



AUDIT OF NON-DESIGNATED ASSETS IN THE PARISH OF INCE, CHESHIRE.

NEIGHBOURHOOD PLAN - HERITAGE GROUP

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Audit of Non-Designated Assets in the Parish of Ince, Cheshire

The Parish of Ince has a unique heritage and history. This is reflected by the fact that, considering its size, there are already a significant number of buildings, features and sites that have been given official listing. These are referred to in more detail in the Conservation Area Appraisal document, and comprise of two scheduled monuments, one Grade 1 listed building and 23 Grade 2 listed assets.

There are, however, a number of other additional key features that the group believe also contribute to a record of the history and identity of Ince. These include areas/open spaces, referred to as 'green spaces.'

Each item in the list has been classified as either a Non-Designated Asset, Positive Contributor, or Green Space.

These are of importance and significance to the village and the Parish, and where possible should be preserved, and consideration given to these in future planning decisions.

The information gathered has been used to inform the commissioned Conservation Area Appraisal and the Green Spaces report.

Non-Designated Assets:

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets (i.e. are not suitable to become listed buildings or scheduled monuments). They should represent the best of the non-statutory listed buildings in the parish, be substantially unaltered and retain the majority of original features. They should fulfil one or more of the following:

- Architectural or historic character
- Historical association
- Evidence of local distinctiveness
- Group value
- Townscape value

Positive Contributors:

This is a heritage asset that makes a positive contribution to the surrounding area but is neither a designated nor non-designated heritage asset. They are classed as heritage assets as they are identified as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest. They can be individual buildings or groups, that contribute positively to the special architectural interest, character or appearance of the area and those that are distinctive, rare or unique.

Green Spaces:

Green space designation allows local communities to protect green spaces of special importance to local communities through the Neighbourhood Plan.

The land has to be reasonably close to the community it serves, demonstrably special to a local community and local in character (not an extensive tract of land).

As a Green Space, it should fulfil one of the following criteria:

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- Beauty – contributing to the landscape, character and or setting of the settlement, making an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.
- Historic significance – providing a setting for and allowing views of heritage assets or other locally-valued landmarks
- Recreational value
- Tranquillity
- Richness in wildlife

Local Green Spaces can only be designated when the local plan is being reviewed or a Neighbourhood Plan is being produced. If a Green Space is given designation - it is subject to the same strong development restrictions as Green Belt.

National Planning Policy Framework:

The National Planning Policy Framework 2019, paragraph 187 states that:

Local planning authorities should maintain or have access to a historic environment record.

This should contain up-to-date evidence about the historic environment in their area and be used to: a) assess the significance of heritage assets and the contribution they make to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Paragraph 193 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Audit of Non-Designated Assets in the Parish of Ince, Cheshire

	Asset	Comments	Category	Within Current Conservation Area
	Pool Lane			
1	Ince Hall Gates	On the left as entering the village	Non-Designated Asset	Yes
2	The Village Hall	On right as entering the village	Non-Designated Asset	Yes
3	The Bier House and Manchester Ship canal Memorial	In St James churchyard	Non-Designated Asset	Yes
	Marsh Lane			
4	Duke of Wellington Pub	On right as walking away from the square	Non-Designated Asset	Yes
5	Smithy Farm	On the right after the pub	Non-Designated Asset	Yes
6	The Village Water Pump	On the verge on the right outside number 38	Non-Designated Asset	No
7	Rose Cottage	On the left at the junction of Marsh Lane and Kinsey's Lane	Non-Designated Asset	No
	Kinsey's Lane			
8	Wood Farm Field	On the left going up Kinsey's Lane from Marsh Lane	Green Space	No
9	Hall Farm	On the right going from Marsh Lane up Kinsey's Lane – the first farm building on the right – as the road bends to the left.	Positive Contributor	Yes
10	The North Hills	Behind Hall Farm down to the Ship Canal – access via road off to right at corner of Kinsey's Lane	Green Space	No
11	Allan-Williams WW2 Gun Turret	North Hills on banks of Ship Canal (may have the potential to secure listed status)	Non - Designated Asset	No
12	Ince Hall Bridge Abutments	On right going up Kinsey's Lane towards Pool Lane "opposite" Yew Tree Farm	Non-Designated Asset	Yes
13	Park Field	Triangle area of land between Kinsey's Lane and Pool Lane – field and wooded area.	Green Space	Yes
14	Badger Cottage	On left going up Kinseys Lane towards Pool Lane, before Yew Tree Farm.	Non - Designated Asset	Yes

