on sale on 1966.



A picture of a Maxim 'Carousel' home. It appeared in the Birmingham Daily Post on 25<sup>th</sup> March 1966.

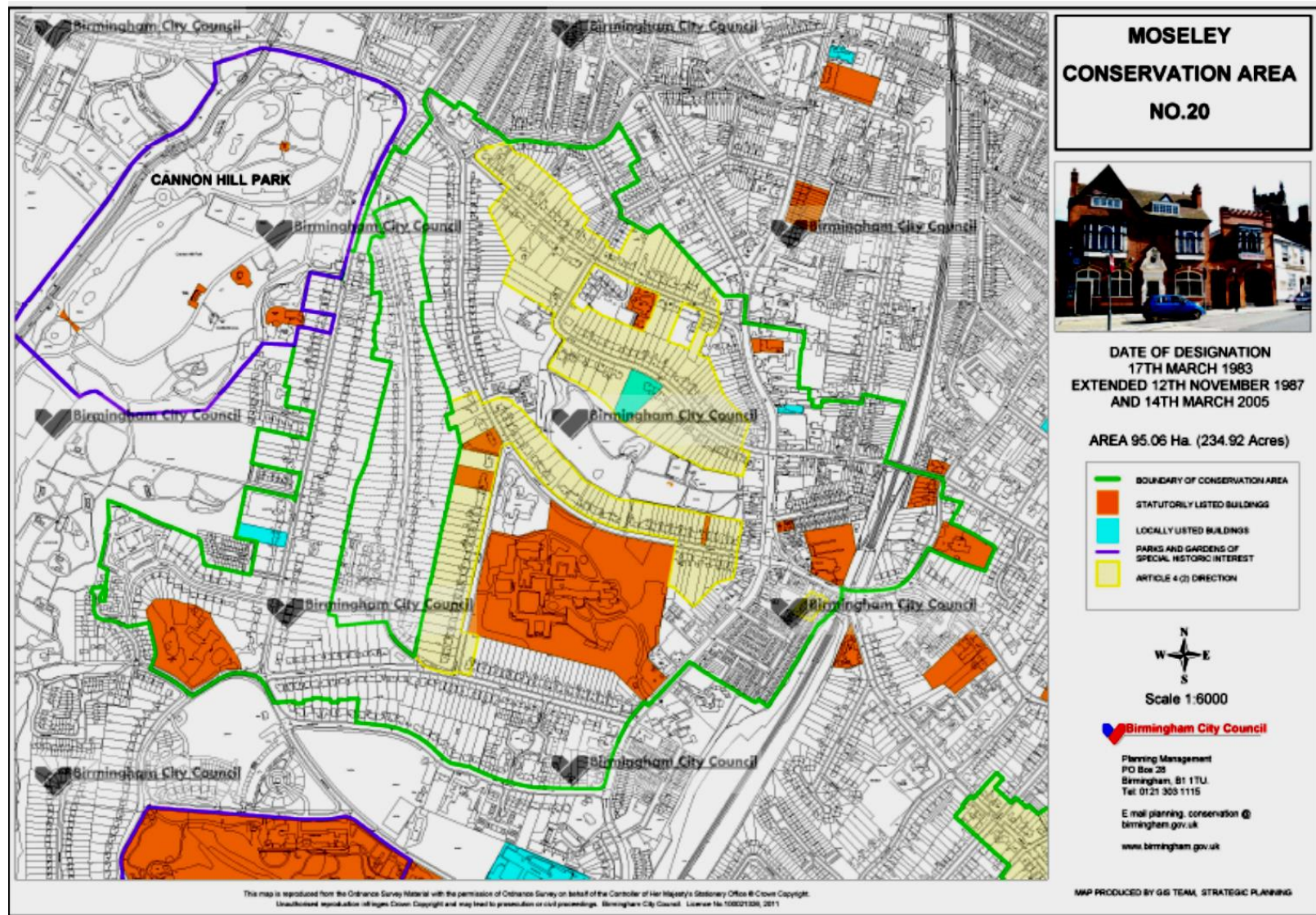
## A home is a home...

