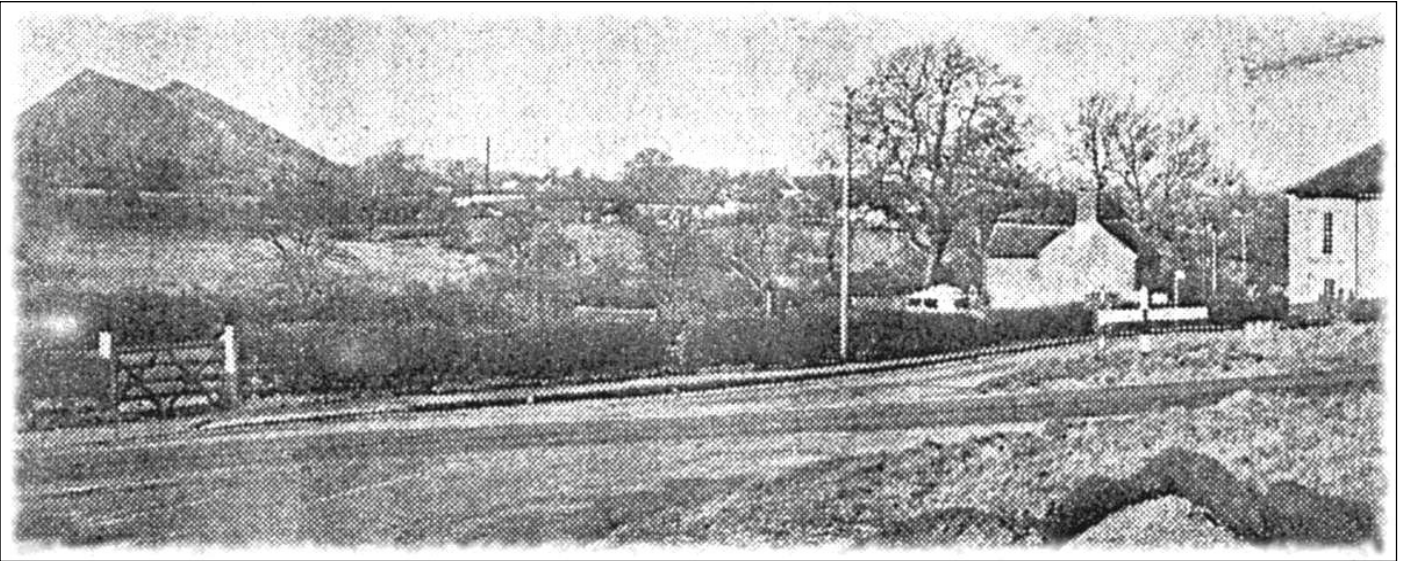


**LOWER MOOR ROAD, COLEORTON - A PART  
OF THE FORMER AREA OF "ROTTEN ROW"**

**A JOURNEY BACK IN TIME**



**THE PHOTOGRAPH SHOWS THE START OF LOWER MOOR ROAD,  
COLEORTON c.1970, PRIOR TO THE COLEORTON BYPASS AND THE  
REALIGNMENT OF THE CROSS ROADS.**

**NEW LOUNT COLLIERY SPOIL HEAPS ARE IN THE DISTANCE WITH THE  
BEAUMONT ARMS ON THE FAR RIGHT  
WITH MINERVA COTTAGE ? OPPOSITE**

**DRAFT  
ONGOING PROJECT**

**BY SAMUEL T STEWART - SEPTEMBER 2024**

## **PREFACE**

On Lower Moor Road between the cross roads and the brook, there existed in the 20th century - a Primitive Methodist Chapel, A Sunday School and social community centre (in the old Primitive Methodist Chapel), a public house, a public beer house, a post office with shop and a garage with shop. There were around 13 residential properties including the pubs adjacent to Lower Moor Road.

This publication is intended to preserve some of the history of Lower Moor Road. Hopefully more photographs of the old properties and the history surrounding them will come to light.

When planning restrictions were lifted following the building of the Coleorton bypass and the realignment of the cross roads there was an explosion of new builds and a few upgrades of existing properties. If the reader refers to the map at the end of the publication this will provide a clear picture of how Lower Moor Road has undergone some major changes.

### **COMPLIMENTARY READING WHICH RELATES TO THE AREA OF LOWER MOOR ROAD AND ARE FREE TO DOWNLOAD AND READ ON THE AUTHOR'S WEBSITE -**

[samuelstewart.com](http://samuelstewart.com)

