

# **High Speed Rail (Crewe – Manchester)**

## **Background information and data**

### **Historic environment**

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

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## Department for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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# Contents

<b>1</b>	<b>Introduction</b>	<b>3</b>
1.1	Purpose of this report	3
1.2	Data sources	4
1.3	Study area	5
1.4	Surveys undertaken	5
<b>2</b>	<b>Geology, topography and landform</b>	<b>7</b>
2.1	Geology	7
2.2	Topography and landform	7
2.3	Geoarchaeological and palaeoenvironmental background	7
<b>3</b>	<b>Historic landscape character</b>	<b>11</b>
<b>4</b>	<b>Archaeological and historic background</b>	<b>14</b>
4.1	Introduction	14
4.2	Prehistoric (1,000,000 BC – AD 43)	14
4.3	Roman (AD 43 – 410)	17
4.4	Early medieval (410 – 1066)	18
4.5	Medieval (1066 – 1540)	20
4.6	Post medieval (1540 – 1901)	22
4.7	Modern (1901 – present)	24
<b>5</b>	<b>Built heritage overview</b>	<b>26</b>
5.1	Introduction	26
5.2	Medieval (1066 – 1540)	26
5.3	Post medieval (1540 – 1901)	26
5.4	Modern (1901 – present)	31
<b>6</b>	<b>Research potential</b>	<b>33</b>
6.1	Introduction	33
6.2	General	33
6.3	Prehistoric	34
6.4	Roman	34
6.5	Early Medieval	35
6.6	Medieval	35
6.7	Post-medieval	36

## **Background Information and Data**

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

6.8	Modern	37
<b>7</b>	<b>List of acronyms</b>	<b>38</b>
<b>8</b>	<b>References</b>	<b>39</b>
	<b>Appendix A: Historic environment detailed gazetteer</b>	<b>43</b>
<b>Tables</b>		
Table 1:	List of acronyms	38

# 1 Introduction

## 1.1 Purpose of this report

- 1.1.1 This report presents a summary of the baseline data relating to the historic environment.
- 1.1.2 Baseline data has been collected for the Proposed Scheme in relation to the Pickmere to Agden and Hulseheath area (MA03), which lies within the districts of Cheshire East, Cheshire West and Chester and the Trafford District, within the Counties of Cheshire and Greater Manchester and contains all or part of the civil parishes of:
- Bexton;
  - Tabley Inferior;
  - Pickmere;
  - Tabley Superior;
  - Aston by Budworth;
  - Great Budworth;
  - Knutsford;
  - Mere;
  - High Legh;
  - Agden;
  - Little Bollington; and
  - Dunham Massey.
- 1.1.3 The purpose of this report is:
- to provide a contextual background narrative for the historic environment, including buried archaeological remains, built heritage and the historic landscape, and to place these in a geological and topographical context;
  - to support the reporting of the predicted effects on historic environment in the Environmental Statement<sup>1</sup>; and
  - to present identified research priorities for the historic environment.

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<sup>1</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Volume 2 and Volume 5*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

- 1.1.4 All identified heritage assets discussed in this report are shown in the Environmental Statement, Volume 5 Map Book, Map Series HE-01 (heritage assets within the 500m study area<sup>2</sup>), HE-02 (designated heritage assets within the 2km study area).
- 1.1.5 The Environmental Statement should be referred to for details of the historic environment impact assessment.
- 1.1.6 The detailed gazetteer in Appendix A sets out Unique gazetteer identifier (UID) codes for the heritage assets considered in the impact assessment (e.g. MA03\_0001); these UID are used for reference across all the historic environment reports and maps.

## 1.2 Data sources

- 1.2.1 As set out in the Environmental Impact Assessment, Scope and Methodology Report (SMR)<sup>3</sup>, data reported in this report was obtained from several sources, the main sources comprised:
- The National Heritage List for England (NHLE) for details of designated sites held by Historic England;
  - local authority conservation area appraisal and management documents and their mapping;
  - historic landscape characterisation (HLC) mapping undertaken by local planning authorities;
  - national historic landscape characterisation (NHLC) mapping and data held by the Archaeology Data Service (ADS);
  - Historic Environment Record (HER) data, held by local planning authorities or their regional advisory bodies;
  - National Record of the Historic Environment (NRHE) held by Historic England;
  - aerial photographs and satellite images held by Historic England, local authorities, and other appropriate repositories and LiDAR<sup>4</sup> data (see BID HE-005-0MA03);
  - historic geological mapping and borehole information as held by the British Geological Survey;

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<sup>2</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Volume 5 Historic environment Map Book*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

<sup>3</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Environmental Impact Assessment, Scope and Methodology Report*, Volume 5, Appendix CT-001-00001. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

<sup>4</sup> LiDAR (meaning 'light detection and ranging') is a surveying method that measures distance to a target by illuminating the target with pulsed laser light and measuring the reflected pulses with a sensor; this can be used to identify archaeological earthwork evidence.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

- documentary, cartographic and other resources as deposited within local studies libraries, county and national records libraries and archives, including historic Ordnance Survey maps, tithe, estate and other maps, and other relevant primary sources;
- readily available published and unpublished sources, building surveys and gazetteers;
- data sets held by other bodies, such as Canal & River Trust and the National Trust who have specific data on the assets for which they have a responsibility;
- local authority or ecclesiastic sources such as faculties, historic maps and documentary sources for burial grounds;
- urban characterisation reports, extensive urban surveys (EUS) and urban archaeological databases (UADs) held by Historic England and local planning authorities;
- data from Proposed Scheme preliminary works such as boreholes or test pits;
- data from a programme of non-intrusive survey (see BID HE-004-0MA03 and HE-005-0MA03);
- data from previous intrusive studies, for example coring, trial trenching and building survey;
- data in respect of the zone of theoretical visibility (ZTV) as identified by the landscape and visual assessment, where this is available; and
- data obtained through field visits from Public Rights of Way (PRoW), or from private land where access has been previously arranged and approved.

## 1.3 Study area

1.3.1 Detail regarding study areas used for the identification of baseline conditions are set out in the SMR; these comprise:

- the land required for construction of the Proposed Scheme;
- 500m either side of this land (reduced to 250m in urban areas and 100m in areas of bored or mined tunnels) for all heritage assets (designated and non-designated); and
- 2km either side of this land (reduced to 100m in areas of bored or mined tunnels) for all designated heritage assets.

## 1.4 Surveys undertaken

1.4.1 In addition to the data sources referred to above, the following survey(s) were undertaken to provide the information in this report are presented below.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

# Geophysical survey

1.4.2 The aims of the archaeological geophysical survey, as set out in the Generic written scheme of investigation (HE-006-00000<sup>5</sup>) were:

- to identify (so far as practicable) the presence of buried archaeological remains or suspect anomalies in the survey area in order to assist with the definition of the archaeological resource;
- to clarify (so far as practicable) the extent and layout of known sites of archaeological interest within the study area;
- to clarify (so far as practicable) the extent and layout of previously unknown buried archaeological remains within the survey area; and
- to interpret any geophysical anomalies identified by the survey.

1.4.3 The results of the geophysical survey are reported in BID HE-004-0MA03.

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<sup>5</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Generic written scheme of investigation (GWSI) for non-intrusive archaeological survey*, Volume 5: Appendix HE-006-00000. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

## 2 Geology, topography and landform

### 2.1 Geology

- 2.1.1 This section provides a summary of the geology (superficial and bedrock units) as identified on the British Geological Survey (BGS)<sup>6</sup> data within the MA03 area. Further detail on the geology of the Pickmere to Agden and Hulseheath area can be found in Volume 2, Community Area report: Pickmere to Agden and Hulseheath (MA03), Section 10<sup>1</sup>.
- 2.1.2 The bedrock geology mainly comprises the Mercia Mudstone Group, which is typically described as mudstone and siltstone. Historically, this was quarried for brick making (see Section 5) in the Pickmere to Agden and Hulseheath area.
- 2.1.3 The bedrock for the majority of the area is overlain by superficial deposits of glacial till (Devensian) which comprises poorly sorted sandy, silty clay. Where glacial till is not present alluvium<sup>7</sup>, comprising organic rich silty clay, silt, sand and gravel occurs along valleys with glaciofluvial<sup>8</sup> sheet deposits of sand and gravel in isolated pockets throughout the area and peat at Sink and Arley Moss.

### 2.2 Topography and landform

- 2.2.1 The Pickmere to Agden and Hulseheath area is characterised by gently rolling agricultural land which rises south to north from Pickmere to High Legh before falling towards the River Bollin. The High Legh - Knutsford Ridge crosses the study area on a north-west to south-east alignment at Hoo Green and High Legh creating a raised area of land within a gently rolling landscape.
- 2.2.2 A series of brooks (Arley Brook, Gale Brook, Tabley Brook, Agden Brook and Smoker Brook) in the southern part of the study area feed into the River Peover Eye, which ultimately feeds into the River Weaver to the west. The River Bollin is a major tributary to the River Mersey and flows north-west through the eastern part of Cheshire, between Altrincham and Lymm at the northern part of the Pickmere to Agden and Hulseheath area.

### 2.3 Geoarchaeological and palaeoenvironmental background

- 2.3.1 Geoarchaeology is the study of the formation of the physical landscape through analysis of soils and other materials such as weathered rock. This is complimented by the analysis of

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<sup>6</sup> British Geological Survey (2021), *Geology of Britain*. Available online at: <https://www.bgs.ac.uk/>.

<sup>7</sup> Also referred to as alluvial deposits.

<sup>8</sup> Sediments laid down primarily by waters issuing from ice sheets and glaciers.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

floral and faunal remains that indicate environmental conditions and provide a picture of previous environments known as palaeoenvironments.

- 2.3.2 This section presents the known geoarchaeological and palaeoenvironmental baseline resource as identified through a range of sources, from historic ground investigation data such as boreholes, to the results of archaeological surveys and evaluations.
- 2.3.3 As noted above (see Section 2.1), the Pickmere to Agden and Hulseheath area is largely underlain by glacial till, with smaller pockets of glaciofluvial sand and gravel throughout. There is also alluvium along the base of river valleys and peat deposits. These deposits mostly overlie mudstone bedrock.
- 2.3.4 These superficial geological deposits date from the end of the Pleistocene<sup>9</sup> during the Devensian glaciation<sup>10</sup>. Ice moving from the Lake District and Western Pennines interacted with an ice stream in the Irish Sea basin along the western and southern fringes of the region, including Cheshire. On the Cheshire plain, periodic halts in ice flow resulted in the formation of moraines, often concentrated around bedrock highs such as the mid-Cheshire ridge. The landscape of the Cheshire plain was therefore formed as the ice melted. This created thick covers of these tills, as well as glacial sands and gravel from glacial outwash and rivers<sup>11</sup>. Till deposits are widely represented in Cheshire<sup>11</sup> and are mostly uncovered across the Pickmere to Agden and Hulseheath area. The till in the study area is also covered by other deposits such as sands, gravel, alluvium and peat. Any archaeological material discarded within the limits of the glacier would have been incorporated within the tills left behind as the ice sheet retreated. Discarded material may include items similar to the axe incorporated within the till deposits at Tabley Hall moat, which is likely to have come to light through later erosion. However, physical evidence of human activity from tills is scarce<sup>12</sup>.
- 2.3.5 Glacial sands and gravels are geologically common, appearing in a variety of environments. Examples, such as the band running parallel to the High Legh to Knutsford Ridge, were formed due to glaciofluvial activity in the Pleistocene, where glacial meltwater carried large amounts of deposits downstream<sup>13</sup>. Glacial sands and gravel can often be found overlying

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<sup>9</sup> The Pleistocene is defined as the geological epoch between 2 million BP (before present) and 11,700 BP. This is related closely to the archaeological Palaeolithic period.

<sup>10</sup> Usai, M-R. (2005), *Geoarchaeology in Northern England, The Landscape and Geography of Northern England*, Centre for Archaeology Report 54/2005, English Heritage.

<sup>11</sup> Porter et al. (2009), *North West Landscape Character Framework, Final Report. Part 2: Regional Landscape Character Types and Areas*, Countryside.

<sup>12</sup> Wymer, J. (1999), *The Lower Palaeolithic Occupation of Britain, Volume 1*, Wessex Archaeology and English Heritage.

<sup>13</sup> Norton, G. E., Bloodworth, A. J., Cameron, D. G., Evans, D. J., Lott, G. K., Hobbs, S. F., Spencer, N. A. and Highley D. E. (2005), *Mineral Resource Information in Support of National, Regional and Local Planning – Cheshire (comprising Cheshire, Boroughs of Halton and Warrington)*, CR/05/090N, British Geological Survey.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

expanses of glacial till or can be observed as lenses within the till itself<sup>14</sup>. An example of these deposits can be found running parallel to the High Legh to Knutsford Ridge. In the prehistoric period, these deposits formed expanses of dry land amidst areas of seasonal flooding. Records from the A556 Knutsford to Bowdon Relief Road excavations near Bucklow Hill show that these areas were attractive to human habitation from the Prehistoric onwards<sup>15</sup> (see Section 4.2).

- 2.3.6 The start of the geological epoch of the Holocene<sup>16</sup> broadly corresponds with archaeological periods from the Mesolithic to the present day. Geological deposits from this epoch include alluvium from Cheshire's river system and peat, resulting from the formation of wetlands.
- 2.3.7 Alluvium is present along the River Bollin, as well as a series of brooks running east-west in the southern part of the study area (see Section 2.2). These water courses began to erode the till, and the sands and gravel that had been deposited at the end of the last ice age. Alluvium was deposited as a result of processes associated with flowing water<sup>14</sup>. They exist as blankets of floodplain deposits and where they are waterlogged, they provide an environment suitable for the preservation of palaeoenvironmental evidence and other organic materials. River valleys have been attractive locations for human habitation. Alluvium can contain detailed information about past human settlement, climatic variations and land-use practices. On floodplains, archaeological sites, materials and land surfaces are sealed within and beneath the alluvium and preserved through waterlogged conditions<sup>17</sup>.
- 2.3.8 Cheshire has a range of 'wetlands' that include basin, valley, floodplain and raised mire peats, as well as peat based organic soils. Peat deposits formed after the Devensian glaciation in low lying areas or hollows where organic material accumulated. These were known as mires and were often associated with lakes known as meres. As organic material accumulated it formed areas of peat which are known as 'mosses' or 'mosslands'.
- 2.3.9 Peatland areas have high potential for palaeoenvironmental and archaeological investigation. The anaerobic conditions preserve archaeological remains which include wood, seeds, pollen and the soft tissue of animals and humans<sup>10</sup>. These can provide a record of changes in the local environment over time. The peat also seals and protects evidence of human activity, such as artefacts and archaeological sites. Sink Moss consists of 80 hectares of reclaimed moss immediately to the east of the M6, just south of its intersection with the M56 and immediately south-west of the High Legh Knutsford Ridge. It is almost wholly

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<sup>14</sup> Canti, M. and Corcoan, J. (2015), *Geoarchaeology, Using Earth Sciences to Understand the Archaeological Record*, Historic England. Available online at: <https://historicengland.org.uk/images-books/publications/geoarchaeology-earth-sciences-to-understand-archaeological-record/heag067-geoarchaeology/>.

<sup>15</sup> Wessex Archaeology (2017), *A556 Knutsford to Bowdon Improvement; Cheshire: Archaeological Strip Map and Excavation & Post Excavation Assessment*, Wessex Archaeology.

<sup>16</sup> The Holocene is the present epoch of the Quaternary period (11,700 years ago to the present day).

<sup>17</sup> Kibblewhite et al. (2015), *Predicting the Preservation of Cultural Artefacts and Buried Materials in Soil*, Science of the Total Environment 529.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

defined and surrounded by a modern road and is more typical of Cheshire mosses, brought into full cultivation in the 1840s. Evidence suggests that, due to the effect of drainage and cultivation, only a thin cover of peat survives at Sink Moss. This also appears to be the case for Arley Moss, to the south-west of Arley Hall (MA03\_0033). The moss was partially extant in the mid-18th century<sup>18</sup>. However, by the mid-19th century, the former mossland had been drained and was under cultivation<sup>19</sup>. Deposits of peat may still survive at Sink and Arley Mosses; however, they are likely to be shallow. Wetland environments may also have previously existed around Tabley Mere and The Mere. However, these water bodies have been altered and enhanced in the post-medieval period to create artificial lakes. Survey in the 1990s suggested that no peat deposits survived<sup>20</sup>.

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<sup>18</sup> Foster, C. F. (1991), *The landowners and residents of four north Cheshire townships in the 1740s*, The Historic Society of Lancashire and Cheshire, 141, P101-205.

<sup>19</sup> Unknown (1846), *Tithe Map of the Township of Aston in the Parish of Great Budworth in the County of Chester*, held at: Cheshire Archives and Local Studies, Ref: EDT 24/2.

<sup>20</sup> Leah et al. (1997), *The Wetlands of Cheshire, North West Wetlands Survey 4*, Lancaster University Archaeological Unit.

## 3 Historic landscape character

- 3.1.1 The historic environment landscape character assessment is summarised in Environmental Statement, Volume 5, Appendix HE-003-0MA03<sup>21</sup>. This section provides an overview of baseline historic landscape characteristics for Pickmere to Agden and Hulseheath area (MA03).
- 3.1.2 The following historic landscape character areas (HLCA) lie within the Pickmere to Agden and Hulseheath area:
- Pickmere (MA03\_HLCA01);
  - Tabley (MA03\_HLCA02);
  - Mere Halls (MA03\_HLCA03);
  - Hulseheath (MA03\_HLCA04);
  - High Legh (MA03\_HLCA05); and
  - Agden (MA03\_HLCA06).
- 3.1.3 The Rostherne Mere HLCA (MA06\_HLCA07) continues from the Hulseheath to Manchester Airport area into the Pickmere to Agden and Hulseheath area and is described in more detail in BID HE-001-0MA06.
- 3.1.4 The landscape within the Pickmere to Agden and Hulseheath area is largely agricultural in character. Areas of medieval and early post-medieval field systems survive in fragments in Pickmere HLCA (MA03\_HLCA01) and Hulseheath HLCA (MA03\_HLCA04). The greatest concentration, found in Tabley HLCA (MA03\_HLCA02), creates a landscape in which the historic character is more legible. Ridge and furrow, evidence of medieval and post-medieval arable farming, survives in small fragments in MA03\_HLCA01 (MA03\_RS001), MA03\_HLCA02 (MA03\_RS010) and MA03\_HLCA03 (MA03\_RS012) described in detail in BID HE-005-0MA03. There are also smaller areas where the medieval field pattern survives within the landscape. These fields are often smaller and more irregular in shape than the later fields and their boundaries conform more closely to topographical features. Evidence of possible former medieval field boundaries have been identified in MA03\_HLCA04 in the form of a group of linear archaeological features south of Gorse Cottage (MA03\_0170).
- 3.1.5 Later field patterns are characterised by rectilinear fields dating to post-medieval enclosure. This type of field pattern is particularly evident in Pickmere HLCA (MA03\_HLCA01) and Agden HLCA (MA03\_HLCA06). Enclosure was the process of consolidating open field holdings into single ownership and the removal of common rights on areas of waste and their division into enclosed fields. The process of enclosure within the Pickmere to Agden and Hulseheath area was largely complete by the early 18th century and was by agreement rather than an

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<sup>21</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Pickmere to Agden, Historic landscape character areas*, Volume 5: Appendix HE-003-0MA03. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

Act of Parliament. Agricultural improvement of the late 19th and 20th century has resulted in the further amalgamation of post-medieval enclosure fields within the Pickmere to Agden and Hulseheath area. These fields can be identified by their regular boundaries and larger size.

- 3.1.6 Field boundaries within the Pickmere to Agden and Hulseheath area are almost exclusively defined by hedgerows interspersed with mature trees. The northern extent of the Agden HLCA (MA03\_HLCA06) has a greater concentration of fields dating to agricultural improvement in the 20th century, these generally feature fenced or hedged boundaries with fewer trees.
- 3.1.7 Marl pits are a characteristic feature of the agricultural landscape within the Pickmere to Agden and Hulseheath area. The pits are a result of the marling of pasture and arable land, a practice which has been carried out in Cheshire since at least the 16th century. Marling was a local resource, generally being dug from the field itself, creating small pits and ponds. The marl was then spread across fields, in a process called marling, to improve soil fertility<sup>22</sup>. The resulting pits were often left open to allow dairy cattle to drink. They can now be identified within the landscape, often on the boundaries of fields and surrounded by clumps of trees.
- 3.1.8 The settlement pattern within the Pickmere to Agden and Hulseheath area is largely dispersed, with farmsteads, cottages and small clusters of dwellings scattered throughout the landscape. This dispersed pattern of farmsteads is characteristic of the increase in dairy farming which occurred in Cheshire in the 17th century. Where larger concentrations of dwellings exist, these are largely the result of modern expansion of historic settlements within former parklands. This includes those settlements within Mere HLCA (MA03\_HLCA03) and High Legh HLCA (MA03\_HLCA05). For more detail see Section 4.
- 3.1.9 The built heritage of the area contributes to the character of the landscape. Where timber-framed buildings survive, these largely date from the 17th century. These buildings are illustrative of the historic importance of timber as a building material within the area, and the consequential importance of planted areas of woodland (see Section 5). However, generally, farmhouses built in 18th and 19th century, of brick with slate roofs, are interspersed within the agricultural landscape giving it a homogenous character.
- 3.1.10 Linear strips and clumps of woodland dot the Pickmere to Agden and Hulseheath area and make a significant contribution to its character. Most of these wooded areas are associated with former parkland and focused along streams. There was an increase in woodland planting in Cheshire from the 18th century onwards. Although there is an area of Ancient Woodland located along Smokers Brook in Pickmere HLCA (MA03\_HLCA01). Wood areas from the 18th century were linked to the increasing popularity of field sports during this period which used the trees as cover for hunting and shooting. Many marginal areas of land adjacent to streams were also planted at this time. Plantations also played an important role

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<sup>22</sup> Mathew, W. M. (1993), *Marling in British Agriculture: A Case of Partial Identity*, *Agricultural History Review* 41-2, P97-110.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

in the landscape design of the late 18th century as they were used to funnel and shield views. Sections of woodland are often all that survives of former parklands, including at Mere Hall HLCA (MA03\_HLCA03) and High Legh HLCA (MA03\_HLCA05).

- 3.1.11 Roads and tracks have had a significant influence on the formation of the historic landscape pattern within the Pickmere to Agden and Hulseheath area. Trackways between agricultural fields may be medieval in origin and link farms and settlements to the fields. Both the A50 Warrington Road and the A556 Chester Road are historic routes based on the alignment of earlier Roman Roads. Fields, parks and settlements have formed around these key historic corridors. The M6 and M56 were constructed in the 1960s and 70s. Both motorways cross the Pickmere to Agden and Hulseheath area on a broadly east-west alignment. The construction of these motorways has had a significant effect of the landscape, severing historic field boundaries and communication routes. The A556 Chester Road was improved in 2017 with the construction of a new dual carriageway to the east of the historic alignment<sup>23,24</sup>. Construction of the A556 Chester Road has severed the former parklands of Over Tabley Hall (MA03\_0029) and Mere Old Hall (MA03\_0043). Although the legibility of the historic parkland of both halls had previously been affected by their conversion to agricultural land, the introduction of this significant piece of infrastructure has further impacted on this legibility. Former aspects of these designed landscapes including belts of trees and remnants of ornamental lakes are now separated from their associated hall buildings.

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<sup>23</sup> Wessex Archaeology (2017), *A556 Knutsford to Bowdon Improvement; Cheshire: Archaeological Strip Map and Excavation & Post Excavation Assessment*, Wessex Archaeology.

<sup>24</sup> Highways Agency (2013), *A556 Knutsford to Bowdon Improvement Scheme, Environmental Statement Volume 1 - Part A - Main Text*.



## 4 Archaeological and historic background

### 4.1 Introduction

- 4.1.1 This section provides a chronological overview of the archaeological and historic context of the Pickmere to Agden and Hulseheath area (MA03). This context supports an understanding of the relative heritage value of assets within the study area and identifies archaeological characteristic and underlying trends contributing to an understanding of the potential for unknown archaeological remains to be present within the study area.

### 4.2 Prehistoric (1,000,000 BC – AD 43)

#### Palaeolithic (1,000,000 – 10,000 BC)

- 4.2.1 During the Palaeolithic periods people would have lived in small, probably familial, groups. They would have survived through hunting of animals and gathering natural resources. Climatic conditions during the Devensian when the ice sheet was present over north-west England would generally have been too cold and hostile for humans. It is probable that human occupation occurred on the margins of the ice sheet and during the warmer interglacials (and interstadials) when ice would have melted.
- 4.2.2 The earliest evidence of human occupation in north-west England dates to the Late Upper Palaeolithic<sup>25</sup>. This represents the final stages of the Devensian glaciation as the ice sheet retreated. Evidence for this period is provided through stone tools, flints, and environmental evidence. In situ deposits that demonstrate the presence of human groups in the region are mainly confined to caves and rock shelters<sup>25</sup>. However, away from caves and rock shelters, archaeological material is likely to have been obscured, removed or redeposited during the passage of ice over north-west England. These materials may have been incorporated within the tills, sands and gravels such as the axe recovered at Tabley Hall (see Section 2.3). Given the formation processes of such deposits, it is likely that these materials would no longer be in their original context.

#### Mesolithic (10,000 – 4,000 BC)

- 4.2.3 Hunting and gathering of natural resources prevailed throughout the Mesolithic period. This included gathering woodland resources, animal hunting, and exploitation of the wetlands and rivers of the Cheshire plains. Mesolithic activity is generally identified by scatters of worked flint, often found in wetland areas or on promontories above existing rivers. The likelihood is that these sites represented temporary or seasonal camps located in wetland

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<sup>25</sup> Myers, A. and Stallibrass, S. (2021), *North-West Regional Research Framework: Early Prehistory Resource Assessment Update*. Available online at: <https://researchframeworks.org/nwrf/>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

locations or close to water courses. Examples include the early Mesolithic camp identified in Tatton Park (see BID HE-001 0MA06). This opens the possibility for similar activity close to wetlands and mosslands, such as Sink Moss or Arley Moss that appear to have been exploited throughout the prehistoric period (discussed above).

## Neolithic (4,000 – 2,200 BC)

- 4.2.4 The Neolithic period is marked by the introduction of pottery and agriculture. The early Neolithic is when the first evidence of agriculture emerges, along with evidence that settlement becomes permanent. Hunting and gathering along with seasonal migration may still also be taking place at this time. The late Neolithic is characterised by a more developed pottery tradition and increasingly permanent settlement, hinting at a more organised and hierarchical society. Long distance trade networks are also apparent through the distribution of, for example, Cumbrian and Cornish axes.
- 4.2.5 The earliest evidence for farming in north-west England is likely to have begun around the 4th millennium BC, along the Merseyside coastline. No evidence of Neolithic activity has been identified within the study area. Where activity has been recorded within the region, it is located on well-drained land offering a dry area suitable for arable land and pasture close to fresh water. This includes areas associated with wetlands or above the River Bollin. Permanent settlement identified in the region includes buildings constructed of wooden posts such as Arthill Heath Farm<sup>26</sup>. Palaeoenvironmental evidence also demonstrates that people were exploiting the landscape during the Neolithic. Burnt layers visible in peat deposits at Hatchmere, Norley<sup>27</sup> and Lindow Moss<sup>20</sup> dating to around 4,300 to 3,950 BC, are interpreted as evidence for Neolithic land clearance.

## Bronze Age (2,600 – 700 BC)

- 4.2.6 The Bronze Age is nationally defined by the introduction of bronze metalwork, changes in pottery style and the increase of single burials. People continued to live in wooden structures within small settlements and farm on a subsistence basis. Exchange patterns also appear to have continued from the Neolithic, for example, the stone axe trade. Although new materials such as bronze were available, evidence suggests Bronze Age groups continued to use tools made from worked flints. Bronze artefacts were largely reserved as

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<sup>26</sup> Nevell, M. (1999), *Iron Age and Romano-British rural settlement in North-West England: theory, marginality and settlement in Living on the edge of Empire: models, methodology and marginality. Late Prehistoric and Romano-British rural settlement in North-West England, Manchester, CBA North West Volume 3, University of Manchester and Chester Archaeology.*

<sup>27</sup> Higham, N. J. and Cane, T. (1997), *The Tatton Park project, part 1: prehistoric to sub-Roman settlement and land use*, *Journal of the Chester Archaeological Society* 74, P6-62.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

higher status objects or had a symbolic nature. Broad changes in religious, agricultural and social practices from 2,600 BC, occur in Cheshire<sup>28</sup>.

- 4.2.7 Individual burials become more common in funerary monuments known as round barrows<sup>29</sup>. Two round barrows have been identified within the study area from cropmarks in aerial photographs (MA03\_0146 and MA03\_0147). Excavation within the study area on the High Legh to Knutsford Ridge has produced evidence of a Bronze Age funerary landscape at Bucklow Hill<sup>23</sup> (see Section 2.3). This included a ring-ditch from a ploughed-out Bronze Age round barrow, and twelve graves. A complex of features including a ring ditch, round barrow and potential Bronze Age enclosures have also been recorded on a sandstone ridge at High Legh<sup>30</sup>. This evidence suggests that the higher ground along the sandstone ridge became a focus for human occupation and burial<sup>31</sup>.
- 4.2.8 Finds from within the study area include bronze shaft-hole axes from Tabley Mere<sup>20</sup> and High Legh<sup>30</sup>. They are believed to have been deposited on dry land, in wetlands or rivers. Their deposition is believed to be for ritual reasons as opposed to by accidental loss<sup>32</sup>.

## Iron Age (800 BC – 43 AD)

- 4.2.9 The Iron Age is nationally characterised by the development of iron manufacturing and a society within which hierarchy was illustrated in the development of centres of defence and possibly control. Hillforts are the most visible representations of this more structured and defended society. There is evidence for distinct territories of people, which grew larger towards the end of the Iron Age. Towards the end of the Iron Age, the Cheshire plain may have formed part of the territory of a tribal group known as the Cornovii<sup>33</sup>.
- 4.2.10 A wetter and cooler climate, which occurred from the late Bronze Age into the Iron Age, created less hospitable conditions for human settlement<sup>34</sup>. Woodland probably survived on the wetter soils with local communities concentrating on the more permeable lowland soils (see section 2.3) provided by glacial deposits at High Legh and Knutsford. Communities were likely to have been involved largely in livestock raising as grassland was dominant.
- 4.2.11 Overall, there is an issue with locating sites in Cheshire particularly in the lowlands during the Prehistoric period. Evidence in the study area from this period is largely dependent on

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<sup>28</sup> Bradley, R. (2019), *The Prehistory of Britain and Ireland*, Second Edition, Cambridge University Press.

<sup>29</sup> Round barrows are characterised by a circular, or sub-circular mound, surrounded by a ditch. The majority of barrows have been levelled and the ring ditch is sometimes the only surviving feature.

<sup>30</sup> Higham, N. J. (2004), *A Frontier Landscape: The North West in the Middle Ages*, Oxford: Windgather Press.

<sup>31</sup> Nevell, M. (2021), *North-West Regional Research Framework: Later Prehistory Resource Assessment Update*. Available online at: <https://researchframeworks.org/nwrf/>.

<sup>32</sup> Bradley, R. (2017), *A Geography of Offerings, Deposits of Valuables in the Landscape of Ancient Europe*, Oxbow Books.

<sup>33</sup> Tribal names were ascribed by the Romans and did not appear until 2nd century AD.

<sup>34</sup> Cunliffe, B. (2004), *Iron Age Britain*, BT Batsford, P9.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

environmental data and cropmarks in aerial photographs. On the lowland plains of Cheshire, Iron Age sites appear to be represented by single banked or ditched enclosures<sup>20</sup>. Dozens of cropmark enclosures have been identified by aerial photography across Cheshire, for example the square enclosure at Pickmere<sup>35</sup>. These are morphologically similar to those attributed to Iron Age communities in other parts of the country but, where they have been systematically field walked, material evidence is limited<sup>36</sup>. Geophysical survey undertaken as part of the current work only identified a small group of features near Bucklow Hill despite nine locations having been surveyed across the community area (see BID HE-004-0MA03). Surface artefact collection is rarely undertaken in Cheshire due to the high incidence of pasture in the region<sup>37</sup>. Where it has been undertaken, individual worked flints have been identified but there are very few large scatters of flints in this part of Cheshire<sup>20</sup>.

- 4.2.12 The Iron Age saw the intensification of salt production along the river systems of the Wheelock, Weaver and Dane Valleys to the south of the Pickmere to Agden and Hulseheath area. The main excavated evidence comes from sites are around Middlewich<sup>38</sup>. However, the presence of historic salt-working in Northwich and Lostock Gralam immediately south-west of the study area may suggest Iron Age salt-working occurred along the Smoker Brook. An indicator of salt-working sites and trade is provided by fragments of vessels used in salt production known as Very Coarse Pottery (VCP). VCP has been recovered from sites throughout Cheshire, north-west England, the English midlands and north Wales<sup>39</sup>. This suggests that salt was being produced at inland sites and exported throughout the region in the Iron Age period.

## 4.3 Roman (AD 43 – 410)

- 4.3.1 The Roman period began within the region with the expansion of Roman occupation north of the midlands from AD 70. Roman occupation was characterised by a military tier of society that ruled over a population largely unchanged from the Iron Age. The Roman fortress of Deva Victrix was established at Chester in AD 74 –75 to enable the control of north Wales and north-west England. It continued to be occupied until the withdrawal of the Romans in AD 410. Around Deva Victrix was a hinterland of agricultural land and production

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<sup>35</sup> Cheshire Shared Services (2019), *Monument details: Possible Enclosure at Pickmere*, Revealing Cheshire's Past. Available online at: <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH23684>.

<sup>36</sup> Collens, J. (1999), *Flying on the Edge; Aerial Photography and Settlement patterns*, in Cheshire and Merseyside, in Nevell, M. (ed), *Living on the Edge of Empire: Models, Methodology and Marginality, Late-Prehistoric and Romano-British Rural Settlement in North-West England*, North-West Archaeology Volume 3, University of Manchester and Chester Archaeology.

<sup>37</sup> Newman, R. (2021), *North-West Regional Research Framework: Early Medieval Resource Assessment Update*. Available online at: <https://researchframeworks.org/nwrf/>.

<sup>38</sup> Williams, M. and Reid, M. (2008), *Salt: Life and Industry, Excavations at King Street, Middlewich, Cheshire, 2001-2002*, Archaeopress.

<sup>39</sup> Morris, E. (1985), *Prehistoric salt distributions; two case studies from western Britain*, Bulletin of the Board for Celtic Studies 32.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

centres that supported the fortress. Important Roman settlements were present at Middlewich (Salinae)<sup>38</sup> and Northwich (Condate) both to the south of the study area (see BID HE-001-0MA02)<sup>40</sup>. Outside of the main Roman centres it is probable that the indigenous people continued to live as they had in the Iron Age. The Roman arrival appears to have had little effect on the rural settlement pattern with occupation continuing at enclosed settlements which developed in the Iron Age<sup>41</sup>.

- 4.3.2 A network of roads across the north-west included Watling Street (Margary 7a<sup>42</sup>; MA03\_0119), which connected Chester to the fort of Mamucium (Manchester), and the North Cheshire Ridge Roman Road (Margary 70a; MA03\_0116), which connected Hatton to Mere via Stretton<sup>43</sup>. It is common for settlements, cemeteries and other activity to be found along and close to Roman roads; however, none of these have been identified within the study area.
- 4.3.3 Roman activity appears to have declined in the late 3rd and early 4th centuries AD, with most remaining activity focused in the vicinity of the major forts in the region. Evidence from the later stages of Roman occupation is limited to isolated coin finds. Only the Roman roads remained in use as Romans withdrew, with many people seemingly returning to pre-occupation agricultural techniques<sup>44</sup>.

## 4.4 Early medieval (410 – 1066)

- 4.4.1 After the withdrawal of Roman rule in the 5th century AD, social, monetary, economic and political organisation broke down. The region fragmented into small kingdoms. The expansion of Anglo-Saxon kingdoms from the 7th century AD saw Mercia take control of Cheshire, with Northumbria extending its influence from the north towards the Mersey. A period of instability followed, in which settlers of Scandinavian origin from Ireland increased their influence during the 8th and 9th centuries. By the early 10th century, Cheshire became part of the expanded kingdom of England following the West-Saxon takeover of Mercia<sup>45</sup>.
- 4.4.2 Beyond this broad knowledge of the shifting power dynamics of the various kingdoms within the region, little is known of the everyday life of people in the early medieval period. There are few documentary sources from Cheshire and a scarcity of surviving archaeological

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<sup>40</sup> Shaw, M. and Clark, J. (2003), *Cheshire Historic Towns Survey, Warrington: Archaeological Assessment*, Cheshire County Council.

<sup>41</sup> Nevell, M. (2004), *The Late Prehistoric and Romano-British Settlement of the Mersey Basin. A Study in Marginality*, *Journal of the Chester Archaeological Society* 78, P9-12.

<sup>42</sup> The system of Roman roads is named after Ivan Margary; Margary, I. D. (1973), *Roman Roads in Britain*, John Baker, London, 3rd edition.

<sup>43</sup> Jeremy, K. E., (1990), *The North Cheshire Ridge Roman Road*, *Britannia* 21, P283-285.

<sup>44</sup> Nevell, M. (1997), *The Archaeology of Trafford: A Study of the origins of Community in North-west England before 1900*, Trafford Metropolitan Borough Council, Manchester.

<sup>45</sup> Harris, B. E., and Thacker, A. T. (1987), *The Victoria History of the County of Chester. (Volume 1: Physique, Prehistory, Roman, Anglo-Saxon, and Domesday)*.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

evidence from the period<sup>46</sup>. Site visibility is poor, particularly in the lowlands, stemming from the nature of geological deposits within the region and the pastoral land-use in Cheshire through to the present day<sup>47</sup>. There is also a lack pottery evidence from the early medieval period in Cheshire. Pottery is important because it survives well in the archaeological record and can be used to provide dates for settlement sites. However, following the failure of organised Roman potteries from the 5th century, the local populations moved to the use of organic material, including wood, leather and basketware. These organic materials survive poorly in the archaeological record<sup>48</sup>.

- 4.4.3 Despite the lack of archaeological remains of this period from Cheshire, rare evidence of early medieval settlement has been identified within the study area at Bucklow Hill. The site was encountered during archaeological investigations for the construction of the A556 Knutsford to Bowden Relief Road in 2017. Evidence was identified in the form of several pits which were radiocarbon dated to the 6th and 7th centuries. This activity appears to be focused on the Bronze Age ring ditch (see Section 4.2), reflecting a known pattern of early medieval re-use of upstanding monuments. This is thought to represent an acknowledged desire of settlers during this period to ground themselves in the timeline of the developing nation. The focus on the earlier monument also suggests it was still upstanding at this time and continued to shape the use of the landscape. Analysis of environmental evidence gathered during the investigations suggests that there was an early medieval settlement in the area set within a landscape of grassland and arable fields<sup>49</sup>.
- 4.4.4 A pattern of settlement, manors and agricultural field systems began to form towards the end of the early medieval period. Nether and Over Tabley, Mere, High Legh and Dunham Massey are recorded in the Domesday Survey in 1086 (see Section 4.5). The HLCA data suggests patterns of ancient fields existed around the area of Tabley, Mere and High Legh (see Section 3) that could be early medieval in origin. Deer parks, which emerged within the landscape in the early medieval period, were used for the keeping and hunting of deer for food. A possible early medieval deer park may have been a precursor to the medieval High Legh Park (MA03\_0155). This is, however, based on documentary and field name evidence only, including the mention of a 'haia' or 'haeg' in the Domesday Survey, a term used occasionally to describe a deer park<sup>50</sup>. The occurrence of the field name 'Ranstave' in the Rostherne tithe award is also suggestive of an early medieval deer park in this location.

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<sup>46</sup> Phillips, A. D. M and Phillips, C. B. (2002), *A new historical atlas of Cheshire*, Cheshire County Council, Chester.

<sup>47</sup> Newman, R. (2006), *North-West Regional Research Framework: The Early Medieval Resource Assessment*. Available online at: <https://researchframeworks.org/nwrf>.

<sup>48</sup> Hooke, D. (2006), *England's Landscape: The West Midlands*, Collins, London.

<sup>49</sup> Wessex Archaeology (2017).

<sup>50</sup> Morgan, P. (1978), *The Domesday Survey of Cheshire*, in J. Morris (ed.) *Domesday Book*, 26, Chichester.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

'Ranstave' may derive from the Old English word 'Randstaef' meaning 'stave boundary', perhaps describing an early fence around the park<sup>51</sup>.

## 4.5 Medieval (1066 – 1540)

- 4.5.1 The medieval period is taken to begin with the successful invasion of England by William I in 1066. The arrival of the Normans marked a change in the political landscape. In 1086 William commissioned the Domesday Survey which provides an insight into settlement patterns, land ownership, wealth distribution and land use throughout England at the beginning of the medieval period. An analysis of the survey results shows that in Cheshire, the majority of people lived in hamlets and manors and cultivated cereal crops and reared cattle within an ordered regime<sup>48</sup>. The survey also reveals that the county was relatively thinly populated compared to other parts of the country. The east part of Cheshire, for example, recorded a population of under 2.5 people per square mile. Cheshire was also assessed as one of the poorest shires in the region. This economic hardship and paucity of population may be partly as a result of William I's quelling of a series of risings in north-west England in 1069-70. Although less well documented than similar campaigns in Yorkshire, it is thought that many of the estates recorded as 'waste' during the Domesday Survey were the result of William's suppression of the area. These wasted estates were particularly common in the north and east of the county, including the study area<sup>52</sup>. Low population density may also have been influenced by the poor accessibility of this part of Cheshire, as it was isolated from the south and the east by moors and mossland.
- 4.5.2 In the medieval period, mixed subsistence farming was normal in Cheshire, relying on typical crops of barley, oats and rye. Much of the farming was done on an irregular field system which was common in northern England<sup>53</sup>. Townships often had only one open field, commonly referred to as the town field, which was made up of a series of clusters of strips allocated to different farmers. However, by 1600 many of these open fields had been enclosed<sup>48</sup>. The medieval patterns of fields are discussed in greater detail above (see Section 3). Cheshire had a high degree of free tenure among its peasant population and the average yeoman farmer was better endowed than others elsewhere. From the late 14th century onwards, there was a trend towards the conversion of arable land to pasture in the county<sup>52</sup>. This was in part stimulated by the Black Death which caused huge population losses and subsequent labour shortages. As a result, labour intensive arable cultivation could no longer be sustained in the same manner.