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	The Square			
15	Beech House	Southwest corner of The Square	Positive Contributor	Yes
16	Nos 4,5,6 the Square	North side of the square adjacent to Lower Green Farm	Positive Contributor	Yes
17	Village Green Farm and Shippons	North East end of The Square adjacent to number 3 The Square	Positive Contributor	Yes
	Station Road			
18	Lower Green Farm Barn	Station Road, last building on the left heading out of the village towards the station	Positive Contributor	No
19	The Cricket Field	Adjacent to Lower Green Farm yard, opposite numbers 11-17	Green Space	No
20	The Reservoir	Behind Houses on Station Road, and the Parish Field. Accessed from both Station Road and Pool Lane	Green Space	No
	Other Areas			
21	Remaining walls around the village not mentioned on the Listed Assets Register	Mainly along Pool Lane, Kinsey's Lane, Marsh Lane, Station Road and Lower Green Farm.	Positive Contributor	Yes/No
22	Big Wood	Ince Marshes, opposite CF Fertiliser plant	Green Space	No
23	Decoy Wood	Ince Marshes, near Middle Lane. Now sits within the area owned by Peel Holdings which is a no access area.	Green Space	No

Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Non-Designated Assets and Positive Contributors

Name: Ince Hall entrance and driveway (linked with remains of bridge abutments on Kinsey's Lane - later).

Location: Pool Lane to Kinsey's Lane

Type and date: Early 19th century. Consisting of iron fence, gateposts and walls.

Criteria/rationale: Historic character helping to define the sense of place

Summary: Ince Hall and Park was a country house built on the grounds of the ruined Stanlow Abbey in the early 19th century. During WW2 it housed a team working on Operation Pluto, a project to supply fuel to the allies. The Hall and gardens, much loved by the villagers, stood in a park of 69 acres and was approached by a mile-long drive beginning at the Gates and Lodge on Pool Lane. The lodge was demolished in the 1960s, but the main entrance gates are still in existence as is some of the path which led to the hall. The abutments of the bridge can still be seen. The bridge took the carriages over a farm track on its way to the hall.



Name: Ince Village Hall

Location: Pool Lane

Type and date: Circa 1860, Gothic Revival style

Criteria/rationale: Historic character helping to define the sense of place

Summary: Constructed of Triassic sandstone with a slate roof, the building is Gothic Revival in style. It features a large mullioned and transomed, three light stone window to the front, which is now partially blocked in the upper section. Originally an L shaped building, a single storey extension with flat roof has been added in more recent years.

The Village Hall was originally built as the Village School by Edmund Park-Yates of Ince Hall. It was used as the village school until the 1920's when a new school was opened in Elton to serve both communities.

The building then began a new life as the Village Hall and it continues to play an important part of village life to this day.



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Name: Bier House and Ship Canal Memorial

Location: Church yard – St James Church, Pool Lane

Type and Date: Bier House – thought to be circa 17th century, Memorial is a replica of the original stone memorial that became eroded.

Criteria/rationale: Social History, Helping define a sense of Place

Summary: The Bier House is thought to be pre 1700. It housed the bodies of the dead prior to burial. The bodies would be laid out in a shroud on a bier which would then be wheeled into the church before the burial and then to the burial site. A bier was still in existence in the building until quite recently.

The memorial stone here lists the names of the 10 men who died in the Manchester Ship Canal accident in July 1891, although only 6 of the men who died are actually buried here. 2000 people witnessed the funeral procession of the 6 coffins and their 48 bearers. It was believed that the shovels of the 10 men who died were kept in in the Bier House as a memorial to them, although they are no longer there.



Name: The Duke of Wellington Public House

Location: Just off The Square on Marsh Lane

Type and Date: Public House Ordnance Survey Map c1875 shows a building on the site and OS Map c1898 is marked as Inn.

Criteria/rationale: Helping define a sense of place.