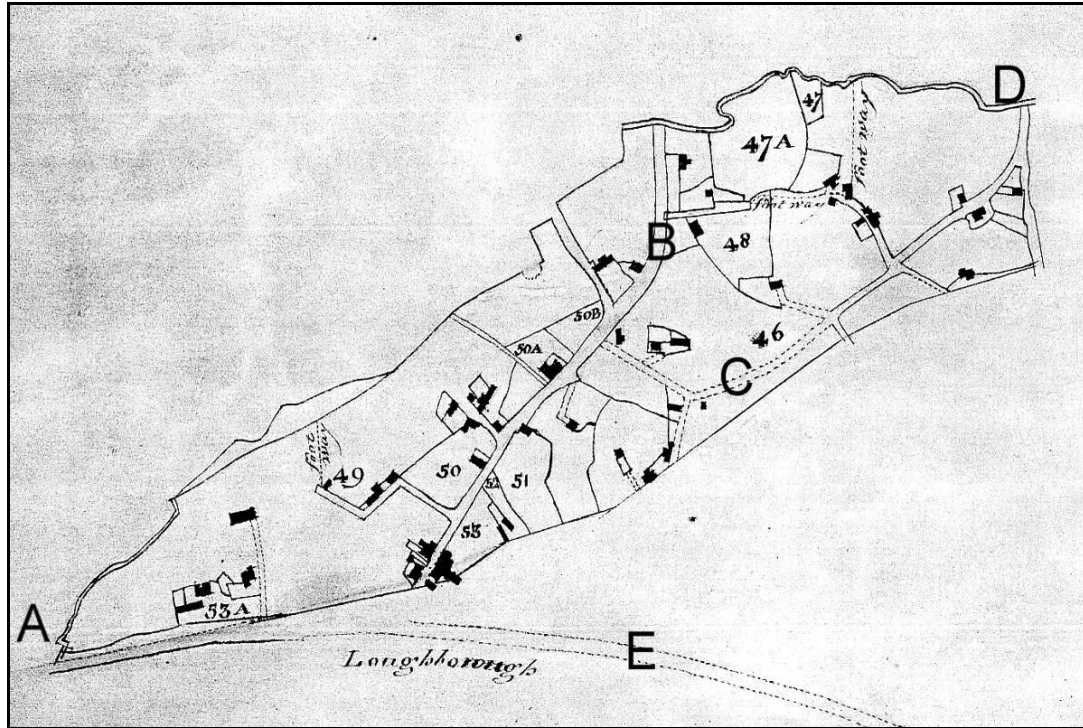
- John Kendrick, Local business Man and His Family
- The development of Primitive & Wesleyan Methodism In the Local Area
- The Beaumont Arms, Coleorton
- The Blacksmith Arms Beer House, Coleorton
- Coleorton Beaumont Cricket Club 1852 - 1923
- A Short Story About Local Ice Cream Making In The First Half Of The 1900s (Lower Moor Road)
- Rotten Row, Coleorton
- A History Of Coleorton (As Seen Through The Eyes Of The Newspapers)
- Messr's Boulton's Coal Mine In the Area Of Rotten Row
- A History Of Elverston's Yard

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## SOME HISTORICAL BACKGROUND INFORMATION ON LOWER MOOR ROAD

### ROTTEN ROW



Lower Moor Road was once part of an island of land within Coleorton which was named "Rotten Row" and a synopsis of its history follows. It cannot be over emphasised how important "Rotten Row" was in the history of Coleorton.

The above map showing the area of "Rotten Row" is an extract taken from the 1807 Peggs Green and Thringstone enclosure map. It has been annotated by the author in order to relate it to various current geographical features in Coleorton.

**A** = Coleorton Fish Pond, **B** = Lower Moor Road, **C** = Stoney Lane, **D** = The Woolrooms, **E** = Loughborough Road.

The brook flowing out of Coleorton fish pond, which flows on to the River Trent is represented by the double line at the top which also defines the boundary of Coleorton & Worthington parishes.

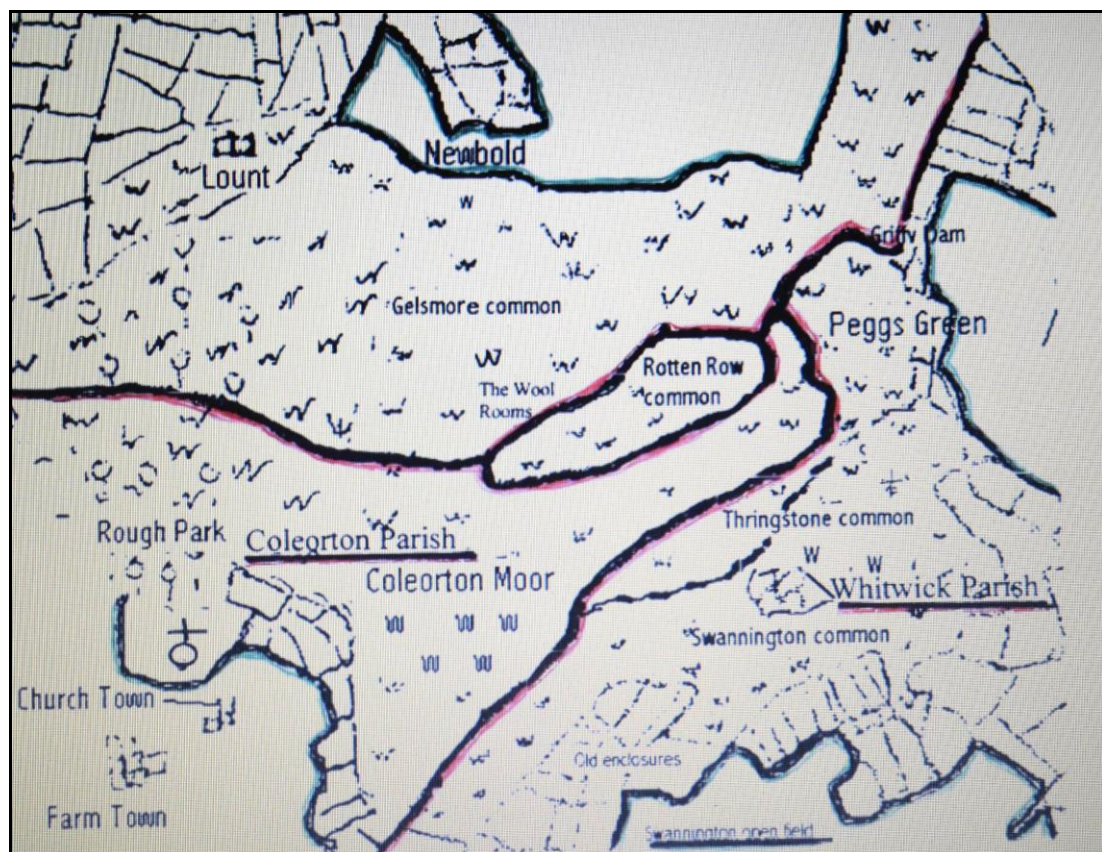
In the 1807 Township of Thringstone and Pegg's Green enclosure Act, for which the map, including the above extract, was drawn by William Henry Smith (surveyor) to accompany the schedule, the area of land known as "Rotten Row" became part of the Township of Thringstone, as did Pegg's Green. The Township of Thringstone was in turn part of the Ecclesiastical parish of Whitwick.

