

## Sale of Marl Hall Estate

The Tithe map & schedule give a good idea of the holdings the William family of Marl Hall (although this was not their main residence & was one of their lesser estates) held in the Creuddyn area. In the Llanrhos parish (1841) Thomas Peers Williams of Marl held about 34% of the land in this parish; some 1065 acres out of a total of 3105 acres. In the adjoining Llangwstenin parish (1845) he held about 43% of the land; some 541 acres out of a total of 1250 acres.

After Thomas Peers Williams died in 1875, his son Lt Gen Owen Lewis Cope Peers Williams inherited the vast estates held by his father. The first sale of the Craig-y-Don Estate included land in the parishes of Llangwstenin, Llanrhos, Llandrillo-yn-Rhos, Llysfaen, Llangelynin & Town of Conway. Part of this was the Marle Demense, Marle Farm & parts of Talsarn and Ferry Farm. The sale/auction was held at the Castle Hotel in Conwy on the 23<sup>rd</sup>, 24<sup>th</sup>, 25<sup>th</sup> June 1884 and the auctioneers were William Dew & Son<sup>1</sup>. The furniture would appear to have been sold in an earlier sale in 1856 by auction.<sup>2</sup> Once this land came onto the open market, just as today, there were plenty of property developers wanting to build & sell houses!

The sale catalogue gives a wealth of detail about the lots to be sold and the suitability as building lots is heavily emphasised! Such as Lot 3, Stablua (about the corner of present day Warren Drive)- *'situated on the Old Llandudno road, having a wide frontage thereto, as a site for residence it cannot be surpassed.'* Lot 12, Yr Efail & part of Marle (Yr Efail is still on Marl Lane).. *'a comfortable cottage and outbuilding on this lot, land is very superior, situated immediately in front of Bodyscallen and commands fine scenery. A good spring of water.'*

A further sale of land was held in 1889 on the 3<sup>rd</sup> August with the auction held at the Castle Hotel in Conwy and the auctioneers were again Mr. William Dew & Son<sup>3</sup>. Possibly not all the land in previous sale sold although it appears the other land was included in this sale. The sale is described as a sale of land in Marle, the Marle & Ferry Farms, The Ferry Hotel & Grand building sites as well as the Penrhyn Mawr Farm. The description of the land is given in flowing terms... *'These lots include Marle Mansion &*

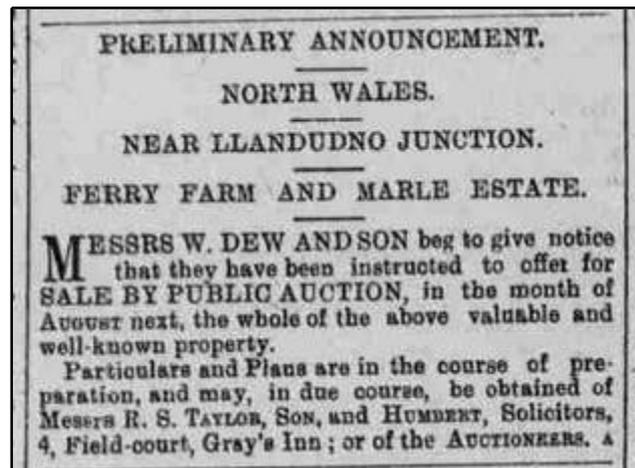
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<sup>1</sup> CSC/14/111 Conwy Archives

<sup>2</sup> North Wales Chronicle July 19<sup>th</sup> 1856

<sup>3</sup> CSC/14/113 Conwy Archives

*Demense, Marle Farm House and the Ferry Farm Hotel (fully licensed), all of which are described below and several cottages; also numerous excellent building sites, with good road frontages, for the erection of substantial residences which the close proximity of Llandudno Junction station must render very valuable. Many of them command grand views of the Carnarvonshire Mountains and the surrounding lovely scenery and could be made into charming villa farms.'*



