

High Speed Rail (Crewe – Manchester)

Background information and data

Historic environment

BID HE-001-0MA04_Part 2

MA04: Broomeedge to Glazebrook

Historic environment baseline report -
Part 2 of 2

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MA04: Broomedge to Glazebrook

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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.

High Speed Two (HS2) Limited
Two Snowhill
Snow Hill Queensway
Birmingham B4 6GA

Telephone: 08081 434 434

General email enquiries: HS2enquiries@hs2.org.uk

Website: www.hs2.org.uk

A report prepared for High Speed Two (HS2) Limited:

ARUP+ ERM | FOSTER + PARTNERS | JACOBS
RAMBOLL | TYPISA | COSTAIN

MWJV

Mott MacDonald | WSP

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Appendix A: Historic environment detailed gazetteer continued

Unique Gazetteer ID (UID): MA04_0217

Asset name: Big Tree Cottages (No 119)

Designation and grade: Listed building Grade II

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-02-308b-L1

National Grid Reference: 373980 387610

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE: 1067915
HER: 7314.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0215	Dunham Town Conservation Area

Description and sources

Full asset description:

'A house and cottage, now three cottages. There is "G. M. 1730" enriched datestone. They are of brick (English bond) with a 20th century tile roof covering. The original central-entrance two-storey double- depth house was extended in the 18th century to provide a cottage to the left under a continuous roof. A door was at some stage added to the right unit of the house to create two cottages. Each cottage has a doorway with heavy frame and segmental brick, arch and a window on each floor with two or three light casements and brick arches to the ground floor. Coped gables with kneelers and three 19th century chimney stacks.' [1]

Setting description:

The setting of the asset is rural and is formed by the other residential properties within the conservation area (MA04_0215). These properties are of a similar date and style. The setting also comprises the agricultural fields to the west and the Dunham Massey estate to the south. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its historical interest as an early domestic dwelling in Dunham Town. The asset has group value with the other listed assets in the Dunham Town Conservation Area. The setting is formed by the other properties in the village, of a similar date and style, which makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1067915>

Unique Gazetteer ID (UID): MA04_0218

Asset name: Farm Cottage; Rose Cottage

Designation and grade: Listed building Grade II

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-02-308b-L1

National Grid Reference: 373917 387520

Asset class/type and dates

Monument class/type: Domestic
Estate cottage

Period(s): Post-medieval

References

References: NHLE: 1349044
HER: 7308.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0215	Dunham Town Conservation Area

Description and sources

Full asset description:

'Two late 18th to early 19th century cottages, which were formerly four cottages. English garden wall bond to Rose Cottage, Flemish bond to Farm Cottage with a slate roof. Each are of two stories, double-depth with a door to the right. Although the doors to bays two and four have been blocked. There is a continuous outshut to the rear. The two remaining doors have heavy frames and cambered brick arches. There is a total of eight three-light casement windows with stone sills and cambered brick arch heads. There are four late 19th century ridge chimney stacks. Included for group value.' [1]

Setting description:

The setting of the asset is formed by Dunham Town Conservation Area (MA04_0215) and the residential properties located within. These properties are of a similar style and date. The setting is rural and is formed by the Dunham Massey estate which is located to the south of the asset. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its historical and architectural interest as two late 18th to early 19th century estate workers cottages. The asset has group value with the other estate cottages in Dunham Town, through their association with the Dunham Massey estate. The setting makes a positive contribution to the heritage value of the asset, due to its rural location within Dunham Town Conservation Area (MA04_0215).

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1349044>

Unique Gazetteer ID (UID): MA04_0219

Asset name: Ivy House

Designation and grade: Listed building Grade II

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-02-308b-L1

National Grid Reference: 373981 387566

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE: 1356498
HER: 7309.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0215	Dunham Town Conservation Area

Description and sources

Full asset description:

'An early 18th century house of brick with a slate roof. It is double-depth, two- storey (plus attic) central-entrance plan with a 20th century garage against the right gable. There are three bays with two brick strings, modillion eaves cornice and gable stacks. There is a recessed six-panel door with moulded timber surround and pediment. There are two ground floor windows, three to the first floor, each with cambered brick arches and repaired casement windows of two and three lights.' [1]