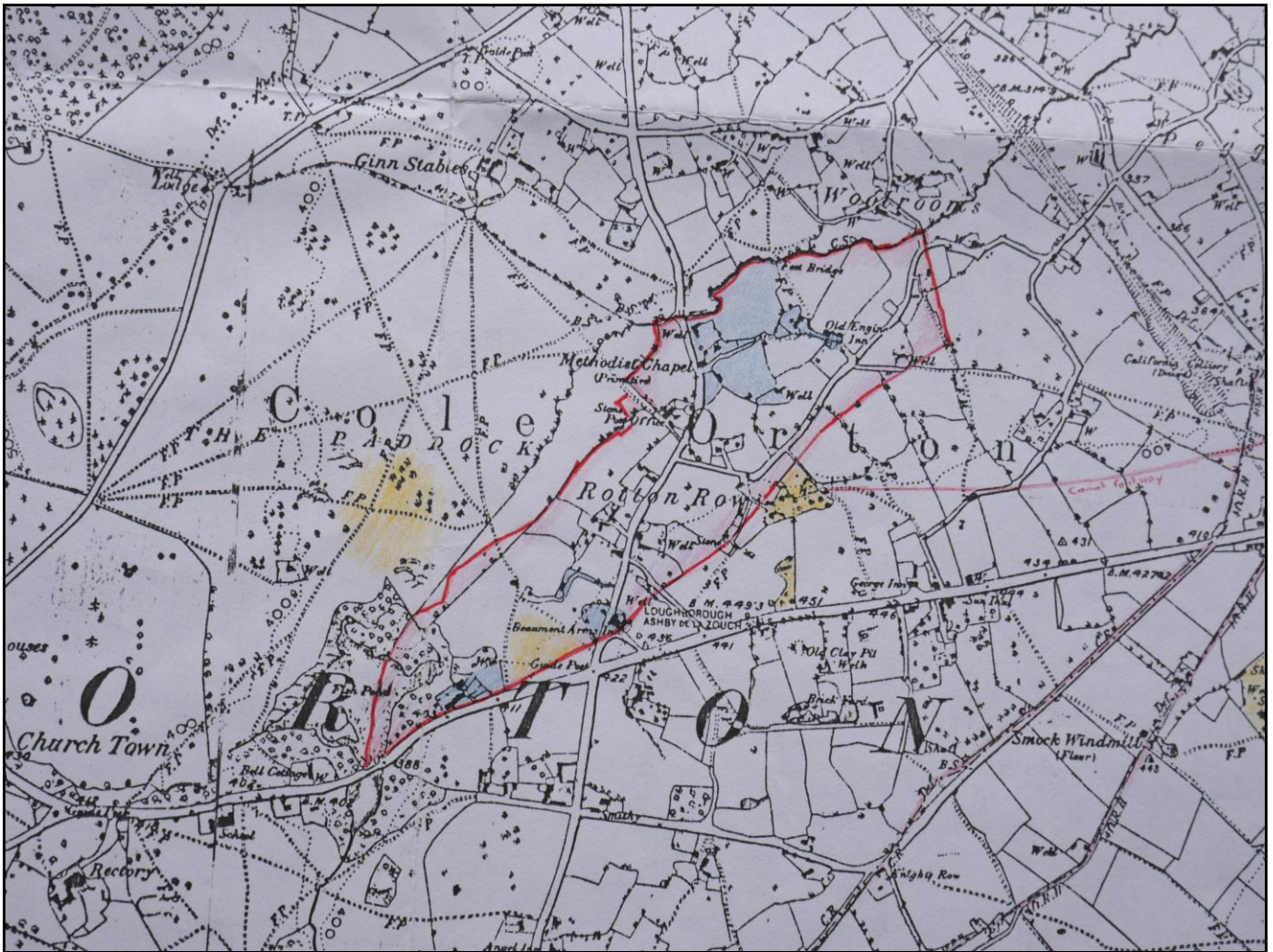
Rotten Row was an island of land that was actually land locked within the Ecclesiastical parish of Coleorton. **It remained part of the Township of Thringstone, which in turn was part of the Ecclesiastical parish of Whitwick, until 1884 when it then became part of the Ecclesiastical parish of Coleorton.**

The "Manor of Thringstone", which included "Rotten Row" at the time, was purchased by Joseph Boulton senior of Coleorton in 1764 for £1,600 from a Mr. William Busby. Boulton gave Sir George Howland Beaumont, 7th Baronet of Stoughton (1753-1827) the opportunity to purchase Rotten Row, but he declined the offer, only to find Boulton benefited financially from the purchase, by mining coal in that area, but that is another story.

Joseph Boulton Senior and Junior made a fortune leasing mines from Sir George Howland Beaumont, and an acrimonious court case held in Chancery ensued following the discovery by Sir George Howland Beaumont, 7th Baronet, that Joseph Boulton senior had been swindling him whilst acting as his Steward for a number of years. Joseph Boulton junior had to pay the 7<sup>th</sup> baronet £20,000 which was later reduced to £15,000. The whole matter wasn't finally settled till 1805.

How "Rotten Row" came by its name is not known, but originally it was *thought* to be an area of common land between Gelsmore Common and Coleorton Moor as indicated on the old map below.