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<sup>51</sup> Chester Archaeology (1993), *High Legh Golf Course: Desk Based Assessment*, Chester City Council Archaeological Service.

<sup>52</sup> Phillips, A. D. M and Phillips, C. B. (2002), *A new historical atlas of Cheshire*, Cheshire County Council, Chester.

<sup>53</sup> Husain, B. M. C. (1973), *Cheshire under the Norman Earls: 1066–1237. A History of Cheshire volume 4*, Cheshire Community Council, P33-34.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

- 4.5.3 The greater amount of documentary and physical evidence available from the medieval period onwards allows for a more conclusive understanding of settlement pattern and density. Medieval rural settlement within the study area generally consisted of isolated farmsteads and hamlets dotted throughout the landscape. This kind of settlement pattern contrasts with a much smaller number of villages where dwellings were clustered together around a focal point, often a church such as at Great Budworth Conservation Area (MA03\_0161). The study area comprises the medieval parishes of Great Budworth, Rostherne and Bowdon. The settlements of Aston by Budworth, Tabley, Over Tabley, Mere, High Legh and Dunham Massey, were all recorded in the Domesday Survey<sup>54</sup>. The existence of possible deserted medieval settlements at Tabley Inferior (MA03\_0110), Strettle (MA03\_0113) and Millington (MA03\_0118) have been speculated upon. This is based on references within documentary sources; however, no physical evidence of these settlements has been identified. The presence of deserted medieval settlements is indicative of population decline and shifting settlement patterns in the 14th and 15th centuries.
- 4.5.4 Although evidence is apparent for smaller settlements, there is little evidence for any towns in the study area. Knutsford is located immediately to the east of the study area and it is likely that this market town was the focus of economic activity in the area during this period. Manors formed a common administrative unit in England in the medieval period. Moated sites often formed the organisational and economic focus of these manors and were common from the 12th to the 14th century. In north-west England, they are mainly associated with scattered settlement patterns and are frequently found in areas of woodland clearance in lowland areas of clay subsoils<sup>52</sup>. The reason for digging moats is not entirely clear, though in the main it is thought to be an expression of social standing rather than to have had an explicitly defensive function<sup>55</sup>. Most moated sites lie on lower lying ground and on boulder clay across the region. The majority are single platforms with a rectangular or square plan (although a small number of round or oval ones have been noted). Examples of moated sites within the study area include Hough Hall moated site, ancillary enclosure and fishpond (MA03\_0049) and the Moated site, fishpond and connecting channel at Alderhedge Wood (MA03\_0032), with a further potential moated site at Broad Oak Farm in High Legh (MA03\_0056). However, no upstanding remains survive at these sites and there seems to be no consistent pattern as to what lay within moated sites. Tabley Old Hall (MA03\_0008) was constructed in the late 14th century as a timber-framed hall building on a moated island site in Tabley Mere (MA03\_0007), which survives today. However, the original building only survives as elements of the, now ruined, post-medieval replacement. Where moated sites formed part of a manorial complex, they are often all that remains.
- 4.5.5 Deer parks continued to be an important landscape feature in the medieval period becoming a status symbol as well as a source of venison and a place of recreation. Along

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<sup>54</sup> Martin, G. (2003), *Domesday Book: Complete Translation*, Penguin, London.

<sup>55</sup> Heawood, R. et al. (2004), *Old Abbey farm, Risley; Building survey and excavation at a Medieval moated site*, Lancaster imprints, Lancaster.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

with the possible early medieval deer park at High Legh (MA03\_0155), a park had also been established at Dunham Massey by the 14th century (MA03\_0068). Documentary evidence suggests that there was a castle at Dunham by 1173 and that it was still in use in 1323. The castle was closely associated with Watch Hill Castle (See BID HE-001-0MA06), located approximately 2km south-east of the likely location of Dunham Castle. Evidence suggests both castles were owned by the Massey family.<sup>56</sup> The castle was later replaced by a moated manor house and no standing evidence of the castle remains. However, a mound located immediately north-west of the current hall has been identified as the possible remains of the castle motte<sup>52</sup>. There is documentary evidence of a watermill at Dunham Massey from the mid-14th century; however, no standing remains survive.

## 4.6 Post medieval (1540 – 1901)

- 4.6.1 The post-medieval period witnessed the transformation of north-west England from a relatively impoverished and sparsely populated area to a key region in the industrialisation of Britain. This change has largely manifested within the study area through changes to agricultural production, evidenced in field patterns (see Section 3) and farm buildings (see Section 5.3).
- 4.6.2 Agricultural development during the late 18th and 19th century was primarily led by large farms and estates. This was part of widespread improvements, which increased the efficiency of agricultural production and was known as the agricultural revolution. In Cheshire, these developments were in reaction to the increasing demand from growing urban markets in the west midlands and north-west England, which emerged as a result of increasing industrialisation. Developments included improvements in the management of cattle and pasture, enabling a massive increase in the size of herds of livestock. Such change led to increasing specialisation in dairy farming and between 1830 and 1860, the number of cattle in Cheshire doubled<sup>48</sup>. Evidence from land rent values for the county suggest consistently high and growing levels of agricultural prosperity over the 19th century. By the end of the century, average land rental values in Cheshire were 72% above the country as a whole<sup>52</sup>.
- 4.6.3 The move towards the in-wintering of cattle and use of fodder crops for feed, led to changes in the layout and function of the traditional farm. Many smaller holdings were amalgamated, and numerous 16th and 17th century timber-framed farm buildings were rebuilt in brick. These were commonly built to an L-shaped plan, although some larger farms adopted a U-shaped layout. As a consequence, many traditional farm buildings have been lost as well as evidence of earlier, local farming traditions<sup>57</sup>. Changes to farm buildings are discussed in greater detail in Section 5.3.

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<sup>56</sup> Nevell, M. (1997), *The Archaeology of Trafford: A Study of the origins of Community in North-west England before 1900*, Trafford Metropolitan Borough Council, Manchester.

<sup>57</sup> Historic England (2006), *Historic Farmsteads*, Preliminary Character Statement North West Region.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

- 4.6.4 The process of enclosure<sup>58</sup> within the study area was generally piecemeal and largely complete by the 18th century. Enclosure by act of parliament was rare in Cheshire. Where later enclosure did take place, this was largely limited to the reclamation of wastes such as mosses<sup>48</sup>. Moss Lane, Agden Lane, Peacock Lane and Thowler Lane appear to enclose an area of reclaimed moss, north-east of High Legh. The tithe map for the area reveals an unusual spiralling field pattern and the surrounding lanes have five farms with Moss in their name. Evidence of changes to field patterns is discussed in greater detail in Section 3.
- 4.6.5 The roads of Cheshire had Roman or medieval origins and were in very poor condition in the early post-medieval period<sup>52</sup>. From the mid-18th century, many of the major roads in the region were taken over by turnpike trusts who improved the roads and introduced tolls (a charge) for using them. Roads that were turnpiked include the A50 Warrington Road and the A556 Chester Road. The Bridgewater Canal – Leigh Branch (MA03\_0168) follows the northern border of the study. It was the first canal in Britain to be built without following an existing watercourse. Built in 1761, the canal became a model for those that followed it. Only a short section of the canal is present in the study area (see BID HE-001-MA04, Section 4.6). Despite the boom in railway construction during this period in Cheshire, no railways were constructed in the study area and canals were not a significant feature. This is largely because most direct routes to the major markets of the period in Manchester and Liverpool do not fall within the study area.
- 4.6.6 During the post-medieval period, large country houses with associated parklands developed within the study area. This includes Dunham Massey (MA03\_0068), Arley Hall (MA03\_0033; including Arley Conservation Area; MA03\_0157), Tabley House (MA03\_0009), Mere Old Hall (MA03\_0043), Agden Hall Farm (MA03\_0106) and High Legh Hall. These houses often developed out of earlier medieval manor sites, with post-medieval buildings replacing or, in some cases, incorporating earlier structures (see Section 5). The creation of parklands to accompany these houses often resulted in the clearing of settlements and realignment of roads. At Tabley House (MA03\_0009), the Northwich to Knutsford road was realigned to its present course and at High Legh Hall the A50 Warrington Road and village were moved. At Agden Hall, earthworks and archaeological remains identified within the parkland (Group of levelled rectilinear banks and ditches representing the former gardens of Agden Hall; MA03\_0144) represent the former gardens. These parklands became important features within the landscape, occupying vast swathes of land and often drawing elements of the wider landscape into their design. For example, at Dunham Massey (MA03\_0068) the 18th century parkland features five radiating avenues of trees designed to create views of prominent features within the wider landscape including church towers. These were designed to emphasise the control which the large estate had over the wider area.
- 4.6.7 Parklands were also accompanied by vast swathes of agricultural estates often let out to tenant farmers. Notable examples include the Dunham Massey estate and the Tabley estate.

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<sup>58</sup> The consolidation of open field holdings into single ownership and the removal of common rights on areas of waste.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

The country house and parkland formed the centre of complex, interconnected economic systems of farmland, farms and dwellings which provided estates with regular income from rents. For example, Dunham Estate today includes 18 working farms and 104 dwellings<sup>59</sup>. For a more detailed discussion of the impact these parklands and estates had on the landscape see Section 3. For the impact on the built environment see Section 5.3.

## 4.7 Modern (1901 – present)

- 4.7.1 During the modern period, the study area retained its predominantly agricultural character. However, it did experience the effects of two wider trends within the 20th century; the rise of the motorcar and the decline of the country house.
- 4.7.2 The rise in national debt as a direct result of the First World War led to an increase in taxation. This, combined with a fall in agricultural incomes and a shortage of domestic staff, resulted in the economic viability of the country house becoming increasingly unsustainable. The fragmentation of large country estates followed. This was compounded as a result of the Second World War, when many country houses were requisitioned for military use. This included both halls at High Legh and Dunham Massey (MA03\_0076), which had also been requisitioned during the First World War as a military hospital. Following the end of the Second World War, a sharp rise in death duties impacted on the viability of country houses. The decline of country houses is evidenced within the study area by the conversion and loss of the area's historic halls and parks. Both halls at High Legh were demolished and the surrounding land was used for a housing development. At Agden Hall Farm (MA03\_0106) the house was significantly reduced, with only one wing remaining and the formal gardens removed. Other large houses became visitor attractions such as Dunham Massey (MA03\_0068) and Tabley House (MA03\_0014). The parks associated with country houses were often significantly reduced, as at Mere Old Hall (MA03\_0043). They were also often converted to leisure use, as at Mere New Hall and High Legh Hall where both former parks are now golf courses.
- 4.7.3 The Second World War saw the creation of defence structures within rural locations. Evidence of this includes the Bombing Decoy Site at Budworth (MA03\_0114) and a site of anti-aircraft batteries and defence features south of Budworth Road (MA03\_0143). The presence of these features in rural locations is strongly influenced by the proximity of industrial centres at Manchester and Crewe.
- 4.7.4 The construction of the M6 in the 1960s and M56 in the 1970s had a significant effect on the landscape. Both motorways cross the study area on broadly east-west alignments. Other significant roads in the study area include the A50 Warrington Road and the A556 Chester Road. Both were historic routes based on the alignment of earlier Roman roads. The AA Box

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<sup>59</sup> National Trust (2013), *HS2 and Dunham Massey*. Available online at: <https://ntplanning.wordpress.com/2013/10/10/hs2-and-dunham-massey/>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

372 at Mere Corner (MA03\_0045)<sup>60</sup> was built at the junction of these roads in the 20th century, highlighting the importance of these two communication routes. The A556 Chester Road was improved in 2017 with the construction of a new dual carriageway to the east of the historic alignment. The effect of modern transport infrastructure on the historic landscape is discussed in greater detail in Section 3.

- 4.7.5 The development of the motorcar has also enabled easy commuting from rural locations. As a result, north Cheshire has become an attractive location for those wishing to live in a rural setting with easy access to jobs in Manchester and Altrincham. This has led to the conversion of many farm buildings to residential use (see Section 5).

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<sup>60</sup> Automobile Association (AA).

## 5 Built heritage overview

### 5.1 Introduction

- 5.1.1 This section provides an overview of the built heritage resource within the Pickmere to Agden and Hulseheath area (MA03). This overview is intended to assist in understanding the relative heritage value of assets within the study area, by identifying groups and common themes and types of built heritage assets.
- 5.1.2 The landscape of the Pickmere to Agden and Hulseheath area is predominantly agricultural, with settlements spread throughout the landscape. Historically the local vernacular was timber framed buildings with thatched roofs. This vernacular has been superseded by brick buildings, either replacements or adaptations. As a result, brick and slate have come to characterise the built environment within the study area. Rarer examples of timber framed buildings and higher status buildings of locally quarried sandstone provide important examples of early building forms and add variety to the historic built environment.

### 5.2 Medieval (1066 – 1540)

- 5.2.1 No extant buildings predating the medieval period are present within the study area and very little survives from the medieval period itself. Evidence suggests that the settlement pattern within the study area was characterised by small estates, mainly owned by the gentry, and often focused on moated sites (see Section 4.5). Timber was the predominant building material during this period as builders took advantage of surrounding woodland areas<sup>52</sup>. Local plantations and smaller woodlands would have been exploited for building materials. Evidence of local timber processing can be seen at Hoo Green, where the remains of a possible saw pit are located (MA03\_0167).
- 5.2.2 Christianity was introduced to Cheshire during the early medieval period. Church buildings were the physical manifestation of the Christian religion and acted as a focal point of the community as well as places of worship and devotion. These high-status buildings were often built of local sandstone, as at the parish church at Great Budworth. However, no equivalent buildings survive within the Pickmere to Agden and Hulseheath area. The first evidence of church buildings in the study area is provided by the Domesday Survey, which was completed in 1086. The survey recorded a church and priest at High Legh; however, no physical record of this building survives and by the time other documentary sources became available the parish church had been transferred to Rostherne (see BID HE-001-MA06).

### 5.3 Post medieval (1540 – 1901)

- 5.3.1 Timber continued to be the most used building material in the study area throughout the 16th and 17th centuries. From the 17th century onwards, timbers were blackened in a style

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

known as 'magpie' or 'black and white' construction, which is characteristic of Cheshire<sup>61</sup>. Thatch was used as the predominant roofing material, with surviving examples of timber framed thatched buildings at Brook Cottage (MA03\_0022) and Ovenback Cottage (MA03\_0058). These are often in isolated locations surrounded by agricultural fields. The agricultural setting of these assets makes a contribution to how the architectural and historic interest of the assets are appreciated.

- 5.3.2 Across the post-medieval period improvements in brick production technology and the ready availability of brick making material locally meant that buildings were increasingly built of brick<sup>52</sup>. A number of brick kiln sites have been identified within the study area, including a site south of Old Hall Lane (MA03\_0153) suggesting a very much local industry. High status buildings employed brick as a building material with examples including the early 17th and early 18th century Dunham Hall (MA03\_0076), and the mid-18th century Tabley House (MA03\_0014) and the late 17th century Church of St Peter (MA03\_0016) which are both located in the Tabley House Conservation Area (MA03\_0125). However, some high-status buildings were still built of stone, the majority in local sandstone, including the mid-19th century Church of St Paul (MA03\_0030)<sup>62</sup>. From the 18th century onwards, brick became the prevailing building material for all buildings in Cheshire, such as at Barrhill and Waterless Brook Cottage (MA03\_0084) and Holly House Farm (MA03\_0091). Over the same period, slate replaced thatch as the most widespread roofing material. This was driven by the rapid expansion of slate mining in North Wales from the mid-18th century onwards and the ready accessibility for Cheshire to this slate producing region, first by sea and later by rail.
- 5.3.3 The post-medieval period saw the continued growth of gentry families and their estates within the study area. The focus of power shifted from fortified castles and moated manor houses to large country houses surrounded by gardens and parkland. Often these evolved on the same, or neighbouring, sites. At Tabley, the original moated, timber-framed, hall house was remodelled into a large brick hall in the late-17th century (MA03\_0008). A chapel, the Church of St Peter (MA03\_0016), was built alongside the remodelled hall. Later, in the early 20th century, the chapel was relocated to its present site, adjacent to the new hall. In the mid-18th century, the original moated site was abandoned in preference to a more open site approximately 650m to the north-west which allowed for the laying out of formal gardens<sup>63</sup>. The new hall (MA03\_0014) was constructed in brick with stone dressings and designed by John Carr in the Palladian style. At Dunham Massey (MA03\_0068) the medieval

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<sup>61</sup> Society for the Protection of Ancient Buildings (SPAB) (1990), *The Surface Treatment of Timber-Framed Houses: Information Sheet 3*, Society for the Protection of Ancient Buildings, London.

<sup>62</sup> Norton et al. (2005), *Mineral Resource Information in Support of National, Regional and Local Planning – Cheshire (comprising Cheshire, Boroughs of Halton and Warrington)*, British Geological Survey, Commissioned Report CR/05/090N.

<sup>63</sup> Moth, B. (1998), *Tabley Park Research Study: A Conservation of Historic Parks, Gardens*, unpublished.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

moated manor house was rebuilt in brick in 1616 and later extensively re-modelled in 1723<sup>64</sup>.

- 5.3.4 Smaller country houses included Over Tabley Hall (MA03\_0029), built c. 1760 by John Astley in the Strawberry Hill Gothic style as a replacement for an earlier manor house; field name evidence 'Big Meadow and Old Moat'<sup>65</sup> suggests the site was once moated<sup>66</sup>. Agden Hall Farm (MA03\_0106) was built in the early 17th century, likely as a replacement of an earlier hall, but only a small, much altered section remains today<sup>67</sup>. In both cases, the park that once formed part of the setting of the hall has now been converted to agricultural use (see Section 3). Mere Old Hall (MA03\_0043) was built in the late 18th or early 19th century on the site of an earlier manor house. In 1834 the house was replaced as the main family residence by Mere New Hall which was built approximately 650m east of the old hall. The new hall was severely damaged by fire in 1975 and little now remains. At High Legh there were two halls: High Legh Hall and West Hall. However, both were demolished in the 1960s and 70s, and their former parkland is now a modern housing development and a golf course.
- 5.3.5 These country houses were invariably accompanied by a full complement of service buildings. Stables were a vital building for any house. Although much altered, the stable block at Mere New Hall (MA03\_0046) is all that remains of the now demolished hall. At Tabley the new stables (MA03\_0017) were built immediately to the north of the house and at Dunham the stables south of the hall (MA03\_0072) and carriage house (MA03\_0073) form a key part of the south forecourt of the hall. In both cases, the stable buildings formed a set-piece with the house.
- 5.3.6 Churches and chapels in the study area were commonly built in the context of country houses. The Chapel of St Mary (MA03\_0053) was built in the late 16th century as a chapel of ease for the Cornwall Legh family of High Legh Hall. The building is the earliest ecclesiastical building surviving within the study area. The Church of St Peter (MA03\_0016) was built adjacent to Tabley Old Hall (MA03\_0008) in 1675 – 1679. The Church of St Paul (MA03\_0030) was built in the mid-19th century on land donated by the Langford-Brooke family of Mere Old Hall (MA03\_0043) and the Church of St John (MA03\_0055) was built in 1893, designed by Edmund Kirby. The church was built as the domestic chapel for the Leigh family of High Legh West Hall. With the exception of the Church of St Peter, all these churches retain a small churchyard around them which forms their setting. The Church of St Peter is located adjacent to Tabley House (MA03\_0014) and in this case the house and surrounding parklands (MA03\_0009) forms an important part of its setting. The parkland provides the

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<sup>64</sup> Swarbrick, J. (1927), *Dunham Massey Hall*, in *Transactions of the Lancashire and Cheshire Antiquarian Society* 42, P53-80.

<sup>65</sup> Unknown (1849), *Tithe Map of the Township of Tabley Superior in the Parish of Rostherne in the County of Chester*, held at: Cheshire Archives and Local Studies, Ref: EDT 383/2.

<sup>66</sup> University of Manchester Archaeological Unit (2002), *Over Tabley Hall: An Archaeological Building Assessment of a 17th to 19th Manorial Complex*, University of Manchester Archaeological Unit.

<sup>67</sup> Cheshire Gardens Trust (2014), *Agden Hall: Research and Recording Report*, unpublished.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

historic context for the Tabley Estate which through association helps to illustrate the historic interest of the church.

- 5.3.7 Lodges were also important ancillary buildings to these large houses. They controlled access to the parkland and were the first impression visitors had of a property and its owners. Lodges often survive when the original functions of halls and parklands are lost. This is largely due to their small size and location adjacent to roads, which means that they can easily be adapted to solely residential use. Important examples within the study area are those at Mere New Hall (MA03\_0044) and High Legh (MA03\_0052) where the lodges are some of the only standing remains left of the original halls. Other significant examples are at Tabley, with two lodges on the north boundary of the park, Peacock Lodge West (MA03\_0019) and Peacock Lodge East (MA03\_0020); and one on the west, the White Lodge (MA03\_0003); all three are thought to be the work of John Carr, the architect of the house (MA03\_0014). Another lodge was added on the west boundary of the park in the late-19th century in the Arts and Crafts style<sup>68</sup>, the Red Lodge (MA03\_0011). The physical and visual relationship between the lodge, the parkland and the road from which it controlled access are a key part of the setting of these assets and illustrate their historic function making a contribution to how the value of the assets is appreciated.
- 5.3.8 Follies and eye-catcher structures were a common feature of the landscaped parklands which accompanied country houses in the period. At the designed landscape of Tabley House (MA03\_0009) a three-storey tower in red brick was built on an island in the middle of Tabley Mere in the late-18th century. In 1808 the tower featured prominently in a painting of the park and mere by the celebrated artist J. M. W. Turner<sup>69</sup>. At Dunham Massey (MA03\_0068), a number of structures were built to enhance the park including a small temple-style shelter (MA03\_0075) and the Langham Grove Obelisk (MA03\_0066), both erected in the early 18th century. The parkland at Dunham Massey (MA03\_0068) is also the only surviving deer park within the study area (see Section 4 for more detail). Buildings associated with this usage survive within the park, including the Slaughterhouse (MA03\_0126) and the Deer House (MA03\_0141). In such cases the surrounding parkland forms a key part of the setting of these assets illustrating their intended purpose and design intention.
- 5.3.9 However, as well as a leisure landscape, Dunham Massey (MA03\_0068) was the heart of a working estate and evidence of the exploitation of natural resources for industry can be identified within the estate. Industrial assets include a 17th century water-powered sawmill (MA03\_0071). Bollington Mill (MA03\_0070), which historically formed part of the Dunham

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<sup>68</sup> Arts and Crafts was an 'influential late C19 English movement that attempted to re-establish craftsmanship threatened by mass production' (Curl, J. S. and Wilson, S. (2016), *Oxford Dictionary of Architecture*, 3rd edition, Oxford University Press, Oxford).

<sup>69</sup> Moth, B. (1998), *Tabley Park Research Study: A Conservation of Historic Parks, Gardens*, unpublished.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

Estate, was built as a corn mill in the mid-19th century and powered by a mill leat<sup>70</sup> fed by the River Bollin. The mills are part of a pattern of water management practices which were employed along the Bollin Valley to harness its power for industry throughout the post medieval period.

- 5.3.10 The wealth of the large country houses within the study area was largely built on the incomes from their agricultural land holdings. This has resulted in a landscape of parklands surrounded by agricultural fields and farmsteads which were all linked to the economy of the country house (see Section 4.6). With what was essentially a monopoly on the ownership of buildings within the surrounding landscape, the owners of Dunham Massey were able to exert an influence over the style of buildings constructed within their estate. This has resulted in a landscape which is dotted with red-brick buildings with bargeboards, downpipes, gutters and doors painted in red. Examples of this treatment can be seen within the study area in the village of Little Bollington, particularly at Stamford Farm House (MA03\_0064) and Bollington Hall Farm House (MA03\_0067).
- 5.3.11 The majority of buildings within the study area dating to the post medieval period are related to agricultural use. Many of these buildings date to the late 18th and 19th century and belong to a period of agricultural improvement<sup>71</sup>. This improvement was reflected in agricultural buildings with new planned set-piece farms being built. Within the study area these buildings follow a recognisable pattern which can be seen to be representative of a wider Cheshire style. The farmsteads feature substantial red-brick farmhouses with slate roofs accompanied by ranges of farm buildings, often forming a courtyard space which stands separate and to the side of the farmhouse on a L-shaped or U-shaped plan<sup>71</sup>. Examples of this form can be seen at Hollow Wood Farmhouse (MA03\_0034) and the Barn and Range at Heyrose Farm (MA03\_0085). The expansion of this type of building coincided with the increase in dairy farming and cheese-making to supply the markets in Manchester and Liverpool. The farm buildings were predominantly cowhouses (sometimes referred to as cattle sheds)<sup>72</sup>. On estates the 'home farm' often had superior outbuildings and equipment, serving as an example for the estate's tenant farmers<sup>48</sup>. An example of this can be seen at Dunham Massey's Home Farm (MA03\_0061) where many farm buildings were built on a quadrangle plan surrounding a central dovecote (MA03\_0060). Most farm buildings within the study area are largely dispersed and isolated within the agricultural landscape. This was to take advantage of the reorganised field systems following enclosure, which was largely complete by the 18th century (see Section 3 for more detail). These buildings give character

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<sup>70</sup> An artificial channel for the conveyance of water, esp. for agricultural or industrial purposes. "leat, n.", *Oxford English dictionary*, Oxford University Press, Oxford.

<sup>71</sup> Brunskill, R. W. (1999), *Traditional Farm Buildings of Britain and their conservation*, 2nd edition, Victor Gollancz Ltd.

<sup>72</sup> Wade-Martins, S. (2020), *The English Model Farm: Building the Agricultural Ideal, 1700-1914*, Windgather Press.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

to the landscape and a local distinctiveness to the wider area as a result of their uniformity and frequency.

- 5.3.12 Despite the prevalence of late 18th and 19th century buildings within the study area, examples of earlier farm structures do survive. Later construction often encases the remains of earlier buildings, with timber frames concealed behind brick walls. Where earlier construction material survives, this is of archaeological interest. Examples from within the study area include the mid-17th century timber frame farmhouse at Feldy Green (MA03\_0027) and Moat Farm (MA03\_0010), where a mid-17th century farm building is encased within late 18th century construction. At Winterbottom Farmhouse (MA03\_0040) the existing building incorporates 17th century timber framing on a stone plinth. Although originally thatched, the building now has a slate roof. The farmhouse is surrounded by modern agricultural and light industrial buildings to the south and west, creating an enclosed space. Although a later addition, the agricultural character remains legible. The surrounding fields aid in the ready appreciation of the historic function of the asset. Elsewhere it is possible that the presence of early historic fabric has previously gone unrecorded. Flittogate Farm (MA03\_0081) is a potential example of this, where there appears to have been a farmhouse in a similar position within the farm since at least the early 18th century.
- 5.3.13 The majority of farm buildings within the study area survive in a rural context where the relationship between the farm buildings and the land can be readily understood. The survival of the agricultural setting contributes to the value of these buildings by aiding in the ready appreciation of the historic function of the buildings.

## 5.4 Modern (1901 – present)

- 5.4.1 The decline of the country house began in earnest from the end of the First World War onwards, resulting from increased taxation, a decline in agricultural incomes and a shift in the labour market. This was exacerbated by the Second World War. As a result of these trends, none of the large country houses which have survived in the study area remain as solely residential properties. Many were demolished in this period, including Mere New Hall and High Legh Hall (east and west). Others now operate as visitor attractions, such as at Dunham Hall (MA03\_0076) and Tabley House (MA03\_0014) or hotels, such as Mere Court Hotel (MA03\_0047). At Dunham this has required the conversion of some ancillary buildings to house visitor services including the Carriage House (MA03\_0073). Other estate buildings have been converted to residential use including Bollington Mill (MA03\_0070) and the stables at Agden Hall Farm (MA03\_0106) and Tabley House (MA03\_0017).
- 5.4.2 Mere Court Hotel (MA03\_0047) was built in 1903, prior to the decline of the country house. The building was designed in the Arts and Crafts style by celebrated local architect Frank Dunkerley. Mere Court Hotel, originally known as Meadowlands, was built as a residence for the family of Frank Dunkerley's brother. The building later became a training college and then took on its current use as a hotel. The house was built on former agricultural land,

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

within seven acres of landscaped gardens designed by Thomas Hayton Mawson<sup>73</sup>, much of which survive. These gardens form a discrete setting in which to appreciate the architectural and historic interest of the building making a strong contribution to the overall heritage value of the asset.

- 5.4.3 The modern period has wrought many changes on the study area. The continuing rationalisation of agricultural businesses and the expansion of Greater Manchester has resulted in the conversion of a number of former agricultural properties to residential use. The proximity of these properties to Greater Manchester and their pleasant rural settings makes them appealing to commuters and consequently attractive development prospects (see Section 4). Examples of former farm buildings which have recently undergone substantial conversion projects include buildings at Bowden View Farm (MA03\_0101) and Broad Oak Farm (MA03\_0056). Although many original internal features have been lost, such changes have not resulted in the loss of character and integrity of the built heritage resource which remains agricultural.
- 5.4.4 Today the study area retains its predominantly agricultural character. Residential development during the 20th century has largely been limited to former parklands, including those at High Legh and Mere (see Section 3). The dispersed settlement pattern remains largely unchanged from the post medieval period. Brick-built farmhouses and associated buildings continue to characterise the experience of the built environment throughout the study area with addition of modern infrastructure such as the M6 and M56 (see Section 3).

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<sup>73</sup> Mowl, T. and Mako, M. (2008), *The Historic Gardens of England: Cheshire*, Redcliffe Press Ltd, Bristol.

## 6 Research potential

### 6.1 Introduction

- 6.1.1 The North West England Regional Research Framework<sup>74</sup> provides an introduction to the key research themes in the region by period. A focus for further research-led investigation in the Pickmere to Agden and Hulseheath area (MA03) could be provided by reflecting on the known and potential historic environment interest of the land required for the construction of the Proposed Scheme, drawing on the general themes identified in the regional research framework.
- 6.1.2 Research themes for further investigation will be set out more fully in a Historic Environment Research and Delivery Strategy (HERDS), which will be produced post-deposition of the hybrid Bill. The HERDS covers all aspects of the historic environment including built heritage, archaeology and the historic landscape.

### 6.2 General

- 6.2.1 Linear schemes present the opportunity to provide a representative sample of material from a variety of topographic and geographical zones. They also allow techniques of archaeological investigation to be tested over different areas and geological substrates. HS2 presents the opportunity to:
- seek to improve archaeological evaluation techniques, particularly using targeted evaluation, metal-detecting or surface artefact collection as appropriate based on a wider landscape assessment including historic landscape characterisation and remote sensing;
  - undertake scientific techniques to provide an improved chronology of archaeological remains with a focus on the prehistoric period and the early medieval period where the understanding of settlement in Cheshire is poor;
  - investigate the archaeological, geoarchaeological, and palaeoenvironmental research potential of peat and alluvium associated with the Smoker Brook, Waterless Brook, Arley Brook and Agden Brook and areas of peat associated with Sink Moss and Arley Moss;
  - palaeoenvironmental analysis of deposits will help building on the sequence of environmental data in existence for Cheshire described in Development-led palaeoenvironmental work in Cheshire: a review<sup>75</sup>;

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<sup>74</sup> Research Frameworks (2021), *The North West England Regional Research Framework*. Available online at: <https://researchframeworks.org/nwrf/>.

<sup>75</sup> Huntley J. (2020), *'Development-led palaeoenvironmental work in Cheshire: a review'*, Journal of the Chester Archaeological Society, P123-159.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

- utilise surviving organic remains including pollen, plant remains, insect remains to help understand the past environment and landscape in mid-Cheshire over a long chronological period;
- understand and identify changes in the landscape that relate to climate change; and
- combine historic landscape characterisation, documentary, and topographical studies of landscape to understand how settlement developed from the end of the Roman period to the modern period.

## 6.3 Prehistoric

6.3.1 The prehistoric period includes remains from the Palaeolithic to the Iron Age. All periods are poorly represented and understood in the Pickmere to Agden and Hulseheath area. HS2 represents the opportunity to investigate:

- does palaeoenvironmental evidence indicate an increase in agriculture?;
- are there areas across the route that currently have no recorded archaeological evidence for prehistoric activity that will enable us to assess whether there are particular reasons why this resource is obscured or particularly hard to identify?;
- does evidence for Neolithic, Bronze Age and Iron Age arable and pastoral agriculture reflect the river valleys, heaths and mosses that were visible before medieval and post-medieval enclosure?;
- can evidence of prehistoric settlements on the High Legh to Knutsford Ridge above the 70m AOD contour line be identified, and can it be associated with previously excavated Bronze Age funerary monuments or Iron Age field systems?;
- can we better understand the location and distribution of Bronze Age deposition sites in wetlands and rivers through identified bronze artefact finds?;
- can Iron Age settlement sites on the lowland plains of Cheshire be associated with late prehistoric tribal groups such as the Cornovii?;
- can evidence of salt trade in the Iron Age be determined through examination of pottery from all excavations for VCP that is associated with salt production and distribution?;
- is there evidence of Iron Age salt production sites particularly along the Smoker Brook east of Northwich?; and
- is there evidence for prehistoric exploitation of water courses including the Smoker Brook, Waterless Brook, Arley Brook and Agden Brook?

## 6.4 Roman

6.4.1 Archaeological evidence for the Roman period in mid-Cheshire has been largely derived from major sites at Middlewich, Northwich and Wilderspool. There is less knowledge of the hinterland beyond these settlements and there is little known Roman activity within the Pickmere to Agden and Hulseheath area. HS2 offers the opportunity to investigate:

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

- was there development of Roman road systems and roadside settlement adjacent to the North Cheshire Ridge Roman Road (MA03\_0116)?;
- how can extensive landscape surveys help our understanding of the wider Roman landscape outside of urban centres?;
- what impact did Roman occupation have on the environment particularly past vegetation, water quality and land use?;
- what evidence do we have for agriculture in the Roman period and how Roman occupation altered agriculture?; and
- were Iron Age enclosures and sites occupied by the indigenous population into the Roman period and when did occupation cease?

## 6.5 Early Medieval

6.5.1 Evidence for the early medieval period is confined to documentary sources and there is little archaeological evidence within the Pickmere to Agden and Hulseheath area. HS2 provides the opportunity to investigate:

- does palaeoenvironmental evidence identify erosion sequences and climatic indicators associated with changes in settlement and land-use, such as the intake of fields and woodland clearance?;
- is High Legh Deer Park of early medieval date?;
- do early parish boundaries such as at Great Budworth and Rostherne further our understanding of early medieval land use?; and
- can early medieval rural settlement be defined through better scientific dating of excavated sites, such as the High Legh to Knutsford Ridge?

## 6.6 Medieval

6.6.1 Medieval settlement consisted of farmsteads and hamlets associated with agriculture land use in the Pickmere to Agden and Hulseheath area. HS2 provides the opportunity to investigate:

- do former trackways between settlements reflect the lost pattern of the landscape?;
- what is our understanding of late medieval land reclamation and exploitation of natural resources? Climatic changes in the medieval period can be studied through geoarchaeological analyses of valley floor and river sediments. These should be linked to documentary research to establish changes in land-use and population growth that led to encroachment on common land;
- how did small medieval dispersed settlements evolve and exploit environmental resources? Archaeological investigation on the edge of smaller rural settlements and

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

deserted or shrunken medieval villages, such as Tabley Inferior (MA03\_0110) and Strettle (MA03\_0113) could inform how dispersed settlements functioned in their environs; and

- how can the impact of landholding and lordship such as those at Dunham, Tabley and High Legh be identified by wider landscape studies? Wider landscape studies should be based upon individual estates, to investigate the impact of particular forms of landholding and lordship.

## 6.7 Post-medieval

6.7.1 During the post-medieval period the Pickmere to Agden and Hulseheath area remained largely rural. HS2 offers the opportunity to investigate:

- how have ecological changes, linked to agricultural improvement, impacted upon the wider landscape? This could be evaluated across the route of the Proposed Scheme, as landscape transects and linked to the documentary and topographical study of landscape and settlement;
- how has the transition from timber to brick differed according to building types across Cheshire in the 17th and 18th centuries?;
- does the study of the abandonment of farmsteads across the period help refine the understanding of regional settlement pattern? Excavations of abandoned farms and cottages should occur to study the material culture of individual households. This should be compared with the overview for Cheshire of previous excavations for post-medieval sites abandoned in the early 1800s;
- how well recorded and understood are the distributions of agricultural building forms and types? Farm buildings should be examined and then compared to the regional expected distribution of building types. This should be done in synthesis with the surrounding farm landscapes to place the buildings in context;
- is change and development of the agrarian landscape in response to industrialisation and enclosure sufficiently well understood from the documentary record? By examining the impact of urban expansion on agriculture on buildings and farm landscape, can we answer whether rising demand for food prompted a shift to dairy/ cattle raising from mixed arable? Is this shift visible in changing land patterns and building types in this area of Cheshire?;
- how did industrial farms evolve and farming practices develop during this period? Investigate evidence for the development of the industrialised farm and the impact of technological change, including the use of power and mechanisation, on farm layout and building types. Less is known about the adaptation of existing vernacular farmsteads in the 19th century;
- how can our understanding of the rural poor be enhanced through the study of rural farm workers cottages?;

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

- what is the relationship of country houses to local rural villages and farmstead? Landscape study should be undertaken of the historic development and change of villages close to large country estates such as Tabley, High Legh, and Dunham Massey; and
- how can the study of leisure landscaping inform our understanding of the changing landscape in this period? Look at leisure landscaping and evolution of formal landscapes including parks such as at Tabley and Dunham Massey.

## 6.8 Modern

6.8.1 During the modern period the Pickmere to Agden and Hulseheath area remained largely agricultural. The area witnessed the decline of the country house. HS2 offers the opportunity to investigate:

- how has the decline of country houses and the conversion of traditional farm buildings to residential use within the study area changed land-use patterns and economic activities in the surrounding landscape? Examine evidence for land-use change and the historic economic drivers behind development; and
- is the potential RAF search light and associated features part of the defence of Britain sites?



## 7 List of acronyms

**Table 1: List of acronyms**

Acronym	Meaning
AOD	Above Ordnance Datum
BGS	British Geological Survey
BID	Background Information and Data
CA	Community Area
CALS	Cheshire Archives and Local Studies
ES	Environmental Statement
EUS	Extensive Urban Survey
HER	Historic Environment Record
HERDS	Historic Environment Research and Delivery Strategy
HLC/A	Historic Landscape Characterisation/ Character Area
LiDAR	Light Detection and Ranging
NHLE	National Heritage List for England
NHLC	National Historic Landscape Character/Characterisation
NRHE	National Record of the Historic Environment
PRoW	Public Right of Way
RRF	Regional Research Framework
SMR	Scope and Methodology Report
UAD	Urban Archaeological Database
VCP	Very Coarse Pottery
ZTV	Zone of Theoretical Visibility

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

## 8 References

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Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

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## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

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## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

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**Background Information and Data**

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

# **Appendix A: Historic environment detailed gazetteer**

**Unique Gazetteer ID (UID): MA03\_0001**

**Asset name: Parkside Cottage, Sudlow Lane**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304a-R1  
National Grid Reference: 372970 376338

---

### Asset class/type and dates

Monument class/type: Domestic  
Cottage home  
Period(s): Post-medieval

---

### References

References: NHLE: 1318934  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"House. Late 17th century/early 18th century. Timber frame with whitewashed brick infill and thatch roof. Two-storey baffle-entry plan. Entrance front: stone plinth, nine x two cells of small framing with angle braces, door to far left (originally to left of centre but now blocked). Two two-light ground floor windows. Central ridge stack of two flues. Right-hand gable end has four x two cells of small framing with angle braces and queen-post truss" [1].

#### Setting description:

The setting of the cottage is a quiet country lane within agricultural fields. Small patches of woodland surround the fields, creating a rural character.

#### Asset value assessment:

The building is of historic interest as a well preserved example of a 17th century timber frame cottage. The setting of the asset along a quiet country lane within agricultural fields contributes to understanding and appreciation of the heritage value of the asset.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1318934>.

**Unique Gazetteer ID (UID): MA03\_0002**

**Asset name: Folly Tower on the island in Tabley Mere**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 372282 376725

---

### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Folly  
Period(s): Post-medieval

---

### References

References: NHLE: 1145816  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House
MA03_0014	Tabley House

---

### Description and sources

#### Full asset description:

"Tower. c. 1780. Red brick. Circular, three storeys. Ground floor: moulded doorcase with arched entrance. First floor: four windows, each with two arched lights. Second floor: eight oculi. Machicolations above supporting battlemented turret" [1].

#### Setting description:

The tower is located on an island on Tabley Mere and its setting is entirely comprised of Tabley House (MA03\_0009) with woodland on the south shore of the Mere and distant views towards the house to the north (MA03\_0014).

#### Asset value assessment:

The value of the asset largely lies in its artistic contribution to the designed landscape of Tabley House (MA03\_0009) and in its historic associative value with the painting of J. M. W. Turner. The setting of the asset makes a positive contribution to this value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1145816>.



