



TRAFFORD
COUNCIL

Draft List of Local Heritage Assets

Dunham
Woodhouses



GMAAS
Greater Manchester Archaeological Advisory Service

TRAFFORD LOCAL HERITAGE LIST – DUNHAM WOODHOUSES

Historical Overview of Dunham Woodhouses

The historical development of Dunham Woodhouses is intimately connected with the Dunham Massey estate. The nearby village of Dunham Town is mentioned in the Domesday Book, suggesting that settlement in the area was properly established by the 11th century.

The village of Dunham Town and the manor of Dunham Massey were transferred to Hamo de Massey in the same period, remaining in the hands of the de Massey family until the mid-14th century. After the last Hamo de Massey died in the 1340s without an heir, the manor passed to the Ingham family, and then successively to the Stranges, Fittons and Venables. In the mid-15th century the manor and its associated lands passed to the Booth family, who continued to hold the Dunham Massey seat until the 19th century.

The earliest evidence of settlement is derived from fabric evidence: the survival of Agden View, a Grade II listed property outside the Conservation Area on Woodhouse Lane with a 1725 date stone. The house is located to the south-east of the historical centre of the village, which clusters around the intersecting roads. There are a number of buildings grouped along these intersecting main roads that date to the middle or latter part of the 18th century, as well as to the early 19th century. These buildings are predominantly farmhouses and cottages. The nature of these buildings suggests that the settlement was originally established to provide additional houses for estate labourers, perhaps as part of the 2nd Earl's wider reordering of the manor house and productive estate.

Dunham Woodhouses appears to have escaped the sale of land by Catherine, Countess of Stamford and Warrington, for speculative development in the late 19th and early 20th centuries. This occurred in the neighbouring hamlet of Dunham Town and led to some small-scale speculative development in the town. The only notable changes to the built environment of Dunham Woodhouses are 20th-century agricultural buildings, and a small amount of residential infill at the junction of Station Road and Woodhouse Lane.

The special interest and heritage value of the Dunham Woodhouses Conservation Area stem from the original establishment of the village in connection with the nearby Dunham Massey estate. This has led to a distinct style of modest vernacular workers' cottages, which are small in scale and generally terraced or semi-detached and are indicative of their historic status as estate workers' accommodation.

Sinderland is a hamlet on the north side of the township of Dunham Massey, consisting of several scattered farmhouses. The settlement is of antiquity, as is mentioned as 'Sundreland' in the Domesday Survey of 1086.

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 Dunham Woodhouses

Property Name	Ash Farm (farmhouse (1), main range (2), dairy / shant (3) and pigcote (4) – HER 7652.1.0
Property Address	Station Road, Dunham Woodhouses, Dunham Massey WA14 5SG
Significance	<i>Historic Interest:</i> Possibly shown but unnamed on Burdett's map of 1777. Shown on the Dunham Massey tithe map of 1839. Later farmhouse erected in 1911. <i>Architectural Interest:</i> Complex site of different styles. Main farmhouse of 1911 on south side (1). Brick/slate, two floors: ground and first with terracotta brick decoration at windows and stringline, timber porch to west elevation. Ridge roof with hip at front elevation. The house appears to have been substantially remodelled with added details such as the style of windows echoing the characteristics of the 18th and 19th century buildings in the centre of the village. The main range (2) lies to the north and is built of brick in English garden wall bond with red machine brick dressings to the doors, windows and pitching eyes in Stamford design of c. 1910. The ground floor contains a shippon for 29 cows in paired bays. The building dates to at least c. 1840. A small, part two- and part one-storey brick outbuilding (3) between the farmhouse and main range is the dairy and shant, which is of a domestic scale with a chimney on the gable end. It is built of brick in English garden wall bond and dates to c. 1911. Opposite the dairy is a pigcote and boiler house of c.1911 (4), built of red brick in English garden wall bond. Single storey with gable roof, slate covered with grey ridge tiles and plain close verge. Chimney to boiler room with square yellow pot. The pigcotes have been partly demolished and is now an open bay with a lean-to roof.



Archaeological Interest: remnants of 19th-century cobbled road surface are visible along the access routes leading to the farmyard.

