

## Bramham Old Hall

Originally a Stuart residence , the Old Hall has had , over the last 300 years , a good many extensions , as can be seen in the Department of the Environment Listed Building description . The folly , also listed , with its 3 seater closet and false medieval aspect , has always been of interest , as is the central courtyard which was reputed to have been an exercise yard where the incumbent marched his private troops .

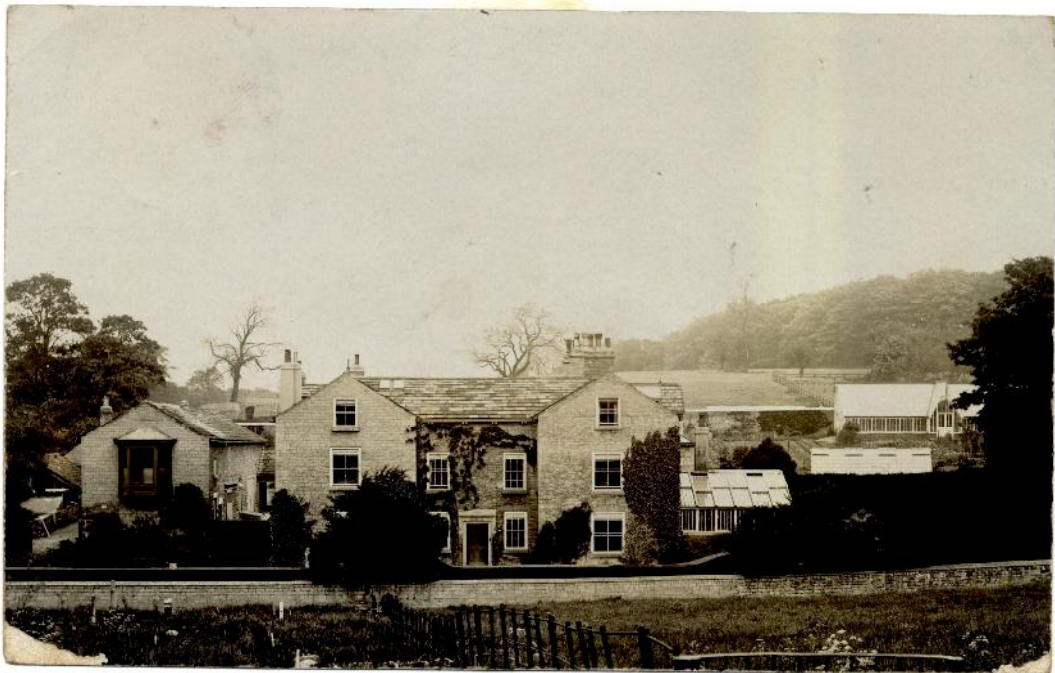
The grounds , whose greenhouse doubled as an outlet for home - grown produce before 1976 , included a Victorian quarry behind the chestnut tree . This was filled in by Tony Clegg when he dug out the hillside to accommodate a horse exercise facility near the greenhouse , though the quarry 's second function as it filled with water in especially rainy periods has not been lost. November 2000 's floods saw the streams escaping as of old through what had been the quarry. The tennis court was built with the horse riding area around 1980 .

Formerly , the estate included 6 dwellings where now there is one at 2 , Back Lane ; Old Hall Cottage, Fine Garth Cottage and Church View [ all now separately owned ] ; and Church Garth & Rose Cottages [ now demolished ] . The land included the present strip to Clifford , plus the plots on either side of the Beck on which Fine Garth Close and Firbeck Road were built.

All these , and more , can be traced in the pages which follow. The various land sales , sketches of properties , and maps drawn at intervals from Victorian times onwards give an interesting picture of the Estate ' s second 150 years . What , though , of its earlier history ?



Bramham Old Hall. See book page 99.





SE44SW

BRAMHAM CUM OGLETHORPE  
LS23

BACK LANE  
(north side)

1/21  
30.3.66

Garden Folly approx.  
20 metres east of  
Old Hall House  
(Formerly listed as  
Garden Folly at Old  
Hall House)

GV

II

Garden folly disguising privy. Probably later C19. Coursed squared magnesian limestone. Appears to be a ruined medieval tower. Semicircular plan, back-to-earth, single storey with screen wall above and to north side; shouldered doorway close to angle on north-west side, modern flagmast to the right and a looplight to the right of this, with another, apparently ruined, in the screen wall above. Interior: contains wooden 3-seater earth closet, the 3rd seat at child's level. (Item not shown on 1843 Tithe Map).