Setting description:

The setting of the asset is formed by Dunham Town Conservation Area (MA04_0215) and the residential properties located within. These properties are of a similar style and date. The setting is rural and is formed by the Dunham Massey estate which is located to the south of the asset. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its architectural interest as an extant example of 18th century architecture with contemporaneous interior detailing. The asset also has group value with the other listed assets within the Dunham Town Conservation Area (MA04_0215). The 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/1356498>

Unique Gazetteer ID (UID): MA04_0220

Asset name: Big Tree House

Designation and grade: Listed building Grade II

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-02-308b-L1

National Grid Reference: 374013 387586

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval

References

References: NHLE: 1356511
HER: 3787.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0215	Dunham Town Conservation Area

Description and sources

Full asset description:

'A mid 18th century house located with Dunham Town Conservation Area (MA04_0215). It is of English bond brick and roughcast with graduated stone slate roof. There is a gable-entrance plan with two storeys plus attic, outshut and 20th century extension to the rear and two two-storey bay windows on each floor with sash windows separated by pilasters. There is a dentilled pediment to gable entrance which has half-glazed door, pilasters and side lights. Other windows are casements. Inside there is a fine Adam style fireplace and 18th century staircase with deep handrail.' [1]

Setting description:

The setting of the asset is formed by Dunham Town Conservation Area (MA04_0215) and the residential properties located within. These properties are of a similar style and date. The setting is rural and is formed by the Dunham Massey estate which is located to the south of the asset. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its architectural interest as an extant example of 18th century architecture with contemporaneous interior detailing. The setting makes a positive contribution to the heritage value of the asset due to its rural location with Dunham Town Conservation area (MA04_0215).

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1356511>

Unique Gazetteer ID (UID): MA04_0221

Asset name: Lime Tree Cottage; Yew Tree Cottage

Designation and grade: Listed building Grade II

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 374029 387602

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE: 1338548
HER: 3786.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0215	Dunham Town Conservation Area

Description and sources

Full asset description:

'A possible 17th century house now split into two cottages. It is of English garden wall bond brick with slate roof. Formerly a three-unit baffle-entry plan with two storeys. A door has been inserted to the left unit (Elm Tree Cottage) and a 20th century extension built at rear. Each unit has a three-light casement window to each floor with segmental brick arches to the ground floor except first unit ground floor which is four-light. There is a stone plinth and raised eaves line. There is a gable chimney stack as well as one to the left of the house-part. The interior has good splat baluster stair, a spere, a bressumer beam which is chamfered on the fire side and oak panelling said to have been re-used from the "Dog on the wall" public house.' [1]

Setting description:

The setting of the asset is formed by Dunham Town Conservation Area (MA04_0215) and the residential properties located within. These properties are of a similar style and date. The setting is rural and is formed by the Dunham Massey estate which is located to the south of the asset. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its architectural interest as an extant example of 17th century architecture with contemporaneous interior detailing. The setting makes a positive contribution to the heritage value of the asset due to its rural location with Dunham Town Conservation area (MA04_0215).

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1338548>

Unique Gazetteer ID (UID): MA04_0222

Asset name: Chat Moss Bombing Decoy (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-315-R1

National Grid Reference: 369509 395787

Asset class/type and dates

Monument class/type: Defence
Starfish site

Period(s): Modern

References

References: NHLE n/a
HER: 16035.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

'The site of World War II bombing decoys. The first was a 'Starfish' or 'Special Fires' decoy and the second a QL site which was constructed to mimic some of the dock areas [1]. The site was built in 1941 to deflect enemy bombing from the city of Manchester. By September 1941 a 'QL' decoy was incorporated into the site as part of the 'C-series' of civil decoys to protect Patrickcroft marshalling yard. The 'Starfish' decoy operated by lighting a series of controlled fires during an air raid to replicate an urban area targeted by bombs. The 'QL' decoy simulated the railway marshalling yard lights and factory lighting that would be present at Patrickcroft. The site is referenced as being operational until 1943, but could have been in use until August 1944. Aerial photography from 1966 shows the site had been used for peat extraction and no features of the decoy survive.' [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 historical interest as an illustration of the defence of Manchester during the Second World War. The setting does not contribute to the asset's heritage value.