... is a home. And you don't have to make do with four walls and a roof. Why be satisfied with less than Maxim's Carousel? Your family will delight in this beautiful detached home, with its four ample bedrooms, full central heating, separate living and dining rooms, two-car accommodation. Your wife will love the fitted easy-to-run kitchen, the laundry, the cloakroom — and all the other Maxim features that spell luxury. Take your first step towards the best value-for-money home in the Midlands — ask us for the *full* specification.

You can see Carousels being built at our selected amenity-surrounded sites at '**Parkside Gardens**', Hill Lane, Great Barr (from £6150), and at '**Mapperley Gardens**', Goodby Road, Moseley (from £6750 for very special Carousels). These splendid Maxim family homes will be completed in the Spring and will have a 10-year NHBRC guarantee. And we will help with mortgages.

**Maxim Homes Ltd • Edgbaston • Birmingham • (EDG 7161)**

The Moseley Conservation Area was originally designated a conservation area in 1983. It was **extended in March 2005**. The 1930's houses in Goodby Road from 9 to 29 on the north side and from 10 to 42 on the south side together with Pitmaston Court, the detached 'FrameForm' houses fronting Goodby Road and Mapperley Gardens were also included together with the Pitmaston Estate and the houses in Russell Road.





### More recent developments

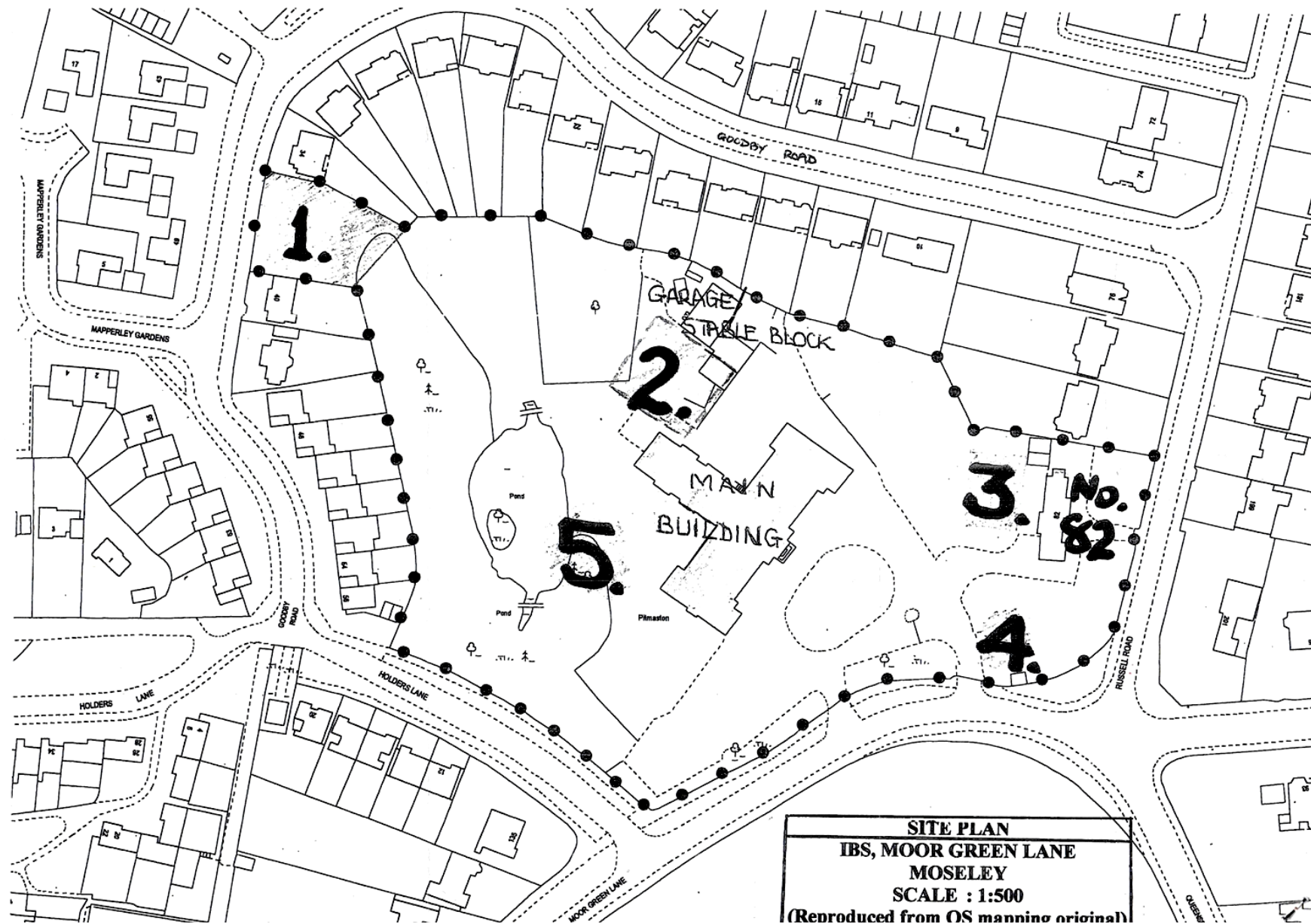
In 2015, a new development of flats in the grounds behind Pitmaston Court was built. The front of Omega Apartments reflects the angular architectural styling of Pitmaston Court. At the back, however, there are wonderful curved terraces with lush green views over the allotments and Cannon Hill Park.

