

C. Henshaw, Archaeological Consultant

# HERITAGE STATEMENT

Cecilly Mills  
Regeneration  
Project,  
Cheadle,  
Staffordshire

Date: March 2014; revised September 2017  
Report No.: CMC14a

**Heritage Statement**

Cecilly Mills Regeneration Project,  
Cheadle, Staffordshire

Produced for

B Cheadle Property Holdings Ltd

Written by

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Report No. CMC14a

March 2014; revised September 2017

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## **NON-TECHNICAL SUMMARY**

A Heritage Statement was produced in March 2014 by C. Henshaw, Archaeological Consultant for Brownhill Hayward Brown Architects Ltd on behalf of J C Bamford Excavators Ltd; it was subsequently updated in September 2017 for B Cheadle Property Holdings Ltd. The study found potential for prehistoric archaeology on the study site, as it is located in the floodplain of the Cecilly Brook, a likely region for prehistoric activity, and any associated archaeological deposits are likely to have survived in the site's undeveloped northern half. There is little potential for Roman or early medieval archaeology, and throughout the medieval and most of the post-medieval periods, the site appears to have been used primarily as meadowland. Nevertheless, given that the Cecilly Brook is the nearest source of flowing water to the town, it is possible that the parts of the site hosted various industrial activities from the medieval period onwards; again, archaeological deposits relating to this are most likely to have survived on the undeveloped northern half of the site. On the southern half of the site the Cecilly Mill works was established in the mid-19<sup>th</sup> century as a silk mill. In 1896 it was bought by Brough, Nicholson and Hall of Leek, who employed it as a silk and cotton works, manufacturing braid and smallware. The works expanded gradually across the first two thirds of the 20<sup>th</sup> century, before being reduced in size over the last three decades.

Given the moderate potential for prehistoric activity and medieval and earlier post-medieval industrial archaeology on the site, particularly its undeveloped northern half, a watching brief attached as a condition to any proposed works would be prudent. The mid-19<sup>th</sup> century silk mill, together with its subsequent extensions, would also benefit from a degree of building recording, at a level to be determined based on the survival of original or earlier features, fixtures and fittings.

## **1.0 INTRODUCTION**

1.1 James Ingestre on behalf of B Cheadle Property Holdings Ltd commissioned a Heritage Statement concerning the Cecilly Mills Regeneration Project, Cheadle, Staffordshire, to be submitted with a planning application regarding the development of the site. Clare Henshaw, Archaeological Consultant, was subsequently appointed to the project. The original report, produced in March 2014, was subsequently updated in September 2017.

## **2.0 AIMS & OBJECTIVES OF THE PROJECT**

2.1 The aim of this report is to identify and detail the potential for encountering archaeological sites and features and other elements of cultural heritage on the site, to evaluate their importance, and to recommend strategies for further assessment or survey.

## **3.0 METHODOLOGY**

3.1 This Heritage Statement is written in accordance with the *IfA's Standard and Guidance for Archaeological Desk Based Assessment (revised Oct 2008)* as well as *National Planning Policy Framework (2012)*. Archaeological assessment has been accomplished through the use of the following sources: HER data, historic maps, and other relevant documentary sources. An up-to-date HER transcript was acquired to inform the revised 2017 version of this report.

#### **4.0 PLANNING POLICY CONTEXT**

**4.1** The National Planning Policy Framework (NPPF) was published on 27th March 2012 and outlines the Government's national policies on the conservation of the historic environment. Sections 126 - 128 in the report describes the key role that planning plays in conserving our heritage assets and in the creation of sustainable places. The Government's overarching aim is the proper conservation of the historic environment and its heritage assets so they can be enjoyed for the quality of life they bring to this and future generations, as well as recognising the wider social, cultural, economic and environmental benefits of heritage conservation. Recognition is also given to the need for Managed Change - a necessity if heritage assets are to be maintained in the long term.

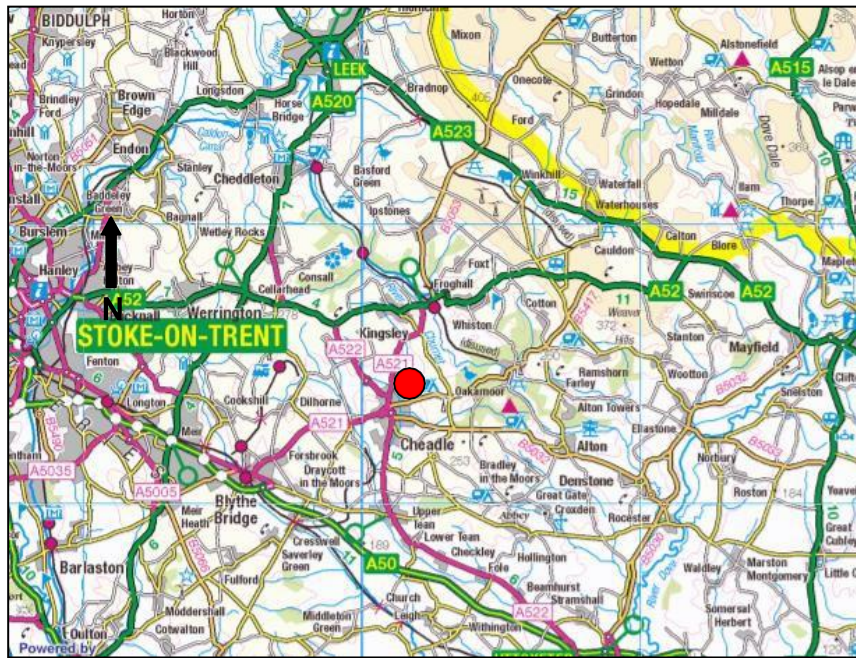
**4.2** Section 129 requests that Local Councils and other development approval bodies should require an applicant to provide a description of the significance of the heritage assets affected by a proposed development. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. It functions as a logical progression to a statement of environmental effects which most councils commonly require.