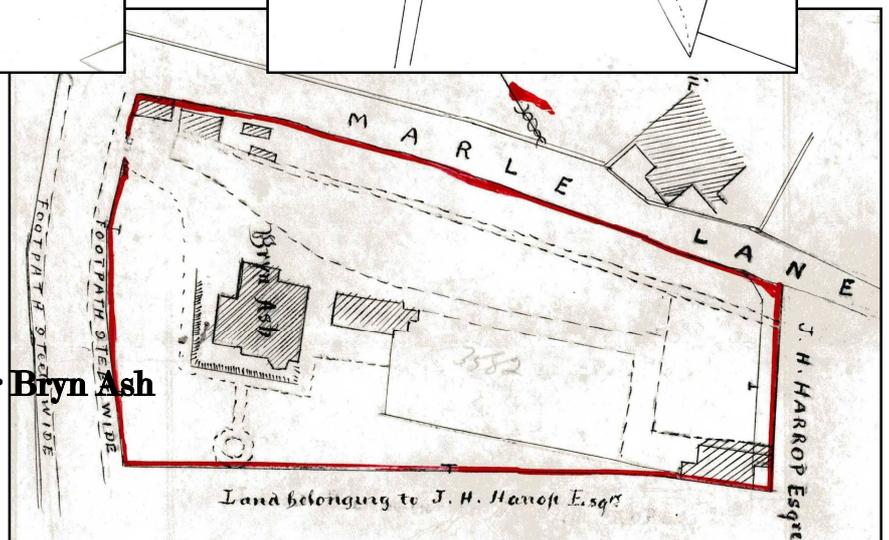
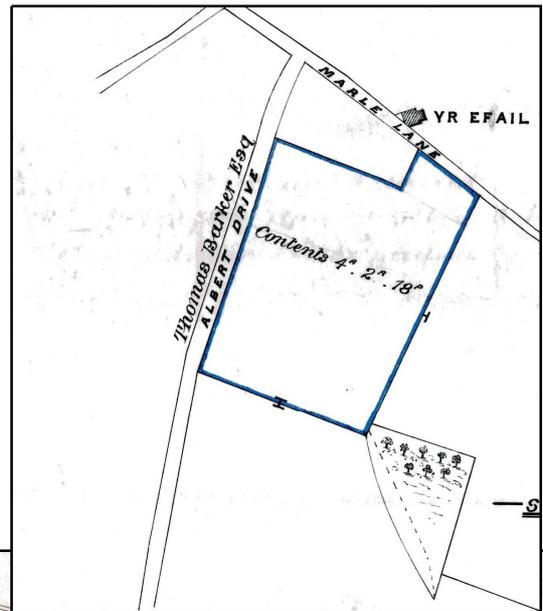
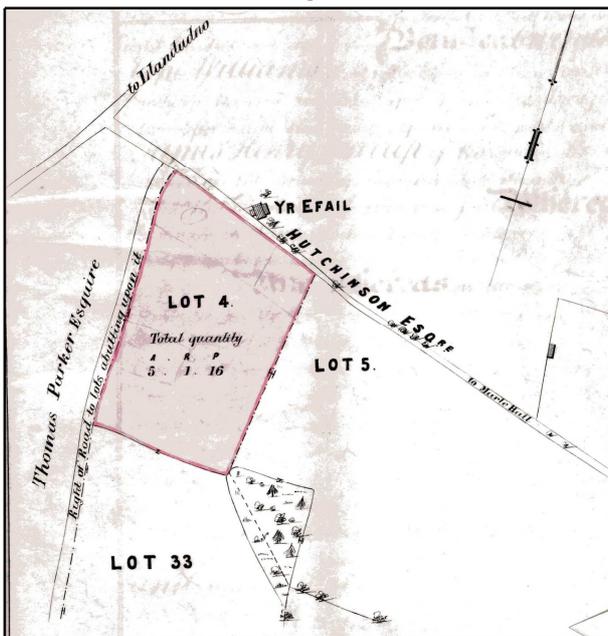
**Notice in the North Wales Chronicle June 29<sup>th</sup> 1889**

The sale catalogue is interesting as one copy has hand written notes by each lot, possibly indicating who brought which lot and how much for; many are just initials or the bid price (Lot 4, part of Cae Cid, Marle Farm formed part of the land my present house stands on & the 260 written in margin corresponds to the £260 James Henry Harrop paid for this Lot of land as shown in the title deeds to Bryn Ash).

Deeds for Bryn Ash include an indenture between Owen Lewis Cope Williams of Temple House, Bisham in the County of Berkshire and Lieutenant General in Her Majesty's Army (vendor) of the one part and James Henry Harrop of 105 Queens Road, Oldham in County of Lancaster, Mill Finisher (purchaser) of the other part; dated August 30<sup>th</sup> 1889 by auction at the Castle Hotel, Conway of certain hereditaments situate in the County of Carnarvon....the Purchaser was the highest bidder and was declared the purchaser at the price of two hundred and sixty pounds....Lot 4 of the property described in the Particulars of Sale (Lot 4 comprised 5 acres 1 rod 16 perches; part of Cae Cid and the tenant was Thomas Williams, living at Marl Farm. He had already been given notice that his tenancy would cease on 13<sup>th</sup> November 1890).