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SE44SW

BRAMHAM CUM OGLETHORPE  
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BACK LANE  
(north side)

1/20  
30.3.66

Old Hall House

GV

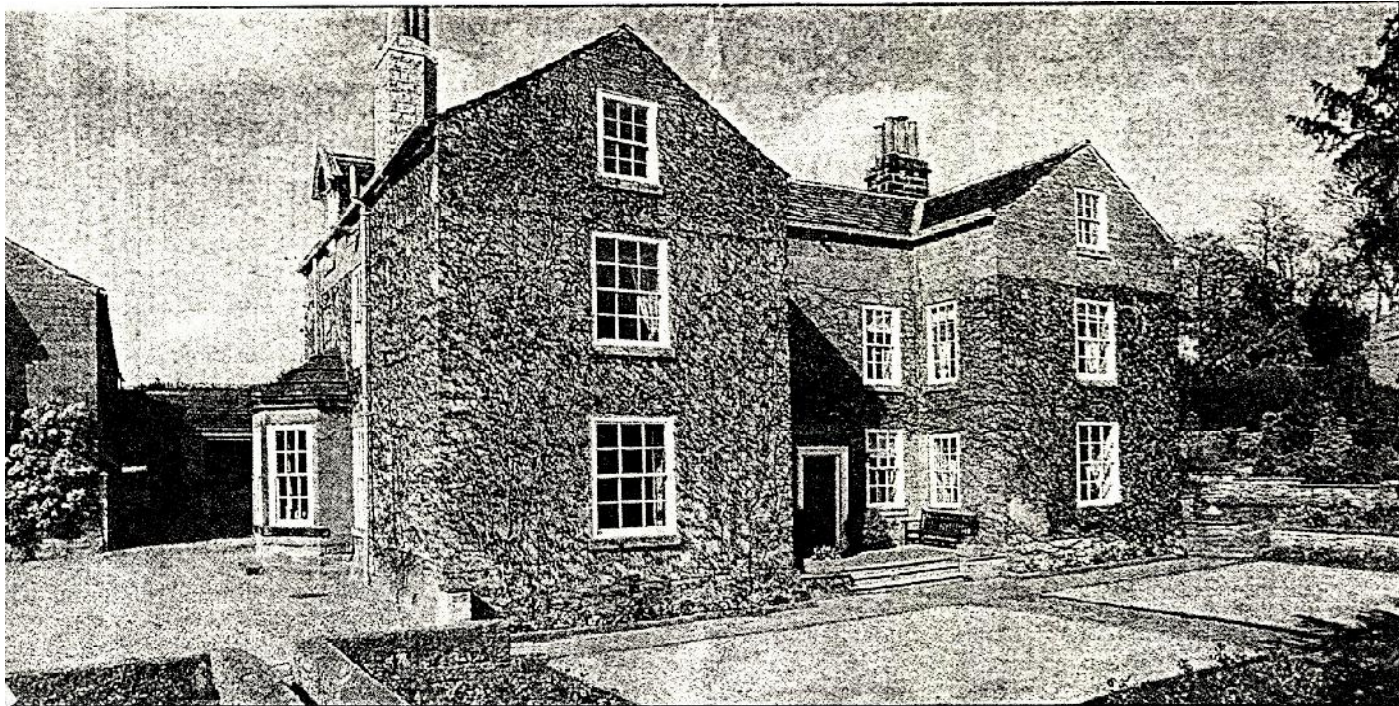
II

House. Dated 1681 on lintel of door, remodelled in late C18 or early C19, extended in late C19 (extension not included in the item). Coursed squared magnesian limestone, stone slate roof. H-plan. Two and 2½ storeys, 1:2:1 bays, symmetrical; plinth; set-back centre has central panelled door with insert stone architrave under a moulded hoodmould and above this a lintel (presumably relocated) with raised lettering P ; 2 windows on each floor, one on each

16:C.M:81

floor of the re-entrants of the wings, all 12-pane boxed sashes; gables of wings have similar windows at attic level, and a larger 12-pane sash on each floor below; all these windows have rectangular lintels scored to imitate splayed voussoirs. Return wall of left wing has 2 blind windows, 2 sashes, a C20 canted bay window, and a gabled dormer and a side wall chimney; return of right wing has no openings, C20 addition to the rear. Rear: some boxed sashes; rear re-entrant filled in by addition. Interior: altered; central 2-storey hall with flagged floor and altered staircase, blocked stone mullioned window at mid level of rear wall of this hall visible at floor level in service room at 1st floor of rear addition; beam above landing with mortices in soffit; rear room at ground floor of right wing has similar beam, and very large rectangular fireplace with unusual concave jambs.