**Unique Gazetteer ID (UID): MA03\_0003**

**Asset name: White Lodge**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-309b  
National Grid Reference: 371705 377116

---

### Asset class/type and dates

Monument class/type: Domestic  
Lodge  
Period(s): Post-medieval

---

### References

References: NHLE: 1320422  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House
MA03_0014	Tabley House

---

### Description and sources

#### Full asset description:

"Lodge; c. 1770. Probably by John Carr. Whitewashed. English garden wall bond brick with slate roof with lead flashings. Two storeys. Road front: central two-storey semi-circular archway with ground floor windows of 3 x 4 sashes to either side in blank round-arched recesses. Porthole windows to first floor with cross window glazing. Nineteenth century outshuts to either side similar to rear but porthole windows bricked up. One of the gate lodges to Tabley House (q.v.)" [1].

#### Setting description:

The entrance is no longer used to access the parkland and house beyond. The building is prominent from the B5569 Chester Road although the connection to the parkland behind is limited due to woodland to the north, south and east of the property.

#### Asset value assessment:

The value of the asset largely lies in its historic relationship with Tabley House (MA03\_0014) and its parkland (MA03\_0009). The location of the asset in relation to the Chester Road and the parkland is illustrative of its historic function and this aspect of its setting makes a positive contribution to the heritage value of the asset [2].

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1320422>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

- 2 Cheshire Gardens Trust (2017), 'A Tale from Tabley' Report, unpublished.

**Unique Gazetteer ID (UID): MA03\_0004**

**Asset name: Pickmere Farm**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 369054 377133

---

### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

---

### References

References: NHLE: 1115467  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"House (formerly farmhouse). Date stone 1772. Red Flemish bond brick with stone dressings and slate roof. Three storeys. Entrance front: three bays symmetrical; central bay projects slightly. Central doorcase with plain reveals and two-light fanlight with solid stone lintel carved in imitation of heavy rusticated voussoirs with dropped keystone. Door of eight panels, four upper rectangular panels and four lower triangular panels in St Andrews cross frame. three-light casement windows to either side with stone cills and similar to first floor, all originally extending lower to depth of central two-light first floor window which is unchanged. Similar three-light lateral and two-light central windows to second floor unchanged. Gable above central window containing date stone. Rear elevation: central staircase window originally continuous, extending from ground to second floor, now divided into two horizontal lights to first floor and five horizontal lights to second floor. Lateral three-light cambered headed windows to ground, first and second floors diminishing in size. Twentieth outshut to ground floor" [1].

#### Setting description:

The building has lost much of its physical connection to its former farmland due to the construction of modern housing which closely surrounds the property to the south, east and west. Views to the north are limited by a tall hedgerow.

#### Asset value assessment:

The building is of historic interest as a surviving example of an 18th century brick built farmhouse. The building illustrates the domestic sphere of agricultural production in the period. Much of the historic context of the building has been lost through the construction of modern housing and therefore setting makes a neutral contribution to its historic interest.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1115467>.

**Unique Gazetteer ID (UID): MA03\_0005**

**Asset name: Boat House by Tabley Mere**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 372236 377245

---

### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Boat house  
Period(s): Post-medieval

---

### References

References: NHLE: 1329687  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House
MA03_0014	Tabley House

---

### Description and sources

#### Full asset description:

"Boat house. Late 18th century. Red English garden wall bond brick with stone dressings, now roofless. Gothick. One storey. Lake front: Central semi-circular archway with slightly projecting battered towers to either side with stone-surrounded cross-shaped arrow loops which are blind. Brick band above supported on projecting headers with ruined parapet above. Sides similar with central vertical slits. Rear: (boat house abuts weir bridge and entrance to the boat house is from the bridge). Lateral arched doorways with raised brick quoins (now bricked up) with 20th century parapeted wall between" [1]. The building is now roofless and in a ruinous condition.

#### Setting description:

The boathouse is located at the northern tip of Tabley Mere and its setting is entirely comprised of Tabley House (MA03\_0009) parkland.

#### Asset value assessment:

The value of the asset largely lies in its artistic contribution to the designed landscape of Tabley House (MA03\_0009). Its setting within the parkland makes a positive contribution to this value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329687>.

**Unique Gazetteer ID (UID): MA03\_0006**

**Asset name: Mereview Farm**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 368781 377276

---

### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

---

### References

References: NHLE: 1139523  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"Farmhouse. Dated on date stone R E 1773. Red Flemish bond brick with stone dressings. Two storeys. Entrance front: three bays symmetrical. Central doorway with plain reveal rectangular fanlight and six-panel 19th century door. Coved 19th century porch over door supported on carved consoles. Three-light casement windows to either side with stone sills and stone lintels carved in imitation of heavy rusticated voussoirs with dropped keystones. Central first floor two-light casement window with similar three-light windows to either side. All windows 19th century replacements. Right hand side has wing to right, and single-light ground floor window to left with similar stone sill and lintel as at front. Staircase window to right hand side extending from ground to first floor with later arched top. Ground floor 20th century doorway to left of this. Two-light first floor window to right of centre with cambered head. Date stone in gable. Two three-light cambered headed windows to ground floor with two-light window to left and three-light window to right of first floor of right hand wing" [1].  
The associated farm buildings have been converted to commercial use.

#### Setting description:

The farmhouse is located on the corner of Park Lane with a large hedgerow separating the asset from the road. There are gardens to the south and east. The house is orientated away from the road to the south towards gardens. Barn buildings to the north create an enclosed yard to the rear of the farmhouse. This is now paved and used for car parking. The topography is undulating with a semi-rural character located on the edge of the village. Although the formerly associated farm buildings are now used for non-agricultural purposes, their spatial relationship to the farmhouse contributes to understanding the heritage value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Asset value assessment:

The building is of historic interest as a surviving example of an 18th century brick built farmhouse. The building illustrates the domestic sphere of agricultural production in the period. Although the surrounding historic farm buildings have lost their original function, their spatial relationship to the farmhouse contributes to its historic interest. The semi-rural character on the edge of the village surrounded by fields aid in the ready appreciation of the historic function of the asset as a farmhouse, making a positive contribution to the heritage value of the asset.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139523>.

**Unique Gazetteer ID (UID): MA03\_0007**

**Asset name: Tabley Old Hall moated site and gatehouse**

Designation and grade: Scheduled monument

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-309b-R1  
National Grid Reference: 371981 377380

---

### Asset class/type and dates

Monument class/type: Domestic  
Hall house  
Period(s): Medieval,  
Post-medieval, and  
Modern.

---

### References

References: NHLE: 1012354  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0008	Tabley Old Hall
MA03_0014	Tabley House
MA03_0110	Tabley Inferior possible deserted settlement
MA03_0145	Tabley Chapell or The Chappell in the Street (site of)

---

### Description and sources

#### Full asset description:

"The monument is the moated site of Tabley Old Hall. It lies upon what was formerly a peninsula protruding into Tabley Mere. This was modified by the cutting of a channel on the north-west side, thus creating an island with the mere acting as a substantial moat.

The island covers some 0.5ha and contains much of the north and east walls of the old hall together with fragments of internal walls. Rubble lies over a large area both within and around the ruin. Close to the south-eastern corner of the island are the sandstone foundations of a chapel.

A flight of steps leads from the island's north-eastern corner to the mere, a wall runs along much of the north-western edge of the island and a fallen sundial indicates a former garden area to the west of the ruin. There are traces of an old boat house on the island's south-west side.

The waterlogged channel separating the island from the mainland is some 18m wide x 1.5m deep. A gatehouse to the former footbridge stands on the mainland opposite the island's northern corner. It is included in the scheduling.

Access to the island is presently by a bridge of tree trunks laid side to side. Tabley Old Hall was built on this site c. 1380, replacing an earlier manor house nearby. In the 16th century alterations were made to the hall and in the latter half of the 17th century the timber and plaster house was encased in brick on three sides. About this time the chapel was built and a tower added in 1724.

Further additions took place in the 19th century. Parts of the hall collapsed in 1927 and the building was subsequently abandoned and the chapel taken down" [1].



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Setting description:

The moated site is located at the northern tip of Tabley Mere and its setting is entirely comprised of Tabley House (MA03\_0009) parkland.

### Asset value assessment:

The value of the asset is largely derived from its archaeological interest. That is, its potential to contain evidence of the medieval and later phases of Tabley Old Hall beneath the present late 17th-century ruin and remains of the chapel dismantled in the 1920s [1]. The setting of the asset within Tabley House (MA03\_0009) parkland and its position on a peninsula on Tabley Mere is important to understanding its historic interest.

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1012354>.

**Unique Gazetteer ID (UID): MA03\_0008**

**Asset name: Tabley Old Hall**

Designation and grade: Listed building Grade II\*

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-309b-R1  
National Grid Reference: 371977 377382

---

### Asset class/type and dates

Monument class/type: Domestic  
Hall house  
Period(s): Medieval, and  
Post-medieval.

---

### References

References: NHLE: 1139011  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0007	Tabley Old Hall moated site and gatehouse
MA03_0009	Tabley House
MA03_0014	Tabley House

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### Description and sources

#### Full asset description:

"House, now derelict. What still survives is the shell, c. 1670, of a house which contained a fine timber-framed hall of c. 1380. Red English garden wall bond brick with stone dressings. Three storeys. Entrance front: partial survival of E-shaped front. Central projecting stone porch with arched opening. Two plain-shafted columns to left with Ionic capitals, standing on pedestals with lozenge-shaped panelling. Right hand pair of columns now missing but plinths and capitals remain. Dentil cornice above. First floor walling of brick with stone quoins: One three-light mullioned window with hood mould. Blind second floor has oculus. The recessed wall to the left of this has now collapsed but the projecting wing to the left of that has a four-light stone ovolo-mullioned basement window with four-light ovolo mullioned and transomed ground floor window and four-light mullioned window to first floor. To right of porch wing is a four-light ovolo-mullioned window with a similar to first floor and oculus to second floor. Wing to right of this has stone quoins. Four-light mullioned windows to ground and first floors with oculus to second floor. The hall, remains of which now lie on the ground, is illustrated in Country Life for 14 July 1928" [1].

#### Setting description:

The asset lies upon a former peninsula protruding into Tabley Mere modified to form a moat (MA03\_0007) by the cutting of a channel on the north west side. The moated location of the asset is a key element of its setting. The setting of the asset is entirely comprised of Tabley House (MA03\_0009) parkland.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Asset value assessment:

The value of the asset largely lies in its historic fabric and its artistic contribution to the designed landscape of Tabley House (MA03\_0014). The setting of the asset makes a positive contribution to this value.

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139011>.

**Unique Gazetteer ID (UID): MA03\_0009**

**Asset name: Tabley House**

Designation and grade: Registered park/garden Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-309b  
National Grid Reference: 372546 377434

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### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Landscape park  
Period(s): Post-medieval

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### References

References: NHLE: 1000645  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0002	Folly Tower on the island in Tabley Mere
MA03_0003	White Lodge
MA03_0005	Boat House by Tabley Mere
MA03_0008	Tabley Old Hall
MA03_0010	Farm Building at Moat Farm
MA03_0011	Red Lodge
MA03_0012	Parterre Wall, before south front of Tabley House
MA03_0013	Sundial before garden front of Tabley House
MA03_0014	Tabley House
MA03_0015	Link Building from House to Chapel
MA03_0016	Church of St Peter (at Tabley House)
MA03_0017	Stables at Tabley House
MA03_0018	Dovecote approximately 40 yards north of Stable Block
MA03_0019	Peacock Lodge West to Tabley House, Gatepier and Railing
MA03_0020	Peacock Lodge East to Tabley House, Gatepier and Railing
MA03_0081	Flittogate Farm
MA03_0125	Tabley House Conservation Area
MA03_0171	Ponds to the west of Tabley Mere

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### Description and sources

#### Full asset description:

"An 18th century landscape park and 19th century gardens and grounds associated with an 18th century country house.

## Background Information and Data

Historic environment

BID HE-001-OMA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### HISTORIC DEVELOPMENT

In the Middle Ages Tabley was the home of the de Leycester family, who lived in the Old Hall on an island at the end of Nether Tabley Mere. This was enlarged and embellished in the 16th century and 17th century centuries, in the mid 17th century by Sir Peter Leycester (created Baronet 1660, died 1678), author of scholarly histories. Tabley was inherited in 1742 by Sir Peter Byrne through his mother; in 1744 he took the additional name of Leycester. One of the requirements of his inheritance was that he keep the Old Hall in good repair, an obligation maintained by the family until the partial collapse of the Old Hall from subsidence in the 1920s. Notwithstanding the continued maintenance of that house, Sir Peter Byrne Leycester later built an imposing new residence, c. 750m to the north-east on higher ground. Hand-in-hand with the building of Tabley House went the laying out of a landscape park, which appears in views of Tabley commissioned from Richard Wilson (1714-82), Antony Devis (1729-1816) and others from the 1760s. On Sir Peter's death in 1770 Tabley was inherited by Sir John Fleming Leicester, later first Lord de Tabley, who formed a celebrated collection of contemporary British art. J. M. W. Turner was among the artists who visited Tabley, where in the summer of 1808 he painted two views of the lake and park focussing on the battlemented tower: 'Tabley, Calm Morning', and 'Tabley, Windy Day'. Some of Leicester's collection survives at Tabley, in galleries he contrived on the west side of the House. He died in 1827, and after attaining his majority his son (died 1887) made various alterations at Tabley in the 1840s. The interests of the third Lord (died 1895) were more literary; his friend Tennyson said of him 'He is Faunus, he is a woodland creature'.

Tabley remained in private hands until 1975 when, on the death of Lt-Col John Leicester-Warren, it passed to the University of Manchester, which remained the owner in 1997. In the 1980s and 1990s the stables were converted to residential use and much of the House became a retirement home. The ground floor of the House however is managed by a Trust and opens to the public.

### DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Tabley House stands c. 3km west of Knutsford. On three sides the registered area is bounded by major roads: to the west by the A556 from Altrincham to Northwich; to the north by the A5033 Tabley Lane which forms an eastwards spur from the latter road; and on the east by the M6 motorway which severs the easternmost 300m of the park. The minor road Sudlow Lane bounds the park to the south-east. To the south the boundary follows the southern fringe of the woodland which lies along the south bank of Tabley Mere, the lowest part of a relatively flat landscape. The area here registered is c. 240ha.

**ENTRANCES AND APPROACHES** The main, modern approach to Tabley House is from the north via a winding drive off Tabley Lane. At its end is the Peacock Lodge (listed Grade II), variously known earlier as the Knutsford, or White Lodge. This comprises a pair of brick, cube-like lodges of c. 1770 either side of stone gate piers with iron gates. John Carr (1723-1807) may have been the designer.

Of a similar date is the White Lodge (listed Grade II), which stands on the south-western side of the park. Also probably by John Carr, the two-storey, whitewashed brick building has a central, two-storey, semi-circular archway with porthole windows on the first floor to either side. The drive from here shown on 19th century maps, looping east and north to the west side of the House via the bridge at the north end of Tabley Mere, was no longer used in the later 20th century. Some old oaks stood either side of its line.

Two late 19th century lodges lie further north on the A5033. To the north of the home farm is Red Lodge (listed grade II). Probably built very shortly before 1881 when it is first mapped (Ordnance Survey 1st edition published 1881), the lodge is in the vernacular style with decoration including pargetted panels. Altrincham Lodge (post 1881), also on the A5033, stands close to the north-west corner of the park, while Sudlow Lodge (pre 1881) stands on the eastern extremity of the park, beyond the area here registered which ends at the M6 motorway. Both have applied timber framing to their upper storeys.

The various drives converge before dividing again to approach the courtyard on the north side of the house from both east and west. In the later 19th century the final approaches to the House were via drives up double avenues of trees of c. 1840, which terminated at iron railed gates mounted on squat brick piers, all probably of c. 1770. Those avenues formed the greater part of a transverse axis which cuts through the courtyard on the north side of the House. The vistas down that were emphasised c. 1840 when Francis Curzon added a substantial arch to either side of the yard. The Red Drive avenue extending west from the

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

House was largely replanted c. 1990 with limes on the outside and chestnuts on the inside. The east avenue partly survives (1997), although many of the extant trees are over-mature. The west avenue appears on an undated plan of the later 18th century.

Until c. 1770 the Knutsford road ran north-east to south-west through the park, past the south side of the House. It was replaced by Tabley Lane.

**PRINCIPAL BUILDING** Tabley House (listed Grade I), designed by John Carr (1723-1807) of York and built between 1761-9, is the only example in Cheshire of a 18th century Palladian country house, and was published in 1771 in *Vitruvius Britannicus* under the name Oaklands. It comprises a rectangular block in pink brick with a rusticated basement, piano noble and attic, and with a projecting portico, pediment and staircase on the nine-bay south front which looks over the park. Low pavilions attached by curved brick corridors stand set back to either side. On the north side of the House is the new seven-bay entrance contrived in 1840-5 by the second Lord Tabley working with Robert Curzon, a young amateur architect and friend of the family. That entrance is approached through a broad enclosed court entered through stucco entrance arches, also added during the 1840-5 alterations.

The court is closed on the north side by a large and austere two-storey, red-brick stables complex (listed Grade II), built c. 1770 to a design by John Carr. In 1995-6 the stables were substantially remodelled and extended to form twenty-one dwellings. To the north of the stables is a lawn; in the centre of its north side is an octagonal brick pigeon house (listed Grade II) with cupola, probably also of c. 1770, with decorative blind windows on its ground floor.

In the later 1920s, when the Old Hall was finally abandoned, the 17th century and 18th century chapel which adjoined it was taken down and rebuilt next to Tabley House's west pavilion. St Peter's chapel (listed Grade I) is linked to it by the Old Hall Room (listed Grade II), which incorporates some of the more important architectural features rescued from the Old Hall.

Substantial portions remain upstanding (1997) of the outer walls of Tabley Old Hall (listed Grade II\*), enveloped by rough woodland. On the north side of the moat is Moat Farm (elements listed grade II), the Tabley home farm, a brick complex of the mid 17th century and later.

**GARDENS AND PLEASURE GROUNDS** To the south of the House, and extending therefrom for c. 50m, is a flat square lawn, separated from the park beyond by a 1m high brick wall of the mid 19th century (listed Grade II). A sundial (listed Grade II) stands in the central-southern portion of the lawn, which projects as a shallow apse into the park. Smaller lawned compartments also lie to east and west of the House; these are still in part separated from the park by iron railings, possibly of the 1760s, of identical character to those attached to the east and west sides of the House and stables complex. On the east lawn are several clipped yews; these are all that survive of the elaborate mid 19th century Italianate parterre gardens around the east, west and south sides of the House shown on Victorian photographs.

Extending for c. 300m north of the House, and enveloping and screening the stables and kitchen garden, is a roughly circular shrubbery with specimen trees. Paths wind through the shrubbery, and south of the kitchen garden is the remains of a mature avenue, The Lime Walk. North of the pigeon house, to the north of the stables, is Mirror Pool, an irregular pond. On its island is a dog's graveyard (stones removed during 1990s), while the stream which feeds into the north side of the Pool is crossed by a small balustraded concrete bridge of c 1900. The western part of the shrubbery has been known since the 1920s as The Bird Sanctuary; a second small pond lies on the west side of this. A third pond, The Carp Pool, lies in the north-west corner of the shrubbery. No trace remains (1997) of two structures shown on late 19th century Ordnance Survey maps: a summerhouse south of Carp Pool, and an icehouse c. 75m north-east of the north-east corner of the walled garden. It is believed (by the long-time agent in 1997) that statuary was placed around the shrubbery; again, none survives in 1997.

**PARK** Tabley House lies north of the centre of what is now a roughly rectangular park, c. 1.8km from its northern boundary on Tabley Lane (walled c. 1790) to the southern shore of Tabley Mere. The Mere (also known as Tabley Pool), which is the park's main feature, is curving and irregularly shaped, and lies c. 800m south of the Hall across level grass parkland with occasional clumps and parkland trees. Royd Wood runs along the south shore of the lake and provides a backdrop to it from the House. On a small island in the western half of the Mere is the round, brick, battlemented, three-storey Folly Tower (listed Grade II) of c. 1780 which dominates Turner's paintings of 1808. At the north end of the Mere is a bridge which carries the

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

carriage drive from White Lodge to the House. It is called Roaring Bridge because of the noise made by water as it fell over blocks of sandstone placed beneath the bridge c. 1790 to form a waterfall. On the south side of the bridge is a square brick boathouse (listed Grade II) of the late 18th century, roofless in 1997. Resembling a blockhouse and with false quatrefoil stone arrow loops, each corner forms a slightly projecting tower-like buttress. Beyond the bridge is the moat around Tabley Old Hall. The east end of the Mere continues northwards through Botany Bay Wood and towards Middle Willow bed Wood as a stream, slightly widened in parts, called the Serpentine Water. East of this, and continuing for a further 900m towards Sudlow Farm, is further parkland, with shelter belts. Shelter belts also run around much of the rest of the park perimeter.

The park's creation belongs to the generation after the construction of the new house, begun in 1761, and was facilitated by the closure of the Knutsford road in 1769. Tabley Mere was created by enlarging and deepening existing pools at various dates between 1789 and 1803. In 1803, when the west, lobed half of the present Mere was dug, John Webb (1754-1828) was responsible for the design. The park was mapped in 1797. Much planting was undertaken in the 1820s.

**KITCHEN GARDEN** The brick-walled kitchen garden lies c. 250m north of the House, and was probably built at about the same time. The garden is roughly square, although the north wall at c. 100m in length is somewhat longer than that to the south (c. 80m). Along the exterior of the wall, angled 'cutwater'-style buttresses alternate with conventional ones. Brick sheds stand along the exterior of the north wall (conversion to stables planned 1997). The main entrance is in the centre of the south wall, and has a stone keystone dated 1656 moved from the Old Hall. Internally the garden is divided into two by an east/west cross wall. In the later 1990s Gardener's Cottage, built in to the north-east angle of the garden, was enlarged and refurbished. The north half of the garden is private to that house, while the south half is laid to communal tennis courts and lawns.

Some 50m south of the kitchen garden is a row of three 1960s brick houses, Garden Cottages". [1] [2]

### Setting description:

The parkland is set within a largely agricultural landscape. The M6 and Tabley Services bound the asset to the north west. The A556 Chester Road is aligned along the park's western boundary and the A5033 Northwich Road forms the northern boundary. Planting of woodland within and on the boundaries of the park screen external views into and out of the asset.

### Asset value assessment:

The value of the asset lies in its historic interest as an example of an 18th century designed landscape. In addition, the relationship with both Tabley Old Hall (MA03\_0008) and Tabley House, Chester Road (MA03\_0014) is of historic interest and has group value. The setting of the asset makes a neutral contribution to its heritage value.

**Heritage value:** Moderate

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1000645>.
- 2 de Figueiredo, P. and Treuherz, J. (1988) Cheshire Country Houses, Phillimore, Chichester.



**Unique Gazetteer ID (UID): MA03\_0010**

**Asset name: Farm Building at Moat Farm**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-309b-R1

National Grid Reference: 371978 377490

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Agricultural building

Period(s): Post-medieval

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### References

References: NHLE: 1139487  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House

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### Description and sources

#### Full asset description:

"Farm building. Mid 17th century encased in late 18th century. Red English garden wall bond brick with slate roof. Two storeys. Yard front: projecting plinth. One double 20th century garage door to extreme left. Two 19th century stable doors and one undivided door all with flat lintels of headers. Six 20th century windows to ground floor. Twentieth century external staircase to extreme right. Two square pitch holes with doors and one loading door to first floor and one door at top of stairs at right. Interior: Two pairs of full crucks, one with cambered tie beam (later) and collar (also later) and yoke. Principals to either side (now redundant due to raising of roof level) and diagonal struts linking crucks to principals. Spurs at level of present wall top supporting new principals. Other crucktruss has 18th century and 19th century tie beam. Collar above joined to a second flimsy collar by means of an equally slender central strut. Third collar above supporting crown post. Original principals in place with struts, at 45° linking these with the cruck blades. Spurs at level of wall top supporting new principals" [1].

#### Setting description:

The setting of the asset is Tabley House (MA03\_0009) parkland, however, it is visually cut off from the wider parkland by woodland planting which surrounds the asset.

#### Asset value assessment:

The value of the asset lies in its historic fabric and in its association with other farm buildings within the complex which illustrate the historic usage of the asset. Setting makes a positive contribution to the heritage value of the asset.

**Heritage value:** Moderate



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139487>.

**Unique Gazetteer ID (UID): MA03\_0011**

**Asset name: Red Lodge**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-309b  
National Grid Reference: 371916 377607

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### Asset class/type and dates

Monument class/type: Domestic  
Lodge  
Period(s): Post-medieval

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### References

References: NHLE: 1139484  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House

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### Description and sources

#### Full asset description:

"Lodge. Late 19th century. Red English garden wall bond brick with timber framing with rendered infill and plain and fish scale tiled roof. Drive front: porch to left with brick base and turned posts with arch braces. Hipped roof above connecting to house roof. Single storey range behind porch extending to left. To right of porch is a canted brick bay window and chamfered brick mullions. Cambered moulded bressummer above bay window supported on two pairs of moulded brackets to form overhanging upper floor. Seven pargetted panels to first floor, one with Art-Nouveau floral motif. Five-light window above with ovolo-moulded wooden mullions. Eaves above this supported on moulded paired brackets with moulded angle braces rising to support tiled upper gable. One of the gate lodges to Tabley House (q.v.)" [1].

#### Setting description:

The lodge is located next to the west entrance to Tabley House (MA03\_0009) parkland on the A556 Chester Road dual carriageway. Historic woodland planting visually separates the lodge from the remainder of the park. The building is not prominent in views from the A556 and it is orientated away from the carriageway and towards the park entrance.

#### Asset value assessment:

The value of the asset largely lies in its architectural interest and historic relationship and group value with Tabley House (MA03\_0014) and its parkland (MA03\_0009). The location of the asset in relation to the A556 Chester Road and the parkland is illustrative of its historic function and this aspect of its setting makes a positive contribution to the heritage value of the asset.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139484>.

**Unique Gazetteer ID (UID): MA03\_0012**

**Asset name: Parterre Wall, before south front of Tabley House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 372591 377681

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### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Garden wall

Period(s): Post-medieval

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### References

References: NHLE: 1329925  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House
MA03_0013	Sundial before garden front of Tabley House
MA03_0014	Tabley House
MA03_0125	Tabley House Conservation Area

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### Description and sources

#### Full asset description:

"Parterre wall. c. 1830. Red Flemish bond with stone coping. c. three feet high. Square piers at intervals with stone balls above. Bowed section opposite portico" [1].

#### Setting description:

The wall is located immediately to the south of the Tabley House, Chester Road (MA03\_0014) and within Tabley House (MA03\_0009) parkland. The parterre garden which the wall historically contained has now been removed and replaced with lawns.

#### Asset value assessment:

The value of the asset largely lies in its group value and relationship to the designed landscape of Tabley House (MA03\_0009) as evidence of historic garden design.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329925>.

## Unique Gazetteer ID (UID): MA03\_0013

### Asset name: Sundial before garden front of Tabley House

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 372586 377684

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#### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Sundial  
Period(s): Post-medieval

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#### References

References: NHLE: 1139485  
HER n/a  
NMR n/a

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#### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House
MA03_0012	Parterre Wall, before south front of Tabley House
MA03_0014	Tabley House
MA03_0125	Tabley House Conservation Area

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#### Description and sources

##### Full asset description:

"Sundial. Early 19th century. Ashlar and copper. Brick footings supporting two circular steps bearing the upper portion of a Greek Doric column with square abacus. Copper dial and gnomon" [1].

##### Setting description:

The sundial is located immediately to the south of the Tabley House, Chester Road (MA03\_0014) within a former parterre garden in Tabley House (MA03\_0009) designed landscape. The parterre garden has now be removed and replaced with lawns.

##### Asset value assessment:

The value of the asset largely lies in its group value and relationship to the designed landscape of Tabley House (MA03\_0009) and its aesthetic appeal.

**Heritage value:** Moderate

##### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139485>.

**Unique Gazetteer ID (UID): MA03\_0014**

**Asset name: Tabley House**

Designation and grade: Listed building Grade I

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 372559 377752

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### Asset class/type and dates

Monument class/type: Domestic  
Country house  
Period(s): Post-medieval

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### References

References: NHLE: 1115424  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0002	Folly Tower on the island in Tabley Mere
MA03_0003	White Lodge
MA03_0005	Boat House by Tabley Mere
MA03_0007	Tabley Old Hall moated site and gatehouse
MA03_0008	Tabley Old Hall
MA03_0009	Tabley House
MA03_0012	Parterre Wall, before south front of Tabley House
MA03_0013	Sundial before garden front of Tabley House
MA03_0015	Link Building from House to Chapel
MA03_0016	Church of St Peter (at Tabley House)
MA03_0017	Stables at Tabley House
MA03_0018	Dovecote approximately 40 yards north of Stable Block
MA03_0019	Peacock Lodge West to Tabley House, Gatepier and Railing
MA03_0020	Peacock Lodge East to Tabley House, Gatepier and Railing
MA03_0125	Tabley House Conservation Area

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### Description and sources

#### Full asset description:

"House, now school. 1760-67 with 19th century and 20th century additions and alterations. By John Carr with alterations by Thomas Harrison and others. Red Flemish bond brick with stone dressings and green slate roof with lead flashings. Three storeys. Garden front (former entrance front): Nine bays in A.A.A.B.C.B.A.A.A. rhythm. Rusticated stone walling to ground floor. Three central bays project forming base to giant portico. All windows to ground floor have splayed voussoirs and 3 x 2 panes. The central window shows evidence of a previous doorway. To either side of the projection are semi-circular stairs

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

leading up to the first floor portico, also with rusticated stone walling and moulded balustrade. Giant Tetrastyle Doric portico, panelled plinths and pilaster responds. Bucrania and roundels to metopes. Coat of Arms to pediment with Rococo vegetation to either side. Simpler Doric entablature to sides with plain metopes. Central first floor doorway has architrave and segmental pediment supported on brackets, now containing plate-glass sash window. Two segmental pedimented windows to either side also with stone architraves. Three windows to either side with triangular stone pediments and architraves, containing sash windows of 3 x 5 panes. The lowest band of panes was originally walled in the form of a stone balustrade to each window (vide Vitruvius Britannicus and a stone fillet runs across the brickwork at the original level of the balustrade rail. The second floor windows have shouldered stone architraves with paired scrolls to the centre top and bottom, somewhat in the manner of those by Peruzzi at the Palazzo Massimo, Rome.

To either side of the main block are two-storey pavilion wings attached to the rear of the house by single storey quadrant corridors. The pavilions are of three bays with canted bay windows to the centre. Stone plinths and quoins to the ground floor with stone entablatures. To either side of each pavilion are single storey one-bay links containing doorways with Gibbs surrounds. The pavilion may originally have had circular open cupolas to their roofs (Vitruvius Britannicus Rear facade (now entrance front): seven bays. Rusticated stone basement, slightly projecting central three bays with pediment over. Central ground floor porch of 1915. Doorway within has bearded head to keystone and half-glazed early 20th century door. Two sash windows of 3 x 2 panes to either side with narrower windows at extreme right and left due to quadrant wings joining building. First floor: central venetian window within rusticated stone relieving arch which connects to 2nd floor central window with Peruzzi surround as on Garden Front. This entire central feature and the other similar window surrounds to either side at second floor level and the decoration of the pediment appear to be due to the 1915 aggrandisement of the facade when it became the entrance front. The two first floor windows to either side of the Venetian window have pediments, those to the left and right of these have cavetto mouldings only. Quadrant wings of three bays with central doorways. Side elevations of pavilion wings from sides to entrance court and each have four bays with a central pediment. Courtyard continues as single storey outbuilding to left and garden wall to right with wrought iron gates. Matching facing pairs of square gate piers of brick with stone caps with plain modillions with guttae. These lead to pilaster-buttressed brick passageways at right angles, with terminating pedimented archways with stone and cement-rendered dressings by Robert Curzon c. 1830.

Side elevations: central canted bay windows. Arched windows to gallery on west front first floor and blind window to central first floor window of east front first floor (alterations of early 19th century). Twentieth century boiler chimney to right of east front with stone plinth.

Interior: Ground floor - sub-hall running east to west. Entrance at east end canted bay. Screen of two Doric columns with two Doric pilasters. Quarter-turn staircase with winders to left hand opening, originally with matching right hand flight. Two further screens of two antae and pilasters supporting basket arches. The central arches being wider. Billiard room to western end, with semi-circular bay, originally forming a circular gun room. Entrance hall of c. 1830 to north. First floor: original Entrance Hall behind portico on south front, with plaster work by Thomas Oliver, six doorways each with lugged and shouldered surrounds and Doric entablature with oval relief panels above each. Doric fireplace to north wall with circular panel over. Statues of Isis and Flora in circular headed niches. Doric entablature to tops of walls with fleurs de lys and roundels to metopes. Drawing room (originally dining room). Three doorcases with heavy cornices and Rococo carving. Fireplace has 3/4 Ionic columns with variegated green marble infill to flutings and central tablet with Dying Gaul in relief. Octagon or Common Parlour, canted bay with fireplace to centre decorated with variegated marble inlaid in Gothic patterns. Arched niches in angles opposite bay window. Doors have Rococo carving to their cases. Dining room (formed from bedroom and dressing room) has mid 19th century plasterwork to the ceiling and walls. Lower staircase hall (originally dressing room and part of one bedroom) walls of grey marble with white plaster panels in relief after the antique, Venetian window has Ionic columns and pilasters. Gallery (formed c. 1830 from drawing room, library, dressing room and part of one bedroom), segmental arches dividing room into three. Semi-circular arches to windows. Early Victorian panelling, shutters and fireplaces with 1/4 circular moulding to sides. Staircase hall - open well. Staircase of four flights with 1/2 landings, turned balusters and curtail. Wooden brackets to underside of landings by Shillitoe of York. Ribbed ceiling with two lunette windows to each side and central Rococo plaster cartouche. Upper landing has screen of two pairs of Corinthian columns with pairs of I columns to the sides with I columns and 1/4 columns to rear wall and corners. Triple doors to rear wall with Rococo surrounds. Many of the second floor bedrooms and dressing rooms have fine Rococo wooden fireplaces by Shillitoe and Bertram.

One of Carr's best houses, though somewhat altered, Tabley House contains much fine craftsmanship and

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

a wealth of detail from the later years of Palladianism with some touches of the newer Neo-classicism in the work of Oliver" [1].

### Setting description:

The setting of the asset is largely formed by Tabley House (MA03\_0009) parkland and associated heritage assets. However the surrounding agricultural landscape forms part of the context of the asset as former estate landscape.

### Asset value assessment:

The building is of historic interest as an example of one John Carr's 18th century designed country houses. It illustrates his style of house within the region. The setting of the asset within Tabley House (MA03\_0009) parkland is key to understanding the historic interest of the asset. The asset has group value with other heritage assets within the Tabley House Park (MA03\_0009).

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1115424>.



## Unique Gazetteer ID (UID): MA03\_0015

## Asset name: Link Building from House to Chapel

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 372500 377758

---

### Asset class/type and dates

Monument class/type: Domestic  
Country house  
Period(s): Modern

---

### References

References: NHLE: 1329919  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House
MA03_0014	Tabley House
MA03_0016	Church of St Peter (at Tabley House)
MA03_0125	Tabley House Conservation Area

---

### Description and sources

#### Full asset description:

"Link building. 1927-29. Red Flemish bond brick with stone dressings and stone slate roof. Single storey. West front: Five bays, stone surrounds to two-light chamfered mullioned windows with four-centred heads. Shaped gables to right and left ends with stone balls to kneelers and half way stages and apex of gables" [1].

#### Setting description:

The building's setting is comprised of the two adjoining buildings, Tabley House (MA03\_0014) and the Church of St Peter (MA03\_0016) and the surrounding park (MA03\_0009).

#### Asset value assessment:

The value of the asset is largely derived from its group value and relationship to Tabley House (MA03\_0014) and the Church of St Peter (MA03\_0016). The setting of the asset between these two buildings and within Tabley House Park (MA03\_0009) is key to understanding the heritage value of the asset.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329919>.

**Unique Gazetteer ID (UID): MA03\_0016**

**Asset name: Church of St Peter (at Tabley House)**

Designation and grade: Listed building Grade I

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 372490 377766

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### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Domestic chapel  
Period(s): Post-medieval

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### References

References: NHLE: 1329685  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House
MA03_0014	Tabley House
MA03_0015	Link Building from House to Chapel
MA03_0125	Tabley House Conservation Area

---

### Description and sources

#### Full asset description:

"Chapel. 1675-9 with early 18th century tower, moved to present site in 1927-29 having been previously adjacent to the Old Hall. Red Flemish bond brick with stone dressings and stone slate roof. Three-bay nave with one-bay ante-chapel with gallery over. Tower to west end. North front: four bays, the three to left having three stone dressed mullioned and transomed lights with Tudor heads and hood moulds. Buttresses to left and between windows with off sets. Right hand bay has arched doorway with tablet over with inscription and winged angle head above that with pediment to top. Stone quoins to corners and ball finials above stone kneelers, at half way points and at apexes of shaped gables. Five-light pointed eastern window. The south front repeats the arrangements for the north front save that a passageway (q.v.) was added in 1927-9 linking the chapel to the house. West front: two lateral upper arched windows with stone surrounds with shaped gable above. Superimposed tower of c. 1714 of three stages, the lower one being wider and having stone quoins and a two-light Tudor window with hood mould. Parapet with stone balusters and ball finials. Recessed clock stage above with diamond-shaped clock faces to three sides. Belfry stage above this with two-light louvred Tudor openings with stone surrounds. Parapet above with stone balusters and ball finials. Interior: coved ceiling, panelling in Jacobean style to lower walls divided by Ionic pilasters with swags across capitals and entablature with winged angels heads to the frieze. Reading desk to south east with ball finials and two large gilded winged angels heads to front. Octagonal pulpit with arched panels, panelled sounding board and spiral balusters. Communion rail with similar spiral balusters. Stall fronts have bolection moulded panels. Stalls arranged down each side. Western screen with central double doors in arched doorcase with Ionic half-columns to either side with panelled plinths. Winged angels heads to frieze. Broken pediment over with split pea-pods to angles. Sculpture of St Peter holding keys in centre of pediment. Some panels of

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

Flemish stained glass and one window of 1895 by Morris and Co. designed by Burne-Jones depicting the patron saints of the 2nd Lord de Tabley's children" [1].

### Setting description:

The building's setting is comprised of the two adjoining buildings, Tabley House (MA03\_0014) and the link building (MA03\_0015) and the surrounding park (MA03\_0009).

### Asset value assessment:

The asset has architectural and historic interest as an example of a 17th century church with associations with the Tabley Estate. The setting of the asset within Tabley House Park (MA03\_0009) is important to understanding the historic interest of the asset. The asset has group value with other heritage assets within the Tabley House Park (MA03\_0009).

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329685>.

**Unique Gazetteer ID (UID): MA03\_0017**

**Asset name: Stables at Tabley House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 372527 377835

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### Asset class/type and dates

Monument class/type: Transport  
Stable  
Period(s): Post-medieval

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### References

References: NHLE: 1139486  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House
MA03_0014	Tabley House
MA03_0018	Dovecote approximately 40 yards north of Stable Block
MA03_0125	Tabley House Conservation Area

---

### Description and sources

#### Full asset description:

"Former stable block, now complex of 21 dwellings, c. 1760, substantially remodelled and extended 1995-6, By John Carr, Red brick, laid to Flemish bond, with stone dressings and green slate roof with lead flashings, Rectangular courtyard plan. South front: 23 bays in length with lateral slightly projecting wings of three bays. Stone bands between floors. Central courtyard portal with shouldered stone surround and consoles to sides supporting a cornice. The portal was widened in the early 20th century to accommodate motor vehicles. Windows to either side have horned sash frames of 3 x 4 panes to ground floor, and 3 x 2 panes to the first floor, all with splayed heads and stone cills. Apart from the outward-facing elevations, the remaining parts of the complex have been remodelled, internally and externally, and extended within the courtyard, to provide domestic facades, using 20th century components and materials. However, the building remains listed for group value, in recognition of the importance of its massing and exterior character to the setting of Tabley House (qv)" [1].

#### Setting description:

The setting of the building is woodland planting to the north and Tabley House (MA03\_0014), creating an enclosed feel. The woodland is part of the landscaped park at Tabley House (MA03\_0009).

#### Asset value assessment:

The asset has architectural and historic interest through association to the design of Tabley House (MA03\_0014). The setting of the asset within Tabley House (MA03\_0009) parkland is important to

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

understanding this historic interest. The asset has group value with other heritage assets within the Tabley House Park (MA03\_0009).

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139486>.

**Unique Gazetteer ID (UID): MA03\_0018**

**Asset name: Dovecote approximately 40 yards north of Stable Block**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 372506 377897

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Dovecote  
Period(s): Post-medieval

---

### References

References: NHLE: 1329686  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House
MA03_0014	Tabley House
MA03_0017	Stables at Tabley House
MA03_0125	Tabley House Conservation Area

---

### Description and sources

#### Full asset description:

"Dovecote . C. 1760. Red English garden wall bond brick with slate roof and lead flashings with wooden lantern. Octagonal, two storeys. Doorway to south front with six-pane door and fanlight over. Rectangular windows at ground floor level and circular windows to first floor of all other fronts now bricked up and rendered" [1].

#### Setting description:

The setting of dovecote is Tabley House Park (MA03\_0009) with dense woodland to the north and the stable block (MA03\_0017) to the south.

#### Asset value assessment:

The value of the asset largely lies in its fabric and historic relationship to Tabley House (MA03\_0014). The setting of the asset within Tabley House Park (MA03\_0009) is important to understanding it's historic and artistic value as an element of the designed park. The asset has group value with other heritage assets within the Tabley House Park (MA03\_0009).

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329686>.

