

≈≈≈≈≈≈≈≈≈≈≈≈≈≈≈≈

WATERWORKS COTTAGE

(29 Coleshill Road, Sutton Coldfield)

≈≈≈≈≈≈≈≈≈≈≈≈≈≈≈≈

Waterworks Cottage could be more than 250 years old; it may even be a Vesey Cottage! Is there anyone who would like to continue this research to prove it? This is what is known of its history so far



Waterworks Cottage (approx. 1998)

In July, 2001, I was handed brief details, in the way of a photocopy Abstract of Title, relating to some previous owners of Waterworks Cottage, by Mr Arthur Howes, now of 20 Coleshill Road, Sutton Coldfield, who had been an employee of South Staffordshire Waterworks Company from 1953, retiring as a Senior Regulations Inspector in 1985. For many of those years, he lived with his wife, Edna, in Waterworks Cottage as tenants of the South Staffordshire Waterworks Company, who owned the premises.

In describing the cottage to me, he mentioned that it had a spiral staircase, made of wood. He felt that the general appearance of the cottage was very similar to one that he had visited in the 1970s on behalf of the South Staffordshire Waterworks Company. That cottage was situated near to Moor Hall and Wimpeys (the builders) had to obtain dispensation to demolish it in order to build some houses there. The general inference was that the cottage at Moor Hall was possibly a Vesey Cottage and, therefore, Waterworks Cottage could also be a Vesey Cottage.

However, from the outside, Waterworks Cottage appears to be brick built, now rendered, suggesting that it is probably not old enough to be a Vesey Cottage, but it has also been suggested that the brick frontage may conceal a stone interior. In fact, on page 119 of her book *The Forest and Chase of Sutton Coldfield*, Agnes Bracken says that "several ancient houses of stone in the town have been partly reconstructed or faced with brick".

There were originally two cottages on the site and they are likely to have been semi-detached.

One half of them was knocked down to allow for the construction of the railway embankment by the Midland line in the 1870s.

In support of this idea Mr Howes said that, when he had dampproof work done to the end of the building abutting the railway embankment, an inglenook fireplace was found within the chimney, which itself can now be seen standing outside the building, leading him to believe that the chimney was originally integral.



Mr & Mrs AR Howes at Waterworks Cottage in the 60's.

The following is simply a chronology of owners and events that have occurred at the property, together with copies of documents and maps in support, and may prove a useful basis for further research. I have traced records back to the 1760s, when William Jesson was the owner of the land and/or building.



Waterworks Cottage showing 'integral' chimney (1998)

