



TRAFFORD
COUNCIL

Draft List of Local Heritage Assets

Ashton upon
Mersey



GMAAS
Greater Manchester Archaeological Advisory Service

TRAFFORD LOCAL LIST – ASHTON-UPON-MERSEY

Historical Overview of Ashton-upon-Mersey

Ashton-upon-Mersey has been an important defensive and agricultural site on the south bank of the River Mersey since the Early Medieval period. The arrival of the Bridgewater Canal and the railway subsequently acted as a catalyst for an expansion of the village to the south-east of its historic core, focused on the church, hall and farmstead. Initially, the village had an important role in the market garden industries of Trafford, whilst the construction of suburban villas marked the beginning of rapid late 19th- and early 20th-century residential development.

The village is characterised by a range of different architectural styles that represent key phases in the development of the settlement. This includes vernacular agricultural farms and barns, suburban villas, and elements of Arts and Crafts design of the late Victorian and early Edwardian periods. Georgian architecture is also represented in Ashton New Hall and the original church of 1714.

This document has been prepared by Greater Manchester Archaeological Advisory Service (GMAAS) and Trafford Council and approved by the Validation Panel.

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Disclaimer: Omission of any specific building, structure, site, landscape, space, feature or aspect from the List should not be taken to imply that it does not hold significance and identified as a non-designated heritage asset.

Candidates for Local Listing in Ashton-upon-Mersey

Property Name	Ashton Hall Farm – HER 7265.1.0	 
Property Address	Church Lane, Ashton-upon-Mersey M33 5QQ	
Significance	<i>Historic Interest:</i> The farmstead possibly has medieval origins but was well-established by the mid-19th century as a new model farm. <i>Architectural Interest:</i> The farmhouse retains its historic plan form as seen in the 1830s-50s tithe map and 1876 OS map. The house is three bay, with two double-height bay windows projections, with a slate roof and a slate-hung side wall. Constructed in Flemish bond brick, the house has stone lintels and stone quoins. The historic agricultural buildings of the 19th century model farm are mainly to the west of the site, north of the farmhouse. As the farm developed, more structures were built further north and east, enclosed within a large courtyard. <i>Aesthetic Value:</i> The farmhouse positively contributes to the setting of the listed church to the west and through its historical associations with the listed Ashton New Hall. <i>Group Value:</i> The farm has a group value with the listed church to the west and the listed Ashton New Hall as key components of the pre-industrial village. <i>Landmark Status:</i> The farmhouse is a key landmark within the Conservation Area and is a positive contributor as one of the significant historic structures within the settlement that illustrates its rural and agricultural character.	

Property Name	1 – 7 Church Lane – HER 18611.1.0	
Property Address	1 – 7 Church Lane, Ashton-upon-Mersey M33 5QN	
Significance	<i>Historic Interest:</i> Symmetrical terrace of four houses that were originally workers' cottages associated with the nearby Macum Farm. Not present on the 1840s tithe map, but first appearing as two semi-detached properties on the OS 1st Edition 1:2500 map of 1877, labelled as 'Swiss Cottages'. Subdivision to four houses by the 1890s with further infilling of the plot with semi-detached properties along Green Lane to the south-west by the 1930s. <i>Architectural Interest:</i> Flemish bond red brick with grey details. Slate roof, white coping stones. No 7 has a modern two-storey extension adjoining the original north-east facing gable, with incorporated garage. Today the houses are the last remnant of 19th-century architecture in the street scene. String course between ground and first floors with its own dog-tooth corbel. <i>Aesthetic Value:</i> These buildings retain a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area.	
Locally List?	YES	

Property Name	Stanton Cottage – HER 18612.1.0	
Property Address	85 Church Lane, Ashton-upon-Mersey M33 5GW	
Significance	<i>Historic Interest:</i> Victorian period detached cottage, partially built over the footprint of a former L-shaped agricultural building that was depicted on the 1840s Tithe map. The building first appears on the OS 1st Edition 1:2500 map of 1877, labelled as Stanton Cottage, one of a number of similarly sized buildings in the area with large garden plots. Original curving garden wall survives (rendered) with gated entry to garden path and driveway. <i>Architectural Interest:</i> Brick construction (rendered) over possible stone foundation - stone course visible at ground level along main front gable. Decorative bargeboard on the street-facing main and dormer gables. Steep pitched, T-shaped roofline with slate tiles. Square brick-built chimney stack at the junction of the cross-gable. Narrower rectangular brick-built chimney stack over the north-facing gable. <i>Aesthetic Value:</i> This building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area.	
Locally List?	YES	

Property Name	The Buck Inn – HER 18613.1.0	
Property Address	59 Green Lane, Ashton-upon-Mersey M33 5PN	
Significance	<i>Historical Interest:</i> Building occupies this location on the 1845 Ashton upon Mersey tithe map, with the apportionment giving further detail: Plot 453, Owner – William Davies, Occupier – John Watson. <i>Local Interest:</i> The Buck Inn was built in the early 18th century and was, for a time, known as ‘The Dog and Buck’. The inn was run by the Davis family for many years from the mid- to late 1700s. During the 1800s, the Buck was used as a courthouse, and one of the cellars became the village gaol. The stocks were originally located on the forecourt of the Buck, but they were later moved to St Martin’s Church on nearby Church Lane. It is alleged that an underground tunnel ran from the gaol to the Church, and through this, prisoners were led to the stocks. <i>Aesthetic Value:</i> The pub retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area. <i>Social / Communal Value:</i> The pub lies at the heart of the local community, which it has served for nearly two centuries. <i>Group Value:</i> Contemporary with The Old Plough Inn which is located to the south-east on the opposite (eastern) side of Green Lane. <i>Landmark Status:</i> The Buck occupies a prominent location at a road junction.	
Locally List?	YES	

