

Minutes of Heritage meeting with Jeannie Willan ( Kathryn Sather and Associates) Thursday , October 22<sup>nd</sup> 2020 at 2.00pm

In attendance : Chris Jackson and Jeannie Willin

The aim of this meeting was to familiarise Jeannie with the layout of the Parish of Ince and point out the Listed Assets and Non-Designated Assets before writing the Heritage report for the Neighbourhood plan .

Jeannie took photos of the listed assets and non -designates assets as we went around the village.

**Non -designated list**

Listed asset

Scheduled Monument

Green space

### **Marsh Lane**

**Smithy House Farm** - 500yr old cruck beam property with 12<sup>th</sup> century cellar

**Duke of Wellington Pub-**

**Ince Manor Monastic Grange and fishpond**

The new bungalows on the right ,as you walk down Marsh lane , were built in the 1960s following the demolition of the early 19<sup>th</sup> century cottages. These earlier cottages were built by Edmund Yates to replace the Fishemens' cottages which were pulled down to make way for the building of Ince Hall around that time. Fish Row , as it was called in the early 19<sup>th</sup> century , became New Row. Other names associated with Marsh Lane are Monastery Row and Dolly Tub Row .

**Ransome strip-gap** between two sets of houses which gives access to Wood farm field

**Village Pump** - earlier cottages will have used this as their water supply although water was added to the cottages in the 20<sup>th</sup> century .

**Rock House-** built on the site of Rock cottage in the mid 20<sup>th</sup> century .

**Rose Cottage** - due to its similarity to Profits Lodge, which is listed, this ought to be either listed or an ND asset.

**Field** ( to the right) at the corner of Marsh Lane and Kinsey's lane is farmed by Edward Crank but owned by The Griffiths family ( North Wales) .This field,

which runs down to Fens Wood , is an extension of the land directly behind Smithy Farm which also belongs to the Griffiths family .This piece of land would be worth considering as a green space as prime agricultural land and also because of the views.

### **Kinsey's lane**

**Kinsey's Lane** is also known as The Greenway which is possibly a corruption of Kingsway after the royal visit to Ince in the 13<sup>th</sup> century . Kinsey's Lane is also a corruption Kints' lane which was the former title. There is no record of who Kint might have been .

### **Proffit's Lodge**

Jeannie took several photos of the walls on both sides of Kinsey's lane leading up to Hall farm. Whilst a lot of the wall is diminished , considerably in some places, it is evident that it is an old wall . The importance of getting the remaining walls around the village listed was mentioned as important.

**Wood farm field** - used in the past for village fetes, it is now well used agricultural land which provides a wealth of crops . The concern here is that Peel Holdings have created plans to build houses on this field .Although nothing further has developed recently ,the idea still remains. Having the wall listed around the field , plus having it become part of the conservation area, . would provide some protection.

**The North Hills**-is used as agricultural land and is the base for the North Hills Shooting Club. The North Hills has also been used by the villagers for sledging in the winter and for general leisure pursuits including bird watching . The views alone would recommend it for protection . Views look across towards Liverpool. There is a public footpath which leads from lower Marsh lane onto the North Hills and which currently ends there. It has been mentioned that this footpath could take a right turn along the banks of the Manchester Ship Canal to meet up with another footpath which runs alongside Holme Farm thus providing a circular route. This suggested pathway has been used for walking and riding before Peel Holdings began building on the Marshes.

**The Roman Fortlet**-this site is situated at the entrance to the North Hills although nothing is visible . The height of the land and the views across towards Liverpool make it a well- chosen site for a fort .

From this high vantage point it can be seen where the road went down to Ince Pier and the Ferry past Holme Farm ( grade 2 listed) . We know there was a

ferry used by the monks of Ince but Ince ferry proper probably dates back to the 14<sup>th</sup> century when a licence was granted to the Monastic Grange for the ferry to operate as a business .

The Greenway continued

**Hall Farm L shaped and T shaped shippons** ( now 2 houses)

**Wood Farm**-it was mentioned that there were cottages between Wood Farm and Hall Farm which belonged to the local fishermen. These were demolished in the 19<sup>th</sup> century to make way for the building of Ince Hall. There are no visible remains of these today. The view from Wood farm field , towards the Monastic Grange , is an important view .

The lane which would have led to Ince Hall and Aurielle Gardens was looked at. There was a cottage similar to Proffits Lodge here, just behind Wood Farm. This was Garden Cottage which was used by the Head gardener at Ince hall. Opposite would have been the high, red brick walled garden belonging to the hall where all the produce for the hall was grown. This was still in use until the time of the demolition in the 1960s. the lane led past the Hall , through Aurielle Gardens and then back onto Kinsey's Lane opposite Yew Tree farm. The wall by the cottage and outside Wood farm is built on the sandstone bedrock in parts.

The wall continues on both sides of the road, one part belonging to Ince Hall and the other as part of the wall surrounding the village leading to the Monastic Grange. Fields to the right of the road belong to Essar and would have backed onto Ince Hall gardens. Remains of the iron fence which ran along the carriage way to Ince Hall are still in existence, in part.

Badger Cottage ,on the left , was once known as Gresty's cottage and was rebuilt this century.

**Yew Tree farm and shippons** -the old carriage way can still be seen in the shippon to the right and is an interesting feature.

We looked at where the old entrance to Ince Hall was but, unfortunately ,there is nothing remaining which might suggest it be a non-designated asset. There were 2 elm trees ,one on either side of the entrance , which succumbed to Dutch Elm disease in the 1990s. This entrance was one of two which ran into the long driveway up to the hall .This particular drive was particularly beautiful in the spring with a mass of bluebells flourishing on either side .

**Bridge abutment** -the remains of the bridge which went over a track to Mill Farm , Grove farm and Aurielle Gardens .This bridge was part of the Ince Hall estate which would have taken the carriages to Ince Hall through the hall park .

### **Kinsey's Lane**

**The walls** -on the left are part of the village walls and further up , part of the Monastic Grange walls. The walls to the right are part of the Ince Hall estate. Some of wall is listed and some on the designated asset list. There are several young trees which need taking out in order to protect the walls from further damage .Where trees have pushed the walls out , to the point where they are starting to fall, it was suggested that the walls were built out around the tree , thus saving both wall and tree. Some of the walls have been pointed and some appear to be drystone walls . Advice is needed on how best to protect both kinds. Some of the more modern mortar is not suitable and a lime mortar would be more appropriate .

### **The Square**

Beech House was looked at with a possibility of adding this to the list of non-designated assets . We have to be careful not to overdo our list especially as those on the conservation area are already given some degree of protection.

**Properties 7, 8 , 9** - former hotel before the Manor House became the main hotel. The middle property was the village shop since Victorian times and number 7 became the old post office in the 1960s .

**Properties 1, 2 ,3** -became the Manor Hotel