



GMAAS
Greater Manchester Archaeological Advisory Service

Local Heritage Listing Project

Failsworth East,
Oldham

**Gazetteer of Validated
Candidates**

June 2025

Ian Miller



Site Location: Failsworth East, Oldham
Prepared for: Oldham Council
Document Title: Local Heritage Listing Project: Failsworth East Gazetteer
Document Type: Gazetteer
Version: Version 3 (Validated)

Author: Ian Miller
Position: Director
Date: June 2025

Signed:



Approved By: Validation Panel
Date: June 2025

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Contact: GMAAS, Centre for Applied Archaeology, Peel Building, University of Salford, Salford M5 4WT

Telephone: 0161 295 4467

Email:



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OLDHAM LOCAL LIST – FAILSWORTH EAST

Historical Overview of Failsworth and Woodhouses

Located on the south-western edge of the Oldham, Failsworth was largely a farming township until the 19th century, with settlement focused along the course of a Roman road between Manchester and Yorkshire. Failsworth appears in a record of 1212 as *Fayleswrthe*, a settlement was documented as a thegnage estate or manor comprising four oxgangs of land. By 1663, 50 households were registered in the township. Most residents employed in agriculture, although tradesmen such as a tailor, a felt maker, a shoemaker, a joiner and a weaver were also present. Failsworth recorded 242 households equating to some 1,400 inhabitants in 1774, a large proportion of which were involved in the manufacture of cloth. The construction of the Rochdale Canal in the late 18th century allowed for the transport of goods and materials and was a catalyst for the rapid industrial development of Failsworth. The town expanded subsequently with the application of steam power to the textile industry, although hatting was also an important trade locally through the 19th and early 20th centuries. Despite later industrial decline in the 20th century, the town retained a strong community identity and has seen regeneration in more recent years. Landmarks such as the Failsworth Pole and the war memorial remain symbols of its heritage and local pride.

Woodhouses is a village on the edge of Failsworth with deep rural roots and a history that contrasts with the more industrialised parts of the borough. Historically part of the township of Failsworth, Woodhouses remained largely agricultural throughout the 18th and 19th centuries, with farming being the primary occupation. The village's name reflects its setting among wooded areas and open countryside. Unlike surrounding areas that experienced rapid industrialisation during the Victorian era, Woodhouses preserved much of its rural character, with only limited mill development. It became known for its picturesque setting and village charm, attracting residents seeking a quieter, more pastoral environment. Today, Woodhouses is a designated conservation area, with several historic buildings and cottages that reflect its 19th-century origins. The village remains an important part of the borough's heritage, valued for its historical continuity, rural landscape, and contribution to the broader story of Oldham's development.

Candidates for Local Listing in Failsworth East

Property Name and Photo

Ivy Mill – HER 6073.1.0



Property Address	Crown Street, Failsworth, M35 9BD
Significance	<i>Historic Interest:</i> Built in 1883 by George Schofield. Extended in 1890-1, 1896 and several more times before 1921. The original engine of 430hp supplied by Timbly Bates was replaced in 1890 by a Pollit & Wigzell engine of 650hp. Ceased production in 1934. <i>Architectural Interest:</i> Five storeys and basement, of dark brick with blue-brick decoration, 20 by 12 bays, corner turrets, water tower, internal engine house and chimney on canal front. There is some blue brick embellishment between the storeys. <i>Local Interest:</i> Considerable local interest as a part of legible historic physical, economic and social evolution and functioning of the wider area. <i>Aesthetic Value:</i> The aesthetic interest remains considerable. <i>Social / Community Value:</i> The building was one of a number of mills that dominated life within the local area for many years including by providing direct and associated employment opportunities. The building retains its role as a cultural reminder with the associated social and community value. <i>Group Value:</i> The mill has a strong group value with the adjacent canal. <i>Landmark Status:</i> The mill is a dominant feature within the local streetscape.
Score	11

Property Name and Photo	Wrigley Head Bridge – HER 17955.1.0 
Property Address	Junction of Parkfield Road North and Waters Edge, Failsworth (NGR SD 89737 02134)
Significance	<i>Historic Interest:</i> A stone-built, single-track bridge across the Rochdale Canal, linking Hollinwood with New Moston. The Rochdale Canal was opened in stages and was officially opened in 1804 but construction work continued for three more years. The bridge is shown on the Ordnance Survey 1st Edition 1:10,560 map of 1848. <i>Architectural Interest:</i> The bridge is a mostly red brick structure (including the parapets to the roadside and the bridge vault) but with stone voussoirs and key stone forming the arch on either side of the bridge. The four springer stones of the arch are more pronounced due to their larger size than the other voussoirs. Stone is also used for the parapet coping. The bridge span allows for the canal and a towing path to one side to pass underneath. On the opposite side to the towing path the bridge structure rises as a continuation of the stone canal wall. <i>Aesthetic Value:</i> A simple but visually pleasing structure with attention to detail in the use of materials and that reflects the stonework used elsewhere in the construction of the canal in this locality.