# Millionaire's mansion makes a splash

**ONE of Britain's richest men, well-known West Yorkshire business personality Tony Clegg, is selling his mansion home.**

Mr Clegg, who transformed Mountleigh from a small Staningley mill into a property development empire, is asking £1.5 million for The Old Hall, at picturesque Bramham, near Wetherby.

Mr Clegg, who picked up about £70 million for his stake in Mountleigh when he left last year following a brain tumour operation, is moving with his family to

by **DAVID SWALLOW**

bigger Whixley Hall, near Knaresborough.

Joint agents Cluttons say there has been a lot of interest from all parts of the country in the 17th-century manor house, with its Georgian and Victorian additions, which stands in 28 acres.

## Manege

When Mr Clegg and his family first saw the six-bedroomed house in the 1970s, while he was accumulating his fortune, it was dilapidated. Spending more than the purchase price over two years helped restore it to its former glory.

Now there are five reception

rooms, four bathrooms, sauna and Jacuzzi, outdoor pool, tennis court and garaging. There is plenty of stabling, an all-weather manege, woodlands and paddocks.

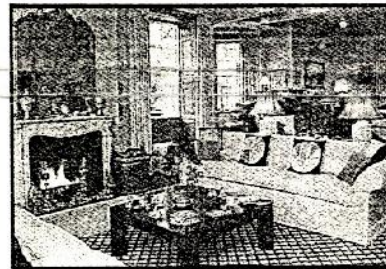
Mr Clegg concentrated on rearing pedigree Highland cattle when he left Mountleigh, but he has now resumed virtual full-time business interests in London.

The kitchen, as befits a multi-millionaire's home, has a double Aga oven and a range of Neff appliances. There is a French ceramic tile floor and a traditional shelved larder with stone slabs alongside.

Outside a croquet lawn is screened by high walling from the vegetable garden, and a potting shed adjoins the Victorian conservatory.



**HISTORIC . . . Floors are stone-flagged**



**ELEGANT . . . A downstairs room**



Tony Clegg is one of the fastest dealers in the City. He explains his strategy to Gail Counsell

# Mountleigh solves riddle of the property market

## CORPORATE PROFILE

THERE are those who say that Tony Clegg and Mountleigh, the property group he built from the ashes of an ailing textile manufacturer, are strictly creatures of the bull market.

Mr Clegg disagrees. He prefers heifers like Cynthia II of St James, one of his prizewinning herd of pedigree Highlanders, to bulls. They are, he explains, more docile, more approachable and easier to manipulate. Rather like bear markets in fact.

Mr Clegg is the man who solved the property market's equivalent of the Riddle of the Sphinx. Commercial buildings have always suffered from a relatively limited market; once bought they can be exceptionally difficult to get rid of. Or at least that was the case until Clegg, as he is known in the City, came along.

The diminutive northerner has turned himself into a one-man dealing floor. He trades properties in the same way as other dealers trade pork bellies. He buys in portfolios to act as his stock-in-trade, and then retails buildings to customers, making his turn in the process.

A workaholic, he has built his reputation on the fact that he is always prepared to deal, and deal fast.

Understandably there are some who refuse to deal with him on the grounds that he will inevitably sell "their" building for a better price elsewhere. But, he says, the convenience of a quick, certain sell will always ensure him his market. "Besides," he argues "we always make sure we leave something in it for them. We don't want to squeeze out every last ounce of profit, it wouldn't be in our interests."

The approach does seem to have paid off. Mr Clegg often sets the going rate for properties these days; a Seaq screen for the property business, as one analyst has called him.

That success is told in Mountleigh's profits. For the last three years they have defied gravity, soaring from £9m in 1985-86 to £33m last year. This year the figure will have to be comfortably in excess of

£80m to keep confidence in the company at a reasonable level; next year, despite criticisms, the analysts talk of £100m, while Mr Clegg is looking for £120m.

His detractors argue that October's crash in share prices deprived him of his ability to raise money on the back of highly-rated Mountleigh shares and so buy-in properties on the cheap. Worse, once the direct property market starts to falter he will be unable to keep the deals turning and the profits rolling in.

Rubbish he replies. "People talk all sorts of nonsense about Mountleigh," he said bluntly. "They don't seem to realise how cash positive we are. We buy portfolios and cash goes out and we sell things and cash comes back."

Everywhere he goes he carries a small piece of paper which gives him an instant snap shot of the company's cash flow. "It always says within 12 months we don't owe any money at all — though obviously we never get to that stage because we are always buying something else".

