

REPORT FOR NOTING

Agenda Item	7
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DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	17 November 2017
SUBJECT:	Local List of Non Designated Heritage Assets
REPORT FROM:	DEVELOPMENT MANAGER
CONTACT OFFICER:	M Nightingale
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	Local List of Non Designated Heritage Assets
OPTIONS & RECOMMENDED OPTION	Note the report such that the process can proceed to the next stage of publicising the list to invite comments to be considered in the adoption process
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework?
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	
Equality/Diversity implications:	No
Considered by Monitoring Officer:	
Wards Affected:	ALL
Scrutiny Interest:	

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
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Scrutiny Committee	Committee	Council	

1.0 Background

- 1.1 The Borough's heritage is protected by nationally designated Scheduled Ancient Monuments (3 in the borough) statutorily listed buildings (approximately 350 listings) and locally designated conservation areas (12 in the borough). Since the introduction of the government's National Planning Policy Framework (NPPF) in 2012 these are referred to as designated heritage assets. The NPPF also introduced a new level of protection, non-designated heritage assets. These can be any type of historic structure, fabric or artefact located above or below ground. These structures would generally not meet the criteria for protection as designated heritage assets but are seen to contribute to the background character, significance and distinctiveness of an area where it is important to protect the best of these assets.
- 1.2 Guidance to Local Planning Authorities in dealing with planning applications, paragraph 135 of the NPPF states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.' This represents a strengthening of control over a borough's heritage when planning permission is required.
- 1.3 Supporting guidance advises that non-designated heritage assets can be identified either at the time of an application or in advance by the LPA through survey and consultation, and then by producing a local list of such heritage assets. Historic England has been supporting the production of such lists for some time. Work was begun on such a list for Bury some time ago but this was disrupted in 2010 by a lack of resources. Since the introduction of the NPPF local lists have increased in importance and now have more significance. Consequently, work on Bury's local list resumed in 2016 and a draft list has now been produced. This currently has approximately 500 entries, some of which include multiple properties.
- 1.4 It is a draft for consultation, and will also always be under review as additional information comes to light and structures are both added and deleted as records increase in accuracy. It is the first step to identifying such assets so that the significance of each asset can be fully researched when proposals for removal or alteration come forward. The list has been produced using selection criteria based on guidance from Historic England. It is also based on suggestions put forward by civic and historical societies when the original work began. The draft list and the selection criteria are appended to this report. Each building also has an individual summary sheet and an example copy is also attached.

- 1.5 The approach to producing the list has been to ensure that each part of the borough and its character is represented. It is also important to cover all relevant periods of the borough's development and to ensure that all building and structure types are covered. Not surprisingly, buildings within the 12 conservation areas are well represented. The centres at Prestwich, Tottington, and Radcliffe are also represented, and buildings of interest within the setting of listed buildings are commonly included. There are some gaps in information, particularly where buildings are not easily accessible, such as farms or are away from the public highway. However, early maps and place names can help in identifying that sites have been occupied for some time, and this is the starting point for further assessment either by the Council or the applicant as part of supporting information relating to planning applications.
- 2.0 Government and Historic England's good practice advice, requires that consultation is undertaken on the proposed local list. This should be no less than six weeks and should include contacting local interest groups and writing to each property owner on the draft list. Consultation should also involve information on the Council's website, a press release and through other media. In addition to receiving views on the list, it is possible that the consultation would generate additional information on the proposed buildings and also other suggestions for inclusion.
- 2.1 On receipt of the responses and following the collation of the results, the local list will be reported back to Planning Committee for either formal approval or adjustment. For future adjustments to the list, these would be considered to be operational amendments and would be constitutionally delegated to the Assistant Director (Localities/Resource and Regulation) to make amendments.
- 3.0 Conclusion**
This work represents a long programme of assessment and contribution towards the historic assets that the Borough holds. The issues surrounding non designated heritage assets have been tested on appeal and have stood scrutiny.
- The consultation of the draft local list now would enable the process to be informed by the public and this would feed into the process accordingly.
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List of Background Papers:-

1. NPPF
2. NPPG
3. Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990
4. Historic England Publication Heritage Assets:
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>
5. **Historic England Publication Locally Listed Heritage Assets:**
<https://historicengland.org.uk/advice/hpg/has/locallylistedhas/>
6. Local Authority Conservation Provision, Institute of Historic Building Conservation, English Heritage, Oxford Brookes University, 2003
7. Paragraph 17, [National Planning Policy Framework](#), Department for Communities and Local Government, March 2012
8. Paragraphs 126 and 131, [National Planning Policy Framework](#), Department for Communities and Local Government, March 2012

9. [Heritage Listing Advice](#), Note 7

Contact Details:-

D Marno
Head of Development Management
Department of Resources and Regulation
3 Knowsley Place
Duke Street
Bury
BL9 0EJ
Tel: 0161 253 5291
Email: d.marno@bury.gov.uk

Buildings Recommended for Local List of Non Designated Heritage Assets.

Bury

Dwellings/Former Dwellings

Seedfield House and no 37, The Drive. BL9 5DP c1850 3805/4121
Seedfield Lodge, Walmersley Road. BL9 6SX c1850 3805/4121
Langness, 9 Lime Grove, Limefield. BL9 5ES Early C20th. 3805/4130
Gate House/Lodge, Bridge Hall Lane, BL9 7NY. 3826/4108
32 and 34 Wilson Street 1869. BL9 7EF 3810/4102
Former Office Building, 51 Mount Pleasant, BL9 6SP. Early C19th. 3809/4149
Mill Yard Cottage, Mount Pleasant. BL9 6SP Early C19th. 3809/4149
Longcroft House, Walmersley Old Road, BL9 6SX. 1747 3809/4144
176 to 194 Manchester Road, BL9 9BD c1890 3802/4097
217/219 and 221/223 Walmersley Road, BL9 5DF. 3807/4129
261 to 265 Walmersley Road, BL9 6NX. 3807/4123
The Lodge, Walmersley Road/Mosley Ave, BL9 6QF. 3807/4124
287, 289 and 291 Walmersley Road, BL9 6NX. 3807/4124
Wharfside Apartments, formerly Bury Boot and Shoe Co./Woodhill Mill,
Brandlesholme Road
225 to 243 Manchester Road
Gatehouse, Manchester Road Park
181 to 229 Radcliffe Road, and Central Ave
Elton Grange and Elton Vale, Elton Vale Road, Elton.
Unsworth Hall Lodge, Manchester Road
138 to 152 Manchester Road
129 to 131 Walmersley Road
Former Walmersley Brewery buildings, Walmersley Road. 1842. 3804/4136

