

4. Historic Building Recording within Warburton

4.1 Introduction

The 21st century parish and township of Warburton contains approximately 150 buildings, of which roughly 120 were assessed by Stage 1 of the Warburton Archaeological Survey in 1996 as pre-dating 1900 and thus being a suitable focus for further research (Fig 73). Stage 3 of WAS aimed to study 50% of this smaller group (around 60 buildings) in order to build up a statistically valid and detailed picture of the local vernacular architecture traditions of one North West township. In order to ensure evenness within the data gathered the Royal Commission on the Historical Monuments of England (RCHME) guidelines (RCHME 1996), now Historic England Guidelines (HE 2016), on building survey were used as the template for all surveys.

The principal level of survey followed that laid down by the Historic England/RCHME as a Level 2 study. This is a rapid descriptive record with the aim of gathering basic information about a building and involves a written record, a drawn record (usually a plan supplemented by one cross-section of the building) and a photographic survey.

In addition to the minimum standard of a Historic England Level 2 record, it was intended to study archaeologically and historically important buildings at the more detailed Historic England Level 3. The selection of these important sites depended upon the direction of the research work. Level 3 is a fully analytical record involving an introductory written description followed by a systematic account of the building's origins, development and use. The record includes an account of the evidence on which the analysis has been based, and all visual records required to illustrate the building's appearance and structure to support an historical analysis.

By the end of 2023, 42 buildings had been studied in detail, including several 20th century structures. Summary descriptions of 30 building complexes can be found in this chapter. In addition, the gravestones and layout in St Werburgh's Old Church have been studied, and historic graffiti surveys undertaken of the old church and Onion Farmhouse.

4.2 The Late Medieval Cruck Building Tradition and Warburton (Figs 74-76)

Between 1996 and 2023, 41 Warburton buildings were been studied (see Table 1). Eight sites (Birch Farm, Ditchfield Cottage, Heathlands Farm, Moss Farm, Paddock Lake Farm, Paddock Lane Farm, Warburton Mill and Wigsey Farm) were recorded through the planning process, the rest through the co-operation and permission of the local inhabitants and landowners. These can be broken down into 16 farmhouses, ten barns, six cottages, a mill, a cross base, a school house, a pigsty, a church lychgate, and the parish church.

Amongst the earliest of these buildings are nine cruck-framed structures of two and three bay plans, with one and half storeys. These buildings represent the earliest vernacular building

tradition to survive in the Warburton area. Crucks were two large curved timbers (or blades) which were combined to form an A-shaped truss and jointed at the top (or apex). They were often formed by splitting a single curved oak tree trunk creating, in the Greater Manchester area at least, individual blades that were roughly 12 inches (c. 0.3m) thick. Beams ran between pairs of cruck trusses at apex height and mid-height providing the structure with rigidity and forming the bay divisions of the building. Further stability within the structure was provided by beams which linked each individual cruck. This gave the building a self-supporting roof, whilst the side walls were independent of the roof structure.

This construction appears to have become a recognisable building type in England by the 12th century and new examples continued to be constructed into the late 17th century (Brunskill 1994). In 1981 a survey of the cruck buildings of England and Wales recorded 3054 such structures, of which 346 could be found in the North West (Alcock 1981). However, the number of cruck buildings identified within England continues to rise and by 2001 the National Monuments Record had records of 3252 Grade II Listed or above cruck buildings, with 55 listed examples known from Cheshire, 27 from Greater Manchester, 90 from Lancashire and 19 from Merseyside. However, the total number of sites remains unknown. In Greater Manchester 74 sites are known, although only 58 survive. In Warburton only four such buildings were known in 1996 but work by the Warburton Archaeological Survey had raised this figure to eight by the summer of 2001, although only two were listed (McNeil & Nevell 2001, 75-7).

Crucks are difficult to date without the use of tree-ring dating because of the use of common forms throughout this period. In the Greater Manchester area only four of the extant examples have been securely dated; Newton Hall with a radio-carbon date of c 1380 AD (uncalibrated); the first phase of Staircase House which has a felling date of 1459-60; Apethorn Fold with an early 16th century date and Kersal Cell with a felling date around 1515. There is also a paucity of dated examples in northern Cheshire, although two recently dated cruck frames, one at Brook Farm near Knutsford of around 1506 and from Little Moreton Hall near Congleton which produced estimated felling dates of 1535-6. Consequently, there is no full understanding of the chronological development of cruck construction in this area, and any discussion as to date usually relies on stylistic parallels from elsewhere in the country.

The nine examples known from Warburton have not, as yet, been absolutely dated, although stylistically they appear to date from the 15th to the 17th centuries, in the final years of the tradition. The origin of these buildings varied. Five were associated with agricultural buildings by the late 20th century (Birch Farm Barn, Heathlands Farm Barn, Onion Farm, The Bent and Wigsey Farm Barn), whilst four were being used as dwellings by the 1990s (Ditchfield Cottage, Paddock Lake, Paddock Lane, and Wigsey Farmhouse). However, seven of these cruck structures appear to have been originally used as farmhouses (the exceptions being Birch Farm Barn and Wigsey Farm Barn). Throughout the rest of Greater Manchester, the majority of surviving cruck trusses can be found in domestic buildings and only a quarter come from barns, which mirrors the balance of the evidence from Warburton. Modern use is of course no sure guide as to past use, but the appearance of cruck construction in both domestic and agricultural buildings throughout the life of the tradition is common across England and Wales.

The most significant of the cruck buildings studied in Warburton so far is Wigsey Farm where the presence of two cruck buildings of different styles, finish, and thus probably date makes the farmstead an important one for the study of the development of cruck construction in the county from the late medieval period to the 17th century. Probably the earliest of these two buildings is represented by two surviving pairs of cruck trusses in a shippon (now a domestic dwelling) to the west of the farmhouse. Carpenters' marks on these trusses indicate that the building was originally of two bays formed by three pairs of trusses, although only the northern two pairs of crucks survive. Internal evidence shows that this building was originally open to the roof. The date of this building is difficult to assess without tree-ring dating but the form of the apex and the overall condition and finish of the cruck trusses suggests a date in the 15th or 16th centuries. Although only one pair of cruck trusses survived in the nearby Wigsey Farmhouse (a two bay cruck building of the 17th century comprising an open housebody, containing an inglenook, and two service rooms) enough evidence remained to show that this building was constructed using younger and inferior oak timbers, as well as using re-used timbers, when compared to the nearby barn.

The two buildings at Wigsey Farm indicate the continuance of the cruck-framed building tradition into the 17th century, despite the growing scarcity of good quality timber. A similar pattern can be seen elsewhere in the North West where detailed building studies have been undertaken; for instance in the Fylde (Watson & McClintock 1979) and along the south-western Pennine fringe in the Tameside area (Burke & Nevell 1996).

The examples from Warburton represent the largest concentration of surviving cruck-buildings in Greater Manchester and one of the largest in the North West. However, these preliminary results suggest that cruck-framed construction was once very common, at least in parts of the North West lowlands, and that the concentration in Warburton is perhaps deceptive, arising from the continuity of the rural community and the locally intensive survey work.

4.3 The Late Medieval Box-framed Timber Building Tradition and Warburton (Fig 74)

The second major timber building tradition present in Warburton is that of box-framed construction. 86 box-framed buildings were known to survive in Greater Manchester in 1996, although documentary and photographic references brought the number of known sites up to 232 (Nevell 1997b). Many of the surviving examples are in a fragmentary condition. The number of known extant examples continues to rise due to research work in various parts of the county. In Warburton only six such buildings were known in 1996, but this figure had risen to 14 by the end of 2007 (The Bent Farmhouse, Cross Farmhouse, Birch Farmhouse, Birch Farm Barn 2, Mosslane Farmhouse, Overtown Farm Barn, Paddocklake Farmhouse, Paddocklake Farm Barn, Park Farm Barn, St Werburgh's, The Vicarage, Warburton Park Farm Barn, and White Cottage). Six of these are farmhouses, and since only 16 of the 38 farmhouses in Warburton have been studied it is likely that more timber-framed buildings will emerge.

A number of trends can be seen in the evidence from the farmhouses so far studied. By the late 16th and early 17th centuries the two or three bay, one and a half storey, farmhouse, arranged in a linear fashion with a heated housebody (often in the form of an inglenook

fireplace) flanked by parlour and/or service rooms, had become the most common form of domestic dwelling in the township.

In the absence of a large number of tree-ring dated timber farmhouses in North West England, inscriptions with dates on timber-framed buildings help to construct a local framework for the way in which timber-framing techniques and houses plans developed in the Greater Manchester area, where 13 such inscriptions are known from the 17th centuries. Two of these come from Warburton itself, including one of the earliest known survival. This inscription is on The Bent Farmhouse and dates from 1600, whilst a second date, of 1654, can be found on the western external elevation of Overtown Farm Barn. The 13 inscriptions from Greater Manchester show that by the 17th century wall frames comprising small square panels formed by posts, continuous studs and interrupted rails, often utilising angle or diagonal braces, were very common, as in many parts of Cheshire (McKenna 1994).

4.4 The Post-Medieval Brick Transition in Warburton (Fig 77)

Warburton also contains much evidence relating to the transition to brick building in this region. The construction of complete brick buildings was first undertaken in the North West by the gentry of the region (Brunskill 1990) from the late 16th century onwards. The earliest dated example known in the region is Peover Hall, Cheshire, built in 1585, followed by Hough End Hall, in Withington, GMC, built in 1596, New Hall Farm, Wythenshaw, GMC, built in 1590, Carr House, Bretherton, Lancashire, built in 1613, Crewe Hall, Cheshire, built in the period 1615-39, and the nearby Dunham Massey Hall and its saw mill, respectively rebuilt and built in 1616.

In Warburton the earliest all-brick-building is probably the former manor house, Park Farm, which appears to have been completely rebuilt in brick at the end of the 17th century. Lower down the social scale in the township brick was coming into use during the 17th century, but as additions to existing structures. At Onion Farmhouse a brick chimney stack was inserted into the parlour sometime during the 17th century, and a similar pattern of replacement and addition can be seen in other farmhouses in the townships. At Wigsey Farmhouse, for instance, the northern gable end of the timber-framed house was completely rebuilt in brick during this period. However, it was not until the early 18th century that brick became the normal building medium in Warburton.

The introduction of brick construction, also saw the introduction of dated inscriptions. 15 are known from the parish.

18th and Early 19th Century Agricultural Buildings

Amongst the farm buildings erected or rebuilt in brick during the 18th century, one of the earliest and largest was the combined barn at Moss Brow Farm which has a datestone of 1716. This was a long structure of five bays, which had a central threshing area with opposing cart entrances and to the east a single storey outshut. Hay would have been stored in the loft whilst the outshut contained several rooms which were probably used for stabling. The roof structure of the main range is spectacular with tall open and strutted trusses on stone plinths supporting a high roof space. Yet many of these oak timbers were re-used from earlier

structures, judging by the redundant peg-and-mortice holes.

A large number of barns were built during the later 18th and early 19th centuries. At Birch Farm the earlier cruck-framed barn was incorporated into a large combined threshing-barn-cum-shippon, with a six-bay hay barn and a two-storey southern shippon wing with a hay loft above. At its eastern end was a tall, open-sided cart shed, which re-used earlier timbers in the tie-beam roof structure. Less dramatic, but more common were simpler two- or three- bay threshing-cum-hay barns as at Lane Ends Farm and Orchard Farm. There were also several combined shippon and threshing barns as at Boxedge Farm, Higher Carr Green Farm, Midlands Farm and Whitelake Farm.

Perhaps the most important building to be rebuilt in brick during this period was the cornmill. Until demolition in 2000 the standing remains at Warburton Mill covered the period from the late 18th century to the mid-20th century, spanning the mechanisation of flour-milling that took place in the late 19th century. This represented the transition to steel rollers and the introduction of advanced water-turbine technology.

The earliest and largest part of the complex to survive was the brick four-storey milling building, the heart of the site. A building was present at this location on the estate map of 1757 and is recorded in this area in the 14th century. However, the design of the mill building surviving in 2000 included the use of cast-iron columns and heavy wooden floors suggesting a late 18th/early 19th century date. Indeed, the last miller is reported as finding a brick with the date of 1825 on it during some rebuilding work in the mid-20th century. The use of sandstone foundations may indicate that this block was rebuilt on an earlier structure. The complex included a 19th century mill house and a second small building of probable late 18th/early 19th century date; the fabric of both of these structures showed evidence of more than one phase of building. The rest of the buildings (hoist, loading bays, storage facilities, and a grain silo) dated from the mid-20th century, probably the period 1935 to 1950. The power system survived in the main mill building in the form of steel line-shafting and belt drives run from a wheelhouse with a sandstone-lined wheelpit showing evidence for at least two water wheels. In 2000, however, a late-19th century Francis Water Turbine was still in place along with its supporting gas engine manufactured by the National Oil Company, together with the weir and sluice system of the head-race. This turbine can be seen at the Anson Engine Museum, Higher Poynton.

Warburton Structures of the Later 19th Century

In 1863 a major change to the layout of the village was caused by the building of the toll bridge across the River Mersey. This was the culmination of a letter-writing campaign by the inhabitants of Rixton and Warburton to replace the ford destroyed by the dredging of the river by the Mersey and Irwell Navigation Company. A new road ran from the junction of Wigsey Lane, Paddock Lane and Townfield Lane to a new cast-iron and stone bridge. At the same time the village cross was moved south-westwards by about 10m to allow room for this new road.⁸ A brick toll house, in the vernacular revival architectural style, was built on the northern side of the road on the Warburton bank of the river. This changed the character of the village, making Warburton a through route for wheeled traffic between Warrington and Altrincham.

In the later 19th century there was another period of rebuilding, financed by Roland Eyles Egerton-Warburton. A new parish church was built on Bent Lane in the years 1883-5, making the old chapel redundant. It was built to a design by the noted Chester-based architect John Douglas, as was the adjacent Church House. Much of the rebuilding elsewhere in Warburton was to a set style, again designed by John Douglas, at the request of the Egerton-Warburton family.⁹ The most significant of these new buildings were a post office at Moss Brow, and a new school on Dunham Road. However, many of the farm buildings on the estate also reflect the Douglas influence, as at Reed House Farm. This style emphasised the traditions of vernacular architecture which used local materials in a local style; hence the appearance of brick-and-tile mullioned windows, terracotta detailing such as finials, dog-tooth work, and projecting shaped purlins added to many of the roofs of existing buildings in the township.

There was one other innovation in late-19th century Warburton and that was the building of several milking parlours. This development was stimulated by the growth, nearby, of large urban centres such as Warrington to the west and Manchester to the north-east. In the 1850s speedy access for fresh milk to the growing market centres was made possible by the building of a railway line along the south-eastern edge of Warburton, running from Timperley to Warrington, with a station at Heatley, opened in 1853, from where the milk churns were collected daily.¹⁰ The new milking parlours were single-storey brick structures housing a single line of milking stalls. These could be found at Paddock Lane Farm, Higher Carr Green Farm and Wigsey Farm for instance.

20th Century Changes

20th century changes to the building stock of the township reflect the many agricultural developments in the parish during this period. These included the amalgamation of fields and the consequent removal of field boundaries in the middle decades of the century. From the late 1960s there was a shift away from dairy farming back towards arable production, perhaps as a result of a national epidemic of foot-and-mouth disease in 1967. As a consequence of these changes many historic farm buildings were abandoned or converted to other uses during the mid-20th century. In particular most of the milking parlours in the township have now been abandoned, whilst some of the threshing barns and stables have been converted into private dwellings. The village core also underwent a significant change. During the 1920s and 1930s the number of houses doubled with the construction of two rows of brick council houses by Bucklow Rural District Council (Fig 88). In the late 1940s a further set of eight council houses was built, this time in pre-fabricated concrete, on the new Egerton Avenue, opposite Wigsey Farm. In the mid-20th century the provision of public utilities resulted in the construction of a high-pressure gas pipeline across the township and two valve farms at Carr Green.

Warburton was also influenced by the global politics of the 20th century. During the Second World War, a Type 24 pill box was built on the eastern side of the high level road bridge over the Manchester Ship Canal.¹¹ This concrete hexagonal structure lies on what was once the Rixton side of the Mersey, but was included within Warburton parish in the 20th century when the boundaries were changed. There is a local tradition that some of the arches of the ship canal bridge were renewed during the Second World War to allow tanks to cross. In the 1950s

an underground concrete observation post was built close to Higher Carr Green Farm.¹² This was part of the regional system of unmanned monitoring stations in case of nuclear attack and was connected to the regional seat of government in Manchester during the Cold War period.

The expansion of the village core has continued into the early 21st century with the building of a third addition to the housing stock on Paddock Lane. Elsewhere in the township, barns, such as the one at Heathlands Farm, have continued to be converted into dwellings. Despite these changes, the village still contains a remarkable collection of building types, styles and materials from the 16th century to the 21st century. These structures record the farming developments of the period which led to the change in use of many buildings, encapsulating the rural history of the post-medieval village.

Table 1: Summary of Warburton Buildings Surveyed 1996-2023. Numbers refer to sites identified in the 1996 foundation survey.

WAS Site Number	Site Name	Building Type	Building Material	Date & Form
6	Old St Werburgh's Parish Church	timber-framed church	timber, brick, sandstone	13C-19C aisled
7	Lych Gate to church	Gateway	timber	19C
8a	No 7 Church Green	Cottage	brick	18C, 2 unit 2 storeys
8b	No 8 Church Green	Cottage	brick	18C, 2 unit, 2 storeys
8c	No 9 Church Green, Pipe & Punch Bowl PH	cottage (former PH)	brick	18C, 2 unit, 2 storeys
8d	No 10 Church Green, Pipe & Punch Bowl PH	cottage (former PH)	brick	18C, 2 unit, 2 storeys & crosswing
11	Ivy Cottage	Cottage	brick	18C, 2 unit, 2 storeys
13	Ditchfield Cottage (No 4 Church Green)	cruck, inglenook farmhouse	timber brick	17C-19C, three unit, 2 storeys
14	White Cottage	farmhouse	brick	18C, 2 unit, 2 storeys
15	Cross Farm	timber-framed inglenook farmhouse	timber brick	17C-19C, 3 unit, 2 storeys
18	Cross Base & Stocks	cross & stocks	timber stone	Med-19C
27	Wigsey Farm Barn	cruck barn	timber brick	16C?-20C 3 unit
28	Wigsey Farmhouse	cruck, inglenook farmhouse	timber brick	16C?-20C 2 + 2 units, 2 storeys & crosswing
29	Whitelake Farm Barn	cow shippon & barn	brick	Late 18C/early 19C, 3 units
30	Paddock Lake Farmhouse	cruck, inglenook farmhouse	timber brick	17C?-19C 2 + 2 units, 2 storeys
31	Paddock Lake Farm Barn	timber-framed barn	timber brick	17C-19C 4 units
33	Paddock Lane Farmhouse	cruck farmhouse	timber brick	16C-19C, 2 + 4 units, 2 storeys
34	Warburton Park Farm Barn	Barn	Timber	L16-C17

36a to e	Warburton Mill, loading bay & storage area, grain silo, mill house, and cottage	water-powered corn mill	brick	18C-20C
38	Overtown Farm Barn	timber-framed barn	timber brick	1654-19C 4 unit
39	The Bent Cruck Barn	cruck farmhouse	timber brick	16C-19C 3 unit, 1.5 storeys
41	The Bent Farmhouse	timber-framed inglenook farmhouse	timber brick	1600-1880 3 unit + 2, 2 storeys
49	Moss Brow Farm Barn	Barn	brick	1716 6 units
50a	Onion Farmhouse	cruck inglenook farmhouse	timber brick sandstone	16C-20C 3 units, 1.5 storeys
50b	Onion Farmhouse pigsty	Pig sty	brick	19C, single storey
55	The Beeches	farmhouse	brick	L18-19C
56	Roughlands Cottage	farmhouse	Brick & timber	18C- 20C, 2 unit + 2, 1.5 storeys
59a	Heathlands Farmhouse	Farmhouse	brick	L18C-20C Dohble depth, 2 storeys
59b	Heathlands Cruck Barn	Cruck barn (earlier farmhouse)	Timber brick	16C-18C
64	Lower Carr Green Farm	farmhouse	brick	18C-20C, 2 storey, double depth +3 units
76	Higher Carr Green Farm	farmhouse	Brick & timber	16C-20C 3 unit + 3, 2 storeys
77	Mosslane Farmhouse	timber-framed inglenook farmhouse	timber brick	1688-20C 3 units, 2 storeys
84	Birch Farmhouse	timber-framed inglenook farmhouse	timber brick	17C-19C 3 unit + crosswing 2 storeys
85	Brick Farm Cruck Barn	cruck barn	timber brick	16C-19C 3 unit + 3 unit, 1.5 storeys
86	Birck Farm Barn	timber-framed barn	timber brick	17C-19C 2 + 1 units 1.5 storeys
90	Reed House Farmhouse	farmhouse	brick & stone	18C-20C, 2+5 units, 1.5 storeys
105	No 6 Church Green, Fir Tree Cottage	Cottage	brick	18C-19C 2 unit, 2 storey
106	Cold War Observation Post, Carr Green	Military Post	concrete	1950s

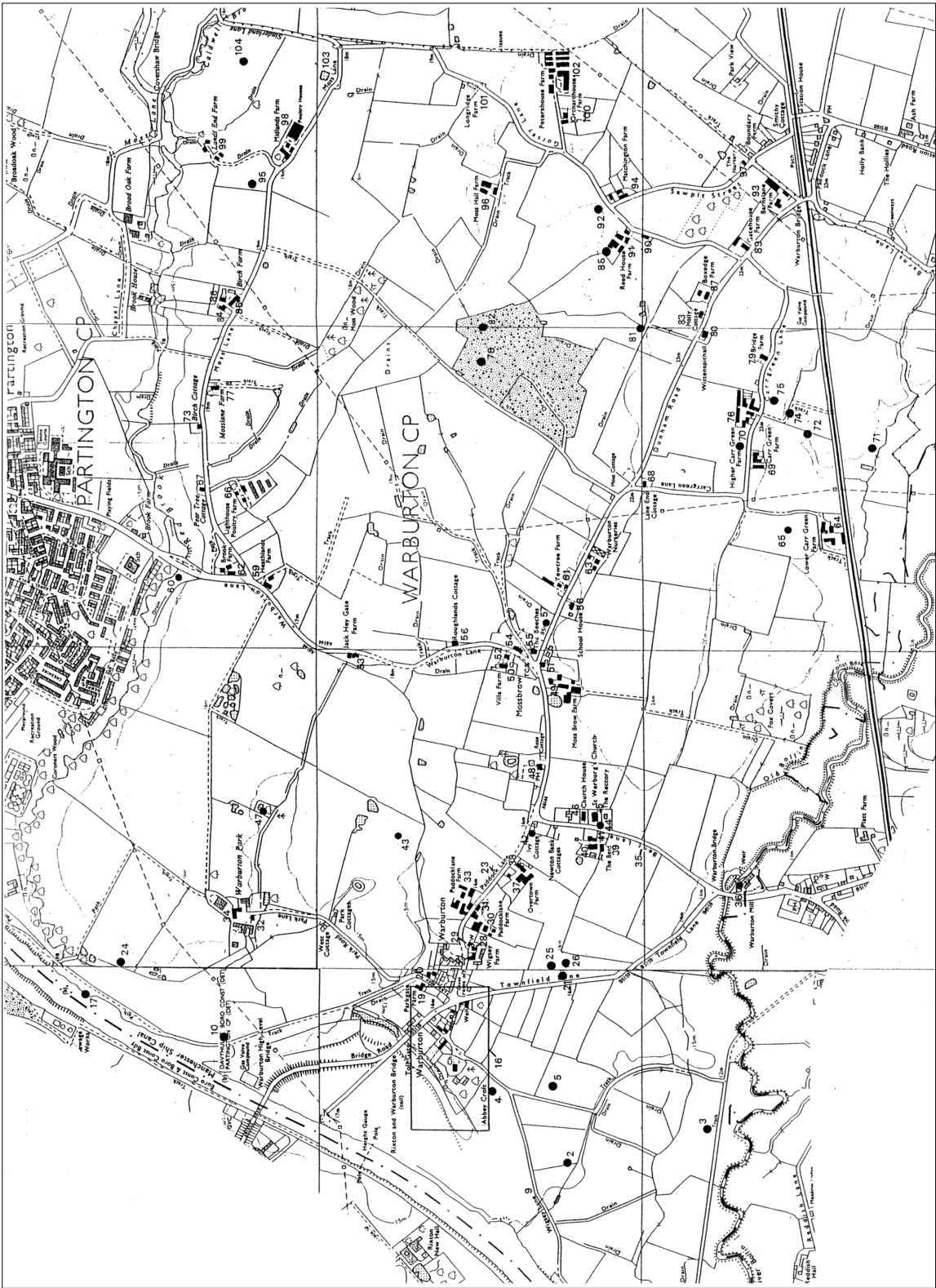


Figure 73: Buildings in Warburton identified in the 1996 Warburton Archaeological Survey report. Numbers are used for those buildings surveyed by the project.

