

MANORIAL HERITAGE REGISTRY HISTORICAL RECORD EXTRACT

MHR-M-0003309 • MANOR
AGDEN MANOR

Evidence status: Unverified
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Location: Agden (Lymm), Cheshire
Associated places: Agden (Lymm), Cheshire

LORDSHIP / TITLE ASSOCIATIONS

ABOUT THE MANOR

Agden Manor was a small Cheshire estate in Agden, within the historical parish and hundred of Bucklow, now associated with Lymm. Medieval and early modern deeds used the forms Aketon and Acton, while Agden became the customary name. The estate comprised two distinct moieties. One moiety was held in the reign of Henry III by William son of Simon de Lee, who granted it to his son-in-law William Rag; William Rag subsequently adopted the name William de Aketon from his residence there. That moiety descended through the Aketon family to Ellen, daughter of William de Aketon, and by her marriage to John Daniel of Agden. After Ellen's second marriage to Thomas Warburton, she settled her Agden lands on William Venables and Ellen, daughter of John Daniel. The other moiety was held of the barony of Dunham-Massy and was recorded in the early fifteenth century in the hands of Robert Warburton. Agnes, widow of John Leech and daughter and heir of Robert de Aketon, sold that moiety to Sir John Savage in 1418; the Savage interest was sold by Sir Thomas Savage to George Venables of Agden in 1619. By 1619 George Venables therefore held the whole manor, except Ousingcroft Farm and its appurtenances, which had previously been separated from the Savage moiety. The Venables estate continued through the later seventeenth and early eighteenth centuries, and the heiress of George Venables married Sir Philip Touchet Chetwode in 1727. Sir John N. L. Chetwode was described as sole proprietor of Agden in 1850, while Agden Hall was still associated with the Chetwode ownership in early nineteenth-century reference works. No distinct feudal or peerage title belonging to Agden Manor itself has been established; the barony of Dunham-Massy was an

overlordship
of one moiety, not an associated title of this manor.

OWNERSHIP / HOLDER ACCOUNT

The securely documented descent begins with William son of Simon de Lee in the reign of Henry III, who granted one half of Agden, then called Acton, to his son-in-law William Rag. William Rag was later known as William de Aketon. The first moiety descended by entail to William de Aketon's daughter Ellen, who married John Daniel of Agden in the thirty-eighth year of Edward III. Ellen subsequently married Thomas Warburton and, after his death, covenanted in 1401 to settle her Agden lands on William Venables and his wife Ellen, the daughter of John Daniel. Their issue and succeeding posterity held that moiety through 1669. The second moiety was held of the barony of Dunham-Massy. Robert Warburton held it in 3 Henry IV, and Agnes, widow of John Leech and daughter and heir of Robert de Aketon, sold it to Sir John Savage in 6 Henry V, 1418. Sir Thomas Savage sold the reversion to George Venables of Agden in 17 James I, 1619. At that point George Venables held the whole manor apart from Ousingcroft Farm and its appurtenances. A 1662/3 Chetwode settlement identifies George Venables of Acton or Agdon and his son Richard in connection with Agdon Hall and the wider Agden estate. Later antiquarian evidence states that the sole daughter and heiress of George Venables married Sir Philip Touchet Chetwode in 1727. Sir John N. L. Chetwode was sole proprietor in 1850. The publicly accessible evidence located does not establish a complete named succession after the mid-nineteenth century and does not justify extending the historical ownership chain to modern occupants or freehold purchasers.