**Unique Gazetteer ID (UID): MA03\_0019**

**Asset name: Peacock Lodge West to Tabley House, Gatepier and Railing**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 372652 378397

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### Asset class/type and dates

Monument class/type: Domestic  
Lodge

Period(s): Post-medieval

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### References

References: NHLE: 1329689  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA03_0009	Tabley House
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MA03_0014	Tabley House
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MA03_0020	Peacock Lodge East to Tabley House, Gatepier and Railing
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### Description and sources

#### Full asset description:

"Lodge, gatepier and railings. c. 1770. Probably by John Carr. Red Flemish bond brick with slate roof and lead flashings. Single storey. Road front: Stone base, central sash window of 3 x 4 panes with moulded frame in blind arch. Stone Doric entablature above. Pyramidal roof with central square chimney with stone moulding to top. Bowed railings before window. Pilaster-gate-pier attached to left hand side, railings to left leading to gate pier of square section with moulded pyramidal cap with flat apex supporting wrought iron lamp bracket with anthemion and patera decorations to stem. Bowed wall adjoins to right shielding outshut. Rear: similar to front. Left hand side elevation similar save for six-panel door instead of window" [1].

#### Setting description:

The lodge is located on the northern boundary of Tabley House (MA03\_0009) with parkland immediately to the south and the busy A5033 Northwich Road immediately to the north with a high hedgerow beyond. The topography is largely flat. The contextual relationship with the other lodges on the estate is key. There are no views of the house from the asset. The setting is dominated by the busy road and glimpsed views of the parkland beyond with the character that of Estate Parkland.

#### Asset value assessment:

The value of the asset largely lies in its architectural interest and its group value and historic relationship with Tabley House (MA03\_0014) and its parkland (MA03\_0009). The location of the asset in relation to the



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

A5033 Northwich Road and the parkland is illustrative of its historic function and this aspect of its setting makes a positive contribution to the heritage value of the asset.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329689>.

**Unique Gazetteer ID (UID): MA03\_0020**

**Asset name: Peacock Lodge East to Tabley House, Gatepier and Railing**

Designation and grade: Listed building Grade II

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**Asset location**

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 372670 378398

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**Asset class/type and dates**

Monument class/type: Domestic  
Lodge  
Period(s): Post-medieval

---

**References**

References: NHLE: 1139489  
HER n/a  
NMR n/a

---

**Associated assets**

<b>Asset UID</b>	<b>Asset name</b>
MA03_0009	Tabley House
MA03_0014	Tabley House
MA03_0019	Peacock Lodge West to Tabley House, Gatepier and Railing

---

**Description and sources**

**Full asset description:**

"Lodge, gatepier and railings. c. 1770. Probably by John Carr. Red Flemish bond brick with slate roof and lead flashings. Single storey. Road front: Stone base, central sash window of 3 x 4 panes with moulded frame in blind arch. Stone Doric entablature above. Pyramidal roof with central square chimney stack with stone moulding to top. Bowed railings before window. Pilaster-gate-pier attached at right hand side, railings to right leading to gate pier of square section with moulded pyramidal cap with flat apex supporting wrought iron lamp bracket with anthemion and patera decorations to stem. Bowed wall adjoins to left shielding outshut. Rear: similar to front. Right hand side elevation similar save for 6-panel door instead of window" [1].

**Setting description:**

The lodge is located on the northern boundary of Tabley House (MA03\_0009) with parkland immediately to the south and the busy A5033 Northwich Road immediately to the north with a high hedgerow beyond. The topography is largely flat. The contextual relationship with the other lodges on the estate is key. There are no views of the house from the asset. The setting is dominated by the busy road and glimpsed views of the parkland beyond with the character that of Estate Parkland.

**Asset value assessment:**

The value of the asset largely lies in its architectural interest and its group value and historic relationship with Tabley House (MA03\_0014) and its parkland (MA03\_0009). The location of the asset in relation to the

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

A5033 Northwich Road and the parkland is illustrative of its historic function and this aspect of its setting makes a positive contribution to the heritage value of the asset.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139489>.

**Unique Gazetteer ID (UID): MA03\_0021**

**Asset name: Moss Cottage, Tabley Hill Lane**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 372879 378788

---

### Asset class/type and dates

Monument class/type: Domestic  
Cottage home  
Period(s): Post-medieval

---

### References

References: NHLE: 1277660  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"House. Mid 17th century. Timber frame with brick infill, and brick with thatched roof. Two cells, two storeys. Right hand gable end: small framing with angle braces, truss of angle struts and king post and collar. Rear: small framing with angle struts. Entrance front: four posts with angle struts.

NB Moss Cottage, Chester Road (off), listed on 3.9.84, was listed in error; the intention was to list Moss Cottage, Tabley Hill Lane (off), Tabley Superior which is a different building entirely" [1].

#### Setting description:

The building is located within a small cluster of domestic residences with agricultural land beyond. The M6 is located approximately 175m to the east.

#### Asset value assessment:

The value of the asset lies in its historic interest as a surviving example of a mid 17th century house with internal evidence of timber framing. The building illustrates the domestic timber framed architecture of the period. The setting of the asset makes a neutral contribution to this heritage value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1277660>.

**Unique Gazetteer ID (UID): MA03\_0022**

**Asset name: Brook Cottage**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-310  
National Grid Reference: 371055 378977

---

### Asset class/type and dates

Monument class/type: Domestic  
Cottage home  
Period(s): Post-medieval

---

### References

References: NHLE: 1139488  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"House. Late 18th century/early 19th century. Red English garden wall bond brick with thatched roof. Two cells, two storeys. Road front: Front door to right two ground floor two-light casement windows with cambered heads. Two similar first floor windows with flat lintels. Nineteenth century outshut to right hand side. Twentieth century corrugated iron outshut to left. Some internal evidence of small framing" [1].

#### Setting description:

The asset is set within a rolling landscape which drops gently to the north down towards the brook. There is farmland to the rear of the asset which is set alongside a road which runs north-west across the front of the asset. The landscape is identified as medieval fieldscapes on the Cheshire Historic Landscape Character. The fields are divided by mature hedgerows with trees in the hedgerows. This asset is set within an agricultural landscape being rural but not isolated.

#### Asset value assessment:

The asset has historic interest as a surviving example of a late 18th century house with internal evidence of timber framing. The building illustrates the domestic timber framed architecture of the period. The setting within farmland makes a positive contribution to how the asset is understood and appreciated within its historic rural context.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139488>.

**Unique Gazetteer ID (UID): MA03\_0023**

**Asset name: Towngate Cottage**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-310-L1  
National Grid Reference: 369604 379096

---

### Asset class/type and dates

Monument class/type: Domestic  
Cottage home  
Period(s): Post-medieval

---

### References

References: NHLE: 1329659  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"House. Late 17th century. Timber frame with rendered brick infill and slate roof. Three-cell baffle-entry plan, originally one-storey now converted to two storeys. Front elevation: stone and brick plinth, fifteen by thirteen cells of small framing. Angle braces to corners and fourth and eighth bays. Doorway to right of centre. Four-light casement to left of door. Three-light casement window to right. Right-hand gable end of five by three cells of small framing. Queen struts and angle struts to gable. Rear facade: ten by three cells of small framing showing; angle braces to left corner and fourth and seventh bays. Twentieth century kitchen addition to right. Twentieth century dormer window to east" [1].

#### Setting description:

The asset is set back from Budworth Road with private gardens to the front and rear. A modern garage is located immediately to the west of the asset. The front boundary of the property is formed by a modern low brick wall and railings. Beyond the gardens there are farm buildings to the south and agricultural land to the north, beyond a hedgerow interspersed with mature trees. The topography is generally flat and agricultural despite road noise from Budworth Road.

#### Asset value assessment:

The asset has historic interest as a late 17th century cottage. The building illustrates timber framed architecture during the late 17th century within Cheshire. The setting of the asset within farmland makes a positive contribution to how the asset is understood and appreciated within its historic rural context.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329659>.

**Unique Gazetteer ID (UID): MA03\_0024**

**Asset name: The Pinfold, Cann Lane**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 368639 379252

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Pound  
Period(s): Post-medieval

---

### References

References: NHLE: 1139510  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"Rectangular sheep enclosure, 18th century. Ashlar. Rectangular enclosure with walls of c. 3'6" high. Large coursed stone with broad chisel marks. Chamfered coping stones. Entrance to right of centre in eastern side" [1].

#### Setting description:

The enclosure is located at the corner of Cann Lane and Budworth Road surrounded by irregularly enclosed agricultural fields.

#### Asset value assessment:

The asset has historic interest, illustrating agricultural practices from the period. The agricultural setting of the asset makes a positive contribution to how the historic interest of the asset is understood.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139510>.



**Unique Gazetteer ID (UID): MA03\_0025**

**Asset name: Hollybush Farm**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-310  
National Grid Reference: 372047 379303

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

---

### References

References: NHLE: 1145836  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"Farmhouse. Early 19th century. Brown English garden wall bond brick with slate roof. Two storeys with attic. Entrance front: three bays, front door slightly to right of centre with three-light cambered-head horizontal sliding sashes to either side. Similar windows to first floor left and right with two horizontal sliding light window above front door. Left hand side: one window with three sliding lights to ground floor left. Similar to first floor and similar two-light window to attic. Rear: Late 19th century outshut to ground floor to left of centre at mezzanine level. Late 19th century casement window to left. Right hand side: three-light horizontal sliding sash window to ground floor with straight lintel. One-light 20th century casement to right of centre. Three-light horizontal sliding sash window with cambered head to first floor. Similar two-light window to attic" [1].

#### Setting description:

The building is orientated towards Pickmere Lane, set back from the road. Its own garden including a large holly bush comprises its setting. There is a cluster of historic farm buildings now converted to residential immediately to the west and a small modern housing development immediately to the east with views to the south of agricultural land. The A556/M6 Tabley Interchange is located approximately 200m to the north-east and is audible from the asset forming part of its setting.

#### Asset value assessment:

The value of the asset lies in its historic interest, illustrating the domestic architecture of farmhouses from the period. Although the surrounding historic farm buildings have lost their original function, their spatial relationship to the farmhouse contributes to the historic interest of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1145836>.

**Unique Gazetteer ID (UID): MA03\_0026**

**Asset name: New Farmhouse, Cann Lane**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 368669 379447

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

---

### References

References: NHLE: 1320333  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"Farm house. Early to mid 19th century. Plum coloured Flemish and English garden wall bond brick with slate roof. Two storeys with attic. East front: three bays, symmetrical, slightly projecting central bay with recessed arched porch to ground floor. Three-light cambered-head casement windows to either side. Similar to left and right of first floor and similar two-light casement to centre. Round attic window in pediment" [1].

#### Setting description:

The building is located within a private garden slightly set back from Cann Lane with the principal symmetrical façade orientated towards the road. A large complex of farm buildings is arranged immediately to the rear of the property including a large symmetrical u-shaped range and a barn with several large agricultural sheds behind. The surrounding landscape is agricultural fields.

#### Asset value assessment:

The asset has group value with the associated historic farm buildings and boundary features which illustrate the historic agricultural function of the asset and enhance its architectural interest. The surrounding agricultural fields makes a positive contribution to how the architectural and historic interest of the asset is appreciated in a rural context.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1320333>.

**Unique Gazetteer ID (UID): MA03\_0027**

**Asset name: Feldy Green**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-310-L1  
National Grid Reference: 369590 379702

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

---

### References

References: NHLE: 1115610  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"House, formerly farmhouse. Mid 17th century with late 17th century additions. Timber frame with rendered infill and plum coloured English garden wall bond brick with plain tile roofs. Drive front: brick and stone plinth 9 x 2 cells of small framing with angle braces. Three 20th century three and two-light ground floor windows. One 19th century timber-framed 19th century gable dormer to first floor. Late 17th century wing to right with 19th century three-light casements and diamond of raised headers to gable. Right hand side has 20th century casements to ground and first floors and 20th century gable wing to rear" [1].

#### Setting description:

The building is orientated parallel to Feldy Green Lane with private gardens to the north and south and associated farm buildings immediately to the west. Beyond this, the property is surrounded by agricultural land. The farm is one of a number of 18th and 19th century farmsteads spaced along Feldy Green Lane.

#### Asset value assessment:

The asset has group value with the associated contemporary farm buildings and boundary features which illustrate the agricultural function of the asset and enhance its architectural interest. The agricultural setting of the asset also makes a positive contribution to how the historic interest of the asset is appreciated.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1115610>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0028**

**Asset name: Farm Building approximately 200 yards west of Over Tabley Hall**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310

National Grid Reference: 371928 379840

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Agricultural building

Period(s): Post-medieval

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### References

References: NHLE: 1329688  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0029	Over Tabley Hall

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### Description and sources

#### Full asset description:

"Farm building (probably formerly stables). Late 17th century Red English garden wall bond brick with stone dressings and tile roof. Two storeys with attic. North gable end: Stone plinth, stone quoins, two ground floor windows with chamfered mullioned stone surrounds at the right having had a 20th century window imposed. Similar windows to first floor with 20th century casement lights and to attic where it is bricked in. South front: originally similar to north but with 20th century window imposed at left and loft doorway to first floor breaking into three-light stone surrounded and mullioned window. East front: partially obscured by two-storey 19th century lean-to but evidence of three ground floor doorways with stone quoins and heavy lintels and three, three-light windows to first floor similar to those on north and south fronts. West front: later doors to right and left and three-light windows to first floor right and left. Nineteenth century shant imposed on centre but now demolished and replaced by buttressed 20th century walling" [1].

#### Setting description:

The building is set within the grounds of Over Tabley Hall (MA003\_0029), approximately 70m south of the hall. The M6 is located approximately 100m south-west of the asset and the A556 Chester Road is located approximately 350m to the east. These busy roads detract from the otherwise agricultural character of the surroundings of the buildings.

#### Asset value assessment:

The asset has historic interest from its association with Over Tabley Hall (MA03\_0029), which is located immediately to the north, and associated farm buildings, located to the south-east illustrating the design and layout of the buildings within the park.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329688>.

**Unique Gazetteer ID (UID): MA03\_0029**

**Asset name: Over Tabley Hall**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-310  
National Grid Reference: 371936 379935

---

### Asset class/type and dates

Monument class/type: Domestic  
Hall house  
Period(s): Post-medieval

---

### References

References: NHLE: 1318910  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0028	Farm Building approximately 200 yards west of Over Tabley Hall
MA03_0112	Tableypipe Wood duck decoy

---

### Description and sources

#### Full asset description:

"House. c. 1760 possibly adapting an earlier building. Red English garden wall bond brick with stone dressings and slate roof. Two storeys with three storey tower. Gothic. Entrance front: nine bays symmetrical. Central slightly projecting tower of three storeys. Pilasters to either side extending to full height of tower with sunken central panels containing evenly spaced round stone flower decorations. Entablature above it is with zig-zag pattern of stretchers to architrave. Sunken panel with similar flower decorations to frieze and stone cornice above. Gable above this with stone crocketed pinnacles to apex and at sides above pilasters. Central pointed-arched ground floor doorway with brick voussoirs and similar sunken panel with flower decorations as on pilasters and frieze. Glazed door. Large pointed first floor sash window of 5 x 5 panes with interlacing sash bars to top. Exposed sash box decorated with wooden flower decorations (a smaller version of the stone ones in the pilasters and frieze). Similar window to second floor of 3 x 3 panes. To either side of the central tower are two bays of Gothic fenestration with sash windows of 3 x 3 panes with similar interlacing sash bars to tops and exposed sash boxes with flower ornaments. Doorway imposed on first right-hand bay. Similar entablature as at top of tower with similar crocketed pinnacles. To extreme right and left of front are lean-tos of the same build as the rest. Gothic fenestration and sash windows of 3 x 4 lights to the right hand ground floor and a flat-lintelled 3 x 4 pane sash window to first floor. The left hand lean-to has all flat-lintelled windows of varying sizes" [1].

#### Setting description:

The asset is set within private gardens with a cluster of associated farm buildings (MA03\_0028) approximately 70m to the south. The M6 is located approximately 175m south-west of the asset and the A556 Chester Road is located approximately 180m to the east. The auditory experience of the asset is dominated by traffic noise from these roads. They have altered the surrounding agricultural landscape and

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

severed the connection to surrounding associated assets.

### Asset value assessment:

The value of the asset largely lies in its architectural and historic interest as an early example of gothic revival architecture. The asset also has group value with the associated farm buildings to the south-east (MA03\_0028) and Tableypipe Wood duck decoy (MA03\_0112). The setting makes a negative contribution to the value of the asset.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1318910>.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0030**

**Asset name: Church of St Paul (C of E) and the Langford-Brooke Monument**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310-R1

National Grid Reference: 372324 380006

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### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Parish church

Period(s): Post-medieval

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### References

References: NHLE: 1393155  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"Anglican church, 1853-55 partly rebuilt 1856 following fire, by Anthony Salvin, coursed rock-faced sandstone, slate roofs with sandstone copings, Early English style, north side aisle, bell turret.

EXTERIOR: Pointed arched windows to east and west ends and south side with geometrical stone tracery of varying designs, leaded lights, stained glass, hoodmoulds. Buttresses to front and rear elevations, diagonal buttresses to each end elevation. Three-bay nave with two large pointed arched windows to right of south side; that to far right with stained glass, small cusped lancet to far left. Entrance porch to west end of south elevation surmounted by shaped cross finial, cusped lancet window to left return, tiled floor. South doorway within porch with pointed arched ashlar surround incorporating slender flanking columns, timber double doors with studding and strap hinges. Inner vestibule with panelled double doors, segmental pointed three-light leaded overlight. Lower two-bay chancel to east end with two stained glass pointed arched windows, doorway with carved surround and shaped head containing studded door with decorative strap hinges. Tall stained glass windows to east and west gable ends. North side aisle with three small paired cusped leaded-light lancet windows, lancet window with stone tracery to right return of aisle at west end. Vestry to north-east corner with lancet window to east wall (partially obscured by timber lean-to shed in front) in same style as that to west end of north side aisle, slender octagonal chimney stack with alternate chamfered sides (part of heating system). Square bell turret set to ridge behind west gable end with shingle sides and hexagonal roof, three-light leaded windows to north and south sides. Cross-shaped finials of varying design including Celtic cross finial to east end of chancel, Fleuree style cross finial to east end of nave.

INTERIOR: Plastered walls, plain and geometric tiled floor to aisle and chancel (diapered design to west end

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

of aisle), mosaic floor with fleur-de-lys design to altar, slightly raised timber floorboard floor to major part of nave. Nave and north side aisle with mid 19th century pews, tiered pews to choir, timber choir rail with curvilinear tracery, panelled dado. Arched brace roof trusses to nave (two to west end are queen post trusses), panelled wagon-style roof with angled sides and gold coloured foliage bosses to chancel. Extremely ornate carved timber rood screen by F. H. Crossley (1908) incorporating tracery decoration, flora and fauna imagery, carved shields displaying initials of saints associated with St Paul's Church, solid panels with cusped ogee heads and quatrefoils to lower part of screen (carved central lower panels represent fall and redemption of mankind), pierced cusped ogee-style openings to upper parts of screen and central doorway, rood beam incorporates carved shields displaying symbols of the Passion. Inscription to E side of rood beam reads 'To the Glory of God and in loving memory of Mary O'Neil, who departed this life December 2nd A.D. MCM'. Inscription to transom bar reads 'Kathorina Longridge me fieri curavit per Fredericum Crossley sculptorem, Arthuro Symonds, hujus ecclesiae Vicario, A.S. MCMVIII' roughly translated as 'Katharine Longridge caused me to be made by Fred Crossley, sculptor/carver, Arthur Symonds being vicar, the year of salvation 1908'. Large decorative carved timber rood (cross) hangs from tie beam of roof truss above rood screen, possibly also by F. H. Crossley. Raised timber pulpit set on stone base to right of screen with decorative traceried timber hood incorporates panelling behind. Carved timber reredos with cusped panels. Organ to left side of chancel behind choir stalls, arched vestry door to right with studded door and decorative strap hinges. Gold relief lettering applied to north and south sides of base of chancel roof reads 'In memory of Thomas William Langford Brooke of Mere who laid the foundation stone of this church April 4th 1853. He died Sept 14th 1872 Aged 29 years'. Chancel roof incorporates wood carvings depicting badgers (Langford-Brooke family) and swans (Over Tabley). Large stained glass E window in memory of Thomas William Langford-Brooke incorporates circle of angels around Christ, two chancel windows in similar style, all possibly by Henry James Salisbury of St Albans c.1884. Large stained glass W window in memory of Henry Langford-Brooke depicts St Peter and St Paul, stained glass south window in memory of Reverend Mather depicts St Peter feeding sheep (left light) and St Paul bidding farewell to Elders of Ephesus (right light), both by Christopher Whall c. 1900.

**ASSOCIATED MONUMENTS:** Sandstone grave monument with plain low tomb chest with angled sides and crow-stepped tablet set to south-east of entrance porch, to Henry Lewis Brooke, carved by Eric and Macdonald Gill c. 1909. Carved nowy-headed panel to lower part of tablet incorporates a badger (Langford-Brooke family emblem), Sans Gill lettering (weather worn) beneath image reads 'Henry Lewis Brooke, Langford-Brooke, March 24 1842, December 17 1907, Well Beloved'. Large carving of tree of life to upper part of tablet set within raised border.

**SUBSIDIARY FEATURE:** Low rock-faced sandstone churchyard wall, gabled gate piers with cusped tympanum to centre of S wall in line with church entrance.

**HISTORY:** St Paul's Church, Over Tabley was constructed in 1853-55 to the designs of Anthony Salvin at a cost of £1316 for the Reverend Joseph Horder. The foundation stone was laid by Thomas William Langford-Brooke. The Langford-Brookes who owned nearby Mere Hall provided the land for the church. The church was consecrated on March 18th 1855 but in the same year a boiler fire destroyed much of the building and it was subsequently restored to the original designs and reopened in 1856. In 1878 wood panelling was brought in from a church at Witton and installed as a dado. During the 1880s Fred Crossley was a farm worker from Yorkshire employed in Over Tabley. Mrs Mather (the vicar's wife) organised wood carving classes in the village, which Fred attended. His great skill led to him eventually developing his own business in Chester and writing a number of books on church woodwork and carving, and Cheshire. In 1908 the chancel screen carved by Fred Crossley was presented to the church by a Miss Katherine Longridge" [1].

The churchyard contains a Commonwealth War Grave belonging to Charles Edward Vickers who died in the First World War (ref. CEM06942).

### Setting description:

The church is surrounded by a churchyard with graves stones and monuments. The boundary of the churchyard is densely planted with trees especially to the rear (the west boundary). The east boundary of the churchyard fronts onto the former A556 Chester Road. This has now been replaced by a new dual carriageway approximately 150m to the west of the asset. An earth embankment created to the west of the asset in conjunction with the new road blocks all long distance views from the church yard to the west. The M6 is located approximately 500m to the south of the asset. The Old Vicarage attached to the church is located on the opposite side of Chester Road. The dense boundary treatment on the Churchyard gives it an introspective and enclosed feel. Chester Road, which clearly once carried a lot of traffic, is now eerily empty.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

Traffic noise from the A556 Chester Road and M6 is constant and forms the auditory experience of the asset.

### Asset value assessment:

The value of the asset largely lies in its architectural interest as an impressive and finely detailed church. The asset also has historic interest arising from its association with Anthony Salvin, a nationally important architect. The churchyard setting of the asset makes a positive contribution to the value of the asset, however the A556 and M6 make a negative contribution to the value of the asset.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1393155>.

## Unique Gazetteer ID (UID): MA03\_0031

### Asset name: Gore Farmhouse

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 369702 380031

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#### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

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#### References

References: NHLE: 1329660  
HER n/a  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
n/a	n/a

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#### Description and sources

##### Full asset description:

"House. Mid 18th century. Red English garden wall bond brick with slate roof. Two storeys with attic. Entrance front: three bays, symmetrical. Central doorway with three-pane fanlight. Cambered headed three-light casements to either side. Similar to left and right of first floor and two-light window to centre of first floor, all with stone sills. Nineteenth century service wing to rear" [1].

##### Setting description:

The building is part of a working farm and its setting is a large cluster of farm buildings including modern sheds and barns and a large L shaped barn or 18th and 19th century date. The property is ringed by trees with glimpsed views of agricultural land beyond. The farm is situated on a slight rise in the landscape. There are no open long views to the east. The principal facade of the farmhouse faces east into the farm courtyard. There is intermittent noise from aeroplanes overhead and farmyard is full of the noises associated with a working dairy farm.

##### Asset value assessment:

The asset has group value with the contemporary farm buildings which illustrate the historic agricultural function of the asset and enhance its architectural interest. The surrounding agricultural fields also make a positive contribution to how the historic interest of the asset is appreciated.

**Heritage value:** Moderate

##### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329660>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0032**

**Asset name: Moated site, fishpond and connecting channel at Alderhedge Wood**

Designation and grade: Scheduled monument

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 368461 380176

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### Asset class/type and dates

Monument class/type: Domestic  
Moat

Period(s): Medieval

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### References

References: NHLE: 1011889  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"The monument at Alderhedge Wood includes an island, moat, fishpond and connecting channel. The island measures c. 29m square and is raised up to 1m above the surrounding land. It is wooded with a bracken and bramble undergrowth. The island is surrounded by a waterlogged moat 10-12m wide x 1.4m deep that is part of a complex water management system which sees silted channels on the moat's north-east corner, north arm, west arm, and close to the south-west and south-east corners. Outer banks exist on the west and east sides while a substantial bank c. 4m wide x 1m high flanks the south arm. Immediately south of this is a silted channel/drain c. 3m wide running parallel to the moat and connecting with the channel close to the moat's south-west corner. A waterlogged rectangular fishpond c. 34m x 20m lies immediately to the south and is connected to the channel/drain by a short channel. A further silted channel enters the pond's east side. The monument was constructed during the early 14th century. All field boundaries are excluded from the scheduling, however, the ground beneath them is included" [1].

#### Setting description:

The asset is located within the northernmost portion of Alderhedge Wood, which is surrounded by large arable topographically flat fields. Electricity pylons currently visible through the trees. The experience of this asset is largely peaceful with minimal road noise from the motorway.

#### Asset value assessment:

The value of the asset largely lies in its archaeological interest. Organic material will be preserved within the waterlogged moat and fishpond and further structural remains and environmental indicators will be preserved within the buried land surface beneath the island and outer banks. The setting of the asset makes

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

a neutral contribution to this value.

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1011889>.

**Unique Gazetteer ID (UID): MA03\_0033**

**Asset name: Arley Hall**

Designation and grade: Registered park/garden Grade II\*

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 367794 380198

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### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Pleasure garden  
Period(s): Post-medieval

---

### References

References: NHLE: 1000637  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0037	Mill House, Sack Lane
MA03_0157	Arley Conservation Area
MA03_0158	Arley Green School and Arley Green Lodge
MA03_0159	King's Cottage, Chaplains House, School House and Oak Lodge
MA03_0160	The Old Parsonage

---

### Description and sources

#### Full asset description:

"Eighteenth century and later gardens and pleasure grounds including what may be England's earliest herbaceous border, and a later 18th century landscape park laid out by William Emes, associated with a country house.

#### HISTORIC DEVELOPMENT

Arley formed part of the extensive Warburton holdings from the 12th century. In 1469 Sir Piers Warburton moved from Warburton to Arley and built a new, E-plan, house. That house was cased in the mid 18th century by Sir Peter Warburton (died 1774), the fourth baronet, who also laid out new gardens and set out the landscape park. Sir Peter Warburton, the fifth and last baronet (died 1813), further enlarged the park in the 1780s. Dying without issue, he left Arley to his great-nephew, the eight-year-old Rowland Egerton, whose father (Reverend Rowland Egerton) added Warburton to his name. Rowland Egerton ran the estate from 1825 until his death in 1891, during that time rebuilding the Hall, laying out its gardens, and undertaking a good deal of estate building. Arley remains (1997) in private hands.

#### DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Arley Hall and its park stand c. 8km north of



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

Northwich, east of the estate village of Arley and north of Great Budworth, on minor roads east of the main A559 from Northwich to Warrington. The park, gently rolling in generally fairly level countryside, is bounded to the north by Back Lane, but otherwise its boundaries follow field and wood edges. The registered area is c. 200ha.

**ENTRANCES AND APPROACHES** Arley Hall is approached via a drive off the estate road to the west, contrived in 1851 to replace a more curving one of 1787 via the stable yard, part of William Emes' (1730-1803) scheme of improvements. The drive passes along the Pleached Lime Avenue planted c. 1851, and through an open bay of an early 16th century cruck barn (listed Grade I), embellished c. 1851 with half-timbered gables and a Bavarian-style clock tower by Anthony Salvin (d 1881). From here the drive leads into the Hall's south forecourt, the red-brick walls of which (listed Grade II) are decorated with blue diaper work, also by Salvin. Near its centre stands a sundial, moved here in the mid 19th century, perhaps from the courtyard of the earlier Hall.

A lime avenue leads in a straight line south from the forecourt gates. A grass drive leads down this, turning east before branching north-east to the hamlet of Arley Green, south of which stands the mid 19th century Red Lodge, and south through Big Wood, eventually to Willow Lodge. The latter, possibly an 18th century building, lies on the southern edge of the park, and is the point of entry for the estate road which, 1.5km to the north, passes by the west side of the Arley Hall complex. This road was constructed c. 1787; a former spur north-east from it to the front of the Hall was reworked in the 1850s as the Furlong Walk.

Mill Lodge lies on the eastern edge of the park, near Arley Mill. One of the 19th century cottages in Arley village on the west side of the park may also have functioned as a lodge.

**PRINCIPAL BUILDING** Arley Hall (listed Grade II\*) is a red-brick building with blue diaper work in the Jacobean style, built in 1832-45 to a design by George Latham, with work on the interiors continuing until the 1860s. Attached to the north-east side of the Hall is a stone chapel (listed Grade II\*) of 1845, in 13th century style by Anthony Salvin, extended in 1856-7 by G. E. Street (died 1881). In the later 20th century the hall was somewhat reduced in size and remodelled, with a number of houses being created around the courtyard on its north-west side. The house of the 1830s replaced a moated, E-plan, timber-framed house of 1469, which in 1758 was faced in brick, with stone surrounds to windows and doorways.

West of the hall is the 16th century cruck barn across the entry drive, at the north end of which is the Tudor Barn (listed Grade II), a red-brick building of c. 1604. Former stables, now (1997) a tearoom, lie across a yard to the west.

**GARDENS AND PLEASURE GROUNDS** To the east of the Hall is a formal lawn surrounded by low Italianate stone balustrading (listed Grade II) of c. 1850 by George Latham. In the centre is a circular yew-hedged garden of the 1990s with, to the south, two lines of specimen trees which carry the eye east across the park to the distant Derbyshire hills. The area east of the hall was first laid out as a garden, for flowers, in 1751. In 1850 a parterre was laid out within the balustraded area based on a design of 1846 by William Andrews Nesfield (1793-1881). This was ploughed up in 1940.

The main body of the pleasure gardens lies south-west of the hall, largely arranged within a series of compartments, including the former kitchen gardens, within a basic north/south grid. The gardens are bounded to the east by the 220-yard long Furlong Walk which leads south-west from the south forecourt. From the Walk there are views east over the park, over a low brick wall of 1851 which runs along the inner edge of Emes's sunk fence of 1764 which first divided the gardens from the park. From midway down the Walk the Herbaceous Border leads west to a late 18th century Alcove (listed Grade II) with decorative buttresses of 1852 by George Latham. The 90m long Border comprises a broad, straight, grass path (gravel until 1946) with herbaceous borders to either side, divided into a series of bays by yew buttresses of 1851 and with topiary work at either end. It is bounded to the south by a tall yew hedge and to the north by the tall brick wall of the Walled Garden, access to which is gained through a monumental gateway, also of 1851. The Herbaceous Border, generally considered England's first, was created in 1851-2 from a pre-existing walk to the Alcove.

A break in the yew hedge on the south side of the Border opens to the north/south Ilex Avenue, two parallel lines of seven cylindrically clipped 8m high holm oaks planted c. 1850. Steps at the south end of the Avenue lead down to the circular Sundial Garden. From here, as from the north end of the Avenue, there is a vista to Game Park Wood.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

Within the triangle created by the Furlong Walk, herbaceous border and Ilex Avenue is an area of lawns and beds with shrub roses, an arrangement of 1961 replacing a more formal 19th century rose garden. On the north side of this area is the Tea Cottage, a cottage-like pavilion with fireplace contrived in 1860 from an earlier building.

From the west side of the Sundial Garden there is access to the Rootery, created in 1857-8 as a fernery. It comprises a shallow quarry-like rock garden with pool and, on its north side, a domed brick shelter with stump work surviving on one side of its doorway. The Rootery bears some resemblance to the Stumpery at Biddulph Grange (qv), owned by Rowland Egerton-Warburton's brother-in-law by marriage James Bateman. On the north side of the Rootery is the formal fish garden of 1930 with central square pool. From here a path leads north-west to the Rough, a wild garden with specimen trees and shrubs. East of this, and south of the alcove, is a tennis court of the 1950s; in the 19th century this area and that of the fish garden was a bowling green.

The walled garden north of the herbaceous border is quartered, with at its centre a quatrefoil pool moved in 1960 when the pleasure garden was created from the east lawn. Around the edge of the garden are beds, and in its northern half some specimen trees. Each quarter is lawned, with at its centre a stone pinnacle removed from the hall. The door in the centre of the east side of the walled garden leads through to the kitchen garden, in which (1997) a further pleasure garden is being created, with at its centre a birdcage-like pavilion, possibly 19th century, brought from Castle Durock in southern Ireland, home of the present owner's father.

Three garden compartments lie down the exterior of the kitchen garden's east wall. At the north end is the flag garden, made in 1900 by Antoinette Egerton-Warburton as an enclosed sanctum. Next is the herb garden, previously a children's garden but redesigned in 1969. The most southerly compartment is the scented garden of 1967.

The last main element of the pleasure grounds is the grove, which extends east from the north side of the hall chapel for c. 400m. Extensive planting of specimen trees and shrubs here from 1970 onwards has re-established what was already in the late 18th century an area of specimen trees with walks.

Although there is a long, and ongoing, tradition of gardening at Arley, four main phases of activity can be established. The first phase was 1750-65 when gardens were made to the east of the Hall, the walled vegetable garden and hot walls were built and William Emes made the sunk fence and lawn to the south of the hall. The second phase was 1785-95 when William Emes produced an overall plan for the park and gardens; it seems likely that the key lines of the garden were set out at that time. Then came the decade after 1850 when Rowland and Mary Egerton-Warburton greatly elaborated the existing layout; and most recently since 1960, when the gardens were restored and added to.

PARK Arley Hall lies at the northern end of a roughly oval park 2km long and 1km wide. An eastern extension encompasses the more easterly of Arley's two lakes, clearance of which began in the 1990s. The more westerly lake curves around the west side of the park's main block of woodland, Big Wood. Narrower belts of woodland run around the rest of the park perimeter; only due east of the hall is there a clear gap in the planting, to allow a view to the Derbyshire hills. Around the Hall the park is pasture ground with specimen trees; the southern and western parts however are under arable cultivation and have far fewer trees.

The first element of the park to be separated from the gardens by a ha-ha, the great lawn to the south of the Hall, was planned by William Emes (1730-1803) who was brought in in 1763. Emes was brought in again in 1785, and drew up a scheme for re-routing the local roads and creating a larger park with plantations around its edge. This plan had wholly, or largely, been implemented by 1791, thereby creating the park which exists today (1997).

**KITCHEN GARDEN** The area south-west of the hall given over from the 18th century to walled gardens was already being used to grow vegetables, flowers and fruit in 1743. New walls, some heated, were begun in 1751. A south-facing hot wall with short returns to the south at either end - the present north wall of the Walled Garden (listed Grade II) - was constructed c. 1760. The east and west walls of that garden were added c. 1790, while the south wall was completed c. 1850. The kitchen garden (listed Grade II) on its east side was walled before 1846. Along its north side is a 50m long vinery (listed Grade II) of 1872-3 designed

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

by Thomas Lewis of Newcastle (Staffs), the curving, iron-ribbed roof of which was replaced by the present sloping, wood-ribbed one in 1921. North of the vinery are brick sheds. On the west side of this walled garden complex is the estate office, previously a gardener's house.

Traditional cultivation of the walled garden ceased in 1939. From 1946-60 it was used as a market garden, thereafter being incorporated into the pleasure gardens. The kitchen garden was similarly laid out as a pleasure garden in the 1990s" [1].

### Setting description:

The asset consists of a parkland surrounded by irregularly enclosed agricultural fields. Big Woods- a mature woodland- is located within the parkland and prevents long-distance external views to the south and east. Further planting, including Dairy Wood and the Grove also screen external views to the north and north east of the asset towards the M6, whilst views to the west are screened by The Belts plantations.

### Asset value assessment:

The value of the asset lies in its historic interest as an example of an 18th century garden and its artistic design. In addition, the historic relationship with Arley Hall and the Warburton family is of historic interest. The setting of the asset makes a neutral contribution to how the asset is experienced due to screening of external views on the boundaries of the parkland.

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1000637>.

**Unique Gazetteer ID (UID): MA03\_0034**

**Asset name: Hollow Wood Farmhouse**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310

National Grid Reference: 370862 380387

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse

Period(s): Post-medieval

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### References

References: NHLE: 1145826  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

Farmhouse. c. 1790. Red English garden wall bond brick with slate roof. Three storeys. T-shaped plan. Entrance front: three bays symmetrical. Front door with cambered head and hood-mould over voussoirs. Three-light casement windows to ground floor left and right, that to right having a similar wood mould to that over the front door. Similar windows to right and left of first and second floors. Central staircase window running between first and second floor of 2 x 3 panes with cambered head and 2 x 3 panes. Gable stacks to right and left. Central wing to rear and 19th century outshuts". [1] The farm is not shown on the 1819 Greenwood map of Cheshire. [3] However, it is shown on the updated version of this map by Bryant in 1831. [4] This suggests that the farm was likely constructed in the early 19th century.

#### Setting description:

The asset forms part of a larger complex of farm buildings. The setting of the asset consists of this farmyard complex which includes two buildings to the south; one long range, possibly contemporaneous with the house, and a neighbouring 20th century building on a T-shaped plan, and a several sheds of 19th and 20th century date arranged in parallel to the east. The westernmost of these, a long, narrow, brick built range may be contemporaneous with the house and is shown on the c. 1849 Over Tabley tithe map. [2] The complex is surrounded by pasture land within a flat rolling landscape, the surrounding fields have been farmed from the asset since at least the mid-19th century. The patchwork of fields is divided by mature hedgerows with trees in them. The M6 is dominant within northern prospects from the asset. The farm is isolated and accessed by a single private track to the south.

#### Asset value assessment:

The value of the asset lies in its design and form and in its association with other farm buildings within the

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

farmyard complex which illustrate the historic usage of the asset. The farmland in which the asset is located has been farmed from the farmhouse since the at least the mid 19th century. This setting aids in the ready appreciation of the historic interest of the asset. However, the M6, which passes approximately 150m north of the asset, is visually obtrusive within the otherwise agricultural setting, and makes a negative contribution to its heritage value.

**Heritage value:** Moderate

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1145826>.
- 2 Unknown (1849), Tithe Map of the Township of Tabley Superior in the Parish of Rostherne in the County of Chester, held at: Cheshire Archives and Local Studies, Ref: EDT 383/2).
- 3 Greenwood, (1819), 'Map of the County Palatine of Chester'.
- 4 Bryant, (1831), 'Map of the County Palatine of Chester'.

**Unique Gazetteer ID (UID): MA03\_0035**

**Asset name: Hawthorn Cottage**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 369168 380657

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### Asset class/type and dates

Monument class/type: Domestic  
Cottage home

Period(s): Post-medieval

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### References

References: NHLE: 1139513  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0036	Litley Farmhouse

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### Description and sources

#### Full asset description:

"Former barn, converted to two cottages in 19th century and to one house in 20th century. Mid 17th century. Red English garden wall bond and timber frame with rendered infill and slate roof. Two storeys. Entrance front: four bays divided by timber posts. Eighteenth century replacement brick infill to 1st, 4th and 5th bays from left with close-studding and angle braces to second and third bays. Twentieth century porch to left of centre. three-light 20th century casement windows to left and three similar windows to right of porch at ground floor level. Five similar windows to first floor. Nineteenth century outshut to left hand gable end. Rear elevation: Five bays of small framing on stone and brick plinth with rendered brick infill containing variations of 2 x 2 and 3 x 2 cells of small framing. Rendered herringbone infill to 2 x 2 cells at far left. Angle braces to 5th, 6th and 11th upper cells. Interior: Chamfered beams, close studding to roof trusses" [1].

#### Setting description:

The building is set back from Cann Lane with Litley Farmhouse (MA03\_0036) and farm buildings immediately to the north. The surrounding landscape comprises agricultural fields.

#### Asset value assessment:

The value of the asset lies in its historic interest as a record of historic farming practices which illustrate the domestic architecture of mid 17th century barns from the region. The asset also has group value with Litley Farmhouse (MA03\_0036). The setting of the asset makes a positive contribution to its heritage value.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139513>.

## Unique Gazetteer ID (UID): MA03\_0036

### Asset name: Litley Farmhouse

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 369174 380676

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#### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

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#### References

References: NHLE: 1139511  
HER n/a  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
MA03_0035	Hawthorn Cottage

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#### Description and sources

##### Full asset description:

"Farm house. Mid 17th century. Stone plinth, timber frame with rendered infill and slate roof. Two storeys. Three bays. Entrance front: deep stone plinth of three tall courses. 10 x 2 cells of small framing with angle braces to corners and centre. Door to left of centre with three-light 19th century casement window to left. One two-light casement window to right. Three-light 19th century gabled dormer to first floor right. Nineteenth century addition to left. Rendered 19th century gable to right hand end. Rear: 9 x 2 cells of small framing with angle braces to corners and centre. Massive off-set chimney breast to left of centre with two flues. Nineteenth century dormer gable to first floor flight. Nineteenth century addition abuts to right at right angles. Interior: Chamfered ceiling beams to ground floor rooms" [1].

##### Setting description:

The building is set back from Cann Lane with Hawthorn Cottage (MA03\_0035) immediately to the south and associated farm buildings immediately to the north. The surrounding landscape comprises agricultural land with irregularly enclosed fields.