Farms/Agricultural

Welby Farmhouse (Top o' th' Hill), Mather Road, Baldingstone, BL9 6TJ.
C18th 3812/4132
Bank Top Farm, Walmersley, BL9 5QU. (poss. cruck barn –converted)
3798/4136
Boaredge Farm, Birtle, BL9 6UQ. . C18th 3830/4120
Lowes Farm and Cottage, Sefton Street, Limefield, BL9 6PL. 3810/4127
Davieses Farm, Mather Road, Limefield. BL9 6TJ 3810/4131
Springside Farm, Springside Road. BL9 5QU 3796/4136
Pigsden Farm (renamed and in separate apartments), from Long Lane, BL9
5QT. 3803/4130
Touch Road Farm, Walmersley. BL9 5QS. 1699 onwards. 3801/4130
Sales Farm, School Street. BL9 7EY. C17th/18th/19th . 3815/4103
Gorse Brow Farm Group, Chesham. BL9 6SS. C19th.3818/4124
Hercules Farm, Castle Hill Road, Birtle. BL9 6UG. C17th. 3821/4125
Jackson Fold Farm and barn, Pilsworth Road. BL9 8QZ

Industrial Buildings

The Gatehouse, Derby Works, Manchester Road, BL9 9XX 1866 3804/4087
Albion Mill, inc gates piers and chimney, Albion Street, BL8 2AD 3796/4107
Fernhill Mill, part building, Hornby Street, BL9 2AD 3806/4115
Albert Works, (stone core/boiler house) Brook Street, Freetown. BL9 6AH
C19th. 3811/4112
Darren Mill, Wash Lane. Part. BL9 7BE. C1835. 3813/4109
Pilot Mill, (Antler) Alfred Street, BL9 9EF. Early C20th. 3813/4102
Higher Woodhill Mill, (remnants) Stock Street, BL8 1BU C19th. 3800/4124
Bolholt Print Works, Walshaw Road. BL9 1PL. Early C19th building. 3784/4116
Former Boiler/Engineering Works, Brook Street/Badger Street/Bold Street.
BL9 6AL. Early 19thC. 3810/4112
Burrs Mill and general area, Woodhill Road, BL8 1BN C18th onwards
3798/4126
Lumn Mill, Walmersley Old Road, Bevis Green. BL9 6RE. C19th onwards.
3809/4138

Commercial/PHs

Castle Buildings, 4-8 Market Place, Bury Town Centre. BL9 0LT. 1874-76.
3803/4108
1-7 Bolton Street, Bury Town Centre. BL9 0EX. Early C19th and early C20th.
3803/4107
The Clarence, 2 Silver Street, Bury Town Centre. BL9 0EX. Late C19th
3803/4107
4 Bolton Street and West Market Place, Bury Town Centre. BL9 0LQ.
3803/4108
6 Bolton Street. Old White Lion. Bury Town Centre. BL9 0LQ. Late C19th.
3803/4108
14/16 Bolton Street, Bury Town Centre. BL9 0LJ. Mid C19th. 3803/4108.
2-8 The Rock, Bury Town Centre, BL9 0NT. C1888. 3804/4108
3-17 The Rock, Bury Town Centre. BL9 0JP. Early C20th. 3804/4108
36 The Rock, Nat West Bank, Bury Town Centre. BL9 0NU. c1930s.
3805/4108
40 the Rock, Bury Town Centre. BL9 0NX. 1895-98. 3805/4108
7 and 9 Broad Street, Bury Town Centre. BL9 0DA. Mid C19th. 3803/4107
3-13 Silver Street, Bury Town Centre. BL9 0EU. 3803/4107.
6 – 22 Silver Street, Bury Town Centre. BL9 0EX. Late C19th. 3803/4107
14/16 The Rock/1 Crompton Street, Bury Town Centre. BL9 0NT. 3804/4108.
Former Royal Hotel, 24 Silver Street, Bury Town Centre, BL9 0DH..
3803/4107.
The Knowley PH, 46 Haymarket Street. BL9 0AY. 1881 and later. 3003/4106
Former Post Office, Crompton Street. Bury Town Centre. BL9 0AD. Early
C20th. 3804/4107
Brown Cow PH, Burrs, BL9 1770. 3799/4127
Former Temperance Billiard Hall, 66 Bolton Street, Bury Town Centre. BL9
0LL. 1910 3801/4108
12 Tithebarn Street, Bury Town Centre. BL9 0JR. Early C19th. 3805/4109
13-25 (odd) Parsons Lane. BL9 0LY. Mid/late 19thC. 3805/4110
The George and Dragon PH, 415 Rochdale Old Road, Fairfield. BL9 7TB.
Early C19th. 3831/4116

Blue Bell PH, Manchester Road, BL9 8DW 3807/4073
Woodheads Carpets, 1-7 Peter Street. BL9 6AB. 3809/4112
Waggon and Horses PH, 153 Walmersley Road. BL9 5DE. 3807/4118
Sundial PH, 312 Walmersley Road, BL9 6QF. 3807/4124
267 and 269 (The Towers) Walmersley Road. BL9 6NX. 3807/4123
5 and 7 The Wylde, BL9 0LA. 3803/4109
Oddfellows, 94 Manchester Road
Former Health Authority building, 21 Silver Street
Former County Courts, Tenterden Street
133 Walmersley Road
Former Ragged School, Wash Lane
The former George Hotel, 5 Market Street
28 to 30 Haymarket Street
Former Wellington Barracks, Bolton Road, BL9 2PL. 1842-45.