Summary: Whitewashed 2 storey building, appears brick in construction – of symmetrical Georgian style with 2 brown brick chimney stacks. Has an additional 2 storey stone extension to the right. The original building would have been similar in style to the other properties around The Square including the former Hotel (now 1,2& 3 The Square), Lower Green Farm buildings and Terrace Cottages of 7,8 & 9 the Square.



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: Smithy House Farm

Location: Marsh Lane

Type and date: 15th century cruck beam cottage

Criteria /rationale: Architectural and historical Character

Summary: Smithy House Farm was, until recently, the oldest dwelling place in the village. The oldest part is the 12th century cellar, believed to have been attached to the Manor House by a tunnel.

The cellar holds a sandstone table (photo) and bath possibly in connection with food preservation.

The Cruck beam section of the house is circa 1475 with additions made to the building in the 17th, 19th and 20th centuries. There is evidence that it was once thatched.



Name: Village Pump

Location: Marsh Lane on the grass verge outside number 38

Type and Date: No markings to date it – possibly c 1890?

Criteria/rationale: Historic Character – helps define a sense of place

Summary: The pump is a cast iron, hand water pump of basic design. Previously had a wooden trough underneath.



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: Rose Cottage

Location: Corner of Kinseys Lane and Marsh Lane

Type and Date: Early C19 Cottage. Ordnance Survey Map c1875 shows the cottage marked.

Criteria /rationale: Historic Character – helping define a sense of place. Design qualities are typical of the local vernacular at that time.

Summary: Single Storey dwelling of red sandstone with a central brown brick chimney stack.

Square in shape, with protruding porch on the front elevation.

Windows either side of the porch presumed a modern addition. Original windows likely to be as per the side elevation – an arched leaded glass window.

Pyramid roof of slate (presumably Welsh)

Very similar to Proffits Lodge (Kinseys Lane) a Grade 2 listed building

Small single storey rear modern extension.

Surrounded by low stone wall of the same material with curved capping stones.



Name: Wood Farm Field

Location: Kinsey's Lane

Type and date: Farmland circa 19th Century

Criteria /rationale: Historic Character – helps define a sense of place

Summary: This area was formerly used by the Monastic Grange as an orchard stretching from Yew Tree Farm down to the banks of the Manchester Ship Canal.

Later it became an important part of village life as an area used for celebrations such as May Day festivals, Weddings and other associated village activities.



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: Hall Farm

Location: Kinsey's Lane

Type and date: Georgian Farm House circa 1700

Criteria/rationale: Historic character helping to define the sense of place.

Summary: Georgian Farm House of brown brick construction, with a blue welsh slate roof. The bricks were hand-made, locally and traditionally pointed with lime mortar. It is simple in style, typical for the date of construction and a functional farm.

The boundary walls to the property were constructed to match the perimeter walls to Kinsey's Lane, and it's assumed that these were constructed at the same time as Ince Hall.

Hall Farm had a number of surrounding buildings used as storage barns and Shippons to support the requirements of the estate and surrounding farmland. It would have been one of the larger farms attached to the estate and farmed by tenants.

The property is now a private dwelling and the remaining outbuildings have now been converted into individual dwellings.

The courtyard to the side of the property has been maintained in the recent renovations.



Name: The North Hills

Location: North of the village on the banks of the Manchester Ship Canal

Type and date: Roman field

Criteria/rationale: Historic character helping to define the sense of place.

Summary: The North Hills is the site of a listed Roman Fortlet, one of only 50 in the country and a rare Allan-Williams WW2 Gun Turret. Ince Lighthouse once stood at the foot of the North Hills. A place of beauty and tranquillity, the North Hills have been farmed for centuries and used by villagers for walking, sledging and clay pigeon shooting. The North Hills Shooting Club has over 50 local members who also support the economy of the local pub which is used for meetings.



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: Allan-Williams WW2 Gun Turret

Location: The North Hills on the Banks of the Manchester Ship Canal

Type and Date: Early 1940

Criteria / Rationale: Historic Character – helping define a sense of place.