## 5.0 THE SITE

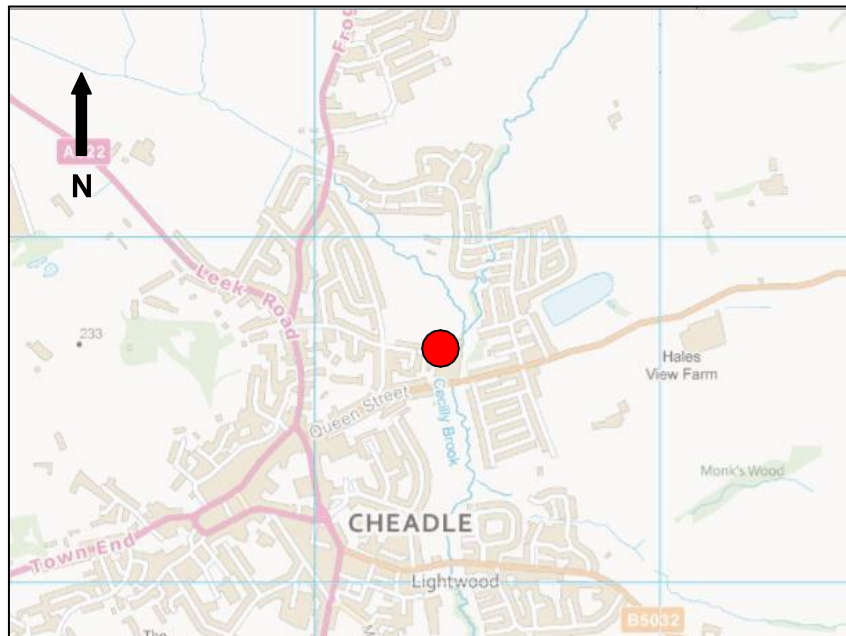
5.1 The study area, hereafter called 'the site', is located to the east of Cheadle town centre, and has an irregular shape. The site is bounded to the south by the B5417 road, here also called Queen Street; to the east, by a property boundary running northwards from the road, then by a stream, joined just above its confluence with another stream approaching from the northeast; to the northwest by a straight field boundary, inside which runs a trackway or footpath; and to the west by a short section of Churchill Road and, further south, a right-angled line following the rear boundaries of properties fronting King Edward Street and Cecilly Terrace.