Property Name	49 – 53 Buck Lane – HER 18614.1.0	
Property Address	49 – 53 Buck Lane, Ashton-upon-Mersey M33 5WF	
Significance	<i>Historic Interest:</i> First appears on OS mapping from the 1890s, along with a terrace of four to the rear (1-4 Church View, immediately NW), filling a previously undeveloped plot opposite the Buck Inn. Represents late 19th-century residential infilling and development of previous field plots. Remained in this arrangement until much more residential development occurred post-1960. <i>Architectural Interest:</i> Brick-built (American bond: 5 courses stretchers, 1 course headers). Street-facing elevation of No 51 is rendered, as is the S-facing gable of No 49. Brick-arch lintels over doors, slate roofs, brick chimney stacks. Bay window to No 53 ground floor. Asymmetrical window placement throughout. <i>Aesthetic Value:</i> The terrace makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	The Old Plough Inn – HER 18615.1.0	
Property Address	56 Green Lane, Ashton-upon-Mersey M33 5PG	
Significance	<i>Historic Interest:</i> Building shown on the Ashton-upon-Mersey tithe map of 1845, and identified as the 'Old Plough Inn' on the Ordnance Survey 1st Edition 1:2500 map of 1877. <i>Architectural Interest:</i> Building (rendered brick) seems to have been extended either side of a three-storey central square-shaped structure edged with stone quoins. Three pairs wooden sash windows recessed into front elevation over stone sills. Ground and first-floor windows in three columns of 8 lights, whilst upper storey windows of six lights. Front door with overhead semi-circular window filling an arched stone doorframe. Extension to the south-east is of the same three-storey height as the main structure. SE end gable has three small windows and entrance to cellar at ground level. Extension to the north-west is of two storeys. Slate roofs throughout with steeper pitch to street frontage with longer shallower slope towards rear of main and NW extensions. <i>Aesthetic Value:</i> The pub makes a positive contribution to the historic character of the area. <i>Social / Communal Value:</i> The pub lies at the heart of the local community, which it has served for well over a century. <i>Group Value:</i> Contemporary with the Buck Inn. <i>Landmark Status:</i> Forms part of nucleated settlement pattern of Ashton-upon-Mersey.	
Locally List?	YES	

Property Name	Gee Cottage – HER 18616.1.0	
Property Address	21-23, Buck Lane, Ashton-upon-Mersey M33 5WF	
Significance	<i>Historic Interest:</i> Building depicted at this location on the 1845 Tithe map, with further detail on the OS 1st Edition 1:2500 map of 1877, showing two semi-detached properties, labelled Gee Cottages. <i>Architectural Interest:</i> Today a large, detached property of brick construction, staggered front elevation with the single bayed SW portion of the building set back from the larger two-bayed portion. Flemish bond brickwork and Welsh slate roof. Original timber sash windows of former No 21 (left side of image) with stone sills throughout. <i>Aesthetic Value:</i> The property retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area. <i>Group Value:</i> Contemporary with 13-19 Buck Lane, forming a consistent historic presence in the street-scene	
Locally List?	YES	

Property Name	13-19 Buck Lane – HER 18617.1.0	
Property Address	13-19, Buck Lane, Ashton-upon-Mersey M33 5WF	
Significance	<i>Historic Interest:</i> Building depicted at this location on the 1845 tithe map, with further detail on the OS 1st Edition 1:2500 map of 1877. <i>Architectural Interest:</i> L-shaped in plan, potentially originally a single property, but today subdivided into four properties. Varying brick construction with vertical mortar joint to the left of the door to number 17. Two of the three windows at ground level in the Buck Lane elevation have segmented brick-arch lintels. Evidence of blocked doorway. Replacement windows over original stone sills, though one window has a sill made of bevelled brick. No.17 is named Kismet. No.19 is named Rose Cottage. <i>Aesthetic Value:</i> The terrace retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area. <i>Group Value:</i> Contemporary with Gee Cottage, forming a consistent historic presence in the street-scene.	
Locally List?	YES	

Property Name	Yew Bank – HER 18618.1.0	
Property Address	71 - 73 Ashton Lane, Ashton-upon-Mersey M33 5PE	
Significance	<i>Historic Interest:</i> Long narrow range of buildings depicted close to this location on the 1845 Tithe map, likely to be associated with an L-shaped building on the Tithe that is known as The Grange on the OS 1st Edition 1:2500 map of 1877. Long narrow range no longer extant by 1877, seemingly replaced by the current building, labelled as Viewbank. <i>Architectural Interest:</i> A good and locally rare example of mid-19th-century vernacular architecture and an overall aesthetically pleasing building. Three bays, brick-built in Flemish bond. Symmetrical front elevation with four equally sized 16-light sash windows, two at ground floor, two at first floor. Central bay formed by door within arched surround at ground level, with name-plaque at second floor level. Single chimney stack centrally located over NW gable end. <i>Local Interest:</i> The plaque on the front of the building states it was built in 1845 and the architecture of the building seems to agree with this dating. It remains one of the few cottages of this type in the Ashton-upon-Mersey Area <i>Aesthetic Value:</i> Yew Bank Cottage makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	Newton Green Cottage – HER 18619.1.0	
Property Address	86-88 Ashton Lane, Ashton-upon-Mersey M33 6WS	
Significance	<i>Historic Interest:</i> Building depicted at this location on the 1845 tithe map. Mapping from 1870s shows a detached house with narrow conjoined structure on eastern side, but by the 1890s the eastern structure is either demolished or embellished to form a block of equal size to the main house with a projecting front elevation and two projections off the back (northern) side. From the early 20th century, the building is depicted as two semi-detached houses with distinct front garden plots. <i>Architectural Interest:</i> Today no.88 is presented as a large two-storey brick-built (rendered) house with square plan, natural slate roof and tall chimney stacks over each gable. Converted roof space. No.86 is formed of two conjoined rectangular structures each with a pitched roof on the same east/west orientation as the main house, but lower rise and with a double east-facing gable (bare brick). Rear porch likely original, but conservatory is a modern addition. Converted outbuilding to the north may contain original fabric of a small outbuilding shown on the Tithe map. <i>Aesthetic Value:</i> The cottage makes a positive contribution to the historic character of this section of Ashton Lane. Last surviving building dating to this period along the east/west section of Ashton Lane. <i>Group Value:</i> Close to the junction of Ashton Lane with Moss Lane and Barkers Lane, forming a historic group along with Woodbine Cottage and the Cunliffe-Brooks drinking fountain.	
Locally List?	YES	