Aesthetic Value: The building makes a positive contribution to the historic character of the Dunham Woodhouses Conservation Area.



Locally List?

YES

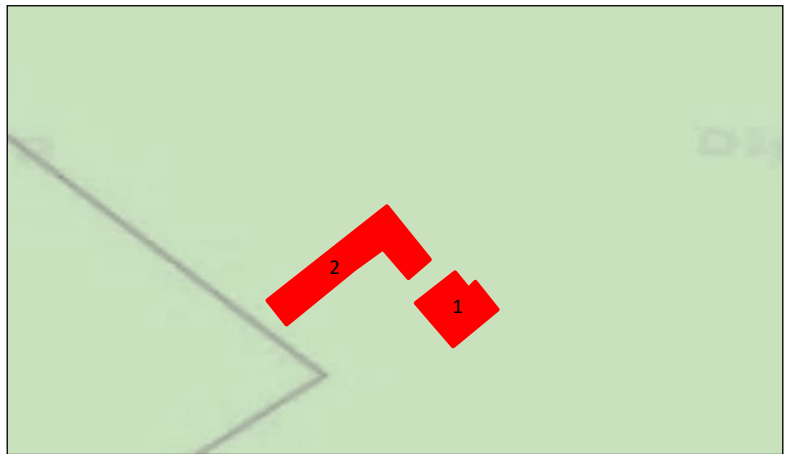
Property Name	Black Brow Farm (including farmhouse (1), main L-shaped range (2), pigcote and boiler house (3) and dairy (4)) HER 7632.1.0	 
Property Address	Black Moss Road, Sinderland Green, Dunham Massey WA14 5RG	
Significance	<i>Historic Interest:</i> A combination farm complex dating primarily to the early 20th century. <i>Architectural Interest:</i> The two-storey, double-pile and double-fronted farmhouse (1) dates to 1913 and is built of brick in stretcher bond with red machine brick quoins, footings, dressing to doors and windows. dwelling. The chimneys are axial and inside at the west gable with red machine brick dressing, oversailing and square yellow pots. The main L-shaped two-storey range (2) also dates to 1913, and is similarly of brick construction in English garden wall bond with red machine brick dressings to the quoins. It has a gable roof, laid in slate, with red ridge tiles and barge boards, with two timber louvre ventilation lanterns on each ridge. An implement store/boiler house with pigcote to the west (3) dates to c.1908, with a later open-bay store of 1934, forming an L-shape range. Built of brick in English garden wall bond with red machine brick dressings to the quoins and windows. The single-storey dairy (4) lies to the east and dates to 1913. <i>Aesthetic Value:</i> The farm buildings make a positive contribution to the historic character of the rural hamlet. <i>Group Value:</i> The farm has a group value with the other estate buildings, representing the key components of a rural hamlet.	
Locally List?	YES	

Property Name	Bollin Cottages – HER 18363.1.0	
Property Address	Meadow Lane, Dunham Woodhouses, Dunham Massey WA14 5SD	
Significance	<i>Historic Interest:</i> A pair of semi-detached cottages set back from the principal thoroughfare at the end of Meadow Lane. Erected in 1823 and shown on the Dunham Massey tithe map of 1839. <i>Architectural Interest:</i> Vernacular detailing such as the round arched lintels over the front doors is also architecturally more sophisticated than the more modest cottages on Woodhouse Lane and Barns Lane. <i>Local Interest:</i> An interesting example of an estate cottage in the local vernacular. <i>Group Value:</i> Group value with other estate workers' cottages in Dunham Woodhouse and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> The cottages make a positive contribution to the historic character of the Dunham Woodhouses Conservation Area.	
Locally List?	YES	