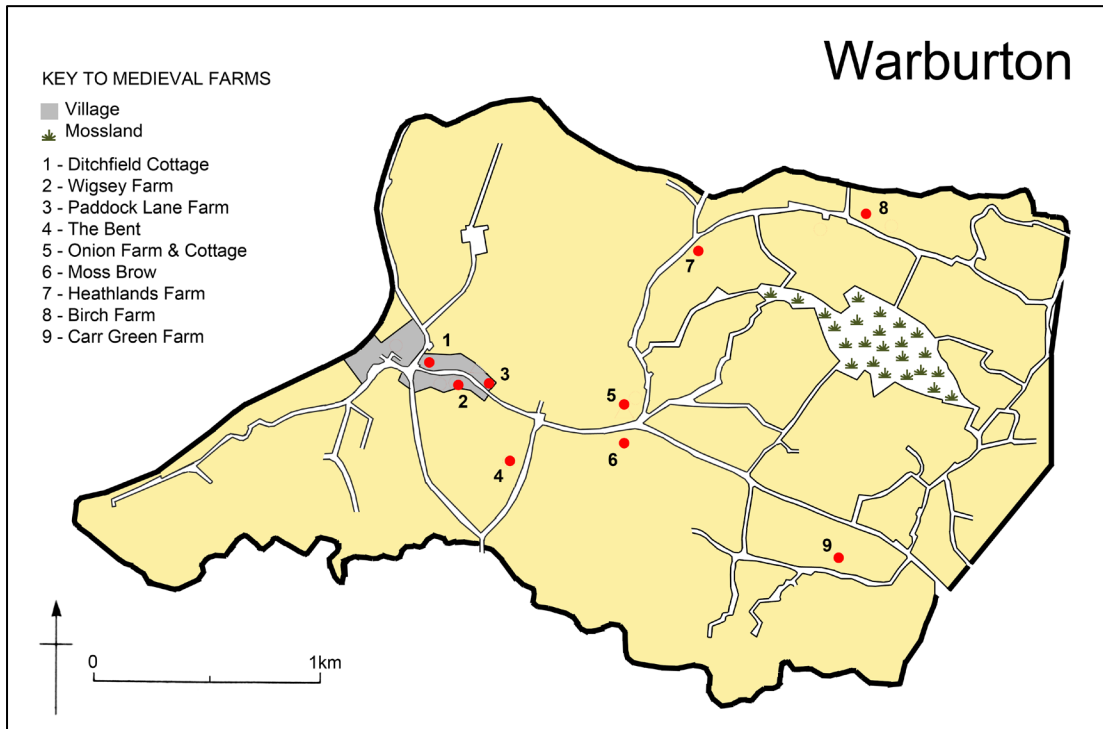


Figure 75: Medieval farmsteads identified in Warburton.

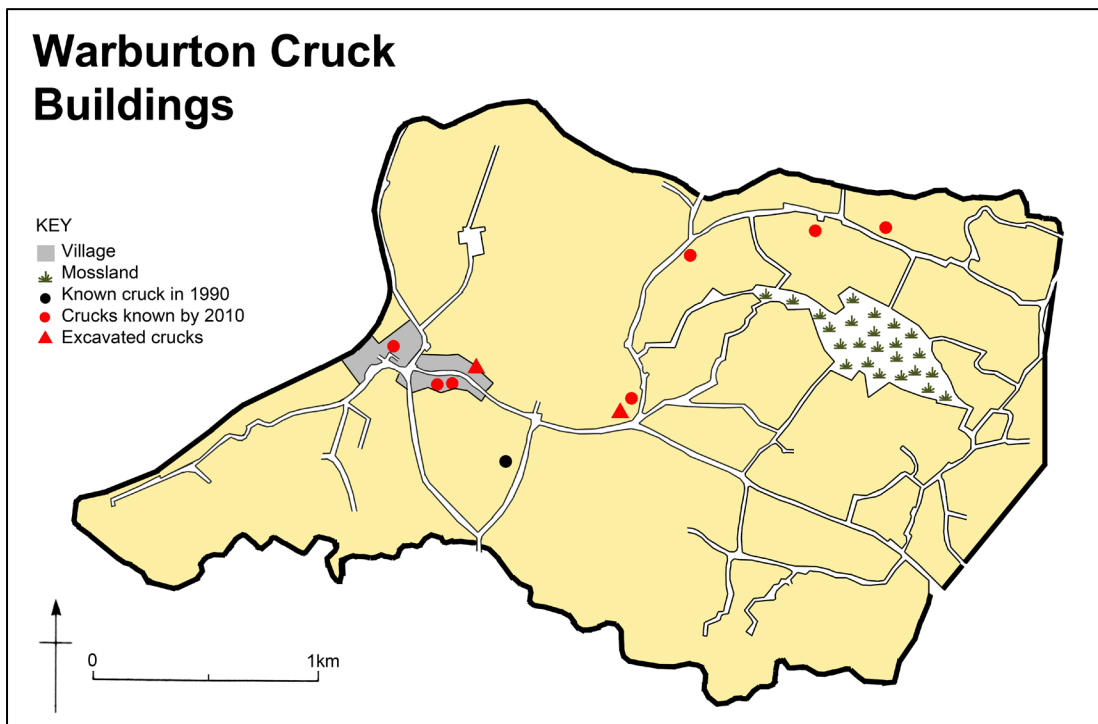


Figure 76: Known timber cruck buildings identified in Warburton.

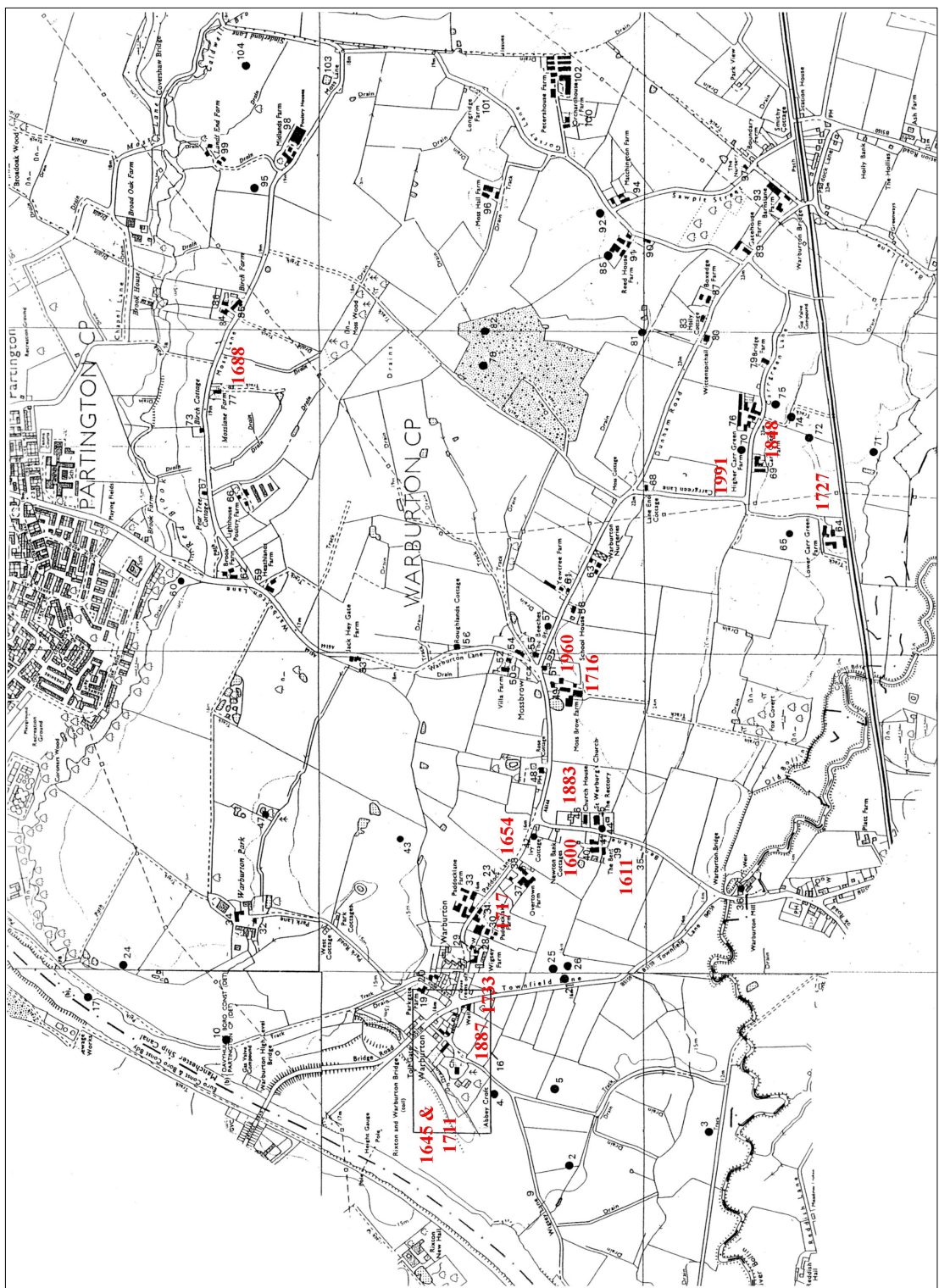


Figure 77: The distribution of known dated inscriptions on buildings in Warburton.

4.5 Warburton Old Church Graveyard Survey, 1987-8, 1996 & 2014-20 (Figs 78-82)

There have been three partial surveys of the Warburton Old Church graveyard. In 1988 GMAU recorded the listed wooden lychgate and transcribed all the grave inscriptions. This paper archive is now held by STAG. In 1996 a boundary survey of the graveyard was undertaken by UMASU as part of the Warburton Archaeological Survey (Nevell *et al* 2015). Between 2014 and 2020 the South Trafford Archaeological Group undertook a partial survey of grave inscriptions (for the 2015 book; Browsings newsletter No 136 – 2015) and recorded the location of all the graves within the graveyard in 2018, 2019 and 2020. This material is unpublished.

4.6 Warburton Old Church Graffiti Survey (Figs 83-85)

In 2018-19 the South Trafford Archaeological Group undertook a detailed survey of the graffiti present inside and outside Old St Werburgh. Lots of initials were recorded, as well as a burn mark on one of the upright timbers in the nave, and a circular mark in a timber in the southern transept. This material is unpublished.

4.7 Onion Farm Graffiti Survey (Fig 86-87)

In 2022 and 2023 the South Trafford Archaeological Group undertook a detailed survey of the graffiti present in Onion Farmhouse. Most of this was focused on the two stone walls forming the 167th century inglenook fireplace. Graffiti recorded included several crossed 'V's and at least two clusters of dots. There were also several initials. This material is unpublished.

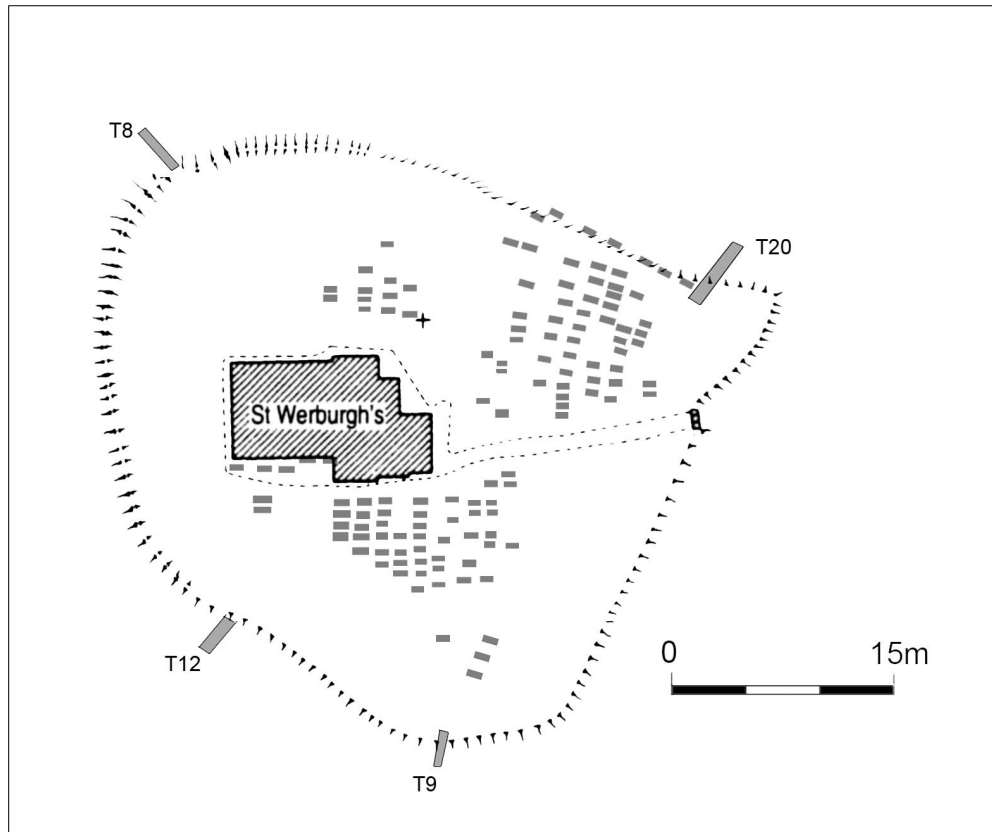


Figure 78: Graveyard plan of old St Werburgh's church.



Figure 79: Aerial view of St Werburgh's graveyard.

Figure 80: 20th century gravestone in St Werburgh's old church graveyard.



Figure 81: 18th century gravestone in St Werburgh's old church graveyard.





Figure 82 (above): Rows of gravestones on the southern side of St Werburgh's old graveyard.



Figure 83 (right): Wall decoration in the chancel at St Werburgh's old church.

Figure 84 (right): Circular graffiti engraved on one of the uprights in the nave at old St Werburgh's church.



Figure 85 (below): Five-pointed star on the exterior wall of the northern transept at St Werburgh's Church.



Figure 86: Crossed 'V' graffiti on the firewall at Onion Farm.

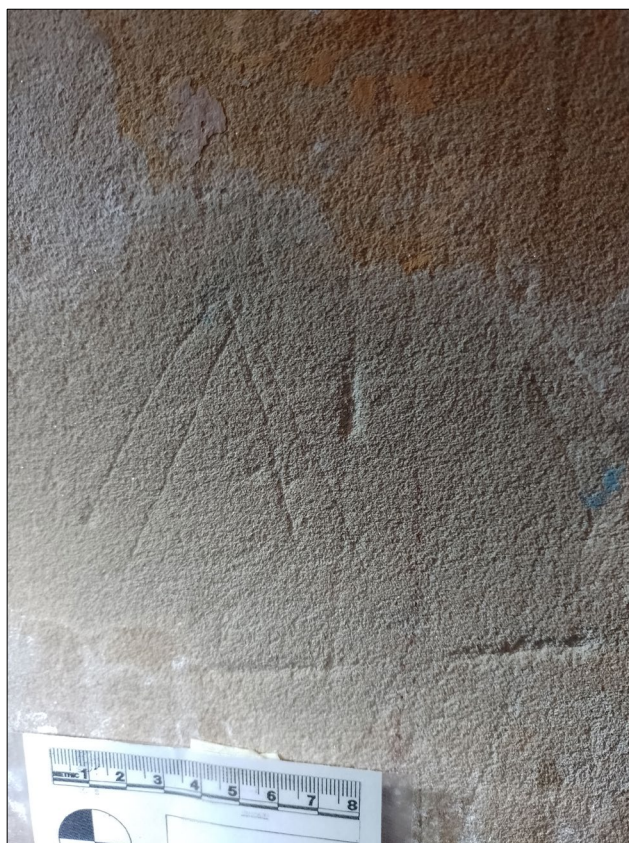
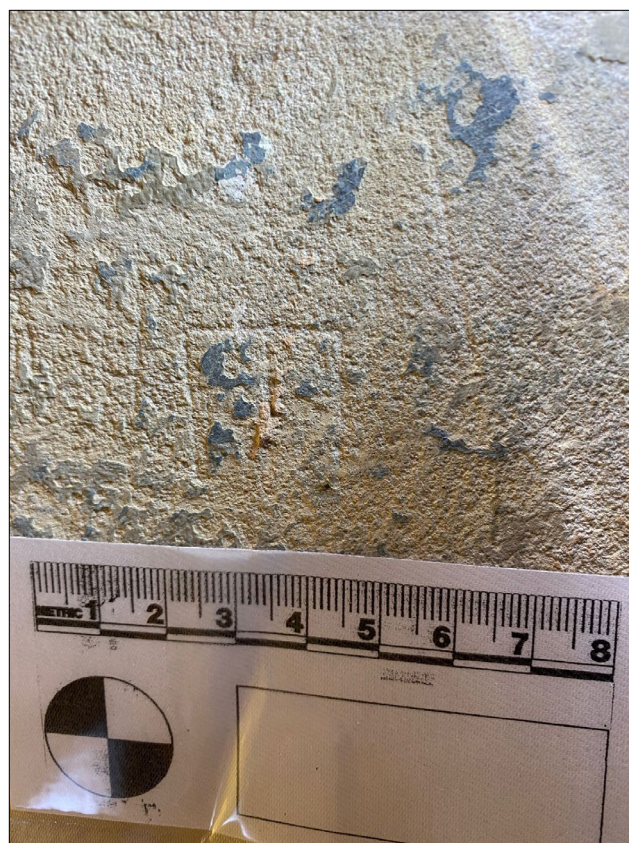


Figure 87: A merel (square) graffiti on the firewall at Onion Farm.



4.8 WAS Site No 6: St Werburgh's Old Church, SJ 6971 8958, LB1 (Figs 88-95)

A timber-framed parish church, first mentioned in the twelfth century, on the north-western side of Wigsey Lane. Set in a curvilinear, D-shaped graveyard, defined by a low bank c 1m high and c 2m high. This boundary was surveyed in 1988. A Level 2 survey was undertaken in 1988, and a Level 3 survey and dendro analysis in 1998.

