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A History of the Fulford Grange Estate



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A History of the Fulford Grange Estate

Fishergate, Fulford and Heslington Local History Society

York Festival of Ideas 2022

A History of the Fulford Grange Estate

- 1. Before the estate**
- 2. The first house**
- 3. Grand mansion and its estate**
- 4. Beginning of the break-up**
- 5. The second big sell-off**
- 6. The end of the grand mansion and its estate**



The extent of the Fulford Grange Estate defined on a modern map



Chapter 1: Before the estate



The Estate borders the Roman Road
leading south from the city

A Roman cemetery has been found near Fishergate School



Roman sarcophagi have been found at Old St Oswald's, Fulford



Roman coins and pottery have been found near Fulford Grange



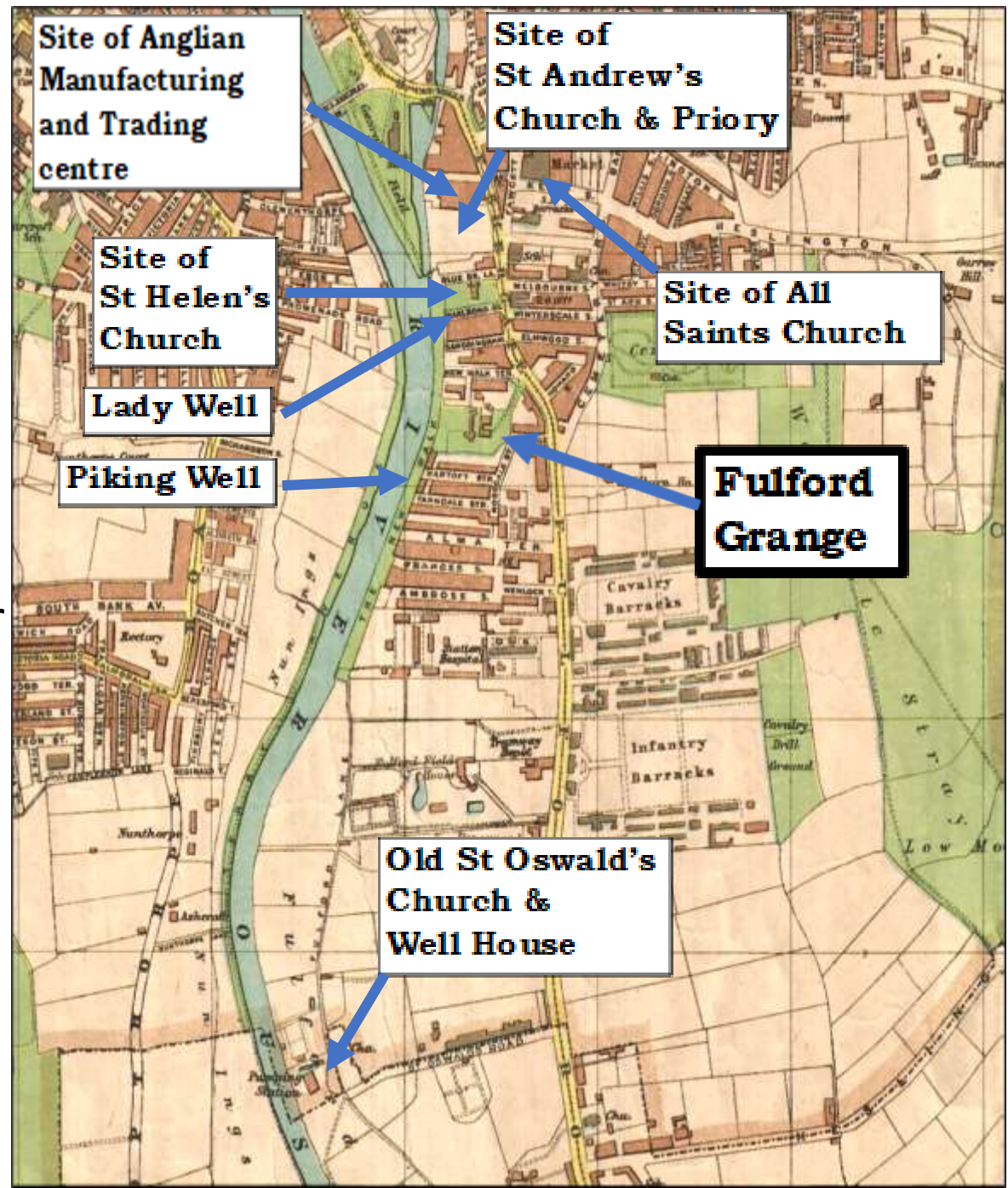
A Roman Tile Tomb was found in 1897 near Hartoft Street. It was similar to this one in the Yorkshire Museum

Early Medieval Fishergate was a manufacturing and trading centre.

Churches built to serve the population.

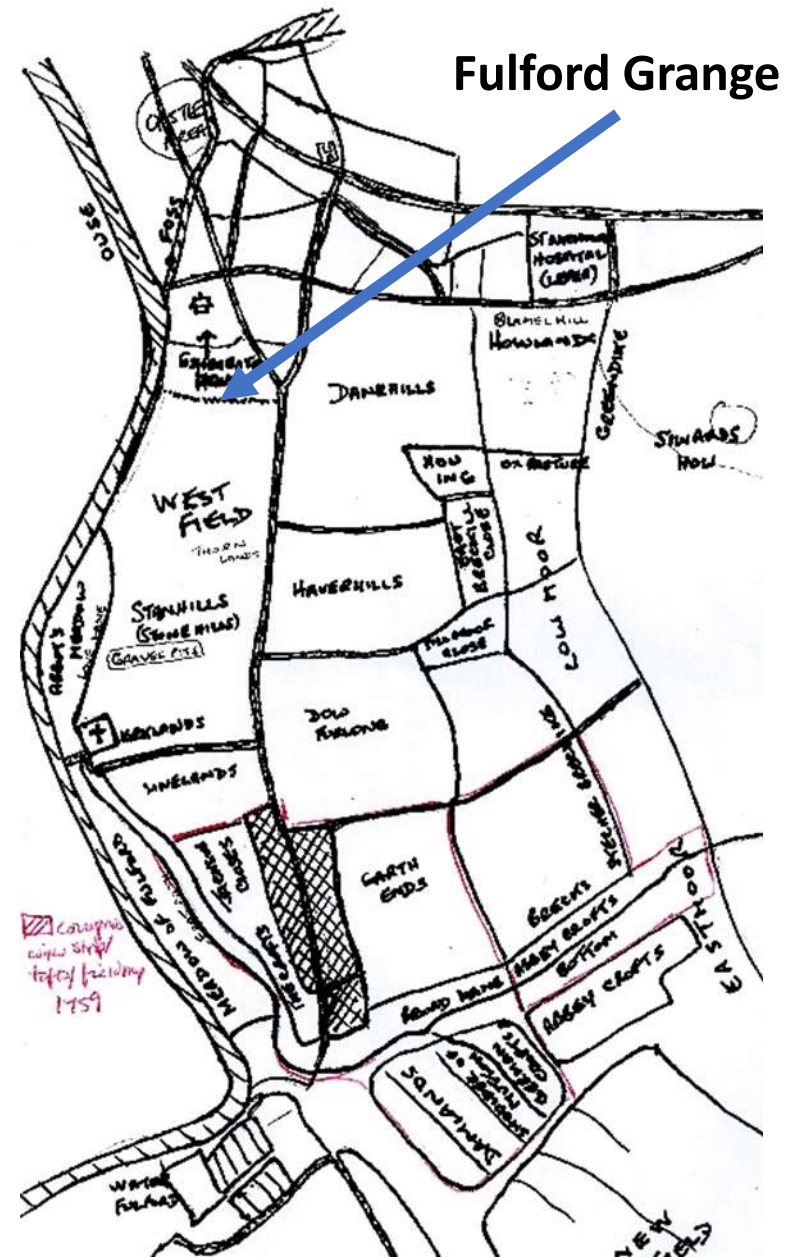
The wells along the river bank may have had spiritual significance.

Part of a 9-10th century stone cross has been found at St Oswald's



Fulford Grange Estate was part of Fulford's West Field.

It was farmed by villagers whose ploughing made what is now known as Ridge and Furrow.



In 1542, King Henry VIII and Queen Catherine Howard, rode along Fulford Road and Cemetery Road to Walmgate Bar on their royal progress to York.

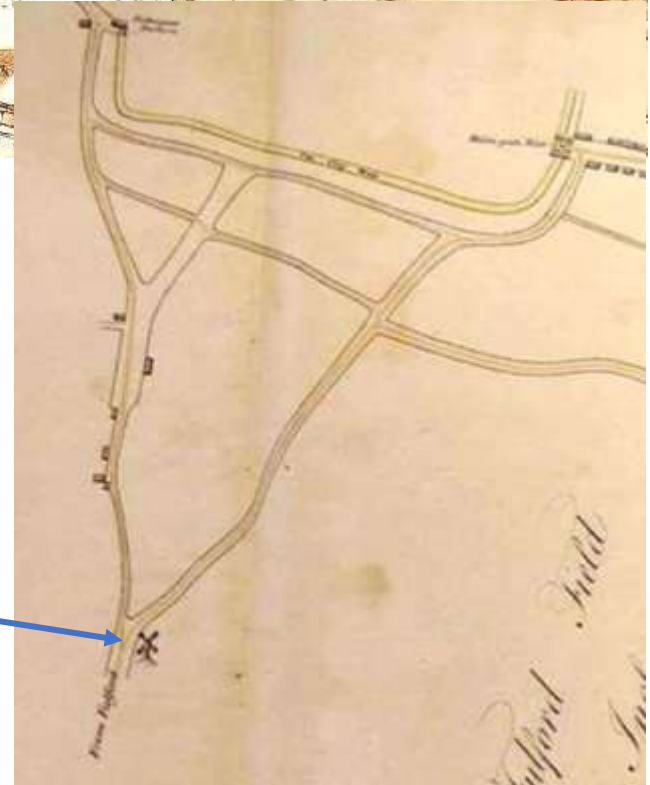


The Burghers of York
gave them gold at
Fulford Cross.
(outside Aldi)



Francis Place's 1710 view from Clifford's Tower looking south over the open fields of Fishergate and Fulford.

Cemetery Road Windmill on Lund's 1756 map





In 1752, Pikeing Well was built on New Walk, which had been extended beyond Blue Bridge in 1738



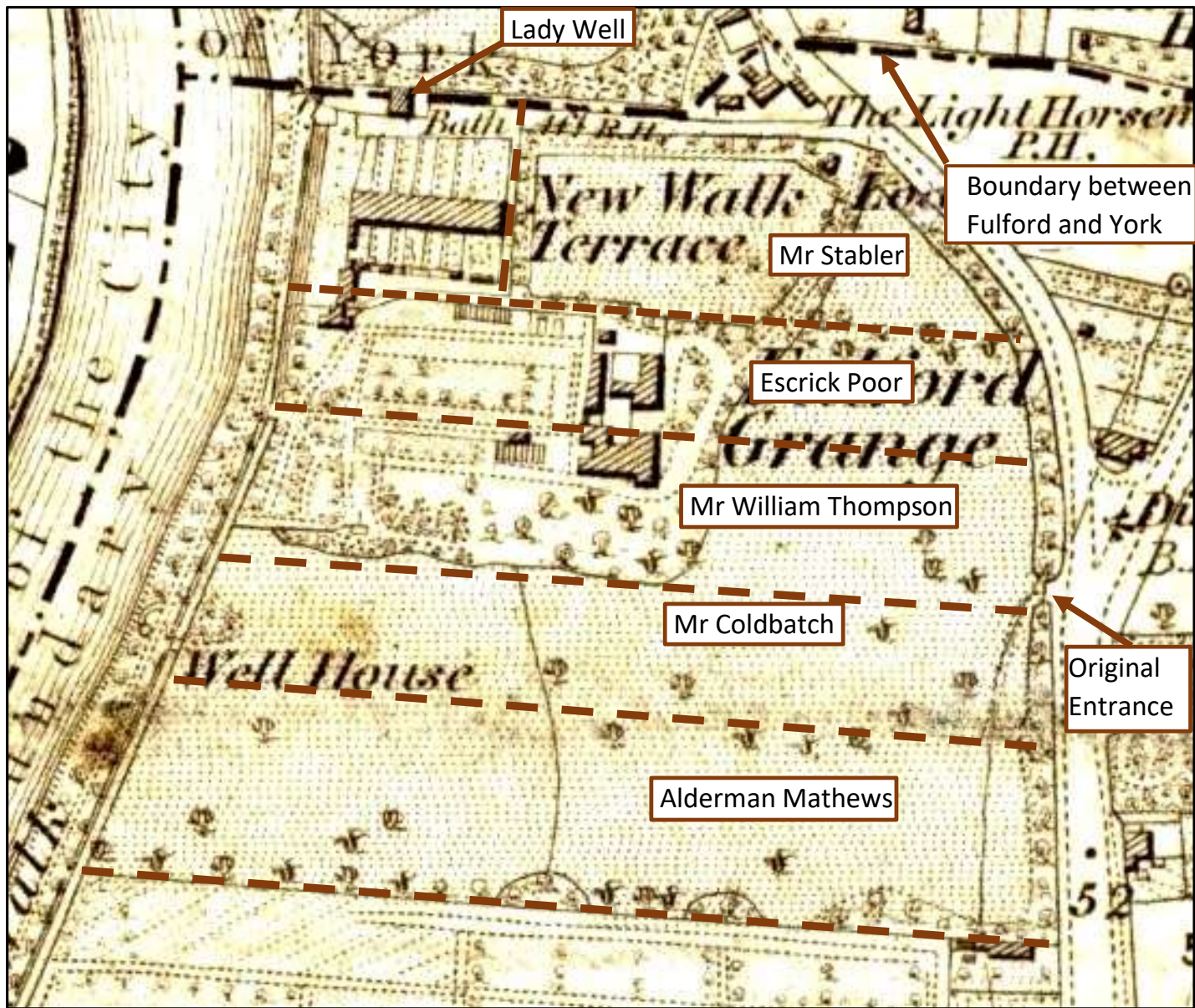


*Here's a secret....
There is a carving of a
ship on Pikeing Well
- but that's another
story!*



Chapter 2:The first house





Ordnance Survey map of 1852 with the boundaries of the 1759 Enclosure Fields added and to whom they were allocated.

The first recorded owner of Fulford Grange was John Maud, in 1774.

Maud was a tea merchant with his home and business premises at 11 High Ousegate.

JME 1738 can be seen on the rainwater head, representing John and his wife Elizabeth

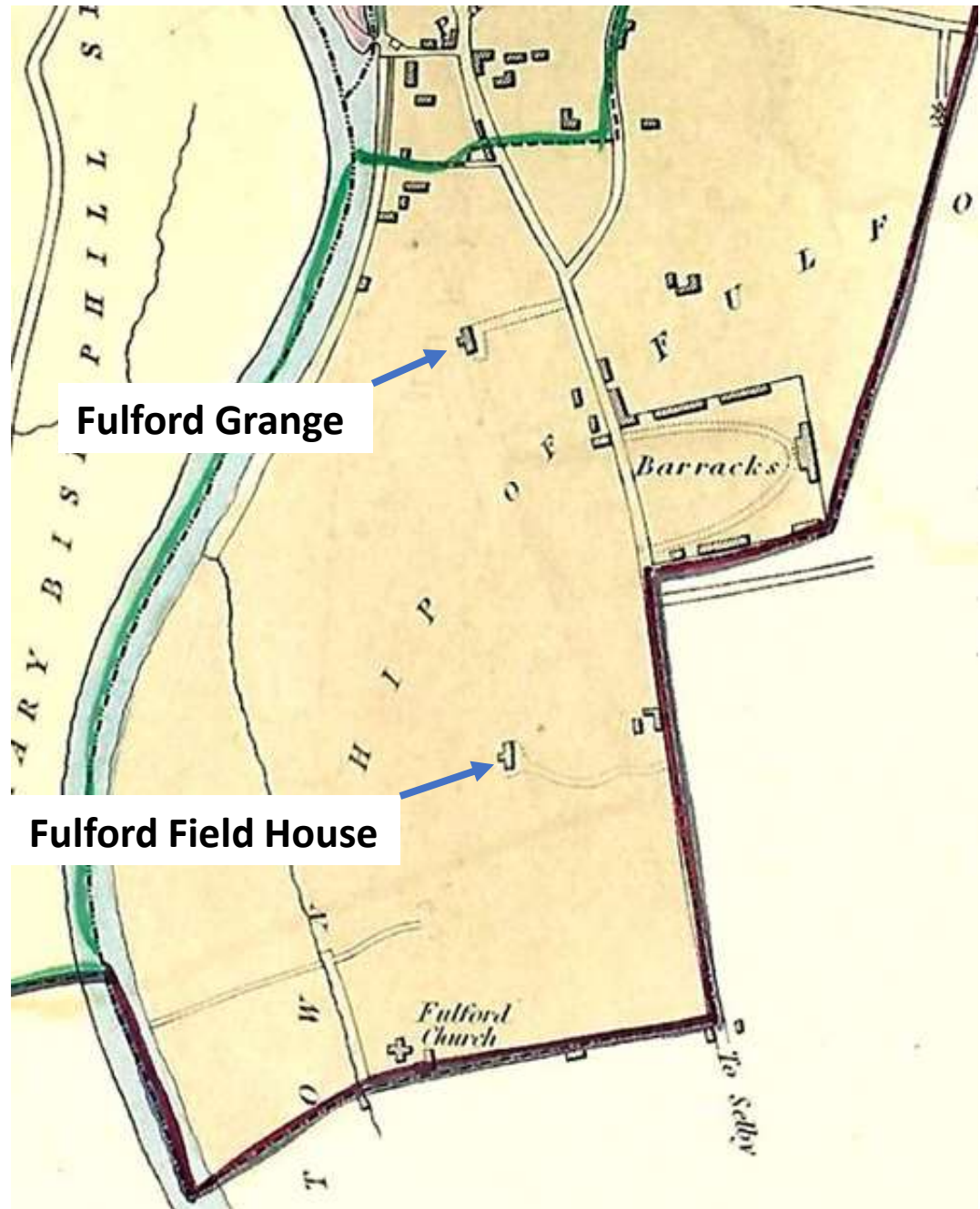


John Maud's original red brick house can still be seen.