Property Name	Brook Field Cottage – HER 18364.1.0	
Property Address	Henshall Lane, Sinderland Green, Dunham Massey	
Significance	<i>Historic Interest:</i> Detached cottage, originally two dwellings, dating to 1833 and bearing the initials 'TSS'. <i>Architectural Interest:</i> Built of red brick in English garden wall bond with Flemish bond front elevation. Single pile, two storey, double fronted. The detached outbuilding is in Flemish bond and slate covered gable roof, housing shed, WC and coal house. <i>Local Interest:</i> An interesting example of an estate cottage in the local vernacular. <i>Group Value:</i> Group value with other estate workers' cottages in Dunham Woodhouses and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> Makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	Carr Green House – HER 7566.1.0	 
Property Address	Carr Green Lane, Dunham Woodhouses, Dunham Massey WA13 9UL	
Significance	<i>Historic Interest:</i> A key component of the Carr Green hamlet. The farm is shown on the Ordnance Survey 1st Edition 1:2500 map of 1875, upon which it is annotated at 'Higher Carrgreen'; the site of the farm is shown as an undeveloped field on the Warburton tithe map of c. 1839. The farm is annotated as Carr Green on the 2nd Edition 1:2500 map of 1910. <i>Architectural Interest:</i> Vernacular detailing of the farmhouse is characteristic of the area. It should be noted that the former agricultural buildings and coach house immediately to the west have been remodelled for residential use with a resultant loss of significance. <i>Local Interest:</i> An interesting example of a farm in the local vernacular, testifying to the historic importance of agriculture to the village's economy. <i>Group Value:</i> The building has a group value with other farms and agricultural workers' cottages in the vicinity, such as Higher Carr Green Farmhouse and Holly Cottage. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of Dunham Woodhouses.	
Locally List?	YES	

Property Name	Dairyhouse Farm (farmhouse (1), main range (2) and stable block (3) – HER 7615.1.0	 
Property Address	Dairyhouse Lane, Dunham Massey WA14 5RE	
Significance	<i>Historic Interest:</i> The farmhouse (1) dates to c. 1780 with later additions dating to c. 1910. Both are built of brick in English garden wall bond. Double-pile plan to both houses. The houses are interconnected. The substantial main range (2) with adjoining and slightly later shippon dates to 1914 and forms an L-shaped plan. The large stable block dates originally to c. 1840 but was rebuilt in c. 1910. <i>Architectural Interest:</i> The earlier farmhouse was possibly originally a baffle entry timber house rebuilt in brick at a later date. <i>Local Interest:</i> Land immediately to the west of the farm was used as a POW camp for Germans and Austrians in WWI. This comprised approximately 60 huts with a capacity of holding some 1000 prisoners. In WWII the camp was used as a munitions depot, storing munitions that were produced in Broadheath. Little, if any, physical evidence for this military use survives, other than a pill box that has been nominated for Local Listing in its own right. <i>Aesthetic Value:</i> The farm makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	Henshall Farm (including farmhouse (1) and main L-shaped range (2)) – HER 7616.1.0	 
Property Address	Red House Lane, Sinderland Green, Dunham Massey WA14 5RJ	
Significance	<i>Historic Interest:</i> A farm complex with 18th-century origins, and shown on the tithe map of 1839 as two L-shaped buildings, described as 'House & Garden'. The L-shaped range was rebuilt to 'Stamford' specifications in 1910, and consisted of a shippoon for 12 cows, a root store, a dairy, a stable and a bullcote. <i>Architectural Interest:</i> A typical brick-built, double-pile farmhouse of c. 1800 with later additions and alterations, providing an interesting example of a farmhouse and associated outbuildings in the local vernacular. The farmhouse has Flemish bond to the front elevation. The stable block is noted in particular for the high-quality timber partitions. <i>Aesthetic Value:</i> The farm buildings make a positive contribution to the historic character of the rural hamlet. <i>Group Value:</i> The farm has a group value with the other estate buildings, representing the key components of a rural hamlet.	
Locally List?	YES	

Property Name	Higher Carr Green Farmhouse – HER 7563.1.0	
Property Address	Carr Green Lane, Dunham Woodhouses, Dunham Massey	
Significance	<i>Historic Interest:</i> shown on the Warburton 1757 estate plan, Swire & Hutchings 1829 map and the Dunham Massey tithe map of 1839, when it was occupied by William Robinson. <i>Architectural Interest:</i> The farmhouse is a two-storey structure, four bays long. The fabric comprises hand-made bricks and a slate roof and gable-end chimneys. The external brick walls sit on a sandstone plinth up to three-courses high. A stone post-pad identified beneath the plinth in the southern elevation indicates that the farmhouse had an earlier form of timber-framing. Some of the sandstone blocks that form the later plinth have herring-bone tooling. There were several building breaks in the brickwork suggesting a number of phases of rebuilding. <i>Local Interest:</i> An interesting example of a farm in the local vernacular that was formerly a tenanted property on the Warburton-Egerton estate. <i>Aesthetic Value:</i> The farmhouse makes a positive contribution to the historic character of the Carr Green hamlet.	
Locally List?	YES	