The listed building description is as follows: 'The Church, now redundant. Ancient structure mostly re-constructed in the second quarter of 17th century; north aisle late 16th century; west front and south aisle dated 1645 (a Victorian replacement for an earlier datestone), north transept late 16th century, chancel and vestry early 17th century, sanctuary and tower (at east end) 1711 on keystone. Ashlar sandstone, English Garden Wall bond brick except for chancel which is Flemish bond, timber internal frame, timber-framed north aisle and graduated kerridge stone slate roof. Nave with aisles under same roof, and west door. South aisle has datestone over blocked door leading to former gallery; one 5-light and one 2-light double-chamfered mullion window with semi-circular heads and one 2-light chamfered window of a later date. Brick chancel aisle is roofed axially, built off a stone plinth and has a 3-light flat-faced mullion window. The square tower has 2 semi-circular brick arches at belfry level, stone eaves cornice and 6 sugarloaf pinnacles. Its east face has a semi-circular headed doorway with dated keystone and oval light above. West end has 4 buttresses little higher than the projecting stone plinth. The central studded and cross-battened door has a chamfered semi-circular head and 3-light window above (as above). North aisle of 2 bays, close studded with middle rail with plaster infill on a stone plinth each with a 3 or 4-light timber mullioned leaded light and a blocked doorway (formerly to gallery) in bay 3 with semi-circular head and carved responds. Chancel projects slightly with coped gable and kneelers and a 3-light east window. Interior: 2-bay nave in which massive arcade posts support a tie-beam truss and an arcade plate both with diagonal braces. These posts have many redundant slots, some of which relate to a gallery built in 1722 and removed in 1857, and accessed from a blocked door in the southern wall. Where the chancel meets the nave a group of 3 posts on the north and 4 on the south give evidence of various periods of construction/repair. 3-bay chancel has braced tie-beam truss with diagonal struts and 2 arch-braced collar trusses. Bell dated 1575. Octagonal font inscribed "William Drinkwater the Keeper 1603". Jacobean pulpit, altar 1645 and 17th century turned-baluster altar rail which was adapted to accommodate the choir seats in 1857. Box pews 1813. Stained glass east window by Wailes, and Minton sanctuary floor tiles both 1857. The Vestry was added in 1822. Sarcophagus maybe 12th century. There is a sundial south-west of the church in the graveyard with 1765 (on dial). Stone with copper dial and gnomon. Baluster-type shaft with square head and base. 17th and 18th century graves are recorded from within the nave and chancel, whilst there may also be a vault immediately in front of the altar rail. The building was extensively repaired in 1927 because of the activities of deathwatch beetles, with the aid of the Ancient Monuments Society and included re-used timbers from Birch Hall in Rusholme. In 1958 further repairs, also because of death watch beetle, were necessary to the chancel and roof of the nave (Dodgeson 1970, 34-5; Faulkner 1989, 42-58; Newton 1939; *Transactions of the Manchester Natural History & Archaeology Society* 1877-8, 38-40, 1896, 54-5 & 1907, 65-6; Warburton 1970, 25-44; Raymond Richards, *Old Cheshire Churches*, 1973).'

4.9 WAS Site No7, St Werburgh's Lychgate, SJ 6973 8957, LB2 (Fig 96)

Listed building description: "In loving memory of Charles Craven died August 20th 1887" carved on beam. Timber frame with stone slate roof. Pitched roof runs transversely over a pair of gates. Each side support consists of 2 large posts and a horizontal member which is the base of the eaves truss with curved struts. There are turned balusters between the 2 studs similar to those in the gates. The timbers are generally pegged and have chamfers with run-out stops. The roof is surmounted by a cross finial.

4.10 WAS Site No 8a to No8b: Numbers 7, 8, 9 & 10 Church Green (including the Pipe & Punch Bowl) SJ 6976 8962 (Figs 123-124)

Four bay, two storey, cottages of late eighteenth century date on the western side of Church Green. Vernacular detailing includes brick mullion windows (19th century, probably by John Douglas), and a dog and tooth string course between the first and second stories. The western end cottage was the location of an alehouse known as the 'Pipe and Punchbowl' in the eighteenth and early nineteenth century. The earliest references to alehouses in Warburton occur in 1746 when Thomas Chantler and John Highfield had licences. Pipe and Punchbowl occupied by William Warburton, (1733-1822) from c 1770 until his death. Its licence was withdrawn around 1851 (Faulkner 1989, 37-8; Warburton 1970, 50-3, 79-83, 142). Level 2 survey 1997 & 1998.

4.11 WAS Site No 11: Ivy Cottage, No 1 Church Green SJ 6980 8961 (Figs 114-115)

Ivy Cottage is a small two up two down brick labourer's cottage of the eighteenth century on the corner of Wigsey Lane and Church Green. The kitchen to the north and lavatory block to the east were added in the 19th century. In 1839 this was one cottage occupied by Mary Hamnett, Martha Hamnett and Jane Hamnett (CRO EDT 412). Level 2 survey in 1997.

4.12 WAS Site No 13: No 4 Church Green, Ditchfield Cottage SJ 6981 8962 (Fig 106-109)

During 1996 and 1997 UMAU undertook a Level 3 RCHME style building survey of Ditchfield Cottage, Greater Manchester (SJ 6981 8962). The cottage is named after the last tenant family, and lies on the eastern side of Church Green, Warburton, and is a three bay, one and a half storey, brick and timber-framed farmhouse with a service area to the north and a centrally placed housebody with inglenook fireplace. Access is via a lobby on the western side of the building. It was rebuilt in brick in the John Douglas style during the late nineteenth century. Many of the trends in the domestic vernacular building tradition of not only Warburton but also the Mersey Basin (the northern Cheshire and southern Lancashire plain area) are neatly summarised in this building. Originally a domestic one storey cruck building probably of two bays, it saw progressive changes in the building materials used (from timber and thatch to brick and slate), an expansion of floor area in keeping with the traditions of the Great Rebuilding in this region (the addition of Bay 3 and the first floor), and a specialisation in room space (the addition of the inglenook fireplace to form a formal parlour, and the creation of three bedrooms). The renovation work in the John Douglas style marks the last flourish of the Warburton estate before it was sold in 1918.

4.13 WAS Site No 14: White Cottage, No 1 Wigsey Lane SJ 6981 8958

White Cottage, which sits between the junction of Wigsey Lane and Townfield Lane is a brick, two storey, roughly square building. This brick cross-wing is all that remains of a larger building. This bigger house included a two bay, two storey brick house body with a central fireplace and lobby entrance to the east of the cross-wing. This was demolished in the period 1948-67. This part of the house was probably 17th century in origin (Warburton 1970). On the c 1757 estate map and the 1839 tithe award. It was sold by the CWS in 1998. Level 2 survey in 1998. A watching brief was undertaken by Stag during building extension work in July 2000, revealing disturbed ground and pottery of the 17th to 20th centuries.

4.14 WAS Site No 15: Cross Farmhouse, Wigsey Lane, SJ 6989 8953, LB2 (Fig 105)

L-shaped brick farm house, two storeys, on the western side of Townfield Lane showing signs of Douglas-style renovation work. There is a large two storey 20th century wing on the north-western side of the house, but the core is a three bay farmhouse with a central inglenook and lobby entrance. The building has sandstone footings suggesting that it was original timber, but these were rebuilt in brick. Name probably taken from its proximity to the cross in the village. Farmstead is shown on the c 1757 estate map and on the 1839 tithe map. Level 2 survey in 1998.

4.15 WAS Site No 18: Cross Base & Stocks, SJ 6992 8955, LB2 (Fig 97)

A stone cross base lay at the junction of Townfield Lane and Wigsey Lane (Faulkner 1989, 71-3). The base is square in plan, 2.1m by 2.1m, with five steps on each side rising to 0.65m. The top of this plinth has a rectangular stone block, 0.44m by 0.36m and 0.27m high with a circular hole for housing the base of the Cross. The block rested on handmade bricks. On the eastern of the cross base are a pair of wooden stocks set into two stone pillars. The posts are square and have projecting plinths and semi-circular heads. They are repaired with iron cramps in three places and may have been re-used. The cross base is probably late medieval in origin. The site was photographed in 1988 and surveyed in 1998.

Both the cross base and stocks lie behind a stone sandstone wall, c. 25m long, fronting Wigsey Lane. The wall was formed by vertical stone chamfered slabs each c. 1m by 0.5m held together by intermediate cramps of iron. The sandstone was probably quarried from the small quarry on the southern side of the old River Mersy north of Park Gate Lane.

The cross is shown on the 1757 estate map as being located on the northern side of Wigsey Lane. It was also shown with a cross standing on the top surviving of the base. It was mentioned in the parish records as being repaired in 1764. It was moved in the early 1860s when the new toll bridge access road was built, and was restored around 1900 by Mr Barff (Warburton 1970, 56-7, 128).

4.16 WAS Site No 27: Wigsey Farm Cruck Barn, Paddock Lane, SJ 7005 8953, LB2 (Figs 145-146)

A Level 3 RCHME style building survey was carried out between January and June 1996 during

renovation work at Wigsey Farm (SJ 7007 8953), an ancient farm complex comprising a cruck farmhouse, a cruck barn with later brick shippon, a brick hay barn, and two twentieth century steel-framed hay barns. The cruck was photographed and a phased plan produced. Annotated drawings of the architect's elevations were also produced and these have been deposited in the site archive. The barn had four recognisable phases, the earliest being represented by the two surviving crucks which possibly date from the 16th century. This was expanded in the 18th century as a cart shed with loft above, and in the 19th century was converted into a milking parlour. The complex is particularly noteworthy for the juxtaposition of two cruck-buildings of different quality and date.

4.17 WAS Site No 28: Wigsey Farmhouse, Paddock Lane, SJ 7006 8951, LB2 (Fig 130-134)

A Level 3 RCHME style building survey was carried out between January and June 1996 during renovation work at Wigsey Farm (SJ 7007 8953), an ancient farm complex comprising a cruck farmhouse, a cruck barn with later brick shippon, a brick hay barn, and two twentieth century steel-framed hay barns. The survey indicated that the farmhouse had four major phases, beginning as a single unit cruck-building no later than the early 17th century, and finishing as a four bay farmhouse. The complex is particularly noteworthy for the juxtaposition of two cruck-buildings of different quality and date.

4.18 WAS Site No 30: Paddock Lake Farmhouse, Paddock Lane SJ 7014 8949, LB2 (Figs 118-120)

The farmhouse lies on the southern side of Paddock Lane. It is a two-storey building with a two-storey rear wing all covered by a clay-tile roof. It is built in handmade brick which in places sits on a sandstone plinth but was rendered with concrete during the 20th century. In plan the main wing has two bays with a lobby-entrance. A plaque above the doorway on the front, northern, elevation of the farmhouse reads 'RTE 1717' (see Fig 90). This refers to Thomas and Elizabeth Rowlinson. Thomas (b. 1665) and his father before him are described in the court rolls and rentals as being 'of Paddock Lake'. Thomas took over the tenancy in 1704 when his father died and is last recorded here in 1728. Each floor had two symmetrically-placed three-light casement windows with flat heads and timber sills. The rear wing was probably added in 1717, according to the inscription, when the original timber building was rebuilt in brick. The interior has an inglenook fireplace with a chamfered bressumer beam and heck wall. Level 2 survey in 1997 and again in July 2001 during conversion.

The 2001 work demonstrated that the earliest bricks to survive in the farmhouse were in the firewall and the chimney stack above the inglenook, whilst the join between the fire wall and the southern wall of bay 2 showed that the fire wall was built earlier. Elsewhere on the ground floor two sandstone padstones were located: one at the eastern end of the northern wall in bay 2, the other in the middle of the southern wall of bay 1. Also uncovered in 2001 was a sandstone plinth of a single course which ran along the base of the northern wall and eastern gable. Finally, exposure of the roof space above bay 2 revealed the presence of two re-used cruck blades, which although truncated, c. 5m of their length survived. These features demonstrated that the earliest phase of Paddock Lake was a timber-framed building, almost certainly of the cruck type which had been rebuilt in brick around 1717 (Nevell & Hradil 2001).

4.19 WAS Site No 31: Paddock Lake Farm Barn, SJ 7015 8949 (Fig 136)

A timber-framed barn lay immediately east of Paddock Lake Farmhouse with its long axis fronting Wigsey Lane. The building had one and a half storeys, was six bays long and one bay deep with brick infilling between the timbers and a tile and thin slate roof. The barn was 28.9m long (excluding the eastern lean-to) and 5.8m wide. It was built partially on a single-course sandstone base and was aligned east-west. The timber-framing comprised small square panels with corner bracing. A two-storey brick addition formed the eastern-most two bays and beyond this was a single-storey lean-to structure. A Level 2 survey was undertaken during conversion into a residence in 2001 (Nevell & Hradil 2001).

4.20 WAS Site No 33: Paddock Lane Farmhouse, SJ 702 896 (Figs 121-122)

This building stood on the northern side of Paddock Lane, opposite Paddock Lake Farm. It was sold, demolished and rebuilt in 2001. The farmhouse structure comprised two wings. The eastern wing had three storeys (including the attic), and was of double depth with a central-staircase plan and Georgian detailing. The western wing was a smaller two-bay, two-storey, structure containing fragmentary remains of a three-bay, open hall, cruck timber-framed building dating from the late 15th or 16th century. This was originally part of a much larger U-shaped complex, the western and eastern wings of which were demolished when the Georgian farmhouse was built in the period 1757-1839.

4.21 WAS Site No 34: Warburton Park Farm Barn SJ 7017 9020, LB2 (Fig 142)

Located on the southern side of the farmyard at Warburton Park Farm is a box-framed barn from the 17th century. It is a single storey building of two bays, aligned west to east, with box timber framing surviving in all four elevations, but is most complete in the eastern gable and northern farmyard elevation. It was built on a stone plinth, two blocks high. All the elevations have brick nogging between the timbers. The barn has a tiled pitched roof. The northern farmyard elevation has a pair of 19th century double-doors inserted centrally into the timber framing. There was also a blocked doorway at the western end of this elevation. The timber-framing comprises square panels with diagonal braces. A photographic survey was undertaken in 1997.

4.22 WAS Site No 36: Warburton Mill, centred SJ 7028 8865 (Figs 148-149)

The University of Manchester Archaeological Unit (UMAU) were commissioned by Roland Bardsley (Builders) Ltd to undertake a Level 3 RCHME style building survey of Warburton Mill, Bent Lane, Lymm, Warrington, Cheshire (CSMR 2596). This report represents the results of two surveys undertaken in June and July 1998. The standing remains at Warburton Mill cover the period from the late 18th/early 19th century to the mid-20th century, spanning the mechanisation of flour milling that took place in the late 19th century, represented by the transition to steel rollers and the introduction of the more advance water turbine technology. The earliest, and largest part of the complex to survive is the four storey brick milling building, the heart of the site. A building is present on this site on all the maps from the estate survey of c 1757 onwards. However, the design of the mill building (possibly built in 1825), and the

use of cast iron columns as supports is reminiscent of textile mill building from the late 18th/early 19th century. The use of sandstone foundations may indicate that this block was rebuilt on an earlier structure. The present complex also includes a 19th-century mill house and a second small building of probable late 18th/early 19th-century date; the fabric of both of those structures shows evidence of more than one phase of build. The rest of the buildings (hoist, loading bays, storage facilities, and a grain silo) date from the mid-20th century (probably the years 1935 to 1950). The mill building complex survives intact, with all the major elements of the milling process present except for a drying kiln. The power system survives in the main mill building and is in a remarkably complete condition, comprising not only a Francis Water Turbine with its supporting National oil engine and belt drives, but also, externally, the weir and sluice system of the head-race.

4.23 WAS Site No 38: Overtown Farm Barn, Paddock Lane, SJ 7032 8938, LB2 (Fig 137-139)

A box-framed barn on a sandstone plinth with slate roof and brick nogging with a date stamped in one of the vertical posts in the western wall which reads 'EP 1654' (Faulkner 1989, 102). 5 bays with 2 storeys throughout, the timber-framing standing up to 3m high (14m by 6m). Square panelled framing with interrupted sill and having angle bracing. The frame is largely intact in bays 1, 2 and 3 and there are remnants in the left gable and at the rear. Otherwise the brickwork (which has diamond shaped honey comb vents) would appear to be of 18th century date. A large door exists in the main elevation and a first floor loading door to left gable. 3 original tie-beam roof trusses with collars, various struts and straight wind bracing. Level 3 survey in 1998.

4.24 WAS Site No 39: The Bent Cruck Barn, SJ 7037 8916, LB2 (Fig 135)

Cruck barn to the south-west of The Bent farmhouse. Probably pre 1600 (i.e. the date of farmhouse), cruck framed with stone plinth, remnants of wall frame otherwise brick with clay tile roof (replacement for thatch). 4 pairs of crucks (3 bays) now with 2 storeys throughout with doors in north side; lean-to at rear and 3-bay cart shed at right (15m x 5m). Stone plinth and square panel frame remnants remain in bays 1 and 2. 3 doors and 2 dormer loft hatches. The cart shed is supported on 17th century posts with braces, otherwise it is 20th century in date. The 4 crucks are largely complete each having a tie beam or cruck spurs, collar beam and curved wind bracing. Framing to the right gable can be seen from inside only. Level 2 survey in 1997.

4.25 WAS Site No 41: The Bent Farmhouse, Bent Lane, SJ 7041 8916, LB2 (Figs 125-127)

Farmhouse. "Built R.D. A.D:1600 R.E.E.W Restored A.D:1880" on tie beam (Richard Drinkwater, possibly the bailiff of the Warburton estate, and Roland Eyle Egerton-Warburton). Occupied by Richard Drinkwater in 1648 and by the Drinkwater family until the late 18th century. In 1839 occupied by John Lowe (who farmed 108/0/32 acres) (CRO EDT 412). Restoration by John Douglas. Stone plinth; brick front with terracotta dressings and restored timber framed gables; box framed rear with brick nogging; clay tile roof. Heavy restoration of a large 3-unit baffle-entry plan with 2 storeys, projecting crosswing (formerly kitchen and parlour) to right of house-part and utility rooms to the right of that. 5 bays to left of crosswing

and 2 to right. Stone plinth, continuous hoodmould, lozenge shaped decorative brickwork to first floor and overhanging eaves. Five 2-light, one 3-light and two 4-light windows to ground floor; one 2-light three 3-light and one 4-light to first. All have ovolo-moulded terracotta mullions and cast-iron casements with glazing bars. Porch (19th century) in bay 3, gables over bay 3 and 4, and 5 with enriched bressumers and finials. 3 structural bays of box framing at rear and remnants in crosswing are well preserved and include a blocked 3-light ovolo-moulded timber mullion window and diagonal braces. Projecting stone bay with chamfered mullion windows to house-part. 3 decorative brick chimney stacks. Interior: has 17th century ovolo-moulded beams throughout ground floor, including a bressumer beam over an inglenook fire with former fire-window. Jacobean (and maybe some older) oak panelling in bay-window. A good early example with interesting Douglas restoration. Occupied by the Drinkwater family from the 16th to the 18th centuries. According to Drinkwater's diary the farmhouse was built around 1620 (Warburton 1970, 46-7). Level 1 survey in 1992 (GMAU 1992b) and Level 2 survey in 1996. Currently owned by Mr Thomas Lea.

4.26 WAS Site No 49: Moss Brow Farm Barn, SJ 7091 8923 (Fig 143)

Lying to the south of the 20th century farmhouse is a long, two storey, brick-built, five bay, combined barn. Built in English garden wall bonded brick, the threshing area lies in the central, third, bay of the barn. The two northern bays contain stables on the ground floor. The three southern bays, including the threshing area with its opposed cart entrances, were used for storage. The wooden first floor forms two spaces divided by a brick wall on the northern side of the threshing area. Externally, a datestone above the western cart entrance reads '1716 YWM'. A level 2 survey was conducted in 1996.

4.27 WAS Site No 50: Onion Farmhouse, Warburton, SJ 7094 8946, LB2 (Figs 98-104, 147)

Architectural and archaeological investigations during the renovation of Onion Farmhouse, Warburton, Trafford, revealed further details of the origin and development of the building. Five phases were identified, tracing the history of the building from the sixteenth century to the present. In brief, Onion Farmhouse began as a timber-framed building, probably of two bays, sometime prior to the late sixteenth century. This original dwelling was remodelled in the late sixteenth century, when the bays divisions were altered to create a larger housebody which included an inglenook fireplace. Possibly in the early seventeenth century, the building was expanded with the addition sandstone bay to the north, of a single-storey with an attic. In the eighteenth century the timber-framed external walls of the central and southern bays were dismantled and rebuilt in brick to a full two storeys, these bays previously having been of probably one and a half storeys. At the same time the stone bay was also heightened in brick to two storeys. In the nineteenth century remedial work was undertaken on the western wall of the farmhouse to prevent it collapsing as a result of the eighteenth-century rebuilding.

4.28 WAS Site No 55: The Beeches, SJ 7100 8934

Lying on the eastern side of Warburton Lane, opposite Onion Farm is a single depth, one-and-a-half storey brick building, the central core of which is two bays long. Shown on the 1757 etsate map and called Moss Brow Lodge on the 1873 OS map. Photographic survey undertaken in 1999.

4.29 WAS Site No 56: Roughlands Cottage, SJ 7103 8957

Lying on the eastern side of Warburton Lane is a single depth, one-and-a-half storey brick building, the central core of which is two bays long. The roof is slate covered and supported by timber strutted trusses. Extra bays have been added to the northern and southern gables. Brick. A building is shown on this site on the 1757 estate map. Photographic survey undertaken in 2022.

4.30 WAS Site No. 59a Heathlands Farmhouse, SJ 7120 9010, LB2 (Fig 110-111)

This farmstead lies on the eastern side of Warburton Lane close to its junction with Moss Lane. It comprises a farmhouse fronting the road, a timber cruck-framed barn to the east and 20th century farm buildings. The farmhouse is 18th century and is built in brick, in Flemish bond at the front, with a slate roof. It has gable-end chimneys, two storeys and a double-depth plan with a central entrance and staircase. There is a small single-storey extension to the north. It was known as Hob Heath Stile House in 1757.

4.31 WAS Site No 59b: Heathlands Cruck Barn, SJ 713 902, LB2 (Figs 140-141)

The cruck barn is a Grade II listed heritage asset (list entry number 1392565), is on the Greater Manchester Historic Environment Record (GMHER No. 3775.1.1) and is situated on the northern side of the village of Warburton. It was surveyed in detail by the South Trafford Archaeological Group in 2007 with additional survey work in 2020 and 2023, which included an extensive photographic record, drew upon that research. The Heathlands Cruck Barn is a timber-framed and brick farm building built in the 15th/16th century, and adapted and expanded in the 18th, 19th and 20th centuries. It has two outshuts on the eastern side, a threshing area with opposed cart entrances in the centre of the building, and a hay loft. The barn was rebuilt in brick in the 18th century and extended also in brick with two outshuts in the late 18th/ early 19th century and adapted further in the late 19th century (Nevell 2021).