There will always, he insists, be a place for someone who gives institutions liquidity in their investments, and it is with institutions that most of Mountleigh's business is done.

There are too many people, he argues, analysing every single thing he does. "If you are a manufacturer you get press reaction to your results and that's about it. We never seek publicity for deals but we can be in papers every single day of the week." This continual focus on individual deals is what makes Mountleigh's prospects for recurring earnings look so impermanent.

Mountleigh's reputation, though, had started to falter before the crash. A misguided attempt to bid for Sir Terence Conran's Storehouse group made the market wonder what sort of a company



Asadour Guzelian

Feeding time: Tony Clegg, equally at home in a bull, bear or heifer market.

Mountleigh was trying to be. The subsequent purchase of a Spanish department store chain confirmed its confusion.

Reflecting doubts about the repeatability of its earnings, Mountleigh's shares now stand at just 159p compared with last year's high of 322p. Yet even ignoring the unquantifiable Spanish store chain, Galerías Preciados, Mountleigh's shares have a net asset value of around 225p and stand at a hefty discount.

It clearly hurts him. Six months ago he was a magician, legendary for first paying too much for a building and then selling it within weeks at a whacking profit, poised to whip the flabby £2bn Storehouse into shape. Now he is dismissed as an astute beneficiary of the fever that swept City property following Big Bang.

His reaction is to return to basics, abandoning a clear desire to quit the property sector and follow in the footsteps of Lord Hanson.

There is no lack of opportunity to go on doing what he is good at, he says.

He is an odd character, an outsider in the closed, small London club that is the property community. He became involved in property by accident; he still describes himself as a "textiles man". He was only

23 years old when he went to work for the Yorkshire textile company, the Mountain Mills Company, as Mountleigh was then called.

That was in 1961; it was not until 1975 that he did his first property deal — a small astute purchase of land and industrial buildings.

So he is a company man with a manufacturing and trading background. It has enabled him to see the market in a different way; he lacks the sentimental attachment to his assets which often leads property men to hold on to the buildings they have acquired long after they should have sold them.

He is also a northerner, something which gives him a very different perspective on life as a whole. This almost certainly explains his convictions about the inner cities and the problems of the residential housing market. Where other property men are philanthropic through guilt or a desire for knighthoods he is passionate through involvement — the problems are his because they are in his back yard.

"I believe the north-south divide is

more about housing than about jobs. It's corrosive. I've seen the problems created by speculation in the housing market".

He firmly believes in the need to create affordable rented housing. He spent considerable time and energy drafting and advocating a plan for "housing enterprise zones". In the same way as developers are given tax relief for investing in commercial properties, he believes that to attract developers back to provide new decent, preferably rented, housing in the inner cities, you need some form of tax incentive.

His leanings, he says, are neither socialistic or philanthropic "just practical". But he admits it's a "waste of breath", in the current climate to argue such things. "It was obvious to me that the housing enterprise zone might have had a chance but any idea of abandoning mortgage tax relief was quite clearly the kiss of death."

Not to mention tactless in view of the Prime Minister's commitment to home ownership. But then Mr Clegg, like his pedigree cows, is quite capable of being a bit of a bull in a china shop.



THE collapse of the Yorkshire-born property giant Mountleigh has come as a sad blow to the man responsible for building the international company from small beginnings. **PETER LAZENBY** and **ANDREW TROUGHTON** report.

# Sadness of empire's mastermind

**T**ONY Clegg, former boss of the Mountleigh property empire, will not suffer financially from the collapse of the Mountleigh property group.

He pulled out of the company three years ago, selling his shares for a reported £70m.

But the firm's demise is nevertheless a major blow for him personally, because without him Mountleigh might never have existed.

Mr Clegg, 55, became manager of textile firm Mountain Mills at Thornbury in Bradford in 1961 and in 1966 became a member of the board following a merger with a textile firm at Stanningley in Leeds, Leigh Mills.

The company continued in textiles into the late 1970s but times were looking tough in the industry and the company decided to diversify.

## LUCRATIVE

A mill next door in Stanningley went up for sale for £24,000. Tony Clegg's firm bought it, and the move set them on the way to creating an empire.

That first deal was lucrative. After demolishing the main mill building, another building on the site was let for £12,000 a year, still leaving seven acres of land for development.

The deal dictated the future course of the company into the property market and led to many more deals at the end of the 1970s, mainly in the Leeds area.

Leigh Mills changed its name to Mountleigh in 1979 and it was soon

after that Mr Clegg negotiated another property deal which was to establish the firm at national level.

