



**TRAFFORD
COUNCIL**

Draft List of Local Heritage Assets

**Hale, Hale Barns
and Ashley
Heath**



GMAAS
Greater Manchester Archaeological Advisory Service



TRAFFORD LOCAL LIST – HALE, HALE BARNS AND ASHLEY HEATH

Historical Overview of Hale, Hale Barns and Ashley Heath

The earliest record of Hale is in the Domesday Survey of 1086, although this refers to the manor of Hale having being held in the mid-11th century by an Anglo-Saxon thegn, Ælfward. Following the Norman Conquest of 1066, his lands were passed to Hamon de Massey, who also gained Dunham and Bowdon. The Massey family remained barons of this area until the mid-14th century, due to the extinction of the Massey line. At this time Hale was divided between the Booths of Dunham. Hale was mainly an agricultural area throughout this period.

Hale expanded and prospered throughout the Middle Ages, reflected in a tithe barn being established in Hale Barns by the mid-15th century; the value of the tithe taken from Hale was more than double that of any other township in the Bowdon parish. The growth of Hale resulted in the establishment of Hale Barns as a separate settlement, which is first referenced explicitly in historical documents in 1616.

The census of 1801 records the population of the area as 783. This had risen to 995 by 1851. The lordship of Hale remained divided between the Booths, their heirs the Earls of Stamford, and the Crewe family. In 1808 the Crewe family sold their Hale estates, the majority of which were bought by the Egertons of Tatton. However, their half of the lordship was sold to the Earl of Stamford, thus re-uniting the manor under the lordship of the Earl of Stamford. By 1838-40 Hale Township consisted of a small village at Halebarns. The village at Halebarns had its own chapel and a school. The rest of the township was still dominated by isolated farmsteads.

The railway arrived in Altrincham in 1849 and caused house building along Ashley Road first in 1849 from the present traffic lights to Hale Station and then in the 1870s from Hale Station to the St. Peter's Church area, after the area was drained. The Cheshire Midland Railway (later the Cheshire Lines Committee) opened from Altrincham to Knutsford on 22 May 1862, with a station in Hale named Peel Causeway. It was the arrival of the railway in Hale that prompted the change from an agricultural village to a commuter area for middle-class merchants working in the city; The notes attached to the 1861 census state that the main reason for the expanding population was the opening of the Cheshire Midland Railway Station on Peel Causeway. The station was renamed Hale in 1902.

Cartographic evidence dating to the late 19th and early 20th centuries charts the urban expansion of the Township of Hale. New development in the area spread westwards, initially along Ashley Road and Hale Road. By 1901, the population of the area had expanded to 4,562 and continued to grow. By 1910 the development had expanded towards the south-east, encompassing Ashley Road, Bank Hall Lane, Arthog Road and Park Road. Within this new development were Stamford Park, a gas works and the Altrincham Football Club. All of these were developed on land that had been reclaimed from Hale Moss.

Ashley Heath was formerly an agricultural settlement until around 1876 when substantial residential development increased the number of residential properties in the area. By 1897, the north section of South Downs Road had been developed, whilst by 1908, the southern section of South Downs Road was laid and constructed.

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 Hale

Property Name	1 – 3 (odd) Broomfield Lane and 1 Albert Road HER 18153.1.0
Property Address	1 – 3 (odd) Broomfield Lane and 1 Albert Road, Hale WA15 9AQ
Significance	<i>Historic Interest:</i> The houses date to the late 19th century and are first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898. <i>Architectural Interest:</i> A good-quality group of houses which create a focal point on the corner of Victoria Road and Broomfield Lane. Their corner arrangement gives them interesting asymmetrical compositions between elevations and bay windows. <i>Historic Interest:</i> The houses represent the rapid development of this part of Hale in the 1890s, and reflect the economic prosperity of settlement during the period. <i>Aesthetic Value:</i> The houses make a positive contribution to the character of the Hale Station Conservation Area. <i>Landmark Status:</i> The landmark status of the building is enhanced by its location at the junction of Broomfield Lane with Albert Road.
Locally List?	YES



Property Name	1 – 7 (odd) Midland Terrace - HER 18155.1.0	
Property Address	Ashley Road, Hale WA14 2UX	
Significance	<i>Historic Interest:</i> Midland Terrace is a row of terraced houses built in two phases in the mid-19th century. The terrace does not appear to be shown on the Hale tithe map of c. 1842 but is marked on the Ordnance Survey 1st Edition 1:2500 map of 1876. <i>Architectural Interest:</i> The cottages are built in a typical early 19th-century chequered red and buff brick with slate roofs, round-arched doors and segmental-arched windows. The majority of the windows are modern replacements; some more appropriate than others. The small original front gardens have been retained. <i>Local Interest:</i> The terrace formed part of the initial development around Bowdon railway station that transformed Hale from an agricultural area to a desirable residential suburb to Altrincham and Manchester. <i>Aesthetic Interest:</i> The cottage makes a positive contribution to the historic character of the Hale Station Conservation Area. <i>Group Value:</i> The terrace has a group value with the Grade II listed Hale railway station and the station master's house as key components of Hale's early suburban development.	
Locally List?	YES	

Property Name	9 – 15 (odd) Midland Terrace - HER 18156.1.0	
Property Address	Ashley Road, Hale WA14 2UX	
Significance	<i>Historic Interest:</i> Midland Terrace is a row of terraced houses built in two phases in the mid-19th century. The terrace does not appear to be shown on the Hale tithe map of c. 1842 but is marked on the Ordnance Survey 1st Edition 1:2500 map of 1876. <i>Architectural Interest:</i> The cottages are built in a typical early 19th century chequered red and buff brick with slate roofs, round-arched doors and segmental-arched windows. The majority of the windows are modern replacements; some more appropriate than others. <i>Local Interest:</i> The terrace formed part of the initial development around Bowdon railway station that transformed Hale from an agricultural area to a desirable residential suburb to Altrincham and Manchester. <i>Aesthetic Interest:</i> The cottage makes a positive contribution to the historic character of the Hale Station Conservation Area. <i>Group Value:</i> The terrace has a group value with the Grade II listed Hale railway station and the station master's house as key components of Hale's early suburban development.	
Locally List?	YES	