4.32 WAS Site No 64: Lower Carr Green Farmhouse, SJ 7140 8840 (Fig 116)

This building stands at the western end of Carr Green Lane. It is a two-storey, brick-built structure now rendered, four bays long. The main, earliest, range is a double-depth property with a central staircase, attic, gable-end chimneys and a slate-covered roof. The northern elevation has a central doorway with a brick porch. The third bay, on the western elevation, is two storeys high and also has a slate-covered pitched roof and gable-end chimney. The eastern-most bay, a single-storey extension, was added around 1971. Above the porch is a plaque with an inscription reading 'I T M 1727'. In such inscriptions the central letter conventionally represents the surname and this seems to refer to the Turner family. The letter 'I' in this period stands for the letter 'J'. The farm passed from father to son in 1727 which probably accounts for the putting up of the inscription by James and Margaret Turner, who were married in 1725. The farm is shown on the 1757 estate map.

4.33 WAS Site No 76: Higher Carr Green Farmhouse, SJ 7170 8870 (Figs 112-113)

This lies on the northern side of Carr Green Lane at the eastern end of the township. The

farmhouse is a two-storey, handmade-brick structure, four bays long. It has a slate roof and gable-end chimneys. The external brick walls sit on a sandstone plinth up to three courses high. A stone post-pad was seen beneath the plinth in the southern elevation. This indicates that the farmhouse had an earlier form of timber-framing. Some of the sandstone blocks that form the later plinth have herring-bone tooling. There were several building breaks in the brickwork suggesting a number of phases of rebuilding. Externally, it has three-light casement windows and there are also iron strengthening bars visible in the southern and northern elevations. The northern elevation has a late 20th century two-storey addition. Internally, there is a cross-passage between the western end bay and the middle bays. The southern end of this passage ends in a late 20th century brick porch. There is also extensive timber framing including moulded ceiling beams (possibly re-used) and internal timber-framed partitions. There are a number of plank-and-baton doors on cast-iron gudgeons. The building is shown on the 1757 estate plan.

4.34 WAS Site No 77: Moss Farmhouse, SJ 7179 9033 (Fig 117)

Farmstead occupied by James Wharton in 1839 (CRO EDT 412). Brick and timber-framed farmhouse of two storeys and single depth with pitched roof with three queen-post trusses, one of which has curved braces, and terracotta brick detailing, supposedly converted from a granary. There is a carved inscription in one room which reads 'W 1688 DSBD'. There is a metal plaque on the exterior of the southern bay which reads 'Moss Farm 1688' (Faulkner 1989, 102). In plan the primary phase appears to be a two or possibly three bay, two storey, timber farmhouse on a stone plinth with an inglenook fireplace at the northern end. Framing can be seen on the northern gable and eastern elevation, the latter having very deep rails (c 0.5m deep). The bressumer, heck post and post-pad for a heck posts survive in the northern most bay. The building has been much altered in the 20th century. This includes the raising of the roof, the addition of a western two storey brick bay, and the addition of a jettied first floor section along the eastern length of the building. Level 1 survey in 1999.

4.35 WAS Site No 84: Birch Farmhouse, SJ 7208 9027 (Fig 150)

Farm on the northern side of Moss Lane. Brick and timber-framed farmhouse of Z-shaped plan with four phases. Phase one is a two bay timber-framed house with a large inglenook at its eastern end. The deeply bevelled bressumer, heck post and timber heck wall on a sandstone base survive in this room. There are two transverse tie beams which have ovolo moulding and run out stops. This building was probably of two storeys. Phase two is represented by a two storey timber-framed wing on the northern elevation with thick stone slates. Phase three is the eastern wing which is a three storey hand-made brick building and sandstone pads, of 18th century date. Phase four is 20th century and is represented by the one storey kitchen inserted in the corner between the main house body and the northern wing. It includes a staircase to the east of the earlier inglenook. There are also a range of timber-framed (85 & 86), 18th/19th century brick and 20th century corrugated steel outbuildings. The farm is mentioned by name in rentals of the 17th century and appears on the c 1757 estate map. Occupied by John Davies in 1839 who farmed 92/1/27 acres (CRO EDT 412). Currently owned by Mr Geoff Newton. Level 2 survey 1999.

4.36 WAS Site No 85: Birch Farm Cruck Barn, SJ 7209 9026, LB2 (Fig 144)

A Level 3 building survey was carried out in May 1996 at a cruck barn on Birch Farm in Warburton, Trafford, prior to renovation of the building (SJ 7208 9026; GMSMR 3771). The barn lies to the south-east of the farmhouse and fronts Moss Road. The barn comprises a long range of six bays built in English Garden Wall bond brickwork with a slate roof. Bays one to three (working from the west) comprise shippens with an attic hay loft. The roof of this section is modern with 20th century king-post trusses. There are two open bays at the eastern end of the range (bays four and five), comprising a former threshing floor and a hay barn. The sixth bay is a cart shed of the late 18th or early 19th century at the eastern end of the range. There is also a two-storey wing on the southern elevation which includes a shippon with hayloft. The barn at Birch Farm encapsulates many of the trends in farming in the North West since the 18th century, in particular the shift towards milk production in the middle decades of the 19th century, and the shift back to grain production in the third quarter of the twentieth century. There are two full crucks either side of the threshing floor in bays four and five. They have collar yokes, tie beams and a Type A apex. Their date is unknown but a date span of the 15th to the 17th century is quite likely, given the condition of the crucks and the high degree of workmanship shown in their execution. The barn was probably always agricultural in use. Besides the crucks the most notable feature of the barn is the very fine late 18th or early 19th century cart shed with its hammer beam roof and tall brick piers.

4.37 WAS Site No 86: Birch Farm Timber-framed Barn, SJ 7209 9029 (Fig 151)

Three bay, one and a half storeyed, brick and timber-framed barn. Eastern wall and northern gable of the barn have almost complete timber-framing on sandstone foundations. There is a later single storey brick pigsty along the southern gable of the barn. The style of timber-framing (posts with rails and bracing to each bay) suggests a 17th century date. Level 2 survey 1997.

4.38 WAS Site No 90: Reedhouse Farmhouse, SJ 7230 8900 (Figs 128-129)

This building lies on the western side of Gorse Lane. It is a two-storey, slate-roofed, farmhouse in handmade brick. It has an L-shaped plan with a rear (western) two-bay, two-storey, wing. The earliest element of the farmhouse is the 18th century eastern range fronting the road. This sits on a sandstone plinth, one and two courses high. It has stone mullioned windows with two, three and four lights. These appear to be inserts and are in the John Douglas style. The two dormer windows at the southern end were added in late 20th century. This range is four bays long, although a building-break in the eastern elevation indicates that the northern bay was a later addition. The rear western wing was built in the same style but was added slightly later, although this was re-modelled in the late 20th century. Internally, the property was extensively remodelled in the late 20th century. Level 2 survey in 2016.

4.39 WAS Site No 105: Fir Tree Cottage, No 6 Church Green, SJ 6980 8963

Row of two, two storey, brick, cottages, with brick mullion windows, decorated projecting purlins and a modern slate roof. The joint entrance on the south-eastern side is a latter addition in the John Douglas style with brick mullion windows. No 6 has a modern (1998)

extension to the rear (north west). Originally the cottages were one property of three bays with a central fireplace. No 6 was surveyed at Level 2 in 1998.

4.39 WAS Site No 106: Cold War Observation Post, Carr Green SJ 69 89 (Fig 152)

A one-roomed concrete bunker built in the 1950s during the Cold War to observe the approach of Soviet bombers. Access via a metal ladder. Separate air pipe and filter. Later converted to an observation post for nuclear bombs, Abandoned in the late 1960s. Level 2 survey by STAG in 1999.

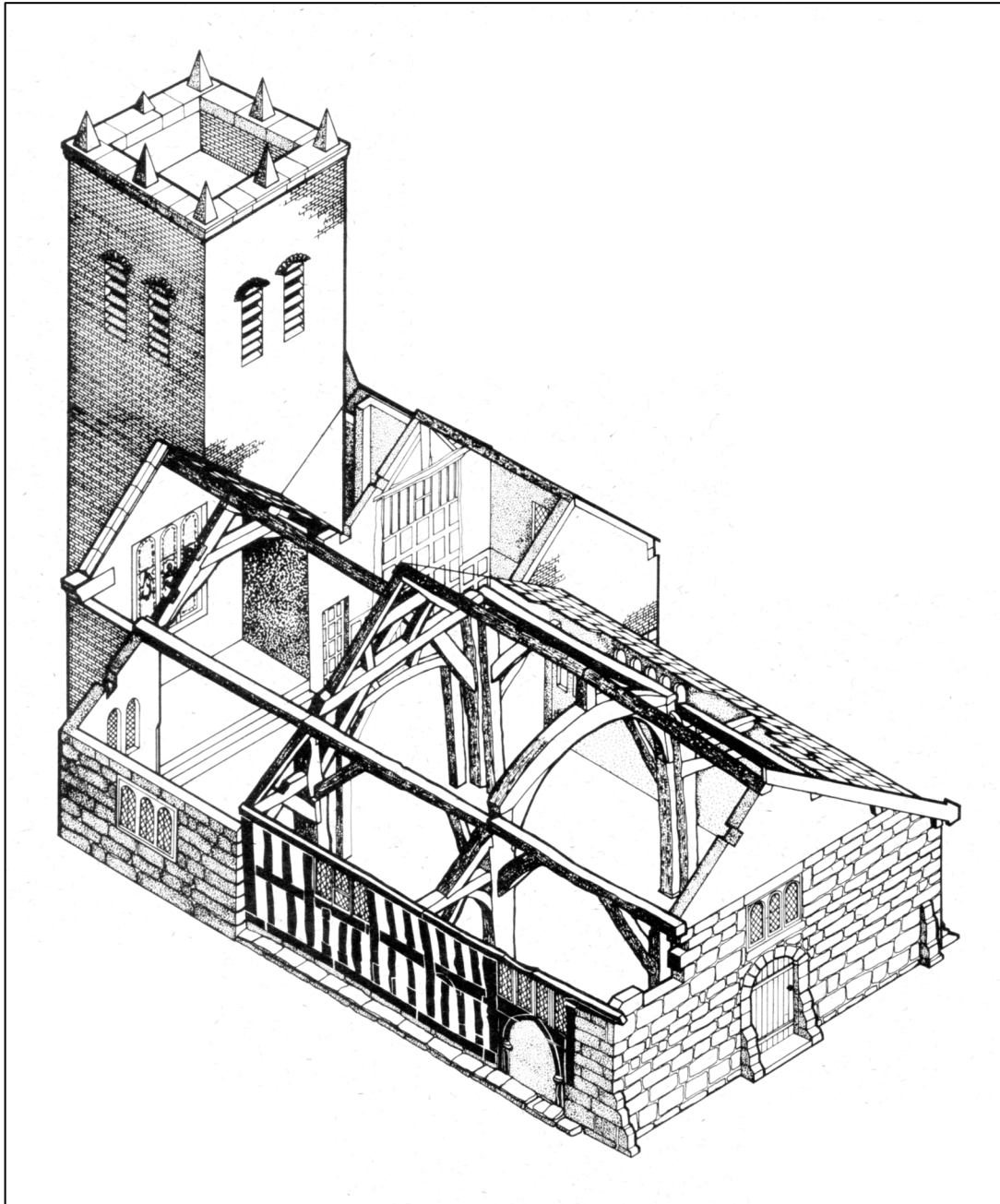


Figure 88: 3D view of St Werburgh's old church showing the late medieval timber trusses and timber-framed northern wall.

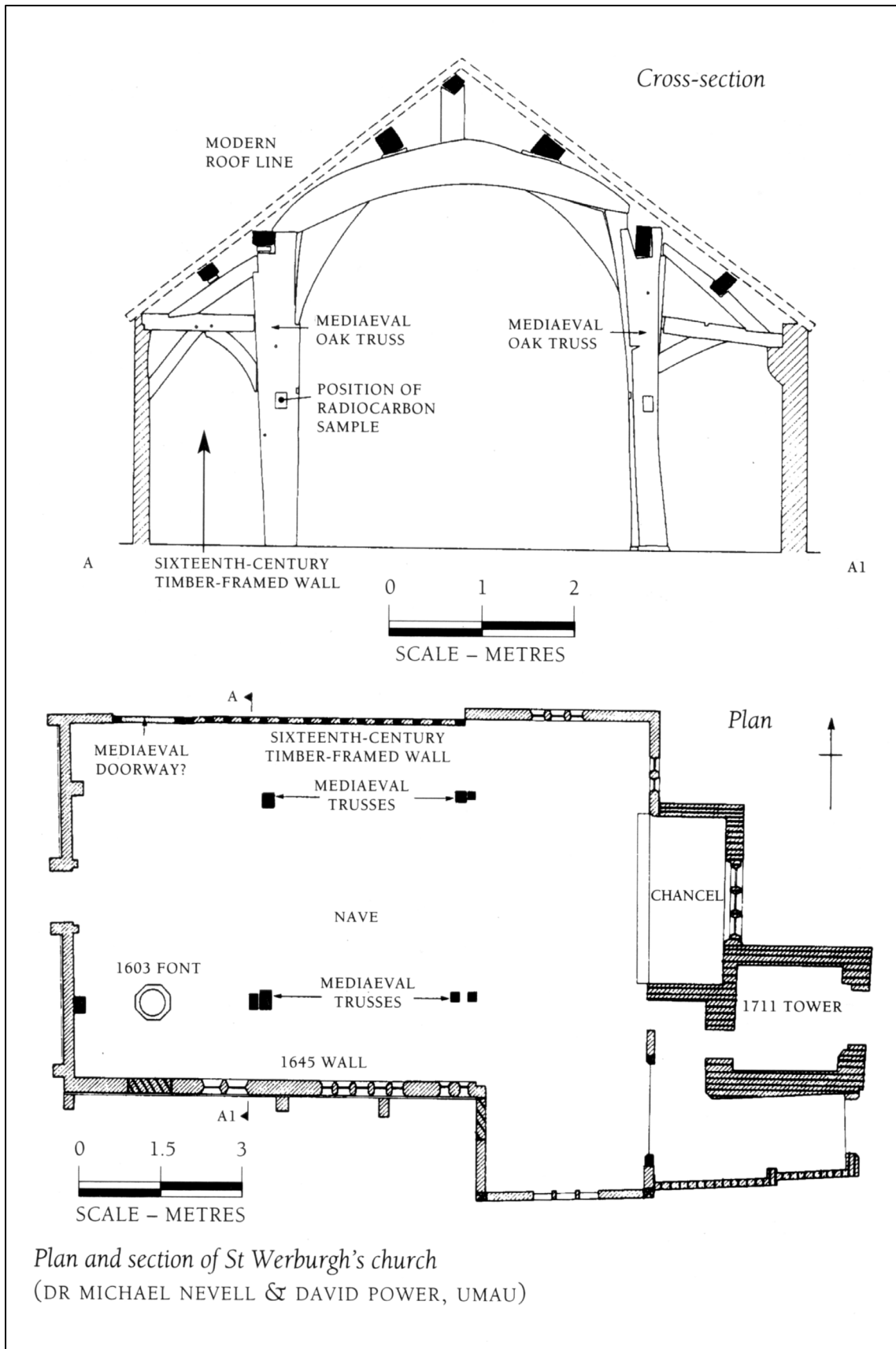


Figure 89: Plan and cross-section through St Werburgh's old church.



Figure 90: St Werburgh's old church eastern elevation and tower.



Figure 91: St Werburgh's old church southern elevation and tower.



Figure 92: St Werburgh's old church northern elevation and tower.



Figure 93: St Werburgh's old church western elevation.



Figure 94: St Werburgh's old church interior looking east.



Figure 95: St Werburgh's old church interior looking west.

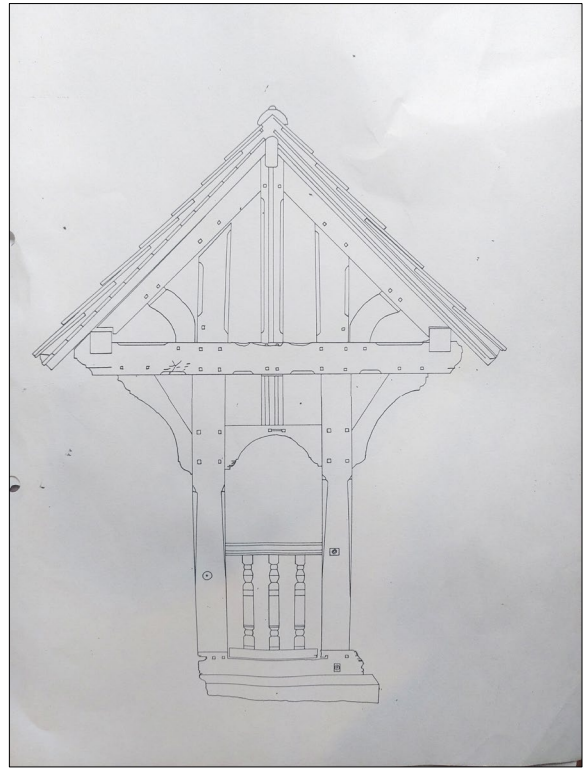


Figure 96: Lychgate at St Werburgh's old church.

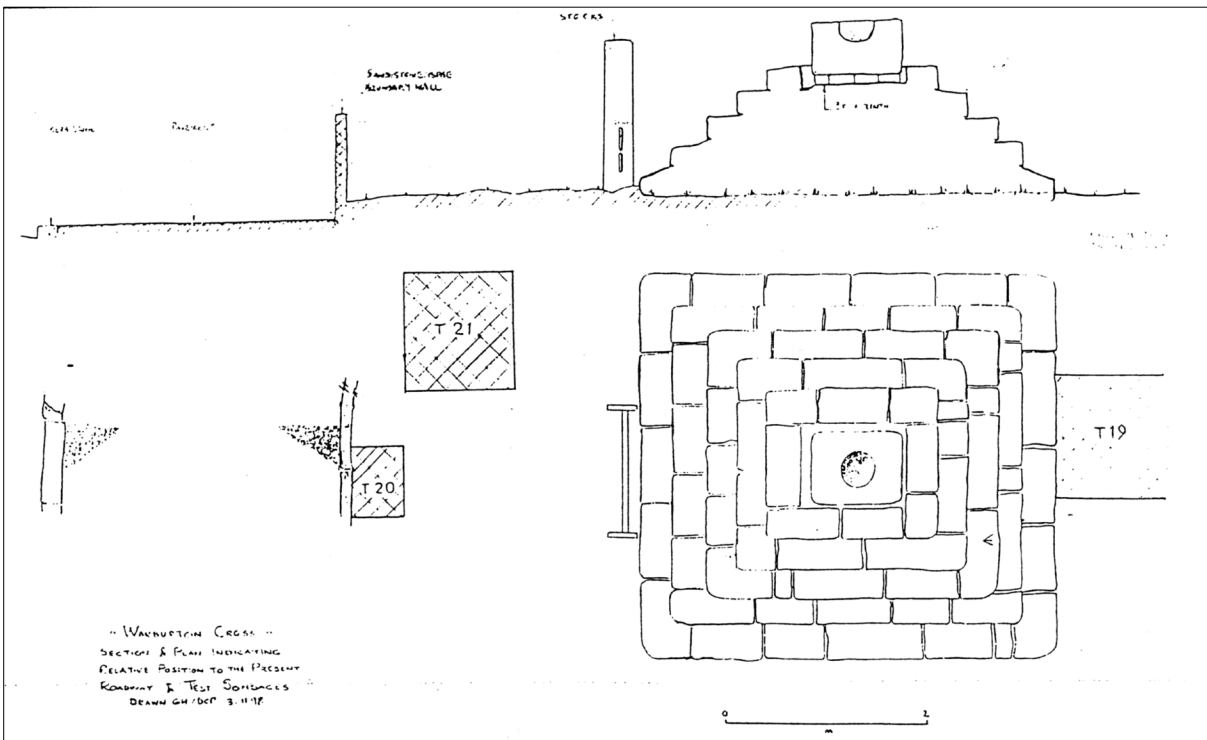


Figure 97: Plan and section through the Old Cross, Warburton.



Figure 98: Onion Farmhouse looking north, 2023.



Figure 99: Onion Farmhouse looking south before restoration in 1996.

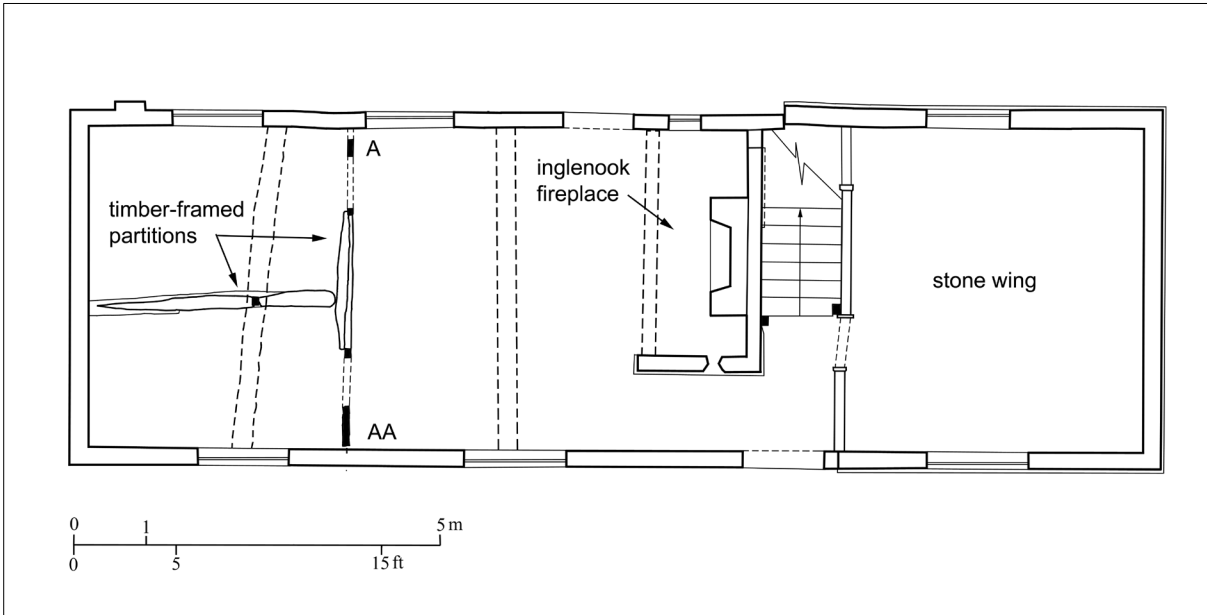


Figure 100: Plan of Onion Farmhouse showing the surviving timber-framing.