	<i>Group Value:</i> The bridge has a strong group value with the Rochdale Canal. <i>Landmark Status:</i> The structure is a modest but notable landmark when travelling along the canal route.
Score	9

Property Name and Photo	Failsworth Police Station – HER 17956.1.0 
Property Address	511 Oldham Road, Failsworth, M35 9AB
Significance	<i>Historic Interest:</i> A former police station that was opened in 1892. The building is a built reminder of the evolution of the locality in built terms and the way in which it, and wider society, functioned including in terms of law enforcement and the increasing provision of public services. <i>Architectural Interest:</i> The building was designed by William Telford Gunson, who was the architect for several police stations across the district. It was sold at auction for £190,000 in February 2016. It was described as a two-storey (plus basement) end of terrace former police station premises. <i>Local Interest:</i> As a local law enforcement centre for over 120 years, it was instrumental in community policing—handling crime, public safety, and fostering trust with residents.

	<i>Aesthetic Value:</i> The building has considerable aesthetic value and makes a positive contribution to the historic streetscape. <i>Group Value:</i> The building has group value with the surviving nearby, broadly contemporaneous. elements of the historic urban streetscape including the attached terraces of housing. <i>Social / Community Value:</i> The building served the local community as a police station for over a hundred years. It is a notable building within the area in terms of its original use and design and contributes to a sense of place. <i>Landmark Status:</i> The prominent corner location and high-quality design make this a notable building within the area.
Score	10

Property Name and Photo	Church Inn – HER 17957.1.0 
Property Address	477 Oldham Road, Failsworth, M35 0AA
Significance	<i>Historic Interest:</i> The Church Inn seems to have been acquired by Kays Atlas Brewery in the early 1890s, and this company was responsible for building the extant pub. <i>Architectural Interest:</i> The inn is a detached, unsymmetrically double-fronted, two-storey plus attic accommodation provided as a part of the original design as indicated by gable and dormer windows. Looking at the principal (Oldham Road) elevation the first floor room on the left hand side is served by three windows with a taller central window indicating a function room with added height extending into the roof space.

	<i>Local Interest:</i> The origins of the inn can be traced to 1767, when John Clegg opened the Three Crowns. Thomas Wilson took the licence in 1850 and changed it to the Church Inn. <i>Aesthetic Value:</i> The building has considerable aesthetic value and makes a positive contribution to the area's character. <i>Group Value:</i> The building has group value with the surviving nearby, broadly contemporaneous. elements of the historic urban streetscape including the church opposite. <i>Social / Community Value:</i> The building continues to serve the local community as a public house. It is a notable building within the area and contributes to a sense of place. Landmark Status: The building is a notable feature of the Oldham Road streetscape.
Score	10

Property Name and Photo	Former Bank – HER 17958.1.0 
Property Address	465 Oldham Road, Failsworth, M35 0AA
Significance	<i>Historic Interest:</i> A former bank forming part of a short terrace on the northern side of Oldham Road, first shown on the Ordnance Survey 1st Revision 1:2500 map of 1909. <i>Architectural Interest:</i> The single-storey front elevation contains the oversized entrance door (with decorative stone lintel) and a pair of oversized arched windows to the east. The building has a hipped slate roof, hidden partially behind

	a brick parapet with stone coping. The building externally is an interesting survivor of a modest bank branch building retaining a strong sense of the original design intent. <i>Local Interest:</i> The building is an interesting survivor of a modest branch bank evidencing the urban evolution of both the surrounding locality and the banking industry. <i>Aesthetic Value:</i> The building is modest in both size and design aspiration but the front elevation in particular retains a sense of the original external design intent. Landmark Status: The former bank is an interesting feature of the historic streetscape.
Score	9

**Property Name
and Photo**

Royal Oak – HER 17959.1.0



Property Address	496 Oldham Road, Failsworth, M35 0EH
Significance	<i>Historic Interest:</i> Writing in the early 1900s, William Souter noted that 'the Royal Oak was built by two brothers, James and Henry Booth, who were silk manufacturers. H Booth went over to the shop...at the other corner of Pole Lane, in 1812. It then became a public house'. The Royal Oak was advertised for sale in May 1843, together with stable, brewhouse, garden and vacant land adjoining, covering 1,095 square yards. <i>Architectural Interest:</i> The double-fronted brick facade with its distinctive arched doorway was transformed by taking over a single-storey extension on the north side and building this up to match the rest, and adding a roof with three gable features to the front plane. The detached, two-storey building occupies a prominent location. <i>Local Interest:</i> The building is in the historic core of Failsworth, and imparts a sense of historic character to the locale. <i>Aesthetic Value:</i> The building is modest in scale and has limited architectural detailing but has some aesthetic value. <i>Social / Community Value:</i> The building continues to serve the local community as a public house and is the most recent manifestation of use that has existed on this site since the early 1800s. <i>Landmark Status:</i> It is a notable building within the area, occupying a prominent location, and contributes to a sense of place.
Score	9