Janet Jordan

A Member of Sutton Coldfield Local History Research Group

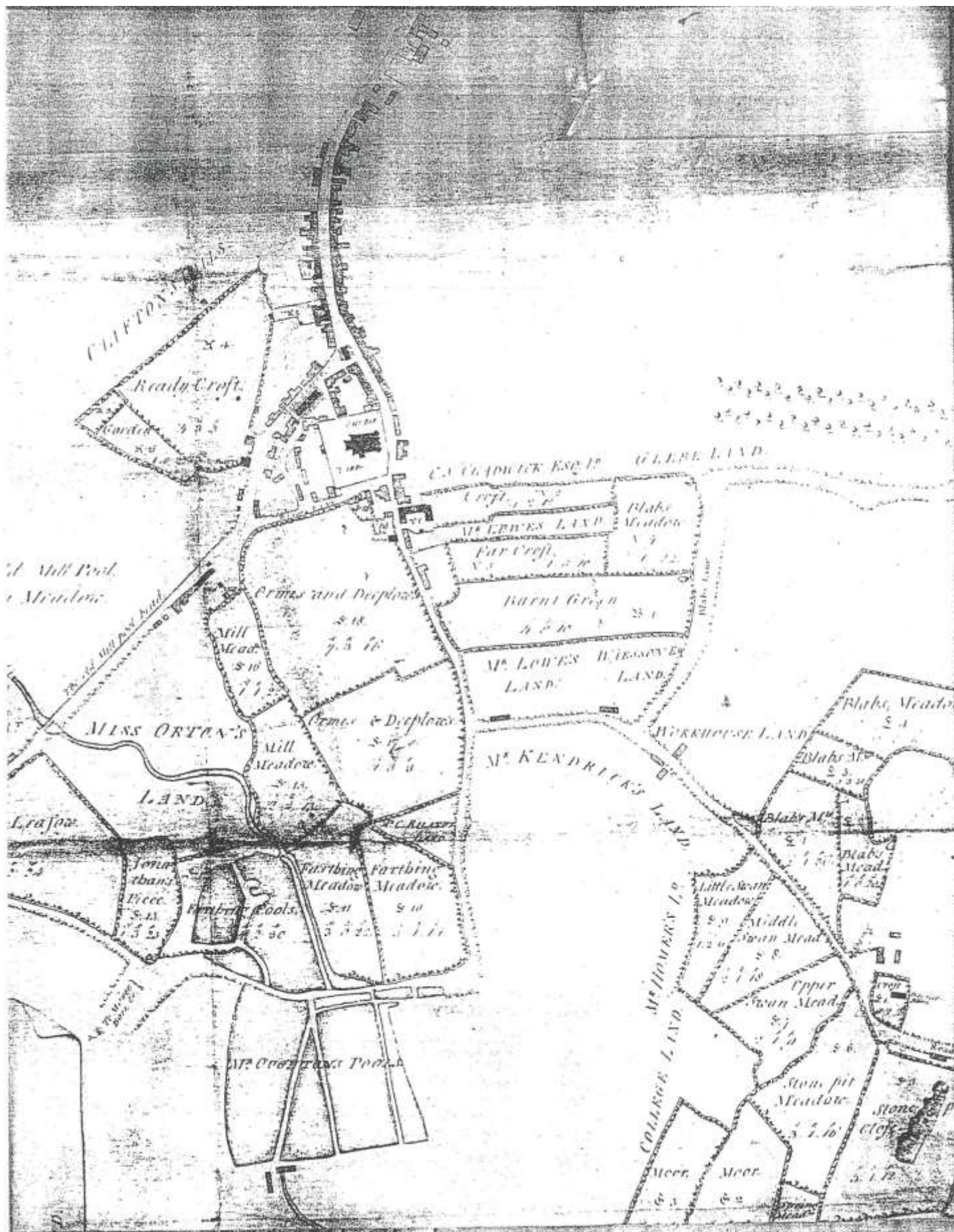
December 2001

A CHRONOLGY

Many sources are at Sutton Coldfield Studies Library, which is referred to here as “SCLSL”