Only the elegant front door, the window above and some top windows remain as they were in the original house. The RCHM description suggests that the front door may have been moved.

This shows Fulford Grange and Fulford Field House (now demolished - the site of Danesgate Community School at Fulford Cross).



After John Maud, the next owner of Fulford Grange was another prominent York citizen, Richard Hobson, who owned the house from 1796 to 1803.

Hobson was a Woollen Draper with a shop in Pavement, a member of the Merchant Adventurers a councillor for Walmgate Ward, and Lord Mayor of York from 1797 to 1798.





Old Ouse Bridge c.1760 William Marlow YAG

The sale of his business coincides with a scandal in 1798

He had commandeered building materials arising from the reconstruction of Ouse Bridge, including demolition of the former council chamber in Ouse Bridge Hall and St William's Chapel.

Richard Hobson's theft of building materials from Old Ouse Bridge: City House Books, transcribed by Margaret Bracegirdle (who lived in Garden Cottage)

Ald. Hobson suspected of taking "converted the greater part to his own use."	Where from (Stone).	Where to.
10 cartloads Oak Timber from building demolished at the end of Ousebridge	8 from Hall Yard 2 from Ousebridge Hall. under out of Ousebridge near Mrs Clark's house end. + The Mansion House	carried by Wm Simpson + William Vause First to Mr Hobson's house outside Walmgate + then to his house called <u>Grange</u> <u>House</u> .
12 loads of bricks	Ousebridge + foot of Ousebridge.	* ? Ace House Out of Walmgate Bar to build the ? wall of Ald Hobson's garden + orchard
19 loads of old bricks 4 " " " " 1 " " new bricks.	Ousebridge Hall ? Walmgate Bar.	* " " " " These 24 loads of bricks to A. H's house called <u>Grange</u>
5 loads bricks	Ousebridge H	To <u>Grange House</u> .
4 loads of tiles 5 " " " 2 loads of stones + flags.	Hall Yard Ousebridge Hall Pavement Cross	To <u>Grange House</u> in Nov 1997.

2 Sand boats of Stones.	fool of Ousebridge	to ? Blow bridge derrected W.S. to carry to close going to Hesslington lay a drain in the said close.
4 doors. 2 Sash + glass windows + waincott.	Ousebridge Hall.	Grange House
1 load of Stone 1 Sash + glass window.	Manoir House	Grange House.



Is the wall from Grange Garth to New Walk built from masonry recovered from buildings on Ouse Bridge?

Hobson advertised the house in the York Herald of 4 July 1801. This is the first thorough description of the house and its estate:

“The beautiful and much-admired freehold villa, called Fulford Grange, consisting of a lately-erected Brick Building, which contains Breakfast, Dining and Drawing Rooms, with five good Lodging Rooms, and seven good Attics; Kitchen, Dairy and Scullery, and other Out-offices suitable for a large family.”

Fulford Grange, City of York,
Fulford, and Clifton.

To be SOLD by AUCTION,

At Mrs. Roscoe's, the White Horse in Coppergate,
York, on THURSDAY the SIXTEENTH of July, at
THREE o'clock in the afternoon, according to con-
ditions to be then and there produced, (if not pre-
viously disposed of by Private Contract, of which
due Notice will be given.)

I.

THE beautiful and much-admired
FREEHOLD VILLA, called FULFORD
GRANGE, consisting of a lately-erected Brick Build-
ing, which contains Breakfast, Dining, and Drawing
Rooms, with five good Lodging Rooms, and seven
good Attics; Kitchen, Dairy, and Scullery, and
other Out-offices, suitable for a large Family;
together with about 6 acres of Tithe-free Meadow,
&c. exonerated from the Land-Tax, and adjoining
to the Dwelling House, divided into two Fields, with
handsome Quick-hedges; also a Kitchen Garden,
with two shaded Walks, which are planted with
Filbert and other Fruit Trees now in perfection, and
a variety of Flowering Shrubs;—the one leading to
Fulford Road, and the other to the New Walk.

The Premises are in complete repair, the whole a
most delightful and desirable situation, being little
more than half a mile from York, the Carriage Road
remarkably good, and the Foot Road extremely
pleasant along the New Walk.

From 1803 to 1811, Fulford Grange was occupied by Edward Wooley, an Attorney and Land Agent.

In 1810, he changed his name to Edward Copley.



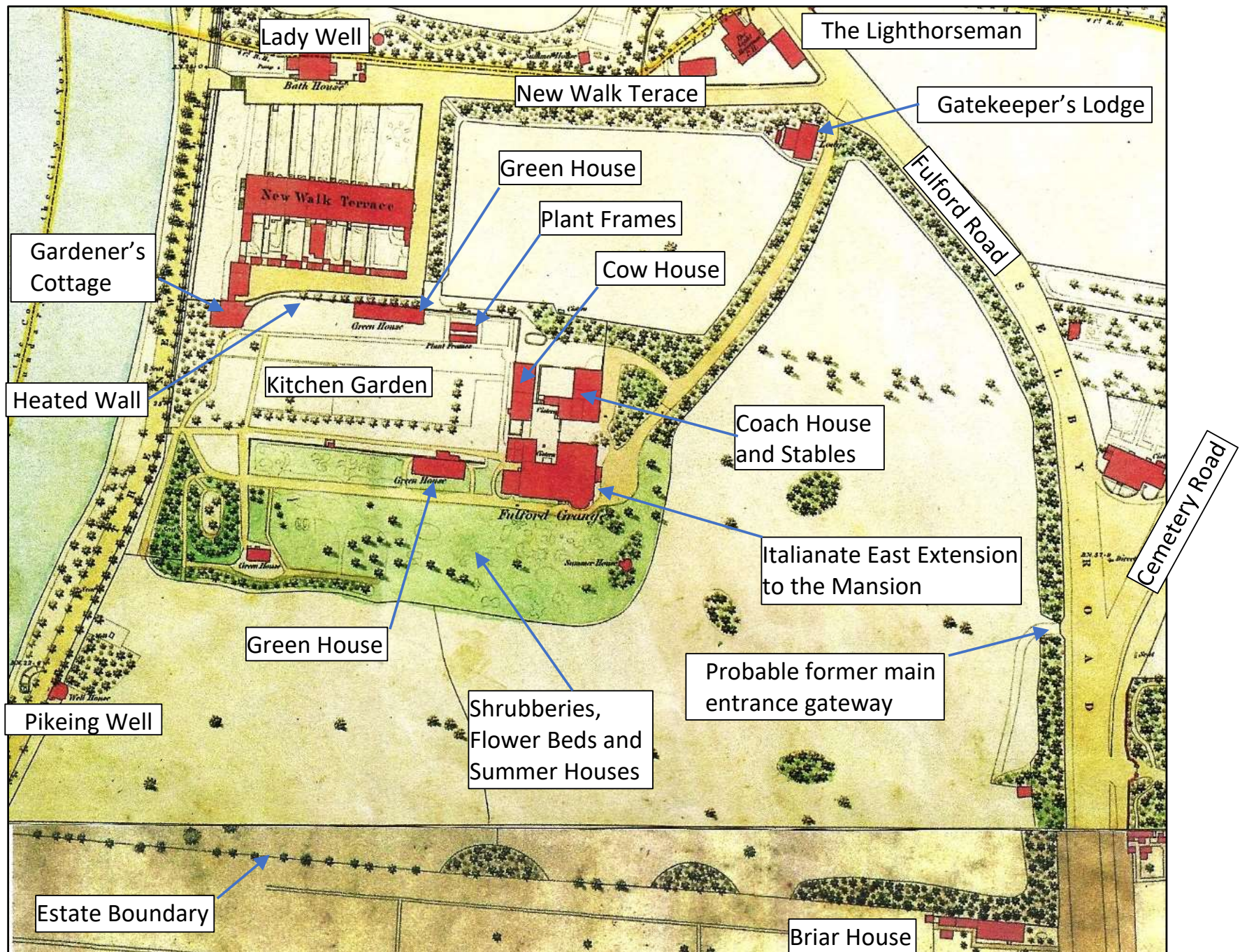
The Copley family were based at Nether Hall (above) in Doncaster, linked to the Copley Baronetcy of Spotborough.

In 1811, Copley sold Fulford Grange to Benjamin Horner a Surgeon-Dentist from Bradford.

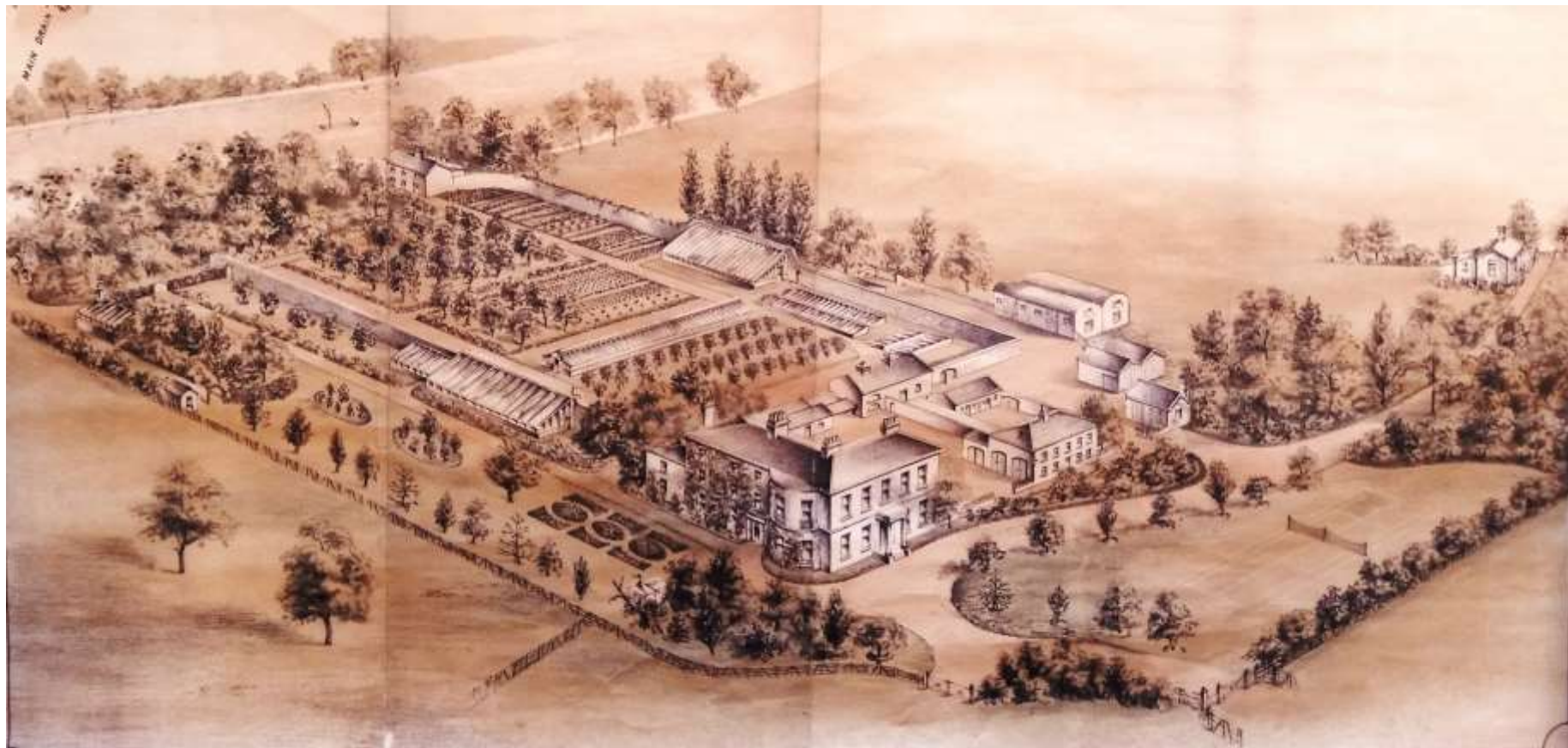
Benjamin and his wife Alice (nee Birkbeck) were from prominent Quaker families. Perhaps he was attracted to York because of its strong Quaker community.

Benjamin Horner's family were West Yorkshire clothiers and Alice Birkbeck's were banker's from Settle

It was during their time at Fulford Grange when the most dramatic changes were made to the house and grounds and some can still be seen today.