Public Buildings

Textile Hall, Manchester Road, Bury Town Centre, BL9 0DG. 1893-94.
3803/4105
Railings/wall around garden at junction of Manchester Road/Manchester Old
Road, BL9 0TR 3801/4101
Fairfield Hospital Buildings (former Bury Union Workhouse). BL9 7TD.
3832/4116
Wostenholme House, 4 Tenterden Street. BL9 0EG. c1860. 3801/4105
Town Hall, Knowsley Street. BL9 0SW. 1939/40 and 1947/54. 3802/4104
Bury College, Market Street. BL9 0BG. 1937. 3804/4104
Indoor Market building, Bury Market. BL9 0BD. 1971. 3805/4106
Bury Grammar School, Bridge Road. BL9 0HH. 1900/1907. 3798/4105
Bury Grammar Junior School/Former Police Station, Tenterden Street
Clarence Park Gatehouse, Walmersley Road
Entrance Lodge and gateposts, Whitehead Park, Ainsworth Road
Entrance Lodge and gateposts, Openshaw Park, Rochdale Road
Former Holy Cross Convent, Manchester Road

Churches/Graveyards/Memorials

St George's Church, Hollins Lane/Castle Road, Unsworth, BL9 8QT
3820/4074
St Peter's Church and Vicarage, St Peter's Road, BL9 9QZ. 1871-72
3805/4089
War Memorial, Library Gardens, Bury Town Centre. 3802/4106
Bethesda Pentecostal Church, Parkhills Road/Horne Street. 1883/84
3804/4124
Christ Church and church yard, Walmersley Road. 1883. 3804/4136
St James Church and Parish Rooms, Walshaw Road. BL8 1PY. 1931.
3788/4115
St Stephen's Church, Bolton Road. 1882. 3792/4105
Memorial and gates piers at Brookshaw Street, Walmersley Road. 3809/4116
Seedfield Methodist Church, Linton Ave
Bury Cemetery, St Peters Road.

Bridges/Transport/Milestones

All remains and structures, MBB Canal , Burrs, Brandlesholme Road/Woodhill, Crostons, Bury Bridge, Bolton Road
Canal feeder/aqueduct/weir/sluices, Burrs 3798/4125
Milestone, Manchester Road/Well Lane, Sunnybank 3806/4069
Former Railway Viaduct, Wellington Street, BL8 2AL 3795/4103
Knowsley Street and Manchester Road Railway Bridges 1846-48. 3802/4103
North East Dam Wall, Elton Reservoir (local 20th century carvings) 3791/4095
Bolton Street Station and cutting. 1846 and 1952 3802/4107
Blackford Old Bridge C17th. 3806/4076
Blackford New Bridge, Manchester Road
Stone Viaduct over River Irwell, Woodhill

Miscellaneous

Chesham House Folly

119 entries

Whitefield

Dwellings

14 to 16 Church Lane, M45 7NF. 3804/4061
18 Church Lane
20 Church Lane
28 Church Lane
30 Church Lane
3 to 17 Church Lane, M45 7NE. 3804/4060
50-56 (even) Higher Lane.M45 7WE. 3802/4058
2-4 Ringley Road.M45 7LB 3800/4058
Stand Old Hall, Ringley Road M45 7ZZ 3792/4053
Hill Crest/Molyneux Brow, Philips Park Road, M45 7TW 3790/4040
59 to 65 Ringley Road, M45 7LH. 3795/4055
4 to 16 Pinfold Lane, M45 7JS. 3804/4056
25 to 27 Pinfold Lane
Moss Bank and Rose Bank, Knowsley Road
1/3 and 5/7 Pinfold Lane

Farm/Agricultural

Meadow Croft Fold Farmhouse Barns, Moss Hall Road 3834/4081 and
3834/4083
Moss Side Barn/Farm, Griffe Lane. 3833/4071
Egypt Farm, Egypt Lane, Simister, M25 2RU. 3833/4064
Lower Heaps Farm/Keepers Cottage, Ringley Road West .M26 1DT.
3775/4051
Yew Tree Farm, Ringley Road West, M26 1EB. 3773/4057
Thurston Fold, Castle Road. BL9 8QS. 3827/4078
1 and 2 Higher Barn Farm, West of Outwood Road, M26 1DH 3835/4084
Outwood Gate Farm, Ringley Road West, M26 1DL. 3785/4056
Hollins House Farm, 247 Hollins Lane. BL9 8AS. 3814/4080
Carter's Hill Farm buildings, Old Hall Lane, M45 7TL 3789/4047
Sand Field Farm, Simon Lane, M24 4SF 3839/4070

Industrial Buildings

Nil

Commercial/PHs

Slatterys, Former Masons Arms, Bury New Road M45 6GE. 3805/4057
Former Barclays Bank/Restaurant, 231 Bury New Road. M45 8QP. 1880-83
3804/4061
Hollins Bush PH, 257 Hollins Lane, BL9 8AS. 3812/4079
Carisbrook and Pleasley, Knowsley Road, M45 6BF. 3806/4056

Former Red King PH and associated milestone, 162 Bury New Road. M45
6AD 3806/4057
26 Church Lane
211 to 213 Bury New Road
215 to 221 Bury New Road
The New Grove Inn, Bury New Road
Former bank 268 Bury New Road
144 Manchester Road
Unsworth Hall, Manchester Road. BL9 9TZ. 3089/4076

Public Buildings

Philips Park Former stable block, M25 7QJ or M45 7GH 3806/4057
Uplands, Bury New Road M45 6HE 3805/4058
Hollins Grundy School, Hollins Lane. BL9 8AT.

Churches/Graveyards/Memorials

St George's Church, Hollins Lane, Unsworth 1843 – Swift Map unable to locate. 3809/4074
Hearse House, Church Lane - Swift Map unable to locate 3803/4060
Stand Unitarian/Presbyterian Chapel, Lych Gate and churchyard, Ringley Road, M45 7JL. 3795/4055

Bridges/Transport/Milestones

Bridge at Hollins Whittle Brook, Castle Road - Swift Map unable to locate
3824/4081