Heritage value: Low

Sources:

1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

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- 2 https://www.pastscape.org.uk/hob.aspx?a=0&hob_id=1469127&criteria=starfish&search=all&rational=q&recordsperpage=60&sort=4

Unique Gazetteer ID (UID): MA04_0223

Asset name: Old course of Glazebrook (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-315-R1

National Grid Reference: 368100 395500

Asset class/type and dates

Monument class/type: Monument
Palaeochannel

Period(s): Undated

References

References: NHLE n/a
HER: 1865.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

'This feature would appear to be an older course of the Glazebrook.' [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 to preserve evidence of the past environment. Its setting does not contribute to its heritage value.

Heritage value: Low

Sources:

1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0224

Asset name: Woolden Moor (Little)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-315-R1

National Grid Reference: 369105 395005

Asset class/type and dates

Monument class/type: Monument
Natural feature

Period(s): Prehistoric

References

References: NHLE n/a
HER: 3033.1.6
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:

'Woolden Moor (Little) lies on the extreme west end of the Chat Moss complex and is the northern continuation of Great Woolden Moss.

The deep hollows accumulated organic deposits during the late glacial period, and the fen carr and brushwood communities began to develop in the Mesolithic/early Neolithic periods. These became restricted to higher, better drained ridges during the late Neolithic/ Bronze Age as the valley mire developed on wetter terrain. Eriophorum and Calluna became established over wide area.

Wetter episodes caused the Eriophorum sequences to be punctuated by series of widespread pool peats characterised by *S. sect Cuspidata*. A permanent change to wetter conditions is indicated by the widespread development of *S. imbricatum*-dominated peats.

Fire disturbance evidence throughout the prehistoric period. Potential for pollen records. Overlies sand and gravels of the River Mersey alluvial terrace on glacial clays, with an underlying solid geology of Upper-Triassic series of sandstones. Little Woolden Moss has peat extraction and milling hut, complete with milling and bagging machinery, dating from the 1950s. There is a small area of moss leased for hand digging. Dried peat bricks are carried on a hand-pushed trolley via tram lines to a milling shed.' [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

Despite peat extraction the asset may have heritage value due to its archaeological and palaeoenvironmental potential to preserve evidence of the past environment. Its setting does not contribute to its heritage value.

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Heritage value: Low

Sources:

- 1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0225

Asset name: Peat Mill at Little Woolden Hall (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-315-R1

National Grid Reference: 368600 394430

Asset class/type and dates

Monument class/type: Industrial
Mill

Period(s): Post-medieval

References

References: NHLE n/a
HER: 7190.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0255	Little Woolden Hall

Description and sources

Full asset description:

'There has been peat working in this area since the late 18th century, but the present building dates from the 1950s. The walls are corrugated iron, and the roof is corrugated asbestos. The internal pillars and beams are cast iron. On the roof are the remains of a hopper with "cyclone", but no tubing, lifting gear, etc., to show how the peat reached the hopper. There have been extensions to the sides and rear since the mill was built. The whole place is derelict and dangerous, especially the roof. The building was still present in the late 1990s but was not shown on mapping.' [1]

Setting description:

The setting of the asset is formed by agricultural fields on the edge of Little Woolden Moss. The agricultural fields are associated with the working farm at Little Woolden Hall (MA04_0255). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its historical interest as an illustration of the historical industries linked to the moss areas. The setting makes a positive contribution to the heritage value of the asset due to its rural location on the edge of Little Woolden Moss.

Heritage value: Low

Sources:

1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0226

Asset name: Circular Feature south-east of the Glazebrook (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-315-R1

National Grid Reference: 368505 394405

Asset class/type and dates

Monument class/type: Monument
Feature

Period(s): Undated

References

References: NHLE n/a
HER: 1866.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

'The site of a circular feature in a field adjacent to a sharp curve in the Glazebrook. In a field on the east side of the Glazebrook. Noted from aerial photographs.' [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its archaeological interest as a possible circular feature but its survival is unknown. Its setting does not contribute to its value.