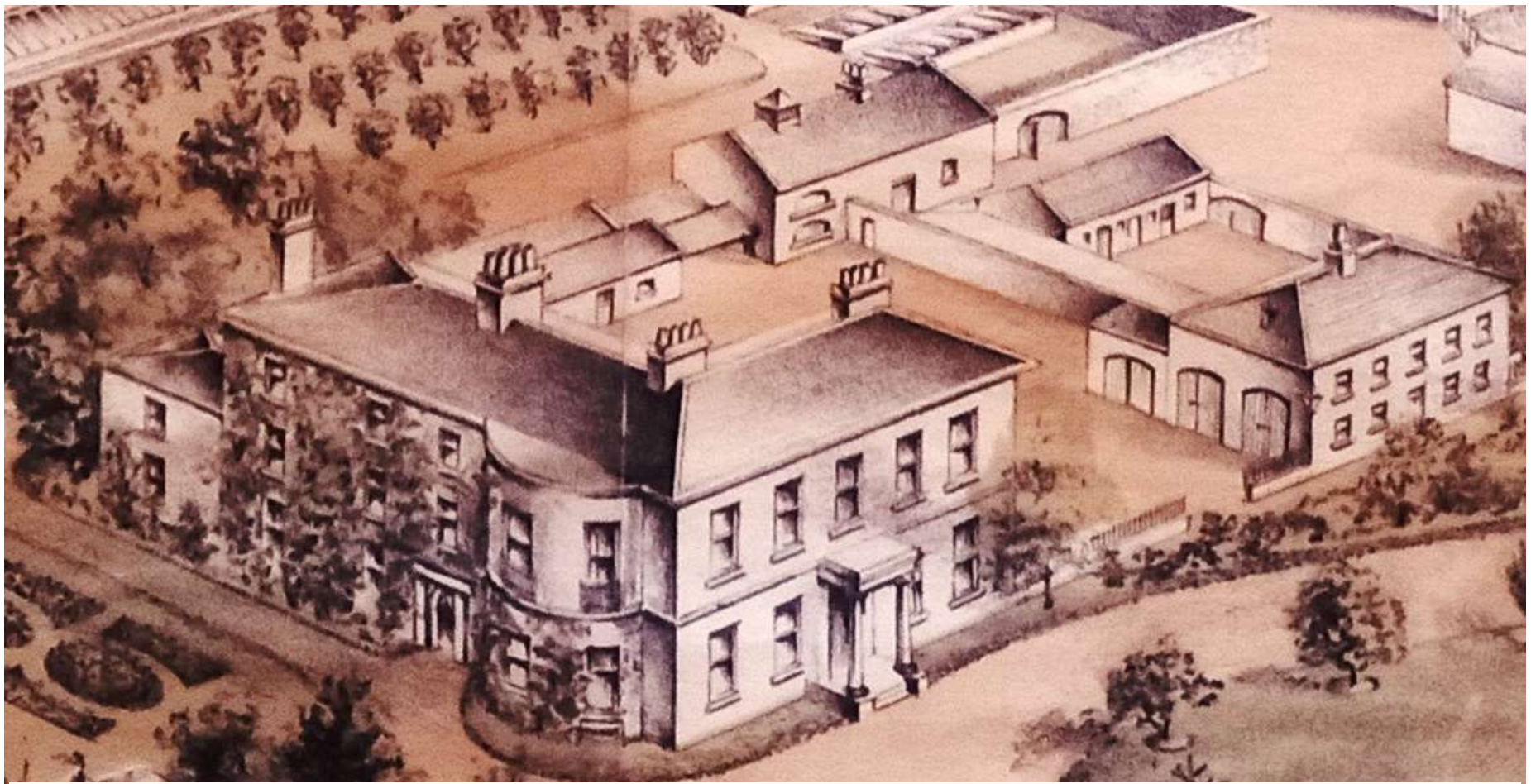


1852 Ordnance Survey map of the Fulford Grange Estate after its redevelopment by the Horner family



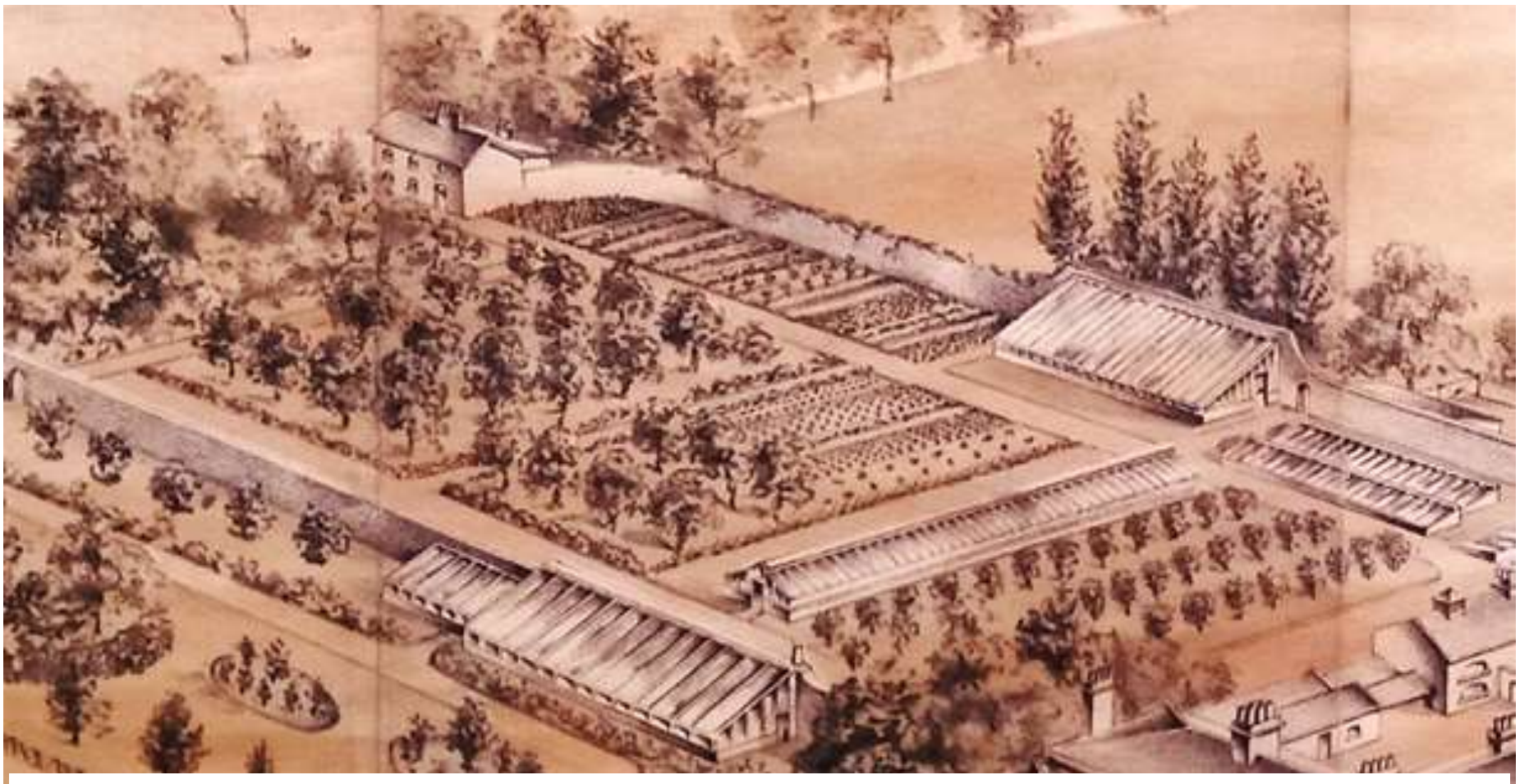
Bird's eye view of the house and its grounds from the 1894 sales brochure, but many of the buildings and gardens were created around 1836, when the Horner family owned Fulford Grange.

Image: Geoff Shearsmith



The house from the 1894 sales brochure showing the new Italianate east front and outbuildings

Image: Geoff Shearsmith



The kitchen gardens, orchards and glass houses, much of which was created by the Horner family after 1836.

Image: Geoff Shearsmith



Garden Cottage,
with a small part
of the heated wall

Gatehouse Lodge



Benjamin Horner did not live to enjoy his improvements – he died in 1836.

Two years after his death, the estate was advertised in the Yorkshire Gazette.

Charles Harris paid £9,800 (£1.2m today).

He had recently retired from the Harris Bank in Bradford, which he had run with his younger brothers.

FULFORD GRANGE,
NEAR YORK.
TO BE SOLD BY PRIVATE CONTRACT,
WITH IMMEDIATE POSSESSION,
THE FREEHOLD MANSION-HOUSE,
called FULFORD GRANGE, situate about one mile from the City of York, and lying between the Selby Road and the River Ouse, with Outbuildings, Offices, &c.; and also 14a. 2R. 11P. of LAND, adjoining and surrounding the House, and comprising Gardens, Pleasure Grounds, Lawns, Paddocks, and rich Grass Land.

The Mansion is substantially built, and in excellent order: it comprises a handsome Hall, and Garden Entrance; Dining Room, 26 f. by 18; Library, 24 f. 6 in. by 18 f. 6 in.; Drawing Room, 24 f. 6 in. by 18 f. 6 in.; eight Bed Rooms, and Servants' Apartments; two excellent Kitchens, Servants' Hall, Butler's Pantry, Bath Room, Dairy, Pantry, large Laundry, Brew House, and various other suitable Offices.

The Yard contains two Coach-Houses for four Carriages, and Stabling for six Horses; Saddle Rooms, Granaries, Cow House, Lofts, and other conveniences.

The Pleasure Grounds abound in fine Shrubs and Forest Trees; and the Gardens with Fruit Trees all in full bearing.

The Graperies are four in number, well stocked with Vines of the most approved kind, and long celebrated for the fineness of their produce. The Fruit Walls are also very extensive, and covered with most prolific Trees.

In the Garden there is an ornamental Gardener's Cottage, with suitable appendages, containing also a good Billiard-Room.

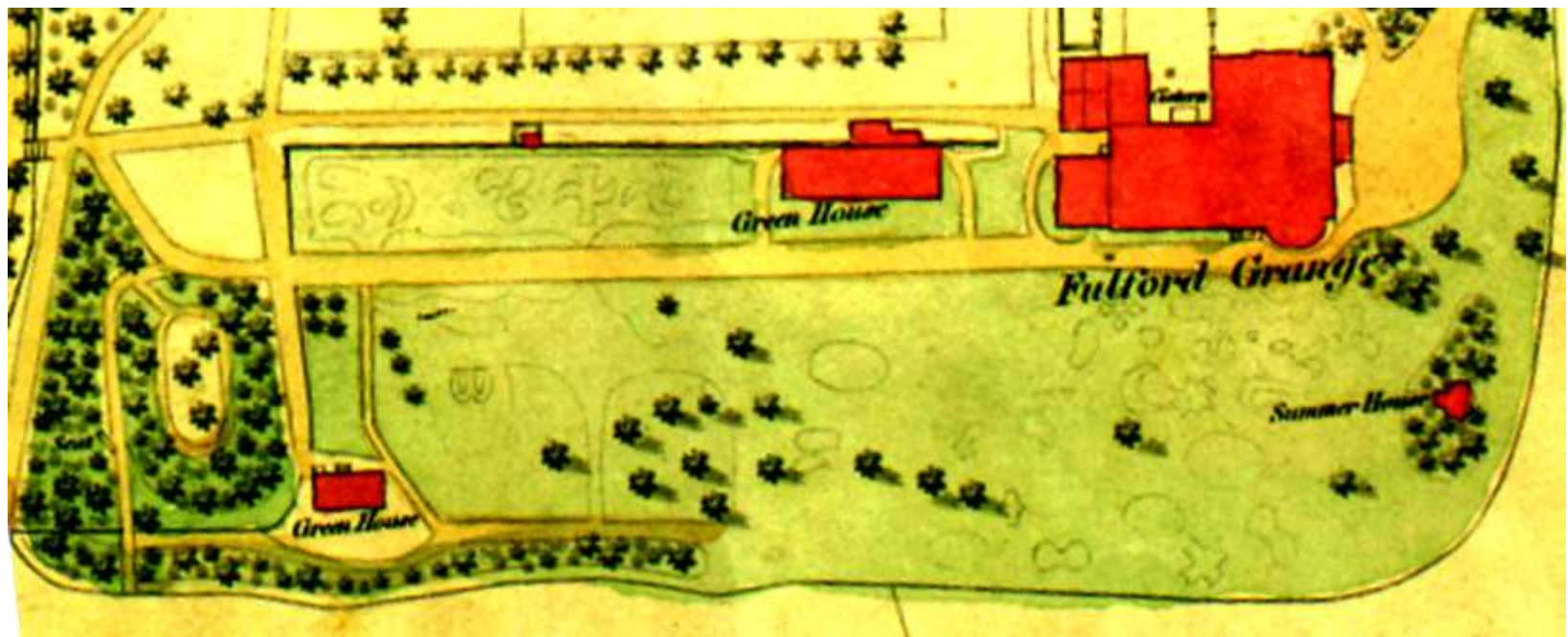
The House and Grounds are completely secluded; having also the advantage of a private Entrance from a noble Terrace Walk, extending for near a mile along the Banks of the Ouse, and conducting to the City.

For further Particulars apply to EDWARD HARPER, Esq., No. 1, Newstreet, York, of whom also Tickets to view the Premises may be procured.

York, Sept. 6, 1838.

A witness to a codicil on Charles Harris's will was the Fishergate Nursery owner James Backhouse.

It is likely that the splendid gardens were designed and created by Backhouse, whose nurseries were then in Fishergate, but later moved to Holgate.



The Harris family rented out Fulford Grange until 1868.

One tenant we know of is (Lady) Mary Hartley.

Before moving to Fulford Grange, Miss Mary Hartley lived at Ashfield House, Otley.

The 1841 census describes her as having 'independent means' and living with seven others, including two Hartley's, other relatives and servants.

She was still at Ashfield House in 1851, described on the census as a 'Gentlewoman' with 'Lady' seemingly added by a different hand, perhaps hers?

Perhaps Mary Hartley came to York because she knew the Harris or Horner, families in Bradford.

The 1861 census for Fulford Grange describes Mary Hartley as a ‘Gentlewoman fund holder’.

Another ‘Gentlewoman’ Emma [?] is recorded as a visitor, and her brother John’s son Isaac and his wife, Ellen, who is described as a Housekeeper, and three other servants.



Mary Hartley’s home; Ashfield House. Image: Yorkshire Post

MARY HARTLEY, DECEASED.—Pursuant to the Act of Parliament of the 22nd and 23rd Victoria, chapter 35, intituled "An act to further amend the law of property, and to relieve trustees," notice is hereby given, that all creditors and other persons having any claims or demands upon or against the estate of MARY HARTLEY, formerly of Ashfield House, in the parish of Otley, in the county of York, but late of Fulford Grange, near the city of York, spinster, deceased, who died on or about the 20th day of August last, are, on or before the 20th day of JANUARY NEXT, to send in the particulars of their claims or demands to John Hollings, of Wheatley Hall, in the parish of Bradford, in the said county, esquire; Francis Rawdon Carroll, of Thorparch, in the said county, esquire; and John Henry Phillips, of Helmsley, in the said county, land agent, the executors of the last will and testament of the said Mary Hartley, or to one of such executors; and in default thereof the said executors will, after the said 20th day of January next, proceed to distribute the assets of the said Mary Hartley amongst the parties entitled thereto, having regard to the claims of which such executors have then notice, and the said executors will not be liable for the assets so distributed, or any part thereof, to any person of whose claim they shall not have had notice at the time of such distribution; and all persons who were indebted to the said Mary Hartley at the time of her decease are requested to make immediate payment of their debts to the said executors.—Dated the 13th day of November, 1861.

Call for creditors to come forward after the death of Mary Hartley in August 1861.

Leeds Intelligencer, 13 November 1861

The entire contents
of Miss Hartley's
house was auctioned
over 4 days in
October 1861.

FULFORD GRANGE, NEAR YORK.
*Valuable HOUSEHOLD FURNITURE, SILVER
PLATE, LINEN, CHINA, BOOKS, PICTURES,
WINES, CARRIAGES, &c., &c.*

MESSRS. HANDS & SON are honoured
with instructions from the Executors of Miss
HARTLEY, of Fulford Grange, near York, deceased, to
SELL BY AUCTION, on the above Premises, on TUES-
DAY, WEDNESDAY, THURSDAY, and FRIDAY, the
8th, 9th, 10th, and 11th Days of October, 1861.

All the excellent and useful HOUSEHOLD FURNI-
TURE, including lofty and magnificent Four-post Spanish
Mahogany and other Bedsteads, with Damask Hangings;
Spanish Mahogany Winged Wardrobe; Circular-fronted
Mahogany Chests of Drawers; Enclosed Mahogany Wash
Tables, with Fittings; Mahogany Dressing Tables and
Cabinets; Easy Chairs; prime Feather Beds, Bolsters,
and Pillows; Horse Hair and Wool Mattresses; Cheval
and Tray Glasses; Bed Room Carpets; and general Lodg-
ing Room Furniture and Fittings.

700 OUNCES OF SILVER PLATE.

Substantial Set of Mahogany Telescope Dining Tables,
13ft. 6in. by 4ft. 9in., having Five Loose Leaves; Set of
Mahogany Dining Room Chairs and Sofa, in Utrecht Vel-
vet; Rosewood and Mahogany Easy Chairs in Silk
Needlework; elegant Gilt Window Cornices, with rich Silk
and Chintz Hangings, deep Fringe Vallances, Ropes and
Tassels; beautiful Rosewood Cheffionier, with Plate Glass
Panels and Marble Top; Rosewood Loo and Occasional
Tables; large Turkey and Brussels Carpets; Imperial
Hearth Rugs; White and Gilt Screens and Ottomans;
beautiful Mantle Lustres; Vases and Figures, &c., &c.

ABOVE 500 VOLUMES OF BOOKS.

An extensive and handsome Foreign China Dinner and
Dessert Service.

A choice Collection of Oriental China, in Antique Vases,
Figures, Bowls, Coffee and Tea Pots, Cups and Saucers.

Splendid Set of Plated Dish Covers; Set of four hand-
some Corner Dishes with Covers; Embossed Tea Urn, &c.

A few Dozens of fine old Port and other Wines.

Greenhouse Plants, Grass-mowing Machine, Iron Roller,
and Tools.

Carriages, Harness, Two Milch Cows, Pigs, Hay Stack,
and numerous other useful Effects.

The whole may be viewed, on showing a Catalogue, be-
tween the hours of Ten and Four o'Clock on the day before
the Sale.

Sale to commence at ELEVEN o'Clock each Forenoon
precisely.

Catalogues (Sixpence each) will be ready on the 1st day
of October, and may be had at the Offices of the Auc-
TIONEERS, No. 7, New Bridge-street, York.

The catalogue gives a glimpse of the lifestyle of the owners of Fulford Grange, highlighting –

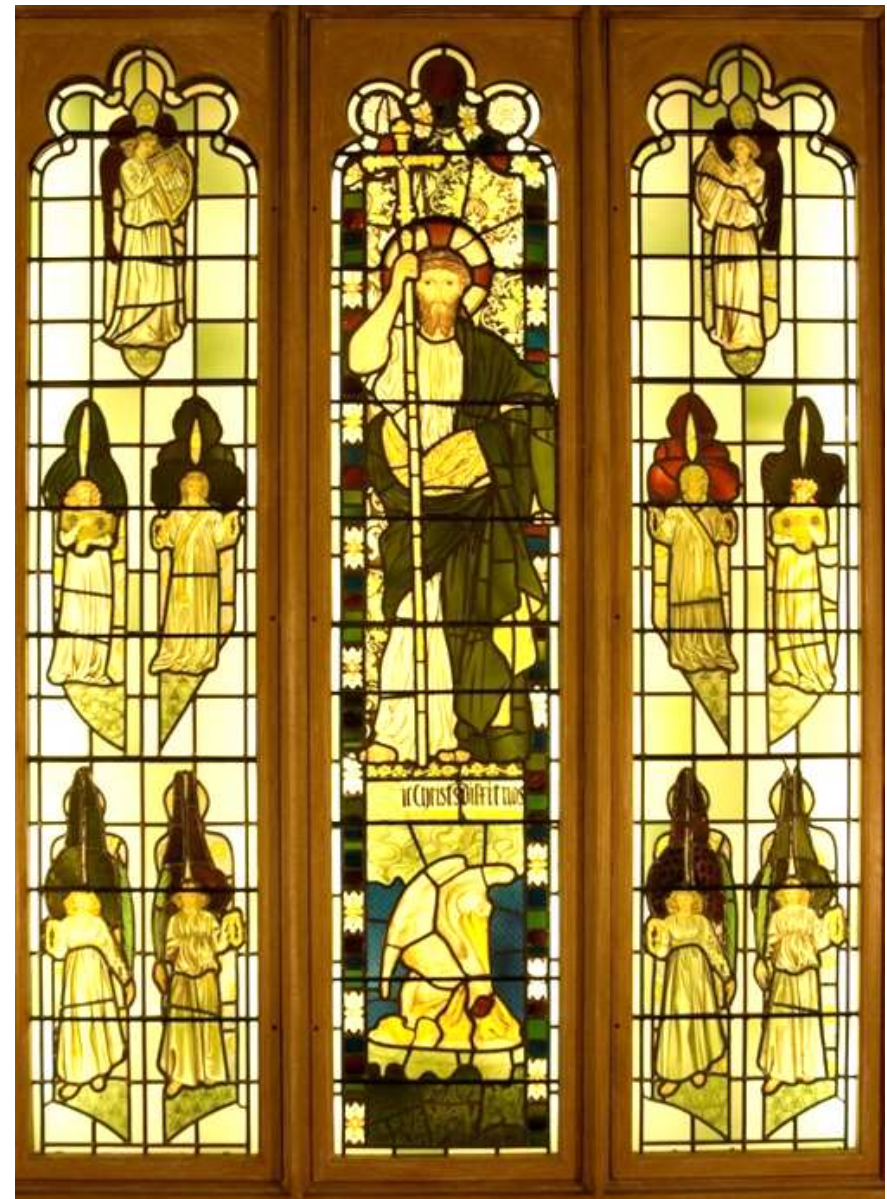
“All the useful and magnificent household furniture, including lofty and magnificent four-post Spanish mahogany and other bedsteads with damask hangings.”