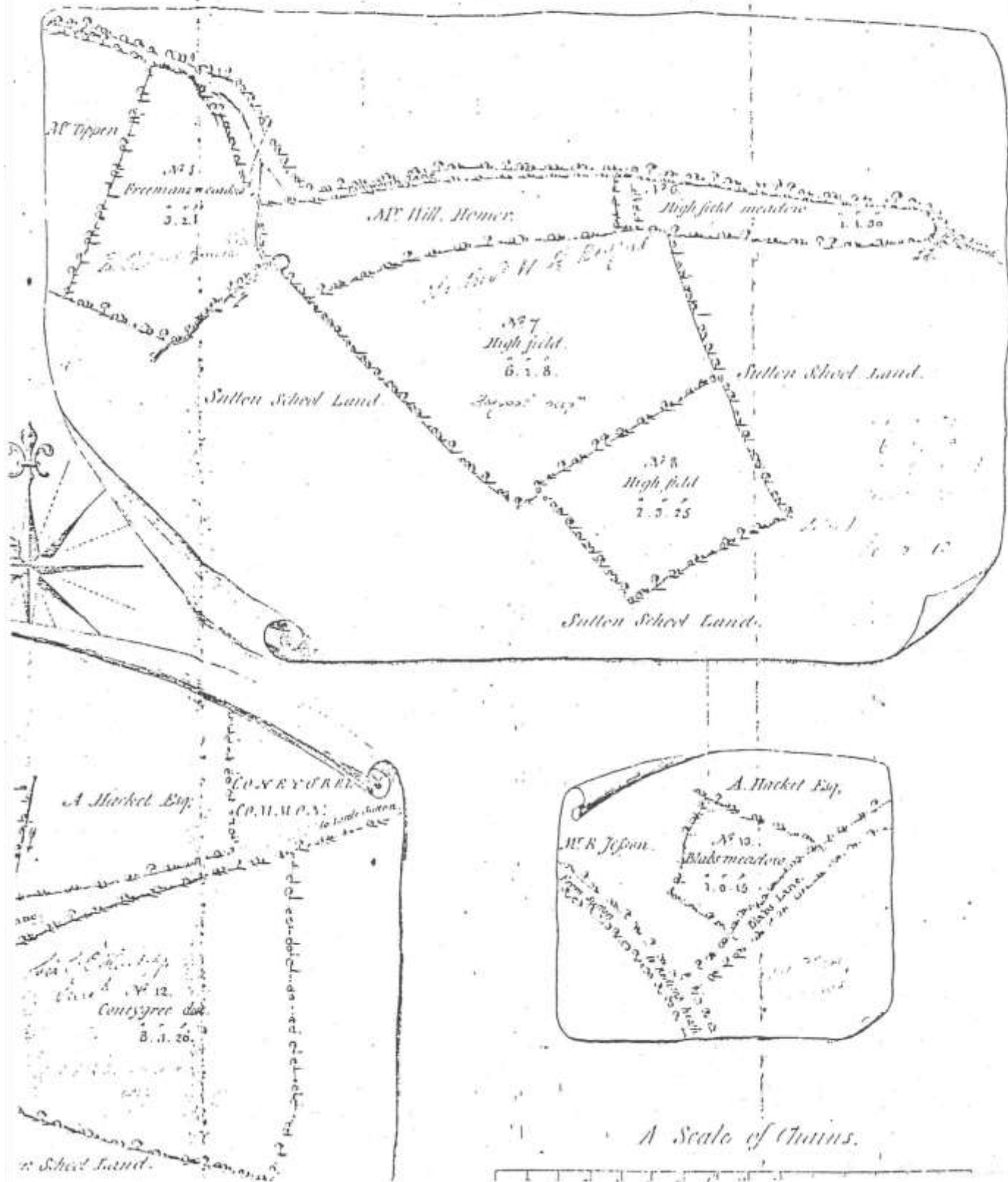
DATE	ADDRESS/DESCRIPTION/ ACREAGE	OWNER	OCCUPIER	SOURCE REFERENCE (copies documents attached where indicated by bold type)
1765	Building appears on Survey Map	W Jesson		Snape's Survey of Andrew Hacket's Land. 1765. (SCLSL) (1)
1776	Land outlined on Survey	R Jesson		Snape's Survey of The Estates of William Jesson (1765) (SCLSL - Ref QSH60.4)) (2)
1808	Land ... situated in the Parish of Sutton Coldfield	Thomas Jesson	Edward Whitehouse	1888 Abstract of Title of T Jesson (altered to Marv Billson) (with Eddowes Perrv & Osbourne documents at SCLSL). Same copy from Mr Howes. (3)
1824	Building appears on map	Thomas Jesson	Daniel Wilkins. Spademaker	Corn Rent Map (No. 835 on Map — see also 837, 838, 839)(SCLSL)
1856	1957 Upper Piece - Garden Nr Gas Works 1949 Garden 1950 Site of Two Houses, buildings and gardens 1951 Lower Piece - Pasture 1950 Buildings: House do do Carthouse Pigsty Stable	-	Joseph Jones	S/C Parochial Valuation Map 1856 No. 1950 = 151 therefore P151 of blue book. (SCLSL) (4)
20/7/1860	A message of land ... in occupation of ...	-	Isaac Grimley	Valuation effects of T Jesson deceased (Birmingham Library Archives MS1396/49).
1875	A house (formerly 2) and land at Sutton Coldfield ...formerly held by Isaac Grimley but now by John Croshaw (yearly tenancy). 2a 5r 10p	-	John Crowshaw	IR Duty (Birmingham Library Archives - M1396165)
1886	Nr Kings Arms		Thomas Taylor	Burgess Roll (SCLSL)
29/9/1888	Building outlined on plan.	Thomas Hayward		Plan on Conveyance: Thomas Jesson (1) Thomas Hayward (2) (with Eddowes Perry & Osbourne deeds at SCLSL - Deeds Ref. No. 234)
1890/1	Near Kings Arms Sutton Coldfield — dwellinghouse	Thomas Hayward	Thomas Taylor	Burgess Roll (SCLSL)