Property Name	Holly Bank – HER 18365.1.0	
Property Address	Station Road, Dunham Woodhouses, Dunham Massey	
Significance	<i>Historic Interest:</i> A pair of cottages dating to c.1860. <i>Architectural Interest:</i> Double-pile, single-fronted, two-storey, semi-detached cottage with Flemish bond to the front elevation and red vented tile pots in the ‘Stamford’ style. The extension to the rear is single storey with cross wing and gable roof with ‘Stamford’ design dressings. <i>Local Interest:</i> An interesting example of an estate cottage in the local vernacular. <i>Group Value:</i> Group value with other estate workers’ cottages in Dunham Woodhouse and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> Makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	Holly Cottage – HER 7560.1.0	
Property Address	Dunham Road, Dunham Woodhouses, Dunham Massey	
Significance	<i>Historic Interest:</i> Shown on Swire & Hutchings 1829 map. <i>Local Interest:</i> An interesting example of an estate cottage in the local vernacular. <i>Group Value:</i> Group value with other estate workers' cottages in Dunham Woodhouse and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> Makes a positive contribution to the historic character of the area. <i>Archaeological Interest:</i> Potential below-ground remains of a former wing that is shown on 19th-century mapping.	
Locally List?	YES	

Property Name	Kyrenia Cottage – HER 18366.1.0	
Property Address	Barns Lane, Dunham Woodhouses, Dunham Massey WA14 5RU	
Significance	<i>Historic Interest:</i> A surviving fragment of an earlier, probably late 18th-century terrace of cottages shown on the Dunham Massey tithe map of 1839 which was significantly reduced in size between the 1870s and 1890s. <i>Architectural Interest:</i> The cottages provide a fine example of the distinctive local vernacular of estate workers' cottages. Although altered, the cottage retains its traditional fenestration, good-quality brickwork and modest scale. <i>Landmark Status:</i> The cottages lie in the heart of the Dunham Woodhouses Conservation Area, occupying a prominent location. <i>Group Value:</i> Group value with other estate workers' cottages in Dunham Woodhouse and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> The cottage makes a positive contribution to the historic character of the Dunham Woodhouses Conservation Area.	
Locally List?	YES	

Property Name	Longroof Farm – HER 7556.1.0	
Property Address	Dunham Road, Mossbrow, Dunham Woodhouses, Dunham Massey	
Significance	<i>Historic Interest:</i> Building shown on this site in c.1757, and recorded on Dunham Massey tithe map of 1839 as ‘house, barn, garden, etc.’ <i>Local Interest:</i> An interesting example of an estate cottage in the local vernacular. <i>Aesthetic Value:</i> Makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	Park View – HER 18367.1.0	
Property Address	Henshall Lane, Dunham Woodhouses, Dunham Massey WA14 5SL	
Significance	<i>Historic Interest:</i> A dwelling house dating to c.1800. The building is shown on the Dunham Massey tithe map of 1839, where it is recorded to be in the ownership of the Earl of Stamford. <i>Architectural Interest:</i> A double-fronted, double-pile, two-storey property, with two two-storey brick-built extensions in stretcher bond to the rear. Incorporates numerous features dating to c. 1910 as part of the 'Stamford' rebuilding programme. <i>Group Value:</i> Group value with other estate cottages in Dunham Woodhouses and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> The cottage makes a positive contribution to the historic character of the Dunham Woodhouses Conservation Area.	
Locally List?	YES	

Property Name	Raingill Cottages – HER 18368.1.0
Property Address	Henshall Lane, Sinderland Green Dunham Massey
Significance	<i>Historic Interest:</i> A purpose-built row of four (now three) cottages dating to c.1800. <i>Architectural Interest:</i> Built of red brick in English garden wall bond with Flemish bond front elevation. <i>Local Interest:</i> An interesting example of an estate cottage in the local vernacular. <i>Group Value:</i> Group value with other estate workers' cottages and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> Makes a positive contribution to the historic character of the area.
Locally List?	YES