The sale included 700 ounces of silver plate, 500 books, oriental china, wines, greenhouse plants, a grass-mowing machine, carriages, two milch cows, pigs and a haystack....

Mary Hartley must have been a prominent citizen of Bradford.

She is commemorated in the Cathedral by a series of large stained glass windows designed by William Morris and Co.

The glass was restored in 1990 by the late Peter Gibson of York Glazier's Trust



Salvatore Mundi in Bradford Cathedral, part of the Mary Hartley Memorial.

Image: Bradford Cathedral

In April 1865, the Harris family advertised Fulford Grange for sale by auction, when the estate was described as:

‘a very desirable Family Mansion, with stabling for six horses, Coach House and other buildings, Pleasure Gardens, Kitchen Garden, Vinery, Hot-house, Greenhouses, Gardener’s Cottage, Porter’s Lodge, Park and Paddock, the whole occupying nearly 15 acres.’

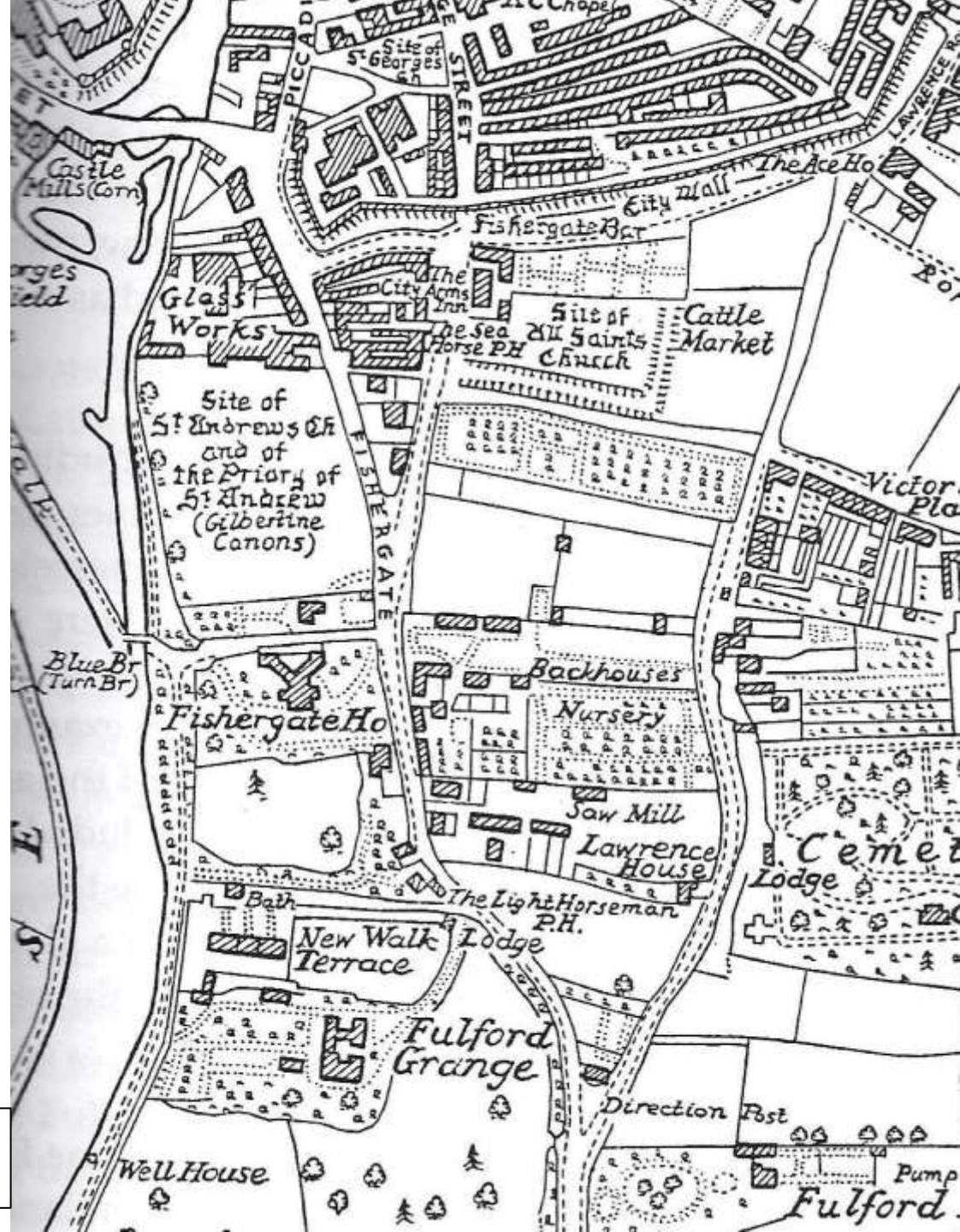
Chapter 4. Beginning of the Break-up

York had changed dramatically over the 90 years since the house was built.

Canalisation of the Foss in 1795 brought new industries.

The population rose from 17,000 in 1801 to 36,000 in 1851.

1852 OS map from
York Historical Atlas

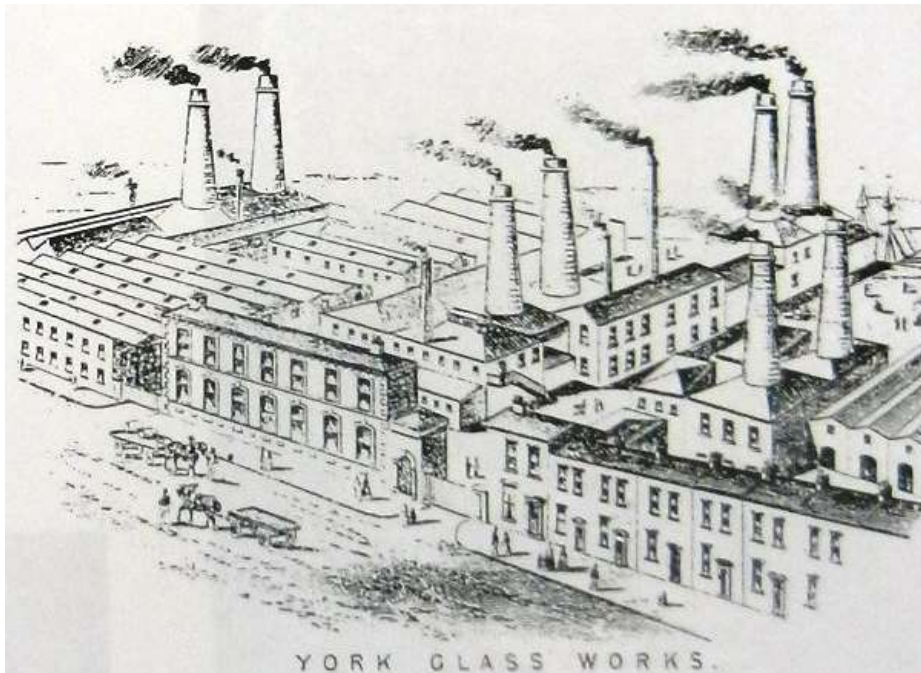




Cattle Market



Corner of Cemetery and and Whitby Terrace



Backyards of Whitby Terrace and St Anne's Terrace

The Harris finally eventually sold Fulford Grange in February 1868.

It was purchased at an auction by Ambrose Walker, a former butcher turned Army Contractor, along with his brother John Walker, also a butcher.

Ambrose Walker was the major partner and the pair had also recently bought another mansion, Fishergate House. They now owned most of the land to the west of Fulford Road, from Blue Bridge to Alma Terrace

It was Ambrose Walker who created much of the area we enjoy living in today – *but we have no picture of him!*

Ambrose Walker grew up in Little Shambles, where his father was a butcher



Image courtesy of the Byker Lives project



Ambrose and another brother Peter trained to become Journeyman Plane Makers.

In 1843, this qualified Ambrose to become a Freeman of the City

Ambrose is recorded in the 1851 census as a Superintendent at Grove Park Asylum in Middlesex.

But in the 1861 census, he was recorded as a pork butcher, living at 8 Kings Square.





But Walker had bigger plans. In February 1861, the City Corporation granted him and another Shambles butcher, Henry Whitaker, a three year lease of the Cattle Market for an annual rent of £900. The Corporation regarded them as *'highly respectable tenants'*.



But he had *even bigger* plans –
In October 1861, Walker and another butcher,
William Silversides, were awarded the contract to
supply the Cavalry Barracks with oats, hay and straw.

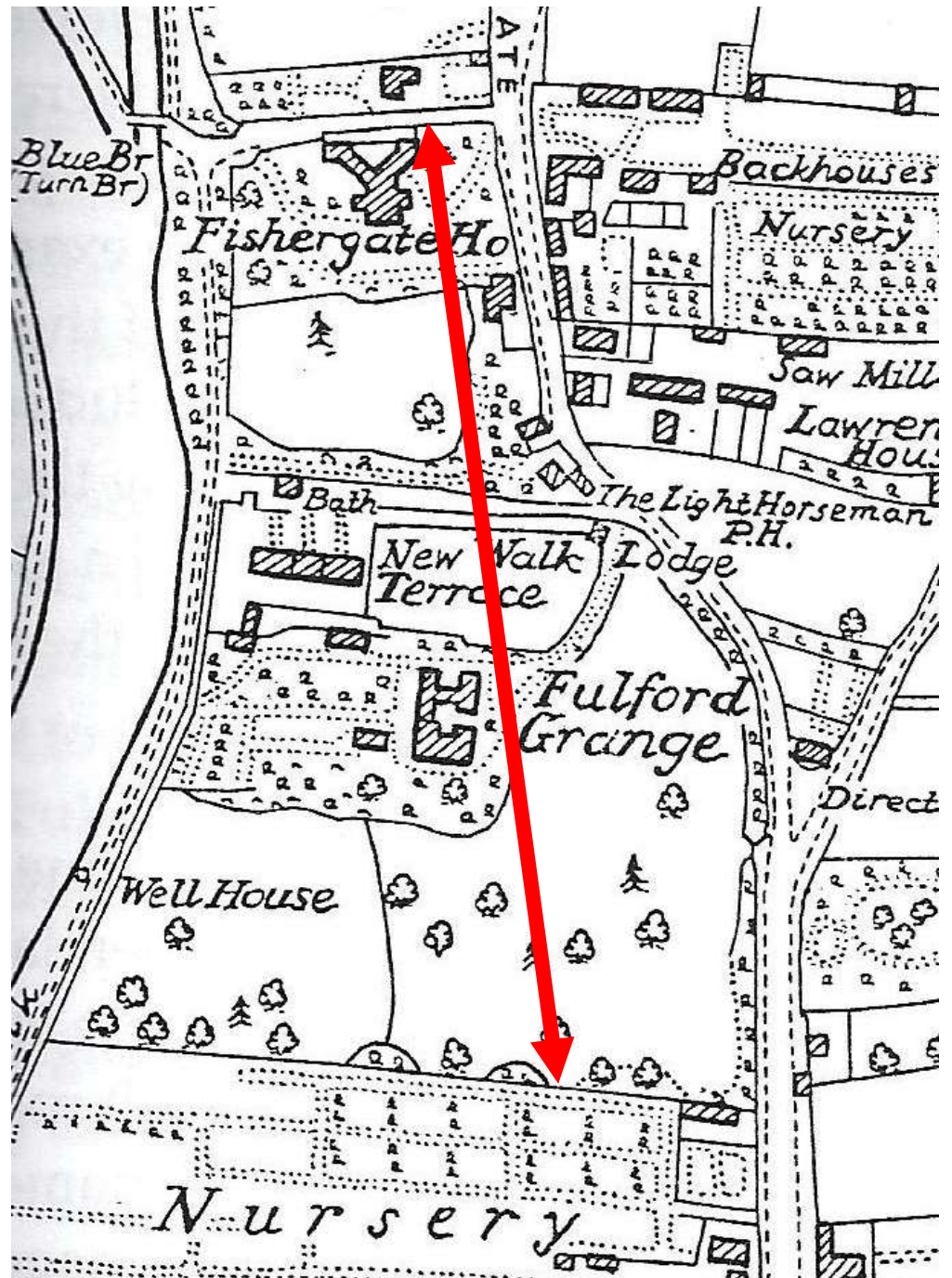
Revenues from the Cattle Market and supplying the Army must have been lucrative...



In 1868 Ambrose and John Walker bought Fishergate House (above) and Fulford Grange (below)

He now owned
almost everything
along Fulford Road
from Blue Bridge
Lane to Briar House

He was now ready
to join York's
building boom!



Ambrose Walker moved quickly to recover his investment, building villas along Fulford Road on the fringe of the estate's parkland



Park Villa



Beechwood House



North and South Villas, photographed in the 1920s



Have you
ever noticed
the spire?

Ambrose Walker's Fulford Road Villas

He also built in
the grounds of
Fishergate House



Creating
Fishergate
shops and
Sandringham
Street

The 1871 census records 'Army Contractor' Ambrose Walker living in one of his brand new houses at the west end of New Walk Terrace,



The census also shows that he rented Fulford Grange to the vicar of St Lawrence church, George Wade, with his family and servants.

In June 1872, Walker auctioned Fishergate House and many other properties in his new developments in New Walk Terrace and Sandringham Street.

This auction also included Oxford Villa, which adjoined Cambridge Villa, on the corner of Grange Street and Fulford Road.

SUBURBS OF THE CITY OF YORK.

VALUABLE FREEHOLD MANSION HOUSE AND OTHER PROPERTY.

TO BE SOLD BY AUCTION, by Mr. GEORGE ACTON, at the QUEEN'S HOTEL, York, on WEDNESDAY, the 3rd day of JULY, 1872, at THREE for FOUR o'CLOCK in the Afternoon precisely (unless previously disposed of by Private Contract, of which ~~the~~ notice will be given, and subject to such Conditions of Sale as shall be then and there produced),

LOT 1.

All that substantially-built MANSION HOUSE, called or known by the name of "FISHERGATE HOUSE," situate in Fishergate, in the suburbs of the City of York, and lately in the occupation of Henry Anderson, Esquire, deceased, and formerly of Lady Skelton, containing Drawing Room 22 feet by 20 feet, Dining Room 25 feet by 17 feet, Library 23 feet by 16 feet, Study 16 feet by 12 feet, Five Bed Rooms, Three Dressing Rooms, Four Servants' Bed Rooms, Two Kitchens, Servants' Hall, Housekeeper's Room, Larders, Wine Cellars; excellent Four-stalled Stable, large Loose Box, large Coach House, Wash House, Piggery, and two enclosed Yards. Together also with the Pleasure Grounds, Shrubberies, and Ornamental Gardens thereto belonging, and covering an area of about Two and a Half Acres of ground.

LOT 2.

All that large newly-erected MESSUAGE, or DWELLING HOUSE, situate and being in New Walk Terrace, in the said suburbs of the City of York, and now in the occupation of Mr. Ambrose Walker.

LOT 3.

All that large newly-erected MESSUAGE, or DWELLING HOUSE, situate and being in New Walk Terrace aforesaid, and adjoining the last-mentioned Lot, and at present unoccupied.

LOT 4.

All that newly-erected MESSUAGE, or DWELLING HOUSE, situate and being in Sandringham-street, in the said suburbs of the City of York, and now in the occupation of Mr. Procter.

LOT 5.

All that newly-erected MESSUAGE, or DWELLING HOUSE, situate and being in Sandringham-street aforesaid, and now in the occupation of Mr. Mallinson.

LOT 6.

All those TWO MESSUAGES, or DWELLING HOUSES, situate and being in Melbourne Terrace, in the said suburbs of the City of York, and now in the respective occupations of Mr. Sanderson and Mr. Clark.

LOT 7.

All that newly-erected VILLA RESIDENCE, called or known by the name of "OXFORD VILLA," situate and being on the High Road leading from York to Fulford, and now in the occupation of Mr. Hicks.

The whole of the above Property is Freehold, well and substantially built, pleasantly situate for Private Residence, and offers a lucrative investment rarely to be met with.

Two-thirds of the purchase money of any of the above lots can remain on mortgage, if required.

Plans of Lot 1 can be seen on application to the AUCTIONEER, at the Ebor Rooms, 2, Low Ousegate, York, and permission had to view the same; and further Particulars respecting the whole of the above Property can be obtained on application at the Office of

Messrs. FARR & ANDERSON, Solicitors,
30, Stonegate, York.



Oxford and Cambridge Villas, on the corner of Grange St.





After building the villas along Fulford Road, the next significant encroachment into the Grange Estate parkland was in 1873, when Grange Street was built.