Heritage value: Low

Sources:

1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0227

Asset name: Rectangular Feature (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-315-R1

National Grid Reference: 368905 394305

Asset class/type and dates

Monument class/type: Monument
Feature

Period(s): Undated

References

References: NHLE n/a
HER: 1867.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

'The site of a rectangular feature, does not appear to have been ploughed, possibly a mound. Noted from aerial photos.' [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its archaeological interest as a possible rectangular feature but its survival is unknown. Its setting does not contribute to its value.

Heritage value: Low

Sources:

1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0242

Asset name: Higher Carr Green Farm

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-313

National Grid Reference: 371775 388705

Asset class/type and dates

Monument class/type: Domestic
Farmhouse

Period(s): Post-medieval

References

References: NHLE n/a
HER: 7563.1.0
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 house, barn and garden shown on the 1839 tithe map of Warburton [1]. The 1873 Ordnance Survey map [2] shows the site as unnamed with two oblong buildings in an L shaped formation. On the 1983 Ordnance Survey map, the site consists of numerous buildings, including the two L-shaped buildings.' [3]

Setting description:

The setting of the asset is formed by the working farmyard complex and adjacent agricultural fields. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its architectural and historic interest as an example of a farmhouse and development of the settlement of Warburton. The setting is illustrative of the asset's historic relationship with the agricultural landscape, which makes a positive contribution to the heritage value.

Heritage value: Low

Sources:

- 1 Unknown (1839) Tithe Map of Warburton in the Parish of Warburton in the County of Chester, held at; Cheshire Archives and Local Studies Ref: EDT 412/2
- 2 Ordnance Survey (1873) Six inch to one mile. Sheet 17
- 3 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0244

**Asset name: Hemp Croft south of Higher Carr Green Farm
(site of)**

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-313

National Grid Reference: 371750 388590

Asset class/type and dates

Monument class/type: Agriculture and subsistence
Croft

Period(s): Post-medieval

References

References: NHLE n/a
HER: 7563.2.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

'The site of a hemp croft, noted on the 1839 tithe map of Warburton [1]. Hemp was often grown in crofts or home plots to supply the textile needs of the family, but production declined to vanishing point by the mid 19th century. The field is on the opposite side (south) of the road to Higher Green Farm. The 1983 Ordnance Survey map shows the field remains intact. The gable end to the road with outshut is now infilled. There is brick and slate stabling, with upper barn/store and square loading windows. Other buildings are of metal, and are modern brick outbuildings. On the east side of the site are cottages (not proper farmhouse) and a possible 19th century converted barn. This is of four-bays, brick/slate with two end gable chimneys.' [2]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its potential archaeological and historic interest as an example of post-medieval rope making industry and as an illustration of the development of Warburton township. Its setting does not contribute to its value.

Heritage value: Low

Sources:

- 1 Unknown (1839) Tithe Map of Warburton in the Parish of Warburton in the County of Chester, held at; Cheshire Archives and Local Studies Ref: EDT 412/2

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- 2 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0245

Asset name: House, Barn and Gardens (site of) off Carrgreen Lane

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-313

National Grid Reference: 371715 388565

Asset class/type and dates

Monument class/type: Domestic
Farmhouse

Period(s): Post-medieval

References

References: NHLE n/a
HER: 7893.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

'The site of a house, barn and garden shown on the 1839 tithe map of Warburton [1]. Two oblong and 1 L-shape buildings and 2 small outbuildings beside a stream. On the 1873 Ordnance Survey map the site shown as vacant. Shown on Swire & Hutchings 1829. On the 1983 Ordnance Survey map the site remains the same. Buildings no longer extant.' [2]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its potential archaeological interest as an example of a small post-medieval farm. It has historic interest as an illustration of the development of Warburton township. Its setting does not contribute to its value.