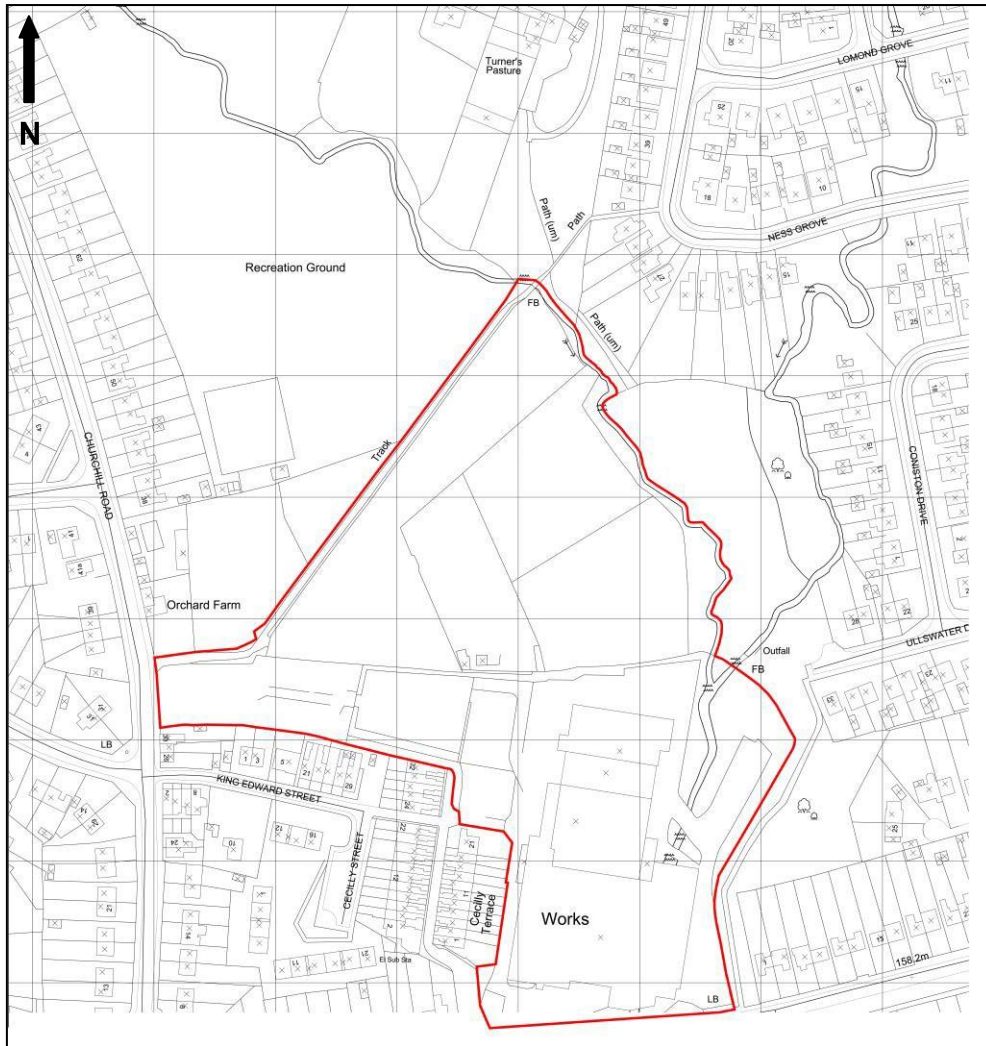
**Figure 1: Site Location**



**Figure 2: Site Location (image contains Ordnance Survey data © Crown copyright and database right 2011)**



**Figure 3: Site Location (image contains Ordnance Survey data © Crown copyright and database right 2011)**



**Figure 4: Site Plan, not reproduced to scale**

## **6.0 GEOLOGY AND TOPOGRAPHY**

**6.1** Cheadle is located on the southern edge of a wide belt of Carboniferous shales and sandstones, which extends northwards to form the 'Staffordshire Moorlands', an area that itself forms much of the western arm of the horseshoe-shaped 'Dark Peak' landform that surrounds (and overlies) the Carboniferous limestones of the 'White Peak' on the latter's west, east and north sides. Immediately south of Cheadle the shales and sandstones are overlain by an east-west strip of Permo-Triassic sandstones, which extends from Madeley in the west almost as far as Derby in the east. Locally, the Carboniferous shales and sandstones give rise to soils of the Bardsey and Brickfield 3 Associations (Ragg *et al.* 1984, pp 90-92 and 109-112 respectively), both slowly permeable and thus seasonally waterlogged without drainage. However, the site itself overlies a thin east-west deposit of Permo- Triassic sandstones, an outlier of the main strip further south, which locally gives rise to well-drained sandy soils of the Bridgnorth Association (Ragg *et al.* pp 112-116).

**6.2** Cheadle sits on a northwest-south-east belt of higher ground dividing the River Churnet to the northeast from the River Blithe to the southwest. The landform around the settlement is dissected by several streams, which flow generally southwards and come together one by one to feed the River Tean. The study site includes the confluence of two of these streams to form a stream called the Cecilly Brook, which flows southwards to the east of the town centre, eventually flowing into the Tean at Mobberley.

## **7.0 ARCHAEOLOGICAL & HISTORICAL BACKGROUND**

**7.1** The following sections contain an analysis of the Historic Environment Records (HER) that fall within 500m of a point at the approximate centre of the study site (NGR SK 01335 43733). This is integrated with a historic map regression of the site. Please refer to Figure 10 for the locations of HER assets. The Historic Character Assessment (hereafter HCA) of Cheadle, part of Staffordshire's Extensive Urban Survey programme, has also been utilised (see Taylor 2012); within that study, the site lies within Historic Urban Character Area (hereafter HUCA) 11, 'Cecilly Brook'.

## **7.2 Prehistoric (500,000 BC – AD 43)**

**7.2.1** There is no evidence within site boundary or the 500m area radius of the wider study area for prehistoric activity. The HCA indicates the presence of several Bronze Age barrows in the region, and a flint scatter was found approximately 900m northeast of the site in a field adjacent to Hales Hall (HER No. 00240); the lack of finds locally may therefore be due to the relative lack of extensive archaeological investigation in the area around the study site (Taylor 2012, p 15). The HCA also suggests that HUCA 11, which essentially represents the corridor formed by the Cecilly Brook through the town, holds the potential for currently unknown prehistoric archaeological sites, being a ready source of water attractive to early activity and also comparatively undeveloped, rendering the survival of such sites more likely (Taylor 2012, p 84).

## **7.3 Roman (43 – 410)**

**7.3.1** There is no record of Roman archaeology within the boundary of the site or within the 500m radius of the study area. The HCA points to a focus of finds around St Giles' church, about 1km southwest of the site, but otherwise there is currently little to suggest extensive or intensive Roman activity within the parish.