Houses on the south side of Grange Street have arched front doorways



Houses on the north side have square front doorways. Also note the small changes of detail



Grange Crescent was also built around this time, probably by Henry Swann
The houses all have elaborate wooden mouldings around the windows



A Swann company brick

Grange Street corner shop was built as part of Grange Crescent, but the house next door has different bricks and detailing, with the front door on the side



Decorative timber mouldings

April 1874; two houses in Grange Crescent and four in Grange Street for sale by auction

A further auction in August 1875, advertised two more houses in Grange Crescent and four more in Grange Street.

GRANGE CRESCENT and GRANGE STREET, in the Township of Fulford, in the East Riding of Yorkshire.

TO BE SOLD BY AUCTION, by Mr. THOS. WALKER, on THURSDAY, the 15th day of APRIL, at TWO for THREE o'clock p.m. precisely, in his AUCTION MART, New-street, York, subject to conditions to be then read, and in the following or such other Lots as shall be then determined.

LOT 1.
All that DWELLING-HOUSE, being No. 9, Grange Crescent, in the suburbs of the City of York, late in the occupation of Henry Swann, and now of Mrs. Abbott, containing 11 Rooms.

LOT 2.
All that DWELLING-HOUSE, being No. 11, Grange Crescent, aforesaid, in the occupation of Mrs. Cook.

LOT 3.
All that DWELLING-HOUSE and Corner SHOP, being No. 12, Grange Crescent aforesaid, in the occupation of Mr. Henry Cooper.

LOT 4.
All those Four DWELLING-HOUSES, being No. 1 to 4, Grange-street aforesaid, in the respective occupations of Mr. Taylor, Mr. Blackston, Mr. Nicholson, and Mr. Craig.
The Property is freehold, and has been recently erected, and being situate in the East Riding, is free from City Rates.
The respective Tenants will show the Property, and further particulars may be obtained on application to
Messrs. SMITHSON and SON,
Solicitors, York, or
Messrs. J. and R. HOLBY, Solicitors, York.
York, 2nd April, 1875.

The corner shop was then tenanted by Henry Cooper.
In the 1990s, the final owners of the shop were also named Cooper, known locally as 'Cooper's Corner.

In 1876 Ambrose Walker sold the Grange Estate and parkland to Isaac Poad, a successful Walmgate grain merchant. He kept the parkland adjoining the Lodge to complete New Walk Terrace.

Ambrose Walker led such an eventful life that we will stay with him a little longer before returning to the story of the Fulford Grange Estate.



Isaac Poad's shop in Pavement which was demolished when Piccadilly was extended into the city centre

The '12 apostles' of New Walk Terrace were designed by the architect William Lewis and built in 1877/78 on a parcel of Grange Estate parkland next to the Lodge.

YORK.—For the Erection of Twelve Villas on the Fulford Grange Estate. Mr. William Lewis, -Architect. Quantities supplied :—			
Weatherley (Brickwork and Joiner)	£3,752	7	0
Rawling (Plasterer and Slater)	10,66	0	0
Hebden (Mason)	617	6	0
Lyons (Plumber and Painter)	670	8	0
Hill (Ironmonger)	259	6	0

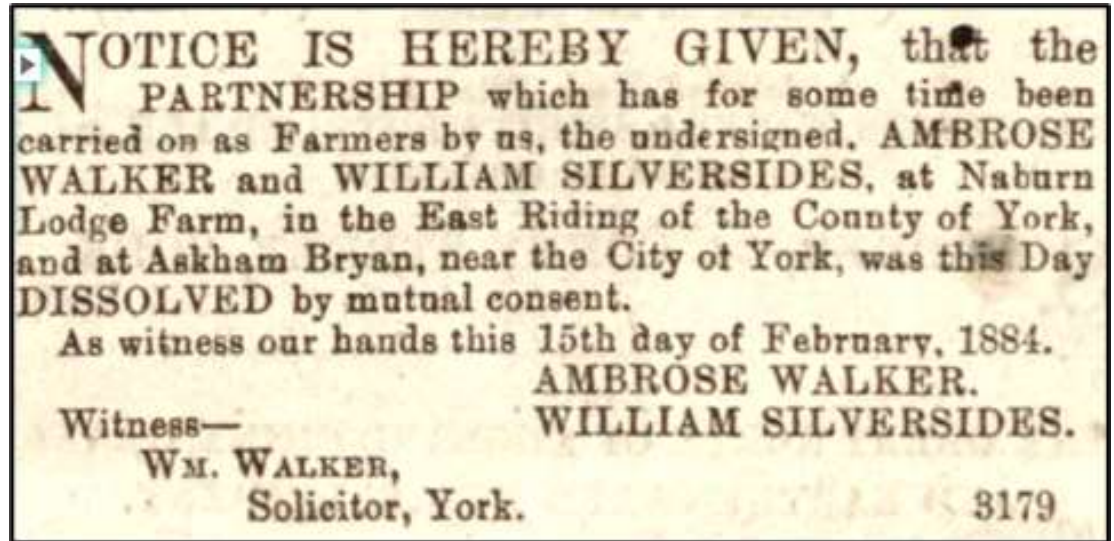


The houses opposite have arched doorway houses, like Grange St.



In 1884, Ambrose Walker published a notice announcing the formal end of his business partnership with William Silversides

The pair had a contract to supply the Barracks with meat, fodder and other provisions



Maybe this was a precursor to their prosecution for fraud the following year.

They were accused of supplying short measures and poor quality products.

The prosecution was hampered by the abscondment of a key witness - the Quartermaster at the barracks.

But Ambrose Walker was also missing...

The Leeds Mercury quoted a lawyer saying that Ambrose Walker *‘was a bachelor of considerable means, who had during the past two or three years suffered very much from ill health, and on more than one occasion had been ordered abroad by a medical man’*.

Another lawyer said that Walker had left York several days before the summons was issued.


The magistrates issued warrants for the apprehension of Ambrose Walker, with bail set at £500 (£68,000 today)

9, WENLOCK-TERRACE, FULFORD-ROAD, YORK.
MESSRS. THOS. WALKER AND SONS
are favoured with instructions from AMBROSE
WALKER, Esq., to **SELL BY AUCTION**, on the above
premises,

ON FRIDAY NEXT, 28TH AUGUST, 1891,
superior and Well-made **FURNISHINGS** and other effects,
embracing,

Very Valuable **CARVED OAK DINING ROOM SUITE**, on
spiral supports, all hair stuffed, and upholstered in figured
plush, consisting of Sofa, 2 Arm and 6 Single Chairs (bought
at Lord Muncaster's sale, at Water Priors, and cost over
Sixty Guineas); Light Oak Sideboard, on carved and turned
supports, and Two-tier Dinner Wagon, en suite; Pair Oak
Footstools, Light Oak Knee-hole Desk, with 9 drawers, top
inlaid with leather; Upright Nest of 7 Oak Drawers. 2 Oak
Waiters; Pair Fire Screens, in oak frames.

Oil Paintings, Water Colours, and Engravings.

Well-made Walnut China Cabinet, on spiral supports and
glazed panel doors; Excellent Walnut Loo Table, on stout
Where am I? 

For reasons unknown, but perhaps related to the
trial, Ambrose Walker's household possessions were
auctioned in August 1891.

glazed panel doors ; Excellent Walnut Loo Table, on stout carved pillar and claws ; Walnut Davenport Writing Desk, Walnut Octagon Stand, Pair handsomely-worked Banner Screens, Spanish Mahogany Liqueur Case with Decanters and Glasses.

Handsome Ornamental China, Flower and Plant Vases, Substantial and well-made Spanish Mahogany Toilet Tables, Pitch Pine Bedroom Suite, Cane-seated Chairs, Brass Fenderettes, Fire Brasses, Brass-mounted Single Bedstead and Mattress, Toilet Glass, in mahogany frame ; Skin Rugs and Door Mats, Wedgwood and other Chamber Services,

Window Draperies, Bed and Table Linen,
Brussels Carpets, Skin Mats.

Mirror, in richly carved oak frame, surmounted
with eagle ;

Hall Table, marble slab, on ornamental iron frame ; Marble Figure, " Weeping Child ;" 2 Brass Church Steeples, Barometer and Thermometer, in oak case, Timepiece, in rosewood frame, glass panels ; Oak and Mahogany Side Tables, Cases of Stuffed Birds, Oak Umbrella Stand,
China Services and Glass.

Brass Fenderettes, Fire Brasses, Brass-mounted Single Bedstead and Mattress, Toilet Glass, in mahogany frame ; Skin Rugs and Door Mats, Wedgwood and other Chamber Services,

Window Draperies, Bed and Table Linen,
Brussels Carpets, Skin Mats.

Mirror, in richly carved oak frame, surmounted
with eagle ;

Hall Table, marble slab, on ornamental iron frame ; Marble Figure, " Weeping Child ;" 2 Brass Church Steeples, Barometer and Thermometer, in oak case, Timepiece, in rosewood frame, glass panels ; Oak and Mahogany Side Tables, Cases of Stuffed Birds, Oak Umbrella Stand,
China Services and Glass.

Very strong Kitchen Table, on pitch pine frame ; 8-days' Clock, in Mahogany case ; Stove and Piping. 2 Iron Garden Seats, Pine Seat, on carved supports ; Door Porters and Scrapers, &c., &c.

May be VIEWED day prior to Sale, between 2 and 4 p.m.

Sale to commence at ONE o'clock.

Also in 1891, the census seems to have Ambrose Walker described as a 'Retired Farmer' from York, at 12 Marlborough Road West, Hammersmith.

12 Marlborough Rd West	1	Emma M. Walker	70			General Servant			
do do		John J. Jones	Head	M	68	Gardener	X		Before Shipley
		Henry Herbert	Wife	M	70				London
		Mary do	Logan	L	78	Harriet Walker Ind	X		do
		George Mallott	Serv	L	76	General Servant Com			do
do do		Rhoda Baldock	Head	M	72	Living on her own means			do
		Emily White	Serv	L	74				do
do do		Ambrose Walker	Boarder	L	70	Retired Farmer			York
		Frederick Paradine	do	L	22	Confidential Friend	X		Widow Clayton Bucks

Recorded with 70-year-old Ambrose Walker is 22-year-old Frederick Paradine, described on the census form as a 'Confidential Friend'.

Ambrose died in 1896 and remembered many of his friends and business partners in his will, leaving £4,568 (£600,000 today)

WILL OF AMBROSE WALKER, Gentleman

DATED 27 JUNE 1896

PROBATE GRANTED 28 OCTOBER 1896

Died 1896

Buried Fulford Old Cemetery, St Oswald's Road

He requested a memorial cross with the following words:

In affectionate remembrance of Ambrose Walker of Holly Croft, York Army Contractor, died on 20th August 1896 aged 76 years. *The statutes have been my song in the house of my pilgrimage.)*

Executors - William Silversides of Wenlock Terrace, gentleman; George Rawling of Holly Terrace, plasterer; Rev Henry Vyvan, rector of St Mary's Castlegate; Francis Henry Anderson, solicitor.

To Mary Elizabeth Carey - marble statues of Shakespeare and Milton.

To Francis Henry Anderson - statues of Chaucer and Dryden and £20.

To Frederick Paradine - all wearing apparel, scarf pin that I always wear, double headed snake ring with two diamond eyes and £120.

To William Silversides - ring with seven diamonds, dog's head set with jewels and £500.

To George Rawling - silver teaset.

To Topsy Lewis - jewel presentation box, small diamond ring and ear drops, 13 pieces of silver.

To Dean of York - £100 towards restoring west end of Minster. £25 to choir of Minster. £25 each to executors.

To Beatrice Silversides - £5.

To Jane Walker - £10.

To Joseph Wood - £10.

To Thomas Wood - £50.

To Camillo Visconti - £20.

To Ann Frances Cousens - £250, less what she owes.

£1000 invested and income paid to widow of nephew John Phillips Walker for maintenance and education of his two children until 22 years old.

To widow of brother Peter Walker - £20 a year annuity.

Transcribed by Van Wilson

5. The Second Big Sell-off

At the end of the century, Ambrose Walker's business partner William Silversides, was involved with Isaac Poad in building on more of the Grange Estate parkland to create the 'Ryedale' terraces south of the mansion.

Isaac Poad was born in Hartoft, Ryedale in 1835.

At 14 he was working on a local farm and was foreman at the age of 27.

By 1871, he was a Provisions Merchant in Walmgate, with his wife Mary Jane and their four children



Soon after buying Fulford Grange in 1876, Isaac Poad built *The Priory* and the adjacent house, which served as the Rectory for St Margaret's church, Walmgate.

The Priory is thought to have been intended as a home for his newly married daughter

The style of its gables matches those built around the same time in nearby New Walk Terrace.



1960s photo: Tim Robinson

**TO LET, First-class STABLES, Saddle-
Room, Lofts, and Coach-House.—Apply ISAAC POAD,
Fulford Grange, York. 7645**
Anyone requiring GROUND for LAWN TENNIS, apply
to ISAAC POAD, Fulford Grange.

It seems that Isaac Poad did not need all the facilities of Fulford Grange.

In 1884 he advertised the stabling and coach house buildings, and the tennis courts.

YORK GROCERS v. DRAPERS.

The annual match between the above teams was played yesterday, on Mr. Poad's field, Grange Street. The game was drawn in favour of the grocers. Score:—Grocers, 1 goal and 3 touch downs; drapers, 1 goal and 2 touch downs.

YORK MELBOURNE CLUB.

GROUND.—Grange Street, Fulford Road.

DECEMBER.

- 3—At Hull, v Hull (late Hull White Star)
- 10—At York, v Scarborough
- 17—At York, v Bradford Trinity
- 24—At York, v Tadcaster
- 31—At Leeds, v Yorkshire Wanderers

JANUARY.

- 14—At Tadcaster, v Tadcaster
- 28—At Scarborough, v Scarborough

FEBRUARY.

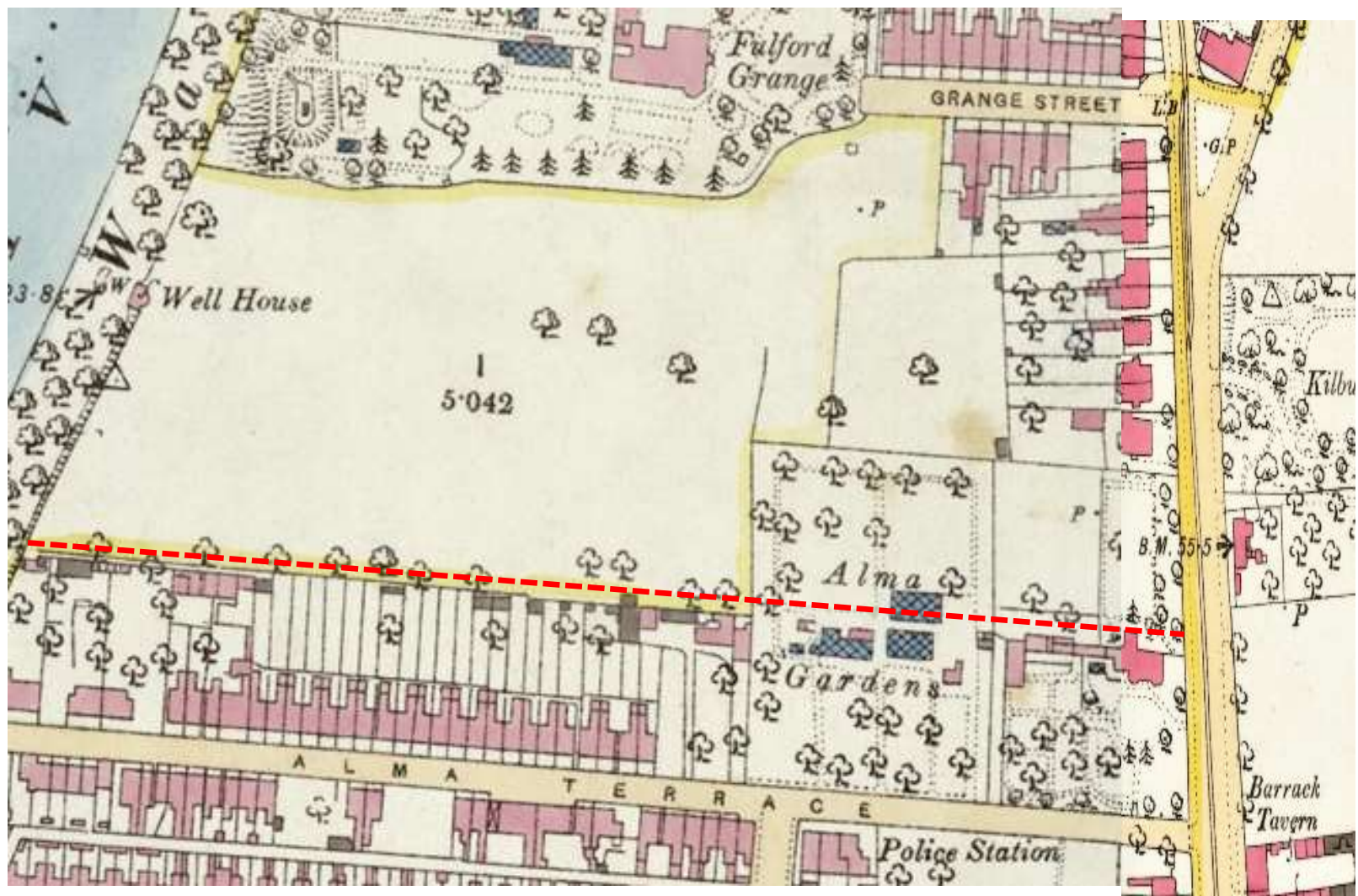
- 4—At York, v Yorkshire Wanderers
- 11—At York, v Halifax Free Wanderers
- 18—At Stanley, v Stanley
- 25—At York, v Hull (late Hull White Star)

MARCH.