Property Name	The Lodge – HER 18620.1.0	
Property Address	62 Ashton Lane, Ashton-upon-Mersey M33 6WQ	
Significance	<i>Historic Interest:</i> Building depicted at this location on the 1845 tithe map, and identified as a lodge to Whitefield House on the OS 1st Edition 1:2500 map of 1877. Whitefield House is marked as 'Woodlands on the 1st Revision 1:2500 map of 1893. The 3rd Revision 1:2500 map of 1939 shows Woodlands and its grounds to have been replaced by housing around Broadway, Woodville Road and Woodville Drive, leaving the lodge at a junction location. <i>Architectural Interest:</i> Sandstone-built lodge in Gothic revival style with cross-gabled slate roof. All four gables with fretted bargeboards. Moulded hoods over all ground floor windows, and above first-floor level Normanesque arched windows in each gable (apart from on the junction-facing side where the stone lintel is plain). Turreted gateposts. <i>Local Interest:</i> The lodge was owned by the Kilvert family, producers of Kilvert's Lard, a well-known brand of cooking fat. The interior design was undertaken by W G Sutherland and Son. <i>Aesthetic Value:</i> The lodge makes a positive contribution to the historic character of this section of Ashton Lane. <i>Landmark status:</i> Occupies a prominent location at the junction of Ashton Lane and Broadway.	
Locally List?	YES	

Property Name	Stable Block to Whitefield House – HER 18621.1.0	
Property Address	16 Broadway, Ashton-upon-Mersey M33 6NR	
Significance	<i>Historic Interest:</i> Building depicted on the 1841 Ashton-upon-Mersey tithe map, and shown on the OS 1st Edition 1:2500 map of 1877. Believed to have been a stable block to Whitefield House. <i>Architectural Interest:</i> A large, two-storey building with a cruciform plan and striking gable roofs with an unusual turret atop. Today seemingly converted for residential use, with associated single storey extensions and garage off the north-west corner. <i>Aesthetic Value:</i> The building makes a very positive contribution to the historic character of Broadway. <i>Group Value:</i> The building has a group value with the lodge on Ashton Lane as former components of the Whitefield House estate. <i>Landmark status:</i> A notable historic building on Broadway.	
Locally List?	YES	

Property Name	Formerly Heathfield & Coachman's Cottage – HER 18622.1.0	
Property Address	57, 57a (formerly Heathfield) & 59 (Coachman's Cottage) Ashton Lane, Ashton-upon- Mersey M33 5PE	
Significance	<i>Historic Interest:</i> Originally a large detached villa, first depicted on the OS 1st Edition 1:2500 map of 1877, labelled as Heathfield. Now two properties, 57a Ashton Lane and 59 Ashton Lane (Coachman's Cottage). <i>Architectural Interest:</i> Large two-storey red-brick villa with front elevation across four bays, possibly with a basement (window visible beneath steps leading to front veranda) and natural slate pitched roof. A two-storey bay window forms the left-hand side of the front elevation, whilst only the ground floor of the right-hand bay has a bay window. Three first-floor windows have brick-arch lintels, and the windows seem to be original timber sash. North-west facing elevation displays a variety of brickwork, with a large chimney breast and another two-storey bay window occupying the gable end. A single narrow arched sash window at ground floor level beside chimney breast. All bay windows have stone lintels, decorative brickwork panels between storeys. Front porch veranda has decorative timber posts in a frame at eaves level and a shallow pitched slate roof, whilst all other eaves levels on the front elevation have decorative timber corbels. <i>Aesthetic Value:</i> The building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area. <i>Group Value:</i> Forms part of a small cluster of large villas at the junction of Ashton Lane and Moss Lane.	
Locally List?	YES	

Property Name	Drinking Fountain – HER 18623.1.0	
Property Address	Junction of Ashton Lane, and Barkers Lane, Ashton-upon-Mersey M33 5PA	
Significance	<i>Architectural Interest:</i> Simple stone column, fluted to square cap, rounded base on squared plinth. Inscription in gold lettering with a rosette motif just above the rounded column base: ERECTED BY WILLIAM CUNLIFFE BROOKS MP 1881 <i>Local Interest:</i> Sir William Cunliffe Brooks, 1st Baronet, Deputy Lieutenant (DL), Justice of the Peace (JP) (30 September 1819 – 9 June 1900) was an English barrister, banker and Conservative politician who sat in the House of Commons between 1869 and 1892. He was a JP for Lancashire, Cheshire and Manchester, and DL for Lancashire and Aberdeen. His main residence for most of that time was the historic Barlow Hall at Chorlton-cum-Hardy. <i>Aesthetic Value:</i> The drinking fountain makes a positive contribution to the historic character of this section of Ashton Lane. <i>Group Value:</i> One of a number of structures around this junction that reflect the historic street scene. Close to Newton Green Cottage, Woodbine Cottage, 2 Moss Lane. <i>Landmark Status:</i> The drinking fountain occupies a prominent location at the junction of Barker's Lane with Ashton Lane.	
Locally List?	YES	