Mountleigh bought 800 houses in Suffolk for £4.5m. They were let to the United States Air Force for £2m a year, with a 10-year lease and much of the cash paid annually in advance.

Many more deals followed, and three in particular saw the firm grow tremendously.

In December, 1985, Mountleigh bought the R Hitchins private property group for £28.4m and in August, 1986, it took over United Real Property Trust for £117m. Then in May, 1987, Mountleigh acquired Stockley plc, another property company, for £365m.

The firm went international with major purchases in Spain.

## ENTHUSIASM

The success of Mountleigh was, to a major extent, put down to Mr Clegg's business acumen and enthusiasm. He was a self-confessed workaholic.

And it was that level of commitment which was eventually to lead to his departure from Mountleigh.

He worked 18 hours a day. In the summer of 1988 he underwent an operation for a benign brain tumour. The operation affected his eyesight slightly.

He said later: "At 52 I felt I had been given a bit of a warning that I should take life a little easier."

His desire to slow down coincided with an approach from two American businessmen.

He sold his 22.5 per cent share in Mountleigh to Nelson Pelz and Peter May, and gradually reduced his links with the company.

Since his final departure in 1989, Mountleigh has completed other prestigious projects. They include the Owlcoates retail development next to the Stanningley by-pass in Leeds.

Mountleigh had hoped to develop a new town on farmland east of Wetherby, with 2,000 houses, business park, shops and possibly a railway station.

## PERSONAL

But Leeds City Council failed to include the proposals in its long-term plans for the city.

Mr Clegg, who now lives with his wife Dorothy and one of his three adult daughters in a quiet village between Knaresborough and York, said he had noticed that the

price of shares of the Mountleigh Group were falling.

"Even though this has not come totally out of the blue the personal blow I obviously feel has not been lessened. It is a sad day for me."

Mr Clegg today divides his time and talent between his own business interests and those of the Leeds Infirmary-based United Leeds Teaching Hospitals NHS Trust, of which he is chairman.

Mr Clegg gives whatever spare time he has to charity.

"I am the deputy chairman of the Prince's Youth Business Trust and it is something that I find very rewarding," he said.

But his immediate attentions are being focused much nearer home.

His next job is to give away his youngest daughter — 22-year-old Fiona — when she gets married on Saturday.



▲ **BLOW:**  
Tony Clegg.

◀ **STYLE:**  
The Owlcoates scheme was a Mountleigh project.





## **Bramham Old Hall : Recent Ownership**

**Pre 1869** Rev. Benjamin Eamonson of Collingham.

**1869** Mary Eamonson , his daughter.

**1878** Rev. Joseph Powell Metcalfe , his nephew.

**1900** Rev. John Prideaux Metcalfe & Rev. Humphrey Gostwych Metcalfe , his sons ; Lucretia Metcalfe , his daughter.

**1907** Rt. Hon. John Lloyd Wharton MP, PC [ already a landowner in Bramham ] bought the major part of the Estate for **£ 5000**. The Metcalfes retained the land to the East bounded by Windmill Rd. , Back and Vicarage Lanes, selling later to Bramham Park Estate.

**1912** Estate held in trust after Wharton 's 1912 death.

**1919** Alfred Watson Booth , engineer and crane manufacturer , of Reedyford , Horsforth , purchased for **£ 4,600**.

**1923** Stephen Jefferson Gordon , company director , of Strand on the Green House , Chiswick , Middlesex , bought for **£6,500**.

**1925** Hugh Robert Hardcastle of Bramham bought for **£ 4, 800**.

**1945** Goodall , Backhouse & Co. of Sovereign St ., Leeds bought for **£8,000**.

**1946** George Edward Bowman of 24 , The Drive , Roundhay , Leeds leased the Old Hall , 5 cottages & outbuildings from the above at **£280 per Quarter** ; Goodall , Backhouse retained much of the land to the North and to Clifford Road.

**1952** William Neville Whittingham of Blue Cottage , Scotton , Knaresb., company director, bought the whole estate for **£12,000**.

**1976** Leigh Mills & Co. [ Tony Clegg ] of Stanningley , Leeds bought for **£57,200**.

**199** Richard Moore purchased. *£1.5 million?*

## SUMMARY OF HISTORICAL DATA FROM OLD HALL COTTAGE DEEDS

**1. Old Hall Cottage** The amount of information about Old Hall Cottage is very limited because until 1976, when Mrs Ruth Whittingham moved into the Cottage, [previously known specifically as the Old Bungalow or referred to as one of the three Old Hall Cottages – the others being Fine Garth and Church Garth (since demolished)], it was merely part of the Old Hall estate. However the Indenture of 10 December 1907 refers to plot 244 (OS reference to the land occupied by OHC) and mentions that the two cottages were sublet to Fred Marriner and Miss Simpson.