- 11—At York, v York
- 18—At Otley, v Otley
- 25—At Bradford, v. Bradford Trinity

Football and Rugby
in 'Poad's Field'

Yorkshire Evening
Press notices in
1881 and 1884.



The 1892 map shows Alma Gardens intruding into the estate, with paths, glass houses, trees and beds



In 1913, Alma Gardens became Alma Grove, when York Corporation built the first council houses in the city, providing homes for Tram workers and families displaced by slum clearance



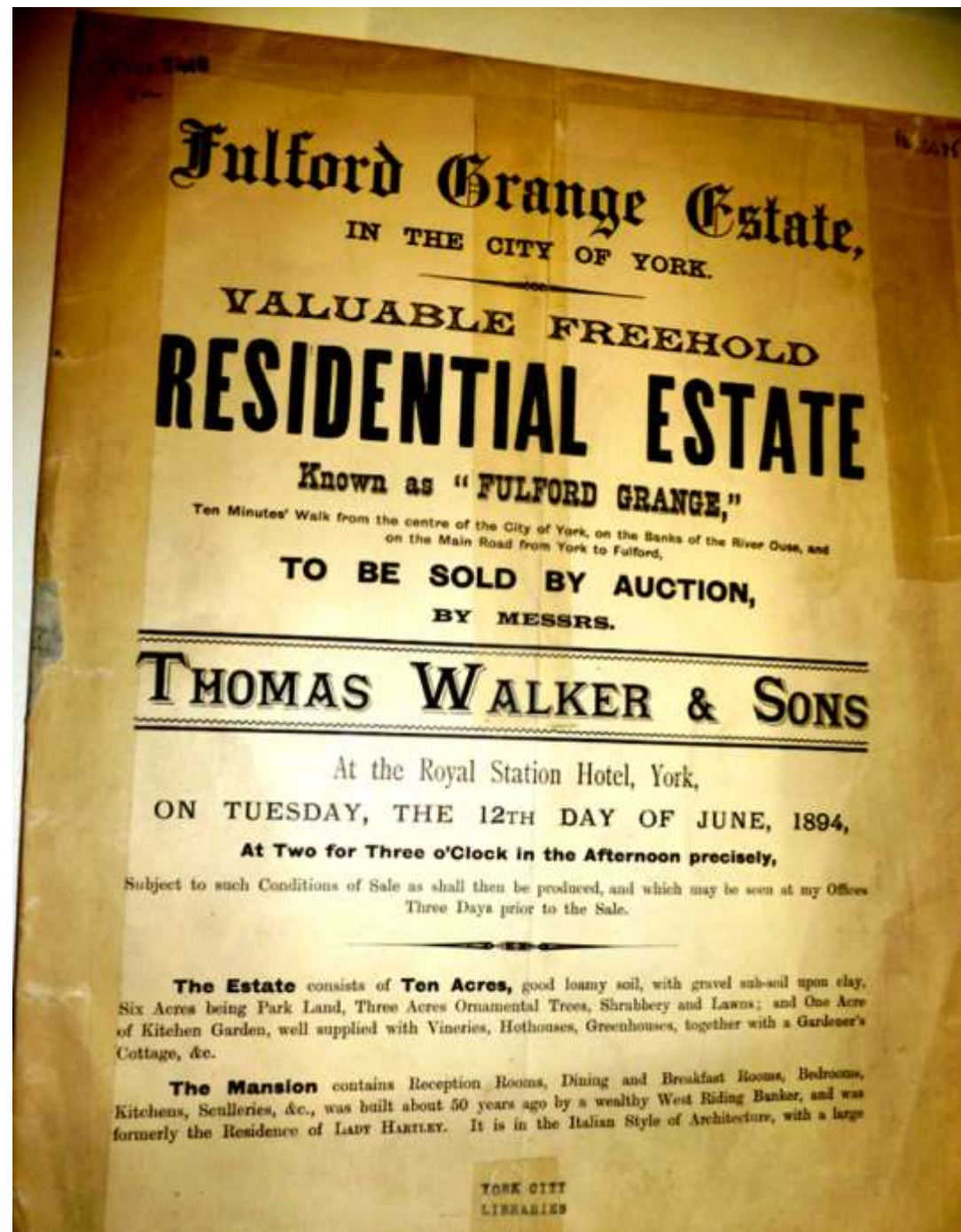
Bristow's Garage, established in the 1920s, pictured in 1955
& Duffield's Garage in 1980



In June 1894, Isaac Poad advertised Estate for sale by auction and a lavish brochure was prepared describing the house and its estate.

This included the offer that 'five or six acres' of parkland could be sold separately to build up to 150 houses, shown as Lot 2 on the plan.

Thanks to Geoff Shearsmith



Classical Stone Portico; the Rooms are spacious, lofty and light, and the whole Structure is most substantially built throughout, and is approached by Two Carriage Drives, one of which has a Lodge Entrance, and is thickly studded with beautiful Trees, and furnished with Rockery, largely composed of Stones from York Minster and Bradford.

The Walks on the Estate, which are over Half-a-Mile in length, are macadamized York Gravel, topped with Sea Gravel, are clean and dry, and free from weeds. There are over 100 Yards of Rockery, and the Estate is full of large Forest Trees, Limes, Sycamores, Poplars, Oaks, Elms, Purple and Plain Beeches, Chesnuts, Large Ornamental Trees, Acacia, Yews, Red Thorns, &c., &c.

The Outbuildings consist of Stabling for 10 Horses, fitted with all the latest improvements; Three Loose Boxes, Riding School, 60 feet by 40 feet, 13 feet high, with cemented floor; Two Coach-houses, Cow-house, with four partitions, newly-drained and cemented, perfect fittings and ventilation; Dutch Barn, Hay Loft, Fruit Chamber, Brew-house, Piggeries, Poultry Houses, &c.

The Drainage throughout is perfect, either for Residential or Building purposes. The Main Drain runs through the Estate, and at present empties itself into the River Ouse, and is quite independent of the City Drainage.

The Water Supply is excellent and abundant. The Water Company's Water is laid on in the House, Gardens and Grounds, and there is a Well with two pumps and one force pump. There is also a splendid supply of Soft Water.

The famous New Walk Well is on the Estate.

FULFORD GRANGE is one of the most desirable Residences in the City of York, and will prove to be a remunerative investment. It is within the Meets of the York and Ainsty Hounds, and within easy reach of Lord Middleton's and Bramham Moor Packs. (*See Ordnance Map*).

Five or Six Acres of the Estate could, if desired by the Purchaser, be sold off for Building Sites to great advantage and without detriment to the Mansion and its surroundings, and upon which about 150 Houses could be erected. This would prove a profitable investment, as the Estate is situate in a favourite Residential District near the business part of the City, and quite close to the Tramway Lines. There is a good demand for Dwellinghouses in the neighbourhood.

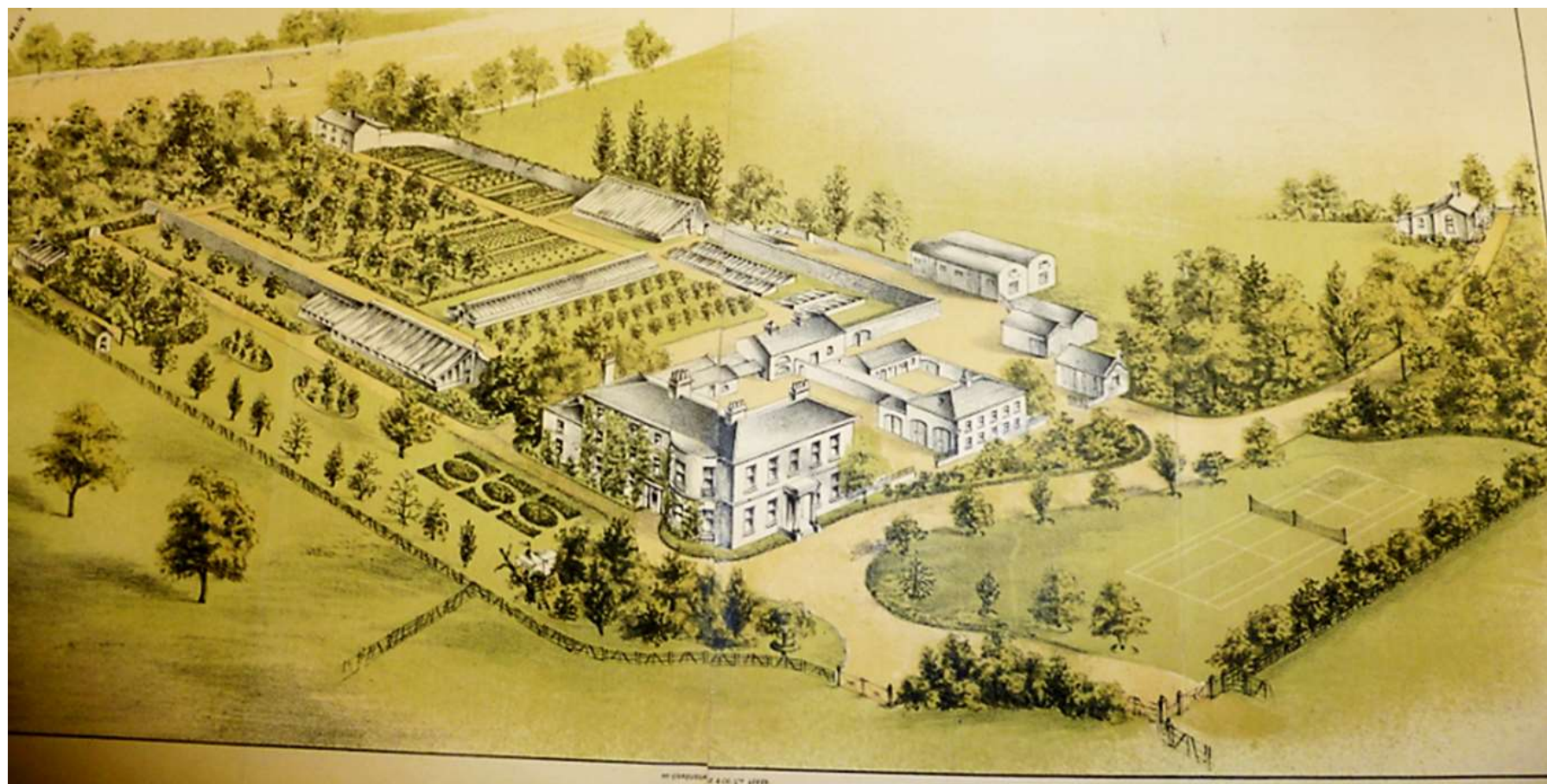
The City of York is now one of the most healthy Residential Areas in the North of England. An extensive Sewerage Scheme, embracing all the suburbs, at a cost of nearly £200,000, is approaching completion, and when completed the Drainage of the City will be second to none in the Country.

Further particulars and permission to view the Estate can be obtained on application to Mr. ISAAC POAD, the Owner and Occupier; to the Auctioneers, at their Offices, 11, New Street, YORK; or at the Offices of

J. H. TURNER,

Solicitor, 17, High Ousegate, York.

May 21st, 1894.



W. C. CROFT & CO. LTD. LONDON

Despite the lavish brochure, the 1894 sale was unsuccessful.

In September 1896, Poad placed a notice in the Yorkshire Evening Press advertising -

'Valuable Building Plots for sale'.

Farndale and Hartoft Streets were named, and the plots described as 'admirably sited' and *'...the best and last opportunity to secure sites on the New Walk'.*

PROPERTY FOR SALE.

FULFORD GRANGE ESTATE.
(SEE ORDNANCE SURVEY MAP OF YORK.)

**VALUABLE BUILDING SITES
FOR SALE.**

This choice Building Land is admirably situated, and one of the best that has been placed in the market in this city for a long time. The situation is Healthy, Convenient, and Open on every side. On the west it adjoins the best part of the New Walk by the Spring Well House, and the backs of the houses in Farndale-street on the south side will overlook the long gardens of Alma-terrace, while those of the north side of Hartoft-street will face Fulford Grange, and the gardens of the large houses in Fulford-road form the eastern boundary. The approach is by Grange-street, opposite the Fulford District Conservative Club, by which the trams are constantly running to the city and Fulford. The Estate is about ten minutes' walk from the centre of the city, and within five minutes' walk of Fishergate Board School.

This Estate is the best and last opportunity to secure sites on the New Walk.

On consulting the Ordnance Map it will be observed that when another bridge has to be made across the Ouse the most natural position for it will be in the line drawn from Grange-street to Bewlay-street, Bishopthorpe-road.

Intending purchasers should make early application, as the sites will be sure to be taken up very quickly.

Full particulars as to prices of sites, &c., and liberty to view, may be had on application to

M^R ISAAC POAD.
FULFORD GRANGE, YORK;
or to
M^{ESSRS}. ISAAC POAD & SONS,
84, 86, WALMGATE, YORK.
York, September, 1896. 8681



Hartoft Methodist chapel in 1992.

Picture Keith Guyler

The streets were named after the Rosedale area where Isaac Poad grew up; Hartoft Street, Farndale Street, Levisham Street and Lastingham Terrace, all accessed through Rosedale Street.

Very shortly after
advertising the
building plots,
Walter G Penty,
invited tenders to
construct;

*'sewers, drains,
manholes, flushing
tanks and branch
drains and other
works required in
the laying out of Farndale Street, Hartoft Street
and Rosedale Street on the Fulford Grange Estate
for Isaac Poad Esq.'*

Tenders.

FULFORD GRANGE ESTATE, YORK.

TENDERS are INVITED for the Construction of the SEWERS, MANHOLES, FLUSHING TANKS, BRANCH DRAINS, STREET GULLEYS, and other works required in the laying out of Farndale-street, Hartoft-street, and Rosedale-street, on the Fulford Grange Estate, York, for Isaac Poad, Esq.

Plans, Sections, Specification, and General Conditions may be seen and Bills of Quantities and Forms of Tender obtained on payment of One Guinea (which will be returned upon receipt of a *bona fide* Tender) at my Offices, on and after TUESDAY, the 3rd proximo.

Tenders to be sent to the undersigned not later than 10 a.m. on FRIDAY, the 13th day of NOVEMBER next, endorsed "Tender for Sewerage Works."

No pledge is given that the lowest or any tender will be accepted.

WALTER G. PENTY, Surveyor.

Clifford Chambers, York,
October 31st, 1896.

8098b

Poad seems to have been moving fast on his development and not wanting to waste any opportunity to make money from it.

On 4 December he was selling turf from the parkland, to be stripped before building works began.

MISCELLANEOUS SALES.

ON FULFORD GRANGE ESTATE,
TURF OR MUDS TO SELL, of the Best Quality,
full of fiber. 2d. per yard for large lots, small lots 3d. per
yard.—**ISAAC** POAD, 86, Walmgate, York.



Date stone on Hartoft Street shop

Van Wilson's book '*Beyond the Postern Gate*' names the builder of Hartoft Street as John and Thomas Biscomb.





Houses in Hartoft Street (left) have a similar layout to those on the north side of Farndale Street (right).

Uniform colour high quality machine cut bricks are used on Hartoft Street, whereas Farndale Street has these just for the string course and lintel arches.



Hartoft Street and the north side of Farndale Street have a third bedroom (usually now a bathroom) above a scullery/kitchen projecting into the back yard



The back yards had a lavatory and coal shed
(the small building on the right is an air raid shelter)



The south side of Farndale Street and both sides of Levisham Street have no back lane, so the back yards are accessed through a passage between every other house. The bedrooms on each adjoining house over-sail the passage front or back, but most are now sub-divided.



Originally, they each had a lavatory in the back yard, but during the mid-20th century almost all installed a bathroom inside the house, usually by sub-dividing the upstairs front or back bedroom oversailing the passage.



There were corner shops at each
end of Hartoft Street.

Shopkeepers were not the only people selling goods in Hartoft Street.

This advert regularly appeared in the York Herald in 1900.

Very handy for picnics on New Walk!

And dressmaker, E May, relocated from High Petergate in 1898

**HEREFORDSHIRE
C I D E R A N D P E R R Y**
W. PARRY, HOLMER, HEREFORD, Maker of Pure Herefordshire Cider and Perry. Winner of numerous Prizes for the past fifteen years, "including" a first prize for Draught Cider, and third for Bottled at the Herefordshire and Worcestershire Agricultural Society's Show held this year. "Also," Third Prize for Draught, and highly commended for Bottled at the Royal Agricultural Society's Meeting held at York, 1900.
CAN BE HAD IN CASKS AND BOTTLES.
AGENT:—
S. W. MUTLOW,
36, **HARTOFT STREET,**
FULFORD ROAD, YORK.