Property Name	Red House Farm (farmhouse, main range and detached range) – HER 7618.1.0
Property Address	Red House Lane, Dunham Massey WA14 5RL
Significance	<i>Historic Interest:</i> Known originally as Bankcroft Farm, this complex has three main building ranges: the farmhouse (1), main range (2) and a detached range (3). The farm has mid-18th-century origins, and shown on the tithe map of 1839, which shows a rectangular farmhouse on the east and an L-shaped range on the west. The building also appears on Bryant's map of Cheshire surveyed in 1829-31. It is probable that the farmhouse was remodelled during this phase incorporating the central cross passage room layout within this phase and inserting new ceiling beams at a different alignment to room. This would have converted the farmhouse into a double-pile dwelling of similar style to those farmhouses seen elsewhere on the estate. Subject to further remodelling in 1895-1917. The main range and detached range belong to a major phase of improvement and rebuilding carried out across the estate between 1895 and 1917 under the Trustees of the 9th Earl. <i>Architectural Value:</i> Booth's rebuilding work marked a watershed in the method of construction and building style, including the introduction of the double-pile farmhouse, which is represented by Red House Farm. <i>Aesthetic Value:</i> The farm buildings make a positive contribution to the historic character of the rural hamlet.



Local Interest: The farm was probably built initially during a major phase of building development on the Dunham Massey estate carried out by George Booth, the 2nd Earl of Warrington.

Group Value: The farm complex has a group value with the other estate buildings, representing the key components of a rural hamlet. The farmhouse is one of a small number of brick-built double-pile farmhouses on the estate that can be attributed to the 2nd Earl; other examples of this elite group include Village Farmhouse, Ivy House, Bollington Hall Farmhouse, Little Heath Farmhouse, Sinderland Farmhouse and No 7 Sawpit Lane Cottages. The farm also has a group value with the adjacent Grade II listed Sinderland House.

Archaeological Interest: The farm includes the site of two ranges of outbuildings which was demolished under the improvements of c. 1904. The smaller range appears to have been added in the mid-19th century and to have included a pigcote. The larger range is probably documented in 1811 and also appears to have extended in the mid-19th century. The extent of survival and condition of remains of these buildings are uncertain but there is the potential for significant below-ground remains.



Locally List?

YES

Property Name	Rose Cottage, Holly Cottage and Ivy Cottage HER 18369.1.0	
Property Address	Station Road, Dunham Woodhouses, Dunham Massey WA14 5SA	
Significance	<i>Historic Interest:</i> A row of three cottages dating to the early 19th century. <i>Architectural Interest:</i> The cottages provide a fine example of the distinctive local vernacular of estate workers' cottages with classical proportioning, simple brickwork and fenestration. They differ from the earlier Orchard View Cottage and its adjoining neighbours in that they are set back from the road behind long garden plots. <i>Landmark Status:</i> The cottages lie in the heart of the Dunham Woodhouses Conservation Area, occupying a prominent location at the junction of Station Road with Barns Lane. <i>Group Value:</i> Group value with other estate workers' cottages in Dunham Woodhouse and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> The cottages make a positive contribution to the historic character of the Dunham Woodhouses Conservation Area.	
Locally List?	YES	

Property Name	The Cottage and Azalea Cottage - HER 18370.1.0	
Property Address	1-7 Woodhouse Lane, Dunham Woodhouses, Dunham Massey	
Significance	<i>Historic Interest:</i> A row of three cottages dating to the early 19th century but since converted to a single residence. <i>Architectural Interest:</i> Vernacular detailing such as the round arched lintels over the front doors is also architecturally more sophisticated than the more modest cottages on Woodhouse Lane and Barns Lane. Interesting end elevation which clearly shows the truncated rear pitch of the roof. <i>Landmark Status:</i> The cottage is situated on the fringe of Dunham Woodhouses, occupying a prominent location on the eastern approach to the village. <i>Group Value:</i> Group value with other estate workers' cottages in Dunham Woodhouse and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> The cottages make a positive contribution to the historic character of the Dunham Woodhouses Conservation Area, enhanced by the gas lamp on the pavement in front of the property.	
Locally List?	YES	