Property Name and Photo	Failsworth Clock Tower – HER 17960.1.0 
Property Address	Junction of Pole Lane with Oldham Road, Failsworth

Significance	<i>Historic Interest:</i> A clock tower erected in 1958 on a site long regarded as the heart of Failsworth that featured a maypole in the 18th century prior to the first 'Loyal Standard' pole being erected on 1 January 1793. <i>Architectural Interest:</i> The tower is of brick construction with a stepped concrete base. <i>Local Interest:</i> The clock tower is located at Failsworth Pole, regarded as the centre of Failsworth. The height of this structure is 54ft, which although shadowed by previous Poles, should withstand a storm. In 2006 the Pole received a £400,000 makeover which saw the clock tower refurbished and a new garden created at its base. <i>Aesthetic Value:</i> The structure is of a design that is highly characteristic of the time it was built including the use of materials and their detailed use and the massing that gently narrows from the base to the top. <i>Social / Community Value:</i> The building represents a continuation of an historic landmark at the historic centre Failsworth and contributes to a sense of place. As such the building could be expected to have social / community value. <i>Landmark Status:</i> The clock tower is a local landmark and makes a considerable contribution to the sense of place and to wayfaring in the locality.
Score	11

Property Name and Photo	St John's Infant and Junior School – HER 17961.1.0 
Property Address	Ashton Road East, Failsworth, M35 9PN
Significance	<i>Historic Interest:</i> The school is marked on the Ordnance Survey 1st Edition 1:2500 map of 1894, but was rebuilt in 1904 to plans by Charles Taylor of Clegg Street, Oldham, and took infant and junior pupils until 1963 when a new school for older pupils was built at James Street. <i>Architectural Interest:</i> The school has a rectangular plan form heading back into the site with a narrow frontage to Ashton Road East, and a smaller built form at right angles to the west (side) elevation with two small elements extending from the sides. <i>Local Interest:</i> St John's traces its roots back to 1837, when the Church of England established its first National School in Failsworth on Ashton Road East.

	<i>Aesthetic Value:</i> The building has aesthetic value although this is principally exhibited on the principal (Ashton Road East) elevation. <i>Social / Community Value:</i> The building continues to serve the local community as a school and is the most recent manifestation of use that has existed on this site since the 1800s. The building contributes to a sense of place. As such the building could be expected to have considerable social / community value. <i>Landmark Status:</i> The school is a notable feature of Ashton Road East.
Score	10

Property Name and Photo	Willow Grove – HER 17963.1.0 
Property Address	296-310 Ashton Road East, Failsworth, M35 9HD
Significance	<i>Historic Interest:</i> A terrace of eight properties erected in 1908 at the corner of Ashton Road East and Argyll Close. <i>Architectural Interest:</i> The terrace has Arts and Crafts overtones. It is in brick but with the elevation above the ground floor on the front and side elevations rendered and painted white. The roof is in slate with clay ridge tiles. There is

	limited architectural embellishment and fortunately the lean-to front door canopies supported by timber brackets to the seven houses and four chimneys all survive. The terrace today keeps the overall original sense of scale and massing. <i>Local Interest:</i> The building is an interesting example of a purpose-built terrace of houses with corner shop surviving reasonably intact. It evidences the historic evolution of this urban area. <i>Aesthetic Value:</i> The building is modestly detailed but has aesthetic value despite the replacement of original windows and doors and loss of original front boundary structures. <i>Group Value:</i> The terrace has a group value with other elements of the Edwardian built environment on Ashton Road East. Landmark Status: The terrace is a notable feature of Ashton Road East.
Score	9

Property Name and Photo	31-33 Lime Lane – HER 16702.1.0 
Property Address	31-33 Lime Lane, Street End, Failsworth, M35 9WH
Significance	<i>Historic Interest:</i> The building is shown on the 1848 map and is one of the earliest surviving buildings in this locality and is a visible reminder of its historic urban evolution. <i>Architectural Interest:</i> A modest two-storey pair of houses with pitched slate roof with a ridge running parallel to the principal (road) frontage but positioned such that the front pitch is steeper than the rear. Shared central brick chimney survives. <i>Local Interest:</i> The houses provide a physical reminder of the area's rural landscape prior to the later 19th century. <i>Aesthetic Value:</i> The building retains aesthetic value derived from the modest scale and form, but this has been diminished by more recent change. <i>Landmark Status:</i> The building's evident age relative to the surrounding 20th-century houses afford it a landmark status.
Score	9