Miscellaneous

Site and remains of Stand Hall, top of Stand Lane 3796/4056

46 entries

Prestwich

Dwellings

2 to 10 St Anne's Road (Villas top end c1860) 3814/4034
Prestwich Glass and Glazing (former church 1910), Church Mews, Chester St., M25 3HD. 3810/4041
Summer Villa Cottage, 1 Guest Road. 1869. 3814/4045
Lagos House, 59 Poppythorn Lane. 1886. 3814/4045
13 Guest Road. 3814/4045
36-38 Guest Road. 3815/4046
Winnats Knoll, St Anns Road, M25 9GD 3814/4034
45/47/49/51 Prestwich Park Road South c1890M25 9PF 3812/4033
11/15/17/19 Prestwich Park Road South c1850, M25 9PF 3814/4032
83 and 85 Rectory Lane M25 1BX 3815/4038
106 Park Road. M25 0DY 3829/4030
35 Park Road, M25 0ES 3831/4026
Hornby Lodge, Bury New Road 3815/4033
Dingle Bank, St Ann's Road, M25 9GD 3812/4034
Ashfield, 7 St Ann's Road, M25 9GD 3814/4034
34 (Cranbrook House) and 36 (Gardenhurst) Sedgely Park Road, M25 0AN 3821/4028
Cheddleton House and Lodge, North Road, M25 3FD. 3808/4040
131 – 137 Bury New Road (1930s buildings). 3817/4030
The Roost, Rectory Lane 1895-96, M25 1BX 3815/4038
Oak Hill, Butterstile Lane (or 171 Bury New Road) 1836. 3816/4032
33 Glebelands Road. 3815/4043
Thorndyke Walk, Heywood Road/Bury New Road – need a number or more specific location on road 3818/4032
1/3 and 5/7 Gardner Road, M25 3HS. 3810/4039
78 and 80 Clifton Road, M25 3HR 3808/4040 (Poss 62 to 84)
Avon Cottage, former Asylum gas Works, Clifton Road, M25 3JT. 3803/4039
Glenholme and Glenside, St Ann's Road
32 and 34 Church Lane
St George's Terrace, 20 to 30 Church Lane
Beech Tree Bank, 1 to 6 Rectory Lane
63 to 67 Rectory Lane
Shrewsbury House, Lowther Avenue
14 to 42 Prestwich Park Road South

Farm/Agricultural

Coopers Farm Simister – need more detailed address, 3830/4059
Heaton Farm, Heywood Old Road – need more detailed address. 3841/4055
Baguelay Farm, Heywood Old Road – need more detailed address.
3844/4056
Mount Pleasant Farm and The Lodge, Simister. 3865/4057

Industrial Buildings

Nil

Commercial/PHs

Red Lion PH, Bury New Road, Prestwich Village c1892 3813/4038
Railway and Naturalist PH, Bury New Road c1850 3811/4040
Parkside Hotel, Bury Old Road 3823/4040
Woodthorpe Hotel, Bury Old Road c 1861 and 1889. 3826/4030
Coach & Horses, Bury Old Road, Prestwich c1830 3824/4037
St Margaret's Tavern, Bury Old Road, Prestwich c 1847 3821/4044
Friendship Inn, Scholes Lane. 3818/4031
The Ostrich Inn, Bury Old Road. 3824/4035
Former Co-op, Deli King, King Street 1910. 3824/4025
Former Prestwich Co-op, Bank House Studios, Warwick Street. 3811/4040
Former Conservative Club and railings, Church Lane 1879. 3812/4038
Liberal Club, Bury New Road 1879. 3811/4041
Barclays Bank, Prestwich Village. 3811/4040
Nat West Bank and Managers House 1914, Bury New Road/Clifton Road.
3811/4040
Brookfield, St Ann's Road
Holt House (The Headlands), Hilton Lane. 3812/4032
The Beeches, St Ann's Road
1 Church Lane/399 Bury New Road
Former Printworks, Earl Street
The White Horse PH, Bury New Road

Public Buildings

St Hilda's School, Whittaker Lane 1879. 3823/4036
Prestwich Preparatory School, Bury Old Road 1860. 3822/4043

Churches/Graveyards/Memorials

Holy Law Synagogue, Bury Old Road 1934-35 3829/4024
St Margaret's Church yard, boundary walls, railings and various tombs,
Obelisk (1912 and 1916), Carver Gardens, Bury Old Road. 3822/4045
Closed Jewish Cemetery, Bury New Rd/Derby St 1841. 3812/4039
Our Lady of Grace Church Hall and Presbytery, Fairfax Road. 3812/4042
Heaton Park Methodist Church, Bury Old Road. 3823/4039
The Church Institute, Bury New Road 1902. 3813/4037
Schoolroom, St Paul's Church, Kersal Road/Rainsough Brow 1870.
3809/4022
Former Chapel, Chapel Road. 3809/4021

Bridges/Transport/Milestones

Boundary Stone, Sedgley Park . 3821/402

Miscellaneous

Deer Park Pale, Mere Clough 3802/4041

Victorian Post Box, Poppythorn Lane. 3814/4045

Lady Wilton School, Nut Lane, Simister. 3833/4059

Prestwich Hills Reservoir Gate Piers and Commemorative Stone 1867,
Butterstile Lane. 3812/4032.

Pados Theatre (former library) and adjacent war memorial, Rectory Lane/St
Mary's Rd

73 entries

Radcliffe

Dwellings

The Marne, 105 Higher Ainsworth Road, M26 4JJ. 3773/4093
Rossall, Higher Ainsworth Road, M26 4JJ. 3774/4093
Cottages, 38-42 Knowsley Road, Ainsworth. 3764/4106
Former Radcliffe Town Hall, 2 to 22 Spring Street 3762/4074
23 to 41 Delph Lane Ainsworth Early 19th C. 3760/4103
26/28 Ainsworth Hall Road, Ainsworth. 3761/4100
99 Higher Ainsworth Road
101 Higher Ainsworth Road
Former Plants Farm, Greenside, Ainsworth
Old Rams Head (Milltown Apartments), Stand Lane
1 to 3 The Old Vicarage, Church Lane, Ainsworth
17 to 23 Greenside, Ainsworth
1 to 9 Greenside, Ainsworth.
14 to 74 Church Lane, Ainsworth

Farm/Agricultural

Early buildings, Ainsworth Hall Farm, Ainsworth hall Road, Ainsworth.
3758/4096
Plane Trees Farm Barns/outbuildings. 3762/4095
Kiln Clough Farm, Bradley Fold Road, BL2 5QR. 3764/4096
Openshaw Fold, Bury New Road, Ainsworth. 3769/4091
Pilkington Fold, Street Lane, Starling Lane. 3773/4098
Middle Spen Moor Farm, Bolton Road. 3783/4095
Higher Spen Moor Farm, Bolton Road. 3780/4094
Woosnab Farm, Hinds Lane (might be Bury) 3792/4095
Hardman's Fold (all building group), Hardman Street, M26 4GY 3777/4088
Brook Bottom Farm, Brook Bottom Road, M26 4HX. 3780/4087
Coney Green Farm, Coney Green, Nr Radcliffe Cemetery M26 4ER.
3784/4080
Moss Shaw Farm, Chatsworth Road, M26 4WQ. 3707/4085
Ainsworth Hall Farm, Ainsworth Hall Road, BL2 5QT 3758/4096