4678a

NOTICE.—E. MAY, Late of 12, HIGH PETERGATE, DRESSMAKER, begs to intimate to her Customers that she has REMOVED to **HARTOFT-STREET FULFORD ROAD. where she hopes to receive a continuance of the support accorded her in the past. All kinds of Ladies' and Children's Costumes made and altered to the present Fashion at Reasonable Terms.**

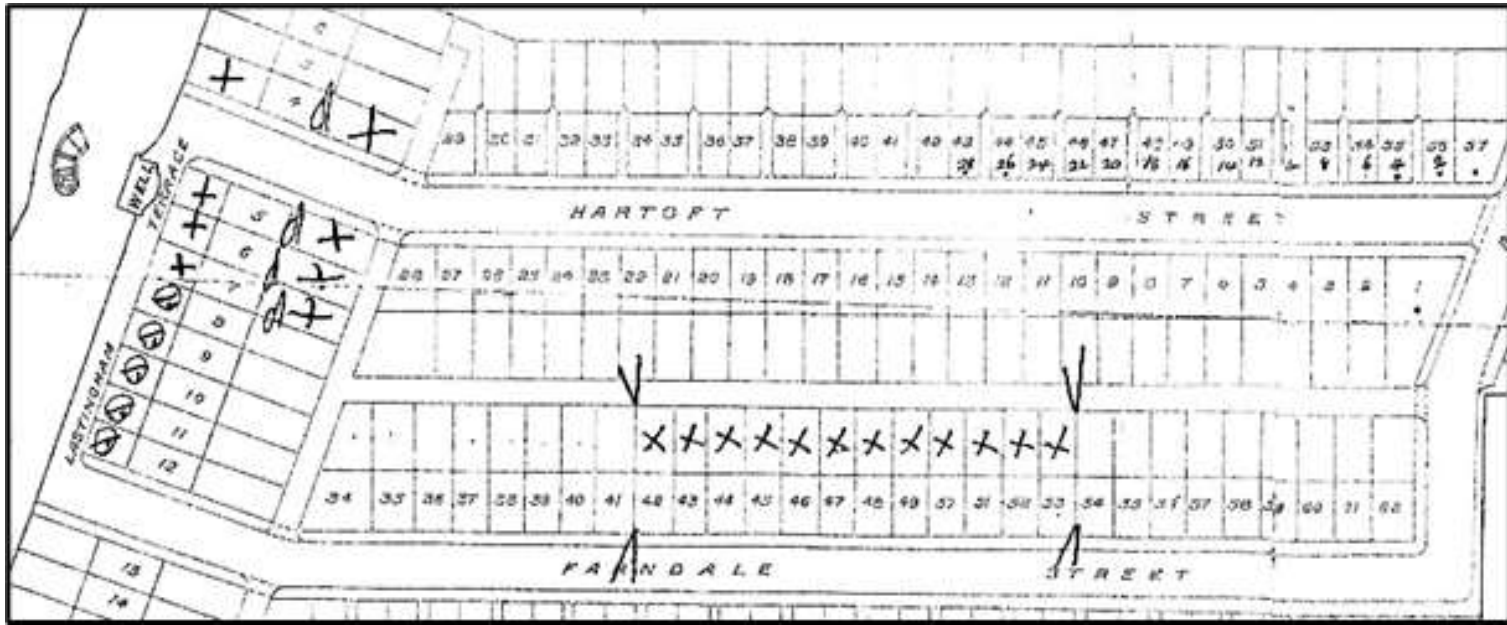
83 Sp



Isaac Poad also built Lastingham Terrace, larger bay-windowed houses overlooking the river Ouse along New Walk.



The southernmost terrace has an additional house on the end, built to a slightly different design.

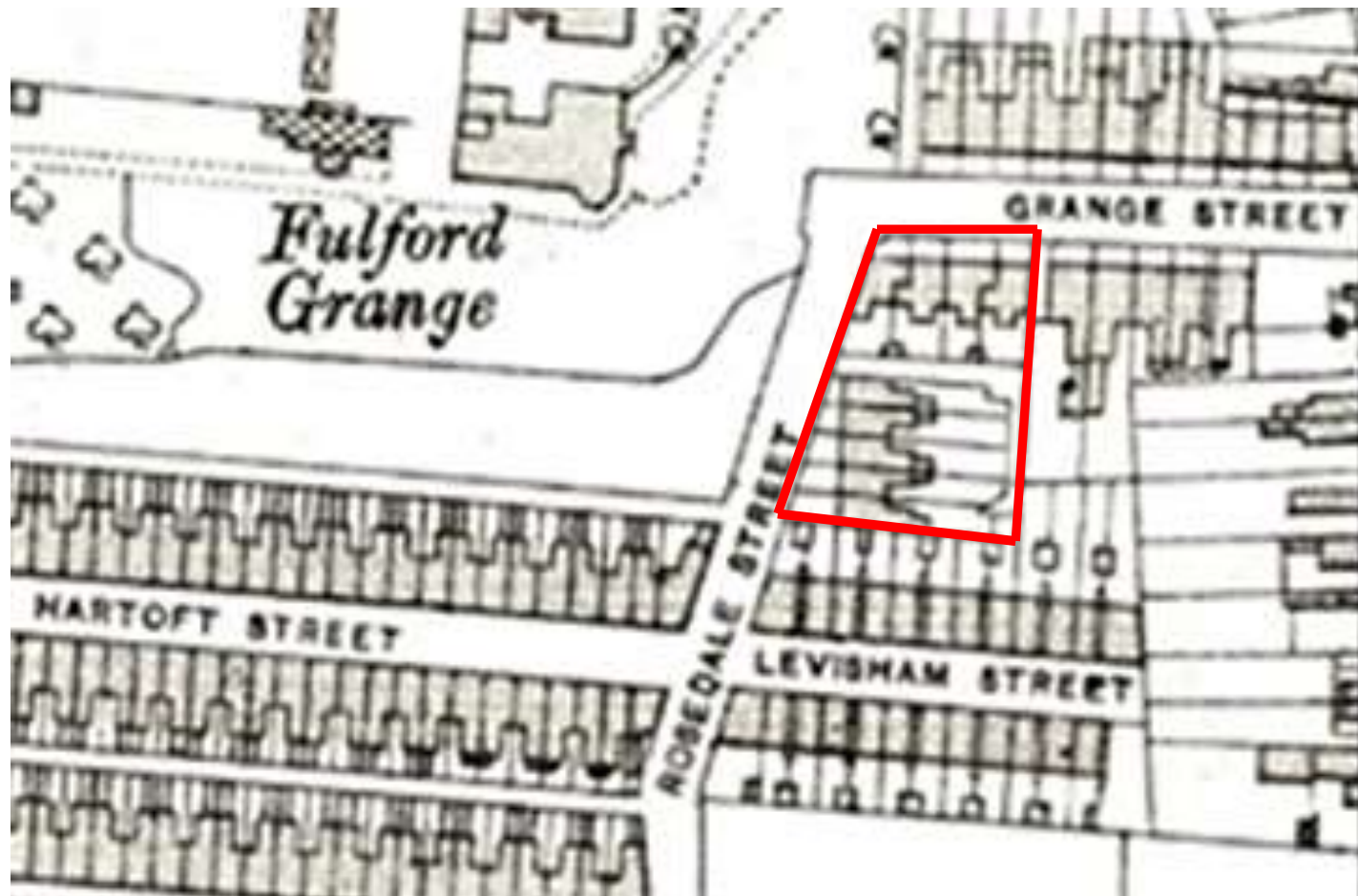


Isaac Poad's family retained ownership and rented out some houses from his developments.

Some remained with family members until well into the 20th century



The brick walls along New Walk define the separate stages of the adjacent housing developments



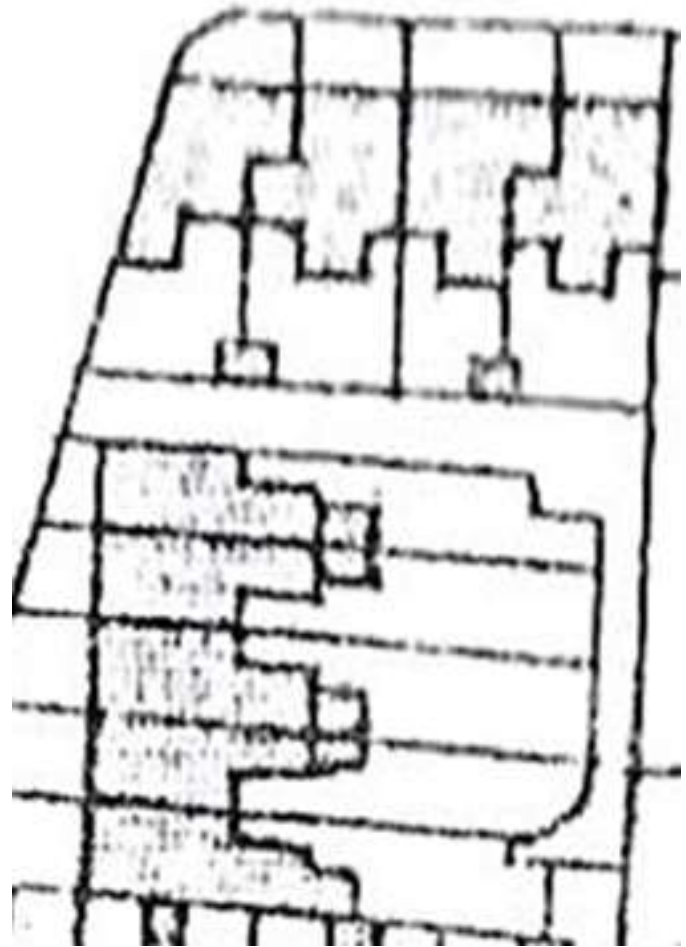
The final houses to be built on Isaac Poad's parkland, were the terraces of Rosedale Street and at the west end of Grange Street, both built around 1901/2.



These houses are significantly different to all the others in the area, with front gardens and nice bay windows and doorcases giving an Arts and Crafts appearance.

The houses in both streets look the same from outside, but they have a very different internal layout.

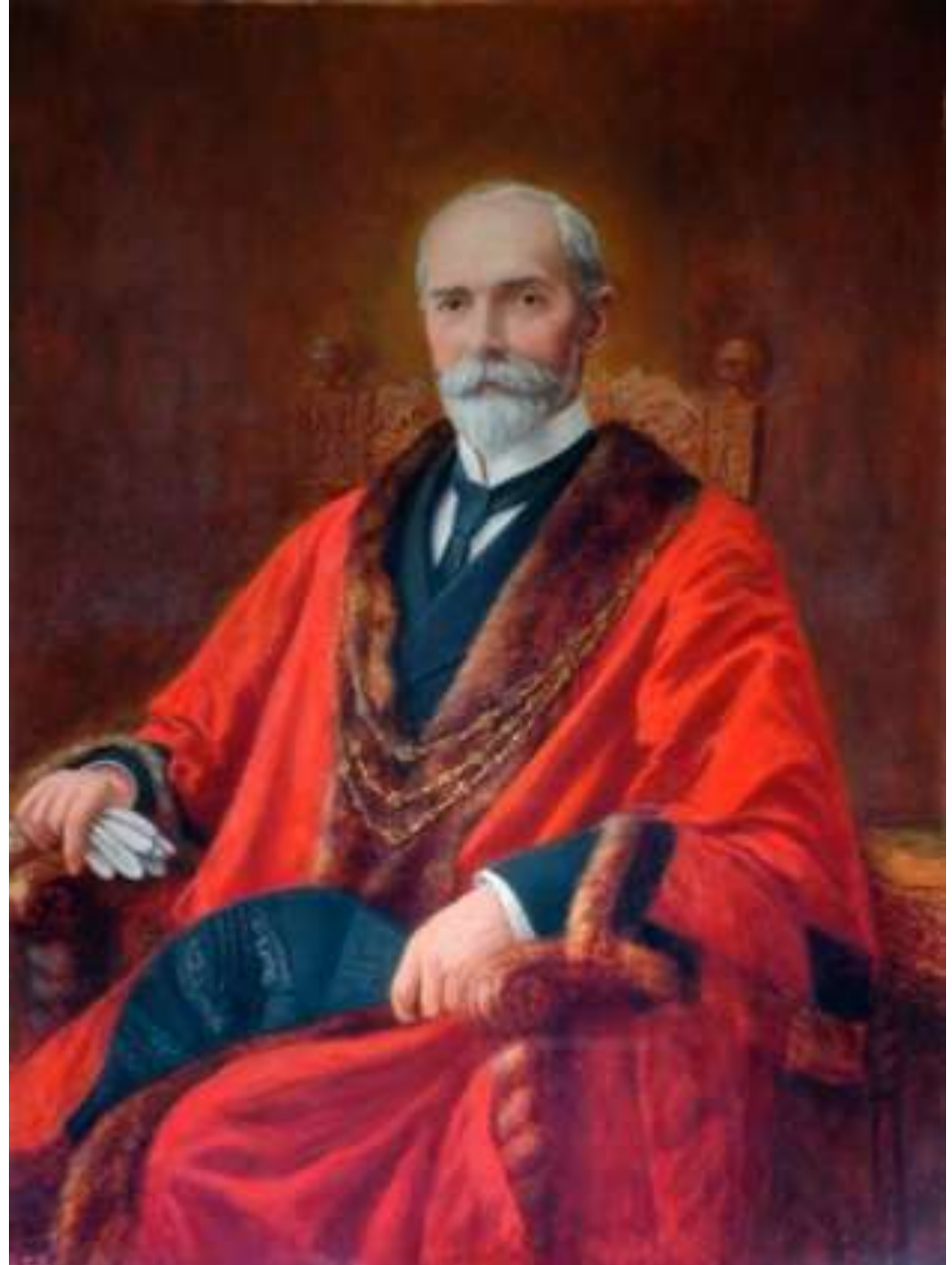
But the Grange Street houses are L-shaped, with each house interlocked with its neighbour.

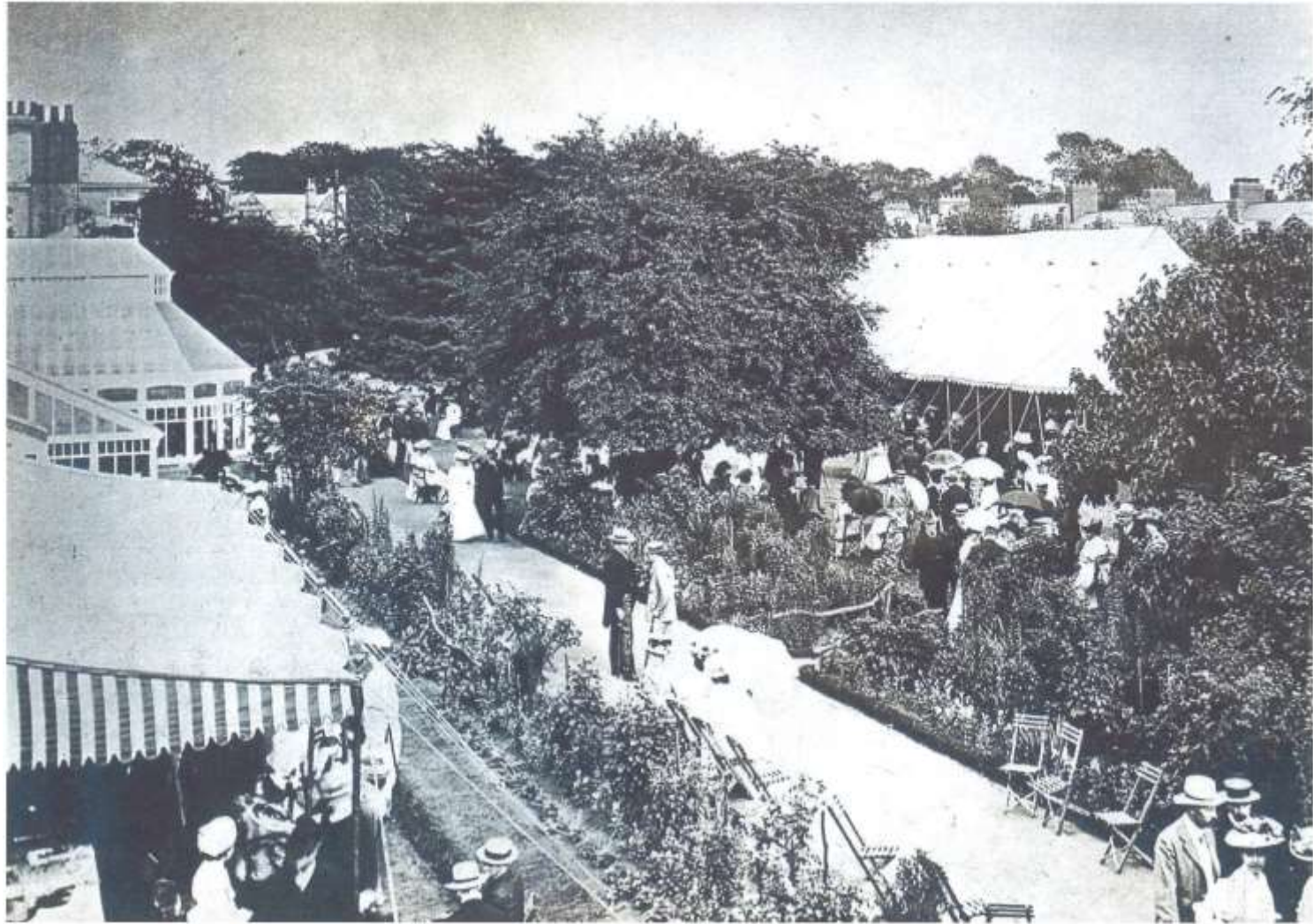


In 1905, when all the houses had been completed, Isaac Poad (junior) paid a fee of £50 for the new streets and back lanes to be adopted by the City Council - except Rosedale Street back lane.

In 1897, Isaac Poad sold the house and its formal grounds (Lot 1) to William Bentley, a retired bookseller and stationer.