Figure 101: Onion Farmhouse mid-16th century wall painting on wall A-AA (Fig 100)

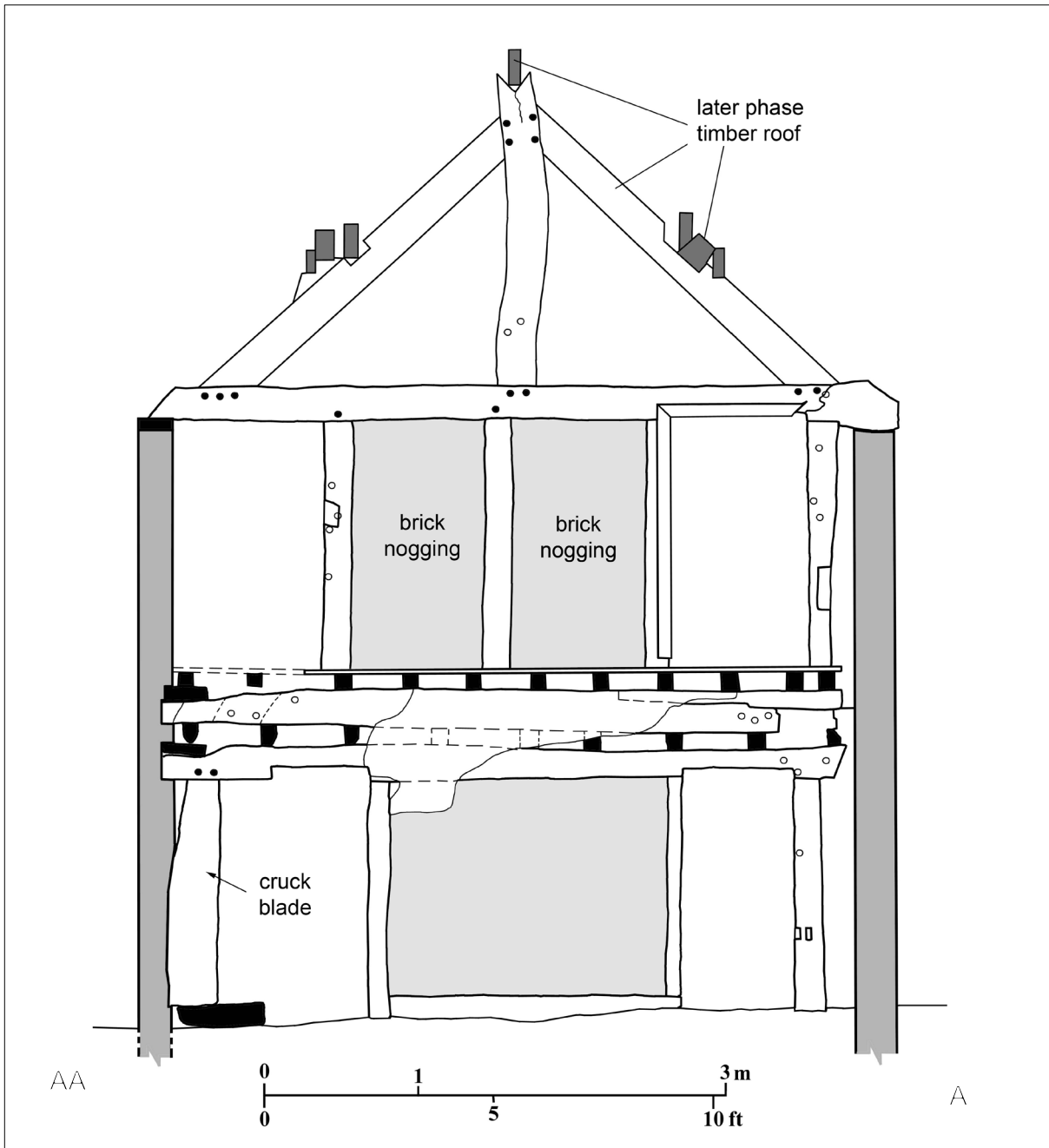


Figure 102: Onion Farmhouse cross-section through the cruck truss and wall painting wall (A-AA).



Figure 103: Flower details on the mid-16th century wall painting, Onon Farmhouse.



Figure 104: Female figure in mid-16th century dress on the wall painting.

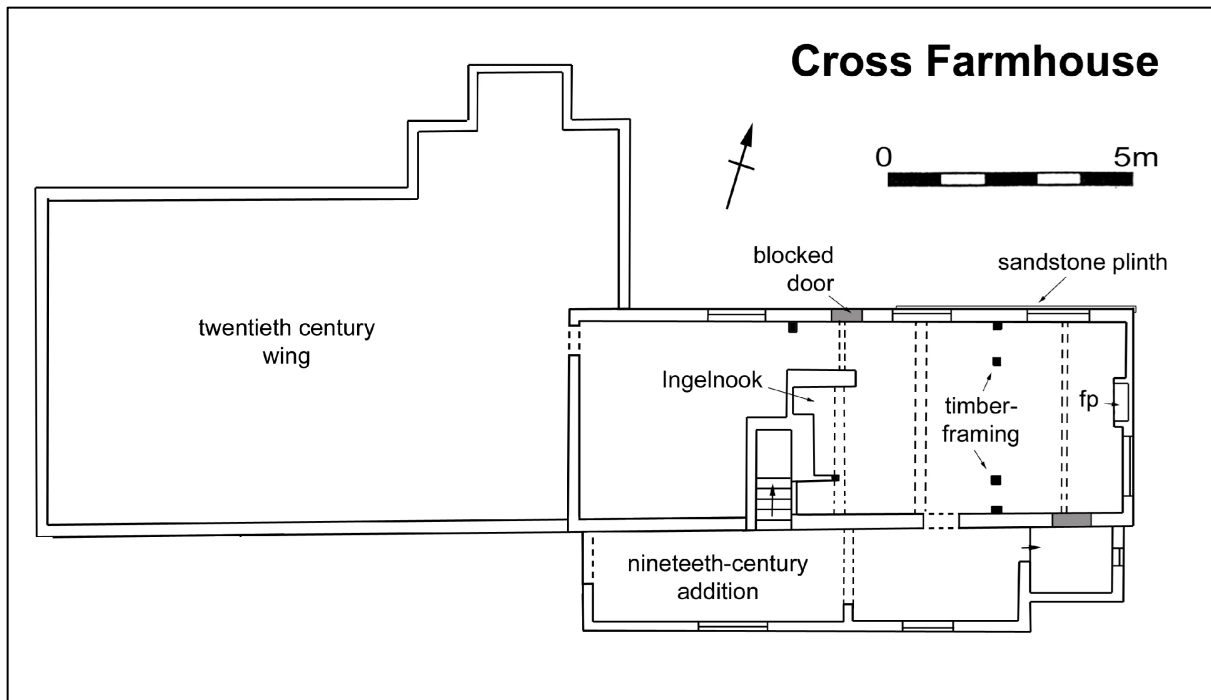


Figure 105: Cross Farmhouse, Wigsey Lane.



Figure 106 (above): Ditchfield Cottage, The Green.

Figure 107 (right): Cruck base and excavation within the inglenook fireplace at Ditchfield Cottage.



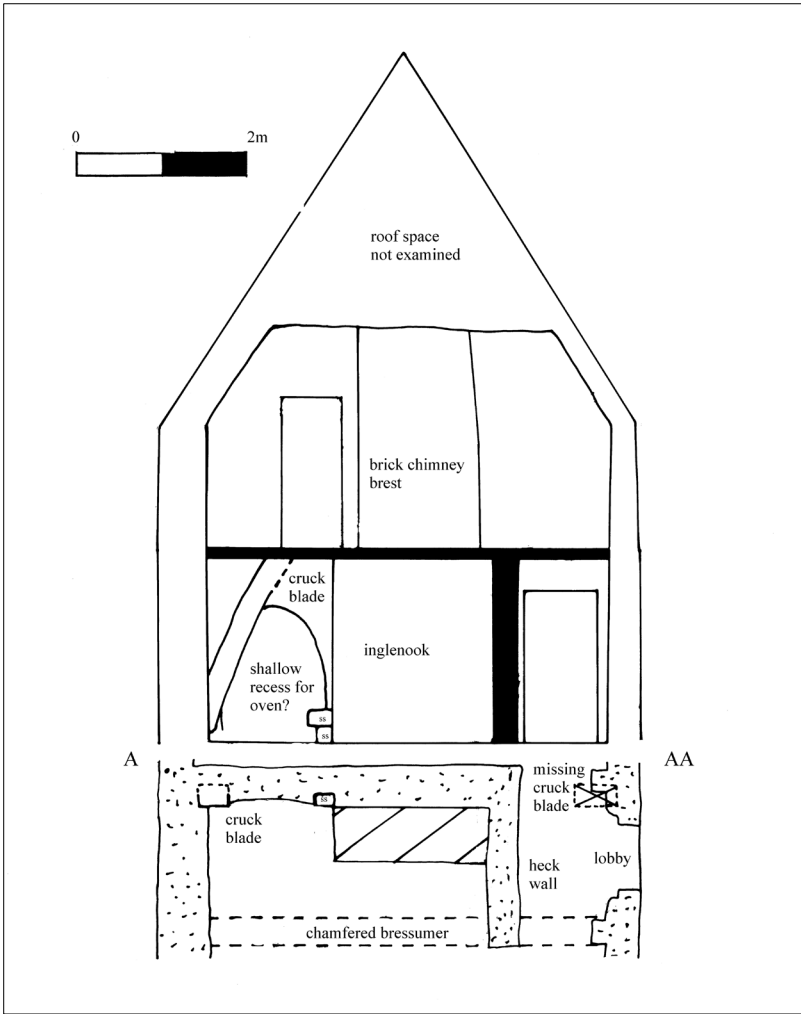
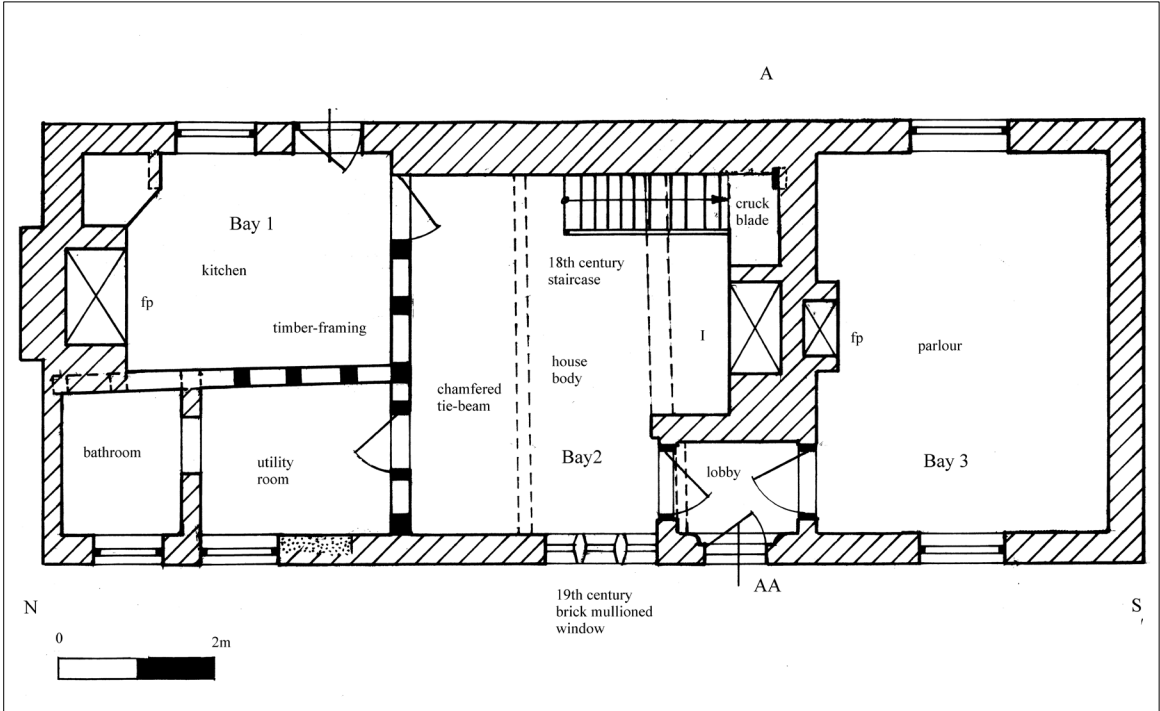
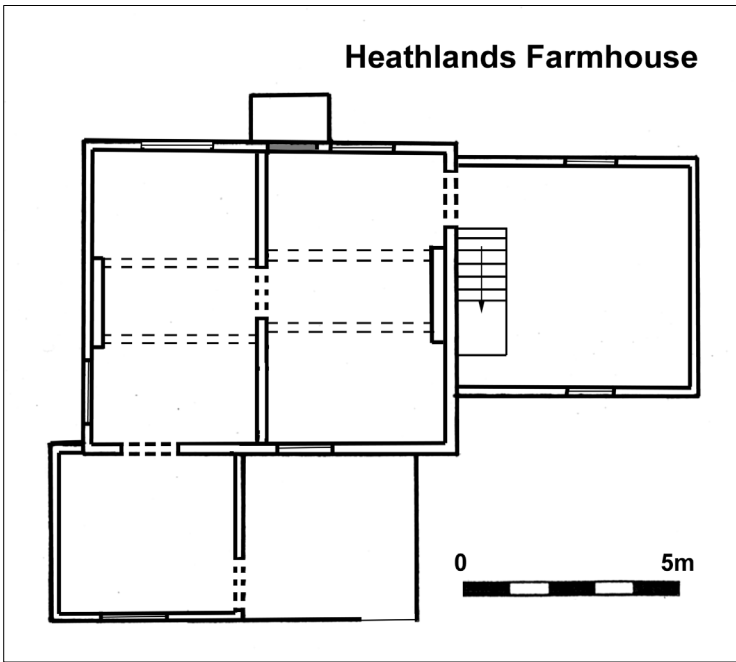


Figure 108 (left):
Cross-section and location
of internal excavations at
Ditchfield Cottage.

Figure 109 (below): Plan of
Ditchfield Cottage
showing the surviving
timber-framing.





*Figure 110 (above):
Heathlands Farmhouse,
eastern and southern
gable.*

*Figure 111 (left): Ground
floor plan of Heathlands
Farmhouse.*



Figure 112 (above): The southern elevation of Higher Carr Green Farmhouse.

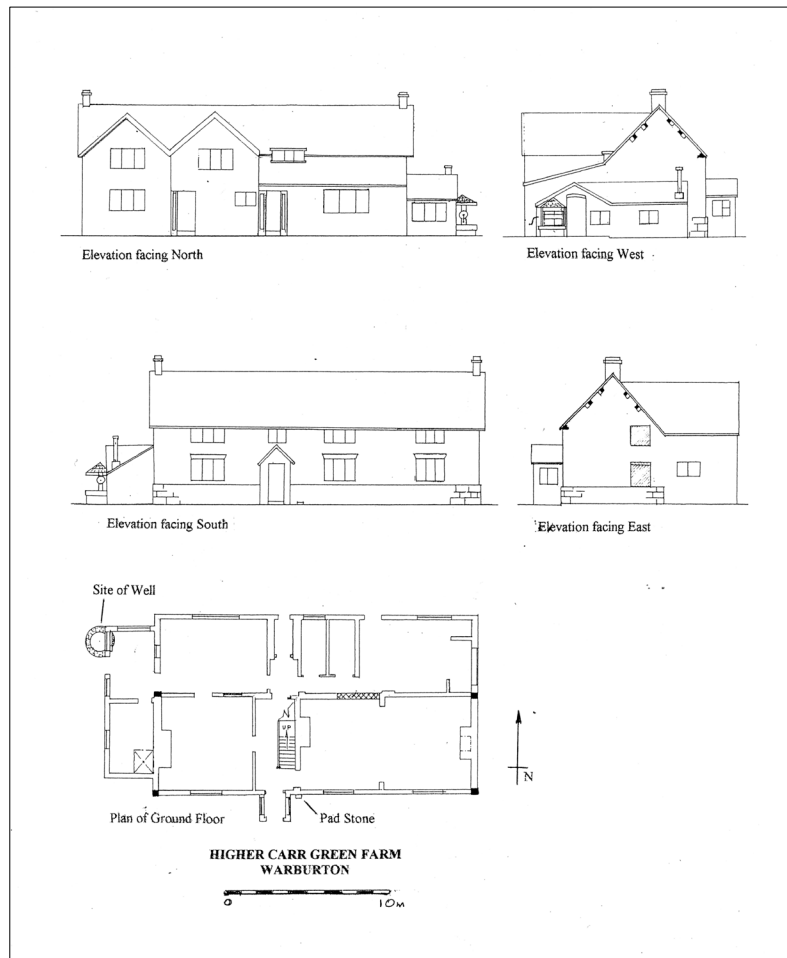


Figure 113 (right): Ground floor plan and elevations of Carr Green Farmhouse.

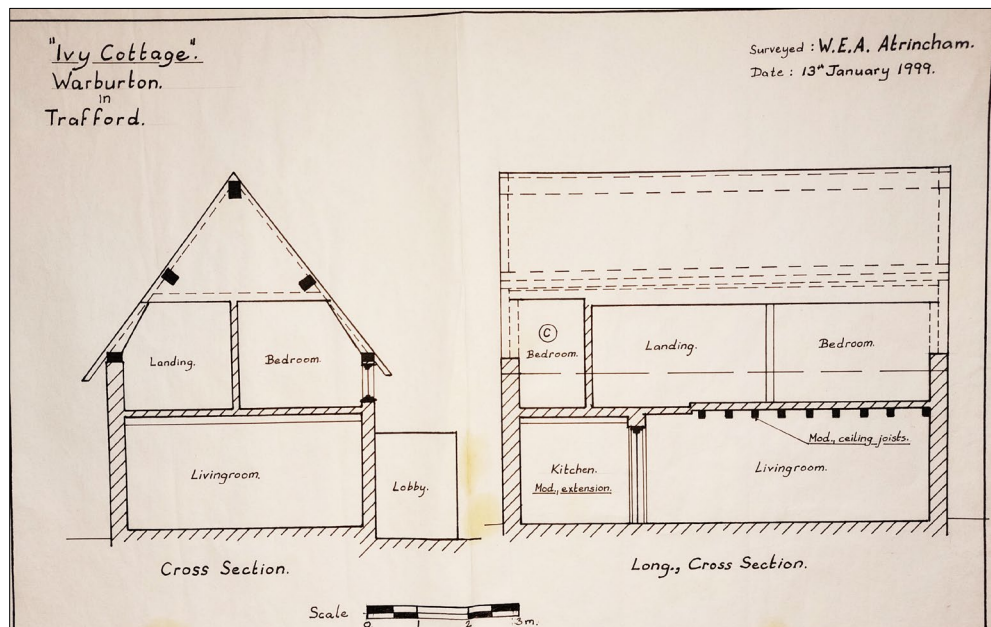
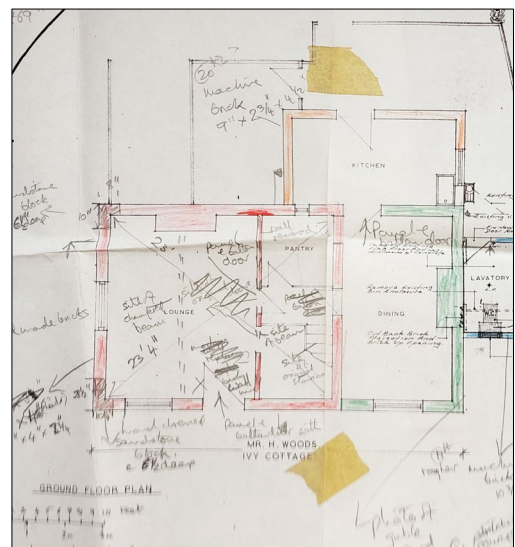


Figure 114 (above): Ivy Cottage cross-sections.

Figure 115 (right): Draft phased plan of Ivy Cottage.



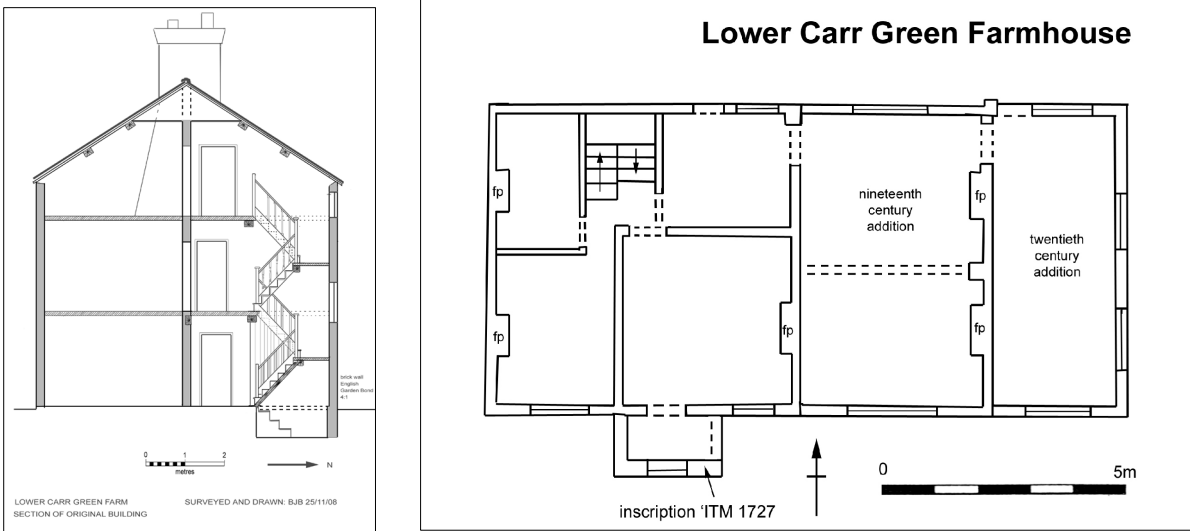


Figure 116: Lower Carr Green Farmhouse southern elevation and plan.