Heritage value: Low

Sources:

- 1 Unknown (1839) Tithe Map of Warburton in the Parish of Warburton in the County of Chester, held at; Cheshire Archives and Local Studies Ref: EDT 412/2
- 2 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0246

Asset name: Hemp Yard or Croft (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-313

National Grid Reference: 371660 388500

Asset class/type and dates

Monument class/type: Agriculture and subsistence
Croft

Period(s): Post-medieval

References

References: NHLE n/a
HER: 7893.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0246	Hemp Yard or Croft (site of)

Description and sources

Full asset description:

'The site of a hemp yard or croft, shown on the 1839 tithe map of Warburton [1]. Land on which hemp was grown. Hemp formerly often grown in crofts or home plots to supply the textile needs of the family, but production declined to vanishing point by the mid 19th century. The tithe apportionment suggests it belonged to the house and barn occupied at this time by James Hazledine south of Higher Carr Green Farm. On the 1983 Ordnance Survey map the field is intact.' [2]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its potential archaeological and historic interest as an example of post-medieval rope making industry and as an illustration of the development of Warburton township. Its setting does not contribute to its value.

Heritage value: Low

Sources:

- 1 Unknown (1839) Tithe Map of Warburton in the Parish of Warburton in the County of Chester, held at; Cheshire Archives and Local Studies Ref: EDT 412/2
- 2 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0247

Asset name: Lighthouse Poultry Farm

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-313

National Grid Reference: 371485 390255

Asset class/type and dates

Monument class/type: Domestic
Farmhouse

Period(s): Post-medieval, and
Modern.

References

References: NHLE n/a
HER: 7572.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0248	Pear Tree Cottage

Description and sources

Full asset description:

'Lighthouse Poultry farm was first depicted on the 1839 tithe map of Warburton [1] as a house and garden. The 1873 Ordnance Survey map [2] shows one small L-shaped building and one small oblong structure in nearby woods. The 1929 Ordnance Survey map [3] shows a L-shaped building is now named as Light House and has become rectangular. The other structure remains as above. On the 1981 Ordnance Survey map Light House remains as above, but the structure in the wood has become square. There are also four additional buildings of brick with a slate roof. It is three-storeys (two attics), modern insert windows in building to north - the house.' [4]

Setting description:

The setting of the farmhouse is formed by the buildings associated with the working farm, which makes a positive contribution to its heritage value.

Asset value assessment:

The asset has heritage value due to its architectural and historic interest as an example of a farmhouse and development of the settlement of Warburton. The setting makes a positive contribution to the heritage value of the asset, due to its location on a working farm.

Heritage value: Low

Sources:

- 1 Unknown (1839) Tithe Map of Warburton in the Parish of Warburton in the County of Chester, held at; Cheshire Archives and Local Studies Ref: EDT 412/2

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- 2 Ordnance Survey (1873) Six inch to one mile. Sheet 8
- 3 Ordnance Survey (1929) Six inch to one mile
- 4 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0248

Asset name: Pear Tree Cottage

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-313

National Grid Reference: 371485 390355

Asset class/type and dates

Monument class/type: Domestic
Cottage home

Period(s): Post-medieval

References

References: NHLE n/a
HER: 7573.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0247	Lighthouse Poultry Farm

Description and sources

Full asset description:

'Pear Tree Cottage appeared on the 1839 tithe map of Warburton [1] as "Cottage and Garden". The 1981 Ordnance Survey map names the asset as Pear Tree Cottage and now consists of a single square building. Recent renovation. New tile roofing and rear extension. It is a brick building with two ground floor windows to road elevation, with two brick mullions. End gable chimneys, one end gable window.' [2]

Setting description:

The setting of the asset is rural and is formed by the agricultural fields which surround the asset. The setting is also formed by other buildings of a similar style and date, such as Lighthouse Poultry Farm (MA04_0247), Birch Cottage and Moss Lane Farm. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its architectural and historic interest as an example of a cottage and development of the settlement of Warburton. The setting makes a positive contribution to the heritage value of the asset, due to its rural location.