##### Asset value assessment:

The asset has group value with Hawthorn Cottage (MA03\_0035). The building is also of historic interest as a well-preserved example of a mid 17th century timber framed farmhouse illustrating the local style of rural domestic buildings. The agricultural setting of the asset contributes to its historic interest.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139511>.



**Unique Gazetteer ID (UID): MA03\_0037**

**Asset name: Mill House, Sack Lane**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 368818 380724

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### Asset class/type and dates

Monument class/type: Domestic  
Mill house

Period(s): Post-medieval

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### References

References: NHLE: 1320321  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA03_0033	Arley Hall
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### Description and sources

#### Full asset description:

"House. Late 17th century. Timber frame with brick infill and slate roof. Two storeys. Drive front: deep brick plinth. 9 x 2 cells of small framing. Doorway to 6th bay from left. Further 3 x 2 cells of small framing to left are a 20th century addition. Right hand gable end has 4 x 2 bays of small framing with a Queen-post truss above, exposed purlins and a ridge. Rear elevation similar to drive front. Twentieth century casement windows throughout" [1].

#### Setting description:

The building is set on a narrow country lane adjacent to Mill Lodge a former lodge of Arley Hall (MA03\_0033) with Woodland to the north and agricultural land to the south.

#### Asset value assessment:

The asset has historic interest as a well preserved example of a 17th century timber frame house. The setting of the asset makes a neutral contribution to the heritage value of the asset.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1320321>.

**Unique Gazetteer ID (UID): MA03\_0038**

**Asset name: The Ashes Farmhouse**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 368733 380923

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

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### References

References: NHLE: 1329661  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0039	The Ashes Cottage and Farmhouse

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### Description and sources

#### Full asset description:

"Former farmhouse. Late 16th century to early 17th century. Stone plinth, timber frame with brick infill and slate roof. Two cells. Two storeys. Entrance front: stone plinth, random small framing originally with middle rail. Nineteenth century doors to right and left of centre. Nineteenth century casement windows. Eighteenth century wash-house, originally separate from house now joined to form extension at left. Right hand gable end has full cruck with spurs above tie, and again above collar, with a yoke. Small framing to lower body with two two-light casements to ground floor and four-light 20th century casement to first floor. Rear facade: small framing of 1 x 2 and 2 x 3 cells to left, brick walling to remainder. Nineteenth century door to right of centre. Eighteenth or 19th century addition to right hand side. Interior: 3 full crucks to end walls and division. Nineteenth century staircase" [1].

#### Setting description:

The asset is set within private gardens in a small cluster of buildings known as The Ashes including The Ashes Cottage and Farmhouse (MA03\_0039). Beyond these immediate surroundings lies agricultural land with well wooded boundaries.

#### Asset value assessment:

The value of the asset lies in its historic interest as an example of vernacular domestic architecture from the late 16th century. The asset also has group value with The Ashes Cottage and Farmhouse (MA03\_0039). Beyond these immediate surroundings lies agricultural land with well wooded boundaries which make a positive contribution to understanding the heritage value of the asset by illustrating its historic context.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329661>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0039**

**Asset name: The Ashes Cottage and Farmhouse**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 368751 380948

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse

Period(s): Post-medieval

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### References

References: NHLE: 1115589  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0038	The Ashes Farmhouse

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### Description and sources

#### Full asset description:

"Former range of farmbuildings now farmhouse, stables and cottage. Mid 17th century stone plinth timber frame, brick infill and English garden wall bond brick with slate roof. Yard front: 16 x 3 cells of small framing with arch braces at upper corners and to 5th and 6th and 11th and 12th upper cells. Right hand 18th century gable end wall. Left hand gable end forms part of a drift-way and has 5 x 3 cells of small framing with angle braces, queen posts and angle struts togable. Eighteenth century stable block added at left. 'Rear elevation: Similar pattern of cells to that at front but with rendered infill. 19th century wash-house originally separate from house but now joined to it at right. Abutting at far right is a 17th century cottage originally separate but joined to the 17th century farm building by the building of the 18th century stable block. This has a stone and brick plinth. 12 x 2 cells of small framing to north front. A 19th century lean-to wash-house abuts to centre of façade" [1].

#### Setting description:

The asset is set within private gardens in a small cluster of buildings known as The Ashes including The Ashes Farmhouse (MA03\_0038). Beyond these immediate surroundings lies agricultural land with well wooded boundaries.

#### Asset value assessment:

The asset shares group value with The Ashes Farmhouse (MA03\_0038) which have retained the layout of a former farmstead despite conversion to residential use. The asset also has historic interest as a well preserved example of a 17th century timber frame building. Setting makes a positive contribution to the understanding of the heritage value of the asset by illustrating its historic context.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1115589>.

**Unique Gazetteer ID (UID): MA03\_0040**

**Asset name: Winterbottom Farmhouse**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310

National Grid Reference: 370978 381082

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse

Period(s): Post-medieval

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### References

References: NHLE: 1115464  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"Farmhouse. Late 17th century. Timber frame with stone plinth and brick infill and slate roof, originally thatch. Two cells, two storeys. North gable end: 6 x 3 cells of small framing with angle struts to corners and queen-post roof with angle struts. Some evidence of framing to other fronts but obscured by 19th and 20th century additions" [1].

#### Setting description:

The farmhouse is surrounded by modern agricultural and light industrial buildings to the south and west creating an enclosed space. These buildings are unsightly and detract from the aesthetic appearance of the asset. There are agricultural fields to the north and south which are identified as medieval field systems within the Cheshire Historic Landscape Character and the asset is located within a flat, agricultural landscape. The Rostherne tithe map of 1848 shows that the fields immediately to the north and east of the property were farmed by the occupier of the farmhouse, providing an additional historic association [2]. There are private gardens immediately to the east and north of the asset bounded by tree planting. The M6 is located approximately 450m to the south.

#### Asset value assessment:

The historic fabric of the building has archaeological interest for its potential to inform understanding of the evolution of timber framed farm buildings into brick built buildings within Cheshire. The architectural interest of the asset is limited by the presence of 19th and 20th century additions, which obscure the timber frame of the asset, and the presence of poorly maintained and unsightly 20th century buildings within the setting of the farmhouse. The fields to the north and east of the farmhouse have been farmed from the asset since at least the mid-19th century. This aspect of the setting of the asset aids in the ready appreciation of the

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

historic function of the building.

**Heritage value:** Moderate

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1115464>.
- 2 Rostherne Tithe Map, Tabley Superior Township (c.1849), <http://maps.cheshire.gov.uk/tithemaps/>.

**Unique Gazetteer ID (UID): MA03\_0041**

**Asset name: Thatched Cottage, Mereside Road**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 373626 381440

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### Asset class/type and dates

Monument class/type: Domestic  
Cottage home  
Period(s): Post-medieval

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### References

References: NHLE: 1115455  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"House. Dated on lintel I. H. E. H. 1713. Timber frame with stone plinth and whitewashed brick infill and thatched roof. Two cells. Two storeys. Entrance front: 9 x 2 cells of small framing, one angle brace to centre. Doorway to left of centre (originally two doors, one to far left with inscription carved into lintel, one to right of centre). One light casement to left of doorway and 4-light casement to ground floor right. three-light 20th century dormer window. Two gable stacks. Nineteenth century lean-to to right. Left hand gable end: 3 x 2 cells of small framing with one angle brace to left. Truss of queen-post type with angle struts above. Nineteenth century out-shut to rear" [1].

#### Setting description:

The asset is set within a private garden wooded on all sides and set back from the busy Mereside Road. There are several modern properties to the west and north. There is an agricultural field to the south of the property and the densely wooded boundary of Tatton Park (MA06\_0002) immediately to the east.

#### Asset value assessment:

The building is of historic interest as a well preserved example of a 18th century timber frame cottage. The setting of the asset makes a neutral contribution to its heritage value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1115455>.



## Unique Gazetteer ID (UID): MA03\_0042

### Asset name: Kitchen Garden Walls with attached sheds at Mere Hall

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310

National Grid Reference: 372310 381481

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#### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Garden wall

Period(s): Post-medieval

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#### References

References: NHLE: 1390973  
HER n/a  
NMR n/a

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#### Associated assets

Asset UID	Asset name
MA03_0043	Mere Old Hall

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#### Description and sources

##### Full asset description:

"Kitchen garden walls with attached sheds. c. 1800. Red brick in Flemish stretcher-bond with stone flag copings. Walls are approximately 4m high and run in a continuous trapezoid, the south wall (125 m) being longer than the north (95m). The north wall is hollow, and rises slightly higher in its central portion. Recessed panels locate access points for flue cleaning. Standing against the outer side of the wall are brick sheds; to the centre is a one-and-a-half storey range probably contemporary with the main walls, with other sheds (including boiler rooms and privy), some of later date, to either side. Those sheds to the west are intact, while those to the east are roofless. The roofs are of replacement asbestos sheeting with the exception of slate roofs at the west end. Two original single doorways give access to the garden interior along the north wall, together with a later, broken through, broader entrance. Single doors also give access through the east, west, and south walls. A short 19th century wall runs west for approximately 10m from the north-west corner of the garden, probably to define a slip garden down the west side of the main garden compartment. HISTORY: The kitchen garden is approx. 120m south-west of Mere Hall; a quadrangular stable courtyard stands approx. 10m from the north-east corner of the garden and linked to it by a wall. All three structures probably date from approx. 1798-1805 when the Brooke family was improving the house and park using Samuel and/or Lewis Wyatt as architect. That house was soon after burnt down, its remains being repaired and modified in the mid 1830s by the Lichfield architect Thomas Johnson. 300m to the north-east of the garden is the 19th century Home Farm, while 50m north of the north-east corner of the garden is a 19th century hay barn, converted c. 2000 into a house. The garden has lost all its glasshouses, including those which stood against the north wall. SOURCES: Chris Blandford Associates. Mere Estate, Warrington Road, Mere. 1999 Correspondence from The Georgian Group citing J. M. Robinson on DCMS Listing file SL 680/04

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

An intact range of brick enclosure walls dating from c. 1800 from a former kitchen garden with attached range of sheds that has excellent group value with the Grade II Mere Old Hall and its estate buildings and park" [1].

### Setting description:

The asset encloses a walled garden and is set approximately 100m south west of Mere Old Hall (MA03\_0043). The asset is surrounded by woodland immediately to the west, south and east.

### Asset value assessment:

The value of the asset lies in its association with Mere Old Hall (MA03\_0043) and its estate buildings and park with which it has group value. The spatial relationships between the asset and hall makes a positive contribution to the heritage value of the asset.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1390973>

**Unique Gazetteer ID (UID): MA03\_0043**

**Asset name: Mere Old Hall**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311

National Grid Reference: 372411 381599

---

### Asset class/type and dates

Monument class/type: Domestic  
Country house

Period(s): Post-medieval

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### References

References: NHLE: 1139521  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA03_0042	Kitchen Garden Walls with attached sheds at Mere Hall
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### Description and sources

#### Full asset description:

"House. Late 18th century/early 19th century with later additions and alterations. Rendered and whitewashed stone and brick with plain tile and slate roof with lead flashings. Two and three storeys. East front: left hand section of facade which originally extended forming a symmetrical whole. What remains is a two storey facade comprising the central projecting two bays with three recessed bays to its left and two projecting bays at the extreme left. All windows have 2 x 4 panes, save for the three recessed ground floor windows which are plate glass and the two to left of that which are false painted windows. Doorway to sixth bay with fanlight. Projecting eaves supported on paired consoles. Nineteenth century two bay addition to right. Interior: Drawing room: mid-Victorian Regency-style doorcases. Staircase hall has three Regency fanlights over double doorways and an open well staircase with wrought iron balustrade. Coved ceiling to one upper floor room. Late 19th century panelled ceiling and overmantel to dining room" [1].

#### Setting description:

The asset is set within gardens with a car park to the south and the remains of a landscaped park beyond. Associated kitchen garden walls and sheds (MA03\_0042) are located approximately 100m to the south-west of the asset. The A556 Chester Road is located approximately 350m to the west of the asset behind a raised earth embankment. This severs the relationship between the asset and approximately half of its former parkland which is now located to the west of the A556 Chester Road.

#### Asset value assessment:

The value of the asset largely lies in its architectural and historic interest as an example of a Regency style house. The relationship between the asset and the Kitchen Garden Wall and Attached Sheds (MA03\_0042) forms part of its group value. The relationship between the asset and its former parkland is important to

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

understanding the historic interest of the asset, however the construction of the A556 Chester Road with raised embankments either side has partially severed this connection with approximately half of the former parkland now located to the west of the A556 Chester Road. This has created a physical and visual barrier between the house and a large portion of its former parkland. The parkland which remains to the east of the A556 Chester Road makes a positive contribution to the value of the asset.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139521>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0044**

**Asset name: Entrance Arch and Gates to Mere Country Club and Golf Course Mere New Hall**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311-R1

National Grid Reference: 372751 381666

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### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Gate lodge

Period(s): Post-medieval

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### References

References: NHLE: 1139520  
HER n/a  
NMR n/a

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### Associated assets

**Asset UID    Asset name**

MA03\_0046    Stable Block at Mere Country Club and Golf Course at Mere New Hall

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### Description and sources

#### Full asset description:

"Entrance arch and lodge. c. 1840. Red, Flemish bond brick with stone dressings and tile roof. Two-storey gateway with single storey lodges to either side. Road frontage: stone plinth with stone quoins and caps to turrets and surrounds to windows, some diapering in blue brick. Central Tudor-arched gateway. Tudor-arched passenger walkways to either side in slightly projecting square turrets which die to octagonal turrets with domed caps. Lancets to first floor of turrets with a two-light casement window over central archway with shaped gable above. Lateral one-storey wings have three-lights casement windows, with shaped gables above. Cast iron gates to central and pedestrian arches of diamond lattice pattern with armigerous shields imposed. Rear: similar to road frontage save that pedestrian walkways exist under the central archway instead of under the turrets on this side. Twentieth century single storey additions to left and right" [1].

#### Setting description:

The asset formed the gatehouse to Mere New Hall to the east, however only a fragment of the original hall survives which has now been incorporated into a modern golf resort and country club facility. The asset is located at a busy junction of the A50 Warrington Road and B5569 Chester Road.

#### Asset value assessment:

The value of the asset largely lies in its architectural interest and historic association with the now lost Mere New Hall. The location of the asset in relation to the B5569 Chester and A50 Warrington Road and the historic parkland to the rear is illustrative of its historic function. This aspect of its setting makes a positive contribution to the heritage value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139520>.

**Unique Gazetteer ID (UID): MA03\_0045**

**Asset name: AA Box 372 at Mere Corner**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311-R1

National Grid Reference: 372711 381748

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### Asset class/type and dates

Monument class/type: Communications  
Motoring telephone box

Period(s): Modern

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### References

References: NHLE: 1139490  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"AA telephone box. 1956-type. Timber with zinc roofing. Square in plan, approximately 10 feet high. Three sides with tongue and grooved vertical boarding: the fourth with flush door. Plain band to top and gables to each side with AA plaques in. Cross gabled hipped roof with slightly overhanging eaves. Front has plaque inscribed 'Box 372'. One of the few surviving timber telephone boxes in England" [1].

#### Setting description:

The asset is set on the roadside of the B5569 Chester Road.

#### Asset value assessment:

The asset has historic interest as one of the few surviving timber telephone boxes in England. The setting of the asset on the B5569 Chester Road is key to understanding the historic function of the asset.

**Heritage value:** High

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139490>.

**Unique Gazetteer ID (UID): MA03\_0046**

**Asset name: Stable Block at Mere Country Club and Golf Course at Mere New Hall**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311-R1

National Grid Reference: 372982 381760

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### Asset class/type and dates

Monument class/type: Transport  
Stable

Period(s): Post-medieval

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### References

References: NHLE: 1115473  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA03_0044	Entrance Arch and Gates to Mere Country Club and Golf Course Mere New Hall
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### Description and sources

#### Full asset description:

"Stable block. c. 1834. Red Flemish bond brick with stone dressings and blue brick diapering. Single storey courtyard plan with tower over entrance arch. East front: central Tudor archway. Square turrets to either side with stone quoins, dying to octagonal turrets. Slightly recessed tower stage above with stone quoins. One-light casement window with hood mould and stone surround. Circular clock face above, the lower half embedded in brick wall, the upper half in a lead cupola which is square in plan and of two moulded quadrant stages with a small semi-circular cap and weather vane above. To either side are brick walls divided by pilaster buttresses with stone quoins and cornices with octagonal domed tops. Central bays to either side have single-light casements with stone surrounds and small decorative gables. Small octagonal turrets to left and right-hand corners also with stone quoins, cornices and domed caps" [1].

#### Setting description:

The asset is located approximately 40m west of the site of Mere New Hall. The hall was destroyed by fire in the 1970s and only a small fragment of the original building survives. The rest of the hall has been replaced by a modern golf and country club facility. The eastern aspect of the asset is dominated by a large car park with a golf course to the south and west.

#### Asset value assessment:

The value of the asset largely lies in its historic association with the now lost Mere New Hall. Much of the historic context of the asset has been lost through modern intervention. Consequently, the setting of the asset makes a neutral contribution to the value of the asset.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1115473>.

## Unique Gazetteer ID (UID): MA03\_0047

### Asset name: Mere Court Hotel

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-311  
National Grid Reference: 371498 383093

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#### Asset class/type and dates

Monument class/type: Domestic House  
Period(s): Modern

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#### References

References: NHLE: 1139522  
HER n/a  
NMR n/a

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#### Associated assets

Asset UID	Asset name
MA03_0048	Legh Cottage

---

#### Description and sources

##### Full asset description:

"Formerly known as Meadowlands. Former house, in use as a training college at time of listing. Dated 1903 (on rainwater head). By Frank Dunkerley. Red brick and rendered brick with tile roof. Two storeys. Entrance front: brick to ground floor with rendering above. Range with projecting wing to right. Bay staircase window in angle. Door to left in recessed porch.

Two three-light casement windows to left of this. Three canted bay windows to first floor projecting into eaves of gables, above. Coving above windows joining to projecting upper gables which are partially tile hung. Three-light ground floor window to right of projecting wing. Bow window to gable end with overhanging first floor window above partially within eaves and with coving above which connects to tile hung upper gable.

Later three-storey wing to left with eight-light casement to ground floor. Canted bay to first floor with contiguous single casements to either side and similar to second floor without single casements to sides. Partially tile-hung gable". [1]

##### Setting description:

The asset is built on former agricultural land within a large area of landscaped gardens designed by Frank Dunkerley [2]. These gardens comprise a formal sunken garden by the entrance front, a yew walk bordering a lawn, an orchard, a former rose garden and tennis court, further yew enclosures with flowerbeds and a large area of car parking. The gardens also include a pond, immediately to the north of the hotel, and a lodge and coach house to the south of the main building, adjacent to the property's access point onto the busy A50 road. The hotel itself and sections of the landscaped gardens are surrounded by mature trees and planting which cut off views of the agricultural land beyond. These trees give the gardens a discrete and enclosed character. Although traffic noise from the A50 is audible within the grounds of the property, this becomes less pronounced within the northern section of the gardens where there is a peaceful atmosphere.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Asset value assessment:

The value of the asset largely lies in its architectural and historic interest. The building's association with local architect Frank Dunkerley contributes to its historic interest. Although the asset's aesthetic interest has been reduced by modern extensions, the building's southern, principal façade remains largely unchanged and stands as a fine example of arts and crafts domestic architecture. The setting of the asset makes a positive contribution to its value. The asset is located within gardens which were designed to complement the house. They form a discrete and peaceful setting in which to appreciate the aesthetic and historic interest of the asset. Parts of the gardens, including the planted terrace, former tennis court, orchard, former rose garden and kitchen garden, are visually screened from the asset. However, these elements of the garden still aid in an understanding of the designed function of the house and garden and therefore make a positive contribution to the value of the asset.

**Heritage value:** Moderate

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1139522>.
- 2 Mowl, T. and Mako, M. (2008), *The Historic Gardens of England*: Cheshire, Redcliffe Press Ltd, Bristol.

**Unique Gazetteer ID (UID): MA03\_0048**

**Asset name: Legh Cottage**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-311  
National Grid Reference: 371297 383128

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### Asset class/type and dates

Monument class/type: Domestic  
Cottage home  
Period(s): Post-medieval

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### References

References: NHLE: 1139518  
HER: 1267  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0047	Mere Court Hotel

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### Description and sources

#### Full asset description:

"House. Late 17th century, restored in late 19th century. Timber frame with brick infill and slate roof. Two storeys, two cells, baffle entry plan. Entrance front: 10 x 2 cells of small framing with angle braces to sides. Nineteenth and 20th century windows, four-light casement to ground floor left, two-light similar windows to its right. Doorway to right of this. Date 1884 over doorway and cypher. Lean-to open porch in front of door with contiguous square bay window also with lean-to roof to right. Central ridge stack of 1884. Right hand gable end: 4 x 2 cells of small framing with angle braces to sides. Nineteenth century brick nogging. Queen-post truss gable. Left hand gable end. 4 x 3 cells of small framing with angle braces (some timbers missing) five-light casement window to ground floor two-light to first floor. Gable extends to left to former outhouse, joined to building during the restoration of 1884. Dove Cote to left of extended gable. Outhouse is of 4 x 3 cells of this small framing" [1]. The property also includes a dovecote. A two storey garage is located immediately to the north of the main building. The 1881 Ordnance Survey map shows that the building was in use at that time as a post office, located on a historic parish boundary [2].

#### Setting description:

This cottage is set within its own garden (to the rear) on the corner of the busy A50 Warrington Road, a former toll road. The surrounding landscape comprises of rolling undulating fields.

#### Asset value assessment:

The value of the asset is derived from its historic interest. The roadside location of the asset is part of its historic context. The setting of the asset makes a positive contribution to how the asset is understood and appreciated.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Moderate

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1139518>
- 2 Ordnance Survey, (1881), Cheshire County Series, Map Sheet XXVI, 1st edition, Scale 1:10,560.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0049**

**Asset name: Hough Hall moated site, ancillary enclosure and fishpond**

Designation and grade: Scheduled monument

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311

National Grid Reference: 372161 383347

---

### Asset class/type and dates

Monument class/type: Domestic  
Moat

Period(s): Medieval

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### References

References: NHLE: 1011884  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"The monument is the moated site of Hough Hall and includes a grassy island c. 30m square surrounded on three sides by a dry moat c. 15m wide x 1.5m deep except on the north-west side where the bed of a now infilled stream has been widened to make a shallow moat c. 30m wide that remains boggy. A grassy outer bank 9m wide x 0.6m high flanks the north-east arm and was originally a dam designed to raise the water level to flood the moat. A waterlogged pond or marl pit has been cut into the bank's east end.

To the south-west of the moat lies an irregularly-shaped grassy, boggy area with maximum measurements of 45m x 21m that is the site of a former fishpond now partially drained and infilled. Adjacent to the moat's south-west arm is a grassy ancillary enclosure measuring c. 40m x 70m that is crossed by a grassy track running from Hulseheath Lane to the fishpond.

The moated site was constructed some time before 1350. Limited excavations on the island revealed pits pre-dating the moated site, above which were found the structural remains of a complex group of buildings occupying a moated messuage of high status that was abandoned by 1500. The ancillary-enclosure contained cottages and gardens reached by the track from Hulseheath Lane. These buildings had been demolished by 1870. All field boundaries are excluded from the scheduling, however, the ground beneath them is included" [1].

Currently used as pasture and the earthworks are prominent. The site was excavated in 1988, revealing three phases of occupation until it was probably abandoned around 1300-1500. There is ridge and furrow over the entire site. The traces of clay floors (possibly representing buildings) have been identified and an oven that may have formed a kitchen or bakehouse. 14th and 15th century pottery has also been recovered. The remains identified imply a complex group of buildings within a high status settlement. This may have been the seat of the Venables family of 'Strethul' - "Street-hill". [2]

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Setting description:

The asset is set amongst agricultural fields with trees and hedgerows denoting field boundaries.

### Asset value assessment:

The value of the asset is largely derived from its archaeological interest to provide evidence on the character and form of moated sites within Cheshire and how complex groups of buildings implied high status settlements. The fields which immediately surround the asset form its setting. The setting of the asset makes a limited positive contribution to value of the asset by illustrating its historic rural context.

**Heritage value:** High

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1011884>.
- 2 Higham N. J. (1988), Hough Hall: Trial Excavation of a Moated Platform in Mere Township, Journal of the Chester Archaeological Society, 70, P87-97.

**Unique Gazetteer ID (UID): MA03\_0050**

**Asset name: Dairy Farm House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-305a  
National Grid Reference: 369826 383364

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

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### References

References: NHLE: 1139515  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"Farmhouse. Late 16th century/early 17th century. Timber frame with rendered infill and English garden wall bond brick and stone slate roof. Two storeys, H-plan. Garden front: Stone plinth, 14 x 3 cells of small framing to central portion, ground floor window of 3 x 4 casement lights. One first floor window of three lights. Gabled wings to either side, each having four-light ground and first floor windows and panels of Chevron strutting, both coved below gables, that to left having Chevron strutting to gable panels, that to right being V-strutted Interior: Ovolo-moulded beams to ground-floor rooms. Heavily moulded bressumer to parlour fireplace with moulded stone supports to either side. One exposed truss with heavy principals and chamfered cambered tie supported on chamfered wall posts" [1].

#### Setting description:

The asset is located adjacent to a mixture of contemporary and modern farm buildings set in private gardens with a tennis court arranged to the north of the farmhouse. Beyond these there are agricultural fields. The eastern boundary of the property consists of a flagstone wall.

#### Asset value assessment:

The farmhouse has historic interest as a well preserved example of a 17th century brick built farmhouse. The asset has group value with the associated contemporary farm buildings which illustrate the agricultural function of the asset and enhance its historic interest. The setting of the asset makes a positive contribution to the assets heritage value.

**Heritage value:** Moderate



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139515>.

**Unique Gazetteer ID (UID): MA03\_0051**

**Asset name: Apple Tree Cottage**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-305a  
National Grid Reference: 369811 383539

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### Asset class/type and dates

Monument class/type: Domestic  
Cottage home  
Period(s): Post-medieval

---

### References

References: NHLE: 1115538  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"House. Mid 17th century. Whitewashed English garden wall bond brick, timber frame with brick infill with tile hanging and tile roof. Two cells, two storeys, baffle-entry plan. Entrance front: Tile hung to left hand side, brick to right. Central 19th century doorway with canopy-porch. Three-light casement window to left hand ground floor and similar to right. Three-light dormer casements to first floor. Right hand gable end: Small framing with angle braces and brick infill. 19th century outshut to rear. Central ridge chimney stack" [1].

#### Setting description:

The asset is set within enclosed private gardens with agricultural land beyond.

#### Asset value assessment:

The value of the asset lies in its historic fabric and architectural interest. The setting of the asset makes a positive contribution to its heritage value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1115538>.

**Unique Gazetteer ID (UID): MA03\_0052**

**Asset name: Front Lodge**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-305a  
National Grid Reference: 369942 383734

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### Asset class/type and dates

Monument class/type: Domestic  
Lodge  
Period(s): Post-medieval

---

### References

References: NHLE: 1115523  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0155	High Legh Park (site of)

---

### Description and sources

#### Full asset description:

"Lodge. 1833-34. Randomly laid ashlar with slate roof. Single storey. Drive front: Projecting gabled porch with semi-circular arch and string course at level of springing. Two-light sash window to left hand side, semi-circular head to each light. Similar single light window to right. Road frontage: projecting bay with two semi-circular headed casement lights to front and single lights to sides. Two-light similar window to left. Deeply overhanging eaves" [1]. The lodge was formerly the southern entrance lodge to High Legh Park (MA03\_0155).

#### Setting description:

The asset is set on the busy A50 Warrington Road and immediately to the west of the former entrance road to the now demolished High Legh Hall.

#### Asset value assessment:

The value of the asset largely lies in its historic relationship with the now demolished High Legh Hall (MA03\_0155) and its former parkland, now a modern housing development and golf course. The location of the asset in relation to the A50 Warrington Road is illustrative of its historic function and this aspect of its setting makes a positive contribution to the value of the asset.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1115523>.

**Unique Gazetteer ID (UID): MA03\_0053**

**Asset name: Chapel of St Mary**

Designation and grade: Listed building Grade II\*

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-305a  
National Grid Reference: 370071 383932

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### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Private chapel  
Period(s): Post-medieval

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### References

References: NHLE: 1139516  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0155	High Legh Park (site of)

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### Description and sources

#### Full asset description:

"Chapel. c. 1581, the south aisle of 1836 and the chancel of 1884 by J. Oldrid Scott. Ashlar with tiled roof. Aisled nave with choir and chancel. West facade: Central projecting porch with pilasters to sides with bases and rising to consoles supporting cornice with central armigerous overthrow above. Two-light Perpendicular windows to either side. Three-light Perpendicular window above porch with semi-circular relieving arch over. Square bell turret to gable apex. Nineteenth century chimney to left hand side. North front: doorway to left with Tudor arch with oeil-de-boeuf window to its left. Two three-light casement windows to right. Nineteenth century gabled dormer clerestory windows, that to left set slightly higher, all with decorated bargeboards and bargeposts. Two-light 19th century perpendicular chancel window to left. East front: four-light 19th century perpendicular window. South Front: four round-arched windows with three semi-circular lights. Gables above with kneelers to sides. One dormer clerestory window at far left of nave with decorated bargeboards and post as on north front. Interior: three-bay nave with octagonal wooden piers to aisles with arched braces extending on four sides to aisle roof principals, to lateral ovolo-moulded beams and to have roof trusses of cambered tie beam, collar and angle braces. Two purlins with wind bracing and ridge. Chamfered reveals to north aisle windows and bead moulded mullions. Upper clerestory dormer windows of four casement lights. Nineteenth century pargetting to ceiling of Tudor roses. Fleurs de lys and stars. Pews to nave of L858 by Butterfield, wainscotting and screens of 1884 by J. Oldrid Scott. Pulpit constructed of vigorously carved 17th century panels, incorporated by Butterfield, with animal heads and figures of saints. A reading desk of similar format, two chairs with terms to sides and an altar rail with balusters formed of figure carvings" [1].

#### Setting description:

This asset is bordered on all sides by 1970s and 1980s housing estate. This is low density suburban planned housing. The church is at odds with the wider townscape and poor quality iron railing along the front of the plot to the road detracts from the character of the church. The church itself is set within a small

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

garden which was potentially a former graveyard, with a yew tree in the garden. Green space encloses the church. This asset is disjointed and unattached to its setting and is rather enclosed and enveloped by the surrounding modern housing. The mix of boundary features around the edge of the plot (including iron railings, fencing, walls etc.) further adds to the lack of a cohesive experience. The motorway can be heard from the asset.

### Asset value assessment:

The value of the asset lies in its historic interest and important associations with the High Legh Estate and J Oldrid Scott who designed the chapel. The asset is disjointed and unattached to its setting and is enveloped by the surrounding modern housing. The setting of the asset makes a negative contribution to understanding the historic interest of the asset.

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139516>.

**Unique Gazetteer ID (UID): MA03\_0054**

**Asset name: West Hall Farmhouse**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-305a

National Grid Reference: 370053 384066

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse

Period(s): Post-medieval

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### References

References: NHLE: 1115494  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0055	Church of St John
MA03_0155	High Legh Park (site of)

---

### Description and sources

#### Full asset description:

"Farmhouse. Early 19th century. Red Flemish bond brick with slate roof. Two storeyed double pile plan with attic and cellar. Entrance front: three bays, symmetrical. Central basket arched door with wooden surround and fanlight. Three-light cambered head casement windows to either side and similar to first floor. Central first floor blind window" [1].

#### Setting description:

The asset is located centrally within a courtyard of historic farm buildings associated with the farmhouse which have been converted to residential use and modern additions. This creates an enclosed space around the buildings. Beyond the courtyard is modern residential development and the Church of St John (MA03\_0055), located approximately 35m to the north-west of the asset.

#### Asset value assessment:

The value of the asset lies in its historic and architectural interest as record of historic farming practices. Although the surrounding historic farm buildings have lost their original function, their spatial relationship to the farmhouse contributes to the historic interest of the asset.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1115494>.

**Unique Gazetteer ID (UID): MA03\_0055**

**Asset name: Church of St John**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-305a  
National Grid Reference: 370030 384119

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### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Parish church  
Period(s): Post-medieval

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### References

References: NHLE: 1139514  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0054	West Hall Farmhouse
MA03_0155	High Legh Park (site of)

---

### Description and sources

#### Full asset description:

"1893. By Edmund Kirby. Ashlar, red Flemish bond brick and timber framing with rendered infill. Tile roof. Tower, narthex, south western porch, nave, chancel and south eastern vestry. The stone lower walls to the whole body of the church are a retention of the lower walls of the former church by Thomas Harrison destroyed by fire in 1891, the small off-set buttresses being additions by Kirby. Western narthex : timber framed walls with lean-to roof abutting main body of nave. Central western window of four casement lights with timber-framed gable above. One two-light window to each side. Porch adjoins to right as a continuation of narthex with half-hipped roof and one two-light window to west and east side-walls. Tower of two further stages rises from narthex. Bay window to first stage of four mullioned lights to west with two transoms and two mullioned lights to sides. Coving above with timber framed gable. Brick belfry-stage above with its louvred openings to each face. Double-pitch roof with lead spire above. South front: skin of close-studding, nave of three bays with porch to left. Windows have flat lintels and four lights of Perpendicular tracery. Vestry to right projecting to south. Half hipped roof to south with six-light casement window below eaves. Chancel: brick with late liacorated eastern window. Interior: Western internal wall between nave and narthex timber- framed with leaded casement windows to narthex at left and right of large central glazed opening to towers. Other internal walls of brick. Deeply chamfered window reveals with double quarter circle moulded stone corbels supporting a continuous wooden lintel with roll moulding and brattishing. Coving above lintel of row of cells of small framing. South eastern most bay of nave has double wooden arched opening to vestry. Pointed brick chancel arch with continuous moulding to ground. Roof retiled 1982" [1].

#### Setting description:

The asset is located within a small grassed churchyard fronting onto The Avenue. There are historic farm buildings immediately to the south and a modern residential development to the north and east. There are

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

views out onto agricultural fields to the west which prevent the experience of the asset from feeling too enclosed.

### Asset value assessment:

The value of the asset lies in its historic interest and communal value as a parish church and place of worship. The setting of the asset makes a positive contribution to this value.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139514>.



**Unique Gazetteer ID (UID): MA03\_0056**

**Asset name: Broad Oak Farm**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-311  
National Grid Reference: 370970 384598

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

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### References

References: NHLE: 1115546  
HER: 1266/1  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"House. Late 17th century with early 19th century additions. Red English garden wall bond brick with stone dressings and stone slate and slate roof. Three storeys.

Entrance front: 17th century portion to left of three storeys with string courses of moulded brick between ground and first floor and first and second floors. Stone copings and kneelers to gable. Nineteenth century three-light cambered-head casement window to ground floor, similar window to first floor and similar two-light window to second floor.

Twentieth century lean-to porch to right 19th century addition to right of this with two three-light cambered head casements to ground and first floors. Twentieth century lean-to addition to far right. Left hand side elevation has two-light 19th century ovolo-moulded casement to left of ground floor and similar to first floor left. Bricked in 18th century windows to ground and first floor right hand side with splayed heads" [1].

#### Setting description:

The farmhouse is situated adjacent to a u-shaped arrangement of farm buildings which create an enclosed farmyard space to the immediate west of the farmhouse. The farmyard is surfaced in granite setts. The farmhouse is orientated towards the lane, with a private garden in front bounded by a stone wall. Beyond these there are agricultural fields and the High Legh Golf Course to the south-west.

On the junction of Peacock Lane and Broadoak Lane there are the remains of a large tree trunk with has been banded in iron. The tree is an important local landmark known as 'the blasted Oak' and is likely the origin of the farm's name.

The overall experience of the assets is agricultural with a landscape of dispersed settlement. There is intermittent road noise and air traffic noise. The golf course is screened from view by trees and does not detract from the agricultural character of the setting.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Asset value assessment:

The value of the asset lies in its historic interest as record of historic farming practices. Although the surrounding historic farm buildings have lost their original function, their spatial relationship to the farmhouse contributes to the heritage value of the asset.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1115546>.

**Unique Gazetteer ID (UID): MA03\_0057**

**Asset name: Lime Tree Farmhouse**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-312a  
National Grid Reference: 370645 384898

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

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### References

References: NHLE: 1329663  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"Farmhouse, 17th century with 19th century additions. Stone plinth, timber frame, brick infill, slate roof. Two cells, two storeys. Entrance front: stone plinth. 7 x 3 cells of small framing with angle braces. Central 19th century gabled porch. Three-light ground floor casement windows to either side. Two-light casement dormers to first floor. Central ridge, chimney and gable ridge chimney to right. Early 19th century extension to left with three-light ground floor casement and two-light dormer casement. Right hand gable end: small framing with angle braces and angle struts. Nineteenth century outhouse abutting lower wall. Nineteenth century outshut to rear" [1].

#### Setting description:

The house is set back from Limetree Lane within private gardens. There are associated farm buildings to the south-west of the asset. The property's gardens are bounded by a hedgerow. There is a yard area in front of the property's farm buildings which features an unusual flagstone wall held together with iron fixings. The M56 is located approximately 250m north of the asset. Although the motorway is not visually prominent within the landscape, it is audible.

#### Asset value assessment:

The value of the asset lies in its historic and architectural interest as record of historic farming practices. The asset also has group value with the associated farm buildings and boundary features which illustrate the historic agricultural function of the asset.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329663>.

**Unique Gazetteer ID (UID): MA03\_0058**

**Asset name: Ovenback Cottage**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-312a  
National Grid Reference: 371637 385037

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### Asset class/type and dates

Monument class/type: Domestic  
Cottage home  
Period(s): Post-medieval

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### References

References: NHLE: 1329662  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"House. c. 1664 with 19th and 20th century additions and alterations. Stone plinth. Timber frame with brick infill and thatched roof. Two cells of small framing with angle braces. Door to left of centre with two-light casements to right and left. Central ridge stack. Substantial 19th and 20th century additions to rear" [1]. Originally built on a two-cell plan, the cottage now has substantial 19th and 20th century additions to rear. The central wing was constructed in the mid 20th century from timbers sourced from a 17th century barn which had been demolished at Peover [2]. The 1848 High Legh tithe map indicates that the plot of land to the rear of the property was historically used as a garden and orchard [3]. The remains of a bread oven, from which the cottage takes its name, are located to the rear of the property. This suggests that the cottage was at one time home to the community baker.

#### Setting description:

The setting of the cottage is formed by its gardens, Agden Lane and the two large agricultural fields immediately north of Agden Lane. These fields positively contribute to understanding the historic interest of the asset as a cottage and bakery serving a community in a rural hamlet. The M56 passes 215m to the north of the asset. The traffic noise from the motorway forms the auditory experience within the cottage's setting. However, this does not detract from the legibility of the setting.

#### Asset value assessment:

The asset has historic interest as a timber framed rural cottage and bakery. The setting of the cottage is formed by its gardens, Agden Lane and the two large agricultural fields immediately north of Agden Lane. These fields positively contribute to understanding the historic interest of the asset as a cottage and bakery serving a community in a rural hamlet. The M56 passes 215m to the north of the asset. The traffic noise

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

from the motorway forms the auditory experience within the cottage's setting. However, this does not detract from the legibility of the setting.

**Heritage value:** Moderate

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1329662>.
- 2 Redhead, B. (1959), Ovenback Cottage, Agden, Cheshire Life 25.
- 3 Unknown, 1848 Tithe Map of the Township of High Legh in the Parish of Rostherne in the County of Chester, held at: Cheshire Archives and Local Studies, Ref: EDT 203/2.

**Unique Gazetteer ID (UID): MA03\_0059**

**Asset name: Old Farm**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-305a  
National Grid Reference: 369383 385262

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### Asset class/type and dates

Monument class/type: Domestic  
Timber framed house  
Period(s): Post-medieval

---

### References

References: NHLE: 1320360  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"House. Dated 1694 on lintel. Timber frame with brick infill and slate roof. Two storeys. Entrance front: Stone plinth, 9 x 3 cells of small framing with angle braces to 1st and 5th cells. Twentieth century replacement two and three-light casement windows. Blocked doorway to far right with incised date to lintel. Extensive 19th century additions to right and left. Similar to rear with two 19th century two-light dormer windows" [1].

#### Setting description:

The asset is set within extensive private gardens, with associated outbuildings located to the west including a swimming pool. Beyond this are agricultural fields. The southern boundary of the property is densely planted with trees which act to the screen the property from the M56, located approximately 85m south of the asset. The overall visual experience of the asset is rural in character. However, the constant road noise from the M56 detracts from this experience.

#### Asset value assessment:

The value of the asset lies in its historic and architectural interest. The setting of the asset makes a positive contribution to this value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1320360>.

**Unique Gazetteer ID (UID): MA03\_0060**

**Asset name: Home Farm Dovecote**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-308a

National Grid Reference: 374382 386403

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Dovecote

Period(s): Post-medieval

---

### References

References: NHLE: 1067910  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0061	Farm buildings quadrangle, Home Farm
MA03_0062	Dunham Massey Lodge
MA03_0063	Aviary adjoining Dunham Massey Lodge
MA03_0068	Dunham Massey
MA03_0069	The White Cottage

---

### Description and sources

#### Full asset description:

"Dovecote. Early 19th century. Flemish stretcher bond brickwork with stone dressings and slate roof. Octagonal, two storeys. Projecting stone plinth, stone quoins and moulded first floor band. Door in west facet, stone dressed circular entry holes in the upper stage and a shallow pitch roof with classically styled cupola on top with elaborate wrought iron weather vane. The interior retains all the nesting holes which are let into the depth of the brickwork" [1].

#### Setting description:

The asset is located in the centre of a quadrangle of farm buildings (MA03\_0061) which totally enclose the asset.