Industrial Buildings

Mount Zion Works, Mount Zion Road. 3776/4066
Black Lane Mill, Ainsworth Road. mid 19thC. 3776/4088

Commercial/PHs

Former bank, 1 Stand Lane
Co-op Store, Kelsalls, Dale Street, Radcliffe c1900, M26 0SA 3784/4069
Former Radcliffe Times Office, Church Street West, M26 2SY. 3787/4071
1-9 Blackburn Street c1900, M26 1NN. 3785/4069
Restaurant, 21 Stand Lane

The Lux Lounge (formerly Paragon House) Milltown Street

Public Buildings

Stone Fountain, Close Park early/mid 19th c 3797/4076

Radcliffe Library, Stand Lane 1906-07. 3787/4068

Old School, Ainsworth Hall Road, Ainsworth 1838 3761/4101

Unitarian School and Recreation Ground, Ainsworth

Churches/Graveyards/Memorials

Radcliffe Bridge Methodist Church, Milltown Street 1881-83. 3787/4068

Stone Pillars and railings to former Methodist Church/School, Bury Street.

3795/4076

Radcliffe Cemetery Entrance Lodge, Gates and gate piers, Cemetery Road
c1904. 3782/4082

Bridges/Transport/Milestones

All remains and structures along the line of the MBB Canal.

Road Bridge over River Irwell, Stand Lane

Milestone, Starling Road/Cockey Moor Road

Miscellaneous

Water Tower, Ainsworth. early 20thC. 3772/4104

Former Isolation Hospital, Broom Field, Knowsley Road, Ainsworth.

3764/4108

47 entries

Ramsbottom

Dwellings

Verna Street Residences/Coach house, Lodge Street, BL0 9AW. 3790/4166
Bridge Cottage and Crown Mews, Former Mill at Hawkshaw
Plant House, Cross Lane, Holcombe Village. 3780/4165
Dundee Cottage, 201/203 Dundee Lane – BL0 9HF. 3785/4166
Higher Barn Cottage and barn building group, Moor Road/Helmshore Road, Holcombe. 3783/4168
Gatehouse, Holcombe Old Road, Holcombe. 3780/4159
Barwood Gate House, Bolton Road, Ramsbottom early 19thC. 3788/4163
Former Stables and Coach House to Barwood Lea, Kay Brow, Ramsbottom. Early 19thC, BL0 9AY. 3790/4165
Higher Dick Field/Highfield House, Helmshore Road, BL8 4PD 3785/4175
Lower Dick Field/Cottage, Helmshore Road, BL8 4PD 3786/4175
Norcot and Carriage House, Moorbottom Road, Holcombe, BL8 4NS. 3777/4159
400 Bolton Road, Hawkshaw. Early 19thC house. 3757/4150
177 Bolton Street, Ramsbottom. Mid 19thC villa – need more detail. 3789/4164
179 to 187 (odd), Bolton Street, Ramsbottom. Mid 19thC villas, BL0 9JD. 3789/4164.
23 to 45 (odd), Bury New Road, Ramsbottom. Mid 19thC villas, BL0 0AR 3796/4167
Prospect House, 1 and 2 Couthurst Street, Tanners. – need more detail 3786/4170
Forrest Cottages, Wood Road Lane, Summerseat. 18thC. 3794/4144
Hollingrove unlisted buildings, Redisher Lane. 3771/4156
Woodbine Cottage, Hill Street, Summerseat. 3794/4150
Fairview, Holcombe Old Road, Holcombe. 3780/4159
2-10 Hamer Street, Higher Summerseat. 3787/4145
Higher House Barn and Cottage, Moor Road, and 3 Helmshore Road, Holcombe. 3783/4168
Wood Side, Dundee Lane – requires investigation. 3785/4166
Hill End, Holcombe Old Road, Holcombe. 3779/4161
17 Nuttall Road, remaining building from Nuttall Village c1800. 3795/4158
2 Higher Fold Lane, opposite Higher Fold Farm. 3800/4173
Top o the Brow, Two Brooks Lane, Hawkshaw Village. 3757/4148
The Old Rectory, Dundee Lane – need house number 3784/4166
Little Holcombe House, Farmhouse and barn, all buildings, Lumb Carr Road BL8 4NJ 3781/4159
296 and 298 (Dawes Bank) Holcombe Old Road, Holcombe. 3779/4156
43 and 45 (Weavers and Pinfold Cottages) Cross Lane, Holcombe. 3780/4164
418 Bolton Road West, Holcombe Brook. 3779/4152
Springfield House, Spring Street, Shuttleworth. 3799/4173
Former School and Mechanics Institute, Hill Street, Summerseat. 3794/4150
Miller Street Terrace, Summerseat. 3793/4149
Bent House and barn, Bury Old Road, Shuttleworth
Moorfield, 241 Whalley Road, Shuttleworth. 3800/4176