Heritage value: Low

Sources:

- 1 Unknown (1839) Tithe Map of Warburton in the Parish of Warburton in the County of Chester, held at; Cheshire Archives and Local Studies Ref: EDT 412/2
- 2 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0249

Asset name: Brook Farm and farmhouse (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-313

National Grid Reference: 371338 390532

Asset class/type and dates

Monument class/type: Domestic
Farmhouse

Period(s): Post-medieval

References

References: NHLE n/a
HER: 3776.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

'The site of a mid 18th century farmhouse. It was of Flemish and English garden wall bond brick with thatch roof. It was L-shaped in plan with two storeys and external stairs leading to a loft (possibly a granary). The survival of a thatched roof was particularly noteworthy. Vandalism, theft and neglect has reduced the building, which is de-listed, to a roofless ruin (August 1991). In 1991 it was no longer L-shaped in plan and consisted of two rectangular buildings. Now it is no longer extant. Brook Farm Close, which curves around the site, was built in the late 1990s. The house appears to have been demolished by this time as it cannot be seen on an aerial photo of 1997-1999, although the site includes a number of mature trees. The farm is not shown on the 2006 Ordnance Survey Master Map edition.' [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its potential archaeological interest as an example of a small post-medieval farm. It has historic interest as an illustration of the development of Warburton township. Its setting does not contribute to its value.

Heritage value: Low

Sources:

1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0250

Asset name: Lymm New Road Area Conservation Area

Designation and grade: Conservation area

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-02-305b

National Grid Reference: 368430 387480

Asset class/type and dates

Monument class/type: Domestic
Settlement

Period(s): Medieval,
Post-medieval, and
Modern.

References

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

Associated assets

Asset UID	Asset name
MA04_0082	The Bridgewater Canal
MA04_0083	Manchester Ship Canal

Description and sources

Full asset description:

'Lymm is set in an area of unspoilt rural scenery to the east of the Borough with Manchester Ship Canal (MA04_0083) lying to the north. The Bridgewater Canal (MA04_0082) passes close to the centre of Lymm. Lymm was first recorded as a small agricultural community known as Lime in the Domesday Survey of 1086 and it has since expanded as a residential area. The centre of Lymm has all the attributes of a village and contains numerous buildings of considerable interest. The focal point is the the cross and stocks, both of which are of medieval origins. The character and scale of the buildings in Lymm vary considerably but together they create integrated pleasant street scenes throughout the settlement. The New Road area consists of large Victorian houses which stand in large gardens and bounded by a mature landscape and trees.' [1]

Setting description:

The conservation area is located to the north of Lymm village. The setting is formed by the large Victorian houses which have large gardens bound by mature trees. North of the conservation area, agricultural fields form the setting, with the Manchester Ship Canal (MA04_0083) which is located further north. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its historical and architectural interest due to the style, quality and consistent building style of the Victorian houses within it. The setting makes a positive contribution to the

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heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://www.warrington.gov.uk/sites/default/files/2019-08/lymm.pdf>

Unique Gazetteer ID (UID): MA04_0254

Asset name: Dark feature curving in line with Glazebrook (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-315-R1

National Grid Reference: 368370 394250

Asset class/type and dates

Monument class/type: Unassigned
Archaeological feature

Period(s): Undated

References

References: NHLE n/a
HER: 1878.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0255	Little Woolden Hall

Description and sources

Full asset description:

'The site of a dark feature that curves in line with Glazebrook around Little Woolden Hall (MA04_0255). It is most probably an old route of Glazebrook.' [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its archaeological interest as the possible old route of Glazebrook, but its survival is unknown. Its setting does not contribute to its value.

Heritage value: Low

Sources:

1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0255

Asset name: Little Woolden Hall

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-315-R1

National Grid Reference: 368480 394190

Asset class/type and dates

Monument class/type: Domestic
Hall house

Period(s): Post-medieval

References

References: NHLE n/a
HER: 6568.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0225	Peat Mill at Little Woolden Hall (site of)
MA04_0254	Dark feature curving in line with Glazebrook (site of)
MA04_0256	Little Woolden Hall, Farm Buildings
MA04_0257	Little Woolden Hall, Hay Barn

Description and sources

Full asset description:

'Little Woolden Hall was constructed in 1830 on the site of an earlier house. The building is a brown brick country house/mansion which is now a farmhouse. The building is of two storeys over seven bays. All windows are six over six-pane Georgian sash, however the first floor windows in bay one and six have been bricked over. The interior features a stone winding staircase with iron balustrade, ornamental and straight bars alternately, and original wood cases around the windows and doors. There is an early 19th century iron hobgrate on the first floor. The asset formerly had a small park and a ruin on the site. It is linked by a system of tracks to brick fields and willow beds. By the late 19th century the ruin seems to have disappeared and the area around the house was simplified in design. The associated landscape had also been greatly developed as woodland.' [1] [2]