A letter from Hugh Robert Hardcastle dated 10 November 1945 contains the statement "James Bradshaw pays 8/6 per week for the 'Bungalow' with water laid on free. I pay the repairs but the tenant pays the rates."

It is not clear who lived in the cottage in the period 1945-76.; in the Agreement of 3 August 1945 there is reference to "one cottage now or formerly in the occupation of the gardener under a service tenancy".

**2. No.2 Back Lane** The earliest data in the Deeds refers to the "Cottages, Gardens, Orchards and Hereditaments" belonging to James Harper, who died in 1780, leaving the properties to his sons James and John. These properties occupied the site of 2 Back Lane and the land immediately to the north of the present house. The son James was said to be "tenant for life", although it is clear that his role was that of landlord. Upon his death in 1822, the properties were bequeathed to his four children and thence to the males of the next generation. They (Robert Mosley, Rev. Samuel Wilson and James Harper Roberts) auctioned the properties in 1870 and they were purchased by Christopher Jenkinson. At this time, they were said to be occupied by William Parker, William Wright, Mrs Moniment and others.

Christopher Jenkinson died in 1873 and the properties were sold in 1879 by his widow Martha with the agreement of her children (William Jenkinson, Elizabeth Jenkinson, Jane Jenkinson, Catherine Jenkinson, Sarah and Jonathan Gibson, and Ann and George Pullan) to John Lloyd Wharton. In 1879, the main building of three cottages was occupied by John Simpson, William Wright and William Robinson and three small dwellings to the rear were occupied by George Kinghorn, John Simon and Mrs Paley. A sketch of the properties is shown in the 1879 conveyance.

In 1945, Hugh Robert Hardcastle, (presumably referring to the main building, formerly 3 cottages, of 2 Back Lane), stated "Twenty years ago when I bought Bramham Hall, the cottages now let to Mrs J Hall and Mrs Dorothy Scott were occupied by Mrs Hannah Fawcett and Thomas Stockdale, pensioners of the late John Lloyd Wharton, who paid a nominal rent of £3 and £4 per annum." Mrs Fawcett and Mr Stockdale died in about 1935 or 1936; the cottages were reconditioned and piped water provided; the cottages were then let to Mrs J Hall and Mrs D Scott at rents of 8/3 and 9/6 per week. Hardcastle paid for water, repairs and rates.

In 1967 Col Whittingham sold the two cottages to James Bradshaw, who immediately re-sold to Kenneth James Bradshaw.

**3. The Old Hall Estate** The earliest document relating to the Bramham Hall estate is an Abstract of the Title dated 1909. It refers to the 1866 will of the Reverend Benjamin Eamonson of Collingham; he died in 1869, leaving his "Capital messuage or dwellinghouse, dwellinghouses, cottages, buildings, lands and hereditis situate at Bramham" to his sister Mary Eamonson for her life and then to his nephew, the Reverend Joseph Powell Metcalfe. Mary Eamonson died in 1878 and Revd Joseph Metcalfe (of Bilborough) died in 1900. The estate passed to his sons, the Revd John Prideaux Metcalfe and Revd Humphrey Gostwyth Metcalfe.



On 10 December 1907, the Metcalfe brothers (and their sister Lucretia) sold the major part of the estate to the Rt Hon John Lloyd Wharton MP PC [who already owned the Bramham allotments, (purchased in 1905 from Lord Headley for £250), bounded by the Clifford Road, Carr Beck and New Road + the property described in 2) above]. The price was £5000. The Metcalfes retained land to the east of Bramham Hall bounded by Windmill Lane, Back Lane and Vicarage Lane.

Wharton died on 11 July 1912 and in November 1919 his trustees sold the estate to Alfred Watson Booth for £4600. The conveyance refers to the Old Hall for the first time; previously the house had been styled as Bramham Hall. The 1919 plans of the estate exclude Church View; no record has been found of its sale. Booth (an engineer and cranemaker) sold the estate to Stephen Jefferson Gordon for £6500 in February 1923; in May 1925 it was resold to Hugh Robert Hardcastle for £4800. In 1945, the estate was acquired by Goodall Backhouse & Co. Ltd for £8000; in March 1946, GB & Co leased the "Old Hall, 5 cottages and outbuildings" to George Edward Bowman, but retained much of the land to the Clifford Road and north of the estate. The lease was surrendered in October 1952 when Col William Neville Whittingham purchased the estate from GB & Co.