DATE	ADDRESS/DESCRIPTION/ ACREAGE	OWNER	OCCUPIER	SOURCE REFERENCE (copies documents attached where indicated by bold type)
27/9/1893	2 pieces or parcels of land situate at Sutton Coldfield in the County of Warwick bounded on the south side by the road leading from Maney to Coleshill and by the Kings Arms Inn (formerly Kings Head Inn) on the west side thereof by a road or street known as Coleshill Street on the north side by property of Miss Field and on the east side thereof by the Midlands Railway And also messuage tenement or dwellinghouse and outbuildings on one of said pieces of land or upon some part thereof in the occupation of Hannah Crowshaw all coloured pink	Mary Billson		Plan on Conveyance: Thomas Hayward (1) Mary Billson (2) (with Eddowes Perry & Osborne deeds at SCLHL -No 243) (5)
1914 to 1920	"Westwood", Coleshill Road, S/C		Wentworth Harrison	Electoral Roll (SCLSL)
1914	Buildings on map			Ordnance Survey (6)
1923	"Eastwood"	Walter Marriott		Electoral Roll (SCLSL)
24.11.1925	No. 27 Coleshill Road All those two messuages or dwellinghouses with the yards, gardens, outbuildings and appurtenances or dwellinghouses respectively belonging and known as "Eastcroft" and "Westwood" in Coleshill Road	Frederick Stephen Landover		Memo written on Conveyance 27/9/1893
1968	No. 27 Coleshill Road	South Staffordshire Waterworks Company	Mr Arthur R. and Mrs E Howes	Mr Howes
1985			???	Retirement of Mr Howes and vacation of property



Snape's Survey of Andrew Hacket's Land. 1765. (SCLSL) (1)

SUTTON.



Abstract

Title of ^{Wm Perry Bellson} ~~T Jesson Esq~~ to property at
Sutton Coldfield Warwick

at
1808 By his Will of this date Richard Jesson of the Livestock in the Parish
of Handsworth in the County of Stafford Esq gave and devised
unto his son Thomas Jesson his heirs and assigns for ever all
his messuage tenement or Dwellinghouse Buildings farm lands and
hereditaments situate in the Parish of Sutton Coldfield in the
County of Warwick and shew us the holding or occupation of Edward
Whitehouse and appointed his said son Thomas Jesson sole
Executor thereof. Executed & attested by three witnesses

1810 On this date Testator made a Codicil to the said Will in matters
affecting the above devise.

1810 On this date Testator made a 2nd Codicil to his Will in matters
affecting the above devise.

1810 On this date Testator ~~was~~ buried in the Church of Sutton Coldfield

1810 On this date Testator ~~was~~ buried at West Bromwich Church

1810 On this date Will and Codicil was proved by said Thos Jesson
in the Prerogative Court of Canterbury.

1837 By his Will of this date the said Thos Jesson gave and devised at
the ~~same before described premises~~ ^{Barth} unto his son Thomas Jesson his
heirs and assigns for ever And appointed his said son and his son
William Percy Jesson and his cousin Charles Ellis Executors of his Will
Executed in presence of two witnesses

23 1861
15378 On this date said Testator made a Codicil to his ord^m the
newest affecting the above devise

16th September 1859 On this date Testator made a Second Codicil to his said
newest affecting said devise