Heather Cottage, 22/24 Cross Lane, Holcombe. 3780/4165
23 to 33 (odd) (including Exeter Cottage and Exeter Bank) Chapel Lane,
Holcombe. 3783/4167
Anthony Fold, Turn Road, Shuttleworth. 3804/4176
Tonge Fold Cottages, Hawkshaw Lane. 3759/4151
Bass Lane House, 400 Walmersley Road. 3802/4149
18 Pot Green/Summerseat Lane C17th/18th. 3780/4152
Stubble Bank, opp Rock Street, Shuttleworth. 3799/4174
Scotland Place (former drying shed), Square Street. 3790/4167
Former Baptist Chapel, Bolton Street/Cross Street, Ramsbottom. 1861
3790/4167
Barwood Mount, 179 to 187 Bolton Street, Ramsbottom, BL0 9JD. 3789/4164
176 to 178 Bolton Street, BL0 9JA 3788/4164
23 to 33 to 37, 39 to 41a and 45 Bury New Road, Ramsbottom, BL0 0AR
3796/4166
St Paul's Court (former school), Crow Lane, Ramsbottom, BL0 9BR.
3791/4169
1 and 2 Carr Street/Manor Street
Former St Andrew's Vicarage, 191 Bolton Street
Cottages at Rose Hill, Bolton Street
72 Bolton Road, Hawkshaw
40 to 44 Crow Lane
Rowlands Cottage, 1 Pollards Lane, Summerseat
Former farmhouse, 6 Pollards Lane, Summerseat
The Rowlands and Rowlands House, Summerseat
5 to 11 Pot Green
Former Farmhouse, 27 Pot Green
18 to 20 and 28, 30 to 34 Holcombe Village
Former Park Chapel, Manchester Road BL0 0DH
50 to 52 Cross Lane, Holcombe
Bass Lane/Crag Lane Cottages, Summerseat
210 to 224 Bolton Road West
238 Bolton Road West, Holcombe Brook
Former Dawes Bank Farm, Holcombe Old Road
1 Cross Lane and 2 to 4 Lumb Carr Road
The Rectory, Dundee Lane
Former Railway Warehouse (Victorian Lanterns), Miller Street, Brooksbottoms
Half Mile House, 97 Summerseat Lane
109 Holcombe Old Road
111/115 Holcombe Old Road
Lumb Carr House, Lumb Carr Road
Rose Hill Terrace, Bolton Street
80 to 86 Queens Place and 2 to 6 Meadowcroft, Summerseat

Farm/Agricultural

Top o'th' Hoof Farm 3803/4157
Barn at Park Farm . 3800/4161
Higher Redisher Farm, Redisher Lane BL8 4HX. 3773/4254
2/4/6 Lower Redisher, Redisher Lane. BL8 4HX

Boardman's Farm, Hawkshaw Lane.3 buildings C17th onwards, BL8 4LD. 3759/4165
Lower Withins Farm, Hawkshaw Lane, BL8 4LD 3761/4163
Higher Ash Farm, Hawkshaw Lane, BL8 4LD 3760/4162
Higher Grainings Farm, Hawkshaw Lane, BL8 4LD 3759/4169
Dry Gap Farm and outbuilding containing 17thC datestone, Bury Old Road, BL0 0RX. 3806/4179
Three Acres, Hawkshaw Lane, BL8 4LD 3760/4169
Hawkshaw Farm, Hawkshaw Lane, BL8 4LD Various buildings C17th onwards. 3758/4161
New Hoyles Farm, Hawkshaw Lane, BL8 4LD 3761/4155
Finney Cote, Hawkshaw Lane, BL8 4LD 3758/4156
Bramley Fold Farm, Hawkshaw Lane, BL8 4LD. 3759/4152
Low Bank Farm House and Loe Barn/Low Farm Cottage, various buildings, Bolton Road, Hawkshaw. 3769/4151, 37690/4152, 3771/4152
Loe Farm buildings, Redisher Lane BL8 4HX 3771/4152
Harcles Hill Farm, Moor Road. 3777/4171
Pike Farm and adjacent buildings, Bury Old Road. Need more detail 3803/4160
Bassfield Farm, House and Cottage, Walmersley Road. Need more detail 3802/4149
Park Wood Farm Walmersley Road. need more detail 3801/4160
Nabbs Farm Barn/outbuildings), Rowlands Road, BL9 5LJ. 3801/4143
Barn at Park Farm, Manchester Road, BL9 5NP 3800/4161
Shipper Bottom farm and Barn, Manchester Road. 1613 onwards. 3800/4164
Barn/outbuilding, south of Spring Field House/Woodhill Farm, Spring Street, Shuttleworth. 3799/4173
Holcombe Hey Fold, Hawkshaw Lane

Industrial Buildings

Former Wollen Mill and associated buildings, Higher Gollinrod. 3800/4155
Irwell Bridge Mills, Stead Street. 3793/4169
Kibboth Crew, Mill site, Springwood Street. 3787/4165
Cobden Mill, Square Street, Ramsbottom BL0 9AZ 3791/4166
Ramsbottom Mill, Crow Lane, Ramsbottom, BL0 9BR. 3793/4170
Victoria Mill, Stubbins Lane, Ramsbottom. Mid C19th. 3792/4175
Atlas Works/Bentex Engineering, Silver Street. 3791/4167
Holcombe (Mondi) Mill, Bridge Street

Commercial/PHs

Hare and Hounds, Holcombe Brook. BL0 9SA 3779/4153
2-4 Bolton Street/Carr Street. Early/mid 19thC BL0 9HX. 3790/4169
Former Co-op Buildings and Industrial and Provincial Stores, Bolton Street. 1862 BL0 9HU. 3790/4167
Hamer's Arms, Higher Summerseat BL0 9UG. 3787/4145
11 Bolton Street, Ramsbottom BL0 9HU 3790/4169
37 Bridge Street (Memories), Ramsbottom BL0 9AD. 3791/4169

Royal Bank of Scotland, 27/29 Bridge Street, Ramsbottom BL0 9AJ.
3791/4169
Nat West Bank, Bridge Street, Ramsbottom BLO 9AD.
Royal Oak PH, Bridge Street, Ramsbottom. 3791/4169
Carr Bank Lodge and gates, Market Place, Ramsbottom BLO 9AJ. 3790/4170
The Priory/Robinson Kay Home, Manchester Road BLO 0DH. 3800/4148
Waggon and Horses early 19thC, Hawkshaw village BL8 4JL
Railway Hotel, Railway Street,
23 Bolton Street
Grey Mare, Bolton Street
12 to 20 Bridge Street
22 to 26 (Oddfellows Hall) Bridge Street
44 to 64 Bolton Street
Rose and Crown and Bowling Green, Carr Street

Public Buildings

Holcombe Primary School, Helmshore Road BL8 4PA. 3783/4167
Civic Hall, Ramsbottom BL0 9AJ. 3790/4170
St Andrew's School (old part), Nuttall Lane