Property Name	The Smithy – HER 7636.1.0	
Property Address	Henshall Lane, Dunham Woodhouses, Dunham Massey	
Significance	<i>Historic Interest:</i> Probably early 18th century, and used in part as a smithy, an essential component of the village community. <i>Landmark Status:</i> The smithy occupies a prominent location at the junction of Sawpit Street with Henshall Lane. <i>Group Value:</i> Group value with other estate cottages in Dunham Woodhouses and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> The smithy makes a positive contribution to the setting of the Dunham Woodhouses Conservation Area.	
Locally List?	YES	

Property Name	Vine Cottage – HER 18837.1.0	
Property Address	Sawpit Street, Dunham Massey WA14 5SJ	
Significance	<i>Historic Interest:</i> Pair of semi-detached brick built cottages of c.1800. <i>Architectural Interest:</i> Vernacular detailing. Mirrored ground floor plans comprising front parlour, middle living room/kitchen, and rear service room. Minor modifications occurred around 1900, during the 'Stamford period', when a rear outshut was added, and a detached privy block/coal store. <i>Aesthetic Value:</i> The cottages make a positive contribution to the historic character and aesthetic quality of the area. <i>Group Value:</i> Group value with other estate workers' cottages in Dunham Woodhouse and continuation of the local distinctive vernacular.	
Locally List?	YES	

Property Name	Rope & Anchor Public House – HER 18371.1.0	
Property Address	Station Road, Dunham Woodhouses, Dunham Massey WA14 5RP	
Significance	<i>Historic Interest:</i> A small building owned by the Earl of Stamford and occupied by Samuel Clarke is shown on the Dunham Massey tithe map of 1839. A larger building shown in the same location and identified as the 'Crown & Anchor Inn' is marked on the Ordnance Survey 1st Edition 1:2500 map of 1875. The 1st Revision map of 1898 indicates the building to have been enlarged slightly, and renamed the Rope & Anchor public house. The building has significant historical connections with the station originally located to the rear. <i>Architectural Interest:</i> Its Victorian architectural style provides an interesting contrast to the modest cottages and larger classical houses in Dunham Woodhouses, with large double dormers, large Victorian windows and rendered upper levels. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the Dunham Woodhouses Conservation Area. <i>Community Value:</i> The public house has been an important local amenity for estate workers living in the village for well over a century. <i>Landmark Status:</i> The Rope & Anchor is the focal point for views north-east up Station Road, and constitutes a local landmark.	
Locally List?	YES	

Property Name	Vine Inn – HER 18372.1.0	
Property Address	Barns Lane, Dunham Woodhouses, Dunham Massey WA14 5RU	
Significance	<i>Historic Interest:</i> Shown on the Dunham Massey tithe map of 1839, and marked as the 'Vine Tavern' on the Ordnance Survey 1st Edition 1:2500 map of 1877. <i>Architectural Interest:</i> Whilst the building has been subject to alteration and remodelling that have created varied rooflines and fenestration, the Vine Inn nevertheless still gestures to the original modest style similar to the nearby terraced cottages. <i>Aesthetic Value:</i> The building make a positive contribution to the historic character of the Dunham Woodhouses Conservation Area. <i>Community Value:</i> a local amenity for estate workers living in the village. <i>Group Value:</i> Group value with estate workers' cottages in Dunham Woodhouse.	
Locally List?	YES	