17 February 1860. On this date Testator died at Harrow.

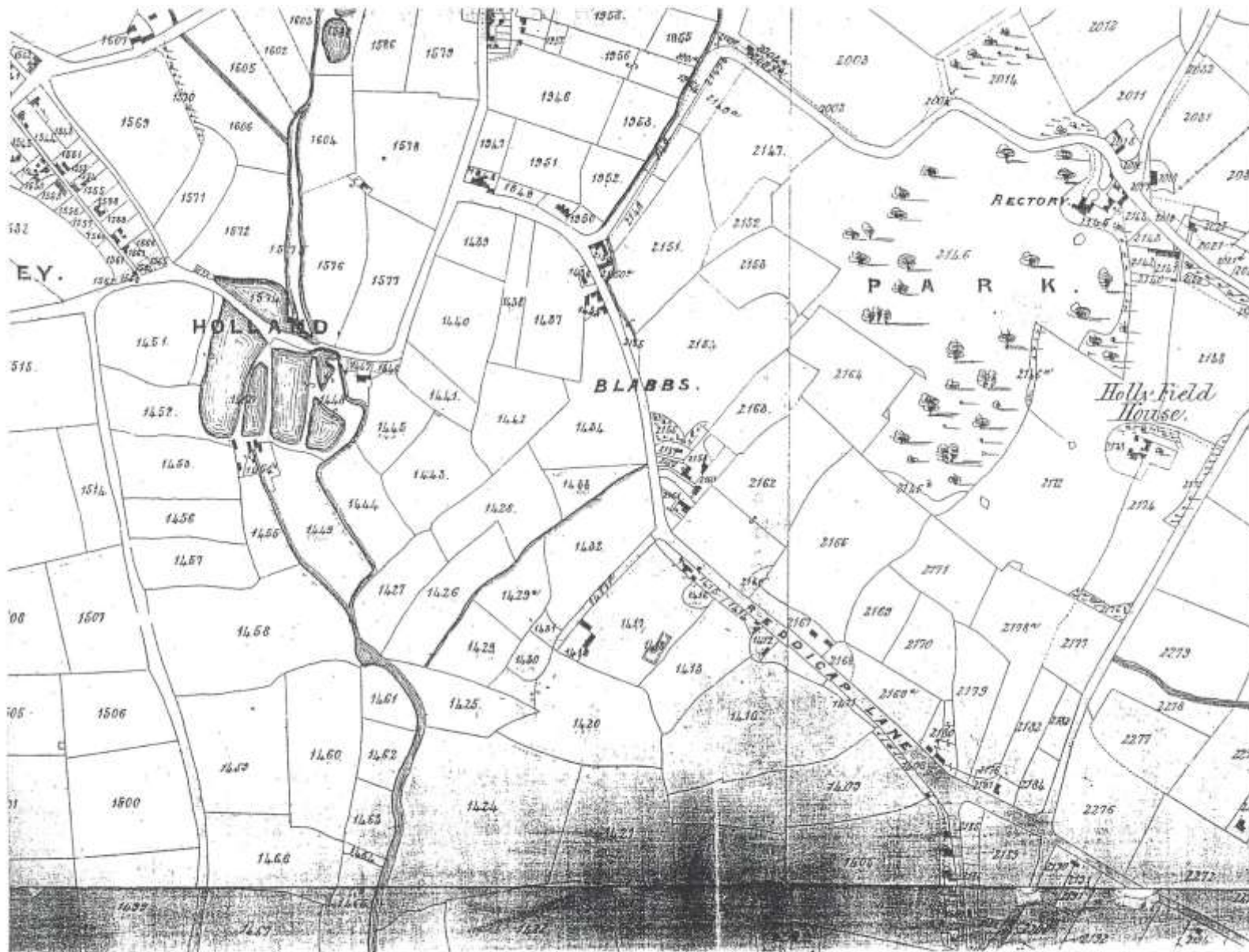
15th April 1860. On this date Probate of Will and two Codicils of said Testator
granted by the Principal Registry to Thomas Jesson and
Jessons 2 of the Executors in the said Will named Power
reserved of making the like grant to Charles Ellis the
named in the said Will

2nd Dec. 1871 On this date Thomas Jesson the devisee died intestate
Probate Estate leaving Thomas Jesson of Ipswich Houghton in the
of Harrow as his only son and heir at law