Churches/Graveyards/Memorials

St Joseph's Church and Presbytery. 1880 and 1862 BL0 9HY. 3790/4166
Ramsbottom Cemetery inc Gates and lodge, Cemetery Road BLO 9PU.
3784/4157
Lych Gate War Memorial and churchyard, Emanuel Church, Chapel Lane,
Holcombe. 3783/4167
Methodist Chapel, Bolton Road, Hawkshaw. C19th and 20th BL8 4JR
3757/4150
Dundee United Reform Church, Dundee Lane. 1885 BLO 9HL. 3786/4163
Railings, walls and setts, Former Rowlands Church, Summerseat BL9 5NF.
3795/4148
St John in the Wilderness, Whalley Road BLO 0EG. 3800/4172
Ramsbottom War Memorial, Walls, gate piers and churchyard/gardens, St
Paul's Church, Bridge Street
St John in the Wilderness Sunday School and Cemetery, Leaches Lane

Bridges/Transport/Milestones

Peel Bridge, Ramsbottom town centre. 1780 and later BL0 0BS. 3794/4168
Twist River Bridge, Railway Street, Summerseat BL9 5QD
Signal Box and Level Crossing, Ramsbottom. 3793/4168
Railway Viaduct and tunnel, Summerseat

Miscellaneous

Retaining walls and water trough, Helmshore Road BL8 4PA. 3782/4166

Water troughs at Moorbottom Road BL8 4NS (3780/4163), Lumb Carr Road (3780/4157), Helmshore Road BL8 4PA (3782/4166) and Hey House (3777/4159) all Holcombe.

Water troughs on Hawkshaw Lane BL8 4LD

Standing stone, Knoll Field, Holcombe. 3782/4164

Post Box (copy), Bridge Street. 3792/4168

Remains of Grant's Tower. 3803/4158

Stone flag walls. Merchants Row

Cadet Building, Crow Lane

Entrance gates/walls at Darul Uloom, Holcombe Old Road

Boundary stone, Wood Road, Summerseat

158 entries

Tottington

Dwellings

Bottoms Hall, Turton Road. 3765/4140
Former Church, Holly Mount, now apartments. 3769/4141
Converted School Room at St John's Mews, Kirklees Street BL8 3QX.
3775/4131
Brandlesholme Hall building group, Brandlesholme Road. 3787/4132
Eccles Cottages, Eccles Row, Turton Road. 3762/4138
Gorsey Clough, Harwood Road BL8 3RT. 3767/4129
Bentley Hall, Bentley Hall Road BL8 3PH. 3766/4166.
Brook House, 131-135 Holcombe Road, Greenmount. 3775/4139
Delete now altered. 76 -80 Holcombe Road, Greenmount. C18th onwards.
3774/4136
Green Bank, Green Street, Walshaw. 1823 BL8 3BJ. 3775/4118
Holhouse, off Holcombe Road C17th onwards.(1513?) BL8 4DT 3774/4147
Walshaw Hall, Bradshaw Lane. Mid to late 19thC BL8 3PJ 3770/4120
Meadowcroft Hall + Meadowbank, Harwood Road, Tottington. 3763/4133
37/39 Church Street, Walshaw, front wall with large posts and ball finials BL8
3BN. 3777/4120
Loe Wood, 325 Holcombe Road, Greenmount BL8 4BB. 3777/4142
Croichley Fold, Hawkshaw, all unlisted buildings. 3767/4147
Beechwood Lodge, Bury Road.1860s. 3785/4122
1 to 7 Turton Road
1 to 2 Harwood Road
14 and 16 Holcombe Road, Tottington
Tower Farm, Court, Terrace, Sheperd Street
316a and 318 (Harriers House and The Barn)Turton Road

Farm/Agricultural

Roadside Buildings, Mum's Harris Farm, Affetside. 3756/4134
Howarth's Farm, Watling Street, Affetside. C17th onwards BL8 3QR.
3758/4130
Birch Hey Farm, Turton Road BL8 3QG. 3755/4141
Heights Barn, Four Lane Ends. 3762/4121
Tittleshaw Farmhouse, Holcombe Road, Greenmount. 1691 onwards.
3776/4149
Whitebirk Farm, Holcombe Road, Greenmount. Early 19thC 3777/4147
Brookhouse Farm, Holcombe Road
Barn at Greenhalgh Fold, Whipney Lane

Industrial Buildings

Mill Chimney, Two Brooks Lane, Hawkshaw. Late 18thC.3759/4145
Stormer Hill Works, various buildings, chimney, reservoir and structures, Mill
Street, Tottington BL8 4AT. 3776/4135

Commercial/PHs

Pack Horse, Watling Street, Affetside. 17thC or earlier BL8 3QW. 3755/4136
Robin Hood PH, Market Street 1708 BL8 4AA. 3775/4131
Walshaw Co-op, 5 Bank Street. 1891 BL8 3AZ. 3776/4117
Old Dungeon PH and 1-5 Turton Road/1 and 2 Harwood Road BL8 4AW.
3774/4132
Hark to Towler, Tottington
Victoria Hotel, Walshaw
47 and 51 Market Street, Tottington
Former bank, 26 Market Street, Tottington
Carmelo's Restaurant, Tottington

Public Buildings

Greenmount School, Brandlesholme Road, 1846 and 1890 BL8 4DS.
3778/4143
Affetside Primary School, Watling Street 1840 BL8 3QW. 3755/4135

Churches/Graveyards/Memorials

St Mary's Church and Vicarage (former Bishop's Lodge), Hawkshaw 1890.
3760/4149
War Memorial, Market Street/Laurel Street, Tottington 1920. 3775/4129
Congregational Chapel, Four Lane Ends 1832. 3763/4122
St Ann's Church rooms, Chapel Lane. 3775/4132
War Memorial Plaque, Holcombe Road, Greenmount Village
Churchyard, St John's Free Church, Kirklees Street

Bridges/Transport/Milestones

Tottington Railway Viaduct, Island Lodge, Mill Street. 3778/4136
Woodhill Railway Viaduct, Woodhill Road. 3801/4116
Milestone at Tittleshaw Farmhouse, Holcombe Road. 3776/4149
Mile Marker Stone, Brandlesholme Road, Tottington. West side by bridge.
3784/4138

Miscellaneous

Nil

52 entries

495 total entries

Originally 28TH September 2010
Last revision October 2017

Non-Designated Heritage Assets

Criteria for Local Heritage Listing

The national list of statutory listed buildings is compiled and updated by Historic England. This covers buildings of national importance and all are protected against removal or harmful alteration. There are approximately 340 such buildings in Bury. Other buildings are protected, though to a lesser degree, by inclusion within a conservation area.