**For further clarity, the area of Rotten Row has been outlined in red on this extract from the 1881 surveyed, 1888 issued 6 inch O/S map**

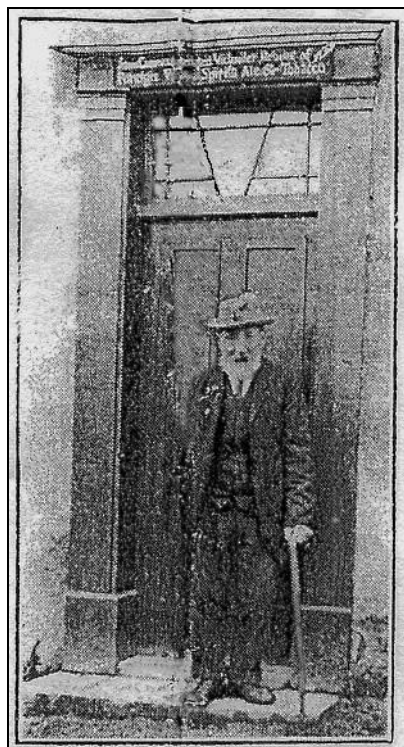
**When this map was surveyed in 1881, Rotten Row was still part of the Township of Thringstone.**

In the Coleorton 1891 census the area of "Rotten Row" is listed although it came into the ecclesiastical parish of Coleorton in 1884:-

- In 1891 a total of 164 people were living in the area of Rotten Row including children and babies
- There were 84 Males and 80 females
- 30 children were listed as scholars
- There were 12 children of age 1 year or under
- Of the 56 men eligible for work - 40 were coal miners or worked in the coal industry (1 man was not working)
- 6 women were listed as working from home as dressmakers (3), seamstress (1), and Knitter (1). The rest would have been employed in what was referred to as home duties in the censuses.

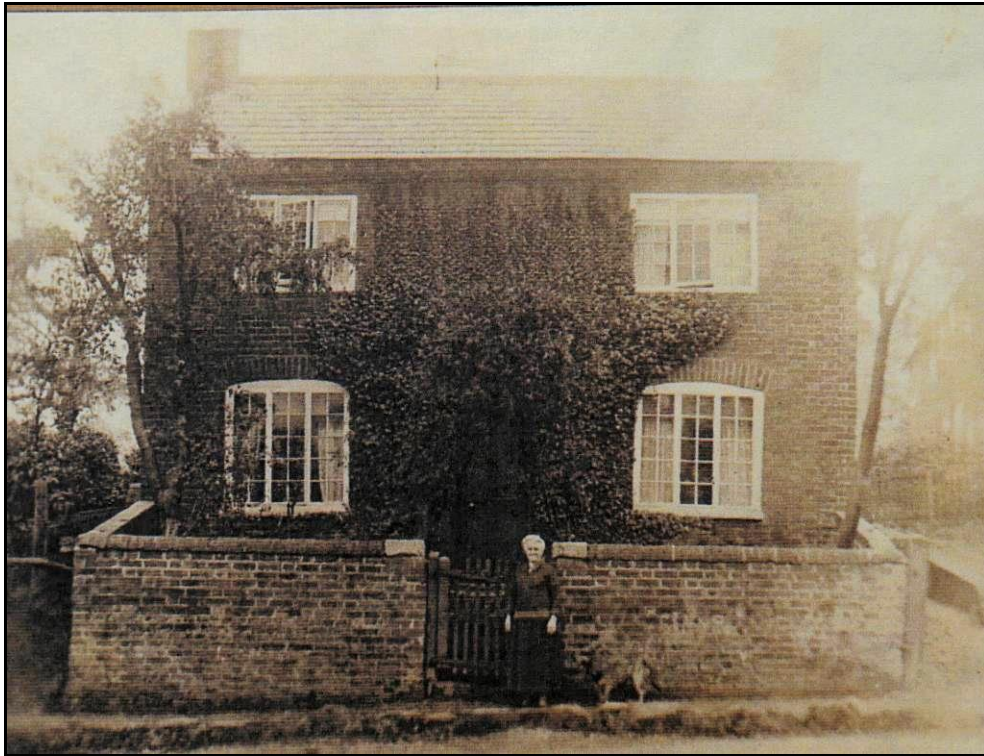
**AN OLD PHOTOGRAPHIC JOURNEY HEADING NORTH DOWN  
LOWER MOOR ROAD FROM THE CROSS ROADS TO THE  
BROOK WHICH FORMS THE BOUNDARY BETWEEN THE  
PARISHES OF COLEORTON AND WORTHINGTON**