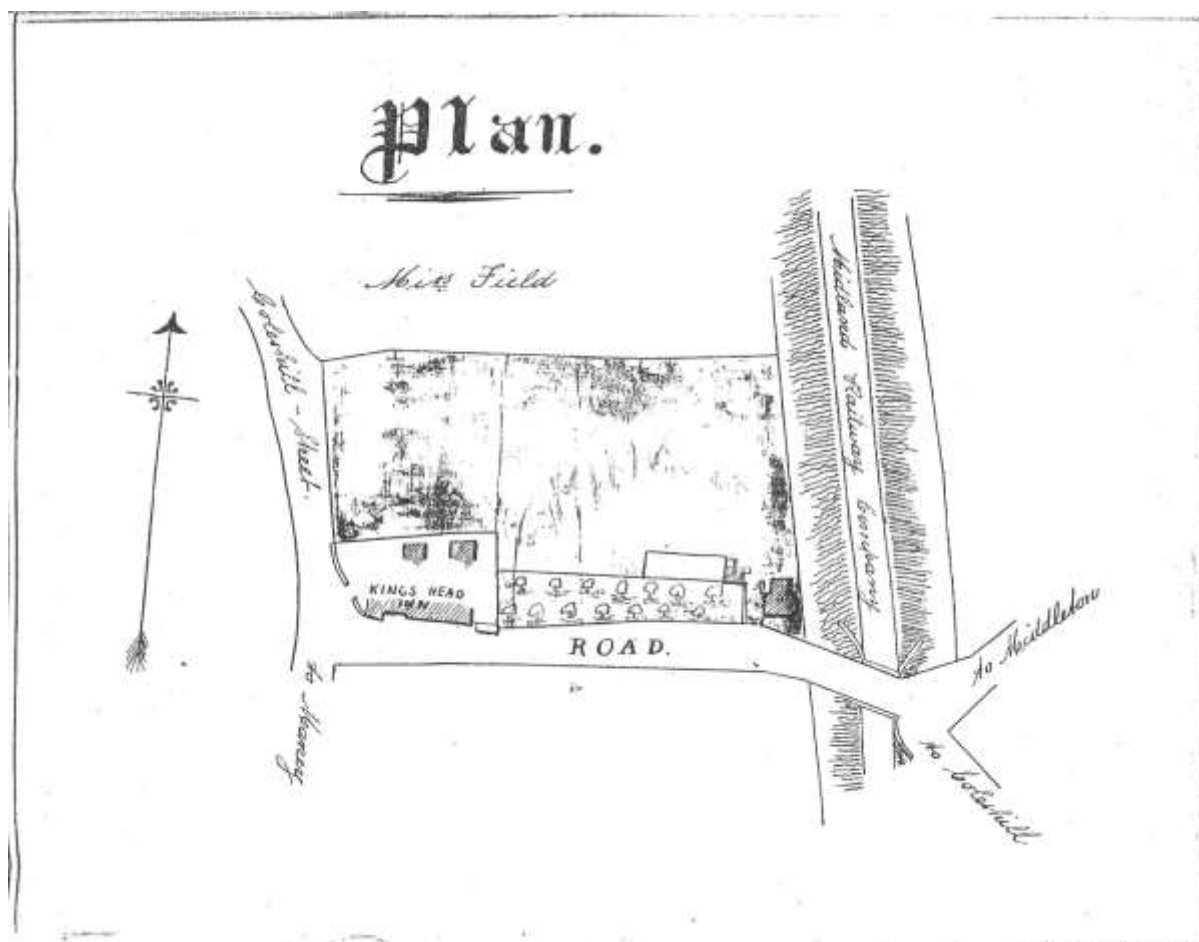
Succession file dated
by Thomas Jesson
July 1860
Annotated House
Harrow as above
Ex of Harrow
produced his
Certificate of Probate
14/10/88
Property described as
a Messuage of land in the Parish of Sutton Coldfield in
of Harrow in the occupation of Isaac Grubbs - annual value
Duty paid 20 July 1860. £25

Succession file dated
by the Jesson the
Hampden Street Harrow
Dec 1871
on death of the Jesson who died 2nd Dec 1871
Property described as
a Messuage (formerly 2) of land at Sutton Coldfield in the Parish of
formerly held by Isaac Grubbs but now by John Aschmann
Average - 2.5.19
Duty paid 31 Dec 1875
Annual value £25
He produced his
Certificate of Probate
23/10/88