Property Name	Hale Station Fountain - HER 18157.1.0	
Property Address	Ashley Road, Hale WA14 2UZ	
Significance	<i>Historic Interest:</i> An ornate public drinking fountain designed by BA Pickering and erected in September 1908. <i>Architectural Interest:</i> The fountain rises from a base of Tegsnose stone, four polished black and white granite columns on circular stone bases that support a stone canopy, surmounted by a Maltese cross. Beneath the canopy is a circular granite basin. <i>Local Interest:</i> The fountain was a gift to Hale from TM Walsh, a former resident, in memory of his son, George. The original fountain had a water trough for animals, but this no longer exists. <i>Aesthetic Interest:</i> The fountain makes a positive contribution to the historic character of the Hale Station Conservation Area. <i>Landmark Status:</i> The fountain is a notable landmark in the heart of the Hale Station Conservation Area, marking entry into the village.	
Locally List?	YES	

Property Name	Hale Millennium Clock - HER 18158.1.0	
Property Address	Ashley Road, Hale WA14 2UZ	
Significance	<i>Architectural Interest:</i> An elegant and visually striking clock tower that was erected to mark the end of the 20th century. The structure is brick built but not ponderous. <i>Local Interest:</i> It stands on the site of an old brewery next to Hale Station and adjacent to the 1908 memorial fountain. <i>Aesthetic Interest:</i> The clock and the area of green space that it occupies make a very positive contribution to the character of the Hale Station Conservation Area. <i>Landmark Status:</i> The clock is a notable feature at the heart of the Hale Station Conservation Area, marking entry into the village.	
Locally List?	YES	

Property Name	Railway Inn - HER 18159.1.0	
Property Address	128-130 Ashley Road Hale WA14 2UN	
Significance	<i>Historic Interest:</i> A pub dating from the 1930s forming a striking landmark between older buildings in Hale. <i>Architectural Interest:</i> The building style is a continuation of the Domestic Revival and Arts and Crafts architecture seen throughout the Conservation Area but of a later date to most other structures. Textured bricks with decorative banding, a steeply pitched central gable, first-floor bow window and tall chimney stacks all add to this impression. The exterior with its two separate entrances illustrates typical inter-war public house design. <i>Local Interest:</i> There was previously a Railway Inn on this site in the late 19th century, opposite John Siddeley's Brewery. <i>Aesthetic Interest:</i> The building makes a positive contribution to the character of the Hale Station Conservation Area. <i>Social / Community Value:</i> The pub served the local community for nearly a century. <i>Landmark Status:</i> The building is a landmark in the local streetscape.	
Locally List?	YES	

Property Name	Cheshire Midland Hotel - HER 18160.1.0	
Property Address	Ashley Road Hale WA14 2UL	
Significance	<i>Historic Interest:</i> The Cheshire Hotel is visible on the 1882 OS map but is likely to have earlier origins as an inn or public house on this arterial route. <i>Architectural Interest:</i> The building is substantial and was extended to the rear between the 1930s and 1960s, almost doubling its size. The building has a hipped slate roof with deep eaves and dentillated cornice. The main entrance on the front elevation has classical motifs. Internally, this multi-roomed pub has wood panelling in side room and attractive chandeliers on ceiling. <i>Local Interest:</i> It was originally named the Cheshire and Midland Hotel and is situated on an island between Spring Road and Heath Road. <i>Aesthetic Interest:</i> The building and historic stone sett surfacing to its front make a positive contribution to the character of the Hale Station Conservation Area. <i>Social / Community Value:</i> The pub served the local community for more than a century. <i>Landmark Status:</i> The hotel is a landmark in the heart of the Hale Station Conservation Area.	
Locally List?	YES	

Property Name	Grafton House and Beaufort - HER 18161.1.0	
Property Address	Marlborough Road, Hale WA14 2RW	
Significance	<i>Historic Interest:</i> The building dates to the late 19th century and are first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898. <i>Architectural Interest:</i> Two semi-detached villas built of brown brick with buff brick detailing and feature elevations articulated with canted bay windows and gables. <i>Local Interest:</i> The building reflects the late 19th-century growth of Hale as a desirable residential suburb. <i>Aesthetic Interest:</i> The property makes a positive contribution to the historic character of the Hale Station Conservation Area. <i>Landmark Status:</i> The building occupies a prominent position at the junction of Marlborough Road with Ashley Road and Stamford Road.	
Locally List?	YES	

Property Name	103 Ashley Road - HER 18162.1.0	
Property Address	103 Ashley Road, Hale WA14 2UW	
Significance	<i>Historic Interest:</i> Dating to the late 19th century, and first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898, the building predates Willow Tree Road. <i>Architectural Interest:</i> The building is a good example of the substantial detached suburban villas found throughout the Hale Station Conservation Area. It well represents the high-quality of design and materials used and the Domestic Revival architectural style favoured by developers. The house is of brick to the ground floor and tile-hung above, with a tile roof. A substantial chimney stack runs to the ground floor on the south elevation. White painted joinery contrasts well, including a recessed timber porch. <i>Local Interest:</i> The villa reflects the late 19th-century growth of Hale as a desirable residential suburb. <i>Aesthetic Interest:</i> The property makes a positive contribution to the historic character of the Hale Station Conservation Area.	
Locally List?	YES	