In February 1967, two cottages (2 Back Lane) were sold to Kenneth James Bradshaw. The land fronting Clifford Road (3.8 acres) was sold to Gamebridge Ltd in March 1971, after planning permission for 20 houses had been obtained

Col Whittingham died in 1972. In March 1976, the Old Hall was sold to the Leigh Mills Co Ltd with the exclusion of certain parts of the estate:

- a) 12.8 acres at Tenter Hill were sold to Robert William Hills and Muriel Joyce Hills in September 1975,
- b) an irregular plot of land on the west side of Old Hall Cottage was sold to Auckley Homes Ltd in May 1976,
- c) Fine Garth cottage and land were sold to Ian Leslie Westwood and Jennifer Elizabeth Hill in June 1980.
- d) Old Hall Cottage and barn were converted into a dwelling for Ruth Whittingham in 1976.

Ruth Whittingham died in March 1985. Her son David Whittingham sold Old Hall Cottage to Anthony Ralph Cusens and Pauline Shirin Cusens in May 1986.

**4. Church View** This property is plot 242 on OS maps. In 1907 it is described as a "Homestead and Garth, sub-let to John William Maude and two cottages sublet to Mrs Stockdale and William Buck". By 1919 it had ceased to be part of the Old Hall estate.

**5. Church Garth, Fine Garth and Robinson's Garth** receive mention at various times but it is difficult to distinguish between them. In particular, Robinson's Garth does not appear on any plan; in 1907 it was reportedly sub-let to Harry Wright.

Church Garth is marked on the site of the Fine Garth Close houses and was presumably demolished in or about 1976.

Fine Garth Cottage was occupied by James Scott from 1924 to 1945.



**1) Old Hall Cottage.**

1945 - 76. The Bradshaws lived here during this period , until they moved into and then bought No.2 , Back Lane [ 1967 ]. After them came Victor and Mavis Wilson , Victor being an employee of the Estate [ in 2000 living in Clifford ].

During the 1920's the Thornton family were tenants for a time ; one of them , Mrs. Fran Beevers , still lives in Bramham , at Ivy Cottage , Wetherby Road.

**2) No.2, Back Lane.**

Christopher Jenkinson , buyer in 1870 , farmed Wise Warren Farm , part of the University Farm now.

The Bradshaw sale. The sale to James , and immediate re - sale to Kenneth, was probably to do with rules regarding sale to tenants. Jim was the tenant , but Ken was the one who could raise the mortgage.

Many of the ' names ' in this section still figure in the village.

**3) The Old Hall Estate.**

James Lane - Fox renamed the then Bowcliffe House Bramham Hall some time after he inherited in 1896 . After the 1828 fire , the family moved from the Park to Bowcliffe , which continued to be that house ' s name in all censuses until it appeared as Bramham Hall in 1901. It had not reverted to Bowcliffe in the 1911 census , though , when it did , it was as Bowcliffe Hall . The ' Old ' was presumably added about this time to the original Bramham Hall name to avoid confusion. Interestingly, the Old Hall is not named in the C19 censuses though its owners are.

Where did John Lloyd Wharton live before he bought the Old Hall in 1907 ? Was he a tenant there already? He must have been around , as he purchased the Clifford Road allotments in 1902 , when he also made the gift of the Lychgate in memory of his wife , who had died many years before. [ The inscription inside the Lychgate is interesting. ]

Stephen Jefferson Gordon certainly took a hefty loss [ bought 1923 £6,500 ; sold 1925 £4,800 ] --- deteriorating market conditions before the crash ? personal debts ? pressing need to raise cash ? Or perhaps it didn 't matter. Conversely , Tony Clegg did very well indeed . [ 1976 bought whole estate for £58,200 ; 1980 sold Fine Garth Cottage alone for £30,000 ; c1990 sold whole estate for £1M + ? ]

Hugh Hardcastle was famous for his clocks , which filled the Old Hall , maintained by clockman Goodburn of Clifford. Mrs. Hardcastle kept pekes.



#### 4) Church View.

2

On land now taken by Tillett 's bungalow were the two Rose Cottages , attached to the side of Church View. Demolished in the late 1960 's by Kettlewell of Boston Spa , they were occupied by tenants who still live in the village. Harry Tindall helped dismantle them , taking the very old main beam and the stone for use in building Manor Park , Hellwood Lane, Wetherby Road , Scarcroft , just before the YEB offices.

Church View was owned by a man called Story , a Castleford glass maker , during the 1920's. He was followed at some stage by ' Spider ' Cass , who kept a monkey in a cage , carrying it on his shoulder to the pub. Since then there have been Hastings there , and the Lees family who preceded Roger Clark.