## **7.4 Early Medieval (410-1066)**

**7.4.1** The settlement at Cheadle was probably established during the early medieval period; the town's Old English name means 'wood called *chet*', where *chet* derives from Brittonic *ceto*, also meaning 'wood' (Horovitz 2005, p 186), possibly referring to the wooded area along the course of the Churnet to the northeast. The parish contained two manors by the time of the production of Domesday Book in 1086, and that containing the later town was probably centred on the area currently occupied by the church. The other manor later became Cheadle Grange manor, which survived as an administrative quarter of the town into the 19<sup>th</sup> century; it lay beyond the Cecilly Brook in the eastern and north-eastern parts of the parish (Taylor 2012, pp 16 and 27). The site thus lay between two estate centres by the end of the early medieval period, but not

particularly close to either, and there is no record of early medieval archaeology either within the site boundary or the 500m radius of the study area.

## **7.5 Medieval (1066 – 1500)**

**7.5.1** After the Norman Conquest the first of the manors introduced above was given to Robert of Stafford; the king held the other, but by the mid-13<sup>th</sup> century it had found its way into the possession of the abbey at Croxden, hence its name, Cheadle Grange. The first manor was given to a junior branch of the Bassett family of Drayton Bassett in 1175, and it is possible that this family were responsible for laying out the planned town along the High Street (Taylor 2012, pp 16-17). The medieval period also witnessed the beginnings of ironstone mining and iron working, as well as coal mining, within the parish. The large open fields of the medieval town lay north and south of the settlement, whilst the corridor along the Cecilly Brook appears to have comprised meadowland, probably including that recorded in Domesday Book (Taylor 2012, pp 20-21). The site would have formed part of this meadowland, and there is no evidence for medieval activity within the site boundary or the larger 500m radius of the study area. Nevertheless, the HCA suggests that, as the only source of flowing water near to the town, the Cecilly Brook might have hosted various industrial activities during this period, and the open nature of the landscape along its edges would be conducive to the preservation of archaeological remains associated with it (Taylor 2012, p 84).

## **7.6 Post-Medieval (1500 – Present)**

**7.6.1** The exploitation of Cheadle's iron and coal resources increased throughout the post-medieval period, with coal-mining in particular expanding from the mid-18<sup>th</sup> century; across the same period, the medieval open fields were largely enclosed piecemeal, and displayed a trend of conversion to pasture for cattle and dairy farming (Taylor 2012, pp 24-26 and 32-33). After the Dissolution in the mid-16<sup>th</sup> century, Cheadle Grange manor was given into lay hands, and by the late-17<sup>th</sup> century it was divided between four families, amongst which was the Grosvenor family, who built Hales Hall, located just under 500m east of the study site, in the early-18<sup>th</sup> century (Taylor 2012, pp

22-23). Meanwhile the town itself began to expand from the 18<sup>th</sup> century, extending into the open space around the historic core, including, by the late-19<sup>th</sup> century, the area west of the study site (Taylor 2012, pp 28-29).

**7.6.2** The late-19<sup>th</sup> century housing on King Edward Street and Cecilly Terrace was probably associated with the Cecilly Mill works (Taylor 2012, p 71), originally a silk mill that had been established within the study site by 1860 by James and Josiah Arnold; this had ceased operating by 1868, but was bought and reopened by J & J Brough, Nicholson & Co., the Leek silk manufacturers, in 1896. The works manufactured cotton and linen, and in 1896 was recorded as capable of employing 200 people (Taylor 2012, p 33). Descriptions of the works in the Kelly's Trade Directories varied across the first half of the 20<sup>th</sup> century, though perhaps not significantly: listed under Brough, Nicholson and Hall, it was described as a braid and smallware manufacturer in 1900, a braid manufacturer in 1912, and a smallware manufacturer in 1928 and 1940. The establishment of Cecilly Mills was part of a trend towards textile manufacture in Cheadle, begun by the 1790s with the construction of a tape works east of the town Centre, which subsequently expanded and thrived. A cotton mill reputedly existed by 1830 on a tributary of the Tean, and the HCA suggests that this was an earlier incarnation of Cecilly Mills (Taylor 2012, p 33); however, this is not supported by the 1842 Tithe map, as described below.

**7.6.3** The map produced for the Tithe commutation survey of 1842 provides the first detailed record of the site's morphology. Most of the site lay in Cheadle Town Quarter (see Figure 5a), but the narrow strip on the far side of the Cecilly Brook lay in Cheadle Grange Quarter, and is thus shown on a separate map (see Figure 5b). On the west side of Cecilly Brook the map depicts the site area divided into three enclosures numbered 457, 458 and 459, the last two named 'Netty Mires'; on the east, the site area encompasses part of enclosure 462 and area 463, named 'Barn Croft' and 'Osier Bed' respectively. Unfortunately 457 is not listed in the survey, but otherwise the ownership of the enclosures divides between the executors of Joseph Faulkner on the west of the brook and Philips and Company, the tape manufacturers, on the east. The field-names are largely typical for damp meadowland, with reference to nettles and willow

(osier). The mill works had yet to be built at this date, and there is no reference to any other industrial activity on the site.