Property Name	116 – 118 Ashley Road - HER 18163.1.0
Property Address	Ashley Road, Hale
Significance	<i>Historic Interest:</i> A small terrace block of mid-Victorian houses converted to shops. The houses are likely to have been amongst the first terraced cottages to be erected on this part of Ashley Road. <i>Architectural Interest:</i> The cottages have Flemish Bond brickwork, slate roof and what appears to be the original chimney stack and chimney. <i>Local Interest:</i> The houses reflect the early growth of Hale as a residential suburb focused around the railway station. <i>Aesthetic Interest:</i> The cottage makes a positive contribution to the historic character of the Hale Station Conservation Area. <i>Group Value:</i> This part of Hale, west of the station, is a little village within a village with historic terraces on the north side, the millennium clock, small shops and hospitality sites, an active newsagent, dental services and a proposed garden around the clock. These two shops at 116 and 118 reinforce the impression of a small and largely unspoilt village.
Locally List?	YES



Property Name	145 Ashley Road - HER 18164.1.0	
Property Address	145 Ashley Road, Hale WA14 2UW	
Significance	<i>Historic Interest:</i> A Queen Anne-style 1900s detached house, which has always been detached, despite looking as though it should be part of an early 20th-century terrace. Potentially this was the only property completed as part of an early speculative development in the area. <i>Architectural Interest:</i> The building is constructed in red brick with raised brick detailing at eaves and string course level, including decorative tiles. The house appears to have retained its original window frames (with typical Queen Anne glazing bars) and doors. <i>Aesthetic Interest:</i> The house makes a positive contribution to the historic character of the Hale Station Conservation Area.	
Locally List?	YES	

Property Name	159 Ashley Road - HER 18165.1.0	
Property Address	159 Ashley Road, Hale WA15 9SD	
Significance	<i>Historic Interest:</i> A former bank built on the junction of Ashley Road and Victoria Road in 1906-10 to replace a pair of semi-detached dwellings. <i>Architectural Interest:</i> Architecturally, this building fits in with the character of the wider Conservation Area. It has Arts and Crafts motifs such as tall chimney stacks, textured bricks and rendered plasterwork. <i>Local Interest:</i> The bank reflects the rapid urbanisation of Hale in the Edwardian period, with the associated rise in commerce that required local banking facilities. <i>Aesthetic Interest:</i> The building makes a positive contribution to the historic character of the Hale Station Conservation Area.	
Locally List?	YES	

Property Name	Victoria House - HER 18166.1.0	
Property Address	8 – 10 Victoria Road, Hale WA15 9AF	
Significance	<i>Historic Interest:</i> The Ordnance Survey 1st Edition 1:2500 map of 1876 shows the site to have been occupied by a pair of double-fronted houses. These appear to have been replaced by the current building in the 1930s, and shown on the 3rd Revision 1:2500 map of 1936. <i>Architectural Interest:</i> The house is of five bays with projecting double-height bays at either end, with large six over six sash windows and a rendered rear exterior. The ground-floor shop projects out to the pavement edge. <i>Aesthetic Interest:</i> The property makes a positive contribution to the historic character of the Hale Station Conservation Area.	
Locally List?	YES	

Property Name	Richmond House - HER 18167.1.0
Property Address	220 - 222 Ashley Road, Hale WA15 9SR
Significance	<i>Historic Interest:</i> The houses were built between 1882 and 1898, based on mapping evidence, although the earlier map does depict a small rectangular building within the footprint of the current 220 Ashley Road. <i>Architectural Interest:</i> A large, two-storey, semi-detached residential property dating to the later 19th century. The fabric primarily comprises cream-coloured brick, which contrasts with the darker coloured brick used for many of the adjacent properties. <i>Local Interest:</i> The building reflects the late 19th-century growth of Hale as a desirable residential suburb. <i>Aesthetic Interest:</i> The building makes a positive contribution to the historic character of the South Hale Conservation Area.
Locally List?	YES



Property Name	230 - 232 Ashley Road - HER 18168.1.0	
Property Address	230 - 232 Ashley Road, Hale WA15 9ND	
Significance	<i>Historic Interest:</i> A villa residence that is first shown on the Ordnance Survey 1st Revision 1:12500 map of 1898. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb during the late 19th century. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the South Hale Conservation Area. <i>Group Value:</i> The building has a group value with other late 19th-century villa properties in the South Hale Conservation Area. <i>Landmark Status:</i> The building occupies a prominent location opposite the junction of Harrop Road with Ashley Road.	
Locally List?	YES	

Property Name	Brackley - HER 18169.1.0	
Property Address	Belmont Road, Hale WA15 9PU	
Significance	<i>Historic Interest:</i> A villa residence that is first shown on the Ordnance Survey 1st Revision 1:12500 map of 1898. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb during the late 19th century. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the South Hale Conservation Area. <i>Group Value:</i> The building has a group value with other late 19th-century villa properties in the South Hale Conservation Area.	
Locally List?	YES	

Property Name	St Baldred's Hall - HER 18170.1.0
Property Address	239 Ashley Road, Hale WA15 9NE
Significance	<i>Historic Interest:</i> The building dates to 1883 and is first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898. <i>Architectural Interest:</i> It is an imposing two-storey (plus basement) building with central bays that project forward and a roofline that is animated through the decorative terracotta ridge tiles and finials, as well as the pitched roofs over the second-floor windows. The eaves of red brick echo the form of the modillioned timber eaves seen elsewhere in the wider area. <i>Local Interest:</i> St Baldreds Hall was built as one of two 'Homes for Girls' established by a Mr FW Crossley of Manchester but, by 1890, the courts were placing fewer girls in the home and St Baldred's was loaned to Manchester and Salford Police for use as an orphanage. The property was taken over by Hale Conservative Club between 1925 and 2008, and provided temporary accommodation for refugee children from a Guernsey school during the Second World War. <i>Aesthetic Interest:</i> The building makes a positive contribution to the character of the South Hale Conservation Area. <i>Social / Community Value:</i> The building provided the local community with a space for social gatherings for nearly a century and generations of residents will have some personal association with the building. <i>Landmark Status:</i> The building is a landmark feature on Ashley Road.
Locally List?	YES