#### Asset value assessment:

The asset has historic interest as an example of historic bird keeping practices. The asset also has group value for its association to Home Farm and Dunham Massey (MA03\_0068). The farm buildings quadrangle (MA03\_0061) forms the visual setting of the asset and is important to how its value is understood and appreciated.

**Heritage value:** Moderate



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067910>.

## Unique Gazetteer ID (UID): MA03\_0061

### Asset name: Farm buildings quadrangle, Home Farm

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 374401 386404

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#### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Combination farm building  
Period(s): Post-medieval

---

#### References

References: NHLE: 1338554  
HER n/a  
NMR n/a

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#### Associated assets

Asset UID	Asset name
MA03_0060	Home Farm Dovecote
MA03_0062	Dunham Massey Lodge
MA03_0063	Aviary adjoining Dunham Massey Lodge
MA03_0068	Dunham Massey

---

#### Description and sources

##### Full asset description:

"Farm buildings. 1822. Flemish stretcher bond brick with graduated slate roofs. Quadrangle of two-storey buildings with barn to south, cow shelters to east with haylofts and storage above, and cow sheds/storage to the north and west with haylofts and storage above.

Looking from quadrangle, the barn has cart entries at left and right (now blocked), honeycombed vents, pitching eyes and a first floor door.

The cow shelter has an arcade of 10 segmental brick keystone arches on heavy stone columns (some of which have been re- cast in concrete).

Above every other arch is a pitching eye and in the centre is a projecting gabled bay with doors on each floor and a semi-elliptical keystone arch to the upper. The other two sides have a stone flag plinth , numerous stable doors and casement window openings all with cambered brick arches, and pitching eyes.

There is a drift way in each of the west and east sides and a dovecote (q.v.) in the centre of the quadrangle" [1].

##### Setting description:

The asset is located approximately 20m south east of its associated farmhouse (MA03\_0062), lodge (MA03\_0062), and aviary (MA03\_0063), and a dovecote (MA03\_0060) is located at the centre of the quadrangle. There are modern farm buildings immediately to the east of the asset with a large pond immediately to the north east and agricultural land beyond.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Asset value assessment:

The value of the asset lies in its historic fabric, aesthetic appeal and as record of historic farming practices. The assets setting makes a positive contribution to the value of the asset. Specifically, the visual relationship between the asset and the associated farmhouse (MA03\_0062) and a dovecote (MA03\_0060) illustrates the historic agricultural function of the asset and provides group value.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1338554>.

**Unique Gazetteer ID (UID): MA03\_0062**

**Asset name: Dunham Massey Lodge**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 374341 386444

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### Asset class/type and dates

Monument class/type: Domestic House  
Period(s): Post-medieval

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### References

References: NHLE: 1067909  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0060	Home Farm Dovecote
MA03_0061	Farm buildings quadrangle, Home Farm
MA03_0063	Aviary adjoining Dunham Massey Lodge
MA03_0068	Dunham Massey

---

### Description and sources

#### Full asset description:

"House, now two houses. Eighteenth century with later additions and alterations. Flemish bond brickwork with slate roof. Six bays by two rooms deep. The original house (bays four to six) was completely re-faced in the early 19th century with two, two-storey canted bay windows and a flat roofed porch with Tuscan columns. The six-panel door has three-quarter columns and overlight. Stone plinth and timber cornices to both ground and first floors. Gable stacks. Bays one to three were added later in 19th century and have four tripartite sash-windows, three sash windows and a hipped roof" [1].

#### Setting description:

The asset is located approximately 20m north-west of associated historic farm buildings (MA03\_0061) and is adjoined to an 18th century aviary (MA03\_0063). Beyond this is modern farm buildings and agricultural land.

#### Asset value assessment:

The value of the asset lies in its historic and architectural interest. The asset also has group value with the associated courtyard farm building (MA03\_0061) and attached aviary (MA03\_0063) which illustrate the historic agricultural function of the asset. These buildings form an important part of the setting of the asset.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067909>.

**Unique Gazetteer ID (UID): MA03\_0063**

**Asset name: Aviary adjoining Dunham Massey Lodge**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 374366 386468

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### Asset class/type and dates

Monument class/type: Recreational  
Aviary  
Period(s): Post-medieval

---

### References

References: NHLE: 1067908  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0060	Home Farm Dovecote
MA03_0061	Farm buildings quadrangle, Home Farm
MA03_0062	Dunham Massey Lodge
MA03_0068	Dunham Massey

---

### Description and sources

#### Full asset description:

"Aviary, 18th century. Flemish bond brick with monopitch graduated slate roof. L-shaped cloister-like arrangement. Wings of two and six bays each having pointed brick arches with stone keystones. Roof has stone-coped ridge. The nesting boxes remain virtually complete inside" [1].

#### Setting description:

The asset adjoins Dunham Massey Lodge (MA03\_0062) and is located approximately 20m north-west of associated historic farm buildings (MA03\_0061). Beyond this is modern farm buildings and agricultural land.

#### Asset value assessment:

The value of the asset is largely derived from its historic interest. The asset represents an extremely rare surviving example of its building type. The building has the potential to yield evidence of historic birdkeeping practices. The attached farmhouse (MA03\_0062) forms an important part of the setting of the asset.

**Heritage value:** High

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067908>.

**Unique Gazetteer ID (UID): MA03\_0064**

**Asset name: Stamford Farm House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-305a  
National Grid Reference: 372838 386592

---

### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

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### References

References: NHLE: 1139551  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"House. Probably late 18th century. Flemish bond brick with stone dressings. Grey slate roof, gable chimneys. Two storeys and attic. Entrance front has three-bay symmetrical facade. The central bay projects slightly under pediment. Doorway has blocked surround with triple keystone overlaid by gabled wooden canopy of later 19th century. Windows are wide, three-light modern casements, mostly with glazing bars under cambered brick heads with keystones" [1].

#### Setting description:

The asset has small private gardens to the north and west. There are associated farm buildings to the east and south which form a courtyard to the rear. There is a large electricity pylon approximately 50m east of the asset. The property is bounded to the west by Park Lane. There is a large public house to the south and agricultural land to the east, west and north. Trees to the west cut off long views. Road traffic noise from the busy Lymm Road is audible. The overall experience of the assets is agricultural and rural.

#### Asset value assessment:

The value of the asset lies in its historic and architectural interest. The asset has group value with the associated farm buildings which illustrate the historic agricultural function of the asset. The setting of the asset makes a positive contribution to how the historic interest of the asset is appreciated and understood.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139551>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0065**

**Asset name: Holly Bank, Lymm Road**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-305a

National Grid Reference: 372584 386623

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### Asset class/type and dates

Monument class/type: Domestic  
House

Period(s): Post-medieval

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### References

References: NHLE: 1329678  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"House. Probably early 19th century of Flemish bond red brick with stone dressings and grey slate roof, gable chimneys. Two storeys, three-bay symmetrical facade. Windows with boxed, horned sashes and all bars. Porch with Doric columns and entablature over round headed doorway with six panel door and radial bar fanlight" [1].

#### Setting description:

The asset is set within private gardens with a modern detached garage and outbuildings. The asset is orientated towards the south, onto A56 Lymm Road. The garden is heavily planted with trees on its west and north boundary and is separated from A56 Lymm Road by a large high hedgerow. The Bridgewater Canal is aligned to the north of the property. Holy Trinity Church and Primary School are located opposite on the south side of A56 Lymm Road. Road noise from A56 Lymm Road forms part of the auditory experience of the asset.

#### Asset value assessment:

The value of the asset lies in its architectural interest. The setting of the asset makes a neutral contribution to its heritage value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329678>.



**Unique Gazetteer ID (UID): MA03\_0066**

**Asset name: Langham Grove Obelisk**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-305a

National Grid Reference: 373497 386979

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### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Obelisk

Period(s): Post-medieval

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### References

References: NHLE: 1121904  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall

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### Description and sources

#### Full asset description:

"Obelisk. 1714. Erected by 2nd Earl of Warrington in memory of his mother. Five-step base. Needle rises from an engraved pedestal reading "The Langham Grove Planted A.D. 1714 M.H.T." with moulded base and cornice. There is a tradition that the obelisk marks the grave of a race-horse" [1].

#### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068) at the terminus of an avenue of trees designed to channel views from the centre of the park and the hall (MA03\_0076).

#### Asset value assessment:

The value of the asset largely lies in its architectural contribution to the designed landscape of Dunham Massey Park (MA03\_0068) and in its historic connection with the Dunham Massey Hall (MA03\_0076) and its inhabitants.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1121904>.

**Unique Gazetteer ID (UID): MA03\_0067**

**Asset name: Bollington Hall Farm House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-305a

National Grid Reference: 372998 386999

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### Asset class/type and dates

Monument class/type: Domestic  
Farmhouse

Period(s): Post-medieval

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### References

References: NHLE: 1329639  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"Farmhouse. 1770. Flemish bond red brick. Grey slate roof with gable chimneys. Two storeys. Symmetrical plan: Central wall and stairway with two rooms to each side on each floor. Entrance facade of three bays. Rendered plinth and modillion cornice. Central bay of red brick projects slightly, while outer bays have vitrified headers. Recessed porch with finely gauged elliptical arch; triple keystone, inscribed 'AJL 1770' and impost bricks. Wooden architrave around door of six raised and fielded panels. Two upper panels glazed. Windows are wide double casements with some old glass and finely gauged voussoirs with central keystone and stone cills. Central first floor window similar but less wide. Tall stair window at rear. Interior: Central hallway with four flights and landing. Closed string dog leg staircase at rear with turned balusters and newels and dropped newels on each landing. Stone arched kitchen hearth. Staggered joints to beams in bedrooms" [1]. The farm is part of the Dunham estate and features red painted details which are characteristic of estate owned properties.

#### Setting description:

The asset is set within the village of Little Bollington set back from Park Lane. Associated historic farm buildings are located approximately 15m south of the farmhouse. There is agricultural land to the south and east. The River Bollin is aligned approximately 50m north-east of the asset.

#### Asset value assessment:

The value of the asset lies in its historic and architectural interest. The farm's historic connection to the Dunham estate is illustrated through its red detailing and is of historic interest. The asset has group value with the associated historic farm buildings and boundary features which illustrate the historic agricultural function of the asset and enhance its historic interest.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1329639>.

**Background Information and Data**  
Historic environment  
BID HE-001-0MA03  
MA03: Pickmere to Agden and Hulseheath  
Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0068**

**Asset name: Dunham Massey**

Designation and grade: Registered park/garden Grade II\*

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**Asset location**

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): MA04; MA06  
Map book reference: HE-02-308a  
National Grid Reference: 373815 387019

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**Asset class/type and dates**

Monument class/type: Gardens, parks and urban spaces  
Deer park  
Period(s): Medieval, and  
Post-medieval.

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**References**

References: NHLE: 1000853  
HER n/a  
NMR n/a

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**Associated assets**

<b>Asset UID</b>	<b>Asset name</b>
MA03_0060	Home Farm Dovecote
MA03_0061	Farm buildings quadrangle, Home Farm
MA03_0062	Dunham Massey Lodge
MA03_0063	Aviary adjoining Dunham Massey Lodge
MA03_0066	Langham Grove Obelisk
MA03_0068	Dunham Massey
MA03_0070	Bollington Mill
MA03_0071	Sawmill, Dunham Park
MA03_0072	Stables to the south of Hall
MA03_0073	Carriage House immediately to the south of Kitchen courtyard
MA03_0075	Temple to west of Dunham Hall
MA03_0076	Dunham Hall
MA03_0126	Slaughterhouse
MA03_0127	Gateway in bounding wall opposite kitchen gardens
MA03_0128	Wellhouse and adjoining root arbour
MA03_0129	Orangery
MA03_0130	2 piers and lakeside wall (including the entire length which has a moulded coping)
MA03_0131	Stables to west of barn cottages
MA03_0132	Barn Cottages
MA03_0133	Freestanding pier to north west corner of garden forecourt
MA03_0134	Sundial on garden forecourt
MA03_0135	Pier at south west corner of forecourt garden

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

MA03_0136	2 small piers at south of garden forecourt
MA03_0137	Pier at south east corner of forecourt garden
MA03_0141	Deer House
MA03_0142	Charcoal Lodge

---

## Description and sources

### Full asset description:

"A walled deer park landscaped with avenues, water features and structures of the late 17th century to mid 18th century, and gardens which retain 18th century and 19th century features" [1]. Dunham Massey was the chief seat of the barony of the de Massey family from the time of Domesday until c. 1342 and the area has been the site of a deer park since at least 1353. In 1976 the Hall and park were bequeathed to the National Trust. Dunham Massey Hall (MA03\_0076) is located in the centre of the park [2]. Gardens are situated on the north, east and south sides of the Hall. The east side of the gardens are bounded by the park wall and a gate in the wall (18th century, listed Grade II) leads in to the walled garden on the other side of Woodhouse Lane. In front of the north side of the Hall is a parterre with geometrical beds laid out in 1905 [3]. On the north and west sides of the Hall the surviving arms of the moat widen to form an L-shaped lake. Immediately to the north-west of the Hall is a low mound planted with trees. The mound could be the remains of a motte forming part of Hamo de Massey's castle which was recorded in 1173 and again in 1323 [4]. A D-shaped clearing is situated immediately in front of the south forecourt and leading from this are five avenues. Aligned with the north front of the Hall is an avenue which has been reinstated through woodland and across fields beyond the park wall, terminating at an obelisk in Whiteoaks Wood. The southern part of the park has areas of woodland with a mixture of trees of different ages. The northern part of the park is wooded with a clearing west of the stables. A car park is situated in a meadow area approximately 200m north-west of the Hall. The park is surrounded by a brick wall which was built 1748-51. In the late 20th century a bypass to the village of Dunham was constructed and the wall was rebuilt along the line of the new road between Charcoal Lane and Woodhouse Lane. The designed landscape extends beyond the wall to the north where there is an avenue terminating at an obelisk situated in Whiteoaks Wood. On the south side of the site planting along Ash Walk, beyond the park wall, is also included within the boundary of the asset. The park was the subject of a number of paintings in the 17th and 18th century [5].

### Setting description:

The asset is situated approximately 1.5km west of Bowdon in an area of agricultural land. The 100ha park is on land which rises gently to the north and slopes down to the River Bollin and parts of the wider Cheshire Plain on the west and south-west sides. The park is surrounded by extensive agricultural estate managed land including small rural settlements at Dunham Town and Dunham Woodhouses forming part of the Dunham Massey Estate. This "farmed estate, mainly to the west provides a rural setting of equal antiquity [to the park] - remaining largely unaffected by the industrial revolution." [6]

The five early 18th century avenues which emanate from the south front of the Dunham Hall (MA03\_0076) frame views out of the park, "illustrating Dunham Massey as the centre of status and fulcrum within a much wider rural landscape". They form "walks and vistas' focussed on features such as Bowdon Church or monuments inside and beyond the park such as the obelisks" (MA03\_0066). The higher land in the north of the park close to the Hall provides some distant views out to hills to the north and north east [7].

"The surrounding rural agricultural character is important to an understanding of Dunham Massey. It provides a strong contrast with the developed suburbs of Manchester and is a symbol of the once vast landholding associated with the nobility of Dunham Massey. The designed landscape includes informal perimeter paths along the park wall with views out to the rural agricultural landscape beyond and notably to the sinuous pastoral valley of the River Bollin to the south and west" [7].

### Asset value assessment:

The value of the asset lies in its historic relationship with Dunham Massey Hall (MA03\_0076) and estate and the development of these by the Second Earl of Warrington and the Ninth Earl of Stamford. The surrounding agricultural landscape which includes the estate lands of Dunham Massey contributes to understanding this historic relationship as a symbol of the once vast landholding associated with the nobility of Dunham Massey. The park's gardens and radial avenues of trees within the park make a strong positive contribution to the aesthetic appeal of the asset which funnel views outwards via the formal avenues. The asset has the potential to yield information regarding historic landscape management practices of gardens and medieval

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

deer parks. This historic interest is enhanced by the large volume of documentary sources relating to the asset and important paintings of the park from the 17th and 18th centuries.

**Heritage value:** High

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1000853>.
- 2 <https://historicengland.org.uk/listing/the-list/list-entry/1356512>.
- 3 Mowl, T. and Mako, M. (2008), *The Historic Gardens of England: Cheshire*, Redcliffe Press Ltd, Bristol.
- 4 Dunham Massey Hall. Swarbrick, J. *Transactions of the Lancashire & Cheshire Antiquarian Society (TLCAS)*, 42, pp53-80.
- 5 Dunham Massey, Cheshire. Jackson-Stops, Gervase. *Country Life*, 4 June 1981, p1562-1565 (Part 1); 11 June 1981, p1664-1668 (Part 2); 2 July 1981, p18-21 (Part 3); 9 July 1981, p106-109 (Part 4) Illus.
- 6 National Trust (2014), *National Trust Response to High Speed Rail: Investing in Britain's Future. Consultation on the route from the West Midlands to Manchester, Leeds and beyond*.
- 7 LUC (2014), *Dunham Massey: Significance and Setting*. Unpublished report.

**Unique Gazetteer ID (UID): MA03\_0069**

**Asset name: The White Cottage**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-305a  
National Grid Reference: 372872 387030

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### Asset class/type and dates

Monument class/type: Domestic  
Timber framed house  
Period(s): Post-medieval

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### References

References: NHLE: 1139550  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0060	Home Farm Dovecote

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### Description and sources

#### Full asset description:

"House, 16th century with 17th century additions. Sandstone walls or plinths with some brick and timber framing (whitewashed save for right-hand gable) concealing four middle crucks which carry a roof now of slate and asbestos but formerly thatched. Two brick ridge stacks. two storeys, two-bay baffle-entry plan with possibly later cross-wing to left. Front has two large timber-framed dormers to main range, but right-hand bay including dormer row largely of brick. The timber framing is exposed at the rear of the cross-wing and on the right-hand gable-wall which has four small frames by three and brick infill. At rear a later continuous stone outshut. Mostly 20th century casements. Interior: Stone flag floors to ground floor. Evidence of crucks at ground floor level but encased. Seventeenth century staircase to first floor with flat moulded balusters. Crucks exposed at first floor with some wind bracing" [1].

#### Setting description:

The asset is set within private garden set back from Park Lane in the core of Little Bollington village.

#### Asset value assessment:

The prominent position of the asset at a crossroads within the village makes a positive contribution to how the architectural interest of the asset is appreciated and understood.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139550>.

**Unique Gazetteer ID (UID): MA03\_0070**

**Asset name: Bollington Mill**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-305a

National Grid Reference: 373020 387119

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### Asset class/type and dates

Monument class/type: Industrial  
Corn mill

Period(s): Post-medieval

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### References

References: NHLE: 1121942  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey

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### Description and sources

#### Full asset description:

"Corn mill. 1860s. Brick with slate roof. Five x two bays with five storeys, built across the River Bollin and once powered by an undershot waterwheel. Central bay projects slightly and has a small gablet. Double corbel-banded eaves and hipped roof. Window surrounds with segmental arches, keystones and rusticated jambs all in painted brick. A later lean-to addition in timber and iron obscures the original rusticated doorway. The side elevations have similar window treatment and there is a 20th century lean-to against the left side. The rear is more plain, omitting the window elaborations but including an arched opening with rusticated voussoirs and keystone over the mill leat which is still intact" [1].

#### Setting description:

The asset is set across a mill leat on the River Bollin on the outskirts of the village of Little Bollington. Dunham Massey Park (MA03\_0068) is located approximately 375m to the east of the asset and the mill historically formed part of the Dunham Estate.

#### Asset value assessment:

The value of the asset is derived from its architectural interest and historic interest for its association within the Dunham Massey estate. Much of the archaeological interest of the asset has been lost by conversion to apartments. The setting of the asset over the mill leat is key to understanding the historic function of the asset.

**Heritage value:** Moderate



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1121942>.

**Unique Gazetteer ID (UID): MA03\_0071**

**Asset name: Sawmill, Dunham Park**

Designation and grade: Listed building Grade II\*

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-305a  
National Grid Reference: 373457 387247

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### Asset class/type and dates

Monument class/type: Industrial  
Saw mill  
Period(s): Post-medieval

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### References

References: NHLE: 1067903  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall

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### Description and sources

#### Full asset description:

"Watermill, originally a cornmill, converted to a sawmill in mid 19th century. Possibly 1616 for "old" Sir George Booth, but definitely pre 1697. English garden wall bond brickwork with stone dressings and graduated stone slate roof. Two storeys plus attic. Stone plinth, stone quoins and coped gables with kneelers. South elevation has a semi-circular stone arched waterwheel housing flanked on either side by stone buttresses; three two-light and three three-light double-chamfered stone mullion windows (some later) with leaded casements and two gables (although the main roof runs longitudinally). Each end elevation has an oeil-de-boeuf within the gable which was added in 1756 when some other alterations were made. The north side has a small projecting wing with stone dressed oeil-de-boeuf and a shaped brick chimney shaft to the carpenter's shop. Door openings occur in each elevation. The other window openings appear to be of a later date. Each storey is divided into two rooms by a half-timbered partition. On the ground floor is the overshot waterwheel (reconstructed) in one room and a lathe in the other. On the first floor (which because of the crossfall has access at ground level) is the carpenter's shop in one room and frame saw, wood-boring machine and circular saw in the other. The attic is reached by a central flight of steps and formerly housed the granary. A rare and well preserved example of a 17th century watermill which was restored and much of the machinery re-constructed in 1980, resulting in a fine working example" [1].

#### Setting description:

The asset is set over a stream within a natural hollow providing a natural enclosed space around the building slightly obscuring it from the remainder of the parkland. The asset is not prominent within views of or from Dunham Hall (MA03\_0076).

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Asset value assessment:

The value of the asset largely lies in its archaeological interest as a rare and well-preserved example of a 17th century watermill and a fine working example of its type. The asset also makes an architectural contribution to the designed landscape of Dunham Massey Park (MA03\_0068). The setting of the asset over the stream is key to understanding the historic function of the asset.

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067903>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0072**

**Asset name: Stables to the south of Hall**

Designation and grade: Listed building Grade I

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-305a

National Grid Reference: 373462 387303

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### Asset class/type and dates

Monument class/type: Transport  
Stable

Period(s): Post-medieval

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### References

References: NHLE: 1356495  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA03_0068	Dunham Massey
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MA03_0073	Carriage House immediately to the south of Kitchen courtyard
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MA03_0076	Dunham Hall
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### Description and sources

#### Full asset description:

"Stables, now including a restaurant and shop. Probably 1721 (date of carriage house [q.v.]) but extended to the west in the late 18th century. Flemish and English garden wall bond brickwork, stone dressings and graduated stone slate roof. Long U-shaped range of stables symmetrically planned about a central entrance. Subsequently widened to the west forming an M-shaped roof. Nine bays with two-bay wings at either end and two storeys throughout. Stone plinth, first floor band, small eaves and hipped roofs. Each bay has a cross window with stone mullions, transoms and surround, and leaded lights at ground floor except for bays four and ten which have door openings with triple keystones and stone surrounds and the central bay which has pilasters, entablature, pediment and a segmental headed door with stone surround and triple keystone. First floor has an oeil-de-boef with stone surround and leaded light to each bay. Small eaves pediments over bays four and ten. Two ridge chimney stacks. West elevation of seven bays with stone plinth, similar windows on both ground and first floors. Pedimented central feature breaks forward with semi-circular stone dressed door openings with fanlight and triple keystone. Detached stone mounting steps at each end. Interior: the oak stalls remain in much of the original range some being separated by large Ionic columns turned in oak. Pegged oak king-post roof trusses to each range, some with curved diagonal

#### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068) immediately south of the Carriage House (MA03\_0073) and approximately 50m south of Dunham Hall (MA03\_0076). The stables form a key part of the south forecourt.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Asset value assessment:

The value of the asset largely lies in its architectural and historic interest. The relationship with Dunham Hall (MA03\_0076) and its parkland (MA03\_0068) makes an integral contribution to the historic interest of the asset. The setting of the asset within Dunham Massey (MA03\_0068) is important to understanding the historic context of the asset.

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1356495>.

**Unique Gazetteer ID (UID): MA03\_0073**

**Asset name: Carriage House immediately to the south of Kitchen courtyard**

Designation and grade: Listed building Grade I

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-305a

National Grid Reference: 373444 387349

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### Asset class/type and dates

Monument class/type: Transport  
Carriage house

Period(s): Post-medieval

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### References

References: NHLE: 1067942  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA03_0068	Dunham Massey
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MA03_0072	Stables to the south of Hall
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MA03_0073	Carriage House immediately to the south of Kitchen courtyard
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MA03_0076	Dunham Hall
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### Description and sources

#### Full asset description:

"Carriage house incorporating stabling and storage, now ticket office, toilets, storage and National Trust interpretation centre. 1721 on clock turret. Flemish bond brickwork, stone dressings and graduated stone slate roof. Seven-bay range with four-bay wings creating a symmetrical U-shaped plan around a courtyard. All of two storeys.

Carriage bays and stabling on ground floor with storage and perhaps domestic accommodation on the upper floor. Stone plinth. Three carriage bays with segmental stone arches, keystones and impost blocks on either side of a central two-storey high carriage-way which has giant pilasters, entablature and pediment on the inner side and semi-circular archway on the outside with impost blocks, stone voussoirs and pediment over.

Three cross windows with stone mullions, transoms and surrounds to each wing on the ground floor. Later stone carriage bay to right wing and door to left wing. All first floor windows are segmental headed sashes with moulded architraves. One small eaves pediment to each wing and one oeil-de-boeuf to the end of each wing.

The roof, which has hips to the wings and coped gables with kneelers to the main range is centrally surmounted by a large timber clock turret, lead covered bell cupola and weather-vane. The outer (west) elevation has three cross windows (as above), two rows of vents to the upper floor and two chimney stacks with diagonally set shafts. A bread oven projects from the north elevation. Interior: One stall remains in the south wing. The first floor has been removed in the north wing. Pegged king-post roof trusses" [1].

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068), immediately south of Dunham Hall (MA03\_0076) and immediately north of the stable building (MA03\_0072). The asset forms a key part of the south forecourt.

### Asset value assessment:

The value of the asset largely lies in its architectural and historic interest. The relationship with Dunham Hall (MA03\_0076) and its parkland (MA03\_0068) makes an integral contribution to the interest of the asset. The setting of the asset within Dunham Massey (MA03\_0068) is important to understanding the historic context of the asset.

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067942>.

**Unique Gazetteer ID (UID): MA03\_0074**

**Asset name: Brick Kiln Lane Bridge**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-305a

National Grid Reference: 373008 387355

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### Asset class/type and dates

Monument class/type: Transport  
Arch bridge

Period(s): Post-medieval

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### References

References: NHLE: 1356510  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"Road bridge over mill stream, 18th century. Dressed stone. Segmental stone arch with herring-bone enriched keystones. The arch is recessed below a band. Low parapet walls with chamfered coping stone" [1].

#### Setting description:

The asset is located over a mill leat and carries Brick Kiln Lane, a quiet private track over the stream.

#### Asset value assessment:

The value of the asset lies in its historic interest and architectural appeal. The setting of the asset over the mill stream is key to understanding its historic interest.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1356510>.



**Unique Gazetteer ID (UID): MA03\_0075**

**Asset name: Temple to west of Dunham Hall**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-308a

National Grid Reference: 373161 387404

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### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Garden temple

Period(s): Post-medieval

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### References

References: NHLE: 1067906  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey

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### Description and sources

#### Full asset description:

"Garden feature. Early 18th century. Ashlar. Pedimented shelter with recesses on two sides. Impost band, segmental keystone arches above recesses and moulded pediment" [1].

#### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068) adjacent to a large visitor car park. It is possible that the feature was placed to take advantage of views to the south and south-west over the River Bollin [2].

#### Asset value assessment:

The value of the asset largely lies in its contribution to the designed landscape of Dunham Massey (MA03\_0068). The setting of the asset within Dunham Massey Park (MA03\_0068) is key to understanding the historic and architectural interest.

**Heritage value:** Moderate

#### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1067906>.
- 2 <https://historicengland.org.uk/listing/the-list/list-entry/1000853>.

**Unique Gazetteer ID (UID): MA03\_0076**

**Asset name: Dunham Hall**

Designation and grade: Listed building Grade I

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 373488 387422

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### Asset class/type and dates

Monument class/type: Domestic  
Great house  
Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1356512  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0066	Langham Grove Obelisk
MA03_0068	Dunham Massey
MA03_0071	Sawmill, Dunham Park
MA03_0072	Stables to the south of Hall
MA03_0073	Carriage House immediately to the south of Kitchen courtyard
MA03_0126	Slaughterhouse
MA03_0127	Gateway in bounding wall opposite kitchen gardens
MA03_0128	Wellhouse and adjoining root arbour
MA03_0129	Orangery
MA03_0130	2 piers and lakeside wall (including the entire length which has a moulded coping)
MA03_0132	Barn Cottages
MA03_0133	Freestanding pier to north west corner of garden forecourt
MA03_0134	Sundial on garden forecourt
MA03_0135	Pier at south west corner of forecourt garden
MA03_0136	2 small piers at south of garden forecourt
MA03_0137	Pier at south east corner of forecourt garden
MA03_0142	Charcoal Lodge

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### Description and sources

#### Full asset description:

"Great House. Mainly of 1732-40 by John Norris for George Booth, 2nd Earl of Warrington, but with service court of c. 1721 and alterations of 1905-7 by Compton Hall including the centrepiece of the south front.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

Flemish bond brick with stone dressings and green slate roofs. Double courtyard house. The south front of 11 bays was of three storeys until 1905 when it was made more 17th century in character by the reduction of the 3rd, 4th, 8th and 9th bays to two storeys, with dormers, and the addition of the stone pedimented centrepiece of three bays with coupled columns flanking the central bay. Modillion eaves cornice. Central coat of arms with motto. "A MA PUISSANCE" (to the utmost of my power) The ground floor windows are sashes with stone. architrave; the first floor similar but with keystones and pediments to bays 1, 2, 5, 7, 10 and 11 and the second floor similar but square shaped. East: 11 bay with stone plinth, plain eaves cornice and coped parapet. Windows generally 12-pane, 16-pane or Victorian sashes with architraves and keystone except for two semi-circular headed stair windows. The right two bays project, the left two are recessed and a three-bay, one-storey bow window dominates the facade with its stone step approach. North: almost symmetrical, 13 bays, each end three projecting. Stone plinth, eaves cornice and coped parapet. Central doorway with perron has plain surround with pedimented window above with side scrolls. The windows are sashes with architraves and keystones. Bays 10 and 11 were extended in ashlar in 1905 and bays 13 and 14 have mullion and transom windows. Main courtyard: 7 x 4 bays. Central pedimented entrance feature to north and south in ashlar with Ionic pilasters, garland enriched entablature and cross window above with segmental pediment. The north side has 6 full-height 2-light mullion and transom windows; otherwise windows are cross or sash windows. Kitchen courtyard: 7 x 6 bays with a total of 11 mullioned windows on ground floor, six doors with stone surrounds and tripartite keystones, two oeils-de-boeuf, a segmental arched carriage entrance, 17 sash windows with architraves to first floor and seven eaves pediments. Interior: The main courtyard is one room deep with a corridor on the inner side of west and south ranges. On the north side is the hall, with plaster ceiling of 1905, above panelling and plaster frieze of the same date, in a 17th century style. The overmantel, probably by Mr Boujet, is of the 17th century. Green saloon has a screen of four scagliola columns by John Shaw, 1822. The chapel has oak panelling, pews and reredos of late 17th century and early 18th century dates" [1].

### Setting description:

The asset is set within its own estate parkland (MA03\_0068), the landscape surrounding the asset consists of flat deer park and designed parkland which slopes off gradually to the south and the River Bollin. The asset is surrounded by mature woodland, which is most dense to the North, this wooded landscape is designed and managed. The car park and visitor centre are well screened from the asset by these trees. The asset itself is surrounded by auxiliary buildings and stables and a carriage house to the south. This asset is experienced as part of its landscape with long views down the park created by the designed nature of the estate. The low hum of the motorway and passing air traffic detracts from the setting. A setting assessment of Dunham Massey commissioned by the National Trust states that - "the house has an enclosed setting, surrounded and protected by gardens and extensive parkland. The house is not located on particularly elevated land and its architectural and historic interest does not rely on views out" [2].

### Asset value assessment:

The value of the asset is in its high historic, aesthetic, and archaeological interest as a nationally significant example of an 18th century country house. The setting of the asset within Dunham Massey (MA03\_0068) is key to understanding the historic context of the asset.

**Heritage value:** High

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1356512>.
- 2 LUC (2014), Dunham Massey: Significance and Setting. Unpublished report.

**Unique Gazetteer ID (UID): MA03\_0078**

**Asset name: Pickmere Radio Telescope, Milley Lane**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-309b

National Grid Reference: 370404 376953

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### Asset class/type and dates

Monument class/type: Communications  
Radio telescope

Period(s): Modern

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### References

References: NHLE n/a  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A radio telescope, built 1979, consisting of a large moveable white dish on a base. The telescope forms part of the Jodrell Bank MERLIN (Multi-Element Radio Linked Interferometer Network) radio telescope array which links six observing stations that together form a powerful telescope. Jodrell Bank Lovell Telescope which is one of these six is Grade I listed [1].

#### Setting description:

The telescope is set within a small area of grass and tarmac with three small outbuilding structures and a lightweight mast structure bounded by a high hedge. Beyond this there is Providence Farm and agricultural fields. The topography is flat. The asset is prominent in long distance views from the surrounding landscape and is a landmark feature. Although there is intermittent noise from air traffic overhead the overall experience is agricultural in character.

#### Asset value assessment:

The value of the asset lies in its association with the internationally significant Jodrell Bank Observatory. Although the expansion into interferometry is not the most important element of the observatory's value, Pickmere telescope does form a part of the context in which the later history of the Observatory is understood and appreciated. The physical setting of the asset does not contribute to this value.

**Heritage value:** Low

#### Sources:

1 Anderson, T and O'Brien, T. (2018), 'Jodrell Bank Observatory: Nomination for Inclusion in the World

**Background Information and Data**

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

Heritage List, Nomination Document', DCMS.

**Unique Gazetteer ID (UID): MA03\_0080**

**Asset name: Cobb Lodge, Pickmere Lane**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-309b

National Grid Reference: 370114 377882

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### Asset class/type and dates

Monument class/type: Domestic  
Toll house

Period(s): Post-medieval

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### References

References: NHLE n/a  
HER: 5368  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A locally listed building. A former toll cottage built c. 1800. Constructed of red brick with a slate roof on a square plan over two storeys with a pyramid hip roof with a central chimney. The north, west and south elevations feature brick ogee arch windows. The east elevation is obscured by a modern extension and a conservatory has been built off the south elevation. The building is recorded as a beerhouse on the 1841 Great Budworth tithe map [1]. It has some historic connection with Pickmere Hall Farm which is shown in Old Cheshire directories as Cob Hall Farm and is located off Hall Lane close by. The asset is a local landmark [2].

#### Setting description:

The asset is located immediately east of Pickmere Lane with modern stables and a horse menège surrounding the asset to the east. Beyond this is agricultural fields.

#### Asset value assessment:

The value of the asset is derived from its historic interest as a former toll cottage and its association with the nearby Cob Hall Farm. The form of the building and use of ogee arch windows is unusual for the area and is of architectural interest. Much of the asset's historic rural context has been eroded by modern development, however the asset's roadside location makes a positive contribution to how its historic function is understood.

**Heritage value:** Low

#### Sources:

1 Unknown (1841), Tithe Map of the Township of Pickmere in the Parish of Great Budworth in the County

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

of Chester, held at: Cheshire Archives and Local Studies, Ref: EDT 324/2.

- 2 Cheshire Shared Services (2018), Cheshire Historic Environment Record Locally Listed Building, Available online at: <http://rcplive.cheshireshareservices.gov.uk/SingleResult.aspx?uid=MCH16331>.

**Unique Gazetteer ID (UID): MA03\_0081**

**Asset name: Flittogate Farm**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-309b

National Grid Reference: 370728 378177

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farm

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House

---

### Description and sources

#### Full asset description:

A farmhouse and associated farm buildings. The farm historically formed part of the Tabley Estate (MA03\_0009). The farm is shown on a Map of the Manor of Lower Tabley from 1757 where it is labelled as 'Flitto Yate' [1]. The farmhouse and the longest section of the L-shaped range appears to be in the same location on the 1757 map as they are today, suggesting the farmhouse and part of the range dates to the early 18th century at the latest. The farmhouse features four bays on the south-east front with a blocked doorway and three-light casement windows under shallow arch brick lintels. There are two single-storey 19th century extensions to the north-west and north-east fronts of the house. The farmhouse is unusually squat and long compared to other local examples of farmhouses, suggesting it may have originally had a different function. It is also possible that the westernmost two bays are a later addition, as indicated by the spacing of the bays. This would account for the unusual length of the building and the way in which Flittogate Lane curves around the building. This curve in the Flittogate Lane also suggests that the farm predates the connection of Flittogate Lane to Pickmere Lane. The associated farm buildings include a large L-shaped range which features some small areas of honeycomb brick detailing and evidence of further sections being filled in. However, only the longest section of the range is depicted on the 1757 map, and on a later estate plan of the farm thought to date to the beginning of the 19th century [2]. The shorter section of the range is shown on an 1827 estate plan and is therefore likely early 19th century in date [3]. Similarly, the farm buildings to the north of the L-shaped range are also present on the 1827 estate plan. The 1910 Ordnance Survey map depicts a rectangular building to the east of the L-shaped barn [4]. Today this building is much larger in size and therefore was likely extended during the early to mid-20th century. Given the possible early date of the farmhouse and range they both have the potential to contain evidence of earlier structures encased within later fabric. The farm also has the potential to contain buried archaeology relating to the different phases of the development of a farm on this site.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Setting description:

The setting of the farm buildings is contrasted between the private garden to the south and the farmyard to the north. The two spaces are separated by the L-shaped range creating a clear division of spaces. These are surrounded by a gently rolling landscape of largely agricultural fields. The large fields are divided by mature deciduous trees in hedgerows and mature hedgerows line the lane. There is intermittent road noise from Pickmere Lane.

### Asset value assessment:

The value of the asset lies in its archaeological and historic interest. The historic fabric of the buildings has archaeological interest for its potential to inform understanding of the evolution of farm buildings within Cheshire. The site also has the potential to contain buried archaeological remains of former buildings and tracks relating to earlier development of the site. The farm has an historic association with the Tabley Estate which is of historic interest. The agricultural fields which surround the asset make a positive contribution to how the historic context of the asset is appreciated and understood.

**Heritage value:** Low

### Sources:

- 1 Unknown (1757) Map of the Manor of Lower Tabley in the County Palatine of Chester belonging to Sr. Peter Leicester, Bar (DLT 6363 3)
- 2 'Plan of Flito gate Farm', undated, Cheshire Record Office, DLT 4996/87/37.
- 3 Unknown (1827), Book of reference (with plans) to estates of Rt Hon George, second Baron de Tabley (DLT 4996 40 3).
- 4 Ordnance Survey (1910), Cheshire County Series, Map Sheet XXVI.15, 2nd edition, Scale 1:2,500.

**Unique Gazetteer ID (UID): MA03\_0084**

**Asset name: Barrhill and Waterless Brook Cottage**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-309b  
National Grid Reference: 370728 378497

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### Asset class/type and dates

Monument class/type: Domestic  
Cottage home  
Period(s): Post-medieval

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### References

References: NHLE n/a  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A pair of mid-19th century cottages, brick built with slate roof. Four bays with 20th century extensions to the south-west. Both properties have been extended to the rear, one of which also features a conservatory. The southern of the two has timber casement windows whereas the northern cottage has UPVC windows. Shown on the 1876 Ordnance Survey map [1].

#### Setting description:

The cottages are set within a narrow plot aligned with Pickmere Lane. The assets setting is private gardens to the north and south which contain two outbuildings. Beyond Pickmere Lane to the south is agricultural fields separated from the road by a hedgerow to the north. The cottages immediately back onto agricultural land with large fields and mature hedgerows interspersed with trees. The surrounding topography is flat/gently undulating. Pickmere Lane has regular traffic which creates intermittent road noise. The closest dwellings are approximately 300m to the north-east, south and south-west giving the setting of the asset an isolated character. There are limited views of the asset and it does not feature in long views up or down the lane.

#### Asset value assessment:

The value of the asset lies in its historic interest as a pair of surviving 19th century cottages within the village of Pickmere. The agricultural fields which surround the asset and the isolated character makes a positive contribution to how the heritage value of the asset is understood and appreciated in its historic rural context.

**Heritage value:** Low

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

- 1 Ordnance survey, (1881), Cheshire County Series, Map Sheet XXVI, 1st edition, Scale 1:10,560.

**Unique Gazetteer ID (UID): MA03\_0085**

**Asset name: Barn and Range at Heyrose Farm**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-310  
National Grid Reference: 370832 379546

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Agricultural building  
Period(s): Post-medieval

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### References

References: NHLE n/a  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

An early 19th century or late 18th century brick built slate roofed 'L' shaped barn and range. The asset is located on a farm and comprises three modern houses, a steel Dutch barn and four modern barns. The barn and range are in a very dilapidated state and are not in use. The southern gable end features a weather vane. The farm is shown on the 1819 Greenwood map of Cheshire [1]. The name Heyrose appears to be a derivation of 'The Heroes Farm' as is shown on Bryant's 1831 map of Cheshire [2]. The L-shaped barn is shown on the 1849 Tabley Superior tithe map to the east of the farmhouse [3]. The 1910 Ordnance Survey map still depicts an L-shaped barn [4]. Today the barn is much larger in size and was presumably extended after this date.

#### Setting description:

The setting of the asset is the surrounding modern farm buildings and houses. The farm is bordered by Heyrose Golf Course to the west and agricultural fields to the north-east and south. The farm is approached by an attractive treelined track from the east. Field boundaries are largely hedged with interspersed trees. The cluster of farm buildings creates an enclosed experience to the courtyard. There are glimpsed views of agricultural land beyond, particularly to the east. These provide evidence for the historic function of the asset.