**"THE BEAUMONT ARMS"**



**Mr John Charville outside the Beaumont Arms front entrance**

**ON THE RIGHT HAND SIDE JUST PAST BRADFORD'S LANE  
"BRAESIDE COTTAGE"**



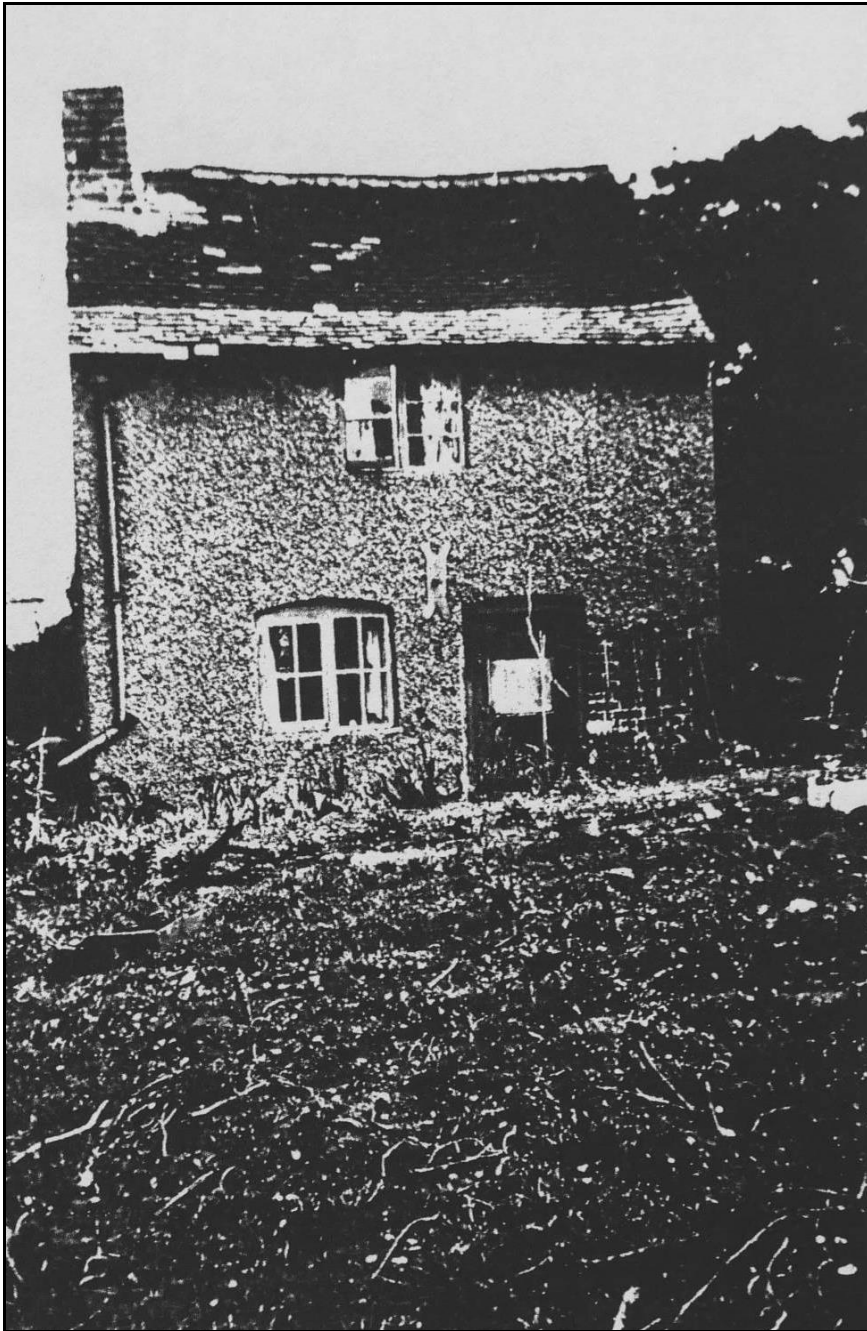
**"Braeside Cottage" where Sarah Ward (nee. Beresford)  
had her back room shop  
(Photograph by kind permission of Terry Ward)  
Bradford's Lane is to the right of the photograph**



**This photograph is older than the preceding one, and thought to have been  
taken prior to the back room shop conversion  
(Photograph by kind permission of Robert Beresford,  
a descendant of an old Coleorton family)**