In addition to these, each part of the Bury area has a wealth of buildings constructed between the 16th and 20th centuries and which are important to the general character and distinctiveness of the borough. Whilst these buildings may not be of national interest, they are a valuable asset to the area's heritage and character, and they should be recorded and protected as far as is possible.

Since the introduction of the National Planning Policy Framework in 2013 a new category of heritage asset has been introduced – a non-designated heritage asset. This can be a building, structure, land or object that is of local heritage interest and where the LPA has identified its significance either through the production of a local heritage list of such buildings or in response to specific development proposals or works. This is the basis for producing a local heritage list of such buildings for the Bury MB area. The buildings on the local list should meet a certain standard of selection. The local list should also recognise other structures such as memorials, monuments and artwork, together with the contribution made by areas such as graveyards and industrial, archaeological and agricultural sites. When planning permission is required, the significance of buildings/structures on the list should be fully assessed, and taken into account by the LPA.

The broad criteria and guidance for selection now put forward is adapted from the guidance issued by Historic England Advice Note 7, Local Heritage Listing. The LPA will consider buildings based on these criteria, but also adapted to reflect local character and priorities. The spread of such buildings throughout the borough will also be a consideration, so that each part of the borough will have buildings within the list. Buildings can be added to or deleted from the local heritage list at any time as new information comes to light or when full significance assessments are made. In general terms, the following guidance should be used to assess for inclusion in the local heritage list.

Age and Rarity

- Buildings and structures less than 40 years old are not normally eligible for inclusion on the Local Heritage List
- Buildings constructed before 1840 that survive in anything like their original condition may be included.
- If built between 1840 and 1919 (late Georgian/Victorian/Edwardian), buildings that retain many of their original and special features, and that are of sufficient quality to distinguish them from other buildings of that period may be included.
- If built between 1919 and 1939, buildings that are a good example of the style of the period, or are a good example of a particular building type which was popular in the period, may be included.
- Buildings designed by a local or locally important architect may be included.

- If built between 1939 and 1945, rare surviving examples of wartime structures may be included.
- Buildings of exceptional quality, innovation and design built between 1946 and 1977 may be included.

Historic Interest

- Buildings or structures associated with an important historic figure or event may be included.
- Fine or rare examples of buildings that illustrate social, economic or industrial history, or a good example of town planning may be included.
- Buildings that illustrate an important part of Bury's cultural history may be included.
- Important parts of Bury's industrial history, for example, remaining structures related to the former Manchester, Bolton and Bury Canal, and agricultural sites, may be included.
- Important churchyards, memorials and monuments may be included.
- Most war memorials should be included
- Known archaeological sites should be included.

Architectural Interest

- Buildings designed by an architect important to Bury or the region may be included.
- Buildings designed by an architect of national importance may be included.
- Buildings that are a good example of a style of building that is unique to the local area may be included
- Groups of buildings that together are a good surviving example of an historic architectural style or have significant group value may be included.
- Good early examples of a particular technological innovation in building type and technique may be included.
- Buildings that contribute to the character, setting and group interest of listed buildings and ancient monuments, and the character of conservation areas, may be included.

Structures and Street Furniture

Street furniture or other structures (boundary stones, mile stones, post boxes, memorials, lamp posts, statues, street surfaces, walls and railings) may be included if they meet the following.

- They are rare surviving examples of street furniture that contribute positively to the local area?
- They are important in terms of local history?
- The feature represents design innovation or is a good example of its type.
- Milestones should in general be included.
- Boundary markers installed before 1945 should be included.

Summary Sheet Sample

<u>TITLE and ADDRESS</u>			<u>SMR number</u>
Hare and Hounds, Holcombe Brook. BL0 9SA 3779/4153			
<u>National Grid Reference</u>	<u>County</u>	<u>District</u>	<u>Parish</u>
	Greater Manchester	Bury	Ramsbottom
<u>Grade</u>			
<u>Condition</u>			
<u>Description</u>			
<p>2010 Description Large two storey stone built building which also included a further building to the eastern gable. The roof is gabled and clad in thin blue slate. Pairs of chimney stacks are located at each of the gables. The building is of a double pile. A late C20 timber porch on a stone plinth protects the façade entrance. The southern elevation fronts the Bolton Road junction. The public house was originally situated at a cross road formed by Bolton Road, Holcombe Old Road and Summerseat Lane. The building at the eastern gable appears to have served as a stables and hay barn. The windows are stone lined with single mullions to the ground floor. All windows appear to be late C20 replacements.</p> <p>2017 Update Former coaching inn c1812. 2 storey, coursed flat faced stone. Large cornerstones – 3 course coverage. Stone framing to windows and stone banding along sill line. Plain plinth also with sill banding. Central modern porch, original doorway behind, double windows of each side with deep lintel with drip cornice and central mullion. Former barn/stabling to right and set slightly back. Large barn door located above main ground level, and steps. 2 storey extension set back to left. Slightly later than main building. Rougher coursing to gable. West main gable water shot, with 2 sets of double windows with mullions and attic window above. Stone chimney stacks and slate roof.</p>			
<u>Sources</u>			
<p><i>OS 25 inch, Edition of 1910, Lancashire Sheet LXXIX.16, re-sur.1891, rev. 1908.</i></p> <p>'Hare & Hounds Hotel (P.H.)'. Ass 1893 map, additional outbuilding to the west.</p> <p><i>OS 25 inch, 1st Edition 1893, Lancashire Sheet LXXIX.16, sur.1891, pub.1893 (CD 234 of 519)</i></p> <p>'Hare & Hounds Hotel (P.H.)'. Building a row of three structures, the largest to the south-west. Small rectangular structure to the rear (west).</p> <p><i>OS 6 inch, 1st Edition Lancashire Sheet 79, sur.1844-7, pub.1850</i></p>			

Irregular shaped building on location.

Earl of Derby's Estate Plan

Town Plan of Bury 1843

Greenwood's Map of Lancashire 1818

Not clear

Yates's Map of Lancashire 1770s

Not clear

Photographs



<u>Ownership</u>
<u>Management History</u>
<u>Justification for Local Listing</u> Coaching inn on early north south route. Generally well preserved
<u>Planning History</u>
<u>Date of building entry</u> <u>March 2017</u>