Property Name	Hale Congregational Church - HER 18171.1.0
Property Address	Cecil Road, Hale
Significance	<i>Historic Interest:</i> The foundation stone was laid on 21 May 1898 and the building opened on 4 May 1899. <i>Architectural Interest:</i> The school-church consisted of a large hall, with four classrooms, which could be made part of the auditorium if needed together with an Infants' room which could also serve as a Church Parlour. The total cost was £3,700, of which £780 was for purchase of the Chief Rent of the land to avoid an annual cost. The church was designed by William Waddington & Son. An annex was agreed in 1909 and this was completed in April 1911 to a design by France and Laycock. <i>Local Interest:</i> A building committee to build a new Congregational church in Hale first met on 31 May 1897 and subsequently issued a statement as follows: 'The rapid growth of the residential district lying between the Hale Road and the Ashley Road, Altrincham, and the great increase of the population during the last few years have obliged the officers and other members and friends of the Bowdon Downs Congregational Church to consider the question of providing for formation of a New Church there. ...An eligible plot of ground has been secured on the right-hand side of Ashley Road, near to Park Road. It is proposed to erect at once a School-Church; leaving ample space in front for the main building which is to follow.' The population of the district in 1899 was approximately 3,000, a figure that had increased to around 9,000 by 1910.



	<i>Aesthetic Interest:</i> Despite having been repurposed for residential use in 2019-20, the building still makes a positive contribution to the historic character of the South Hale Conservation Area. <i>Social / Community Value:</i> The church lies at the heart of the local community, which is has served for more than a century. <i>Group Value:</i> The former chapel has an important group value with the later church on Ashley Road and St Peter's Assembly Rooms on the opposite side of Cecil Road. <i>Landmark Status:</i> The former chapel is a landmark feature on Ashley Road.	
Locally List?	YES	

Property Name	St Peter's Assembly Rooms - HER 18172.1.0
Property Address	134 Cecil Road, Hale WA15 9NU
Significance	<i>Historic Interest:</i> The building originated as St Peter's School, which opened in 1904. <i>Architectural Interest:</i> The building is in Queen Anne style, with tall chimneys, pointed and curved brick gables with stone copings, a combination of mullioned and sash windows which, combined with the terracotta string course and hood moulds, give a strong horizontal harmony. <i>Local Interest:</i> The building provided ward space for the nearby hospital during the First World War, but reverted to being a school. <i>Aesthetic Interest:</i> The building makes a positive contribution to the historic character of the South Hale Conservation Area. <i>Social / Community Value:</i> The building lies at the heart of the local community, which is has served for more than a century. <i>Group Value:</i> The building has an important group value with the group of United Reform buildings on the corner of Ashley Road and Cecil Road. <i>Landmark Status:</i> The building is a landmark feature of Cecil Road.
Locally List?	YES



Property Name	Trinity Hale United Reform Church - HER 18173.1.0	
Property Address	81 Cecil Road, Hale WA15 9NT	
Significance	<i>Historic Interest:</i> The church was erected in 1910 as an extension to the Congregational church and associated school of 1899. <i>Architectural Interest:</i> The imposing building comprises red Ruabon brick and semi-circular arches in Romanesque style. The single-storey entrance has a modern character with its lines of elongated arches and squared off tower (previously flat it was capped off with a hipped roof in 1985). Extensions to the church were recorded in the Manchester Guardian 29 July 1912. The church designed by Messrs. France and Laycock, of Manchester, and was arranged to accommodate 500 people. <i>Aesthetic Interest:</i> The church makes a positive contribution to the historic character of the South Hale Conservation Area. <i>Social / Community Value:</i> The church has served the local community for more than a century. <i>Group Value:</i> The building has an important group value with the group of United Reform buildings on the corner of Ashley Road and Cecil Road. <i>Landmark Status:</i> The church is a landmark feature of Cecil Road, occupying a prominent position at the junction of Ashley Road.	
Locally List?	YES	

Property Name	Old Bleeding Wolf Public House – HER 7784.2.0	
Property Address	Ashley Road, Hale	
Significance	<i>Historic Interest:</i> Former public house, built in 1902, replacing an earlier pub of the same name that is referred to in 1745 and may have been rebuilt in 1804. The pub closed in 2002 and has since been repurposed for residential use. <i>Architectural Interest:</i> The building embodies a distinctive architectural style, including an unusual turret. <i>Local Interest:</i> Originally part of a farm, the building was demolished soon after 1897, when the then publican and lessee Edward Bailey bought the freehold from the Stamford Estate Trustees. He replaced it with a grand mock Tudor building, complete with turret, completed by 1902. Part of the new pub was built on the footprint of the old one so that the licence could be retained. The pub gained local renown for its bowling green. <i>Aesthetic Interest:</i> The building makes a positive contribution to the historic character of the South Hale Conservation Area. <i>Social / Community Value:</i> The building served the local community for a century in its former use as a pub. <i>Landmark Status:</i> This large, two-storey, dwelling with a notable tower occupies a prominent position at the junction of Heather Road and Park Road with Ashley Road.	
Locally List?	YES	

Property Name	2 Park Road / 279 Ashley Road - HER 18174.1.0	
Property Address	2 Park Road, Hale WA15 9NJ	
Significance	<i>Historic Interest:</i> A villa residence that is first shown on the Ordnance Survey 1st Revision 1:12500 map of 1898. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb during the late 19th century. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the South Hale Conservation Area. <i>Group Value:</i> The building has a group value with other late 19th-century villa properties in the South Hale Conservation Area.	
Locally List?	YES	