NEXT TO BRAESIDE COTTAGE ON THE SAME SIDE

**"SQUIRREL COTTAGE"**

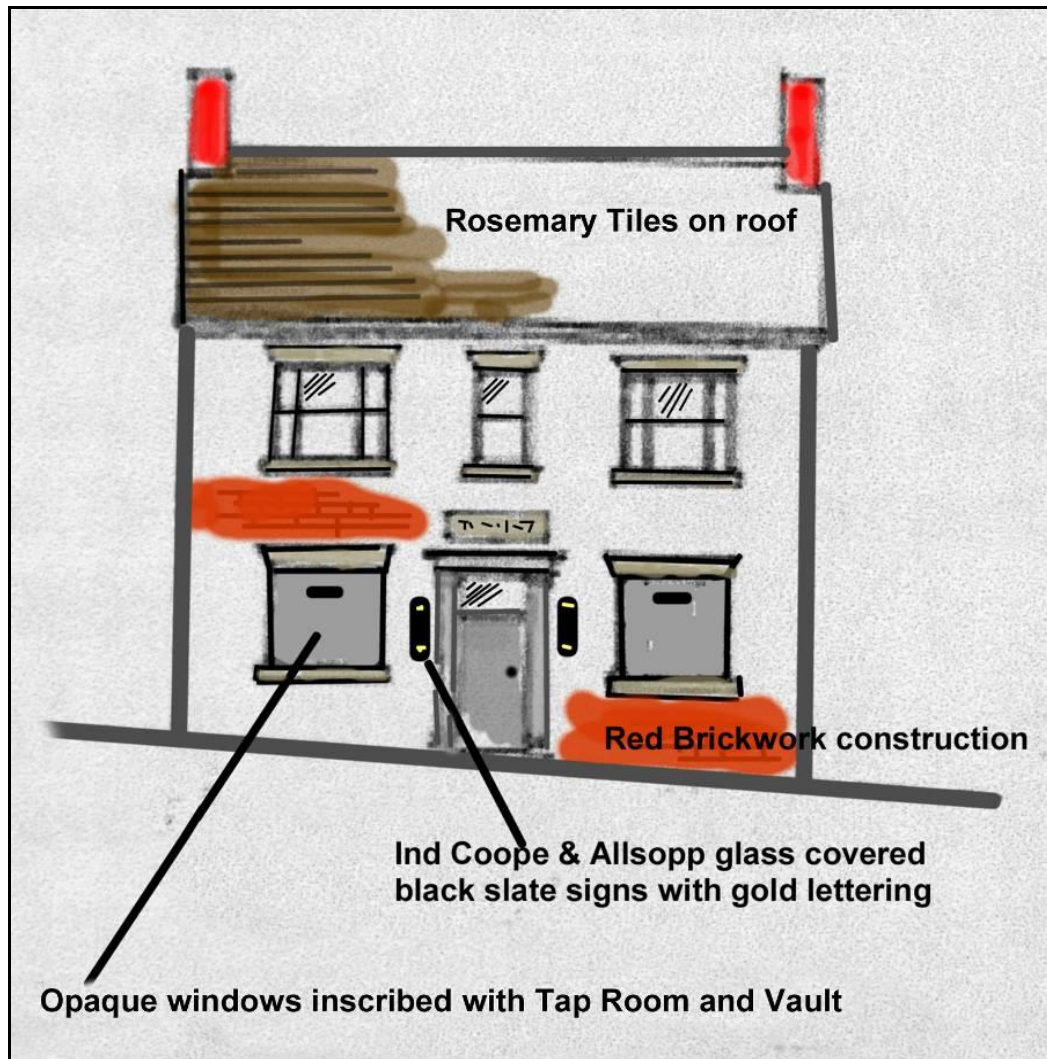


Further down Lower Moor Lane on the same side as the preceding photographs of "Braeside Cottage", there previously stood a property known as "Squirrel Cottage". The above is a copy of a photograph taken in 1951, showing it in a dilapidated state. The property was purchased by David Bagshaw, a local architect, and developed into an impressive modern property which is still known as "Squirrel Cottage" today.



OPPOSITE BRAESIDE COTTAGE

"THE BLACKSMITH ARMS"



Almost opposite "Braeside Cottage" stood the "Blacksmith Arms". Unfortunately no photographs have become available of this Beer House. The above is an illustration drawn by the author as he remembers it prior to it being demolished in 1961. A modern bungalow is now built on the plot named "Greenfields."

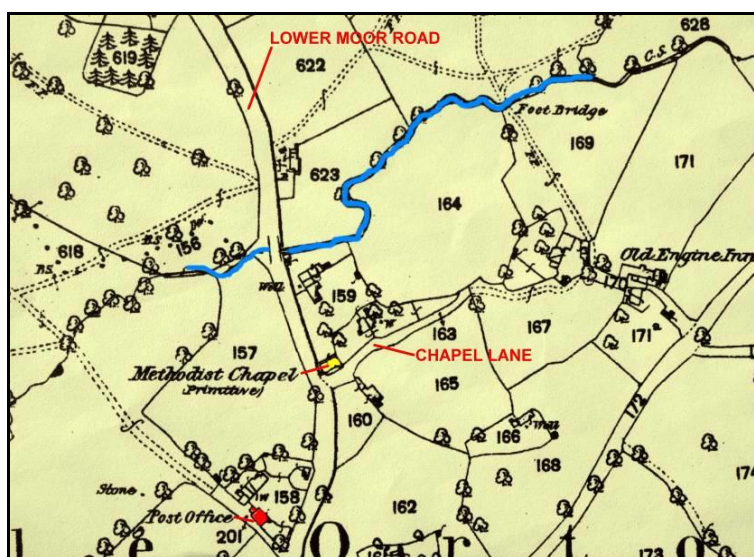
**FURTHER DOWN LOWER MOOR ROAD  
ON THE SAME SIDE AS THE BLACKSMITH ARMS  
"COLEORTON'S 2nd POST OFFICE" & "KNIGHTON'S GARAGE SHOWROOM"**



**Kendrick's Post Office (now a private house) adjacent to Lower Moor road is on the left, with Knighton's Garage showroom / shop on the right. Their garage at the rear was reached by the yard between the two properties.**

Please see the publication entitled "John Kendrick, A Successful & Respected Local Businessman" for a complete history of Coleorton post offices and Knighton's Garage.

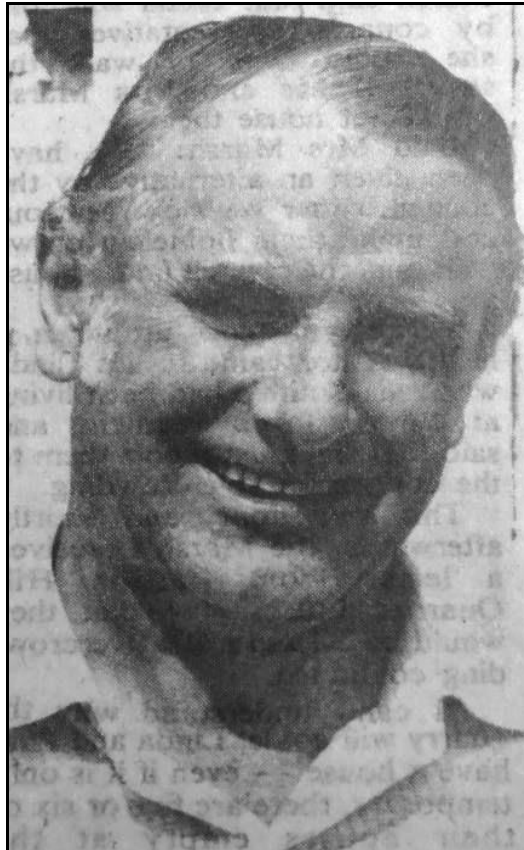
This was the second of three post offices on Lower Moor Road, the location of the first is shown on the map below:-



**Extract from the 1885 published O/S map  
The first P.O. on Lower Moor Road is coloured red in the bottom LH corner**

## **"KNIGHTON'S GARAGE"**

Vernon Knighton started selling petrol in sealed tins at the start of his business, and eventually set up manual pumps located at the front of the showroom. Vernon and his wife lived in the semi-detached house to the right of the garage show room. They had two children, Josie and Peter. Josie got married to Rex Grace who eventually took over the running of the business c.1940.