Property Name	Wood Pine Cottage – HER 18624.1.0	 
Property Address	1 Moss Lane, Ashton-upon-Mersey M33 6QD	
Significance	<i>Historic Interest:</i> The building is depicted on the 1841 Ashton-upon-Mersey tithe map, owned and occupied by Thomas Worsley. The building retains the same plan form (inverted and reversed L with front and back porches) as depicted on the tithe right through to the late 19th century. OS mapping between 1910 and the 1930s depicts a small structure adjoining the north-east side of the main cottage, though this is not shown on mapping from the 1950s and 60s. The long, narrow, two-storey range that is currently set back from the main aspect, but still on the eastern side of the cottage, has a plaque with the date 2002 above the gable door. Front porch of main house looks to have been re-built. <i>Architectural Interest:</i> Detached brick-built cottage, predominantly of Flemish bond. Decorative stretchers at window heads, modern windows, proportional late Georgian design with re-built, flat-roofed porch. <i>Aesthetic Value:</i> Striking corner plot with curving wall and gate with stone gateposts, occupying prominent position at meeting of roads. Symmetry and proportions of front elevation of cottage are not diminished by the modern extension, which is set back and in-keeping with the traditional style. <i>Group Value:</i> One of a number of structures around this junction that reflect the historic street scene. <i>Landmark Status:</i> The cottage occupies a prominent location at the junction of Bakers Lane with Ashton Lane.	
Locally List?	YES	

Property Name	2 Moss Lane and 55 Ashton Lane – HER 18625.1.0	 NE elevation fronting Ashton Ln/Moss Ln junction  SE elevation of 2 Moss Lane
Property Address	2 Moss Lane, Ashton-upon-Mersey M33 6GD	
Significance	<i>Historic Interest:</i> Large semi-detached villa, first depicted on the OS 1st Edition 1:2500 map of 1877, labelled as Lansdowne Villa. Adjacent to Heathfield/Coachmans Cottage. Today still two separate properties: 2 Moss Lane (south-easternmost house) accessed from Moss Lane, and Oban House (55 Ashton Lane, accessed from Ashton Lane). <i>Architectural Interest:</i> Moss Lane-facing elevation of 2 Moss Lane has a prominent bay-fronted gable and porch in gothic revival style. Welsh slate roof, brick, lancet arch window at second-floor (gable roofspace) level. All other windows sliding sash. Red stretchers around windows and doors (cambered arch above windows). Red stretchers forming banding in main brickwork of villa, including up chimney stack. Fretted bargeboard at gable and porch eaves levels. Junction-facing elevation has two front-facing gables and a central dormer-gable. Unclear where the ownership is split within the property, but the left gable has a decorative bargeboard that matches the Moss Lane elevation, so presumably belongs to 2 Moss Lane. The right gable is plain, presumably belonging to Oban House. <i>Group Value:</i> Forms part of a small cluster of large villas at the junction of Ashton Lane and Moss Lane	
Locally List?	YES	

Property Name	3 Moss Lane – HER 18626.1.0	
Property Address	3 Moss Lane, Ashton-upon-Mersey M33 6QD	
Significance	<i>Historic Interest:</i> L-shaped property first depicted on the OS 1st Edition 1:2500 map of 1877. Garage added in the 1960s. L-shaped footprint changed to square (post 1960s) with the addition of two-storey infill to the rear of the left-hand and central front-facing bays. <i>Architectural Interest:</i> Brick-built, Flemish bond. Projecting 2-storey porch with decorative bargeboard. 5 sliding sash windows with cambered arches. Brick arch over front door. Slate roofs. <i>Aesthetic Value:</i> The house makes a positive contribution to the historic character of the area. Front elevation has Georgian symmetry.	
Locally List?	YES	

Property Name	5 Moss Lane – HER 18627.1.0	 
Property Address	5 Moss Lane, Ashton-upon-Mersey M33 6QD	
Significance	<i>Historic Interest:</i> Large detached property with large adjoining glasshouse and elongated rear outrigger, first depicted on the OS 1st Edition 1:2500 map of 1877. Large glasshouse not depicted on mapping after 1950s, instead smaller glasshouses depicted alongside outrigger and south-west gable of main house. Modern aerial imagery shows a pitch-roofed structure with chimney in the position of former large glasshouse, construction date unknown. <i>Architectural Interest:</i> Detached gothic revival property, yellow brick with 2-storey, bay fronted, street-facing gable, dormer gable and turret. Fretted bargeboard on gable and dormer gable. Large chimney stacks. <i>Aesthetic Value:</i> The only yellow-brick and Gothic revival property in the street scene. The building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area.	
Locally List?	YES	

Property Name	Bankfield – HER 18628.1.0	
Property Address	13 Moss Lane, Ashton-upon-Mersey M33 6QD	
Significance	<i>Historic Interest:</i> Large detached property first depicted on the OS 1st Edition 1:2500 map of 1877, labelled Bankfield – a house within a large plot, curving driveway and access to rear outbuildings. <i>Architectural Interest:</i> Front elevation in three bays, central roofline pediment. Quoins. Two lower-storey bay windows either side of arched entrance with ashlar detail and decorative moulded keystone beneath lintel. Cast stone window surrounds to first floor. Original gateposts and low stone wall along road-side frontage. <i>Aesthetic Value:</i> This building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area.	
Locally List?	YES	

Property Name	35 Oakfield – HER 18629.1.0	
Property Address	35 Oakfield, Ashton-upon-Mersey M33 6NG	
Significance	<i>Historic Interest:</i> 35 Oakfield is shown on the Ordnance Survey 1st Edition 1:2500 map of 1877 and was seemingly amongst the first wave of residential villas to be erected in the area, marking the important transformation of the area from an agricultural landscape to a desirable residential suburb to Manchester. <i>Architectural Interest:</i> Whilst there have been various extensions and alterations to the building, the front elevation seems to be largely unchanged. This is asymmetrical using full-height bays on either side of the entrance porch, with the southern part having its second-floor windows the full width of the bay under a hipped roof; this part features a very large area of window openings for a building of this age. Both gables use red-brown fish scale vertical tile hanging. <i>Local Interest:</i> The building is one of the oldest surviving buildings on Oakfield, with most of the other villas shown on the 1877 map having been either replaced or subject to considerable remodelling with a resultant loss of significance. As such, the building has some significance as an increasingly rare physical reminder of the area's residential development during the second half of the 19th century, presumably following the completion of the railway to Sale. <i>Aesthetic Value:</i> This building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area.	
Locally List?	YES	