Property Name	17 - 19 Park Road - HER 18175.1.0	
Property Address	17 - 19 Park Road, Hale WA15 9JU	
Significance	<i>Historic Interest:</i> A villa residence that is first shown on the Ordnance Survey 1st Revision 1:12500 map of 1898. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb during the late 19th century. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the South Hale Conservation Area. <i>Group Value:</i> The building has a group value with other late 19th-century villa properties in the South Hale Conservation Area.	
Locally List?	YES	

Property Name	104 – 110 Hale Road - HER 18176.1.0	
Property Address	104 – 110 Hale Road, Hale	
Significance	<i>Historic Interest:</i> A terrace of four houses dating to c. 1860-70 and thereby contemporary with or only slightly later than Midland Terrace in Hale. One of the first terraces along Long Lane (Hale road) as the population moved out from the cramped workers housing in the centre of Altrincham. <i>Local Interest:</i> As far as can be judged from the 1871 census and later the properties were occupied by shopkeepers, retired business people and skilled craftspeople. A link between the workers' housing in the centre of Manchester and the merchants mansions in Hale and Hale Barns. Evidence of a growing prosperity in Altrincham in the Victorian period . <i>Aesthetic Value:</i> Attractive looking properties and clearly much appreciated by the current residents who ae maintaining the visual status.	
Locally List?	YES	

Property Name	Hale Cemetery Mortuary Chapel - HER 18177.1.0	
Property Address	Hale Road, Hale WA15 8DF	
Significance	<i>Historic Interest:</i> Hale Cemetery opened 13 December 1894, and is shown on the Ordnance Survey 1st Revision 1:2500 map of 1898 to have been focused around the mortuary chapel. <i>Architectural Interest:</i> This impressive building is built in Early English Victorian Gothic style to a design by William Owen, with rough coursed stone and simple window tracery. The body of the chapel has a step pitched roof, with a south aisle added, and a west entrance, three-stage tower with spire. Decorative elements include pinnacles, arched openings and buttresses. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area. <i>Group Value:</i> The chapel has a group value with Hale Cemetery. <i>Landmark Status:</i> Hale Cemetery provides a large tract of green space alongside a primary route through this residential area of Hale, contributing a distinctive character to the streetscape. The mortuary chapel at the heart of the cemetery towers over the burial ground and is the dominant feature, together with a probable lodge house on Hale Road.	
Locally List?	YES	

Property Name	Hale Cemetery Gates - HER 18178.1.0	 
Property Address	Hale Cemetery, Hale Road, Hale	
Significance	<i>Historic Interest:</i> Hale Cemetery opened 13 December 1894, and is shown on the Ordnance Survey 1st Revision 1:2500 map of 1898. <i>Architectural Interest:</i> Ornate wrought-iron gates forming the entrance to Hale Cemetery from Hale Road. <i>Aesthetic Value:</i> The gates make a positive contribution to the historic character of the cemetery entrance, together with stone setts and the coursed stone boundary walls. <i>Group Value:</i> The gates have a group value with Hale Cemetery and the mortuary chapel.	
Locally List?	YES	

Property Name	196 Hale Road - HER 18179.1.0	
Property Address	196 Hale Road, Hale	
Significance	<i>Historic Interest:</i> A villa-type residence that was built between 1876 and 1898, based on map evidence, and is likely to have been associated originally with Hale Cemetery (opened 13 December 1894), within which the building lies. Whilst the Ordnance Survey 1st Revision 1:2500 map of 1898 shows the large house to have been enclosed by a boundary wall, rather than open to the cemetery, several paths lead from the house into the cemetery, implying a functional relationship. <i>Architectural Interest:</i> The footprint of the current building is the same as that depicted on the sequence of historic mapping, although a small extension has been added to the south-west corner of the original building. It comprises a three-storey structure of brick construction with mock-Tudor detailing on the front and rear elevations. <i>Aesthetic Value:</i> The house makes a positive contribution to the historic character of the area. <i>Group Value:</i> The house has a group value with Hale Cemetery. <i>Landmark Status:</i> This large and imposing building is set back from Hale Road and is encompassed by Hale Cemetery. Together with the mortuary chapel, the building dominates views across the cemetery and as such, is a local landmark.	
Locally List?	YES	

Property Name	212 Hale Road - HER 18180.1.0	
Property Address	212 Hale Road, Hale WA15 8EB	
Significance	<i>Historic Interest:</i> A villa residence that is first shown on the Ordnance Survey 3rd Revision 1:12500 map of 1936. <i>Local Interest:</i> The building illustrates the continued development of the area as a desirable residential suburb during the early 20th century. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the South Hale Conservation Area. <i>Group Value:</i> The building has a group value with other 20th-century villa properties in the South Hale Conservation Area, including a group of Grade II listed properties that line the opposite side of Hale Road.	
Locally List?	YES	

Property Name	Highclere - HER 18181.1.0	 
Property Address	235 Hale Road, Hale WA15 8DN	
Significance	<i>Historic Interest:</i> A villa residence that was built between 1876 and 1898, based on map evidence. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb during the later Victorian period. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the South Hale Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other Victorian villa properties in the South Hale Conservation Area, including a group of Grade II listed properties that lies immediately to the north-west along Hale Road.	
Locally List?	YES	

Candidates for Local Listing in Hale Barns

Property Name	Hale Chapel Hall - HER 18182.1.0	
Property Address	335 Hale Road, Hale Barns WA15 8SS	
Significance	<i>Historic Interest:</i> Built in 1880, Hale Chapel Hall was the original chapel school for Hale Barns. <i>Architectural Interest:</i> It was designed by Frank Brookhouse Dunkerley, who was asked in 1910 to enlarge the building by bringing forward the frontage, installing basement cloakrooms, and building a covered walkway to the old schoolrooms. <i>Aesthetic Value:</i> The Chapel Hall make a positive contribution to the historic character of the area. <i>Rarity Value:</i> This asset is the only example of its type in Hale Barns. <i>Social / Communal Value:</i> The building is used for a variety of community events such as Keep Fit, Yoga, Music, Karate, Scottish Dancing, Folk Dancing and Weight Watchers. The asset adds to the story of the history of Hale Barns and tells us about ways of life in the past. <i>Group Value:</i> The Chapel Hall has a strong group value with the adjacent Grade II listed Sunday school and schoolmaster's house, and other associated buildings such as the John Clarke Room. <i>Landmark Status:</i> The building is a notable feature on Hale Road.	
Locally List?	YES	