**7.6.4** By 1880 the first edition Ordnance Survey (hereafter OS) map shows the works (labelled 'Silk Manufactory'), which had been constructed in the southern of two enclosures formed out of the earlier enclosure labelled 458 on the Tithe map (see Figure 6). To the west of the works, the first of the associated housing terraces had been constructed, along the near side of what would become Cecilly Terrace. By 1899, the date of the next OS map, the works building (labelled 'Cotton Mill') had expanded slightly, and a formal road, later to be named King Edward Street, had been laid out connecting the works with Churchill Road (see Figure 7). By 1924 the works (labelled 'silk and cotton') had expanded yet again, stretching south to the Queen Street frontage, and more terraces had been constructed along King Edward Street and on the far side of Cecilly Terrace, whilst Cecilly Street had been laid out (see Figure 8). By 1937 the works had again expanded, this time to the north (see Figure 9). The 1957 map shows the same arrangement, but by 1970 (not shown due to copyright) the works had been extended eastwards across the line of the brook. Finally, by 1988 (again, not shown due to copyright), the works had been reduced in size by the demolition of several parts of the complex, leaving a southern rump and an outlying building to the north. Across the century represented by the OS maps, the area of the site to the east of the Cecilly Brook remained almost as it had been on the Tithe map.

**7.6.5** Whilst the southern half of the site is dominated historically by the establishment and expansion of the Cecilly Mill works from the mid-19<sup>th</sup> century, to the north the site has remained relatively unencumbered in recent centuries. If the site hosted any industrial activities during the medieval or earlier post-medieval periods, these had disappeared by the 19<sup>th</sup> century. The Staffordshire Historic Landscape project has classified the field system incorporating this part of the site as Miscellaneous Floodplain Fields, recognising its location in the floodplain of the Cecilly Brook, but not able to determine when the meadows here were enclosed beyond a broad post- medieval date. This type of field system defines much of the HUCA 11 corridor, which runs through what is otherwise an urban landscape. It is possible that the enclosures were laid out

when the farms known as Cecilly Brook Farm and Moor Lane Farm, both south of the site but within the meadowland corridor, were established, perhaps in the late-18<sup>th</sup> or early-19<sup>th</sup> century.