CONVEYANCE / DESCENT

- Reign of Henry III (1216-1272) | William son of Simon de Lee | Earlier possession; no preceding conveyance is stated. | | Sir Peter Leycester, Historical Antiquities, account of Agden in the Antiquities of Bucklow Hundred, page 202; the cited original was then in the possession of Venables of Agden.
- Reign of Henry III (1216-1272) - 1270 or later | William Rag, later William de Aketon | Granted one moiety by William son of Simon de Lee to his son-in-law William Rag, for homage and service and to the heirs of William Rag by Agnes, daughter of William son of Simon de Lee. | | Sir Peter Leycester, Historical Antiquities, account of Agden, citing the original deed in Lib. C, fol. 265 a-b, and a release dated 1270.
- 38 Edward III (1364-1365) | John Daniel of Agden | The moiety came to John Daniel, son of

William Daniel, in marriage with Ellen, daughter of William de Aketon, by entail. | | Sir Peter Leycester, Historical Antiquities, account of Agden, citing Lib. C, fol. 266 m.

- After 38 Edward III (after 1364-1365) - After the death of Thomas Warburton; before 2 Henry IV (before 1401) | Ellen, formerly wife of John Daniel and later wife of Thomas Warburton | Continuation through Ellen's marriage and widowhood; no separate conveyance into the Warburton holding is stated. After Thomas Warburton's death, Ellen covenanted to settle her Agden lands on William Venables and his wife Ellen. | | Sir Peter Leycester, Historical Antiquities, account of Agden, citing Lib. C, fols. 265 f-k and 266 m.

- 2 Henry IV (1400-1401), deed dated 1401 - 1669, according to Leycester | William Venables and Ellen, his wife | Ellen, after the death of Thomas Warburton, covenanted by deed to settle all her lands in Agden on William Venables and his wife Ellen, daughter of John Daniel and Ellen. | | Sir Peter Leycester, Historical Antiquities, account of Agden, deed dated 2 Henry IV, 1401, citing Lib. C, fol. 265 f-k.

- 3 Henry IV (1401-1402) | Robert Warburton | Recorded as holding the other moiety of Acton in the Dunham-Massy rental; the preceding transfer is not stated. | | Sir Peter Leycester, Historical Antiquities, account of Agden, citing the old Dunham-Massy rental, Lib. B, page 209.

- 6 Henry V (1418) | Sir John Savage of Clifton | Purchased the second moiety from Agnes, widow of John Leech of Altrincham and daughter and heir of Robert de Aketon and Jone his wife. | | Sir Peter Leycester, Historical Antiquities, account of Agden, sale dated 6 Henry V, 1418, citing Lib. C, fol. 265 g.

- Before 17 James I (before 1619) - 17 James I (1619) | Sir Thomas Savage, Baronet | Inherited or otherwise held the Savage reversion in the second moiety and sold it to George Venables of Agden the elder in 1619. | | Sir Peter Leycester, Historical Antiquities, account of Agden, sale in 17 James I, 1619, citing Lib. C, fol. 265 g.

- 17 James I (1619) - After 1662/3; recorded as part of the Agden descent in 1669 | George Venables of Agden the elder | Purchased the second moiety from Sir Thomas Savage. The other moiety was already held by the Venables family through the settlement of 1401. | | Sir Peter Leycester, Historical Antiquities, account of Agden; Chetwode Papers handlist, item 70, settlement dated 27 February 1662/3.

- 27 February 1662/3 | Richard Venables of Agden | Named with his parents in a marriage settlement concerning Agdon Hall and associated lands; the instrument does not by itself establish a completed transfer of the manor to Richard. | | Keele University, Chetwode Papers handlist, item 70, settlement upon the marriage of Richard Venables and Mary, 27 February 1662/3.

- 1727 | Elizabeth Venables and Sir Philip Touchet Chetwode | The sole daughter and heiress of George Venables of Agden married Sir Philip Touchet Chetwode, bringing the Agden property into the Chetwode family by heiress succession. | | Samuel Bagshaw, History, Gazetteer and Directory of the County Palatine of Chester, 1850, entry for Agden; corroborated by the Venable family account derived from Cheshire pedigrees.

- By 1850 | Sir John N. L. Chetwode | Later Chetwode succession; the precise intervening transfer from Sir Philip Touchet Chetwode's descendants is not stated. | | Samuel Bagshaw, History, Gazetteer and Directory of the County Palatine of Chester, 1850, entry for Agden.

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