Property Name	Former Unicorn Hotel - HER 18183.1.0
Property Address	Hale Road, Hale Barns
Significance	<i>Historic Interest:</i> The former Unicorn Hotel was rebuilt in 1932 for Hydes Crown Brewery Co Ltd, although a hostelry has occupied the site since the 18th century. <i>Architectural Interest:</i> The pub was designed by Graves & Ellerton, who were responsible for several public houses in the region. <i>Local Interest:</i> A regular at the old Unicorn Inn was Samuel Brooks, calico printer and banker, whose country residence (Prospect House) was half a mile up the road from here and who was one of the richest men in the North West in the 1850s. <i>Archaeological Interest:</i> The original 18th-century pub was situated in front of the current building, and its foundations may survive beneath the modern car park. The new building was erected whilst the original was still in use to avoid losing the license, which had to operate continuously. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area. <i>Social / Communal Value:</i> The current building has served the local community for nearly a century. <i>Landmark Status:</i> The building is a notable feature on Hale Road.
Locally List?	YES



Property Name	All Saint's Church – HER 18184.1.0	
Property Address	Hale Road, Hale Barns WA15 8SP	
Significance	<i>Historic Interest:</i> A late 1960s design making reference to a number of architectural styles, but Le Corbusier in particular. It provides an excellent example of innovative architectural design that relates strongly to the community. <i>Architectural Interest:</i> The church is an unusual and innovative design that shows a level of architectural style and craftsmanship. It was designed apparently with a clear intention to make it stand out from the buildings of the time. It has interesting architectural features that seek to exploit visual discord and unexpected use of line. It has minimal external architectural decoration. Although designed by an architect, Brian Brunskill, it is unclear how this compares to other examples by the same architect. <i>Aesthetic Value:</i> The church makes a positive contribution to the character of the area. <i>Rarity Value:</i> This asset is unusual in its design, both within Hale Barns and within Greater Manchester. <i>Social / Communal Value:</i> The church has served the local community for over half a century. <i>Landmark Status:</i> The building is striking and highly visible along the street scene. It 'stands out' from other buildings around it and acts as a visual landmark.	
Locally List?	YES	

Property Name	Plaque – HER 18185.1.0	
Property Address	Above entrance door, 292 Hale Road, Hale Barns	
Significance	<i>Historic Interest:</i> Date uncertain, but possibly dates to the 1930s. <i>Architectural Interest:</i> Plaque with bas relief panel showing a fisherman and a child in ?medieval costume, with a boat behind. <i>Aesthetic Value:</i> The plaque makes a positive contribution to the character of the area.	
Locally List?	YES	

Property Name	Graythwaite – HER 18186.1.0	
Property Address	Barrow Lane, Hale WA15 0DL	
Significance	<i>Historic Interest:</i> The building probably dates to 1899, and is referenced in 1901. <i>Architectural Interest:</i> A good example of a late Victorian villa. It was designed by the eminent architect FB Dunkerley for himself. The building is in the 'black and white' style favoured by Dunkerley's former employer, John Douglas of Chester. It originally consisted of three bedrooms, dressing room, study, day & night nurseries, servants' quarters, and, in a connected building forming the arched entrance, stables and a coach-house. The interiors featured stencilled friezes from the workshop of George Wragge of Salford, and there were substantial gardens. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the South Hale Conservation Area. <i>Group Value:</i> The building has a group value with other late Victorian and early Edwardian villa properties in the South Hale Conservation Area.	
Locally List?	YES	