Setting description:

The setting is formed by the working farm, agricultural land and the Glaze Brook. Little Woolden Hall has long range views over the mosses which contributes to the value of the asset. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its historical and architectural interest as a Georgian country house with some original features. The asset also holds archaeological value as it was potentially constructed on the site of an earlier building. The asset has group value with the listed Little Woolden hall farm buildings

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(MA04_0256) and hay barn (MA04_0257). The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Low

Sources:

- 1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.
- 2 <https://www.parksandgardens.org/places/little-woolden-hall>

Unique Gazetteer ID (UID): MA04_0256

Asset name: Little Woolden Hall, Farm Buildings

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-315-R1

National Grid Reference: 368500 394240

Asset class/type and dates

Monument class/type: Agriculture and subsistence
Farm building

Period(s): Post-medieval

References

References: NHLE n/a
HER: 6568.1.1
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0255	Little Woolden Hall
Ma04_0257	Little Woolden Hall, Hay Barn

Description and sources

Full asset description:

'A mixture of farm buildings associated with Little Woolden Hall (MA04_0255). The 19th century buildings are brick built, some with stone dressing surround around entrance doors and air vents. Roofs are of slate. All windows are modern.' [1]

Setting description:

The setting is formed by the working farm, agricultural land and the Glaze Brook which illustrate the flat agricultural land of the farm. The working farm setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its historical and architectural interest as an example of agricultural architecture and its historical association with Little Woolden Hall (MA04_0255) and the hay barn (MA04_0257), with which it has group value. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Low

Sources:

1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0257

Asset name: Little Woolden Hall, Hay Barn

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-315-R1

National Grid Reference: 368510 394280

Asset class/type and dates

Monument class/type: Agriculture and subsistence
Hay barn

Period(s): Post-medieval

References

References: NHLE n/a
HER: 6568.1.2
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0255	Little Woolden Hall
MA04_0256	Little Woolden Hall, Farm Buildings

Description and sources

Full asset description:

'A hay barn associated with Little Woolden Hall (MA04_0255). The barn is brick with stone pillars and quoining around doors. Round shaped air vents in the loft also have stone dressing. The roof is of slate. Other buildings have the same details.' [1]

Setting description:

The setting is formed by the working farm, agricultural land and the Glaze Brook which illustrate the flat agricultural land of the farm. The working farm setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its historical and architectural interest as an example of agricultural architecture and its historical association with Little Woolden Hall (MA04_0255) and the farm buildings (MA04_0256), with which it has group value. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Low

Sources:

1 Greater Manchester Archaeological Advisory Service (2017), Monument Full Report.

Unique Gazetteer ID (UID): MA04_0258

Asset name: Dunham Massey

Designation and grade: Registered park/garden Grade II*

Asset location

Community area: MA04 Broomedge to Glazebrook
Additional community area(s): MA03 Pickmere to Agden and Hulseheath
Map book reference: HE-02-308a
National Grid Reference: 373815 387019

Asset class/type and dates

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

References

References: NHLE: 1000853
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
MA04_0181	Obelisk in Whiteoaks Wood

Description and sources

Full asset description:

"A walled deer park landscaped with avenues, water features and structures of the late 17th to mid 18th century, and gardens which retain 18th 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 1748-1751. 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].

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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 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): MA04_0259

Asset name: Fishponds, Warburton Park (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-314a

National Grid Reference: 370802 390265

Asset class/type and dates

Monument class/type: Agriculture and subsistence
Fishpond

Period(s): Medieval, and
Post-medieval.