The first apartment for sale had an open plan living, dining and kitchen area, two bedrooms, an en suite and a bathroom, plus terraces accessed from the living rooms and bedrooms. It was on sale for £187,000 through Rice Chamberlains.<sup>xlix</sup>



In Holders Lane, the former farm house that had been ‘significantly extended and unsympathetically altered’ was put up for auction on 23<sup>rd</sup> October 2019 with a guide price of £550,000 with planning permission to demolish the existing dwelling and erect a new three-storey apartment block.<sup>l</sup> After its sale, the building plans were changed to that of a ‘contemporary classical’ 10-bedroom, four level home complete with a basement gym, cinema and pool. Despite objections from local residents and the Moseley Society that it was an “over-development” of a small Moseley lane, the plans were passed.

# The Pitmaston site, 2005



## The Pitmaston development, as outlined on 27<sup>th</sup> May 2005.<sup>li</sup>



**Plot 1 (see left)** - Land bordering Goodby Road between Nos 34 and 40 was sold to T H Kingerlee & Sons Ltd for £481,000. A previous proposal to introduce an access road to the back of the main site was dropped. Two detached houses were built side by side on the plot and put up for sale for around £550,000 each.

### Plot 2 and 3 (see right)

Plot 2 comprised half the gardens and the stable block. Plot 3 was 82 Russell Road, an original 1930s house. Both plots were sold to T.H.Kingerlee and Sons Limited for £2,242,500



Plot 2 was developed to accommodate 22 apartments and four houses sympathetically constructed to fit in alongside their historic surroundings. New building techniques that significantly reduced energy loss and heating bills were used. The project also included the conversion of the listed former stable block and engine house. The glazed Victorian bricks have been left on show in the lobby of the apartment block.

**Plot4** Planning permission was sought for building a house on the original site of Pitmaston Lodge that was demolished in 1974. The application was dropped.

**Plot 5** This plot comprised the old Ideal Benefit Society office block and pond to the rear. It was sold to Woodview Properties Ltd for £4,250,000 and is now the HQ of the Church of Scientology.