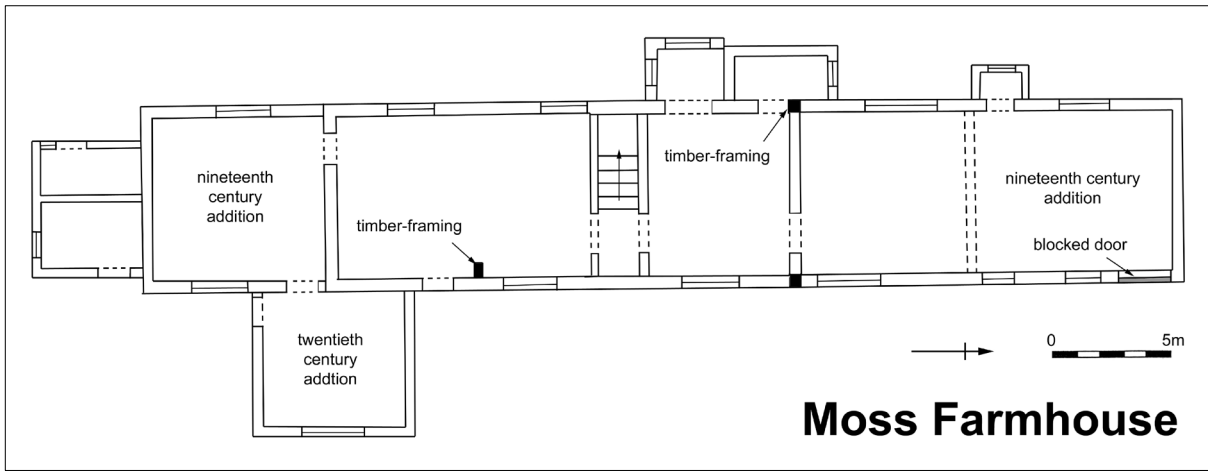


Figure 117: Moss Farmhouse plan, Moss Lane.

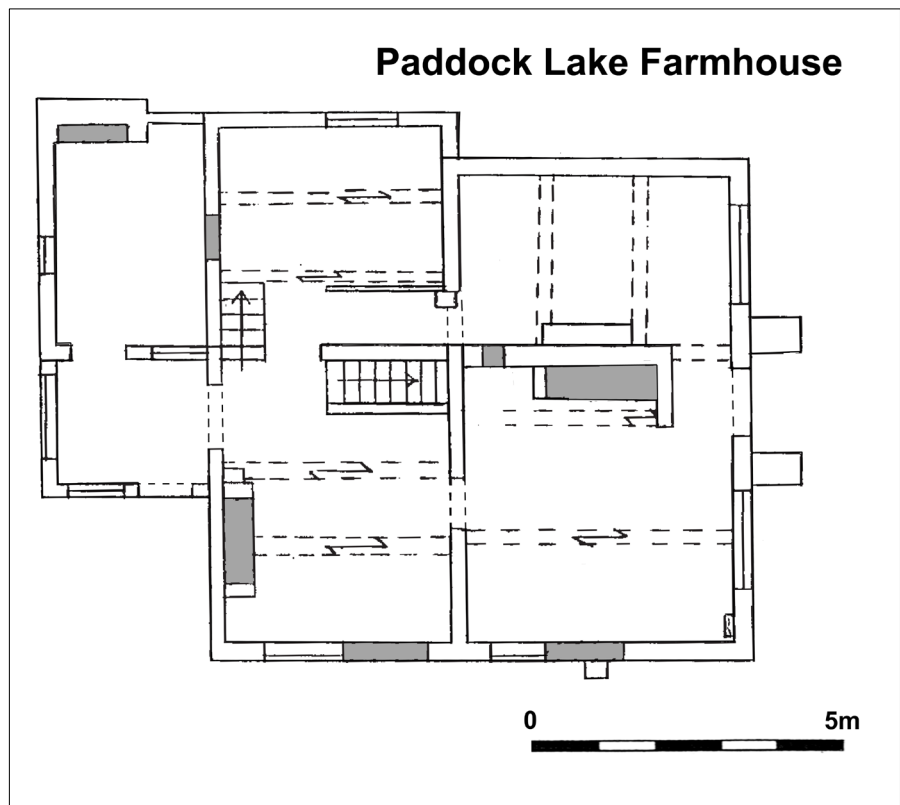


Figure 118: Paddock Lake Farmhouse northern elevation and plan before renovation.



Figure 119: Re-used cruck blades in the roof at Paddock Lake Farmhouse.



Figure 120: Inglenook fireplace at Paddock Lake Farmhouse.



Paddock Lane Farmhouse

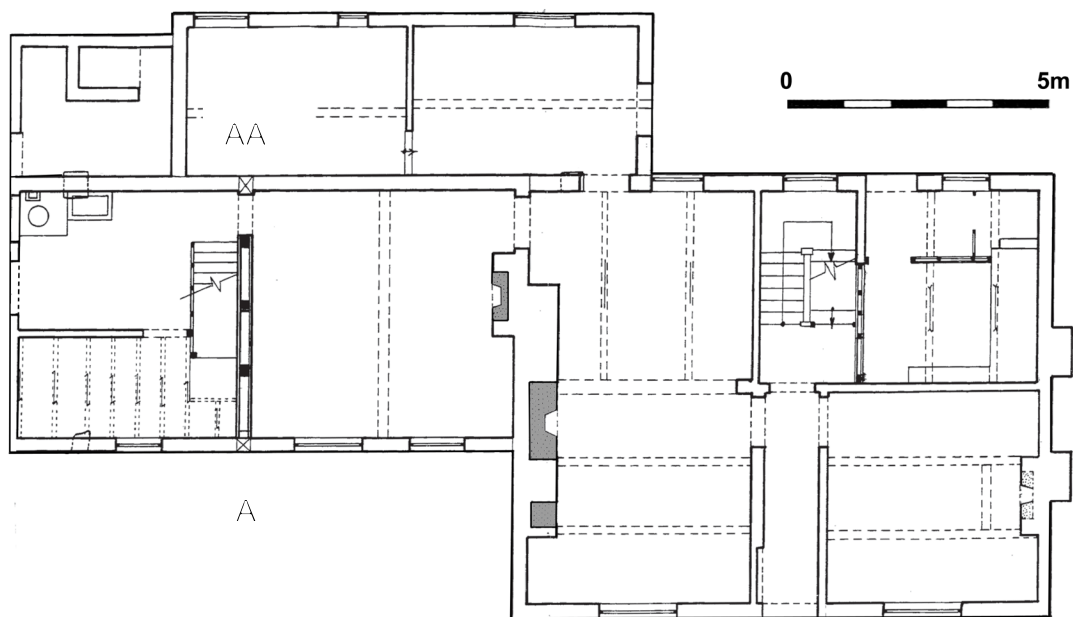


Figure 121: Southern elevation and ground floor plan of Paddock Lane Farmhouse.

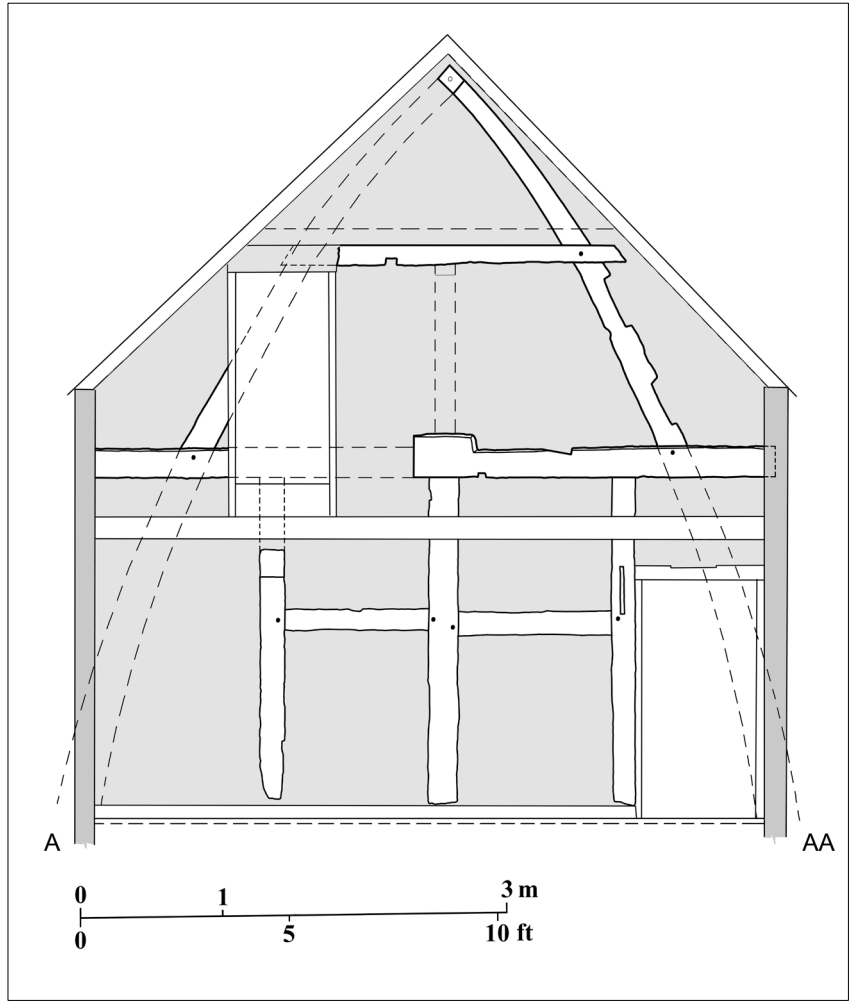


Figure 122: Cross-section and detail of the cruck truss at Paddock Laner Farmhouse.

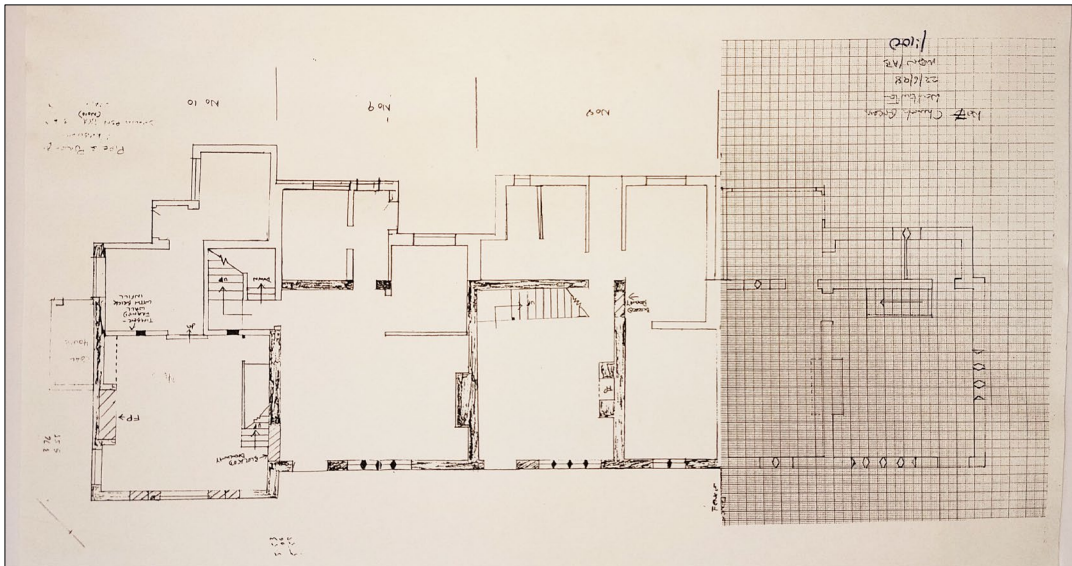


Figure 123: Nos 8 to 10 The Green, Warburton, including the Pipe and Punchbowl.



Figure 124: Interior of No. 10 The Green, the former Pipe and Punch Bowl public house.

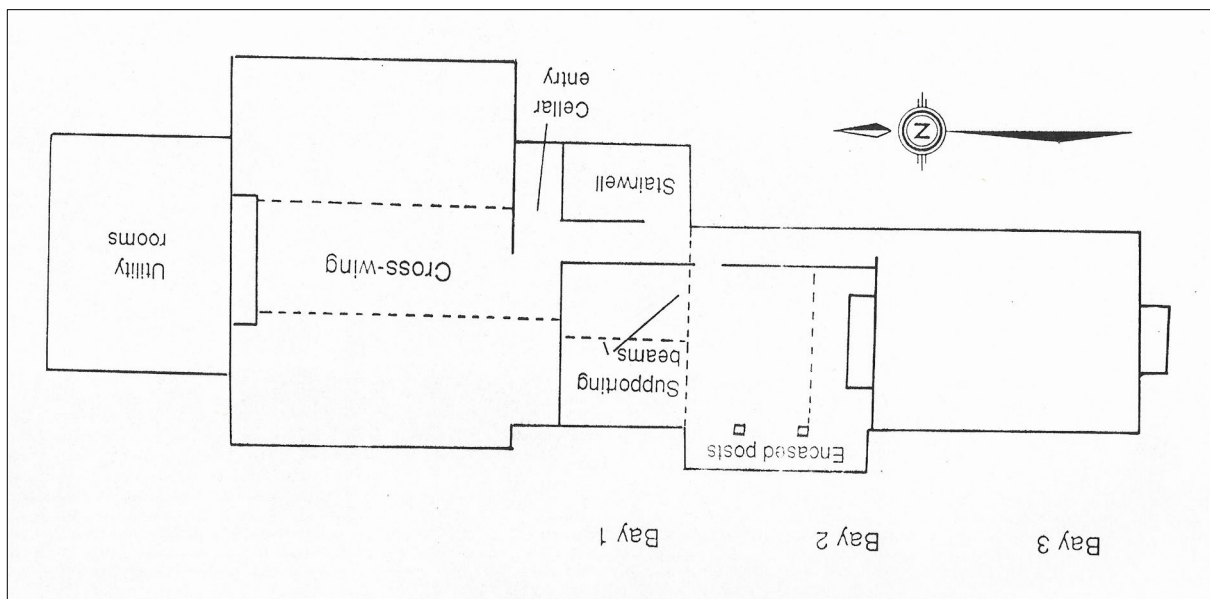


Figure 125: Western elevation and ground floor plan of The Bent.

Figure 126 (right): The interior of the crosswing at The Bent Farmhouse

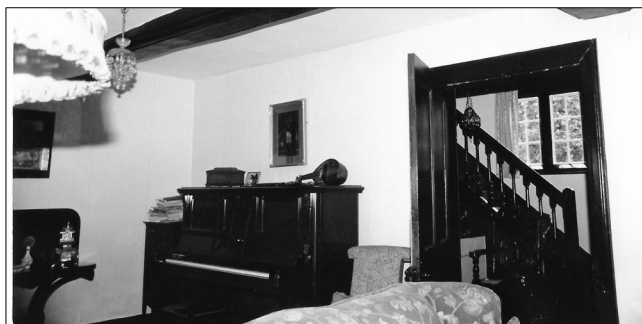


Figure 127(below): Interior of the main southern wing at The Bent.





Figure 128 (above): The eastern elevation of Reed House Farmhouse.

Figure 129 (right): Ground floor plan and elevation of Reed House Farmhouse.

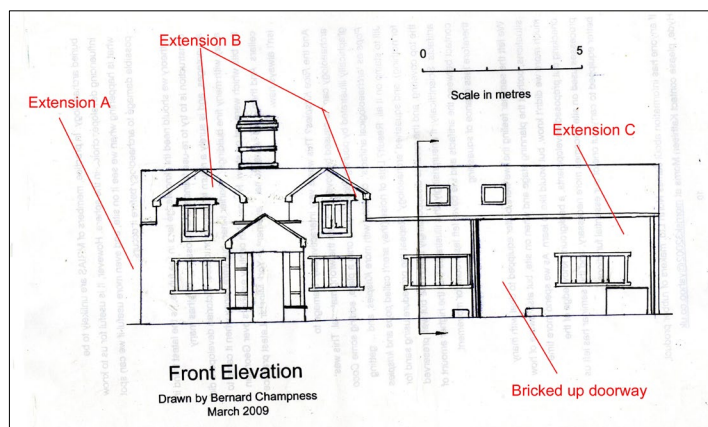
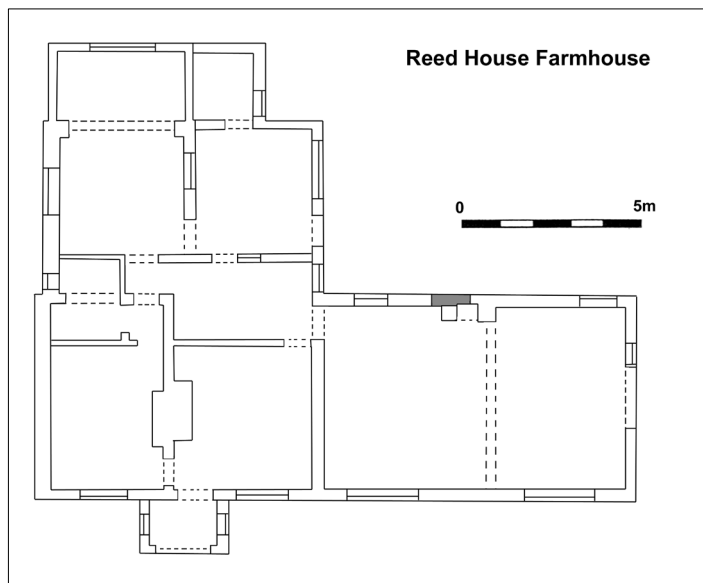
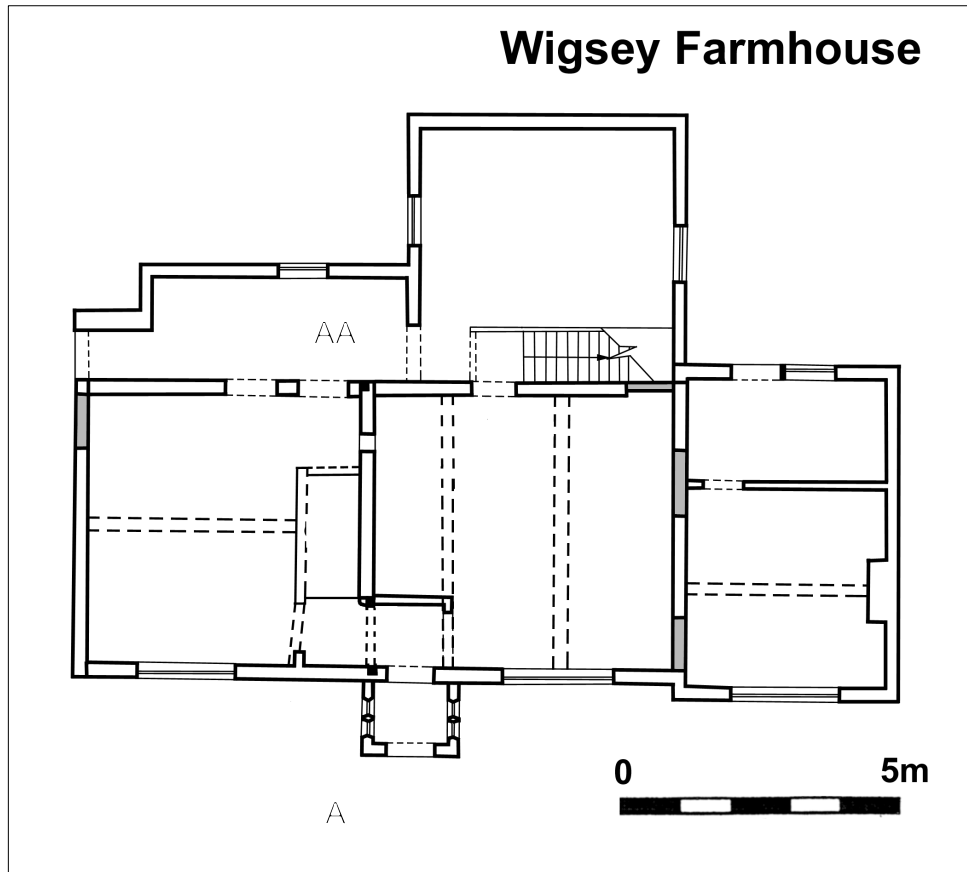




Figure 130: The western elevation of Wigsey Farmhouse.