Candidates for Local Listing in Ashley Heath

Property Name	1 South Downs Road – HER 18187.1.0	
Property Address	1 South Downs Road, Ashley Heath, Hale	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898, occupying a field shown on the 1st Edition mapping of 1877. <i>Architectural Interest:</i> A good example of a late 19th-century villa. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other late Victorian and early Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	3 South Downs Road – HER 18188.1.0	
Property Address	3 South Downs Road, Ashley Heath, Hale WA14 3HU	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898, occupying a field shown on the 1st Edition mapping of 1877. <i>Architectural Interest:</i> A good example of a late 19th-century villa. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other late Victorian and early Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	5 South Downs Road – HER 18189.1.0	
Property Address	5 South Downs Road, Ashley Heath, Hale WA14 3HU	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898, occupying a field shown on the 1st Edition mapping of 1877. <i>Architectural Interest:</i> A good example of a late 19th-century villa. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other late Victorian and early Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	Heath Bank – HER 18190.1.0	
Property Address	17 South Downs Road, Ashley Heath, Hale	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898, occupying a large plot of land. <i>Architectural Interest:</i> A good example of a late 19th-century villa. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other late Victorian and early Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	Sowlers Wood – HER 18191.1.0	
Property Address	23 South Downs Road, Ashley Heath, Hale	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898, occupying a field shown on the 1st Edition mapping of 1877. <i>Architectural Interest:</i> A good example of a late 19th-century villa. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other late Victorian and early Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	Dingle Dean – HER 18192.1.0	
Property Address	26 South Downs Road, Ashley Heath, Hale	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898, occupying a field shown on the 1st Edition mapping of 1877. <i>Architectural Interest:</i> A good example of a late 19th-century villa. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other late Victorian and early Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	Southwald – HER 18193.1.0	
Property Address	36 South Downs Road, Ashley Heath, Hale	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898. <i>Architectural Interest:</i> A good example of a late 19th-century villa. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other late Victorian and early Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	Donnybrook – HER 18194.1.0	
Property Address	South Downs Drive, Ashley Heath, Hale	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898. <i>Architectural Interest:</i> A good example of a late 19th-century villa. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other late Victorian and early Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	Bollindale – HER 18195.1.0	
Property Address	South Road, Ashley Heath, Hale WA14 3HT	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 2nd Revision 1:2500 map of 1909. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	Greystead – HER 18196.1.0	
Property Address	South Road, Ashley Heath, Hale WA14 3HT	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 2nd Revision 1:2500 map of 1909. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	Chart House – HER 18197.1.0	
Property Address	South Road, Ashley Heath, Hale WA14 3HT	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 3rd Revision 1:2500 map of 1936. <i>Architectural Interest:</i> An interesting example of an Arts and Crafts design. <i>Local Interest:</i> The building illustrates the continued development of the area as a desirable residential suburb in the 20th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	The Coach House – HER 18198.1.0	
Property Address	Ashley Mill Lane North, Hale WA14 3NQ	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 1st Revision 1:2500 map of 1898. <i>Local Interest:</i> The building illustrates the development of the area as a desirable residential suburb in the late 19th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other late Victorian and early Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	The Lady of the Vale Nursing Home – HER 18199.1.0	
Property Address	Grange Road, Ashley Heath, Hale WA14 3HA	
Significance	<i>Historic Interest:</i> The building originated as Bollingworth House, and is identified as such on the Ordnance Survey 1st Edition 1:2500 map of 1877. It had been repurposed as the Convent of Our Lady in the Vale by the mid-1930s. <i>Architectural Interest:</i> The building provides a good example of an early Victorian country Neo Classical villa. <i>Local Interest:</i> Bollingworth House was one of the earliest large properties to be built in Ashley Heath and marks the beginning of residential expansion in the area. It is linked to the main residential area by an historic access route. <i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the Ashley Heath Conservation Area. <i>Group Value:</i> The building has a group value with the other elements of the convent and the lodge at the western end of the drive. <i>Landmark Status:</i> The building is a prominent feature of the local landscape.	
Locally List?	YES	

Property Name	Church of St Emilie – HER 18200.1.0	
Property Address	Grange Road, Ashley Heath, Hale WA14 3HA	
Significance	<i>Historic Interest:</i> The chapel, dedicated to St Emilie de Vialar, was added to the convent complex in the mid-20th century and is connected to the Lady of the Vale Nursing Home. <i>Aesthetic Value:</i> The church makes a positive contribution to the historic character of the Ashley Heath Conservation Area. <i>Landmark Status:</i> The church is a prominent feature of the local landscape.	
Locally List?	YES	

Property Name	The Lodge – HER 18201.1.0	
Property Address	Grange Road, Ashley Heath, Hale WA14 3HA	
Significance	<i>Historic Interest:</i> The building was intended as the lodge to Bollingworth House, and is identified as such on the Ordnance Survey 1st Edition 1:2500 map of 1877. <i>Architectural Interest:</i> A good example of a mid-19th-century villa lodge, with decorative use of black timber to the gables. <i>Local Interest:</i> Bollingworth House was one of the earliest large properties to be built in Ashley Heath and marks the beginning of residential expansion in the area. The lodge is probably of a contemporary date. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The lodge has a group value with The Lady of the Vale Nursing Home (Bollingworth House).	
Locally List?	YES	

Property Name	The Green Bend – HER 18202.1.0	
Property Address	Grange Road, Hale WA14 3HA	
Significance	<i>Historic Interest:</i> Designed and occupied by the notable architect Frank Brookhouse Dunkerley in 1923. Named after a bend in the River Bollin that flows past the bottom of the six and a half acre garden. <i>Architectural Interest:</i> Despite its substantial size, the style of the house is undramatic, and Dunkerley is reported as saying his aim was to design a building that would ‘fit quietly into the scene’. It was featured in a 1929 edition of <i>Country Life</i> which described it as a modern adaptation of the old Cheshire farm, adding ‘the house is marked by sturdiness and the absence of anything trivial’. Pevsner compared it with Hampstead Garden Suburb in style. <i>Local Interest:</i> It was used subsequently as a film location for the first series of the television detective programme ‘Poirot’. <i>Aesthetic Value:</i> The building makes a positive contribution to the character of the area.	
Locally List?	YES	

Property Name	The Priory and Well House – HER 7374.1.0	
Property Address	Priory Road, Hale WA14 3BT	
Significance	<i>Historic Interest:</i> Former vicarage, now two houses. Late 18th century with additions and alterations of various dates. Appears to be marked on Burdett's Map of Cheshire of 1777, whilst the tithe map of 1838 depicts the vicarage with a H-shaped plan and set with extensive grounds that include a walled garden and several outbuildings. <i>Architectural Interest:</i> The two-storey, double-depth central section is of approximately six bays and has wings at either end, that to the left of three storeys, and a gable to the right of a central door, all resulting in an asymmetrical composition. The door has a moulded surround with fanlight and hoodmould. Formerly designated Grade II listing, but delisted in June 2018. <i>Local Interest:</i> The building became a private dwelling known as The Priory following the construction of a new vicarage in the early 1860s. It contributes to the history of area as a former vicarage. <i>Aesthetic Value:</i> Externally, the building is largely unchanged since it was first listed as a late 18th-century former vicarage with alterations and extensions, and makes a positive contribution to the character of the area. <i>Group Value:</i> The building has a group value with a Grade II listed sundial and a milestone in its grounds.	
Locally List?	YES	