**Written and research by Edwina Rees, Moseley Society History Group**

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## Endnotes

- 
- i *A History of Moseley* by Alison Fairn, MA, November 1973. Printed by Sunderland Print LTD, Forge Lane, Halesowen, Worcestershire, page 40
  - ii See i, page 28
  - iii Britain, Country Apprentices, 1710-1908. National Archives reference IR 1 series, Ref 36f59
  - iv *Birmingham Journal*, 21<sup>st</sup> November 1835
  - v *Aris's Birmingham Gazette*, 4<sup>th</sup> April 1836
  - vi *Birmingham Daily Post*, 29<sup>th</sup> July 1884
  - vii Moseley Society History archive – cabinet 1, drawer 3
  - viii *Birmingham Journal*, 16<sup>th</sup> August 1813. First published reference to John Arnold as Honorary Secretary of the Bean Club
  - ix *Experience and identity: Birmingham and the West Midlands, 1760–1800*, Money, John (1977), Manchester University Press, page 99
  - x The Birmingham General Hospital and its Public, 1765–79", in Sturdy, Steve (ed.), *Medicine, Health and the Public Sphere in Britain, 1600–2000*, Wilson, Adrian (2002), Routledge Studies in the Social History of Medicine, vol. 16, London: Routledge, pp 91,92  
[https://en.wikipedia.org/wiki/Birmingham\\_Bean\\_Club](https://en.wikipedia.org/wiki/Birmingham_Bean_Club). Accessed 29.1.2022

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- xi Grace's Guide, Dee's Royal Hotel, 1839  
<https://www.gracesguide.co.uk/File:Im1839RobBir-Dees.jpg>  
Their Royal Highnesses. The Duchess of Kent with her daughter the Princess Victoria stayed at the Hotel on 11<sup>th</sup> August 1830. Following the visit, HRH the Duchess of Kent gave Mr Dee her permission to 'to make use of her name in any way he might think lucrative to his interest'.  
*Morning Post*, 12<sup>th</sup> August 1830
- xii *Aris's Birmingham Gazette*, 3<sup>rd</sup> December 1838
- xiii *Aris's Birmingham Gazette*, 11<sup>th</sup> February 1839
- xiv Baptismal record for Elizabeth Arnold, 29<sup>th</sup> January 1845, St Luke's church in the parish of St Martin's, Birmingham records the family abode as Pershore Road. The Baptismal records of John (8.8.1846 Holy Trinity, Bordesley) and William (16.11.1847 Holy Trinity, Bordesley) just record 'Edgbaston'. Francis Havard's birth was registered in the first quarter of 1850, Kings Norton. The 1851 census is not an accurate record of their DOB's
- xv *Worcester Journal*, 9<sup>th</sup> March 1848  
Church of England burials, St Mary's church Moseley, burial date 11<sup>th</sup> March 1848
- xvi *The Gentleman's Magazine*, 1850, Volume XXXIII, January to June inclusive, p 339, John Bowyer Nichols and Son
- xvi *Morning Post*, London, 1<sup>st</sup> February 1850 -
- xvii 1851 census
- xviii *Aris's Birmingham Gazette*, 30<sup>th</sup> July 1855
- xix *Aris's Birmingham Gazette*, 18<sup>th</sup> June 1855
- xx *Birmingham Post*, 22<sup>nd</sup> January 1870
- xxi Moseley Society History Group archives, Will of Mary Ann Arnold, Ref MS 28/474
- xxii *A History of Birmingham: Places and place names from A to Y*, Dargue, William  
<https://billdargue.jimdofree.com/placenames-gazetteer-a-to-y/places-f/farmons/>
- xxiii 1841 and 1851 census records Charles and his family living at Moor Green Mill
- xxiv *Aris's Birmingham Gazette*, 26<sup>th</sup> June 1854