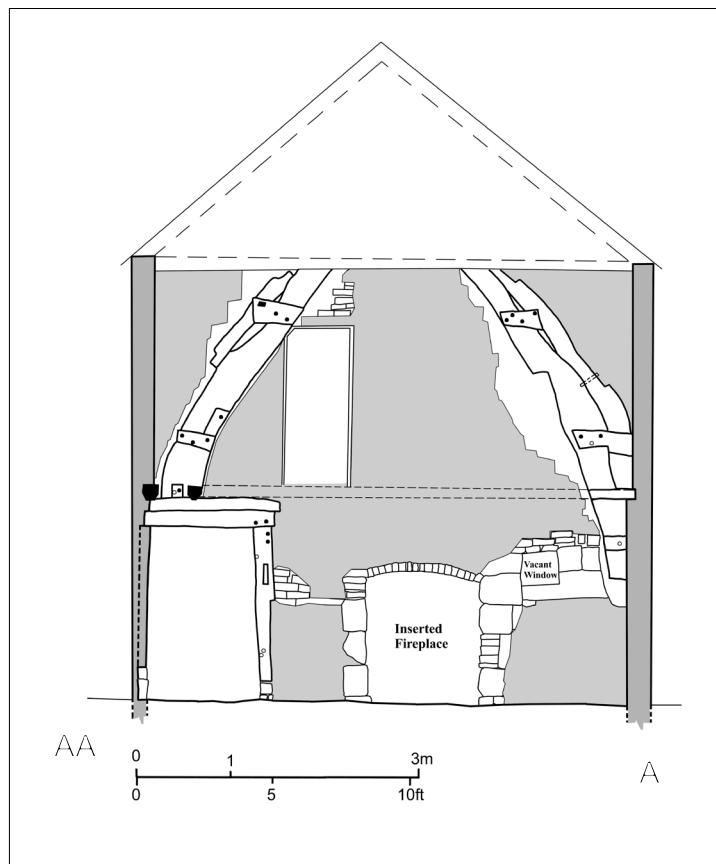


Figure 131: The northern gable of Wigsey Farmhouse showing the earlier roof line and blocked window.



*Figure 132 (above):
Ground floor plan of
Wigsey Farmhouse
showing the location
of the cruck truss.*

*Figure 134: Cross-
section through the
cruck truss at Wigsey
Farmhouse.*



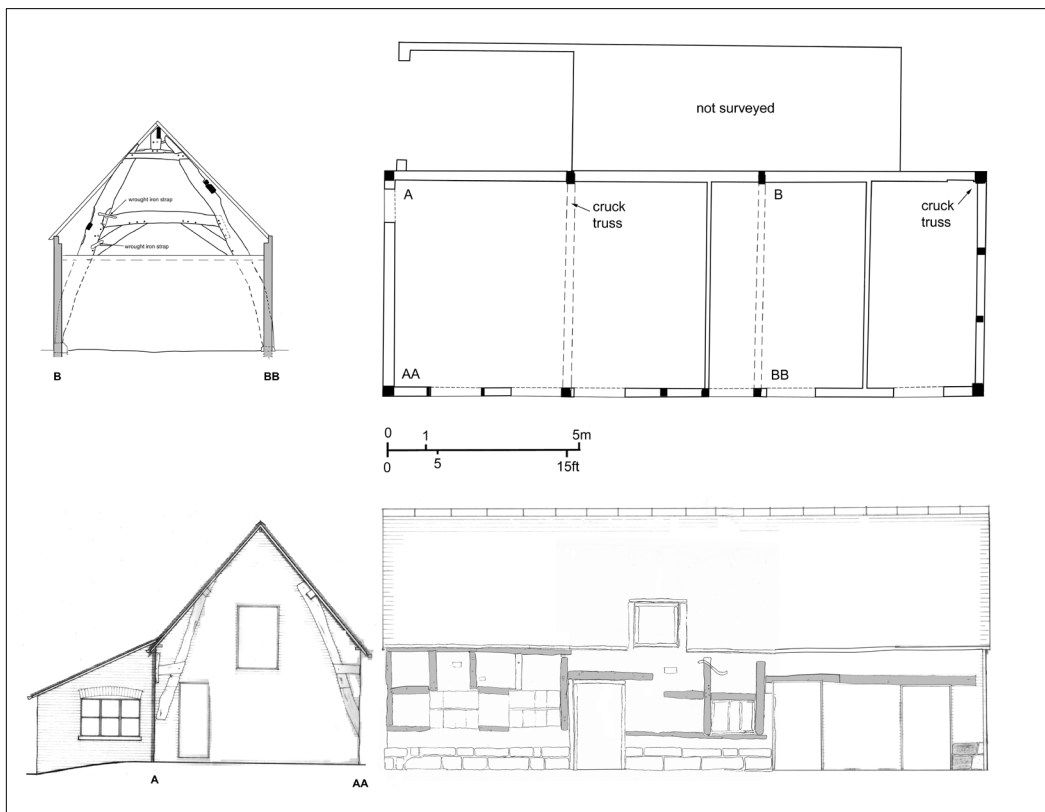


Figure 135: The cruck farmhouse at The Bent.

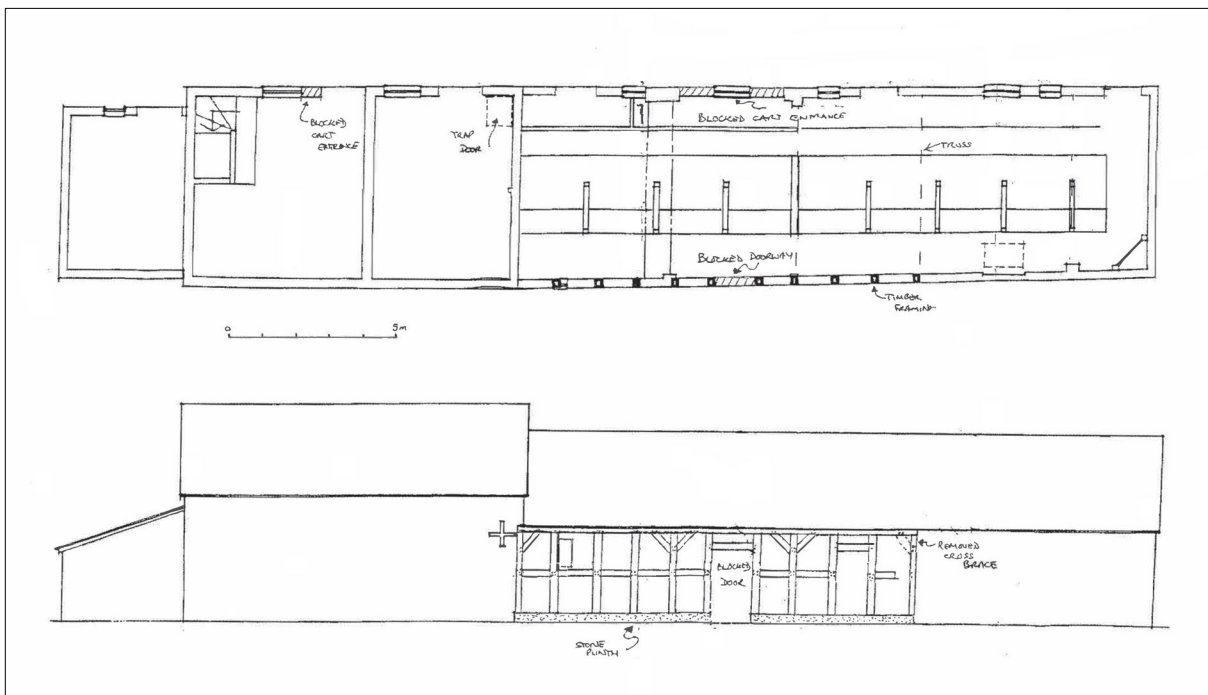


Figure 136: Paddock Lake Farm timber barn.

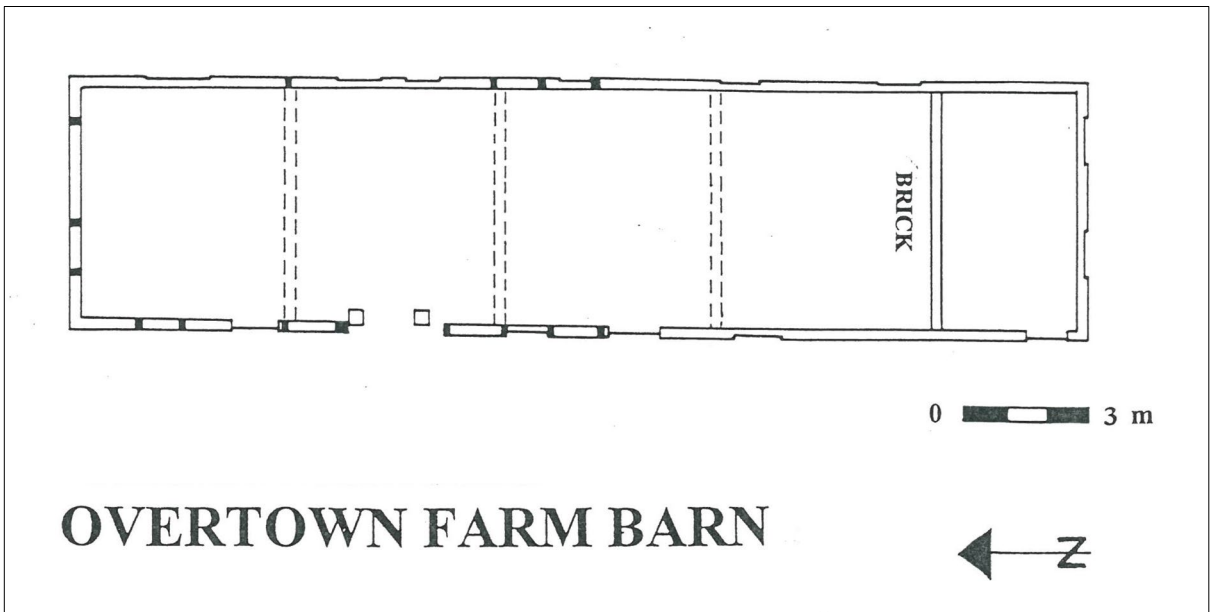
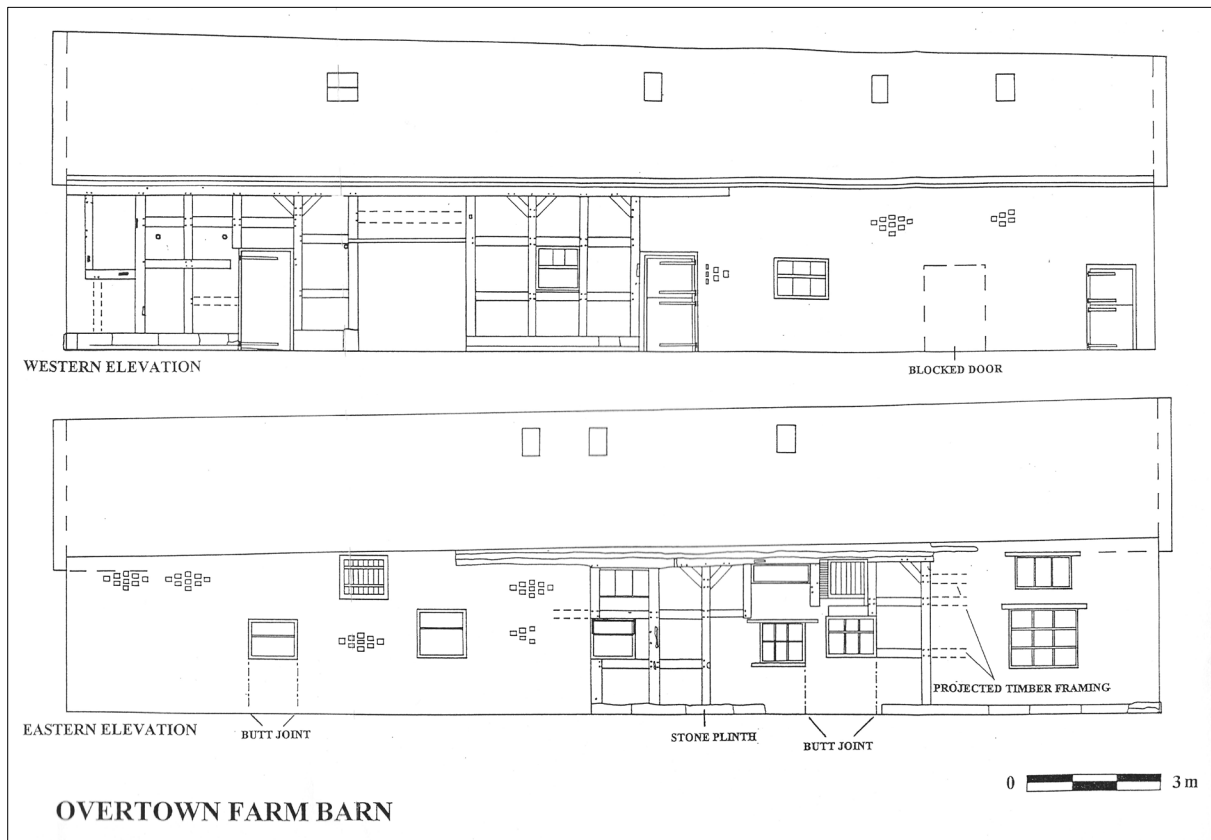


Figure 137: Overtown Farm timber barn.



*Figure 138 (above):
Timber elevations at
Overtown Farm barn*

*Figure 139 (right):
one of the roof
trusses at Overtown
farm barn.*



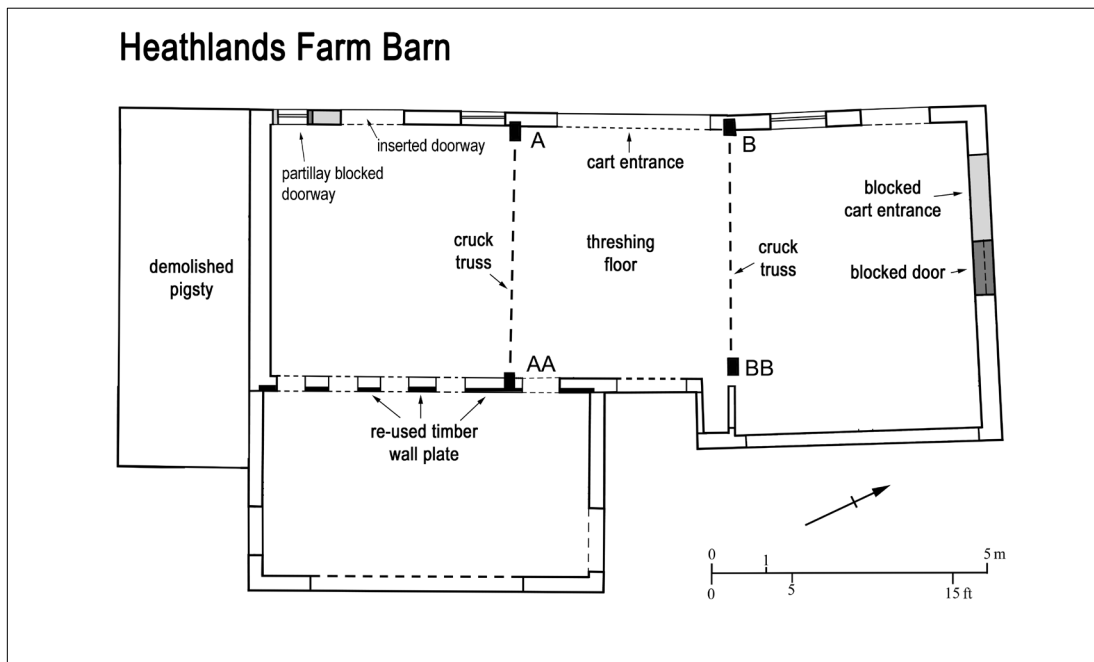


Figure 140: Heathlands Farm cruck barn plan and eastern elevation.

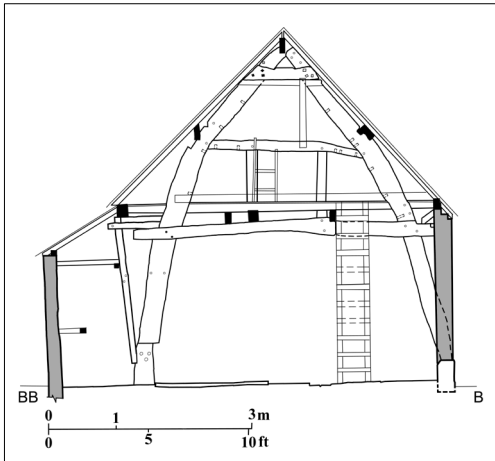
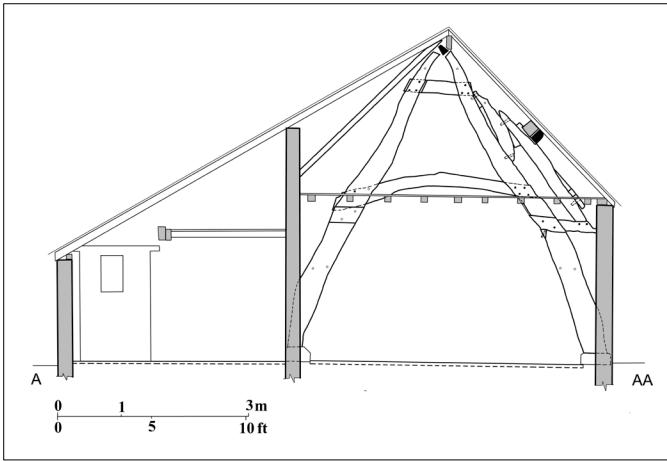


Figure 141: The cruck trusses at Heathlands Farm barn.



Warburton Park Farm Barn

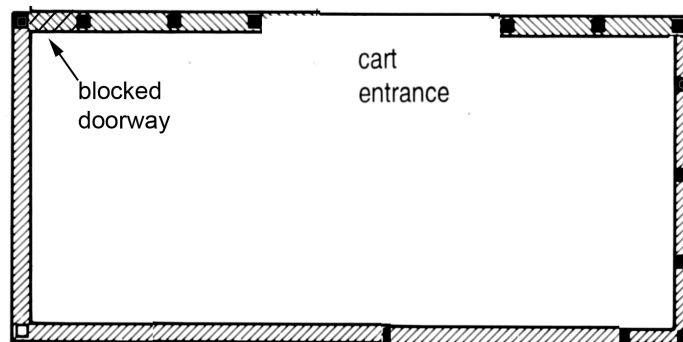


Figure 142: The southern elevation and plan of the timber-framed barn at Warburton Park Farm.

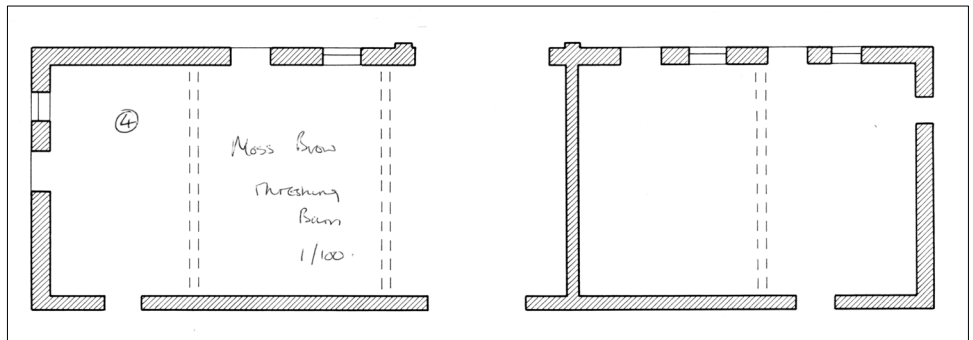


Figure 143: Moss Brow Farm barn.

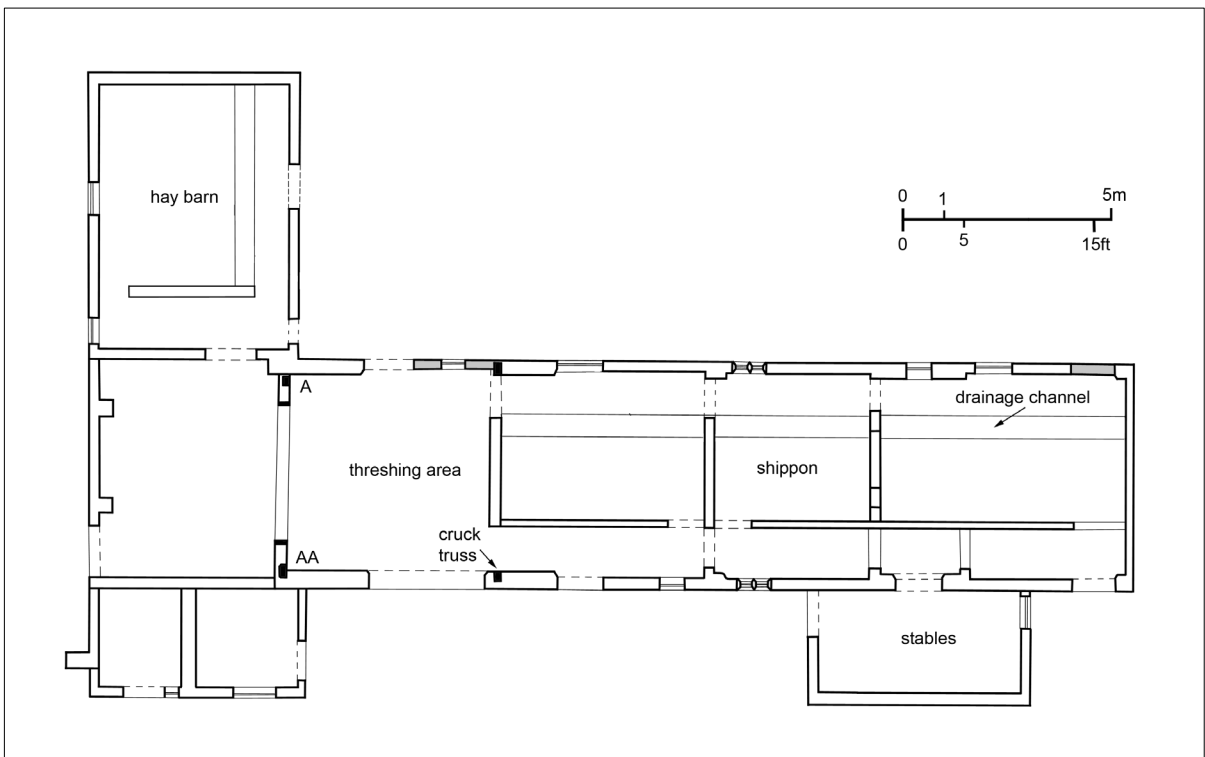
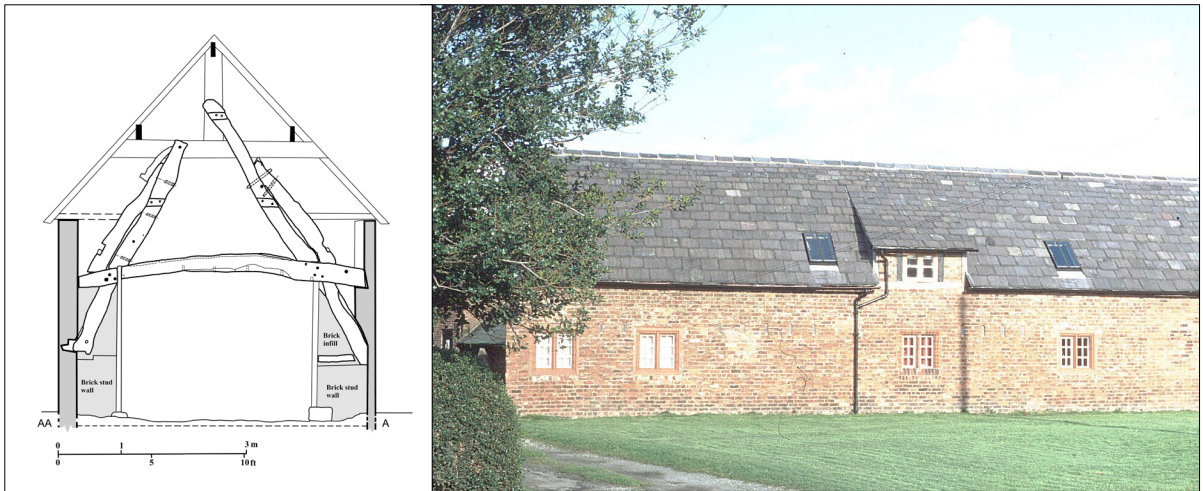


Figure 144: Birch Farm cruck barn.