Summary: Allan-Williams turrets were designed by A.H. Williams in conjunction with Colonel V.T.R. Ford and lieutenant Williamson. They were built locally in Saltney, Chester and between 1939 and 1940, 199 were produced. They were designed for 2 or 3 men, with folding seats inside. They served as a ground defence or anti-aircraft role. The Manchester Ship Canal was used to transport goods from Ellesmere Port to Manchester during WW2. Some of these goods included explosives needed for the war effort. Liverpool was also a prime target for enemy planes and the Estuary runs alongside the canal. This gun turret would have been used to help support the transfer of goods along the canal and as a general, localised defence mechanism. Due to metal salvaging after the war – relatively few remain. One in St Stephens, Hertfordshire was given Grade 2 listing in 2015.



Name: Ince Hall bridge abutments (linked with Ince Hall entrance and driveway).

Location: Lower Kinsey's Lane

Type and date: 19th century bridge remains

Criteria/rationale: Historic character helping to define the sense of place

Summary: The abutments are the remains of the bridge which once carried the horses and carriages over a farm track to Ince Hall, a 19th century country house. The bridge was part of the mile-long track to the Hall.



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: Ince Park Field

Location: Area of land between Pool Lane and Kinsey's Lane

Type and date: 1849

Criteria/rationale: Historic character helping to define the sense of place

Summary: Linked historically to village – as previously part of the grounds for Ince Hall.

Currently used as grazing and paddock for horses by some of the residents. During the last century has been used for village fetes.

Ince Hall was built in 1849 to replace the old hall. The main entrance, on Pool Lane, led through a tree lined area towards the Hall. It would have been the main driveway for carriages.



Name: Badger Cottage

Location: Kinseys Lane, on left going up towards Pool Lane, before Yew Tree Farm.

Type and date: Early 19th Century farmhouse

Criteria / Rationale: Historic character, helping to define a sense of place.

Summary: Formerly known as Gresty's Cottage, badger cottage is believed to have been constructed as part of the monastic grange as a tied cottage, then used by Ince Hall as a garden boys bothy and subsequently used as an estate cottage for estate workers. It was occupied until 1960's before being used as a pig sty and falling into disrepair.

Initially built as a single-story dwelling with a shippon and pig sty attached at one end, it was surrounded by ancient orchards which extended down to the Mersey Estuary. Three of the ancient trees remain within the grounds of the cottage.

In 2003, the cottage was completely renovated, and an upper story added. During the renovation, a new thatch was installed in line with the original construction as the property falls within the conservation area. The ground floor level is of sandstone and the upper floor is constructed of handmade Cheshire bricks. Reflects the traditional functional character of the area.



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: Beech House

Location: The Square

Type and Date: Early 19th century

Criteria/rationale: Architectural and historical character

Summary: Although little is known of the history of Beech House, during the early 19th century Edmund Yates, Lord of the Manor of Ince built 2 Georgian houses on Wellington Square and a hotel. Beech House is of the same character and style as these leading us to believe that this was built at the same time. It can be seen marked on Tithe maps from 1875



Name: 4,5,6 the Square

Location: The Square

Type and Date: Georgian, circa 1700

Criteria/rationale: Architectural and historical character. Design qualities are typical of the local vernacular for the period.

Summary: The row of three terraced cottages is constructed of local brown bricks and hipped roofs of Welsh slate, bounded by sandstone walls. The style is typical of those properties built around the Square in the Georgian period, when the village went through a period of expansion as a thriving ferry terminal and bathing resort.

The row is thought to have been built as a dowry when the farmers at (what is now) Village Green Farm got married.

At some point, the farm and the cottages became part of the Thornton Estate.

Number 4 was supposedly a wool shop, probably in the 1970s.



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: Village Green Farm and Shippons

Location: The Square

Type and date: Circa 1700

Criteria /rationale: Architectural and historical character

Summary:

Village Green Farm was part of Ince Hall Estate which consisted of several farms. It was given as a wedding present to a family member in 1791 so predates this year.

The farmhouse itself was originally 3 Storeys high but was altered in the mid-20th century. Evidence of the third storey can be seen in the loft space.

The shippons are around the same age as the house. The materials of the house and shippons are brick with a slate roof.

The Farm was recently purchased from the Estate by the family who had farmed it since 1957.

Its architectural style and age contribute to the character of the Square and the wider Conservation area.