Property Name	Newstead – HER 18630.1.0
Property Address	50 Oakfield, Ashton-upon-Mersey M33 6WD
Significance	<i>Historic Interest:</i> Large, detached, property dating to 1890. Scale and massing largely unchanged to present day. <i>Architectural Interest:</i> Asymmetrical two- to three-storey, red brick, with four projecting gabled bays. Arts and Crafts style with half-timbered detailing (black and white, mock-Tudor) on first-floor and red stock brick with Flemish bond on ground-floor. Stained glass windows at ground-floor and Rosemary tiles on roof. Decorative terracotta(?) ridge tiles. Tall square chimney stacks. The house is faced on all sides with Ruabon bricks, and the roofs covered with brindled tiles. It was designed by Robert Cartwright Whitelegg, who was also responsible for the Ashton-upon-Mersey Almshouses in 1933. <i>Aesthetic Value:</i> This building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area. Mock-Tudor decoration unique within its street scene.
Locally List?	YES



Property Name	67 Oakfield – HER 18631.1.0	 
Property Address	67 Oakfield, Ashton-upon-Mersey M33 7NQ	
Significance	<i>Historic Interest:</i> Large detached Victorian property first depicted on the OS 1st Edition 1:2500 map of 1877, labelled “Formerly”. <i>Architectural Interest:</i> Front elevation: Three bays with the right-hand gabled bay projecting outwards from main roofline. Front porch projects slightly further than front gable, with its own pitched roof and stone detailing. Decorative stone framing to variably-sized timber sash windows and arched front door. All windows with moulded hood lintels. <i>Aesthetic Value:</i> This building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area.	
Locally List?	YES	

Property Name	Ashdale and Oakwood House – HER 18632.1.0	 
Property Address	5-7 Ashlands, Ashton-upon-Mersey M33 5PB	
Significance	<i>Historic Interest:</i> Large semi-detached Victorian property first depicted on the OS 1st Edition 1:2500 map of 1877, labelled Minnie Villas. The only buildings along this road at this time. Today known as Ashdale (number 5), and Oakwood House (number 7). <i>Architectural Interest:</i> Front elevation: red-brick in Flemish bond, blue brick string courses beneath and running between first-floor windows. Symmetry in six bays. Two forward projecting two-storey gables with ground floor bay windows, first floor windows with stone sills and lintels (additional blue and red brick-built arched lintels) and roof-space lancet windows with stone dressings. Decorative brickwork and stone corbels at eaves level. Covered porchway entrances adjoin the front gables, with stone pillar supports. Slate roofs throughout with chimneys at the cross-gables. Longitudinal three-storey wing adjoins the rear elevation, giving a stepped roofline aspect. Central chimney of front wing is perpendicular to the two outer chimneys, matching a central chimney over the rear wing. All windows have stone sills and lintels. Evidence of two further brick-built arch lintels over ground floor windows between the porch structures. <i>Aesthetic Value:</i> This building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area, unmatched within the street scene.	
Locally List?	YES	

Property Name	Quaker Meeting House – HER 18633.1.0	 
Property Address	28 Park Road, Ashton-upon-Mersey M33 6WX	
Significance	<i>Historic Interest:</i> Friends' Meeting House was built in 1856 and is first depicted on the OS 1st Edition 1:2500 map of 1877. <i>Architectural Interest:</i> Built as part of the Quaker movement. Gothic style, prominent gables, gothic doorways, decorative lozenges, hood moulds. Wide arched windows at ground floor, narrower arched windows at first-floor level. The architect was Peter Alley. <i>Local Interest:</i> Originally, worship was held in upper rooms, horses stabled below. <i>Aesthetic Value:</i> This building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area. <i>Social / Community Value:</i> The Friends' Meeting House is an important community asset that has served local Quakers for more than a century. Generations of local Quakers will have some personal association with the building, contributing to their sense of place. <i>Landmark Status:</i> The Friends' Meeting House is a notable feature of Park Road.	
Locally List?	YES	

Property Name	Friends Burial Ground – HER 18634.1.0	
Property Address	Park Road, Ashton-upon-Mersey M33 6WX	
Significance	<i>Historic Interest:</i> Ashton-upon-Mersey Friends Burial Ground is a Quaker cemetery in Ashton-upon-Mersey. The Meeting House was built in 1856, and said to have been used originally only for meetings for worship in connection with the walled burial ground. It's not therefore clear whether 1856 was the year burials there began, or whether the burial ground was older than the Meeting House. In 1876, Jacksons Row Friends' Burial Ground in Manchester was closed and all the human remains in it were transferred to Ashton-upon-Mersey Burial Ground. <i>Local Interest:</i> The family of George Bradshaw, who developed the first railway timetable, is interred in the burial ground. <i>Aesthetic Value:</i> This burial ground makes a positive contribution to the surrounding area. <i>Social / Community Value:</i> The burial ground is an important community asset that has served local Quakers for more than a century. Generations of local Quakers will have some personal association with the burial ground, contributing to their sense of place. <i>Landmark Status:</i> The burial ground is a notable feature of Park Road.	
Locally List?	YES	