Property Name	Athelney – HER 18203.1.0	
Property Address	South Downs Road, Ashley Heath, Hale WA14 3HE	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 2nd Revision 1:2500 map of 1909. <i>Local Interest:</i> The building illustrates the continued development of the area as a desirable residential suburb in the Edwardian period. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	The Gables – HER 18204.1.0	
Property Address	60 South Downs Road, Ashley Heath, Hale WA14 3DR	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 2nd Revision 1:2500 map of 1909. <i>Architectural Interest:</i> Likely to be to a design by FB Dunkerley. <i>Local Interest:</i> The building illustrates the continued development of the area as a desirable residential suburb in the Edwardian period. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other Edwardian villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	Owl Pen – HER 18205.1.0	
Property Address	York Drive, Ashley Heath, Hale WA14 3HF	
Significance	<i>Historic Interest:</i> The building is first shown on the Ordnance Survey 3rd Revision 1:2500 map of 1936. <i>Local Interest:</i> The building illustrates the continued development of the area as a desirable residential suburb in the 20th century. <i>Aesthetic Value:</i> The building reflects a substantial number of other elements in the Ashley Heath Conservation Area in age, style, materials and form and makes a positive contribution to the historic character of the area. <i>Group Value:</i> The building has a group value with other 20th-century villa properties in the Ashley Heath Conservation Area.	
Locally List?	YES	

Property Name	Tolland Cottages – HER 18206.1.0	
Property Address	27 - 33 Bankhall Lane, Hale	
Significance	<i>Historic Interest:</i> A small terrace of four cottages, present at the time of the 1842 tithe map and belonging to the Foden Estates. <i>Architectural Interest:</i> An attractive and well maintained examples of late Georgian or very early Victorian workers' cottages. <i>Local Interest:</i> One of very few buildings along Bank Hall Lane in 1840s, presumably intended for the farm workers on the Foden estate. <i>Aesthetic Value:</i> The cottages represent the area's historical associations with agriculture.	
Locally List?	YES	

Property Name	104 Bankhall Lane – HER 18207.1.0	
Property Address	104 Bankhall Lane, Hale WA15 0NW	
Significance	<i>Historic Interest:</i> The building is likely to be one of the earliest houses in the locale. It is possibly a building identified as ‘house and garden’ on the Hale tithe map of c. 1842, and is shown on the Ordnance Survey 1st Edition 1:2500 map of 1877. <i>Architectural Interest:</i> A double-fronted, two-storey dwelling with a pitched and slated roof. Chimney breasts are set against the internal elevation of both gable walls. <i>Aesthetic Value:</i> The house makes a positive contribution to the character of the South Hale Conservation Area.	
Locally List?	YES	

Property Name	Roaring Gate Farmhouse – HER 7779.1.0	
Property Address	Roaring Gate Lane, Davenport Green, Hale WA15 8TZ	
Significance	<i>Historic Interest:</i> Shown on Greenwood's 1819 map and Bryant's of 1829–31. It is described as 'house, outbuildings and garden' on the tithe map of 1838, which depicts one T-shaped and one rectangular one building. OS 1873: site is shown as Rolling Gate Farm, with two L-shaped buildings. OS 1898: farm is now called Roaring Gate. <i>Architectural Interest:</i> Two buildings now occupy the site, a square two-storey brick building of 2x2 bays with slate roof and ridge stacks; modern detached house to the south-east. <i>Local Interest:</i> In 1855, site occupied by William Yarwood, who was also there in 1840 when site was owned by Thomas Lawton Esq. <i>Aesthetic Value:</i> The historic farmhouse reflects the former importance of agriculture to the economic prosperity of the area.	
Locally List?	YES	

Property Name	Duncalf Farm – HER 18208.1.0	
Property Address	Clay Lane, Hale	
Significance	<i>Historic Interest:</i> The farm is shown on the tithe map of 1842. <i>Architectural Interest:</i> A two-storey farmhouse in brick with slate roof. House is connected to a barn. More recent brick outbuilding to the rear. <i>Aesthetic Value:</i> The farmhouse makes a positive contribution to the character of the area.	
Locally List?	YES	

Property Name	Clay House – HER 1494.1.0	
Property Address	Clay Lane, Hale	
Significance	<i>Historic Interest:</i> Farm complex that may date back to the post-medieval period, although only the farmhouse and accompanying barn are of historic interest. The farmhouse appears to be 19th century in date, having replaced an earlier small building. It is of two storeys, brick built with two ridge chimneys and slate roof; it has been rendered at some stage which obscures any further architectural details. There is awning to the front and older fenestration with four pane windows, frames painted green and shutters and there is a later extension to the rear. The barn is a two-storey, long building and one bay wide. The small openings could indicate an early-mid 18th century date, however this building has also been rendered/painted in white, obscuring any further details. Called Sunderland Green on Burdett's map of Cheshire in 1777 and named as Clay House on Bryant's map of Cheshire (1829–31). <i>Architectural Interest:</i> Clay House is a two-storey brick structure of 3x1 bays, Two ridge chimneys, slate roof and cellars. two-storey porch on north side of building. Behind house to east is a two-storey brick farm building of rectangular plan, one bay wide.	
Locally List?	YES	

Additional entries to the GMASS Local Heritage List

Rossmill Farm & Barn	Rossmill Lane	Hale Barns	WA15 0EU
Butts Clough Farm	Rossmill Lane	Hale Barns	WA15 0BU
The Clough	12 Barrow Lane	Hale Barns	
Bulls Head & bowling green	Wicker Lane	Hale	WA15 0HG
Islamic Cultural Centre	Grove Lane	Hale	WA14 8JG
Wicker House	15 Wicker Lane	Hale	WA15 0HJ
	32 Bath Street	Hale	WA14 2EJ
Holy Angels Presbytery	Wicker Lane	Hale Barns	WA15 0HF
	6 Albert Road	Hale	WA15 9AN
	470 Hale Road	Hale	WA15 8XT
Woodeaves	Wicker Lane	Hale Barns	WA15 0HF

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

Ashley Heath Conservation Area (SPD 5.8)

Hale Station Conservation Area (SPD 5.11)

South Hale Conservation Area (SPD 5.21)