This plot of land went from the corner of Marl Lane/Albert Drive, along Marl Lane to about the position of Marl View Terrace and down to the copse of trees at the back of the 'Hotpoint Club'. From the corner of Albert Drive to down about the position of Albert Drive Gardens and across to the trees by Hotpoint Club (Marl Lane & the newly laid out road of Albert Drive existed but none of the other roads/houses present now existed then). Mr. Harrop then had the house Bryn Ash built on the corner of Albert Drive & Marl Lane. The house plot extended along Marl Lane to Shamrock Terrace (later in 1951 the land was split into two halves).

The remainder of this large plot (some 4 acres 2 rods 18 perches) was sold to Mr Albert J. Oldman, an auctioneer & later lived in Stamford St in Deganwy, for £1100 in an indenture dated January 31<sup>st</sup> 1896. The house Bryn Ash had sold to Mr Albert Oldman in the previous year, in an indenture dated August 27<sup>th</sup> 1895. He did not appear to live there but used it as surety for mortgage (although the property seemed to be rented out by the various mortgagees named in the deeds).



**Plans in the title deeds for Bryn Ash**



The North Wales Chronicle of the 19<sup>th</sup> May 1900 wrote about the development of Deganwy and the formation of a new company called the Marl Park Land Company Ltd. The company had been formed in the object of developing for sale several pieces of land abutting the main road leading from Deganwy to Llandudno Old Junction station and Victoria Drive and intersected by Albert Drive and Overlea Avenue. There is a list of subscribers and also gives the directors who included O.S. Pilkington of Bryn Cregin, Deganwy, Mrs. Ayling of Rhedynva, Abbey Rd. Llandudno, and R. Conway of Mostyn St. Llandudno.

It was considered the land fronting Overlea Ave. and Albert Drive was suitable for houses of moderate size, of good quality and appearance, with a garden and space for stabling if desired! Residences of this class will find a ready sale and can be easily let, as many persons prefer a house and garden, with good railway facilities, to a house in town with little more space than the site of the house!

In 1902 part of this land (around Warren Drive area) was offered to the University College of North Wales but not accepted.<sup>67</sup>

On the 19<sup>th</sup> May 1910 a sale by auction of Freehold building sites from the Marl Park Estate<sup>8</sup> was held at the Deganwy Castle Hotel; the auctioneer was Mr. Matthew Ryan. The area covered was from Warren Drive up to Overlea Avenue, towards Albert Drive and then towards Victoria Drive (presumably the land had been bought at the 1889 sale). The sale catalogue is interesting as there several photographs of the building sites which show the area before it was developed (a few buildings/houses can be discerned so the approximate location of photographs can be worked out). The catalogue describes the area as follows *'a valuable building estate, occupies a unique and delightful position on a good elevation above the level of the sea. All sites have a southern & south-western aspect and command magnificent views of the Conwy valley and river, the old Town of Conwy (with its ancient castle in the foreground), the Carnarvonshire & Denbighshire Hills, as well as the coast of Anglesea.'* It then goes on to describe how the estate is eminently suitable for whole or partial development and that there is a large demand for villas in this locality. Also suggests that the area would be suitable for high class Hydros or Convalescent Institutions.

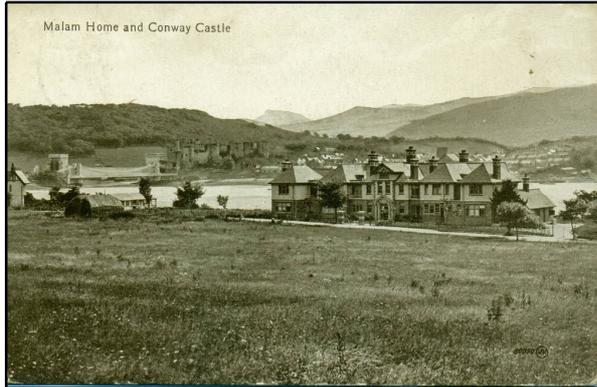
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<sup>6</sup> Manchester Courier & Lancashire General Advertiser April 12<sup>th</sup> 1902

<sup>7</sup> Cmaps & plans 24/5 Conwy Archives

<sup>8</sup> CSC/14/146 Conwy Archives

One convalescent home built was the Edward Malam Home on Warren Drive, dated 1913. Edward Malam, a brewer in Stoke on Trent, bequeathed a sum of £30,000 to £40,000 to his native town of Tunstall (Staffordshire) for the funding a convalescent home to benefit the people of Tunstall suffering from ill-health.<sup>9</sup> The home was used as an auxiliary military hospital in the 1WW. In 1966 the home was sold and the monies put in an endowment fund to help people in Tunstall.