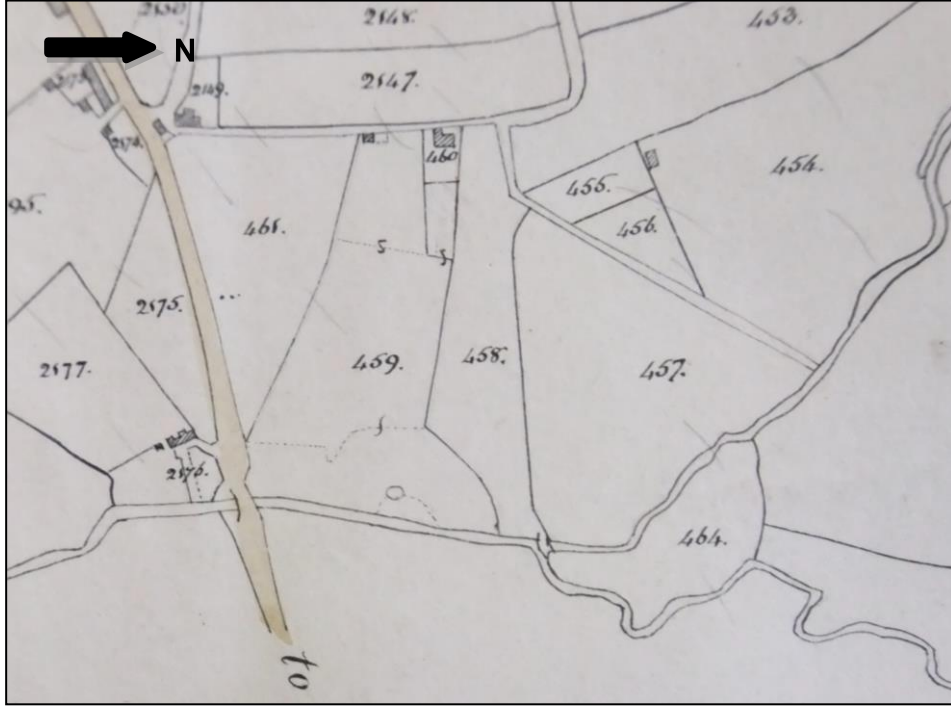


Figure 5a: Tithe map, 1842, Cheadle Town Quarter

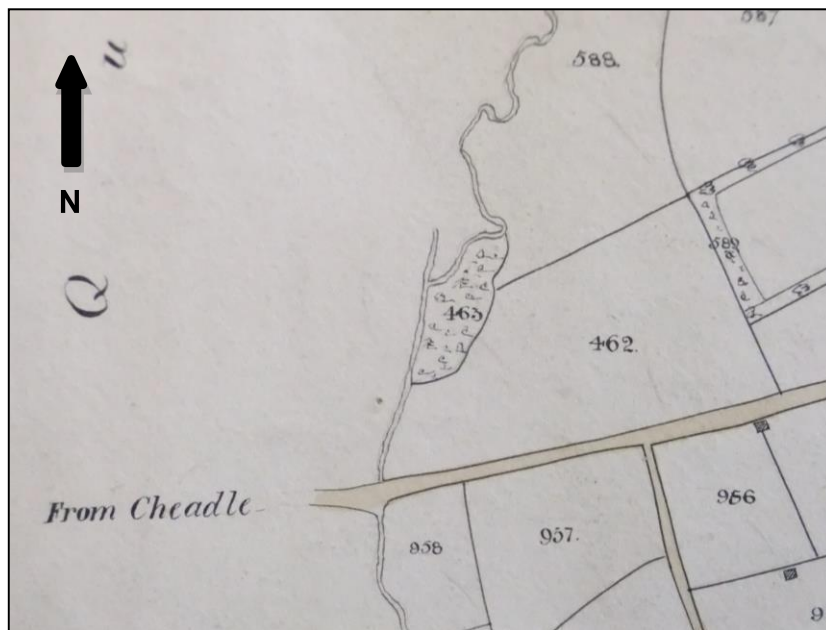


Figure 5b: Tithe map, 1842, Cheadle Grange Quarter



**Figure 6: OS map, 1888, reproducing detail visible on the larger scale OS map of 1880**



**Figure 7: OS map, 1900, reproducing detail visible on larger scale OS map of 1899**



Figure 8: OS map, 1924

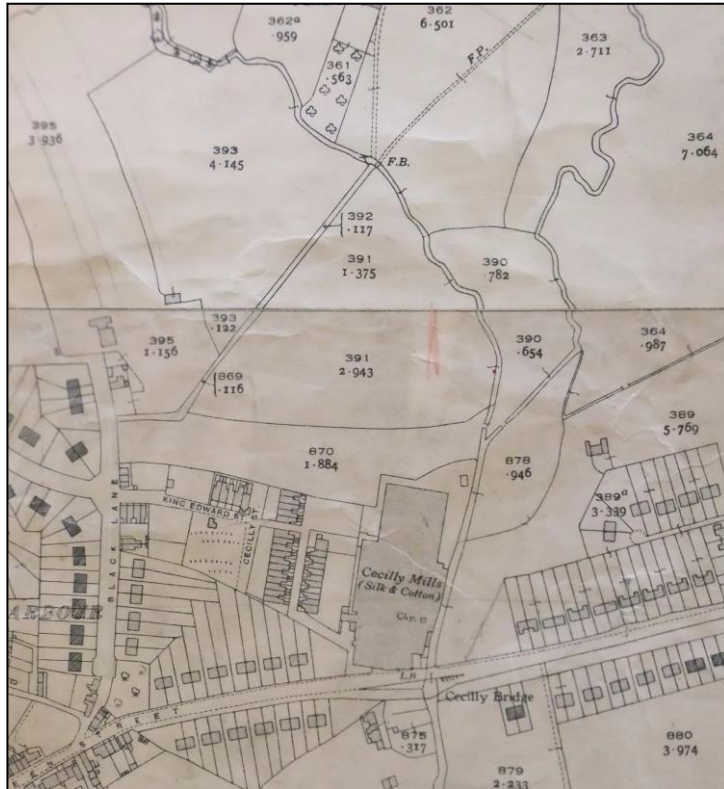


Figure 9: OS map, 1937

## **8.0 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE**

### **8.1 General (Appendix)**

**8.1.1** The Appendix contains the list of HER monuments within the 500m search radius. See Figure 10 for locations of HER assets.

### **8.2 Prehistoric**

**8.2.1** Whilst there is currently little evidence for prehistoric activity within the site boundary or within the 500m-radius search area, the wider region does contain sites such as prehistoric barrows. Moreover, the site is located in the floodplain of a stream, potentially a likely location for prehistoric activity, and the undeveloped nature of the northern part of the site renders the survival of associated archaeology more probable. Therefore, the archaeological potential for encountering archaeology from this period on the site is considered to be **moderate**. Such archaeology, if found, would be of **regional** significance.

### **8.4 Roman**

**8.4.1** There is no evidence for Roman archaeology within the site boundary or within the 500m search radius; in the wider region, the only Roman finds so far come from the vicinity of St Giles' church. The archaeological potential for encountering archaeology from this period on the site is therefore considered to be **low**.

### **8.5 Early Medieval**

**8.5.2** There is no record of early medieval archaeology within the site boundary or the 500m search radius, and by the 10<sup>th</sup> or 11<sup>th</sup> century the site lay approximately half way between the two manorial foci of the region, on the site of the present town (probably near the church) and at Cheadle Grange, but not particularly close to either of them. The archaeological potential for encountering archaeology from this period on the site is therefore considered to be **low**.

## **8.6 Medieval**

**8.6.1** The site appears to have lain in meadowland throughout much of the medieval and later periods, possibly part of the meadow recorded in Domesday Book. The lack of recorded finds within the site boundary, or within the 500m search radius, is commensurate with such a marginal location, although it is possible that, as the only source of flowing water near the medieval town, the Cecilly Brook was used in various industrial processes from the medieval period onwards. The archaeological potential for encountering archaeology from this period on parts of the site is considered to be **moderate**; such archaeology would be of **local** significance.