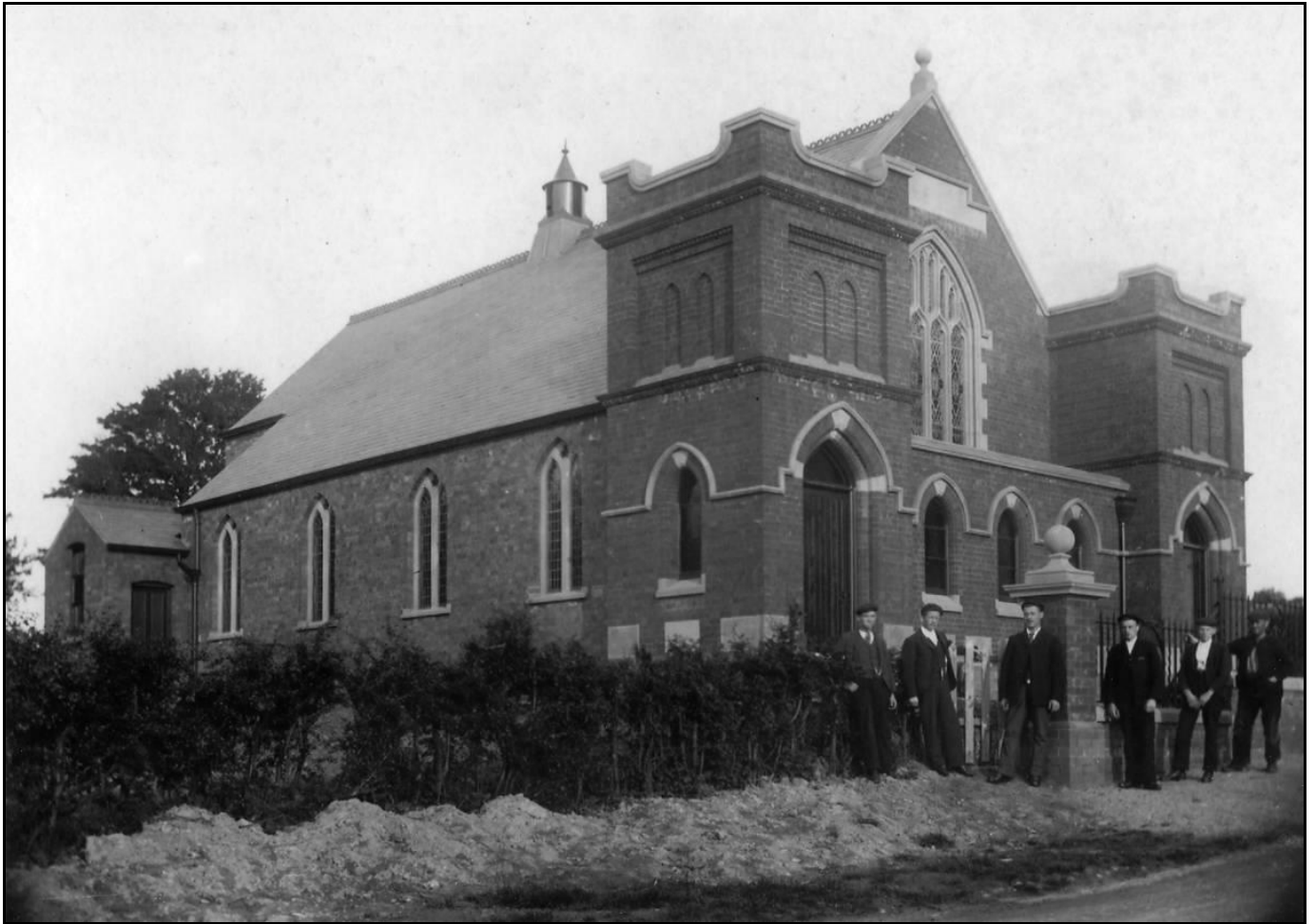


**Rex Grace**

He closed down the petrol sales c.1970 due to lack of profitability, but continued to run the service and repair side of the business until this closed in the early 1980's also.

The other semi was occupied by May Knighton and her husband. May taught needlework and was president of the Coleorton Darby & Joan club for a period. The writer believes that Knighton's built this pair of semi-detached houses, and also owned the land opposite.

**FURTHER DOWN LOWER MOOR ROAD ON THE OPPOSITE SIDE  
"COLEORTON PRIMITIVE METHODIST CHAPEL IN 1901"**



**Snow clearing - Photograph taken c.1910**

**From Left to Right** - John Henry Bonser, Jim Stewart, John Whyman (uncles of the author), Bill Fowkes, Samuel Bonser, George Hall.

The chapel has now been converted into residential accommodation. The author's family who were staunch Methodists worshiped at the above chapel and its predecessor. His mother and father Samuel and Agnes Stewart were married there as was his sisters Betty and Greta. All three children attended the Sunday School.

**OPPOSITE THE PRIMITIVE METHODIST CHAPEL  
"FERN'S THATCHED COTTAGE"**



**FORMERLY IN ROTTEN ROW**

Mr & Mrs Fern lived in the above thatched cottage which was situated opposite / close to the Coleorton Primitive Methodist Chapel on Lower Moor Road. Due to a lack of basic facilities the house was condemned by the council and they moved to a new council house at "The Moorlands", Coleorton, on the Upper Moor.

