

The Ashdell Estate

The red boundary on the 1849 map shows part of the land awarded to the Duke of Norfolk at the time of the enclosure of the Ecclesall Bierlow commons at the end of the 18th century. Charles, Duke of Norfolk sold 12 acres and 25 perches of this land to Robert Brightmore in 1806, for £1,308. In 1838 Robert Brightmore sold the land, minus the portion taken when the Glossop Road was built (i.e. 8 acres, 2 perches and 27 roods), to John Shepherd, for £4000.

Around 1840 John Shepherd built himself a large house called "Ashdell" on the south-west of his estate. The garden surrounding Ashdell was reputedly laid-out by Robert Marnock, who had designed the Botanical Gardens just a few years earlier. On the western boundary of Ashdell's garden there was a stream that ran south through the garden of the neighbouring house Oakholme, owned by prosperous solicitor Benjamin Burbeary. Before building Ashdell John Shepherd had assured Mr Burbeary that he would be a good neighbour and requested the right of drainage across the Burbeary land. This request was refused. In 1842 John Shepherd began to divert the stream to make a pond and this polluted the water supply to Oakholme. A court case was brought in 1843, heard in 1844, which John Shepherd lost. In April 1844 Shepherd was also in dispute with the Glossop Road trust for encroachment onto land at Broomhill for building a fence wall. In this case he was allowed to retain the wall, provided he laid a quantity of land equal to that taken, near the Fulwood Bar.

Though it was believed that John Shepherd had originally bought the estate as a speculation to let or re-sell in lots to builders, the development of the Ashdell estate was in fact slow and piecemeal. On the 1849 map of the area we see no construction apart from Ashdell itself, a smaller house called Ashdell Cottage nearby, and a new road (Ashdell Road) giving access to both houses. Ashdell Cottage was also owned and built by John Shepherd a short while after he completed Ashdell. At the time of the 1851 census Ashdell Cottage was let to a genteel tenant, Mrs Ruth Carrington, who had previously lived in one of the houses called Broomhill Terrace on the 1849 map (now Westbourne Rd).

The development of the Ashdell estate began during the 1850's with shops being built along Fulwood Road starting at the junction with Glossop Rd. Houses were built at the western end of the estate along Fulwood Rd. Ashgate Rd, providing access to the rear of Ashgate Cottage, and the terrace of eight brick houses called Ash Mount (now listed) was built 1859 -1860. In 1863 the New Connexion Chapel was built at the south-east corner of the estate, where Glossop Rd meets Westbourne Rd. In 1867 the plot for the Wesleyan Chapel on Fulwood Rd/Ashgate Rd (now the Broomhill Methodist Church) was sold to Chapel Trustees. Both chapels were very fine buildings in contrasting styles, unfortunately both demolished in the 1970's (see photographs).

In 1869 John Shepherd sold (or possibly gave?) both the Ash Mount terrace and the facing plots of land on the south of Ashgate Rd to Mr F.W Primrose and Rev. M.H. Moore. At this time Mr Primrose was married to Mr Shepherd's daughter and was living at No.8 Ash Mount. The empty plots facing Ash Mount were developed around 1869-1870 as 'Summerfield', two terraces of elegant houses overlooking a private

open space. Several other plots were sold to build more houses along Westbourne Rd and the upper stretch of Ashdell Rd in 1867-71, including the Hadfield family home on the plot of land directly to the west of Ashdell Cottage (more of which later).

John Shepherd died in 1872 and his remaining estate was sold at auction on 16th July of that year. The sale particulars are given below. The undeveloped plots sold at this auction were mostly built on during the 1870's though Lot 5 remained undeveloped until much later.

Sale 16 July 1872 - Broomhill Property of John Shepherd deceased

Dwelling house & building land at Broomhill and leasehold properties forming estate of John Shepherd Esq. deceased sold by Mr Joseph Nicholson on Tuesday 16 July 1872.

Lot 1 - Freehold land at Broomhill containing 717 sq. yards fronting Ran Moor Road and bounded on the other sides by the Wesleyan Chapel, property of Mr. Jervis and back lane respectively.

Lot 2 - Freehold land 968 sq. yards at junction of Glossop Road and Ashgate Road and bounded on the other sides by property of Mr. George Collis and back lane.

Lot 3 - Freehold land 2488 sq. yards fronting Glossop Road and bounded on the other sides by Ashgate Road and Ashdell Road and rear by lane 15ft wide.

Each of these lots is admirably adapted for the erection of shops and small dwellings.

Lot 4-Freehold dwelling house known as Ashdell Cottage fronting Ashdell Road and now in occupation of Mrs. Shepherd. House contains drawing & dining rooms, good bed rooms, kitchen and other conveniences. Site contains 1408 sq. yards and there is room for erection of stables and coach house and additions to the house.

Lot 5-Freehold land containing 919 sq. yards, junction of Ashdell Road and Westbourne Road bounded on the other sides by property of Mr. George Eaton and Mr. Henry Hardy.

Lot 6- Freehold land containing 1718 sq. yards fronting Ashdell Road and bounded by property of Mr. Henry Hardy and Lots 7 & 8.

Lot 7-Freehold land 1681 sq. yards fronting Westbourne Road and bounded by property of Mr. Henry Hardy and Lots 6 & 8.

Lots 5, 6 & 7 will be sold subject to certain conditions as to class of buildings to be erected and manner in which lots are fenced.

Lot 8— Freehold land 281! sq. yards extending from Westbourne Road to Ashdell Road and bounded on the other sides by Methodist New Connection Chapel and Lots 6 & 7 respectively.

Immediate possession of Lots 1,2,3,5,6,7 & 8 and early possession of Lot 4. All lots adjoin excellent roads, which have been dedicated.

Title of Lots 1-8 shall commence with an indenture dated 21 May 1806 and expressed to be made between Thomas Wybergh, Vincent Eyre on the first part, Charles Duke of Norfolk on the second part and Robert Brightmore on the third part. Purchaser of Lot 1 will accept conveyance of 1/2 of back lane as far as the same abuts upon the Wesleyan Chapel and Lot 1. Lot 2 conveyance of 1/2 back lane as far as it abuts that lot. Lot 3 conveyance of 1/2 the lane 15ft wide which abuts on the said lot and the conveyance will be made subject to the performance of a covenant by the vendor's testator contained in an indenture dated 2 February 1869 and made between testator and the Rev. Henry Medley Moore.

Special restrictions Lot 5, 6 & 7.

Lot 5: one dwelling house or pair of semi-detached houses with out buildings, the outer walls to be faced in stone.

Lot 6: no buildings except dwelling house or houses not less than £40 annual value with out buildings.

Lot 7—dwelling house or houses not less than £30 annual value.