## **8.7 Post-medieval**

**8.7.1** The Cecilly Brook largely remained an open corridor within an increasingly urban landscape as the post-medieval period progressed. At some point in this period the meadowland was enclosed, and by the 19<sup>th</sup> century any earlier industrial use of the northern part of the site had long ceased. On the southern part of the site the Cecilly Mill works was constructed in the mid-19<sup>th</sup> century, initially as a silk mill. In 1896 it was bought by Brough, Nicholson and Hall of Leek, who used it as silk and cotton works for the production of braid and smallware. The works expanded gradually across the first two thirds of the 20<sup>th</sup> century, before reducing slightly in size over the last three decades. The archaeological potential for encountering archaeology from this period on parts of the site is therefore considered to be **high**; such archaeology would be of **local** significance.

## **9.0 CONCLUSIONS AND RECOMMENDATIONS**

**9.1** This study has demonstrated that there is some potential for prehistoric archaeology on the study site, as it is located in the floodplain of the Cecilly Brook, a likely region for prehistoric activity, and any associated archaeological deposits are likely to have survived in the site's undeveloped northern half. There is little evidence for Roman occupation in or near the site, and by the end of the early medieval period the site appears to have lain between two manorial foci, one on the site of the present town Centre, the other at Cheadle Grange. Throughout the medieval and most of the post- medieval periods, the site appears to have been used primarily as meadowland, although given that the Cecilly Brook is the nearest source of flowing water to the town, it is possible that the parts of the site hosted various industrial activities from the medieval period onwards; again, archaeological deposits relating to this, are most likely to have survived on the undeveloped northern half of the site. On the southern half of the site the Cecilly Mill works was established in the mid-19<sup>th</sup> century as a silk mill. In 1896 it was bought by Brough, Nicholson and Hall of Leek, who employed it as a silk and cotton works, manufacturing braid and smallware. The works expanded gradually across the first two thirds of the 20<sup>th</sup> century before being reduced in size over the last three decades.

**9.2** Given the moderate potential for prehistoric activity and medieval and earlier post-medieval industrial archaeology on the site, particularly its undeveloped northern half, a watching brief attached as a condition to any proposed works would be prudent. The mid-19<sup>th</sup> century silk mill, together with its subsequent extensions, would also benefit from a degree of building recording, at a level to be determined based on the survival of original or earlier features, fixtures and fittings.

## **10.0 ACKNOWLEDGEMENTS**

**10.1** Thanks to James Ingestre of JCB Ltd for commissioning this report. Many thanks also to the archaeology team at Staffordshire County Council for all their help and advice. Thanks also to the staff at the Staffordshire Record Office for their assistance. Grateful Thanks to Clare Henshaw for proofreading.

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Ragg, J. M., Beard, G. R., George, H., Heaven, F. W., Hollis, J. M., Jones, R. J. A., Palmer, R. C., Reeve, M. J., Robson, J. D., & Whitfield, W. A. D. 1984. *Soils and their use in Midland and Western England*. Lawes Agricultural Trust, Harpenden

### **Staffordshire Record Office:**

OS Maps:

1888 (1:10,560)

1900 (1:10,560)

1924 OS Map (1:2,500)

1937 OS Map (1:2,500)

### **Lichfield Record Office:**

1842 Tithe Map                      B/A/15/81

1842 Tithe Award                    B/A/15/442

**APPENDIX: Historic Environment Record – Sites and Monuments**

The entries in the HER database of sites and monuments within 500m of a central point within the study site, NGR SK 01335 43733, have been reproduced below. The entries are sorted into historical periods.

**Post-Medieval Period**

Primary Record Number	Site Name	Record Type	Description
01626 - MST1618	Fishpond, Oakamoor Road, Cheadle	Monument	A fishpond which existed by at least the late 18th century is probably associated with a landscape park which was once associated with Hales Hall (PRN 06105).
20068 - MST5339	Cheadle Copper Works	Monument	The site of a copper works, built by William Patten in 1768. The copper works closed in 1792 and by the late 19th century nothing remained of them. The copper works were near the site of Woodhead Colliery, although the exact extent and location of them is not certain (see PRN 54018 for a possible alternative site for the copper works).
20800 - MST6049	Woodhead Colliery, Cheadle	Monument	The site of Woodhead Colliery, which was owned by W. Bowers and worked between 1841 and 1908.
12897 - MST9459	Little Daisy Bank House, Leek Road, Cheadle	Building	A Grade II listed mid 18 <sup>th</sup> 99 century house of rendered brick, with sash windows and a hipped, tiled roof. The house has a sundial on the left gable which is dated 1856 (which is presumably the date of remodelling of the house).
06090 - MST9464	Daisy Bank House, Leek Road, Cheadle	Building	A Grade II listed early 19th century house of rendered brickwork with a slate roof.
06102 - MST9524	Black Horse Public House, Tape Street, Cheadle	Building	A Grade II listed early 19th century inn of painted, rendered brickwork with a tiled roof.
51264 - MST12484	Milestone, Cheadle	Monument	A Grade II listed mid 18th century milestone mounted with an early 19th century cast iron plate, situated in the centre of Cheadle. The milestone gives distances to Leek and Uttoxeter.