- 
- xxv *Aris's Birmingham Gazette*, 1<sup>st</sup> January 1855
- xxvi 1891 census  
*Birmingham Daily Post*, 2<sup>nd</sup> November 1892
- xxvii *Naval & Military Gazette and Weekly Chronicle of the United Service*, 14<sup>th</sup> June 1845  
*Birmingham Daily Post*, 2<sup>nd</sup> August 1865
- xxviii *Birmingham Journal*, 26<sup>th</sup> November 1864  
*Times of India* 06 November 1871
- xxix *Birmingham Daily Post*, 2<sup>nd</sup> November 1892
- xxx See i, page15
- xxxi Moseley Society History archive, Ref 2 LB, MS1098/2/1/21, Lease of Rt Rev Richard Smallbroke and Stepen Barrs of Moseley, Yeoman
- xxxii *Birmingham Daily Gazette*, 1<sup>st</sup> July 1920
- xxxiii *Birmingham Daily Gazette*, 22<sup>nd</sup> November 1930
- xxxiv *Birmingham Daily Gazette*, 14<sup>th</sup> February 1930
- xxxv *Birmingham Daily Gazette*, 1<sup>st</sup> August 1933
- xxxvi *Birmingham Mail*, 7<sup>th</sup> December 1940
- xxxvii Pitmaston model railway  
<https://www.model-engineer.co.uk/sites/7/documents/me-cen-1-pt1.pdf>, p 18
- xxxviii *Leamington Spa Courier*, 8<sup>th</sup> January 1898
- xxxix Holders Brewery Ltd  
<https://www.midlandspubs.co.uk/breweries/birmingham/holders-brewery.htm>
- xl *Birmingham Daily Post*, 13<sup>th</sup> June 1916
- xli Pall Mall Gazette, 8<sup>th</sup> August 1923
- xl ii *Smethwick Telephone*, 18<sup>th</sup> January 1930, p 2
- xl iii *Birmingham Daily Gazette*, 14<sup>th</sup> December 1931

- 
- xliv *Birmingham Daily Gazette*, 12<sup>th</sup> May 1937
- xlv *Birmingham Daily Gazette* 26<sup>th</sup> March 1934
- xlvi *Birmingham Daily Gazette*, 12<sup>th</sup> October 1934
- xlvii Birmingham Conservation Area: Character Appraisal and Management Plan, page 17  
[https://www.birmingham.gov.uk/downloads/file/1251/moseley\\_conservation\\_area\\_character\\_appraisal\\_and\\_management\\_plan\\_spg](https://www.birmingham.gov.uk/downloads/file/1251/moseley_conservation_area_character_appraisal_and_management_plan_spg)
- xlvi *Birmingham Daily Post* on 14<sup>th</sup> March 1967
- xlix Birmingham Live, 9.3.2015
- I Auction details of 11, Holders Lane  
<https://www.bondwolfe.com/auctions/properties/92584-property-auction-birmingham/>
- li Plans from Birmingham City Council Planning Control given to nearby residents 27<sup>th</sup> May 2005  
Martin Mullaney blog spot 15<sup>th</sup> November 2008  
<http://martinmullaney.blogspot.com/2008/11/>

## Illustrations

Advertisement for Dee's Royal Hotel, Temple Row, Birmingham, 1839

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<https://www.gracesguide.co.uk/File:Im1839RobBir-Dees.jpg>

Trade card for Frederick Dee's Royal Hotel & Posting House, Birmingham

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<https://collection.beta.fitz.ms/id/image/media-167672>

Portrait of Sir John Holder, *Illustrated News*, 8<sup>th</sup> January 1898

Moseley Conservation area map Conservation map

[https://www.birmingham.gov.uk/downloads/file/1250/moseley\\_conservation\\_area\\_map](https://www.birmingham.gov.uk/downloads/file/1250/moseley_conservation_area_map)

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Omega Apartments

<https://www.birminghammail.co.uk/incoming/gallery/gallery-five-best-homes-sale-8805928>

Moor Green Farm, 1933 - *Moseley, Balsall Heath and Highgate*, compiled by Marian Baxter and Peter Drake, Chalford Publishing Company, Stroud, 1996, page 128

1903 map of Moor Green Mill and Moor Green Farm, 1928 map of Holders Lane, 1945 OS maps of Goodby Road, advertisements for Pitmaston Court, pictures of Pitmaston House before demolition - from Moseley Society History archive, C1, D3

1893 Conveyance of land to John Holder, from the freehold documents of 29 Goodby Road

Photographs of Arts and Crafts style houses and features by Edwina Rees

11 Holders Lane advertised by Bond Wolfe

<https://www.bondwolfe.com/auctions/properties/92584-property-auction-birmingham/>

Pitmaston Site 2005 – Copy of map and information regarding the redevelopment of the Pitmaston site given to residents of Goodby Road by Birmingham City Council