#### Asset value assessment:

The farmhouse and much of the contemporary associated farm buildings have been lost and the barn and range are in a poor condition. In addition, the loss of much of the surrounding agricultural fields due to conversion to a golf course has removed part of the historic context of the asset. The asset does possess limited historic interest as a record of historic farming practices. However, the setting of the asset makes a limited positive contribution to how the historic interest of the asset is understood and appreciated.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Low

### Sources:

- 1 Greenwood, (1819), 'Map of the County Palatine of Chester'.
- 2 Bryant, (1831), 'Map of the County Palatine of Chester'.
- 3 Tabley Superior Tithe Map (1849) Map Ref. ECT 383/2.
- 4 Ordnance Survey (1910), Cheshire County Series, Map Sheet XXVI.15, 2nd edition, Scale 1:2,500.

**Unique Gazetteer ID (UID): MA03\_0091**

**Asset name: Holly House Farm, Warrington Road**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311

National Grid Reference: 371630 382860

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farm

Period(s): Post-medieval

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### References

References: NHLE n/a  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A house, formerly two buildings now joined by a link building, brick built, partially rendered with slate roofs and modern extensions. Both buildings are present on the 1848 Mere tithe map [1].

#### Setting description:

The asset is located on a corner plot within private gardens. Bounded to the south-west by the A50 Warrington Road and to the north-west by Bowden View Lane. Mature trees and a high brick wall screen the buildings from the road. Beyond the roads the asset's setting largely comprises agricultural fields and dispersed dwellings. The noise from constant traffic on the A50 Warrington Road forms the auditory experience of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest as an early 19th century building. The asset is largely visually cut off and disconnected from the surrounding agricultural fields, this aspect is therefore not considered to contribute to how the asset is understood or appreciated.

**Heritage value:** Low

#### Sources:

- 1 Unknown (1848), Tithe Map of the Township of Mere in the Parish of Rostherne in the County of Chester, held at: Cheshire Archives and Local Studies, Ref: EDT 269/2.

**Unique Gazetteer ID (UID): MA03\_0094**

**Asset name: Hulseheath Farm, Hulseheath Lane**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311

National Grid Reference: 372306 383641

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farm

Period(s): Post-medieval

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### References

References: NHLE n/a  
HER: 2711/1/0  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A "farm, first shown on Bryant's map of Cheshire (1831). There are two buildings shown in 1848, with a third added by 1882. The main house is a two-storey brick, timber framed structure with a slate roof, probably 17th century in date. To the south is a four-bay brick barn which has had some modern alterations." [1]

#### Setting description:

The farmhouse and barn are now separate properties both with their own large private gardens, the subsequent conversion of the buildings has resulted in the loss of their original function. They are both set well back from the Hulseheath Lane. There is dense tree coverage to the north, south and east of the asset. From the rear of the property, to the west, are agricultural fields with less dense tree coverage.

#### Asset value assessment:

Much of the historic integrity of the asset has been lost by the division of the buildings into separate properties and the subsequent conversion of the buildings has resulted in the loss of their original function. The agricultural fields to the west, however positively contribute to understanding and appreciating the heritage value of the asset within its historic context.

**Heritage value:** Low

#### Sources:

- 1 Cheshire Shared Services (2018), Cheshire Historic Environment Record Monument List, Available online at: <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH7450>

**Unique Gazetteer ID (UID): MA03\_0095**

**Asset name: Brook Cottage and Ivy Cottage, Chapel Lane**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311

National Grid Reference: 372312 383768

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### Asset class/type and dates

Monument class/type: Domestic  
Cottage home

Period(s): Post-medieval

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### References

References: NHLE n/a  
HER: 2711/0/1  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A pair of cottages constructed of white rendered brick with slate roofs and multiple modern side and rear extensions. Originally part of a group of nine cottages [1].

#### Setting description:

The cottages are set within large private gardens. These are heavily planted with trees and vegetation, particularly on their boundaries. There is a modern two storey outbuilding within the garden of Brook Cottage. The topography is flat but slopes towards the south-west. The cottages are well set back from Chapel Lane. The overall character of the setting of the asset is domestic and rural. The density of planting within the gardens creates a discrete and enclosed feeling to the properties and largely screens them from their agricultural surrounds. There is intermittent road noise from Chapel Lane.

#### Asset value assessment:

The value of the asset lies in its historic and architectural interest. Much of the historic context of the asset has been lost by the demolition of the seven other original cottages and construction of large modern outbuildings. The asset is largely visually cut off and disconnected from its agricultural setting (beyond the property boundary), this aspect is therefore not considered to contribute to how the asset is understood or appreciated.

**Heritage value:** Low

#### Sources:

1 Cheshire Shared Services (2018), Cheshire Historic Environment Record Monument List, Available



**Background Information and Data**

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

online at: <http://rcplive.cheshireshareservices.gov.uk/SingleResult.aspx?uid=MCH7451>

**Unique Gazetteer ID (UID): MA03\_0101**

**Asset name: Bowden View Farm**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311

National Grid Reference: 371676 383079

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farm

Period(s): Post-medieval

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### References

References: NHLE n/a  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

A former farm consisting of 11 buildings, two of which are depicted on the first edition Ordnance Survey map [1]. The eastern of these is a single range of brick and render with a slate roof which historically had residential accommodation within the northern half and possible livestock accommodation within the southern half. This is indicated by the former windowless elevation to the southern half. This section was recently converted into residential use. The building now forms two separate dwellings. The western of the historic buildings is brick built with a slate roof. It possibly functioned historically as a farm building but is now residential. Much of the exterior of the buildings has been lost or altered and this is no longer a working farm. The 1848 Mere tithe map depicts the plot as containing a house, outbuildings, tannery yard and garden [2]. Shown as 'Tanyard Farm' on the 1881 1st edition Ordnance Survey map [1].

#### Setting description:

The setting of the asset is dominated by the modern buildings which now crowd the original farm buildings including five separate detached garages. The setting of the asset which includes the immediately surrounding fields is largely agricultural in character, although road noise from the A50 is audible.

#### Asset value assessment:

Much of the historic context of the asset has been lost by the construction of multiple modern residential properties on the original farm plot. The agricultural setting of the asset, including the immediately surrounding fields, makes a limited positive contribution to how the aesthetic appeal and historic interest of the asset is appreciated.

**Heritage value:** Low

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

- 1 Ordnance survey, (1881), Cheshire County Series, Map Sheet XXVI, 1st edition, Scale 1:10,560.
- 2 Unknown (1848), Tithe Map of the Township of Mere in the Parish of Rostherne in the County of Chester, held at: Cheshire Archives and Local Studies, Ref: EDT 269/2.

**Unique Gazetteer ID (UID): MA03\_0103**

**Asset name: Moss Lane Farm**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-312a

National Grid Reference: 371342 384886

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### Asset class/type and dates

Monument class/type: Domestic  
Timber framed house

Period(s): Post-medieval

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### References

References: NHLE n/a  
HER: 5381  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

Locally listed building. A cottage constructed of brick with possible embedded timbers and a thatched roof. The front of the property features an outshot porch extension, the original central doorway has been blocked [1]. To the rear is a substantial slate roofed extension.

#### Setting description:

The asset is surrounded by outbuildings to the north and a large private garden to the south. Beyond this is agricultural land, electricity pylons are present within the landscape. The overall experience of the asset is agricultural and quiet with little traffic along Moss Lane and Froghall Lane and only intermittent noise from planes overhead. The property is oriented towards the south-west facing onto agricultural land.

#### Asset value assessment:

The value of the asset is derived from its architectural interest from the design of the building and subsequent adaption in the 19th century. The agricultural setting of the asset makes a positive contribution to how the architectural and historic interest of the asset is appreciated within a rural context.

**Heritage value:** Low

#### Sources:

- 1 Cheshire Shared Services (2018), Cheshire Historic Environment Record, Locally Listed Building, Available online at: <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH5381>

**Unique Gazetteer ID (UID): MA03\_0106**

**Asset name: Agden Hall Farm**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-312a

National Grid Reference: 371528 385485

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### Asset class/type and dates

Monument class/type: Domestic  
Hall house

Period(s): Post-medieval

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### References

References: NHLE n/a  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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MA03_0144	Group of levelled rectilinear banks and ditches representing the former gardens of Agden Hall
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### Description and sources

#### Full asset description:

The remains of a post-medieval hall building and stables. The stables are brick built with stone detailing and slate roofs. The hall is rendered with stone gable ends and stone mullioned windows and slate roof. The stable building was converted to residential use in 2004. The central and west wings of the hall were demolished in the mid 20th century and only the much-altered east wing survives. The gardens designed by Edward Kemp in the 19th century have been removed [1] but have been detected through geophysical survey (MA03\_0144).

#### Setting description:

The assets setting comprises a modern residential property (Four Winds) and garage located between the former stable block and remains of the hall. A large complex of modern farm buildings are located immediately to the south-west of the stable building. The hall, stables and Four Winds are surrounded by large private gardens. Beyond these the hall's former parkland has been converted to agricultural use. The M56 is located approximately 150m south of the asset. The asset is located on raised position in the landscape. There are wide long ranging views from the property towards the north and north-west across the River Bollin valley towards which the principal façade of hall is oriented. The orientation of the hall appears to have been done deliberately to take advantage of these views as the hall is unusually oriented with its rear towards the historic approach road from Agden Lane [1]. Electricity pylons are prominent in this view and a caravan home park is visible, there are also longer distant views of the M56. The asset has a rural agricultural feel, the open views to the north and north-west creates an exposed feel to the position. Road noise from the M56 forms the auditory experience of the asset. Any sense of the former status of the land as the parkland attached to the hall has been lost.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Asset value assessment:

The value of the asset lies in its historic interest as the centre of a former parkland. This value has been severely curtailed by the demolition of the majority of the hall, renovation of the historic stable building and construction of modern residential properties immediately adjacent to the hall. The character of the setting of the asset has been altered, however the historic relationship to the surrounding former parkland and expansive views to the north and north-west make a limited positive contribution to how the historic interest of the asset is appreciated.

**Heritage value:** Low

### Sources:

1 Cheshire Garden Trust, (2014), 'Agden Hall, Agden Lane, Lymm', unpublished report.

**Unique Gazetteer ID (UID): MA03\_0110**

**Asset name: Tabley Inferior possible deserted settlement**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-309b

National Grid Reference: 371000 377000

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### Asset class/type and dates

Monument class/type: Domestic  
Deserted settlement

Period(s): Medieval

---

### References

References: NHLE n/a  
HER: 1656  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0007	Tabley Old Hall moated site and gatehouse

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### Description and sources

#### Full asset description:

"The place name Tabley Inferior is suggested as a deserted medieval village. It was first mentioned in the Domesday Survey in 1086. Medieval and later villages were abandoned by their inhabitants for many reasons. The effects of disease and poor harvests made rural living difficult, and whole communities are thought to have relocated to urban settlements. Landowners sometimes relocated settlements for aesthetic reasons and for landscaping. Once abandoned the villages quickly became derelict and were not inhabited again surviving only as earthworks, often visible only from aerial photographs. They can also be identified by documentary evidence or the presence of a church where there is no settlement." [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its potential archaeological interest to provide evidence of the form and character of deserted medieval settlements within Cheshire. Historic interest is derived from the assets association with Tabley Hall and neighbouring settlements.

**Heritage value:** Low

#### Sources:

- 1 Cheshire Shared Services (2018), Cheshire Historic Environment Record Monument Record, Available online at: <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH1656>.

**Unique Gazetteer ID (UID): MA03\_0112**

**Asset name: Tableypipe Wood duck decoy**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310

National Grid Reference: 371800 380400

---

### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Decoy pond

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 2458  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0029	Over Tabley Hall

---

### Description and sources

#### Full asset description:

"Tableypipe Wood was the site of a duck decoy in late 19th century. Duck decoys were built to trap wildfowl using nets over a narrow stretch of water. Artificial decoys were built in the 18th century which had radiating arms called pipes into which ducks would be enticed." [1] The decoy may have historically been associated with Over Tabley Hall (MA03\_0029).

#### Setting description:

Setting of the asset does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is largely derived from its archaeological and historic interest as a rare surviving example of a duck decoy and possible associations with Over Tabley Hall (MA03\_0029). The setting of the asset does not contribute to understanding this historic interest.

**Heritage value:** Low

#### Sources:

- 1 Cheshire Shared Services (2018), Cheshire Historic Environment Record Monument Record, Available online at: <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH7418>.



**Unique Gazetteer ID (UID): MA03\_0113**

**Asset name: Strettle deserted medieval settlement**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310

National Grid Reference: 372000 381000

---

### Asset class/type and dates

Monument class/type: Domestic  
Deserted settlement

Period(s): Medieval

---

### References

References: NHLE n/a  
HER: 1277  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"Documentary evidence suggests that the deserted medieval village of Strettle, probably lies within the Mere parish. The name likely comes from 'Street hill, hill on a main or Roman road'. Strettle or Strethull was a small manor in Mere, part of which, if not the whole was held by a family bearing the local name and probably descended from Gilbert, the son of Robert de Mara. In 1337 this land passed from the Mere family to the Venables. Richard de Venables and his wife Isabel were described as 'de Strethul' in the reign of Richard I. It has been suggested that the de Strethul settlement of the Venables should be equated with Hough Hall and that the Strethul placename fell out of use." [1]

#### Setting description:

The location of this asset is uncertain, setting does therefore not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its potential archaeological interest to provide evidence of the form and character of deserted medieval settlements within Cheshire. Historic interest is derived from the assets association with the Venables.

**Heritage value:** Low

#### Sources:

- 1 Cheshire Shared Services (2018), Cheshire Historic Environment Record Monument Record, Available online at: <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH6659>.

**Unique Gazetteer ID (UID): MA03\_0114**

**Asset name: Bombing Decoy Site at Budworth**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310

National Grid Reference: 370500 380600

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### Asset class/type and dates

Monument class/type: Defence  
Bombing decoy site

Period(s): Modern

---

### References

References: NHLE n/a  
HER: 4230  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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MA03_0143	Site of anti-aircraft batteries and defence features south of Budworth Road
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### Description and sources

#### Full asset description:

"A Second World War bombing decoy. Bombing decoys were often made of electrical lights and fires of various sizes that were designed to try and deceive enemy aircraft into thinking that they were above a major target such as an industrial city. Therefore, they acted as passive defence for vulnerable areas."<sup>[1]</sup>

#### Setting description:

The precise location of the asset is unknown. Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is largely derived from its archaeological and historic interest, due to its potential to reveal information about Defence of Britain structures in Cheshire and its association with broader national narratives.

**Heritage value:** Low

#### Sources:

- 1 Cheshire Shared Services (2018), Cheshire Historic Environment Record Monument Record, Available online at: <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH9999>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0116**

**Asset name: Roman Road - The North Cheshire Ridge  
(Margary 70aa)**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311

National Grid Reference: 372200 382700

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### Asset class/type and dates

Monument class/type: Transport  
Road

Period(s): Roman

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### References

References: NHLE n/a  
HER: 547/1/9  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

The North Cheshire Ridge Roman road (Margary 70aa) which has been traced for a length of over 12km. The alignment is dictated by the crest-line of the escarpment of New Red Sandstone overlooking the Mersey valley to the north [1]. The road was laid out in adjoining straight lengths to keep precisely to the crest of the ridge. The route has been established by a combination of field evidence and a study of Tithe and estate maps, parish boundaries, hedge lines, place names, and observations of road material in plough fields. During excavations of the road surface it was established that, unusually for Roman roads in Cheshire, there were drainage ditches along each side of the road structure. The agger (Roman road embankment) apparently had a rough curb on each side to retain the structure. There is good evidence that the road continued in use into the medieval period [2].

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset has value for its historic interest due to its association with the Roman Empire in the British Isles. It demonstrates the transport routes through Cheshire that supported the important legionary fortress of Deva at Chester and inter-connected sites of industrial production at Nantwich, Middlewich and Northwich. It has value due to its archaeological interest providing an example of the construction of Roman roads in Britain. However, its archaeological interest is diminished as the remains of the asset have been reused repeatedly as transport routes throughout the subsequent years since its construction.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Low

### Sources:

- 1 Cheshire Shared Services (2018), Cheshire Historic Environment Record Monument Record, Available online at: <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH7398>.
- 2 Margary, I. D. (1973), Roman Roads in Britain, 3rd edition, John Baker, London.

**Unique Gazetteer ID (UID): MA03\_0118**

**Asset name: Millington possible deserted settlement**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311

National Grid Reference: 372000 384000

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### Asset class/type and dates

Monument class/type: Domestic  
Deserted settlement

Period(s): Medieval

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### References

References: NHLE n/a  
HER: 1663  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

Possible site of a deserted medieval settlement. The place name Millington was first mentioned as 'Mulintune' in the Domesday Survey in 1086. The name may originally have referred to the manor (an area of administration introduced as a feudal estate after the Norman Conquest and used for over 500 years after) and now appears associated with Millington Hall (MA06\_0076) [1]. The survival and location of the possible deserted medieval settlement is unknown and no physical evidence for the settlement has been identified.

#### Setting description:

The location of this asset is unknown and setting therefore does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its potential archaeological interest to provide evidence of the form and character of deserted medieval settlements within Cheshire. Historic interest is derived from the assets association with Millington Hall and neighbouring settlements.

**Heritage value:** Low

#### Sources:

- 1 Cheshire Shared Services (2018), Cheshire Historic Environment Record Monument Record, Available online at: <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH6660>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0119**

**Asset name: Roman Road - Chester to Manchester (Margary 7a)**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): MA02; MA06

Map book reference: HE-01-309b

National Grid Reference: 374340 386080

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### Asset class/type and dates

Monument class/type: Transport  
Road

Period(s): Roman

---

### References

References: NHLE n/a  
HER: 844/1/0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"A Roman road between Chester and Manchester, commonly known as Watling Street (Margary Route 7a). The road led from the legionary fortress at Chester to the forts at Northwich and Manchester. It ran due east from the Eastgate along Foregate Street through Boughton to Vicars Cross, crossing the River Gowy at Stamford Bridge, then proceeding by Kelsall, south of Eddisbury hillfort and through Oakmere. It then merges with the modern road through Northwich (MA03\_0116) then onto Manchester through Nether Tabley, Mere and Bucklow Hill." [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset has value for its historic interest due to its association with the Roman Empire in the British Isles. It demonstrates the transport routes through Cheshire that supported the important legionary fortress of Deva at Chester and inter-connected sites of industrial production at Nantwich, Middlewich and Northwich. It has value due to its archaeological interest providing an example of the construction of Roman roads in Britain. However, its archaeological interest is diminished as the remains of the asset have been reused repeatedly as transport routes throughout the subsequent years since its construction.

**Heritage value:** Low

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

- 1 Cheshire Shared Services (2018), Cheshire Historic Environment Record Monument Record, Available online at: <http://rcplive.cheshireservices.gov.uk/SingleResult.aspx?uid=MCH7861>.

**Unique Gazetteer ID (UID): MA03\_0124**

**Asset name: Woolstencroft Farm**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-312a

National Grid Reference: 371940 386980

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farm

Period(s): Medieval, and  
Post-medieval.

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### References

References: NHLE n/a  
HER: 2719/1/0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

A farm with possible medieval origins. There is a 1330 reference to 'Wulfstens Croft' and the site is shown as Ouzencroft farm on Bryant's map of Cheshire, 1831. The 1839 Agden tithe map shows a house with two large ranges of outbuildings and two smaller outbuildings. The present farmhouse is 18th century in date and brick built. The place name evidence suggests the farm may have medieval origins [1].

#### Setting description:

The asset is set within an agricultural landscape which drops down slightly to the north into the River Bollin valley.

#### Asset value assessment:

The value of the asset is derived from its historic interest through association with an earlier medieval farmstead.

**Heritage value:** Low

#### Sources:

- 1 Cheshire Shared Services (2018), Cheshire Historic Environment Record Monument Record, Available online at: <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH7460>.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0125**

**Asset name: Tabley House Conservation Area**

Designation and grade: Conservation area

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 372527 377889

---

### Asset class/type and dates

Monument class/type: Domestic  
Great house

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 184  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House
MA03_0012	Parterre Wall, before south front of Tabley House
MA03_0013	Sundial before garden front of Tabley House
MA03_0014	Tabley House
MA03_0015	Link Building from House to Chapel
MA03_0016	Church of St Peter (at Tabley House)
MA03_0017	Stables at Tabley House
MA03_0018	Dovecote approximately 40 yards north of Stable Block

---

### Description and sources

#### Full asset description:

A conservation area containing Tabley House (MA03\_0014), the Church of St Peter (MA03\_0016), a link building from House to Chapel (MA03\_0015), the stables (MA03\_0017), a dovecote (MA03\_0018), a parterre wall (MA03\_0012) and a sundial (MA03\_0013). Designated as a conservation area in 1995, currently no appraisal has been undertaken [1]. The character of the conservation area is associated with rural estate of Tabley House, and its associated park and garden which illustrate the development of the estate.

#### Setting description:

The asset is located at the centre of Tabley House Park (MA03\_0009) and the park comprises the entirety of the conservation area's setting.

#### Asset value assessment:

The value of the asset lies in its historic importance as a cluster of important 18th century buildings and their aesthetic appeal. In addition, the relationship with both Tabley Old Hall (MA03\_0008) and Tabley House

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

(MA03\_0009) designed landscape is of historic interest. The setting of the asset makes a positive contribution to its value.

**Heritage value:** High

### Sources:

- 1 Cheshire East Council (2020), Conservation Area Appraisals, Available online at: [https://www.cheshireeast.gov.uk/environment/heritage\\_natural\\_environment/conservation\\_listed\\_buildings](https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/conservation_listed_buildings).

**Unique Gazetteer ID (UID): MA03\_0126**

**Asset name: Slaughterhouse**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 373999 387052

---

### Asset class/type and dates

Monument class/type: Industrial  
Abattoir  
Period(s): Post-medieval

---

### References

References: NHLE: 1356494  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall

---

### Description and sources

#### Full asset description:

"Slaughterhouse, 18th century. English bond brickwork with stone dressings and stone slate roof. Two storeys with one room on each floor, both with fireplaces. Gable door with two window openings on each side elevation and one blocked above door. All openings have flat brick arches. Coped gables with kneelers and projecting gable chimney stack with individual shafts above verge level" [1].

#### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068). The setting of the asset is dominated by the trees which surround the building. The asset does not feature within important views within the park. This is likely to be intentional as the asset is a functional building relating to the use of the park for hunting rather than a decorative building that would have been designed to be seen.

#### Asset value assessment:

The value of the asset lies in its historic interest as record of historic deer park management practices. The setting of the asset within Dunham Massey Park (MA03\_0068) is important to understanding the historic context of the asset.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1356494>.

**Unique Gazetteer ID (UID): MA03\_0127**

**Asset name: Gateway in bounding wall opposite kitchen gardens**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 373719 387551

---

### Asset class/type and dates

Monument class/type: Unassigned  
Gate pier  
Period(s): Post-medieval

---

### References

References: NHLE: 1067943  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall

---

### Description and sources

#### Full asset description:

"Gateway. c. 1750. Stone with ironwork gate. Rusticated stone surround with flat head, keystone, cornice and parapet. Ornate ironwork gate may be of a later date. The adjoining wall is not included in this entry" [1].

#### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068). The setting of the asset is defined by its relationship to the kitchen gardens to the north and the park gardens to the south and Woodhouse Lane which divides the two.

#### Asset value assessment:

The value of the asset largely lies in its historic relationship with Dunham Hall (MA03\_0076) and its gardens (MA03\_0068). The location of the asset in relation to the Woodhouse Lane and the garden and kitchen garden is illustrative of its historic function and this aspect of its setting makes a positive contribution to the value of the asset.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067943>.

## Unique Gazetteer ID (UID): MA03\_0128

### Asset name: Wellhouse and adjoining root arbour

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 373558 387552

---

#### Asset class/type and dates

Monument class/type: Water supply and drainage  
Well house  
Period(s): Post-medieval

---

#### References

References: NHLE: 1067907  
HER n/a  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall
MA03_0129	Orangery

---

#### Description and sources

##### Full asset description:

"Wellhouse, c. 1720. Root arbour perhaps mid 18th century or later. Flemish bond brickwork with stone dressings and stone slate roof. Two storeys with cisterns on the upper floor and a well on the ground floor. Three entrances on ground floor, one with segmental brick arched head and one (now blocked) with heavy stone surround and segmental head. Circular headed windows to each gable with stone surround. The interior is largely intact with manually operated twin wooden-cased suction pumps used for the domestic water supply to Dunham Hall (q.v.) until c. 1860. The adjoining root arbour was formerly attached to the orangery (q.v.), is five-sided and has arched openings in each side supported on tree trunks" [1].

##### Setting description:

The asset is set with Dunham Massey park (MA03\_0068) within the gardens. There are several large mature trees surrounding. The asset is not prominent in views from Dunham Hall (MA03\_0076).

##### Asset value assessment:

The value of the asset lies in its architectural interest and contribution to the designed gardens of Dunham Massey (MA03\_0068). The asset also has historic interest in its potential to further inform our understanding of water supply technology in the context of the country house. The setting of the asset within Dunham Massey Park (MA03\_0068) is important to understanding the historic context of the asset.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067907>.

**Unique Gazetteer ID (UID): MA03\_0129**

**Asset name: Orangery**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-308a

National Grid Reference: 373534 387512

---

### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Orangery

Period(s): Post-medieval

---

### References

References: NHLE: 1067944  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall
MA03_0128	Wellhouse and adjoining root arbour

---

### Description and sources

#### Full asset description:

"Orangery. c. 1720. Flemish bond brickwork with stone slate roof. 1 x 5 bays with hipped roof. Stone plinth, timber eaves cornice. Five tall semi-circular headed window openings with stone sills and sash windows, the central one incorporating the door opening. Small yard to rear enclosed by walls with stone copings" [1].

#### Setting description:

The asset is set within Dunham Massey park (MA03\_0068) within the gardens of the hall (MA03\_0076). There are mature trees to the rear and a large lawned area to the front.

#### Asset value assessment:

The value of the asset lies in its architectural interest and the contribution to the designed gardens of Dunham Massey (MA03\_0068). The setting of the asset within Dunham Massey Park (MA03\_0068) is important to understanding the historic context of the asset.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067944>.

**Unique Gazetteer ID (UID): MA03\_0130**

**Asset name: 2 piers and lakeside wall (including the entire length which has a moulded coping)**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 373467 387460

---

### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Garden wall  
Period(s): Post-medieval

---

### References

References: NHLE: 1356473  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall

---

### Description and sources

#### Full asset description:

"Two piers and adjoining wall. Early 18th century. English bond brick wall with stone coping and piers. Piers are square with bead moulded corners and moulded cornice and plinth. The wall has a rounded moulded coping which is swept up to meet the piers. The piers are shown on Harris's painting (1751) with urns" [1].

#### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068). The wall forms the north boundary of the north forecourt of Dunham Hall (MA03\_0076). Immediately north of the asset is the moat. The asset has a role in framing views of the north façade of the hall gained via a designed treelined vista.

#### Asset value assessment:

The value of the asset largely lies in its architectural contribution to the designed landscape of Dunham Massey Park (MA03\_0068) and Dunham Hall (MA03\_0076). The setting of the asset makes a positive contribution to this value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1356473>.



**Unique Gazetteer ID (UID): MA03\_0131**

**Asset name: Stables to west of barn cottages**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-308a

National Grid Reference: 373335 387373

---

### Asset class/type and dates

Monument class/type: Transport  
Stable

Period(s): Post-medieval

---

### References

References: NHLE: 1067905  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0132	Barn Cottages

---

### Description and sources

#### Full asset description:

"Stables. Late 17th century or early 18th century. English garden wall bond brickwork with stone dressings and stone slate roof. Ground floor stables in two compartments with hayloft above. Two segmental headed doorway with heavy stone surrounds; the right is slightly chamfered and of a more durable stone. On either side of each door is a three-light window, the heavy frame being pegged together and having timber mullions and intermediate wrought iron bar (probably formerly with shutters). The first floor has five heavy square stone chamfered pitching holes. Coped gables with kneelers. Circular stone pitching eyes to each gable and what appears to be a later door in the right gable. Two king-post roof trusses, one of which employs a re-used tie of considerable size" [1].

#### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068) towards the western boundary of the park with trees to the north and west and a grassed area to the south-east. Barn Cottages are located immediately to the east (MA03\_0132). The asset does not feature in important views within the park.

#### Asset value assessment:

The value of the asset lies in its historic and architectural interest. The asset is illustrative of historic equine management practices. The setting of the asset within Dunham Massey Park (MA03\_0068) makes a positive contribution to how this value is appreciated and understood.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067905>.

**Unique Gazetteer ID (UID): MA03\_0132**

**Asset name: Barn Cottages**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-308a

National Grid Reference: 373361 387384

---

### Asset class/type and dates

Monument class/type: Domestic  
Cottage home

Period(s): Post-medieval

---

### References

References: NHLE: 1121956  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall
MA03_0131	Stables to west of barn cottages

---

### Description and sources

#### Full asset description:

"Barn, now two cottages. Pre 1751. English garden wall bond brick with 20th century tile roof. Projecting cart entries with stone quoins have been bricked up to facilitate the 19th century conversion to cottages, each of which has a central entrance, rooms on either side and two storeys. Total of ten window openings with stone sills, segmental arches and sash windows one of which is a tripartite sash and most of which retain glazing bars. Left hand bay is used as storage but has a casement window. Steeply pitched roof, coped gables with kneelers, four chimney stacks. Numerous blocked vents to gable ends as well as some to front and rear" [1].

#### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068) in an area dominated by areas of open grass and tree planting. A stable building (MA03\_0131) is located immediately west of the asset and the service buildings of Dunham Hall (MA03\_0076) are visible to the east.

#### Asset value assessment:

The value of the asset lies in its historic association with Dunham Hall (MA03\_0076). The setting of the asset within Dunham Massey Park (MA03\_0068) makes a positive contribution to understanding and appreciating this historic interest.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1121956>.

## Unique Gazetteer ID (UID): MA03\_0133

### Asset name: Freestanding pier to north west corner of garden forecourt

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 373472 387356

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#### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Garden ornament  
Period(s): Post-medieval

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#### References

References: NHLE: 1121901  
HER n/a  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall

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#### Description and sources

##### Full asset description:

"Pier. Early 18th century. Stone. Heavy square pier about 1.5m high with projecting plinth and cornice" [1].

##### Setting description:

The asset is set within Dunham Massey park (MA03\_0068) and forms part of the forecourt of Dunham Hall (MA03\_0076).

##### Asset value assessment:

The value of the asset largely lies in its architectural contribution to the designed landscape of Dunham Massey (MA03\_0068) and Dunham Hall (MA03\_0076). The setting of the asset makes a positive contribution to this value.

**Heritage value:** Moderate

##### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1121901>.

**Unique Gazetteer ID (UID): MA03\_0134**

**Asset name: Sundial on garden forecourt**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-308a

National Grid Reference: 373507 387376

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### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Sundial

Period(s): Post-medieval

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### References

References: NHLE: 1356496  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall

---

### Description and sources

#### Full asset description:

"Sundial. Early 18th century. By either Van Nost or Carpentiere. Stone with metal dial. Two-step stone base with nosings on which is a kneeling African figure clad in leaves carrying the sundial above his head" [1].

#### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068) and forms part of the forecourt of Dunham Hall (MA03\_0076). The asset is located centrally to the south façade of the hall and is visible in key views of the house.

#### Asset value assessment:

The value of the asset largely lies in its architectural contribution to the designed landscape of Dunham Massey (MA03\_0068) and Dunham Hall (MA03\_0076). The setting of the asset makes a positive contribution to this value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1356496>.

## Unique Gazetteer ID (UID): MA03\_0135

### Asset name: Pier at south west corner of forecourt garden

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-308a

National Grid Reference: 373492 387285

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#### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Garden ornament

Period(s): Post-medieval

---

#### References

References: NHLE: 1067902  
HER n/a  
NMR n/a

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#### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall
MA03_0137	Pier at south east corner of forecourt garden

---

#### Description and sources

##### Full asset description:

"Garden feature. Early 18th century. Ashlar. Lion of the Booth crest stands on rectangular pier with projecting base and cornice. From two sides radiate short walls with scrolled copings which delineate the formal lawn. The pier (which is one of a pair [q.v.]) was substituted in place of the forecourt walls which were demolished to give an open prospect to the hall" [1].

##### Setting description:

The asset is set within Dunham Massey park (MA03\_0068) and forms part of the forecourt of Dunham Hall (MA03\_0076). The pier is one of a pair on opposing sides of the forecourt (MA03\_0137).

##### Asset value assessment:

The value of the asset largely lies in its architectural contribution to the designed landscape of Dunham Massey Park (MA03\_0068) and Dunham Hall (MA03\_0076). The setting of the asset makes a positive contribution to this value.

**Heritage value:** Moderate

##### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067902>.

## Unique Gazetteer ID (UID): MA03\_0136

### Asset name: 2 small piers at south of garden forecourt

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 373534 387299

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#### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Garden ornament  
Period(s): Post-medieval

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#### References

References: NHLE: 1067904  
HER n/a  
NMR n/a

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#### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall

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#### Description and sources

##### Full asset description:

"Two small piers, formerly obelisks. Early 18th century. Stone square shafts with base, cornice and pyramidal cap. The piers define the extent of the garden forecourt which was at one time walled. Shown on Harris' paintings (c. 1751). Included for group value" [1].

##### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068) and forms part of the forecourt of Dunham Hall (MA03\_0076). The asset is located centrally to the south façade of the hall and is visible in key views of the house.

##### Asset value assessment:

The value of the asset largely lies in its architectural contribution to the designed landscape of Dunham Massey Park (MA03\_0068) and Dunham Hall (MA03\_0076). The setting of the asset makes a positive contribution to this value.

**Heritage value:** Moderate

##### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1067904>.



## Unique Gazetteer ID (UID): MA03\_0137

### Asset name: Pier at south east corner of forecourt garden

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 373582 387324

---

#### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Garden ornament  
Period(s): Post-medieval

---

#### References

References: NHLE: 1121913  
HER n/a  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall
MA03_0135	Pier at south west corner of forecourt garden

---

#### Description and sources

##### Full asset description:

"Garden feature. Early 18th century. Ashlar. Lion of the Booth crest stands on rectangular pier with projecting base and cornice. From two sides radiate short walls with scrolled copings which delineate the formal lawn. The pier (which is one of a pair [q.v.]) was substituted in place of the forecourt walls which were demolished to give an open prospect to the hall" [1].

##### Setting description:

The asset is set within Dunham Massey Park (MA03\_0068) and forms part of the forecourt of Dunham Hall (MA03\_0076). The pier is one of a pair on opposing sides of the forecourt (MA03\_0135).

##### Asset value assessment:

The value of the asset largely lies in its architectural contribution to the designed landscape of Dunham Massey Park (MA03\_0068). The setting of the asset makes a positive contribution to this value. The asset also has group value with Dunham Massey Hall (MA03\_0076).

**Heritage value:** Moderate

##### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1121913>.

**Unique Gazetteer ID (UID): MA03\_0138**

**Asset name: Cemetery Chapel, Tabley Road**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 373622 379511

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### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Cemetery chapel  
Period(s): Modern

---

### References

References: NHLE: 1388428  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"Cemetery chapel. 1901. By Robert J. McBeath. Random rusticated rubble with pink ashlar dressings and red plain tiled roof. PLAN: octagonal chapel with rectangular gables at three cardinal points, and a tower at the east which forms entrance porch. EXTERIOR: tower has battered base with clasping buttresses, and battered octagonal upper stage with spirelet carried over timber lantern recessed behind parapet. Two-light plate traceried window in the lower stage, and string course with gargoyles. Doorway in base of tower with cast-iron gates to porch in moulded and chamfered archway. Tower is balanced by high, buttressed gable to the west, and all three gables have plate traceried windows, with rose windows in the main walls of the chapel which has scalloped eaves cornice. INTERIOR: not inspected. An inventive and original design" [1].

#### Setting description:

The asset is located within a formal planned active cemetery on a grid pattern which is bounded by trees. There is a cemetery lodge located at the entrance to the cemetery on Tabley Road.

#### Asset value assessment:

The value of the asset largely lies in its historic and architectural interest. The building is of an inventive and original design and is illustrative of the late-Victorian culture of commemoration and attitudes to death. The setting of the asset is key to understanding and appreciating the heritage value of the asset.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1388428>.

**Unique Gazetteer ID (UID): MA03\_0139**

**Asset name: Dale Cottage**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 374174 382242

---

### Asset class/type and dates

Monument class/type: Domestic  
Timber framed house  
Period(s): Post-medieval

---

### References

References: NHLE: 1139519  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"House. c. 1626. Timber frame with whitewashed brick infill. Three cells. Two storeys. Road frontage: 13 x 3 cells of small framing with angle braces at right hand corner and to sixth, seventh and tenth bays from right. Door to left of centre. Two-light casement to left. Two three-light casements to ground floor right. One three-light dormer casement to first floor. Blocked doorway to extreme right with date and fleur de lys carved in lintel. Right hand gable end: 5 x 3 cells of small framing with arched braces. Truss of Queen posts with angle struts parallel to principals. Nineteenth century outshut to rear" [1].

#### Setting description:

The asset is set back from Ashley Road within gardens bounded by tall hedges and trees which largely screen views of the surrounding landscape. A brick barn is located immediately to the north of the asset, now converted to residential use.

#### Asset value assessment:

The value of the asset is derived from its architectural interest, including its timber frame construction and decorative features such as the fleur-de-lis carved into one of the lintels. The building is also of historic interest as a well preserved example of a 17th century timber frame house. Despite the conversion of the barn, the enclosed garden forms part of the historic context of the asset and positively contribute to its heritage value.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139519>.

**Unique Gazetteer ID (UID): MA03\_0140**

**Asset name: Cooper's Square**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-305a  
National Grid Reference: 368957 384120

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### Asset class/type and dates

Monument class/type: Domestic  
Timber framed house  
Period(s): Post-medieval

---

### References

References: NHLE: 1139517  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"House. Late 17th century. Timber frame with red stretcher bond brick and slate roof. L-shaped two-storey plan. Entrance front. 5 x 2 cells of small framing to right with one 19th century attic dormer. 5 x 2 cells to left with angle braces and 19th century dormer window. Gable end to left has 3 x 2 cells of small framing and angle braces. All fenestration is of 20th century date. Twentieth century gabled addition to left" [1].

#### Setting description:

The asset is located within mature landscaped gardens which completely enclose the asset providing a discrete setting.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest as a well preserved example of a 17th century timber frame house. The setting of the asset allows the asset to be understood and appreciated within its historic rural context and positively contributes towards its heritage value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139517>.

**Unique Gazetteer ID (UID): MA03\_0141**

**Asset name: Deer House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 374334 387316

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Deer house  
Period(s): Post-medieval

---

### References

References: NHLE: 1121923  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey

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### Description and sources

#### Full asset description:

"Deer House. c. 1740. English bond brickwork with stone slate roof. Two-storey block accommodates a hay loft on the upper floor and is surrounded on three sides by a continuous lean-to. The lean-to has a total of seven semi-elliptical headed arches to allow deer to enter. The main block has a moulded stone oeil-de-boeuf in one end, vents along the sides, a first floor loading door in the other, two two-light double-chamfered mullion windows and coped gables with kneelers. Inside the mangers still remain and were designed to be fed directly from the loft above" [1].

#### Setting description:

The asset is located within Dunham Massey Park (MA03\_0068). The setting of the asset is a small area of open parkland which is bordered by trees. The asset does not feature within important views of the park.

#### Asset value assessment:

The value of the asset lies in its historic interest as a record of deer park management practices. The setting of the asset within Dunham Massey Park (MA03\_0068) makes a positive contribution to understanding this value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1121923>.

**Unique Gazetteer ID (UID): MA03\_0142**

**Asset name: Charcoal Lodge**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-308a  
National Grid Reference: 374563 387382

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### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Gate lodge  
Period(s): Modern

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### References

References: NHLE: 1120856  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA03_0068	Dunham Massey
MA03_0076	Dunham Hall

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### Description and sources

#### Full asset description:

"Lodge. 1906 on datestone. J. Compton Hall for the 9th Earl of Warrington. Snecked stone ground floor, brick first floor, ashlar dressings and stone slate roof. Two storeys with two rooms on each floor, a two-storey central porch and single-storey rear wing and lean-to. Tudor style. Ashlar plinth, first floor band, quoins, projecting eaves and coped gables with kneelers. The gabled two-storey porch has a square headed door with ovolo-moulded surround and flat dentilled hood on brackets. Above is the appropriate coat of arms. The first floor window is of three lights with a datestone above. One window to each floor on either side of the porch with three lights. All windows have cavetto-moulded mullions. The rear has a two-storey wing which reflects the porch. One rear stack, one gable stack with gathered flues and inglenook window" [1].

#### Setting description:

The asset is set along the northern boundary of Dunham Massey Park (MA03\_0068) with Charcoal Road immediately to the north of the asset and parkland immediately to the south. A treelined avenue leads south-west from the lodge into the centre of the park. Stone gate piers and brick park wall adjoin the asset.

#### Asset value assessment:

The value of the asset largely lies in its historic relationship with Dunham Hall (MA03\_0076) and its parkland (MA03\_0068). The adjoining park walls and gate piers and the location of the asset in relation to Charcoal Road and the parkland is illustrative of its historic function and these aspects of the setting of the asset make a positive contribution to the value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1120856>.