54760 - MST18529	Site of Hoods Meadow Colliery, Cheadle	Monument	A small colliery which was working circa 1874 and was owned by S. W. Malkin. All three coal shafts had been closed by the 1880s.
55297 - MST19066	Cheadle Council Offices, Leek Road, Cheadle	Building	The council offices (including council chamber), built in 1936-1937 for Cheadle Rural District Council to the designs of Venables and Barker of Hanley. Now partially disused. The building was proposed for Listing in September 2012. Despite remaining a well-known local landmark occupying a prominent site and of clear local architectural and historic interest the Council Offices were considered to be of insufficient architectural special interest to merit inclusion on the National Heritage List for England.
57241 - MST21352	Moor Lane Farm / Cheadle Moor Farm, Cheadle	Monument	An isolated, linear-plan farmstead with attached farmhouse and additional detached outbuildings. The farmstead was probably established in the late 18th or early 19th century and was still extant in 2006.
57321 - MST21432	Cecilly Brook Farm, Cheadle	Monument	A linear-plan farmstead with detached farmhouse and additional detached outbuildings. The farmstead appears to have been established by the earlier 19th century and is still extant.
58471 - MST22337	Cheadle Consolidated Turnpike Road	Monument	A turnpike route comprising five branches linking Cheadle with Thorpe, Wetley Rocks, Ipstones, Ellastone and Rocester amongst other smaller settlements. The turnpike was first recorded in the mid 18th century, through some branches were not turnpiked until the 19th century.

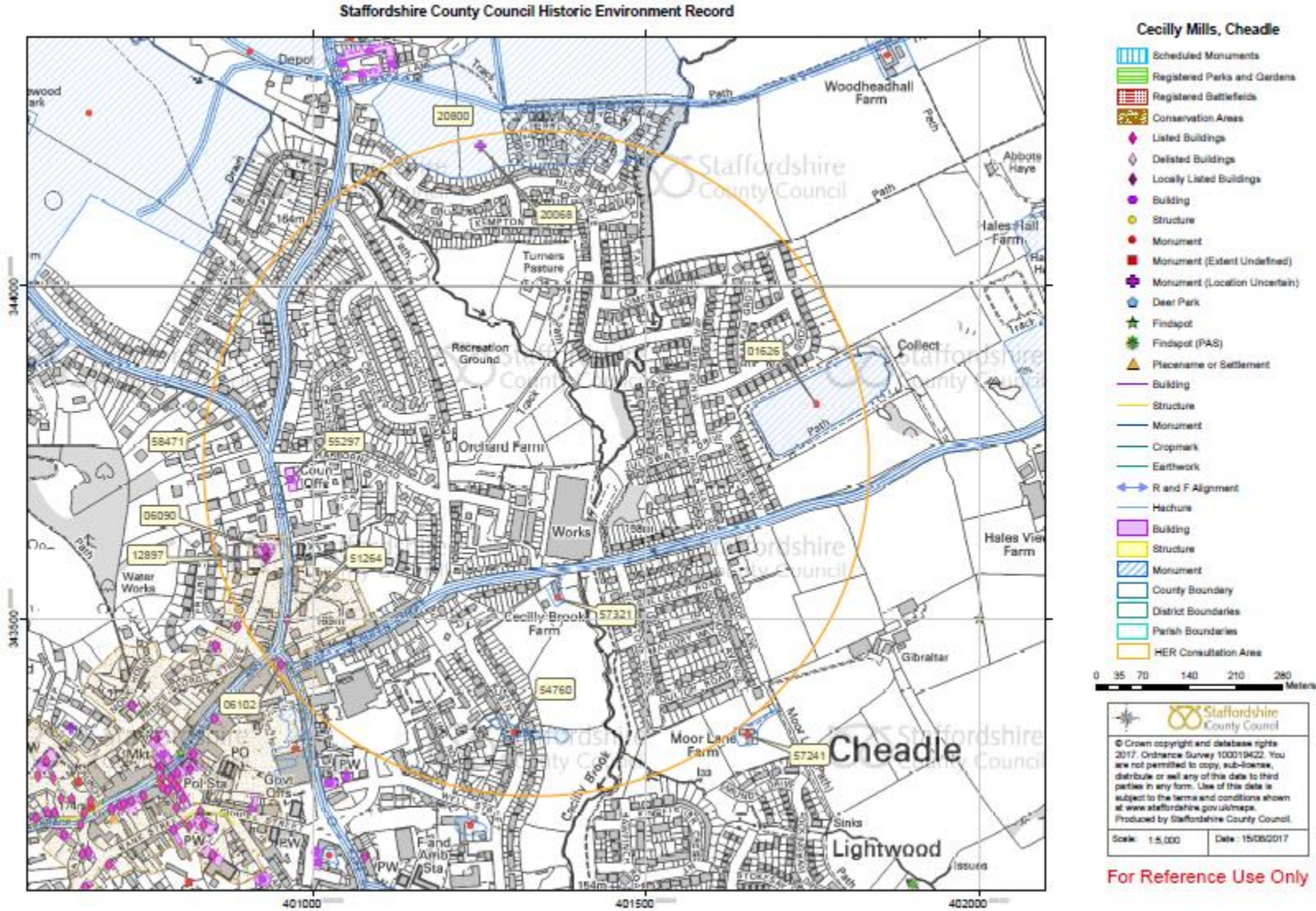


Figure 10: HER sites and monuments within 500m of study site central point