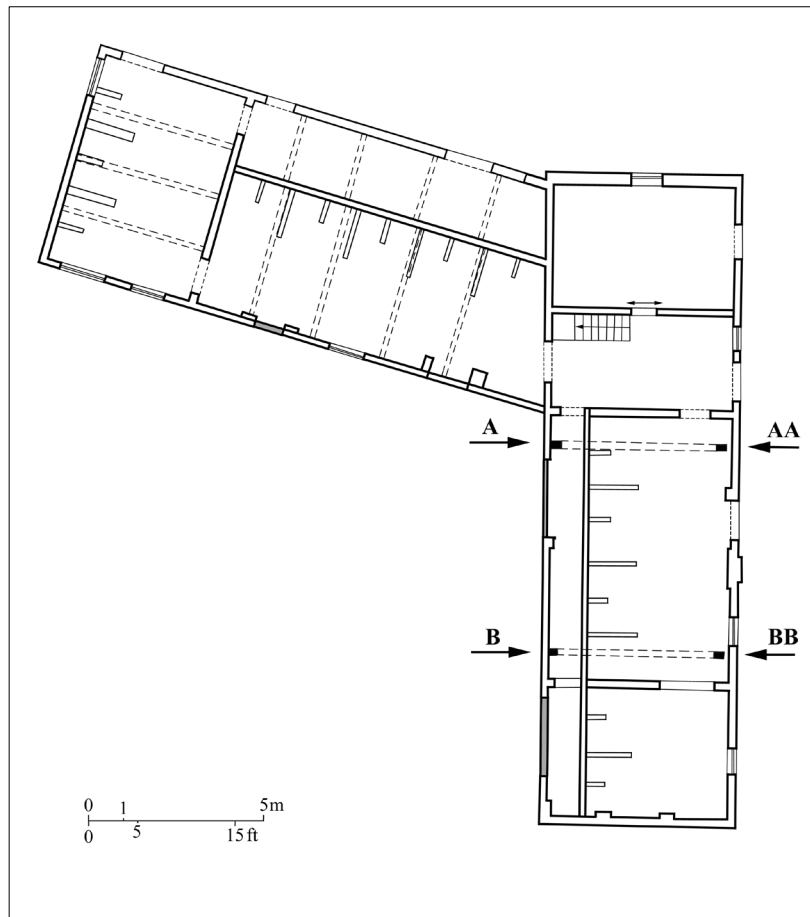


Figure 145: Wigsey Farm barn.

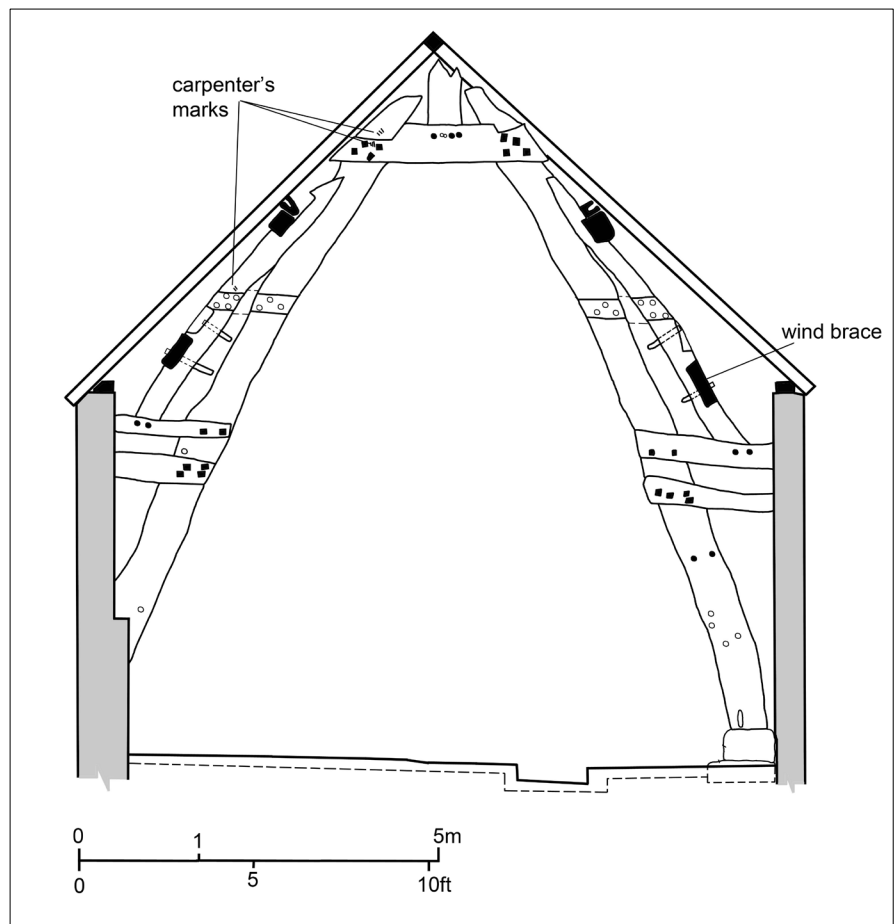


Figure 146: The two cruck trusses at Wigsey Farm barn.

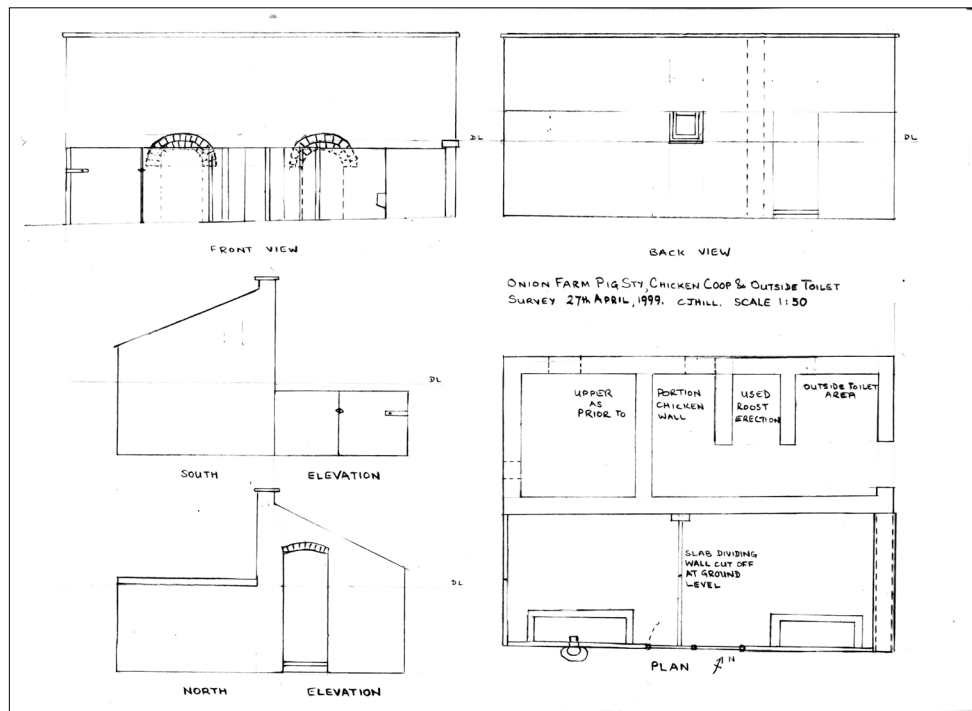


Figure 147: The 19th century pigsty at Onion Farm.



Figure 148: The western and southern elevations of Warburton Corn Mill, 1999.

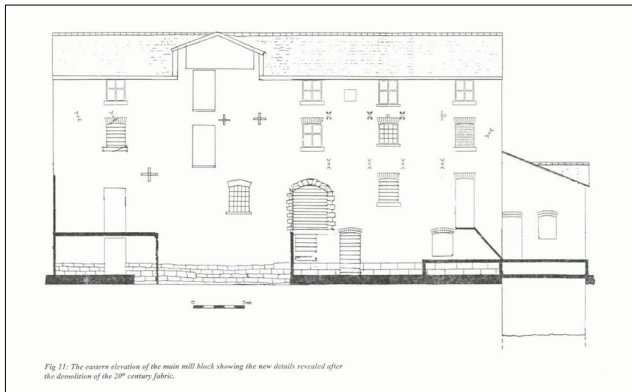
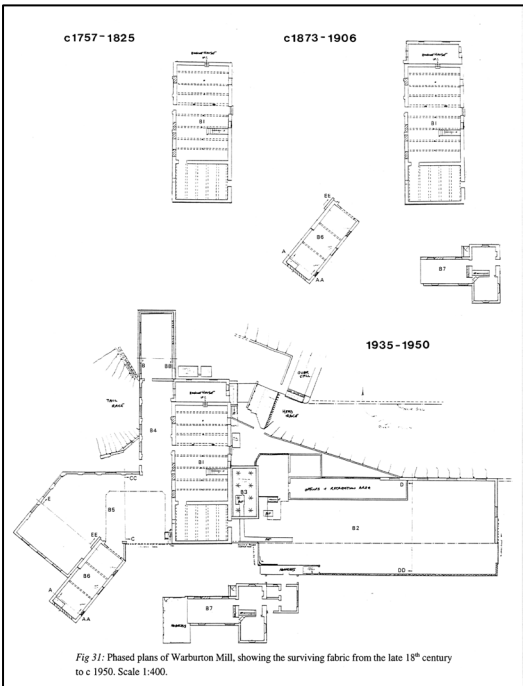


Figure 149: Plan and exterior elevations of the early 19th century mill block at Warburton Corn Mill.

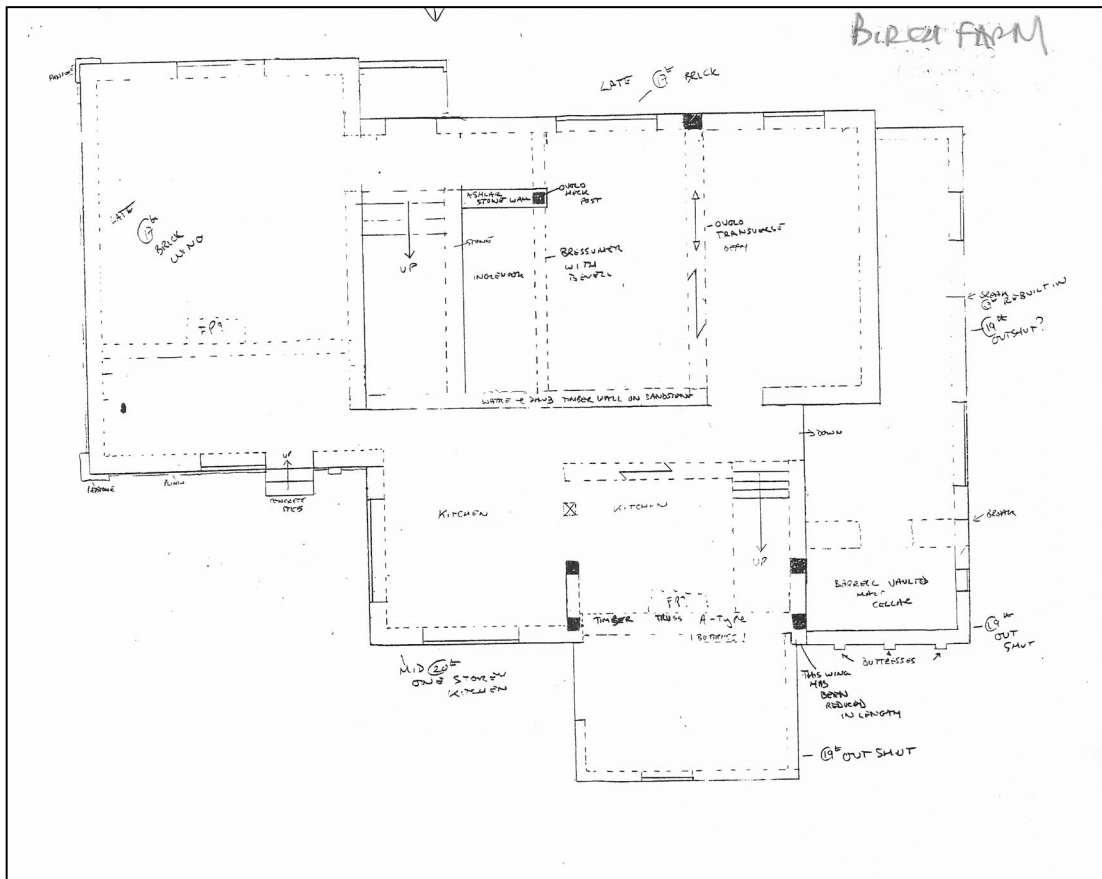


Figure 150: Sketch plan of Birch Farmhouse.

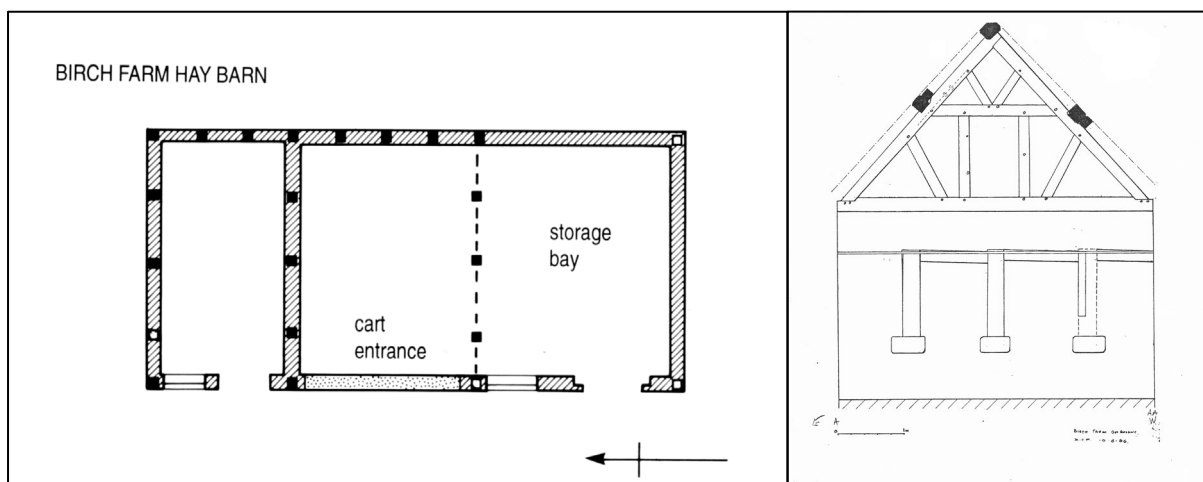


Figure 151: Plan and section of the timber-framed Birch Farm hay barn.

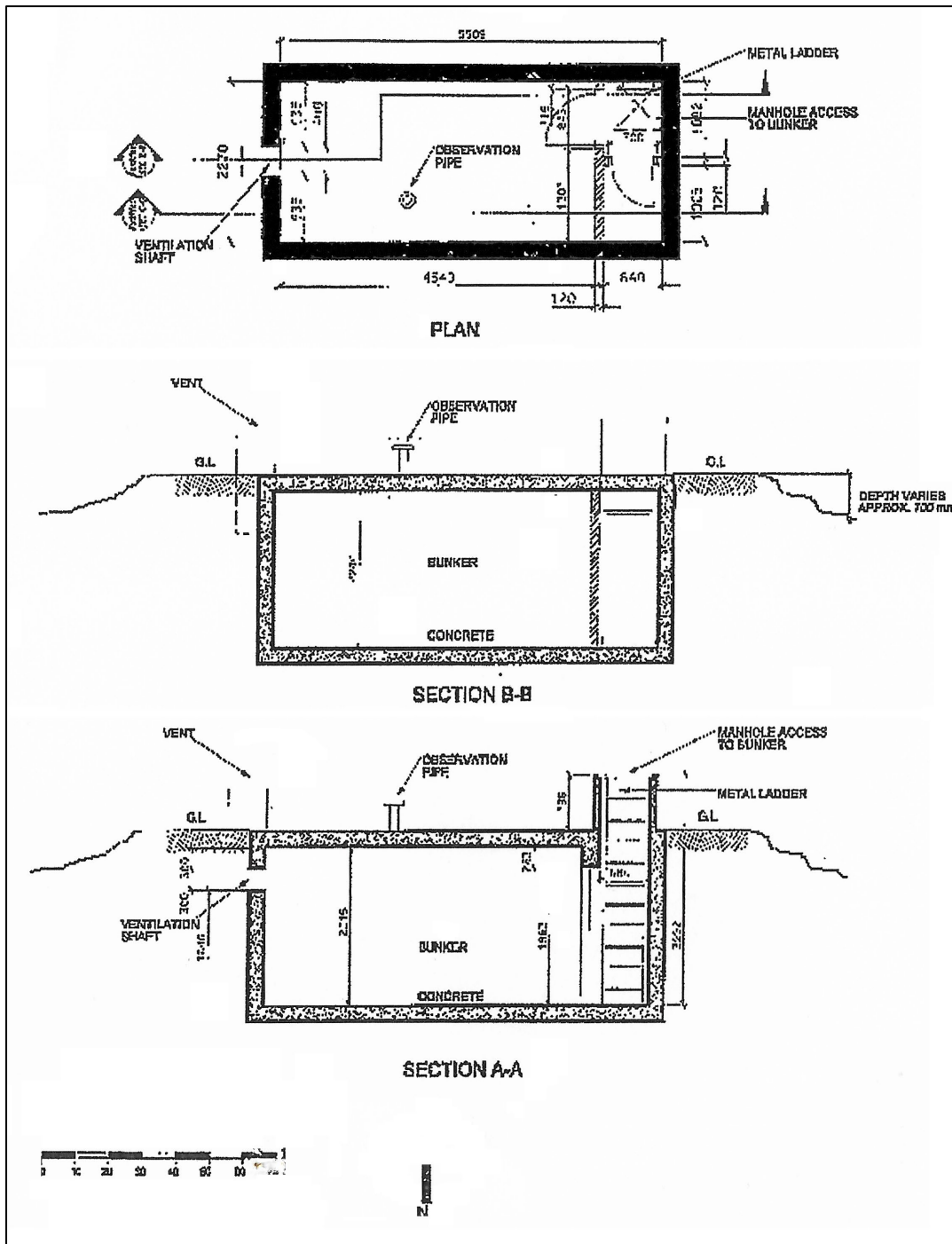


Figure 152: Carr Green Cold War Observation Post.

5. Designated and Locally Listed Non-Designated Assets in 2024

5.1 Designated Heritage Assets

Ancient Monuments: 0

Listed Buildings Grade I (1):

LEN – 1067865: Old Church of Saint Werburg

Listed Buildings Grade II* (0):

Listed Buildings Grade II (21):

LEN – 1067897: Church House

LEN - 1067898: The Bent Farmhouse

LEN – 1067899: Barn to the south west of Overtown Farmhouse

LEN – 1067900: Shippon to the west of Wigsey Farmhouse

LEN – 1067901: Stocks to the south of junction with Wigsey Lane

LEN – 1083561: Sundial to the south west of old church of Saint Werburg

LEN – 1083579: Wigsey Farmhouse

LEN – 1083592: Lychgate, old church of Saint Werburg

LEN - 1101723: Barn to the South East of Birch Farmhouse

LEN – 1101758: Post Office House

LEN – 1338885: Onion Farm

LEN – 1356493: Stone flag wall around old stocks and cross

LEN – 1346576: Cross base south of junction with Wigsey Lane

LEN – 1346578: Heathlands Farmhouse

LEN – 1347811: Paddocklake Farmhouse

LEN – 1347816: Church of St Werburg

LEN – 1356530: Barn to the south west of Bent Farmhouse

LEN – 1356531: The School

LEN – 1356532: Timber framed building, Warburton Park farmyard

LEN – 1392565: Barn to the north east of Heathlands farmhouse

LEN – 1431681: War memorial at St Werburg's churchyard

5.2 Locally Listed Non-Designated Assets

Locally Listed Buildings, Provisional List (2023) – see Appendix 2.