Property Name	Yew Tree Farm (farmhouse (1) and main range (2)) HER 7648.1.0	 
Property Address	Meadow Lane, Dunham Woodhouses Dunham Massey	
Significance	<i>Historic Interest:</i> Yew Tree Farm is believed to have been extant in the 18th century. The farmhouse (1) is shown on the Dunham Massey tithe map of 1839 and the L-shaped main range on the opposite side of Meadow Lane (2), with the hayloft on the upper level, is apparent on the 1870s Ordnance Survey map. The main range appears to have been converted into a shippon and cartshed with a hayloft above during the years around 1908. This was a decisive period in the history of the Dunham Estate for it saw a shift towards milk production and a reduction in cereal crop growing. <i>Architectural Interest:</i> The farmhouse is a brick-built, double-depth, three-storey property with a central staircase and a single-storey range to the north. It retains several original features such as doors and parts of the staircase. The part one- and part two-storey, L-shaped main range lies to the north, on the opposite side of Meadow Lane, and dates to the late 19th / early 20th century. <i>Local Interest:</i> Yew Tree Farm was part of a pattern of rebuilding across the estate begun by Sir George Booth, 2nd Earl of Warrington, which commenced with the rebuilding of Dunham Hall around 1730 and then spread to the farmhouses on the estate. Yew Tree Farm provides an interesting example of a farm in the local vernacular deriving from this early period of reconstruction.	

	<i>Landmark Value:</i> The farmhouse occupies a prominent location on a distinct bend at the junction of Meadow Lane with Woodhouse Lane in the heart of the village. <i>Aesthetic Value:</i> Makes a positive contribution to the historic character of the Dunham Woodhouses Conservation Area. <i>Archaeological Interest:</i> There are some significant areas of potential below-ground archaeology around the farmhouse. In particular, the house platform abutting the northern gable may indicate the location of an earlier farmhouse whilst the site of the eastern demolished wing is now grassed over. Elsewhere the earlier barn structure seen on the 1839 tithe south of the main range and the two out buildings to the east of the farmhouse remain free from buildings. <i>Group Value:</i> The farmhouse has a group value with the Grade II listed Manor Farmhouse and the similarly listed Greenbank and Orchard View cottages.	
Locally List?	YES	

Candidates for Local Listing in Sinderland Green

Property Name	Box Tree Cottage – HER 3187.1.0	
Property Address	Sinderland Lane, Sinderland Green, Dunham Massey WA14 5SU	
Significance	<i>Architectural Interest:</i> Five phases of development visible, earliest being the extensive remains of a 1½-storey, 3-bay timber-framed cruck cottage or farmhouse, with central house body, and well-preserved timber inglenook fireplace and fire hood. All three cruck trusses survive from the first phase, as does the internal timber framing for the two western crucks. <i>Group Value:</i> The cottages have a group value with other houses in Sinderland Green, representing the key components of a rural hamlet. <i>Aesthetic Value:</i> The cottage makes a positive contribution to the historic character of the rural hamlet. <i>Rarity:</i> The survival of a wattle-and-daub firewall is unusual for this region.	
Locally List?	YES	

Property Name	Four Cottages – HER 18373.1.0	
Property Address	School Lane, Sinderland Green, Dunham Massey	
Significance	<i>Historic Interest:</i> A row of four purpose-built workers' cottages dating to the mid-19th century, adapted subsequently to form two dwellings, but retain strong historic character. <i>Local Interest:</i> An interesting example of an estate cottage in the local vernacular. <i>Group Value:</i> Group value with other estate workers' cottages in the area and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> Makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	Freshwater Cottages – HER 18374.1.0	
Property Address	1-4 Sinderland Lane, Sinderland Green, Dunham Massey	
Significance	<i>Historic Interest:</i> A terrace of four purpose-built workers' cottages erected in 1915-16 to supply the need for cottages for the use of labourers and farm servants employed on the Cheshire Estates following the condemnation by the Local Authority of certain existing cottages. <i>Architectural Interest:</i> The architectural style is a little different to that typical for the area, although of an identical design to New Cottages in Little Bollington. <i>Aesthetic Value:</i> The cottages makes a positive contribution to the historic character of the rural hamlet. <i>Group Value:</i> The cottages have a group value with Sinderland Cottages and the church, representing the key components of a rural hamlet. <i>Landmark Status:</i> The cottages occupy a prominent location at the junction of Sinderland Lane and Red House Lane in the heart of the Sinderland Green.	
Locally List?	YES	