**Edward Malam Home, Warren Drive**

By 1933 the Marl Park Land Company went into 'voluntary liquidation'.<sup>10</sup>

The OS map of 1900 (revised in 1898) shows a few medium sized houses had been built down Albert Drive with a few large houses built on Warren Drive. The OS map of 1912/13 shows a few additional features such as Broad Street School (now Ysgol Maelgywn) built in 1907<sup>11</sup>, and opposite the children's union home, Blodwel, opened in 1926. The nearby Capel Caersalem was built in 1908<sup>12</sup> & Memorial Church, now Capel Coffa, was built in 1902<sup>13</sup>. The Presbyterian Church on Ferndale Road was built in 1900<sup>14</sup>. Down the road from this church Vale Laundry was started by Mr. Ernest Roobottom of Wolverhampton in 1926.<sup>15</sup>

Bethel Chapel on the corner of Overlea Avenue & Pentwyn Hill was built in 1905<sup>16</sup> and replaced the Wesleyan Chapel further up Pentwyn Hill (now site occupied by Ty'n-y-Coed Cottages).

<sup>9</sup> Our Mail Budget, 29<sup>th</sup> November 1909

<sup>10</sup> Marl Park Land Company liquidation. London Gazette 7<sup>th</sup> March 1933. 19<sup>th</sup> May 1933

<sup>11</sup> Date on school wall 'Council School 1907'

<sup>12</sup> Date on Chapel entrance

<sup>13</sup> [www.coflein.gov.uk](http://www.coflein.gov.uk)

<sup>14</sup> [www.coflein.gov.uk](http://www.coflein.gov.uk)

<sup>15</sup> NWWN March 28<sup>th</sup> 1974

<sup>16</sup> Date on side wall of Chapel

Adjacent to the Marl Park Estate was the land held by Thomas Barker of Plas Gogarth, Llandudno (the name Barker is written by Lot 40 'Ferry Farm' & Lot 27 'Old Ferry Cottages' in the 1889 sale catalogue, and the sale catalogue of Thomas Barker's land refers to the conveyance dated 20<sup>th</sup> November 1889 made between Owen Lewis Cope Williams of the one part & Thomas Barker & George Barker of the other part).

The land held by Thomas Barker was plots situated around Ferry Farm Road & Vale Road and up to Victoria Drive (the row of railway cottages with the date 1872 along Glan-y-Mor Rd and Omnibus garage (later Crossville) were already there). The land was sold by auction on 2nd May 1930 at the Station Hotel in Llandudno Junction<sup>17</sup>. Much is made in the catalogue that the land is in easy distance of the station and that it is '*admirably adapted for the erection of smaller type of residences now in such demand*'.

A further sale of Thomas Barker's land was held on June 3<sup>rd</sup> 1932<sup>18</sup> at the Station Hotel, Llandudno Junction. It would appear that the plots of land adjacent to Victoria Drive were sold in the first sale as the second sale offered the plots around Ferry Farm Road & Vale Road. The catalogue notes that '*the Llandudno peninsula embracing Colwyn Bay, Rhos-on-Sea, Craig-y-Don & Conway residential areas, has of recent years assumed a position of undisputed pre-eminence in point of steady progressive development. At Llandudno Junction the natural stopping place serving the district, new bank premises & other buildings of commercial importance are spring up to meet the growing needs of this purely commercial area*'.

The OS map of 1937 shows much of land held by the Marl Park Estate Ltd & by Thomas Barker had been developed with houses along Warren Drive, St. Hilary's Drive, Overlea Avenue, St. George's Drive, Albert Drive & Victoria Drive although not all the plots were taken and the top end of St. George's Drive was yet to be built on. It is interesting that the road layout shown in the catalogue of 1910 for the Marl Park Estate Ltd was not actually done; there were four side roads coming off Warren Drive leading up to Overlea Avenue. In the end, the spur of Warren Drive was built and St. Hilary's Drive sweeps down from Overlea Avenue to join Albert Drive. It was intended that Overlea Avenue should run from Pentwyn Hill across Albert Drive to join up with Victoria Drive; the OS map of 1937 shows a spur 'Overlea Avenue East' coming from Victoria Drive but in the end Overlea Avenue did not continue to Victoria Drive

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<sup>17</sup> CSC/14/87 Conwy Archives

<sup>18</sup> CSC/14/97 Conwy Archives

From Victoria Drive over to Marl Drive council housing was built in the 1930's.



The OS map of 1957 shows the development described so far but there were still plenty of open spaces. Later in the 1960's the area at the top of Albert Drive was developed. Several of the large Victorian houses such as Barnfield and Bryn Marl on Marl Lane were demolished and newer smaller houses built on this land. In the case of Bryn Estyn, the house is still there but subdivided now, and its land now has a housing estate. More recently, housing development by MacBryde's is currently being built at the top end of Victoria Drive, known as Victoria Park. On Marl Lane, Anwyl Homes are developing Parc Marl.



Above Victoria Parc,  
opposite Plan for Parc Marl