Property Name	Cleveland House and Westbank – HER 18635.1.0	 Front (west facing) elevation  Side (north facing) elevation of Cleveland House
Property Address	26-28 Park Road, Ashton-upon-Mersey M33 6WX	
Significance	<i>Historic Interest:</i> Late Victorian semi-detached properties first depicted on OS mapping of the 1890s. Known as Cleveland House (number 28) and Westbank (number 26). <i>Architectural Interest:</i> Brick-built in Flemish bond, three storeys (including basement). Front elevation: symmetry across four bays, entrances and bay windows at ground floor and four windows at first floor. All windows are timber sash, arched, with arch-cambered lintels and painted stone keystones. Decorative timber corbels at eaves level with pitched slate roof and over-gable chimney stacks. <i>Aesthetic Value:</i> This building retains a level of historic fabric and historic architectural detail, unmatched within the street scene, making a positive contribution to the surrounding area.	
Locally List?	YES	

Property Name	2-4 Washway Road – HER 18636.1.0
Property Address	2-4 Washway Road, Ashton-upon-Mersey M33 7QY
Significance	<i>Historic Interest:</i> Early 20th century (date in relief below corner spire/turret “AD 1921”) with use of Art Deco detailing. <i>Architectural Interest:</i> An interesting use of Art Deco detailing around the curved façade of the three-storey building. Alternating vertical banding of white stone cladding and black-framed fenestration with black panelling between storeys. A narrow spire occupies the corner-facing bay over a squared-plinth with date stone. <i>Aesthetic Value:</i> The building retains a level of historic fabric and historic architectural detail making a positive contribution to the character of the area. <i>Landmark Status:</i> The building is situated at the busy road junction of Ashton Lane with Washway Road and is a notable local landmark.
Locally List?	YES



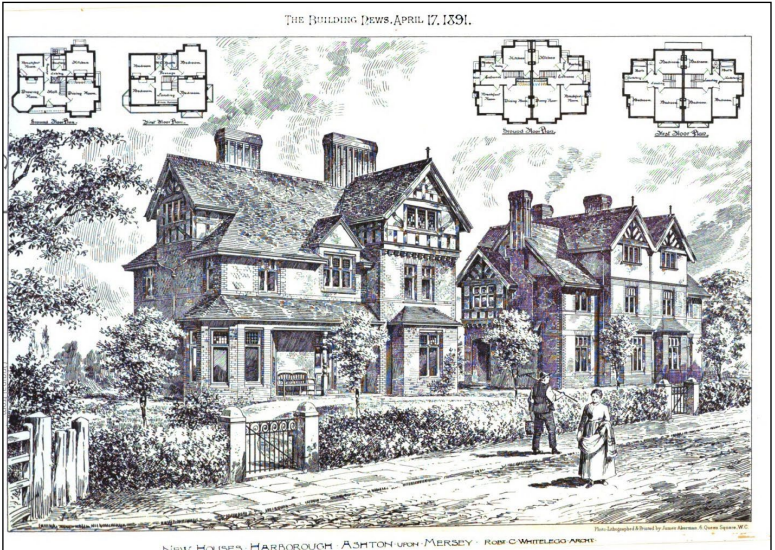
Property Name	Oak Lea – HER 18637.1.0	
Property Address	58 Washway Road, Ashton-upon-Mersey	
Significance	<i>Historic Interest:</i> A remarkable survival from the 1860s. <i>Architectural Interest:</i> Oak Lea has been restored to form private apartments, retaining much of the original character of the building. A great deal of original character has survived internally, including the main staircases, Victorian coloured glass, elaborate ceiling roses and cornicing. A splendid example of an original boundary garden wall with curved stone dressings survives to the boundary with 72 Washway Road. <i>Local Interest:</i> For many years Oak Lea was home to the Carr family, merchants and manufacturers of Manchester and afterwards Oak Lea was home to the Simpson family, founders of Simpsons Ready Foods trading as the Goblin Brand. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	Amblehurst Hotel (Buckland) – HER 18638.1.0	
Property Address	44 Washway Road, Ashton-upon-Mersey M33 7QZ	
Significance	<i>Historic Interest:</i> The building is described in The Architect (9 February 1884). First depicted on OS mapping from the 1890s as a detached villa residence, set back from roadside within a large plot that has outbuildings and a glasshouse to the rear. <i>Architectural Interest:</i> Since the late-20th century presented as a large black and white hotel building decorated in timber framed revival styling. Gable roofs throughout and a tracery window. Some stained glass at first floor. Broad chimney breast on front elevation in Flemish bond with a crest featuring the profile of a stag/buck. The whole house is cellared. Designed by the notable architect Mr. Charles Heathcote of Manchester. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	Sale Lido – HER 18639.1.0	 
Property Address	56 Washway Road, Ashton-upon-Mersey M33 7RA	
Significance	<i>Historic Interest:</i> Sale Lido was opened on Wednesday 10th July 1935 by Mr.J.Harcourt Wilson, Chairman of Sale Urban Council. The opening ceremony was attended by famous swimmers who gave exhibitions in the swimming pool. <i>Architectural Interest:</i> Brick-built with stone façade, Art Deco features and full-height central projecting curved bay. The Architect was Mr. Arthur Edward Lancashire of Preston. <i>Local Interest:</i> Formerly housed a 130ft-long swimming pool (apparently still beneath modern floor), later variously known as Odeon Cinema (mid-late 20th century), Locarno Ballroom (mid-late 20th century) and Mecca Bingo Hall (late 20th to early 21st century). The lido was one of the most modern buildings of its time and was executed in cream and green terra cotta. The 160,000-gallon pool was kept at a constant temperature of 76 degrees Fahrenheit. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area. <i>Social / Community Value:</i> The former swimming pool / cinema / bingo hall has served the local community for nearly a century. Generations of local residents have association with the building, contributing to their sense of place. <i>Landmark Status:</i> The building is a local landmark of Washway Road.	
Locally List?	YES	