Property Name	Green Lane Farm (farmhouse (1), main range (2), pigcote (3) and bothy (4)) – HER 7627.1.0	 
Property Address	Sinderland Lane, Sinderland Green, Dunham Massey WA14 5SX	
Significance	<i>Historic Interest:</i> The farmhouse is a substantial structure with 17th-century origins, although the main range dates to c.1840 with substantial modifications to the ‘Stamford’ specification carried out in 1898 to create a ‘model’ farm. <i>Architectural Interest:</i> The farmhouse (1) originated as a two-bay, two-storey timber-framed dwelling with an inglenook fireplace, but there are also a number of 18th- and 19th-century additions. The main, southern elevation was in built Flemish-bonded brick. The main range (2) has a U-shaped plan and has early 19th-century origins as a combined threshing and hay barn but was extensively rebuilt in c. 1898. The L-shaped, single-storey pigcote (3) dating to the early 1930s. The single-storey bothy similarly dates to the early 1930s. <i>Landmark Status:</i> The farm buildings are a prominent feature in the local landscape. <i>Aesthetic Value:</i> The farm buildings make a positive contribution to the historic character of the rural hamlet. <i>Group Value:</i> The farm has a group value with the other estate buildings, representing the key components of a rural hamlet.	
Locally List?	YES	

Property Name	Keeper's Cottage – HER 18375.1.0	
Property Address	School Lane, Sinderland Green, Dunham Massey	
Significance	<i>Local Interest:</i> An interesting example of an estate cottage in the local vernacular. <i>Group Value:</i> Group value with other estate workers' cottages in the area and continuation of the local distinctive vernacular. <i>Aesthetic Value:</i> Makes a positive contribution to the historic character of the area.	
Locally List?	YES	

Property Name	Red House Cottages – HER 18376.1.0	
Property Address	Sinderland Road, Sinderland Green, Dunham Massey	
Significance	<i>Architectural Interest:</i> The cottages provide an example of the distinctive local vernacular of estate workers' cottages with classical proportioning and simple brickwork. <i>Landmark Status:</i> The cottages occupy a prominent position on Sinderland Road. <i>Group Value:</i> The cottages have a group value with the other estate workers' cottages, representing the key components of a rural hamlet. <i>Aesthetic Value:</i> The cottages make a positive contribution to the historic character of the rural hamlet.	
Locally List?	YES	

Property Name	Sinderland Cottages – HER 18377.1.0	
Property Address	Sinderland Lane, Sinderland Green, Dunham Massey	
Significance	<i>Architectural Interest:</i> The cottages provide an example of the distinctive local vernacular of estate workers' cottages with classical proportioning and simple brickwork. <i>Landmark Status:</i> The cottages occupy a prominent location at the junction of Sinderland Lane and Red House Lane in the heart of the Sinderland Green. <i>Group Value:</i> The cottages have a group value with the other estate workers' cottages and the church, representing the key components of a rural hamlet. <i>Aesthetic Value:</i> The cottages makes a positive contribution to the historic character of the rural hamlet.	
Locally List?	YES	

Property Name	Sinderland Green Methodist Chapel – HER 18378.1.0	
Property Address	2, Sinderland Lane, Sinderland Green, Dunham Massey WA14 5ST	
Significance	<i>Historic Interest:</i> Building believed to have been built in 1881. <i>Architectural Interest:</i> Attractive rural church in pale yellow brick with timbered upper sections and timber king post roof structure. <i>Aesthetic Value:</i> The church makes a positive contribution to the historic character of the rural hamlet. <i>Social / Communal Value:</i> The church lies at the heart of the local community. <i>Landmark Status:</i> The chapel occupies a prominent location at the junction of Sinderland Lane and Red House Lane in the heart of the Sinderland Green. It also represents the central focus of the hamlet.	
Locally List?	YES	

Additional entries to the GMASS Local Heritage List

Bay Malton Hotel	Seamons Road		WA14 5RA
Seamons Moss Farm	Seamons Road		WA14 5RA
Bay Malton Cottage	Seamons Road		WA14 5RA
Cinderland Crossing Cottage	Black Moss Road		WA14 5RF
6 Sawpit Street		Dunham Woodhouses	WA14 5SJ
Station House	Station Road	Dunham Woodhouses	WA14 5SH
Bridgewater Canal that part that lies within Dunham Woodhouses			

The Local Heritage List includes all positive contributors included in the document:
Dunham Woodhouses Conservation Area (SPD 5.16)