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: Lower Green Farm barn

Location: The Square /Station Road

Type and date: Circa 1900

Criteria /rationale: Architectural and historical character

Summary: Lower Green Farm was part of Ince Hall Estate which consisted of several farms. It was purchased by a local farming family in the early 1970s.

The house is grade 2 listed along with the shippon, but the barn is not listed despite having been built at a similar time as the house.

The barn has 2 storeys and 4 bays and is built in brick with a slate roof.

Its architectural style and age contribute to the character of the Square and the wider Conservation area.



Name: Ince Cricket Field

Location: Station Road

Type and date: Rural, farmland within the Greenbelt

Criteria/rationale: Historic character helping to define the sense of place

Summary: Linked historically to village activities, the area was used as a cricket field in former times and more recently for village activities such as the Donkey Derby, associated village gatherings and facilities.

D-Day celebrations were planned on the pitch in 2020, which were unfortunately cancelled due to the pandemic.

(cricket match image – around 1939).



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: The Reservoir

Location: Behind Houses on Station Road, accessed from both Station Road and Poole Lane

Type and date: 20th Century Conversion

Criteria/rationale: Historic character helping to define the sense of place

Summary: Originally an underground water storage area for the village, this became defunct in the latter part of the 20th Century. It was developed by the Mersey Forest to create an open space for conservation and for use by the local Community.

Native trees have been planted and some fruit Orchards. The area consists of several pathways leading to the top of the old reservoir where seating has been created.

The area is owned by Cheshire West and Chester Council and is maintained by them for the Community.



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: Walls around the village - various

Location: Pool Lane, Kinsey's Lane, Marsh Lane, Station Road

Type and date: Red sandstone walls circa 18th century

Criteria/rationale: Historic character helping to define the sense of place. Design qualities are typical of the local vernacular.

Summary: Locally quarried red sandstone walls are typically used to mark property and land boundaries throughout the village. From the walls of the monastic grange to the perimeter of the Old Hall, the Vicarage and Glebe land, the farms and associated fields and even residential properties and their gardens.

Kinsey's Lane – Old Hall perimeter and farmland boundary.



Kinsey's Lane, Boundary Wall running past Badger Cottage



Stone boundary wall on Kinsey's Lane showing rockface within. Roads here were original cobble until early 1960.



Old wall on Kinsey's Lane – approach to Hall Farm.



Wall on Kinseys Lane with Hall Farm in the background



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Walls on Pool Lane around woodland walk, by Village Hall



Walls on Pool Lane entering the village and bordering the old Hall Estate



Walls on Station Road – were the walls around the old vicarage Glebe land.



Walls on Station Road – around old Glebe Land



Walls on Station Road – around old Glebe Land



Walls – marking farmland boundaries - Lower Green Farm – Station Road



Audit of Non-Designated Assets in the Parish of Ince, Cheshire

Name: Big Wood

Location: Ince Marshes, opposite CF Fertiliser plant

Type and date: Circa 1700, but could be earlier

Criteria/rationale: Historic character, helping to define a sense of place

Summary: Big Wood is believed to have been used by Edmund Park-Yates of Ince Hall in early 1800's as a hunting ground. It has always been a place where villagers would love to explore. It is surrounded by a ditch with few access points, which has never deterred the most adventurous. It is quite dense underfoot now but is still home for a variety of creatures.

It also provides much needed screening required to retain the sense of the rural setting of the village.



Name: Decoy Wood

Location: Ince Marshes, near Middle Lane. Now sits within the area owned by Peel Holdings which is a no access area.

Type and date: Medieval in origin.

Criteria/rationale: Historic character helping to define the sense of place.

Summary: Site of a Duck Decoy – an ancient method of attracting and catching ducks for food. Originally consisting of 3 shallow pools, with tunnels made of willow hoops, which radiated out from the pools.

Surrounded by trees, ducks were 'encouraged' to enter the tunnel using the natural instinct of wildfowl to react to potential predators (a dog slipping in and out of sight). Birds would be drawn down the tunnel until they were flushed forward by the decoyman into the narrow end of the tunnel and into the catching net or cage.

Decoy Wood is believed to have been used by the monks who lived in the Manor House on the Grange, for food. It also provides much needed screening required to retain the sense of the rural setting of the village.