Property Name	182 - 186 Washway Road – HER 18640.1.0	
Property Address	182 - 186 Washway Road, Ashton-upon-Mersey M33 7UD	
Significance	<i>Historic Interest:</i> Four terraced properties depicted at this location on the OS 1st Edition 1:2500 map of 1877 through to mapping of the 1910s, removed to make way for a bank from the 1930s. Today the bank building is extended on the north-east side. <i>Architectural Interest:</i> Original single-storey bank building still legible as darker stone in five bays, with the right-hand bay formed by the road-side entrance with ornate pediment. Stone cladding goes around the south-west gable where the outline of the words 'District Bank' is still discernible as discoloured parts of the stone above three windows. Extension is brick-built (exposed north-east gable), with stone façade to match the original stone cladding of the bank on the road-side elevation. Steep-sided roof up to flat rooftop throughout. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of Washway Road. <i>Landmark Status:</i> The detached building is set back slightly from the road frontage, but its size and distinctive architecture makes this a local landmark on Washway Road.	
Locally List?	YES	

Property Name	19 - 21 Harboro Road – HER 18641.1.0	 
Property Address	19 - 21 Harboro Road, Ashton-upon-Mersey M33 5AF	
Significance	<i>Historic Interest:</i> First depicted on OS mapping from the 1890s, one of a number of large, late 19th-century semi-detached properties along this part of Harboro Road. <i>Architectural Interest:</i> Three-storey, red-brick, mirrored plan with slate cross-gabled roof. Two yellow brick string courses: one at base of ground-floor window level and one at base of first floor window level. Two blue brick sting courses: one at top of first floor windows, one at base of second-floor windows. Final yellow brick string course at top of second-floor windows. All windows are arched, cambered red brick lintels at ground floor, arched red and yellow brick lintels at first and second floors. Flat-roofed bay-windows and porches at ground floor. Decorative stone parapet over porch at north-east corner. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.	
Locally List?	YES	

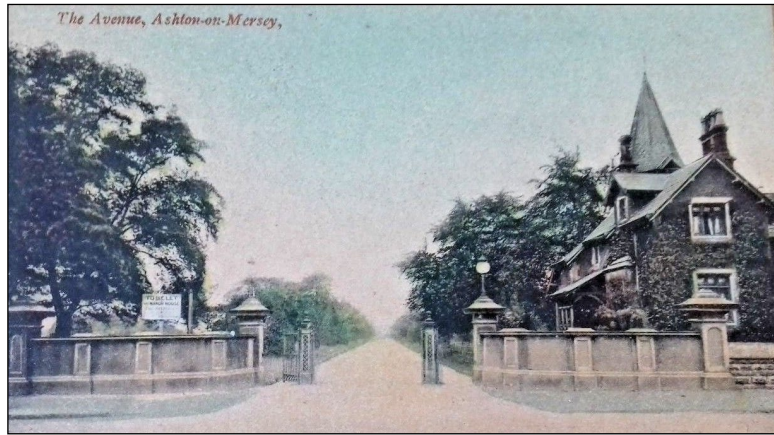
Property Name	Limerick and Tudor Lodge – HER 18642.1.0	
Property Address	20 – 22 Harboro Road, Ashton-upon-Mersey M33 5AB	
Significance	<i>Historic Interest:</i> First depicted on mapping from the 1890s along with a number of similarly sized properties on each side of Harboro Road. Only gained its fork-in-the-road, corner plot location after formation of Harboro Way in the second half of the 20th century, linking Harboro Way directly to Washway Road. Known as Limerick (number 22) and Tudor Lodge (number 20). <i>Architectural Interest:</i> Large semi-detached three-storey properties, four bays on the front elevation with central two bays formed of projecting gables, bay windows at ground floor. Slate roofs throughout. Grey coloured brick in header-bond with red-brick string coursing, third-storey of front-facing gables are rendered, mock-tudor black-painted timber detailing above windows to roof level. Large decorative red-brick chimney stacks on the end gables, with projecting jettied bay windows at second storey with timber corbels over a lesser-projecting red-brick bay. Both properties were built to ‘the designs and under the superintendence of the architect, Mr Robert C. Whitelegg.’ <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area. <i>Group Value:</i> Similar scale, massing, style and date as neighbouring semi (16-18).	
Locally List?	YES	

Property Name	16-18 Harboro Road – HER 18643.1.0	
Property Address	16 - 18 Harboro Road, Ashton-upon-Mersey M33 5AB	
Significance	<i>Historic Interest:</i> First depicted on mapping from the 1890s along with a number of similarly sized properties on each side of Harboro Road. Number 18 known as Bracklyn. <i>Architectural Interest:</i> Large semi-detached 3-storey properties, 4 bays on the front elevation with bays 1 and 4 formed of projecting gables. Slate roofs throughout. Narrow windows beneath ground floor windows indicate that at least no.16 is cellared. Grey coloured brick in header-bond with red-brick string coursing. Third-storey of front-facing gables have mock-tudor black-painted timber detailing above windows up to roof level. Shorter red-brick chimneys on each gable end, with arched windows at first floor level. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area. <i>Group Value:</i> Similar scale, massing, style and date as neighbouring semi (20-22). Together with 20-22 these properties mark the differing styles of probably the same architect.	
Locally List?	YES	