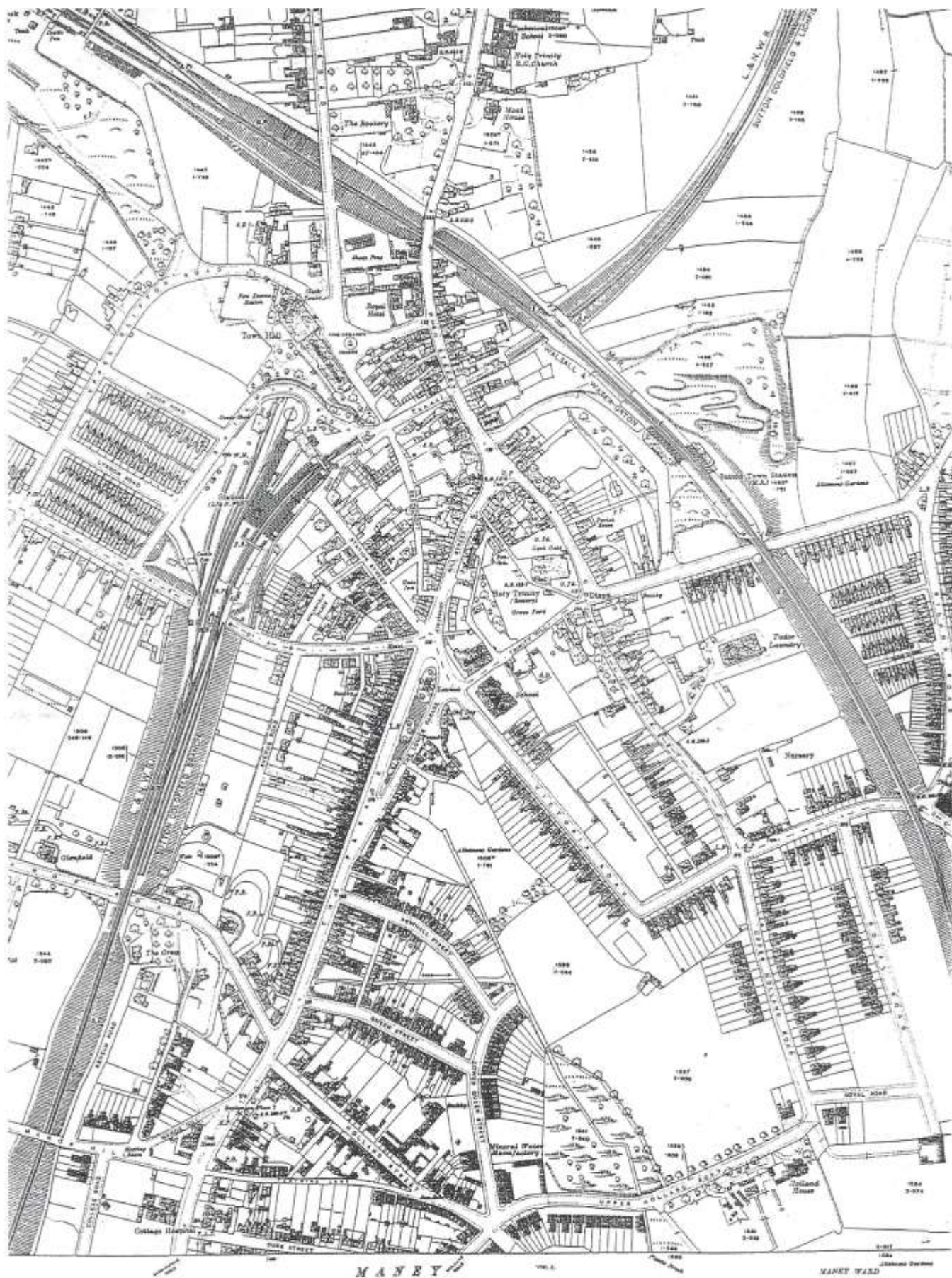
(2)



S/C Parochial Valuation Map 1856
 No. 1950 = 151. therefore, P151 of blue book. (SCLSL) (4)



Plan on Conveyance 27/ 9/ 1893: Thomas Hayward (1) Mary Billson
(2) (with Eddowes Perry & Osborne deeds at SCLHL -No 243) (5)



4 Sheet 1000 10 1000.

Printed and Published by the Director General at the Ordnance Survey Office, Southampton, 1914.

Scale 1/25000

The altitudes of bench marks and surface heights are given in this above the mean level of the sea at Newlyn, and are based on the revised primary levelling of 1912-13. A distance indicated thus (9.26" 54-7) refers to bench marks on buildings, walls, etc. those marked (1) preceded or followed by the height, to surface levels.

Link 100 9