References

References: NHLE n/a
HER n/a
NMR n/a
Remote sens. ID: MA04_RS016

Associated assets

Asset UID	Asset name
MA04_0147	Warburton Park

Description and sources

Full asset description:

'The site of three depressions visible in the remote sensing survey. The smallest depression has a square shape and appears to be connected via a small channel to a larger sub-round depression. A further depression is partially visible, but extends beyond the available limits of the LiDAR data. The 1881 Ordnance Survey map (Cheshire VIII) [1] to the present Ordnance Survey map has shown a series of interlinking ponds at this location, with varying formation. The shaped form of the pits suggests that the features are fishponds, which would be a common feature of a managed medieval parkland.' [2]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its potential archaeological interest as fishponds associated with Warburton Park (MA04_0147) but its full survival is unknown.

Heritage value: Low

Sources:

- 1 Ordnance Survey (1896) Six Inch England and Wales. Available online at <https://maps.nls.uk/view/101104154>
- 2 BID HE-005-0MA04

Unique Gazetteer ID (UID): MA04_0260

Asset name: Park Pale, Warburton Park (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-314a

National Grid Reference: 370372 390826

Asset class/type and dates

Monument class/type: Agriculture and subsistence
Park pale

Period(s): Medieval, and
Post-medieval.

References

References: NHLE n/a
HER n/a
NMR n/a
Remote sens. ID: MA04_RS018

Associated assets

Asset UID	Asset name
MA04_0147	Warburton Park

Description and sources

Full asset description:

'The site of a low, linear bank following the boundary of Warburton Park. The bank is faintly visible from remote sensing LiDAR data, and the edges are difficult to fully ascertain due to both the minor change in elevation and the poor quality of the data definition beneath foliage on the exterior edge of the park boundary. The form of the feature and the coincidence of the bank with the park boundary strongly suggests that this may be a remnant of the Warburton Park pale.' [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its potential archaeological interest as a park pale associated with Warburton Park (MA04_0147) but its full survival is unknown.

Heritage value: Low

Sources:

1 BID HE-005-0MA04

Unique Gazetteer ID (UID): MA04_0261

Asset name: Warburton Park Moated Site (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-314a

National Grid Reference: 370213 390158

Asset class/type and dates

Monument class/type: Domestic
Moat

Period(s): Medieval

References

References: NHLE n/a
HER n/a
NMR n/a
Remote sens. ID: MA04_RS017

Associated assets

Asset UID	Asset name
MA04_0147	Warburton Park

Description and sources

Full asset description:

'The site of a large irregular depression visible in LiDAR to the south of Warburton Park farm buildings. It is possible that this is a remnant of the Possible remnant of moat associated with former manor, although it is not possible to determine this from aerial survey evidence alone.' [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its potential archaeological interest as a moat associated with Warburton Park (MA04_0147) but its full survival is unknown.

Heritage value: Low

Sources:

1 BID HE-005-0MA04

Unique Gazetteer ID (UID): MA04_0262

Asset name: Possible Salters, Warburton Park (site of)

Designation and grade: Non-designated

Asset location

Community area: MA04 Broomedge to Glazebrook

Additional community area(s): n/a

Map book reference: HE-01-314a

National Grid Reference: 370004 390587

Asset class/type and dates

Monument class/type: Agriculture and subsistence
Deer leap

Period(s): Medieval

References

References: NHLE n/a
HER n/a
NMR n/a
Remote sens. ID: MA04_RS014

Associated assets

Asset UID	Asset name
MA04_0147	Warburton Park

Description and sources

Full asset description:

'The site of two large, irregular depressions visible in LiDAR data along the north-west perimeter of Warburton Park. The depressions coincide approximately with the location of salters (deer leaps) shown in an 18th century Warburton estate map [1], but now appear to be have been quarried out since the estate map was drawn.' [2]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset has heritage value due to its potential archaeological interest as salters associated with Warburton Park (MA04_0147) but its full survival is unknown.

Heritage value: Low

Sources:

- 1 Unknown (1839) Tithe Map of Warburton in the Parish of Warburton in the County of Chester, held at; Cheshire Archives and Local Studies Ref: EDT 412/2
- 2 BID HE-005-0MA04

High Speed Two (HS2) Limited

Two Snowhill

Snow Hill Queensway

Birmingham B4 6GA

Freephone: 08081 434 434

Minicom: 08081 456 472

Email: HS2enquiries@hs2.org.uk