**Unique Gazetteer ID (UID): MA03\_0143**

**Asset name: Site of anti-aircraft batteries and defence features south of Budworth Road**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310

National Grid Reference: 370659 378830

---

### Asset class/type and dates

Monument class/type: Defence  
Anti aircraft battery

Period(s): Modern

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### References

References: NHLE n/a  
HER n/a  
NMR n/a  
Remote sens. ID: MA03\_RS008  
Geophysical ID: MA03\_GP003.001-003

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### Associated assets

Asset UID	Asset name
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MA03_0114	Bombing Decoy Site at Budworth
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### Description and sources

#### Full asset description:

Site of Second World War Anti-Aircraft Batteries and defence features within field south of Budworth Road, and to east of Waterless Brook, identified during Field Survey (MA03\_GP003.001-003) and Remote Sensing Survey (MA03\_RS008) [1] [2]. Observed from historic aerial photographs and during geophysical survey, possibly showing two defended sites with surrounding apron, and entrance to north. Network of paths connecting battery site and ancillary features also visible. The asset may have had an association with the Bombing Decoy Site at Budworth (MA03\_0114) and RAF Cranage Airfield (MA02\_0214).

#### Setting description:

The asset is located within a large agricultural field south of Budworth Road. Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is largely derived from its archaeological and historic interest, due to its potential to reveal information about Defence of Britain structures in Cheshire and its association with broader national narratives.

**Heritage value:** Low

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

- 1 BID HE-004-0MA03
- 2 BID HE-005-0MA03

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0144**

**Asset name: Group of levelled rectilinear banks and ditches representing the former gardens of Agden Hall**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-312a

National Grid Reference: 371520 385622

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### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Garden feature

Period(s): Post-medieval

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### References

References: NHLE n/a  
HER n/a  
NMR n/a  
Remote sens. ID: MA03\_RS023-025  
Geophysical ID: MA03\_GP008.001-MA03\_GP008.005

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### Associated assets

Asset UID	Asset name
MA03_0106	Agden Hall Farm

---

### Description and sources

#### Full asset description:

A group of levelled rectilinear banks and ditches (MA03\_RS023-025), visible on historic aerial photographs as cropmarks across two adjacent fields. The features were identified during Field Survey and Remote Sensing Survey are the former gardens of Agden Hall. [1] [2] The group is located next to Agden Hall Farm, on the northern side of the M56 and comprise what appears to be a substantial curving anomaly which corresponds to the northern boundary of the garden design. Just inside the northern garden boundary is rectangular anomaly which may represent a structural feature. To the east of the hall is a grid-pattern of linear anomalies aligned squarely to the orientation of the former garden and likely a series of cinder paths between planting beds. Various other anomalies identified relate to former garden features.

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset lies in its archaeological interest due to its potential to reveal information about formal garden layouts which were associated with halls within Cheshire, later converted to agricultural land. These features also have historic interest due to their connection with the noted garden designer Edward Kemp.

**Heritage value:** Low

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

- 1 BID HE-004-0MA03
- 2 BID HE-005-0MA03

**Unique Gazetteer ID (UID): MA03\_0145**

**Asset name: Tabley Chapell or The Chappell in the Street  
(site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310-R1

National Grid Reference: 372290 379500

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### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Chapel of ease

Period(s): Medieval

---

### References

References: NHLE n/a  
HER: 1229/1  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0007	Tabley Old Hall moated site and gatehouse

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### Description and sources

#### Full asset description:

The site of Tabley Chappell, which was also known as The Chappell in the Streete. This chapel was erected c. 1440 for the convenience of the Daniel and the Leicester families and their tenants. It was built between their two houses and was situated in the High Street of Over Tabley. It was demolished in 1677. When this chapel was built, the first chapel at Tabley Old Hall (MA03\_0008), built in the 13th century, fell into decay. [1]. The location of the asset is speculative, equivalent to a four figure grid reference.

#### Setting description:

The location of this asset is uncertain, setting does therefore not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and archaeological interest. Historic interest is derived from the sites association with Tabley Old Hall and the families of Daniel and Leicester who were former tenants. Archaeological interest includes the potential for evidence related to the site of a former chapel at Over Tabley in the medieval period.

**Heritage value:** Low

#### Sources:

1 <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH6891>.

**Unique Gazetteer ID (UID): MA03\_0146**

**Asset name: Group of cropmarks in Mere Parish**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311-R1

National Grid Reference: 372800 383100

---

### Asset class/type and dates

Monument class/type: Monument  
Ring ditch

Period(s): Bronze Age

---

### References

References: NHLE n/a  
HER: 2912/0/1-2, 2164/0/0-4  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

Group of seven to eight cropmarks of Bronze Age ring ditches lying on sand and gravels identified during aerial survey investigations in 1987-88. [1] The ring ditches probably represent the remains of Bronze Age round barrows and are part of a funerary landscape.

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is largely derived from its archaeological interest including the potential for evidence related to the prehistoric funerary landscape.

**Heritage value:** Low

#### Sources:

1 Nevell, M. (1989), An Aerial Survey of Southern Trafford and Northern Cheshire, Nevell M, 3 1987-1988 /29.

**Unique Gazetteer ID (UID): MA03\_0147**

**Asset name: Ring ditch on High Legh Golf Course**

Designation and grade: Non-designated

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311

National Grid Reference: 370500 384630

---

### Asset class/type and dates

Monument class/type: Monument  
Ring ditch

Period(s): Bronze Age

---

### References

References: NHLE n/a  
HER: 2735  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

A ring ditch, approximately 15m in diameter, identified from vertical aerial photographs dating to 1985. This probably represents a ploughed-out Bronze Age round barrow and is part of a funerary landscape. Also investigated through geophysical survey in 1997 and 1999. The golf course has now been constructed and the site of the ring ditch has been partially covered with top soil. The feature itself remains intact [1].

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is largely derived from its archaeological interest including the potential for evidence related to a prehistoric funerary landscape.

**Heritage value:** Low

#### Sources:

1 <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH7497>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0148**

**Asset name: 1 Gothic Cottage, Wrenshot Lane**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-312a-L1

National Grid Reference: 370172 384416

---

### Asset class/type and dates

Monument class/type: Domestic  
Estate cottage

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 5390  
NMR n/a  
Other survey ID: DCH9040

---

### Associated assets

Asset UID	Asset name
MA03_0149	2 Gothic Cottage, Wrenshot Lane

---

### Description and sources

#### Full asset description:

A locally listed building. One of a pair of semi-detached cottages. Built in the mid 19th century. Constructed from brick with cream render. The roof is a steeply pitched gable roof with slate tiles and an alternating scalloped pattern. Each cottage features prominent matching first floor dormers. There is one tall central brick chimney. The ground floor window openings feature shallow pointed arches. The windows on the front elevation are three-light casements and appear to be original, they feature an unusual leaded pattern of interlocking hexagons. There are modern extensions to the rear and side. The Egertons of Tatton Park originally owned these cottages. They are different from any other in High Legh parish [1].

#### Setting description:

The setting of the asset is formed by private gardens to the front and rear and the attached 2 Gothic Cottage (MA03\_0149). There is a contemporary outhouse in the rear garden.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, including the historic association with the Egertons of Tatton Park and the interesting architectural details of the building. The setting of the asset including the relationship to 2 Gothic Cottage means the historic context can be readily understood and appreciated positively contributing to the assets heritage value.

**Heritage value:** Low



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH16353>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0149**

**Asset name: 2 Gothic Cottage, Wrenshot Lane**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-312a-L1

National Grid Reference: 370176 384413

---

### Asset class/type and dates

Monument class/type: Domestic  
Estate cottage

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 5391  
NMR n/a  
Other survey ID: DCH9041

---

### Associated assets

Asset UID	Asset name
MA03_0148	1 Gothic Cottage, Wrenshot Lane

---

### Description and sources

#### Full asset description:

A locally listed building. One of a pair of semi-detached cottages. Built in the mid 19th century. Constructed from brick with cream render. The roof is a steeply pitched gable roof with slate tiles and an alternating scalloped pattern. Each cottage features prominent matching first floor dormers. There is one tall central brick chimney. The ground floor window openings feature shallow pointed arches. The windows on the front elevation are three-light casements and appear to be original, they feature an unusual leaded pattern of interlocking hexagons. There is a large modern two-storey extension to the rear. The Egertons of Tatton Park originally owned these cottages. They are different from any other in High Legh parish [1].

#### Setting description:

The setting of the asset is formed by private gardens to the front and rear and the attached 1 Gothic Cottage (MA03\_0148). There is a contemporary outhouse in the rear garden.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, including the historic association with the Egertons of Tatton Park and the interesting architectural details of the building. The setting of the asset including the relationship to 1 Gothic Cottage means the historic context can be readily understood and appreciated positively contributing to the assets heritage value.

**Heritage value:** Low

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH16354>.

**Unique Gazetteer ID (UID): MA03\_0151**

**Asset name: Unamed site north of Tabley Hall (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-309b-R1

National Grid Reference: 372159 377470

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### Asset class/type and dates

Monument class/type: Monument  
Mound

Period(s): Undated

---

### References

References: NHLE n/a  
HER: 2693  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

An oval mound to the north of Tabley Hall moat, approximately 18m by 12m [1]. The mound was recorded during the North West Wetlands Survey fieldwork [2].

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and archaeological interest associated to Tabley Hall moat and therefore the potential to reveal evidence relating to its layout and character during the medieval period. Setting does not contribute to the heritage value of the asset.

**Heritage value:** Low

#### Sources:

- 1 <http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH7443>
- 2 Leah, M. D. Wells, C. Huckerby, E. and Appleby, C. (1997), North West Wetland Survey 4: The Wetlands of Cheshire, Lancaster Imprints 5, Lancaster University Archaeological Unit, Lancaster.

**Unique Gazetteer ID (UID): MA03\_0153**

**Asset name: Pair of Kiln Fields (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310

National Grid Reference: 372460 379168

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### Asset class/type and dates

Monument class/type: Industrial  
Brick kiln

Period(s): Post-medieval

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### References

References: NHLE n/a  
HER: 4050, 4052  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

Possible site of a brick kiln based on field name evidence [1].

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from historic interest related to the layout of brick kiln fields and from its archaeological interest including the potential for evidence related to the use of these fields as former kilns associated with industry during the post-medieval period. Setting does not contribute to the heritage value of the asset.

**Heritage value:** Low

#### Sources:

- 1 Greater Manchester Archaeological Unit (1991), A556M (M56-M6) Improvement, An Archaeological Assessment, Greater Manchester Archaeological Unit. Assessment. R2011. no.19

**Unique Gazetteer ID (UID): MA03\_0155**

**Asset name: High Legh Park (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-311  
National Grid Reference: 370697 383803

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### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Deer park  
Period(s): Early medieval,  
Medieval, and  
Post-medieval.

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### References

References: NHLE n/a  
HER: 1264/2/0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0052	Front Lodge
MA03_0053	Chapel of St Mary
MA03_0054	West Hall Farmhouse
MA03_0055	Church of St John

---

### Description and sources

#### Full asset description:

A desk-based assessment undertaken in 1993 in advance of the development of a golf course at High Legh identified that the medieval and modern High Legh Park may have its origins in the Saxon period. The Domesday Survey of 1086 refers to a 'haia' or 'haeg' in High Legh. 'Haegas' were enclosures and it has been suggested that they were for controlling deer prior to hunting, and possibly as breeding grounds. It is possible that High Legh Park is this 'haeg'. There are only approximately 35 examples in England of similar sites. Documentary evidence shows that the medieval deer park was established by the late 13th century. There is little or no trace of the bank and ditch that would have enclosed the medieval park, although the occurrence of the word 'Ranstave' in some field names documented in the High Legh tithe awards for the area is interesting. 'Ranstave' may derive from an Old English word 'Randstaef' meaning something like 'stave boundary', perhaps describing an early fence around the park. The park was redesigned 1791 by Humphrey Repton. Some of the clumps and belts of trees he proposed for the park have survived, the most notable being Park Belt along the southern side of Wrenshot Lane.

Comparison of the High Legh tithe map and awards for this area in 1849 with estate maps dating to 1786 and 1824 illustrate that the former turnpike road, which formed the southern boundary of the estate and which was still in use in 1824, had been abandoned by the time of the High Legh tithe award in 1849. The course of this road is still visible as an abandoned trackway through the park. At the same time West Lane was pushed further westwards so that West Hall which had been situated directly off the original West Lane was now buffered from the new West Lane by gardens. However, the cartographic evidence also shows

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

that in the north-eastern part of the estate little change in the field boundaries occurred. [1]

The township of High Legh or 'Lege' is first mentioned in Domesday Survey in 1086. It was gifted to Gilbert de Venables by William the Conqueror, but prior to this appears to have been in the possession of two Saxon landowners, Wulfgeat and Dot. By the latter half of the 12th century the estate was divided between two manors, East and West Hall, both occupied by families with the surname of 'Legh'. It is thought that the Legh family came over at the Conquest and that both the East and West Hall families came from a common ancestor-possibly Eward de Lega. During the reign of Edward I (1272-1307), West Hall was partitioned and partly sold off to Sir Richard Massey of Tatton, so that the township was owned by three lords of the manor - The East Hall Leghs, the West Hall Leghs and the owner of Tatton. In 1912 the Leghs of West Hall sold their interests to the Leghs of East Hall. The East Hall then served as the sole house until 1939 when the house and park were commandeered by the war office. [2] Neither hall now survives but the Chapels of Ease of both survive at least in part.

Remnants of the former parkland include areas of ancient woodland and post medieval plantation which survive as features within the modern golf course. Sections of post-medieval plantation were likely planted as part of a wider trend of increasing woodland plantation in Cheshire from the 18th century onwards. This was linked to the increasing popularity of field sports during this period. Plantations also played an important role in the landscape design of the late 18th century and some of the surviving woodland is likely the result of the redesign by Repton. A number of buildings associated with the former park also survive, including Front Lodge, the Chapel of St Mary, West Hall Farmhouse and the Church of St John. The former boundary of the park is legible in the alignment of surrounding roads including the A50 Warrington Road and West Lane which were realigned as a result of the Repton landscaping project.

The eastern section of the parkland was sold to housing developers in phases throughout the second half of the 20th century. The western section of the park was developed into a golf course in the late 20th century. The creation of fairways and greens has created divisions with linear emphases within the former parkland, altering the previous open character of the parkland. The area to the north of Wrenshot Lane formerly comprised of rectilinear agricultural fields which were the result of post-medieval planned enclosure. However, the area now forms an extension to High Legh Golf Course. Evidence of former field boundaries and tracks survive within this area in the form of sections of hedgerows and lines of trees.

### Setting description:

Setting does not contribute to the heritage value of the asset.

### Asset value assessment:

The value of the asset is derived from its historic interest related to the development of High Legh and Humphry Repton and from its archaeological interest including the potential for evidence related to the use of the area as a deer park in the early medieval period. Setting does not contribute to the heritage value of the asset.

**Heritage value:** Low

### Sources:

- 1 Chester Archaeology (1993), High Legh Golf Course: Desk Based Assessment, Chester City Council Archaeological Service.
- 2 Lancashire & Cheshire Antiquarian Society (1883), Transactions of the Lancashire & Cheshire Antiquarian Society, Lancashire & Cheshire Antiquarian Society.  
101/97-138 Richards R 1949

**Unique Gazetteer ID (UID): MA03\_0156**

**Asset name: Beson Hill Cottage and Rose Cottage**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-310-R1  
National Grid Reference: 373952 379346

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### Asset class/type and dates

Monument class/type: Domestic  
Cottage home  
Period(s): Post-medieval

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### References

References: NHLE: 1388427  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"Pair of cottages. Probably mid 18th century. Brick with steeply pitched thatched roof. Single and two-room plan. Two storeys; three-window range, Doorways to right, and between windows to left, both in rustic timber porches. Three-light casement windows with cambered brick heads. Lean-to against right-hand gable wall also thatched. End wall and axial stacks. INTERIOR: not inspected" [1].

#### Setting description:

The setting of the asset is formed by front and rear private gardens with Tabley Road aligned across the front of the cottages. Beyond this the cottages are surrounded by agricultural fields with distant views of the edge of the Knutsford suburban residential properties.

#### Asset value assessment:

The value of the asset lies in its historic and architectural interest as an example of an 18th century pair of cottages. The agricultural fields which surround the asset contribute to how the asset is understood in its rural context positively contributing to the heritage value of the asset.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1388427>.



**Unique Gazetteer ID (UID): MA03\_0157**

**Asset name: Arley Conservation Area**

Designation and grade: Conservation area

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 367587 380743

---

### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Landscape park

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 095  
NMR n/a  
Other survey ID: DCH1324

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### Associated assets

#### Asset UID Asset name

MA03\_0033 Arley Hall

MA03\_0158 Arley Green School and Arley Green Lodge

MA03\_0159 King's Cottage, Chaplains House, School House and Oak Lodge

MA03\_0160 The Old Parsonage

---

### Description and sources

#### Full asset description:

A conservation area including Arley Hall (MA03\_0033) gardens and park and associated estate buildings. Designated in 1980, currently no appraisal has been undertaken [1]. Arley Hall and its park stand approximately 8km north of Northwich, east of the estate village of Arley and north of Great Budworth, on minor roads east of the main A559 from Northwich to Warrington, and south of the M6.

#### Setting description:

The park is set within gently rolling fairly level countryside, bounded to the north by Back Lane, but otherwise its boundaries follow field and wood edges. The setting of the asset includes the remainder of Arley Hall (MA03\_0033) park and surrounding agricultural fields.

#### Asset value assessment:

The value of the asset is derived from its historic interest related to the development of Arley Hall and its artistic and architectural interest related to the design of its gardens and estate buildings. The setting of the asset makes a positive contribution to the value of the asset by providing a rural and parkland context in which to appreciate the interest of the asset.

**Heritage value:** High

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

- 1 [https://www.cheshireeast.gov.uk/environment/heritage\\_natural\\_environment/conservation\\_listed\\_buildings/conservation\\_areas/conservation\\_areas\\_appraisals/conservation\\_areas\\_appraisals.aspx](https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/conservation_listed_buildings/conservation_areas/conservation_areas_appraisals/conservation_areas_appraisals.aspx)

**Unique Gazetteer ID (UID): MA03\_0158**

**Asset name: Arley Green School and Arley Green Lodge**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 368150 380826

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### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Barn

Period(s): Post-medieval

---

### References

References: NHLE: 1139544  
HER n/a  
NMR n/a

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### Associated assets

**Asset UID    Asset name**

MA03\_0033    Arley Hall

MA03\_0157    Arley Conservation Area

MA03\_0159    King's Cottage, Chaplains House, School House and Oak Lodge

MA03\_0160    The Old Parsonage

---

### Description and sources

#### Full asset description:

"Barn, early 16th century converted to school c. 1830. Stone plinth, brick and timber framing with rendered brick infill and stone slate roof. Single storey. East front: 20 x 2 cells of small framing. Middle stud to lower row of cells. Chevroning to upper row with five three-light mullioned and transomed windows each of two-cells width. Doorway to 9th cell from right. Dormer to the right. To left and adjoining is a 19th century cottage with a brick chimney breast of two flues with offsets. The attached cottage, Arley Green Lodge, has close studding with arched braces. Gabled dormer to upper right hand side. Left hand gable end has timber framing and bay window. Interior: four full crucks. Two with two spurs and one with three spurs, all trusses having tie and collar (extending to side walls). Small posts and yoke rise from ties to meet middle spurs which are angled. Wind bracing" [1].

#### Setting description:

The setting of the asset is formed by the surrounding buildings, including King's Cottage, Chaplains House, School House and Oak Lodge and the Old Parsonage. Together these buildings originally formed Cowhouse Farm before they were repurposed for different uses in the early 19th century [2]. Beyond these buildings is agricultural land and the parkland of Arley Hall.

#### Asset value assessment:

The value of the asset is derived from its historic, architectural and archaeological interest. Historic interest is derived the buildings association with the Arley Estate and the philanthropic efforts of Rowland Egerton-

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

Warburton. Architectural interest is derived from the design of the building and subsequent adaption in the 19th century. Archaeological interest is derived from the potential of the building to provide evidence for early 16th century building techniques and farming practices. The setting of the asset makes a positive contribution to the value of the asset, this is largely derived from the relationship of the asset to other buildings which originally formed part of Cowhouse Farm and to Arley Hall parkland.

**Heritage value:** High

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1139544>.
- 2 Arley Hall and Gardens (1999), guidebook, Jarrold Publishing.

## Unique Gazetteer ID (UID): MA03\_0159

### Asset name: King's Cottage, Chaplains House, School House and Oak Lodge

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 368172 380840

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#### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Cow house  
Period(s): Post-medieval

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#### References

References: NHLE: 1139545  
HER n/a  
NMR n/a

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#### Associated assets

Asset UID	Asset name
MA03_0033	Arley Hall
MA03_0157	Arley Conservation Area
MA03_0158	Arley Green School and Arley Green Lodge
MA03_0160	The Old Parsonage

---

#### Description and sources

##### Full asset description:

"Row of four cottages. Late 18th century shippons converted to cottages in mid 19th century. Red English garden wall bond brick with slate roof. Cottages divided by prominent transverse walls with large ridge stacks. Three left hand cottages of three bays. Symmetrical, central doorway with three-light casement windows to left and right of ground and first floors. Right hand cottage has one three-light casement window and an offset chimney- stack of two flues. Right hand gable end has four-light oriel to ground floor with two two-light casements above. Nineteenth century wing to right, slightly recessed. Front door with one-light casement above two-flue chimney stack to right of this with off sets. One-storey connecting wing to two-storey cottage of brick with recessed panels of rendered infill.

The conversion of these cottages from a shippon in the 19th century appears, on grounds of style, to have been the work of William White who is accredited with the design of the Chaplain's Cottage (not listed) at Arley Green which formerly exhibited similar characteristic fenestration. The tall, boldly moulded, chimney stacks are also characteristic of his style" [1].

##### Setting description:

The setting of the asset is formed by the surrounding buildings, including Arley Green School and Arley Green Lodge and the Old Parsonage. Together these buildings originally formed Cowhouse Farm before they were repurposed for different uses in the early 19th century [2]. Beyond these buildings is agricultural

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

land and the parkland of Arley Hall.

### Asset value assessment:

The value of the asset is derived from its historic and architectural interest. Historic interest is derived the buildings association with the Arley Estate and the philanthropic efforts of Rowland Egerton-Warburton. Architectural interest is derived from the design of the building and subsequent adaption in the 19th century. The setting of the asset makes a positive contribution to the value of the asset, this is largely derived from the relationship of the asset to other buildings which originally formed part of Cowhouse Farm and to Arley Hall parkland.

**Heritage value:** Moderate

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1139545>.
- 2 Arley Hall and Gardens (1999), guidebook, Jarrold Publishing.

## Unique Gazetteer ID (UID): MA03\_0160

### Asset name: The Old Parsonage

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-02-304b  
National Grid Reference: 368218 380837

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#### Asset class/type and dates

Monument class/type: Agriculture and subsistence  
Farmhouse  
Period(s): Post-medieval

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#### References

References: NHLE: 1329675  
HER n/a  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
MA03_0033	Arley Hall
MA03_0157	Arley Conservation Area
MA03_0158	Arley Green School and Arley Green Lodge
MA03_0159	King's Cottage, Chaplains House, School House and Oak Lodge

---

#### Description and sources

##### Full asset description:

"House. c. 1750. Red Flemish bond brick with stone dressings and slate roof. Two storeys with an attic and basement. Entrance front: Symmetrical of three bays, central doorcase with pilasters and open pediment with fanlight. Door has six raised and fielded panels. Three-light casement windows to right and left with three similar windows to first floor all with splayed heads and stone sills and all being 19th century replacements of taller, narrower 18th century sash windows. Twentieth century roundel above first floor central window and three-light triangle-headed window to central pediment. Wooden frieze and cornice. One storey 19th century extension to left. Gable chimney stacks each having seven tall moulded 19th century flues. West side: basement casement windows of four, two and three lights. Ground floor windows of two lights to right and left and similar to centre. Similar window to first floor right. Two three-light windows to attic.

Abutting walls at right angles to house projecting from corners and terminating in piers and caps with ball finials. Stone kneelers to gable ends. Rear elevation: three bays symmetrical. Central doorway with half Ionic columns to either side with an entablature and pediment with dentils. Flight of five stone steps below. Door has two lower raised and fielded panels with 2 x 4 glass panes above. Basement sash windows to either side of 3 x 2 panes. Ground floor windows of 3 x 4 panes. Stone sills and splayed heads with keystones. Similar windows to right and left of first floor with similar window to centre, altered this century, of 3 x 6 panes (originally 3 x 4 panes). Two three-light dormer casement windows. Twentieth century gun room extension to right" [1].

The building was originally the farmhouse to Cowhouse Farm, but was converted to a parsonage in the mid-19th century. [2]

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Setting description:

The setting of the asset is formed by gardens to the front and rear and the surrounding buildings, including Arley Green School and Arley Green Lodge and King's Cottage, Chaplains House, School House and Oak Lodge. Together these buildings originally formed Cowhouse Farm before they were repurposed for different uses in the early 19th century [2]. Beyond these buildings is agricultural land and the parkland of Arley Hall.

### Asset value assessment:

The value of the asset is derived from its historic and architectural interest. Historic interest is derived the buildings association with the Arley Estate and the philanthropic efforts of Rowland Egerton-Warburton. Architectural interest is derived from the design of the building and subsequent adaption in the 19th century. The setting of the asset makes a positive contribution the value of the asset, this is largely derived from the relationship of the asset to other buildings which originally formed part of Cowhouse Farm and to Arley Hall parkland.

**Heritage value:** Moderate

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1329675>.
- 2 Arley Hall and Gardens (1999), guidebook, Jarrold Publishing.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0161**

**Asset name: Great Budworth Conservation Area**

Designation and grade: Conservation area

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 366416 377600

---

### Asset class/type and dates

Monument class/type: Domestic  
Estate village

Period(s): Medieval, and  
Post-medieval.

---

### References

References: NHLE n/a  
HER: 013  
NMR n/a  
Other survey ID: DCH1398

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A conservation area containing the village of Great Budworth. Including the Grade I listed Church of St Mary and All Saints and the Grade II\* listed Old School House. Until 1948 Great Budworth was part of the Arley Hall estate and in the mid 19th century the owner of Arley Hall Rowland Egerton-Warburton undertook various remodellings and repairs to buildings within the village with the aim of making it appear more picturesque [1].

#### Setting description:

The setting of the asset consists of the agricultural fields which surround the village. Glimpsed views of these fields are possible in between buildings, from gardens and at edge of village locations.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest. Historic interest is derived from the assets capacity to illustrate the development of Great Budworth since the medieval period and the association of the area with the philanthropic efforts of Rowland Egerton-Warburton. Architectural interest is derived from the design of the buildings and the massing and grain of the tightly knit streetscapes. The setting of the asset makes a positive contribution the value of the asset, providing a rural context in which the historic rural character of the village can be understood and appreciated.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

1 <http://www.cc-publishing.co.uk/Archives/gbudworth.html>

**Unique Gazetteer ID (UID): MA03\_0162**

**Asset name: Aston Park**

Designation and grade: Listed building Grade II\*

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-02-304b

National Grid Reference: 367717 378118

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### Asset class/type and dates

Monument class/type: Domestic  
Country house

Period(s): Post-medieval

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### References

References: NHLE: 1139509  
HER n/a  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"House. 1715. Red Flemish and English garden wall bond brick with stone dressings and slate roof. Two storeys with attic. Symmetrical West front of five bays. Central arched doorcase with semi-circular hood on consoles. Two 3 x 6 pane sash windows to either side at ground floor level with stone cills and lintels. Five similar windows to first floor. Diapering in heart and diamond patterns between first floor windows. Entablature of wood. Three gabled attic windows of 2 x 3 pane sashes. Moulded, dated, lead rainwater heads and downpipes. South front has two 3 x 4 pane sash windows to ground floor with similar to first floor with one 4 x 3 pane casement. 3rd floor central roundel to attic. Twentieth century extension to right. North side: blocked cambered headed windows. Interior: Central wide spinal corridor to both floors with two 15 feet square rooms to either side on both floors. Eight panel doors to ground floor rooms with bolection moulded doorcases with cavetto over. Similarly moulded fireplaces. Open well staircase with twist balusters and panelled newels with moulded drops. Further, spiral staircase to north of principal staircase" [1]. A house on this site was recorded in the Domesday Survey. The house was formerly part of the Arley Hall estate.

#### Setting description:

The setting of the asset consists of its associated former parkland which features a long treelined drive up to the front of the house. The parkland has now largely been converted to agricultural use.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest. Historic interest is derived from the association of the hall with Arley Hall and the continuous occupation of the site since the medieval period. The architectural interest is derived from the style of the house, the careful symmetry in its principal façade and the striking patterned brickwork. The setting of the asset within its former parkland makes a

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

positive contribution to this value.

**Heritage value:** High

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1139509>.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0163**

**Asset name: Smithy Cottage (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310-R1

National Grid Reference: 372336 379249

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### Asset class/type and dates

Monument class/type: Domestic  
Cottage home

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 4051/0/1  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

A cottage and the site of a u-shaped outbuilding which has now been demolished. The cottage may have originally been a small farmhouse. Both buildings are shown on the 1849 Over Tabley tithe map. [1] The u-shaped outbuilding appears to have been demolished in the late 19th or early 20th century. The cottage is brick built with a slate roof over two storeys. The building has modern casement windows and a central round window in what appears to be a blocked up doorway. [2]

#### Setting description:

The setting of the asset comprises agricultural fields and a small cluster of domestic cottages positioned along Tabley Hill Lane.

#### Asset value assessment:

The value of the asset is derived from its archaeological interest to reveal evidence of former domestic agricultural buildings during the post-medieval period. The building is of historic interest as an example of an early 19th century brick built cottage. The setting of the asset within agricultural fields and adjacent to a small cluster of domestic cottages contributes to understanding and appreciating the historic interest as a cottage with an rural hamlet.

**Heritage value:** Low

#### Sources:

- 1 Unknown (1849), Tithe Map of the Township of Tabley Superior in the Parish of Rostherne in the County of Chester, held at: Cheshire Archives and Local Studies, Ref: EDT 383/2.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

- 2 Greater Manchester Archaeological Unit (1991), A556M (M56-M6) Improvement, An Archaeological Assessment, Greater Manchester Archaeological Unit.

**Unique Gazetteer ID (UID): MA03\_0164**

**Asset name: Old Smithy Cottage**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-310-R1

National Grid Reference: 372334 379301

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### Asset class/type and dates

Monument class/type: Industrial  
Blacksmiths workshop

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 4051/0/2  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A former smithy now a house. It is built of brick, some handmade, with a slate roof and may have once had a cart entrance on the southern side [1].

#### Setting description:

The setting of the asset is formed by hardstanding used for car storage surrounding the asset, with a petrol garage to the immediate west, Tabley Hill Lane to the south and an agricultural field to the north and east.

#### Asset value assessment:

The value of the asset is derived from its historic interest as a record of former blacksmithing practices. The setting of the asset makes a neutral contribution to this value.

**Heritage value:** Low

#### Sources:

- 1 Greater Manchester Archaeological Unit (1991), A556M (M56-M6) Improvement, An Archaeological Assessment, Greater Manchester Archaeological Unit.

**Unique Gazetteer ID (UID): MA03\_0167**

**Asset name: Possible kiln or sawpit at Hoo Green**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-311  
National Grid Reference: 371592 382702

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### Asset class/type and dates

Monument class/type: Industrial  
Kiln  
Period(s): Undated, and  
Post-medieval.

---

### References

References: NHLE n/a  
HER n/a  
NMR n/a  
Geophysical ID: MA03\_GP005.014-018

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

Possible remains of kiln identified during Geophysical Field Survey (MA03\_GP005.014-018) [1]. May alternatively be the remains of a sawpit. The field in which it is located is labelled on the 1848 Mere tithe map as Sawpit Croft [2].

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its archaeological interest due to its potential to reveal information about areas of industrial production in Cheshire during the post-medieval period. Setting does not contribute to the heritage value of the asset.

**Heritage value:** Low

#### Sources:

- 1 BID HE-004-0MA03
- 2 Unkown (1848), Tithe Map of the Township of Mere in the Parish of Rostherne in the County of Chester, held at: Cheshire Archives and Local Studies, Ref: EDT 269/2.



## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0168**

**Asset name: Bridgewater Canal - Leigh Branch [from Worsley to Leigh]**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): MA04 Broomeedge to Glazebrook

Map book reference: HE-01-312a

National Grid Reference: 372021 386604

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### Asset class/type and dates

Monument class/type: Transport  
Canal

Period(s): Post-medieval

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### References

References: NHLE n/a  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

The Bridgewater Canal was constructed in 1759 by the famous engineer James Brindley, at the behest of the Duke of Bridgewater in order to transport coal from his mines at Worsley to Manchester. It was the first canal to be constructed without the presence of a pre-existing water course, signifying that water transport no longer needed to be thought of in terms of improving the navigability of existing rivers. This section of the Bridgewater Canal extends from Manchester to Runcorn and was constructed without the use of pre-existing waterways. [1] [2]

#### Setting description:

Within the Pickmere to Agden and Hulseheath area, the Bridgewater Canal crosses east to west on the northern side of the A56 Lymm Road between the River Bollin and Agden Bridge Farm. The setting is agricultural fields associated with Woolstencroft Farm, Agden Bridge Farm and Agden Brook Farm and rural cottages along the A56 Lymm Road.

#### Asset value assessment:

The value of this asset lies within its historic interest, as one of the most notable canals in the region and the first canal to be built without a pre-existing water course. It is also holds historic interest through association designed by the famous engineer James Brindley.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

- 1 Hadfield, C. (1969), British Canals: An Illustrated History, The Canals of the British Isles.
- 2 Hadfield, C. and Biddle, G. (1970), The Canals of North West England: V.1, The Canals of the British Isles.

**Unique Gazetteer ID (UID): MA03\_0169**

**Asset name: The Devisdale Conservation Area**

Designation and grade: Conservation area

---

### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): MA06 Hulseheath to Manchester Airport  
Map book reference: HE-02-308a  
National Grid Reference: 375754 387513

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### Asset class/type and dates

Monument class/type: Domestic  
Suburb  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

The Devisdale Conservation Area was designated on 4th July 1974. The conservation area is characterised as an affluent residential suburb, often with houses set back from the street behind low stone walls and dense mature planting. To the north, the majority of residential properties are mid to late 19th century, to the south the properties are newer replacing individual houses. To the west, the grounds of the late 19th century Denzell House and gardens merge into public open space. Further west is an area within a wider area of Green Belt which is incorporated into the area due to the large detached houses characteristic of the area as a whole. In the centre of the area is a large open area of common land. The views within the conservation area are generally linear and characterised by low boundary walls, tree canopies and foliage which illustrate the rise and fall of Bowdon Hill. One of the key characteristics is the privacy of residential dwellings and the views reflect this. The area of green belt look out across the rural landscape towards agricultural land and Dunham Massey Park. [1]

#### Setting description:

The topography and landscape of the area is important, and includes the wooded north slope of Bowdon Hill and the gentler west slope descending towards Dunham Massey. It is set on a summit above Bowdon Hill with views towards Dunham Massey. There is an area of green belt looking out across the rural landscape towards agricultural land and Dunham Massey Park.

#### Asset value assessment:

The conservation area has value as an historic area of enclosed land on the summit of Bowdon Hill. The topography and landscape of the area is important, and includes the wooded north slope of Bowdon Hill and the gentler west slope descending towards Dunham Massey. The associations with the Earl of Stamford are

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

strong here, as the Conservation Area was laid out in the late 19th century as an appropriate social neighbourhood adjacent to Dunham Park. The residential properties are characterised by large plots, grand houses, magnificent gardens, sweeping drives, coach houses, tree-lined streets and a vast mix of revival architectural styles. The area is also characterised by gradients and associated views, and the open space of The Devisdale is much valued common land, used extensively today by pedestrians. The conservation area is set on a summit above Bowdon Hill with views towards Dunham Massey (MA03\_0068) which positively contribute to the heritage value of the asset.

**Heritage value:** Moderate

### Sources:

- 1 Trafford Council (2016), Devisdale Conservation Area - Supplementary Planning Document SPD5.10a. Available online at: [https://www.trafford.gov.uk/planning/planning-for-householders/docs.Conservation Area Management Plan](https://www.trafford.gov.uk/planning/planning-for-householders/docs.Conservation%20Area%20Management%20Plan).

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0170**

**Asset name: Group of linear archaeological features south of Gorse Cottage**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-311

National Grid Reference: 371934 383648

---

### Asset class/type and dates

Monument class/type: Monument  
Boundary ditch

Period(s): Medieval, and  
Post-medieval.

---

### References

References: NHLE n/a  
HER n/a  
NMR n/a  
Geophysical ID: MA03\_GP011.001-MA03\_GP011.006

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

Group of linear features identified during geophysical field survey south of Gorse Cottage (MA03\_GP011). The group includes a y-shaped pattern and curving linear anomalies (MA03\_GP011.001-MA03\_GP011.006) which pre-date the earliest mapping evidence. [1] A linear depicted on the 1848 Mere tithe map of a similar nature suggests probable former ancient field patterns. [2]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its archaeological interest due to the potential to reveal evidence of land management practices during the medieval period. Setting does not contribute to the heritage value of the asset.

**Heritage value:** Low

#### Sources:

- 1 BID HE-004-0MA03
- 2 Unkown (1848), Tithe Map of the Township of Mere in the Parish of Rostherne in the County of Chester, held at: Cheshire Archives and Local Studies, Ref: EDT 269/2.

**Unique Gazetteer ID (UID): MA03\_0171**

**Asset name: Ponds to the west of Tabley Mere**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath  
Additional community area(s): n/a  
Map book reference: HE-01-309b  
National Grid Reference: 371730 377050

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### Asset class/type and dates

Monument class/type: Water supply and drainage  
Pond  
Period(s): Undated

---

### References

References: NHLE n/a  
HER: 2692  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA03_0009	Tabley House

---

### Description and sources

#### Full asset description:

A pond system on a steep wooded hillside to the west of Tabley Mere was recorded during North West Wetlands Survey fieldwork [1].

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its archaeological interest due to the potential to reveal evidence of water management practices. Setting does not contribute to the heritage value of the asset.

**Heritage value:** Low

#### Sources:

- 1 Leah, M. D. Wells, C. Huckerby, E. and Appleby, C. (1997), North West Wetland Survey 4: The Wetlands of Cheshire, Lancaster Imprints 5, Lancaster University Archaeological Unit, Lancaster.

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

**Unique Gazetteer ID (UID): MA03\_0172**

**Asset name: Arthill Heath Farm Ditched Enclosure**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-312a

National Grid Reference: 372790 385860

---

### Asset class/type and dates

Monument class/type: Monument  
Subrectangular enclosure

Period(s): Bronze Age, and  
Iron Age.

---

### References

References: NHLE n/a  
HER: 2061/1/0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"Site first appeared as cropmark 1969. Composed of a series of sub-rectangular enclosures and/or field boundaries, sited on sand and lying on the third terrace above the River Mersey. Discovery of a perforated macehead prompted excavation. Site located by resistivity survey. [1] Excavations in 1986-87 revealed enclosure ditch of large sub-rectangular enclosure 100m x 150m, c. 6m wide x 1.5m deep. Immediately behind this was a timber-revetted bank, based on two post trenches, 1m apart, containing rectangular postholes, some of which showed signs of renewal. Examination of internal area on the west side revealed four circular structures and two rectangular structures. The circular structures probably round houses, 6-10m diameter, based on penannular ditches containing a circle of postholes, the two rectangular structures, 10 x 5m and 8 x 5m with clay floors. Finds of carbonised seeds from the two round houses, waste flint flakes and a possible mortarium sherd and fragments of very friable ware. [2], [3] Two samples of charcoal taken from the fill of sealed contexts were C14 dated at Groningen and have produced dates 3730 +/- 35 BP and 4120 +/- 35 BP indicating a Bronze Age date for the earliest phase of this site." [4] [5]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its archaeological interest due to the potential to reveal evidence of Bronze Age and Iron Age settlement. Setting does not contribute to the heritage value of the asset.

**Heritage value:** Low

## Background Information and Data

Historic environment

BID HE-001-0MA03

MA03: Pickmere to Agden and Hulseheath

Historic environment baseline report

### Sources:

- 1 Nevell M, 1987, Arthill Heath Farm : The First Season 1986, Nevell M 1987 (Book). SCH375.
- 2 Nevell M, 1988, Arthill Heath Farm : A Second Season of Excavations 1987, Nevell M 1988 (Book). SCH374.
- 3 1988, The Manchester Archaeological Bulletin, Nevell M 1988 3/5-13 (Journal/Periodical). SCH3204.
- 4 Written Communication to the HER, Faulkner P 1988 (Written communication). SCH3756.
- 5 Greater Manchester Sites and Monuments Record, various, Greater Manchester Sites and Monuments Record Sheet (Unpublished document). SCH1268.



**Unique Gazetteer ID (UID): MA03\_0173**

**Asset name: Black Earth, Little Bollington**

Designation and grade: Non-designated

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### Asset location

Community area: MA03 Pickmere to Agden and Hulseheath

Additional community area(s): n/a

Map book reference: HE-01-319

National Grid Reference: 373950 385630

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### Asset class/type and dates

Monument class/type: Domestic  
Deserted settlement

Period(s): Early medieval,  
Medieval, and  
Post-medieval.

---

### References

References: NHLE n/a  
HER: 2714  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"The field name 'Black Earth' is recorded on Bollington in Bowden tithe award in 1839. [1] The name may represent the remnants of a former settlement which is recognised as dark earth in a field. However, it may also refer to a dump of post medieval manuring debris or a small patch of peaty soil." [2] Cropmarks and the possible site of a kiln identified in this location may also represent evidence of former settlement.

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its archaeological interest due to the potential to reveal evidence of early medieval or medieval settlement. Setting does not contribute to the heritage value of the asset.

**Heritage value:** Low

#### Sources:

- 1 National Museums and Galleries on Merseyside, (1993), Greater Manchester Western and Northern Relief Road - M56-M62. Archaeological Assessment Report, R2033/19 (Client Report). SCH1269.
- 2 Unknown (1839), Tithe map and award, Bollington in Bowden (Maps and Plans). CAALS ref: EDT54

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