Property Name	The Cottage – HER 18644.1.0	
Property Address	274 Washway Road, Ashton-upon-Mersey M33 4RY	
Significance	<i>Historic Interest:</i> First depicted on the 1841 tithe map, plot 358, owned and occupied by Robert Owen, leasehold under the Earl of Stamford. Depicted on the tithe as a rectangular building (coloured red) presumably a farmhouse, with an associated and attached longer, narrower range to the north-east. Persists unchanged on historic mapping through until the 1930s. By the 1950s only the farmhouse is depicted as a detached property, with the plot subdivided to make way for two new-builds either side (276 to the south-west, 270 to the north-east). <i>Architectural Interest:</i> Today the former farmhouse has been extended to the rear so that the plan is almost T-shaped. All elevations have a white render with black-painted timber detail (likely not structural but decorative - including sill plate, wall plate and top plate, front girt, and corner posts; braces evident in the front and side elevations). Windows have decorative timber shutters either side. Single chimney over south-west gable. Pitched, slate roof. Possible original stone boundary wall to front of building with triangular copings. Retains original orientation, which is slightly different to all others in the street-scene, positioned closer to the road than surrounding properties. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	Grainge Lodge – HER 18645.1.0
Property Address	2 The Avenue, Ashton-upon-Mersey M33 4PA
Significance	<i>Historic Interest:</i> First depicted on the OS 1st Edition 1:2500 map of 1877 as 'Lodge'. At that time The Avenue was known as Brooks Avenue, a broad tree-lined road with large properties Oakleigh and Ashleigh within plots off the north side, and Woodheys Grange on the south side. <i>Architectural Interest:</i> A large, detached red-brick property with sandstone quoins, window surrounds (jambs, sills and lintels). Decorative porch with sloped roof and a dormer with apex finial on the Avenue elevation. Three-storey element of the building best viewed from The Avenue features an octagonal tower with narrow rectangular windows set within stone surrounds under a tall, conical, pitched roof. <i>Local Interest:</i> The Avenue was laid out in the 1860s to the specifications of local landowner and banker Samuel Brooks as a private avenue with The Lodge and resident gatekeeper. Three large houses, with associated coach houses and cottages for servants, were erected. The Lodge was built as the gate keepers lodge to serve The Avenue as a whole and not exclusive to Woodheys Grange. The Lodge had been home to Mrs. Joan D. Manchester who sold the Lodge in 2018 to local builder / property developer Albert Robert Burns Grainge who restored and extended the Lodge (in keeping with the original style) as a personal project (hobby) as it was a landmark building that he had known most of his life. Robert Grainge died in 2002 just before the completion of this project. As a tribute to Robert Grainge the glass shades in the restored gas light column (now electric) were engraved Grainge Lodge.



	<i>Aesthetic Value:</i> This building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area. <i>Group Value:</i> The entrance lodge has a strong group value with Oakleigh. <i>Landmark Status:</i> Occupying a large plot at the corner of The Avenue and Washway Road, the building is a notable local landmark.	
Locally List?	YES	

Property Name	Oakleigh – HER 9429.1.0	 
Property Address	50 The Avenue, Washway Road, Ashton-upon-Mersey	
Significance	<i>Historic Interest:</i> First depicted on the OS 1st Edition 1:2500 map of 1877 as 'Lodge'. At that time The Avenue was known as Brooks Avenue, a broad tree-lined road with large properties Oakleigh and Ashleigh within plots off the north side, and Woodheys Grange on the south side. Woodheys Grange is no longer standing but Ashleigh partially survives albeit with the upper two storey's removed and the original roof replaced on what is now a bungalow; Oakleigh is by far the best surviving example of the original three houses on The Avenue. <i>Architectural Interest:</i> Large, three-storey, square-plan red-brick property in Gothic Revival style, with multi-gabled elevations, steep-pitched slate roofs throughout, ball finials on gable apexes. Tall narrow windows within decorative stone surrounds, stone string coursing and moulded stone features. <i>Historic Interest:</i> Oakleigh was home to the Lord family, founders of the American Department Stores Lord & Taylor. It is no longer a private house as it has been repurposed as private apartments. The original Coach House and Mews, were rebuilt in the 1990s as Oakleigh Mews. <i>Aesthetic Value:</i> This building retains a level of historic fabric and historic architectural detail which make a positive contribution to the surrounding area. <i>Group Value:</i> Oakleigh has a strong group value with the entrance lodge.	
Locally List?	YES	

Property Name	Woodhouse Farmhouse and Woodhouse Barn – HER 18646.1.0	 
Property Address	145 and 151 Woodhouse Lane, Ashton-upon-Mersey M33 4LR	
Significance	<i>Historic Interest:</i> Group of historic farm buildings thought to date from c. 1840. Farmhouse depicted on 1841 Tithe map, now sitting incongruously amongst 20th century housing. The historic farm buildings that survive largely unaltered comprise the farmhouse (1, 145 Woodhouse Lane) and a C-shaped main range known as Woodhouse Barn (2, 151 Woodhouse Lane). <i>Architectural Interest:</i> An interesting example of a farm and associated outbuildings in the local vernacular, and a rare reminder of Sale's agricultural heritage <i>Aesthetic Value:</i> The buildings make a positive contribution to the historic character of the area, and provide a reminder of the historic agricultural landscape of the area.	
Locally List?	YES	

Property Name	Stone Walls, NW Side Washway Road – HER 18647.1.0	 
Property Address	Extends intermittently along the north-western side of Washway Road from the junction of Harboro Road to Woodhouse Lane, Sale	
Significance	<i>Historic Interest:</i> Stone walls that probably date to the 19th century with shaped coping and higher 'buttress' sections, along north-western side of Washway Road, stretching intermittently from at least Harboro Road to Woodhouse Lane. Traces of the wall also survive along the south-eastern side of Washway Road. The wall was probably built in the 19th century, and its line is shown on the Ordnance Survey 1st Edition 1:2500 map of 1877 <i>Architectural Interest:</i> These walls are of the same design as some along Wood Lane in Timperley, but otherwise of an unusual design locally. <i>Aesthetic Value:</i> The wall makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Additional entries to the GMASS Local Heritage List

Ellesmere House, Forest Park School	27 Oakfield	Sale	M33 6NB
Wye Bank	40 Oakfield	Sale	M33 6WD
Meadowcroft	59 Oakfield	Sale	M33 6NQ
Meadowcroft	61 Oakfield	Sale	M33 6NQ
	63 Oakfield	Sale	M33 6NQ
	65 Oakfield	Sale	M33 6NQ
Carrington Lane Methodist Chapel	Ennerdale Drive	Sale	M33 5NE

The Local Heritage List includes all positive contributors included in the following document:

Ashton upon Mersey Conservation Area (SPD 5.13)