The 1907 tenant , John William Maude , was nicknamed ' New Year 'Maude. A builder , he lived at some stage on The Crag , developed the cottages next to The Swan , and refused to have any financial dealing on Sundays.

#### 5) Church Garth.

This was a brick - built , narrow house next to Old Hall Cottage where the tall conifers were later planted. It was demolished to make way for Fine Garth Close in the late 1970 's . The last tenant was the Old Hall gardener. [ The Old Hall gardens included the growing and sale of produce from the building next to the greenhouse; many locals bought their vegetables there , walking in through the yards via the main gate. ]

#### 6) Fine Garth .

See separate notes produced for Richard Ward - Smith.

#### 7) Robinson 's Garth .

The piece of land marked 243 on the 1907 OS map and schedule was a largish square bounded by Old Hall Cottage [ E ] , Fine Garth Cottage [ N ] , Carr 's Beck [W] , and Rose Cottages and Church View [ S ] . But which was the cottage sublet to Harry Wright ? This land formed the larger part of the sale by Mrs. Ruth Whittingham [ former owner of the Old Hall and Old Hall Cottage] to Auckley Homes in May 1976 for £ 24,000 , and subsequently the ground on which Fine Garth Close and the final 1999 part of Firbeck Road were built .

This sum compares interestingly with that paid for the piece of land on which the first and largest Firbeck Road development took place. On 14 April 1905 the Rt. Hon. J.L.Wharton MP,PC sold for £250 ' the freehold piece of land known as the Bramham Allotments [ 5 acres , 3 roods & 12 perches ] no. 144 on the OD map bounded on the West by the High Road leading from Bramham to Clifford , and on the South by a road leading from the High Road to the Church.'





**LEEDS**  
CITY COUNCIL

**Department of Highways & Transportation**  
**Highways Services**  
Faizal Mamujee, Manager

Seacroft Depot  
Limewood Approach  
Leeds LS14 1NG

Mr S.Moore  
10 Prospect Bank  
Bramham  
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LS 23 6 RS

Tel No : (0113) 2144486  
Fax No : (0113) 2144361  
Date : 22 May 2002  
Your Ref :  
Our Ref : HMN6/6/DW/CR11

Dear Mr Moore

**Street lighting Vicarage Lane**

I refer to your previous correspondence regarding the above and the telephone conversation with my colleagues at Middleton.

I have again written to the occupiers of the Old Hall(copy letter enclosed)requesting that they carry out more substantial pruning works.If after 14days the work has not been satisfactorily completed I wiil contact them again giving notice that we will carry out the work and recharge any incurred costs.

Yours Sincerley

D.Wilson  
Street Lighting Manager





**LEEDS**  
CITY COUNCIL

**Department of Highways & Transportation**  
**Highways Services**  
Faizal Mamujee, Manager

Seacroft Depot  
Limewood Approach  
Leeds LS14 1NG

The Owner/Occupier  
The Old hall  
Vicarage Lane  
Bramham  
Leeds

Tel No : (0113) 2144486  
Fax No : (0113) 2144361  
Date : 22 May 2002  
Your Ref :  
Our Ref : HMN6/6/DW/CR11

Dear Sir/Madam

### **Overhanging Vegetation**

Further to my previous correspondence on the above .Any pruning works carried out have unfortunately not resolved the problem of the obscured street light(photographs enclosed)

You will appreciate that the City Council as Highway Authority has to look after the interests of all highway users and to that end has powers under the Highway Act 1980 Section 154 to clear obstructions and recover the cost involved.Obviously the City Council is reluctant to use its powers and I would be grateful therefore,if you could arrange to have the offending tree attended to so as to remove the obstruction.

If after 14 days the work has not been done I will be obliged to use the powers referred to above.

It is possible that the tree/trees causing a nuisance are protected by a preservation order or are situated within a Conservation area.This limits the amount of work you can do to the tree/trees to the minimal work necessary to remove the danger or abate the nuisance.If you wish to carry out more significant work you must obtain approval from the department of Planning.I would advise you that if you are in doubt as to the status of the tree/trees you should contact the Planning Department on 0113 2478520.

Any work you do to trees,protected or otherwise,should be carried out to the recognised standard of BS.3998:1998 and should preferably be done by a competent contractor.The attached leaflet s offered as a guidance in this matter.

If you would like to discuss this matter further, do not hesitate to write or telephone me when I will be able to explain the problem to you in more detail

Yours Faithfully

D.Wilson  
Street Lighting Manager