Isaac Poad moved to Beechwood (now Tower Vet). He died in 1901, aged 65, leaving the business and £17,130 (£2m today) to his sons, Isaac (junior), Japheth and John.





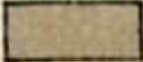


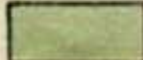
William Bentley was a devout Christian and well known for charitable work to relieve poverty and sickness. He held garden parties in aid of York County Hospital, Lawrence Street Mission and other charities.



He was Sheriff of York from 1903 to 1907, an Alderman from 1904, and Lord Mayor in 1907.

But his term of office was tragically short, as he died of pneumonia on 31st January 1907.

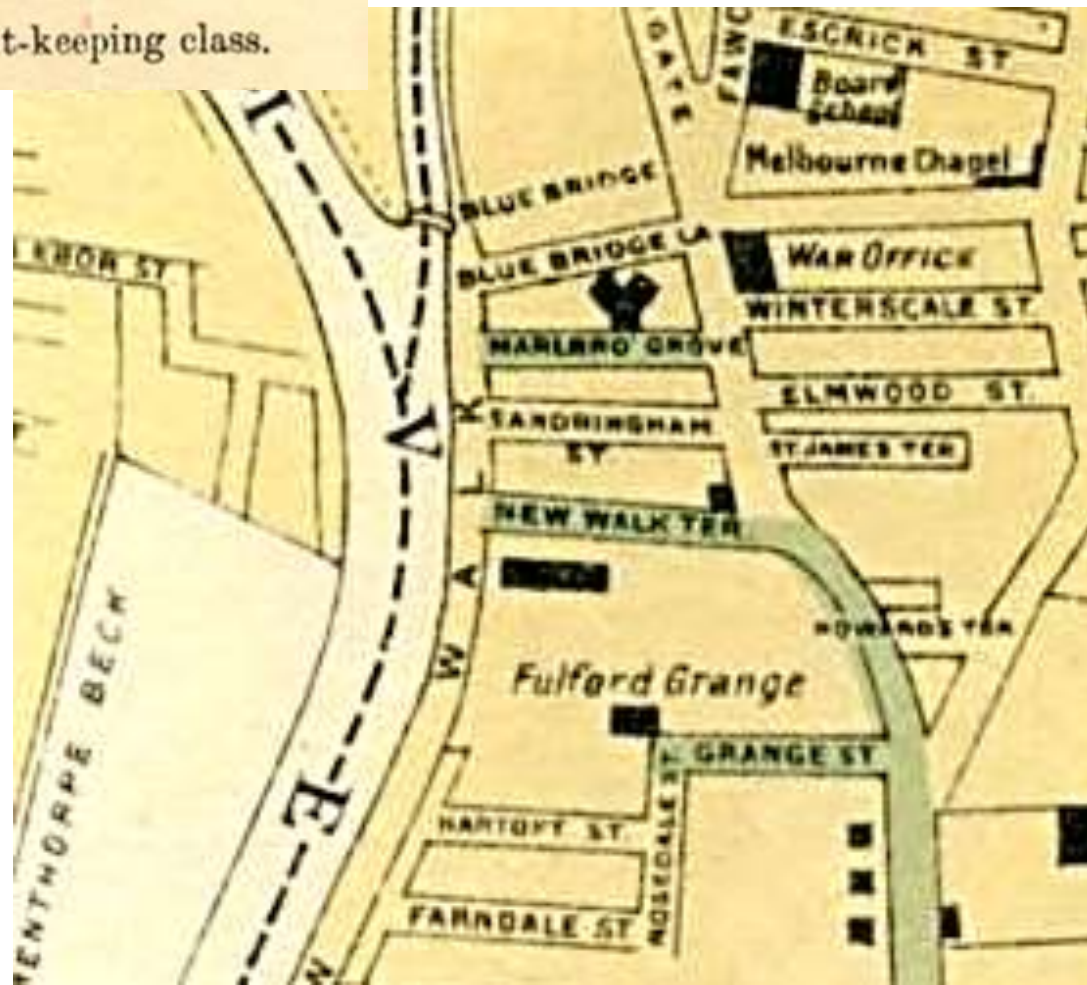


-  = The poorest districts of the city, comprising the slum areas. Some of the main streets in these districts are, however, of a better class.
-  = Districts inhabited by the working classes, but comprising a few houses where servants are kept.
-  = The main business streets, consisting of shops and offices. Between these principal streets are many old and narrow lanes and courts.
-  = Districts inhabited by the servant-keeping class.

A quick look at class!
But this needs a
whole new study...

Joseph Rowntree's
seminal 1901 study of
poverty classified York
Streets according to
wealth.

He showed that insecure
work and low pay is the
main cause of family
poverty – just like now.



6. The end of the grand mansion and the estate

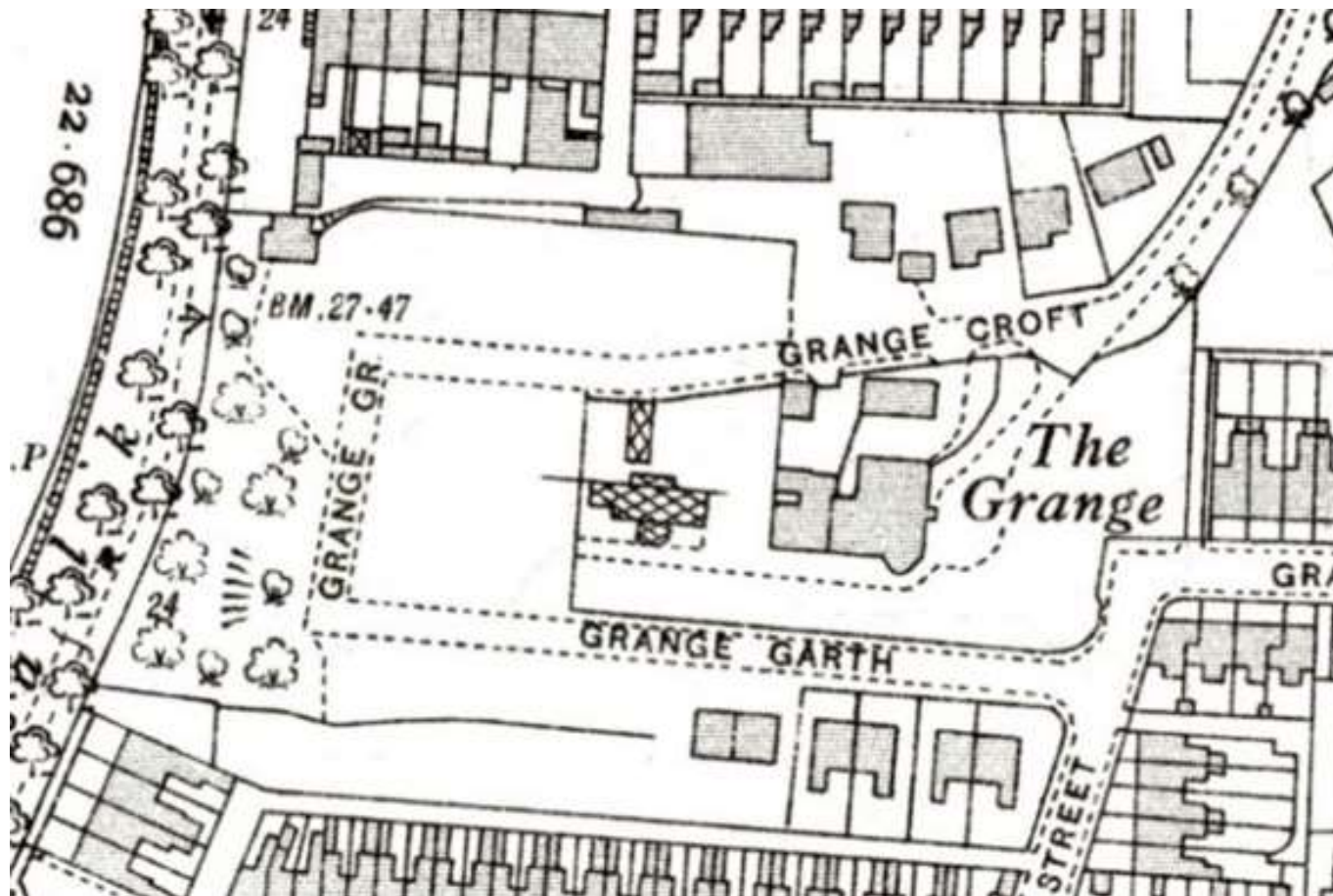
In 1928, Anne Bentley sold the Grange to builder Robert Pulleyn and Electrician Harold Mandefield.

Robert James Pulleyn was from a family of builders who also owned a brickworks in Haxby. He was elected as a Conservative Councillor for Bootham Ward 1927



Alderman R. J. Pulleyn

Just before he bought Fulford Grange, he was appointed Sheriff of York, and he was Lord Mayor from 1939-40.



Pulley and Mandefield divided the mansion into three apartments.

1929
OS map

They destroyed the ornamental and kitchen gardens to build the houses of Grange Garth.

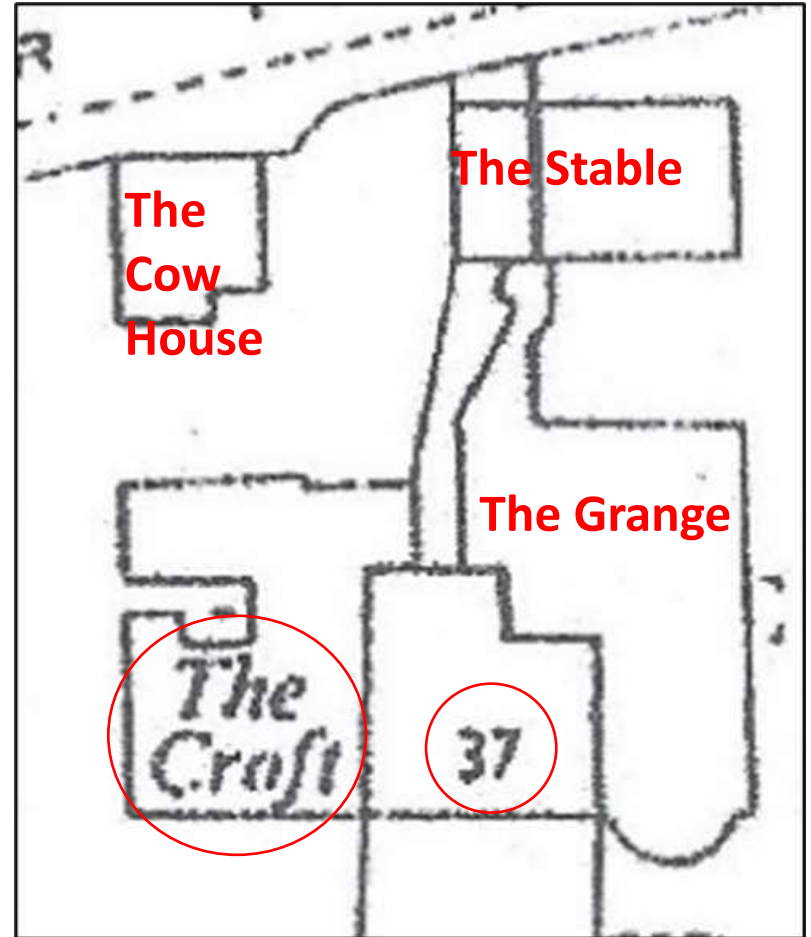
Today, Fulford Grange is formed of three separate households created by Robert Pulleyn: -

> The Grange; the Italianate extension built by the Horner family in the 1830s

Lived in by Pulleyn until taken over by the army in 1939.

➤ 37 Grange Garth, based on the original house of John Maud, built in c.1774.

> The Croft, created by Pulleyn around 1929 by combining and extending outbuildings to the west and north of the house.





The Italianate east front added by the Horner Family in the 1830s – mostly unaltered



The original 1775 house, now No. 37 Grange Garth. It retains the magnificent 18th Century front door and surround, but most of the windows have been altered



The Croft, showing the additions built in red brick on the north and west sides of the mansion.



The Coach House has been truncated and the Cow House has been converted into a small cottage.

Little Croft was built over the Kitchen Garden in 1973. A Roman skull fragment and femur were found during building work in 1999, and the owner has found two coins of Constantius II (337 - 361 A.D) in the garden.



The converted Cow House retains the well in its bathroom



Founders of the Elizabethan Society forgather : Mrs. Richard Scruton, Councillor J. Hardcastle, Alderman Richard Scruton (President) and Councillor and Mrs. W. Miles Brown.



25 Grange Garth, once known as Mulberry Dene
It was built on the kitchen garden of the Grange



Deep sloping pantile roof with bedrooms in the loft. Pebbledash to gables with and soft red brick below give an Arts and Crafts appearance

Pebbledash upper storey with brick details below the windows and front door surround





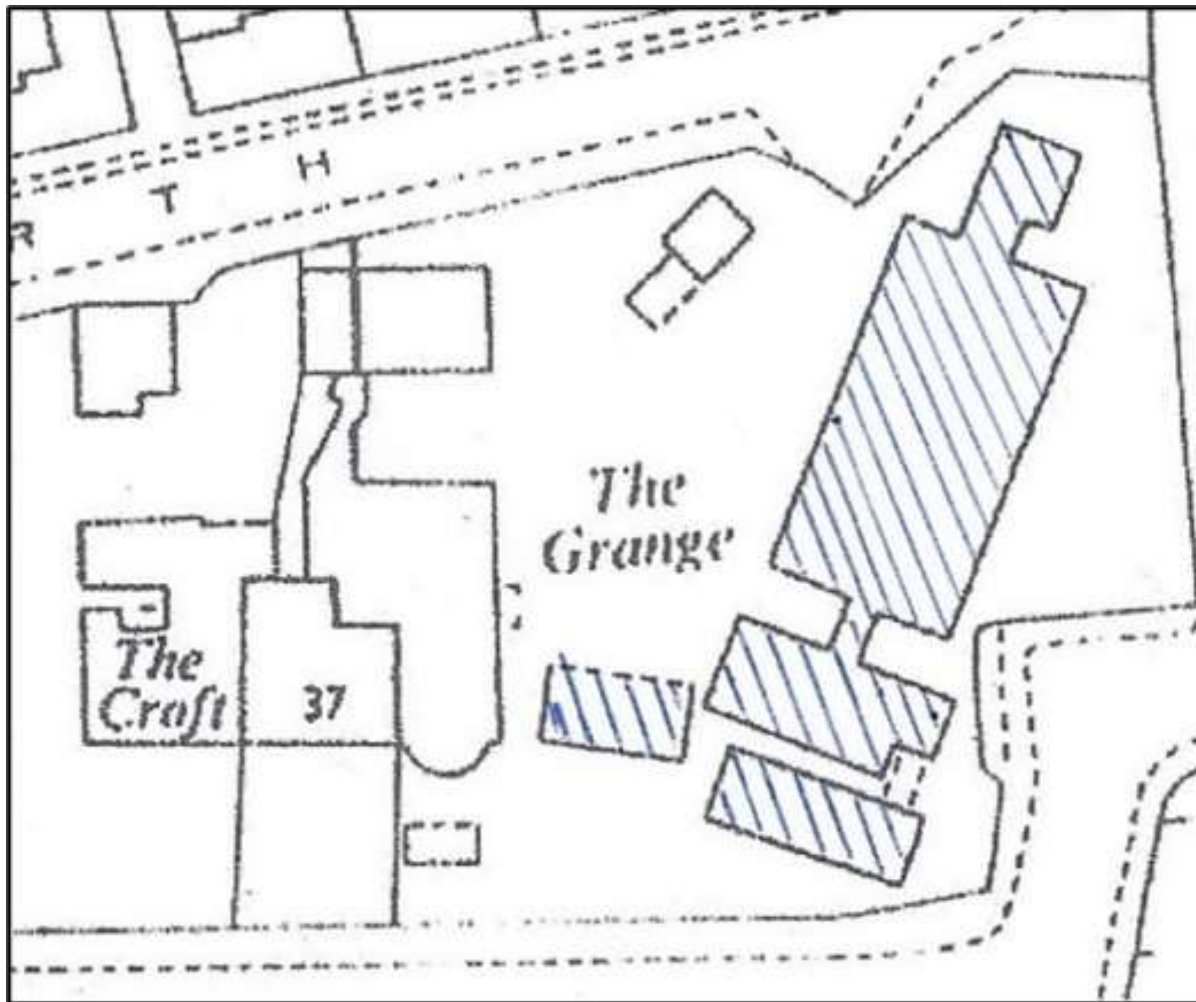
Pebbledashed with tiles between upper and lower bay windows. Recessed front door at the side of the house with an arched porch

Pebbledashed with brick details below the windows Recessed front door with arched porch





Detached house, fully pebbledashed walls with tiles between the upper and lower bay windows.
Front door has a small timber porch (with a nativity!)



The Italianate eastern wing of the Grange was
taken over by the Army in 1939
They also built huts in the grounds and remained
there until 1986.



One resident of Grange Garth spent his two years National Service, working for the RAF Movements Division organising transport arrangements for colleagues.

Appropriately, the air force occupied the upper floor, with the army on the ground floor.



Ray Ward is pictured here with colleagues.
He liked the area so much he bought a house nearby after
being discharged from the RAF - and he still lives there!





Join a guided tour of the Grange Estate
on Tuesday 21 June
Meet at 6pm on the corner of Grange Street
Buy the History booklet here today