ADJACENT TO THE NEW COLEORTON PRIMITIVE METHODIST CHAPEL

**"THE OLD COLEORTON PRIMITIVE METHODIST CHAPEL "**  
**BUILT 1839**



The local Primitive Methodists paid £5 for the plot of land on which the chapel was built in 1839. The building itself was financed by a loan guaranteed by – Thomas Lowe of Worthington (a sawyer); William Cooper of Newbold (a cordwainer); George Crabtree of Newbold (carpenter) and Joseph Walker of Worthington (Yeoman). It was necessary to build it cheek-by-jowl to a dilapidated barn which the owner refused to have demolished until it finally collapsed.

Sir George Howland Willoughby Beaumont, 9<sup>th</sup> Baronet, (1828-1882) who was lord of the manor from 1845 to 1882, would not allow non-conformist churches to be built within the parish of Coleorton. It was therefore located in this position, because at that time, it was within the parish of Thringstone, and the area was known as “Rotten Row”.

At some time, an extension was built on the side of the main building which was referred to as the “Copper House” (Kitchen?). This was erected on the site of the old “Lankerdown Chain Toll House”, where for many years Mr. Platts was the keeper.

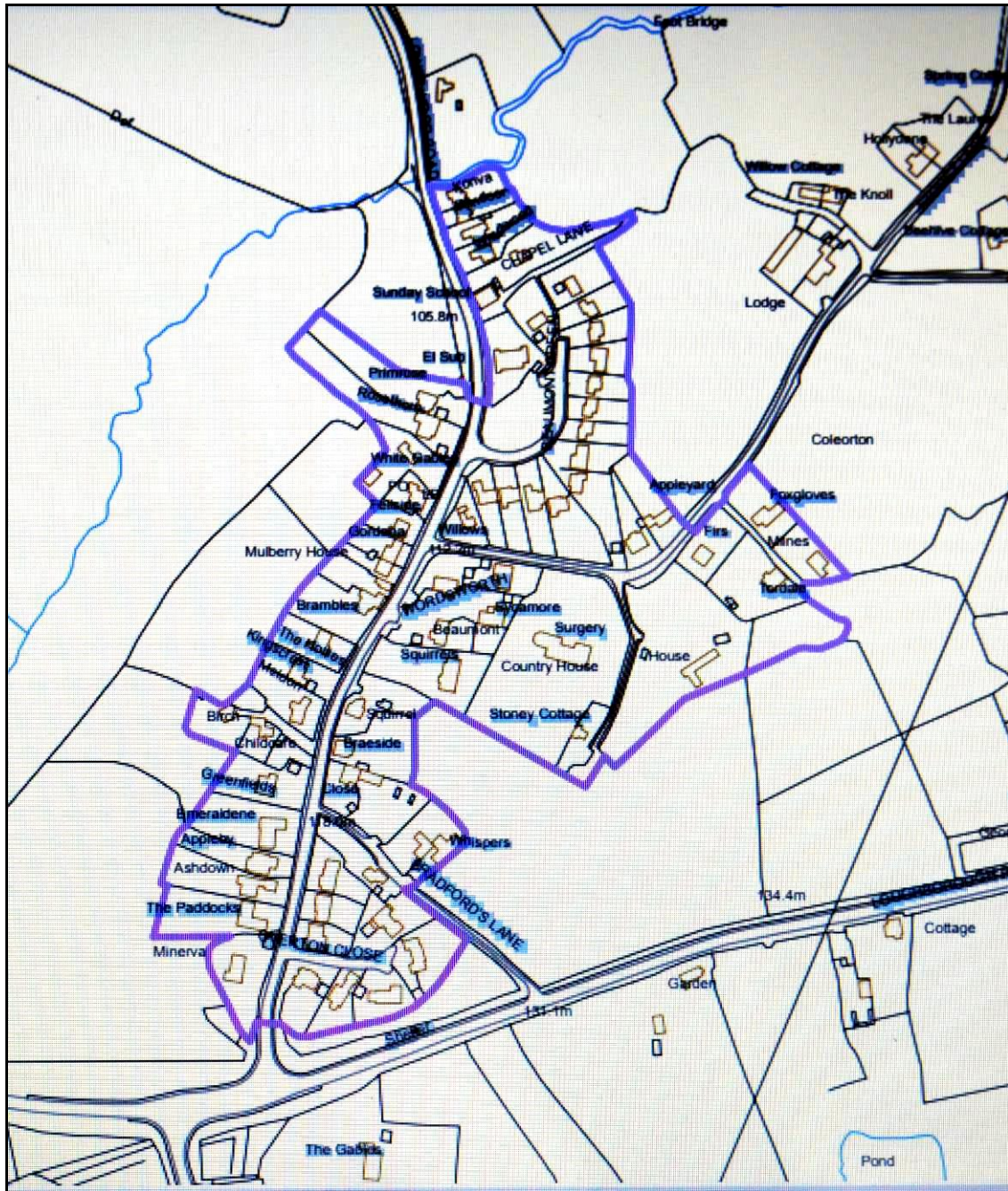
The old chapel has now been converted into residential accommodation, and although the main body of the building has been retained, the kitchen area has been demolished.

JUST OVER THE BROOK ON THE RH SIDE IN WORTHINGTON PARISH

**"BROOKLYN COTTAGE"**



This is typical of an old coal miner's cottage built in the early 1800s. It has been added to over the years and is currently undergoing further development.. It was originally a small two up / two down thatched residence with an earth floor. There was an outside water pump which would have been used by the nearby villagers for their water supply. The cottage remained thatched until the early 1940s and was home to a small general store until the second world war. It was last occupied by Winnie Richards after her mother and father Jack and Lill died. They also had a son Jack who developed and ran a substantial transport business which is still operating today.



**A map which gives an indication of the substantial amount of properties built adjacent to Lower Moor Road and which has continued to grow**