Property Name and Photo	Failsworth Cemetery Gates – HER 17964.1.0 
Property Address	Cemetery Road, Failsworth
Significance	<i>Historic Interest:</i> Four stone gate posts at the entrance to Failsworth Cemetery, which was established in 1887. The gateposts are of a design that would suggest they are a part of the original design and laying out of the cemetery. <i>Architectural Interest:</i> The gates and gate piers are key architectural and historic features that reflect the local heritage and civic pride of the era. They serve as an architectural threshold symbolising respect, dignity, and reverence, marking the transition from public space into sacred ground. Its design helps frame the cemetery as a historical and contemplative site. <i>Aesthetic Value:</i> The gates make a positive contribution to the historic character of the entrance to the cemetery. <i>Group Value:</i> The gates have a group value with other remaining elements of the original built form associated with the cemetery and with historic grave stones and other funerary monuments/ memorials.

	<i>Landmark Status:</i> The entrance gates to the cemetery are a local landmark.
Score	10

Property Name and Photo	Woodhouses Church – HER 17965.1.0
	 
Property Address	Ashton Road, Woodhouses, Failsworth, M35 9WL
Significance	<i>Historic Interest:</i> Woodhouses Church was built as a National School in 1871 following the 1870 Education Act. A date stone sits above the Gothic arched doorway within the north porch facing Ashton Road.

	<i>Architectural Interest:</i> The original design intent of the original school/church building and 1912 extension remain largely intact. The older building is principally in brick with limited architectural embellishment which is largely achieved by polychromatic brickwork and detailing to heads of elevation openings. Viewed from Ashton Road the church features a Gothic arched doorway with brick and stone detail above. <i>Local Interest:</i> An extension was constructed to the west of the site in 1912 and is dedicated by way of date stone to a person named Charles Cliff, who was born in the village. <i>Aesthetic Value:</i> The building is visible evidence of the historic urban evolution of the locality and contributes to a sense of place. <i>Social /Communal Value:</i> Having performed the dual role of church and school for the village of Woodhouses, the building has played a significant role in the lives of local residents for over 150 years. This includes funeral services, wedding ceremonies and community events. <i>Landmark Status:</i> The school is a local landmark.
Score	9

Property Name and Photo	Crime Lane Aqueduct – HER 17457.1.0 
Property Address	Crime Lane, Woodhouse Green, Failsworth
Significance	<i>Historic Interest:</i> Canal aqueduct built in 1797 on the Hollinwood Branch of the Ashton Canal with modifications in 1859. Navigation channel carried in iron trough across the narrow Crime Lane. <i>Architectural Interest:</i> Stone arches and wing walls. Stone parapet to towpath side. Canal channel carried in trough with bottom of six iron plates with brickwork above. <i>Local Interest:</i> Datestone over south-west face shows 1859, indicating that there had been some rebuilding of the stonework here, but ironwork of the navigation trough appears to be original from 1797. <i>Aesthetic Value:</i> The aqueduct has considerable aesthetic value and makes a positive contribution to the historic character of the locale. <i>Rarity Value:</i> One of the first navigable iron aqueducts in the world.

	<i>Group Value:</i> The aqueduct has a strong group value with other canal features. <i>Landmark Status:</i> It is a notable feature on both the canal and highway routes.
Score	11

Property Name and Photo	Boodle Fold Farm – HER 17966.1.0 
Property Address	Daisy Nook, Failsworth, M35 9WJ
Significance	<i>Historic Interest:</i> The building is marked on the Ordnance Survey 1st Edition 1:10,560 map of 1848, but is thought to date to the 1650s. <i>Architectural Interest:</i> The building is principally of two storeys with several small-scale single-storey elements. The single storey highly glazed extension with lantern rooflight to the rear is a more recent addition but the other single-storey elements may well be original or historic. The building is wholly rendered and painted white which makes it more difficult to identify areas of change. The roofs remain in slate. Only one chimney is visible, but more would have been originally/historically expected on a house of this size.

	<i>Local Interest:</i> The farm buildings provide a physical reminder of the area's rural landscape and the importance of agriculture to the local economy prior to the later 19th century. It was formerly the home to Minnie Higginbottom. <i>Aesthetic Value:</i> The building is visible evidence of the historic evolution of the locality and contributes to a sense of place. Group Value: The farm has a group value with other former agricultural buildings in Daisy Nook, including the Grade II listed barn to Daisy Nook Farm. <i>Landmark Status:</i> The farm is a notable feature of the local historic landscape.
Score	9

Property Name and Photo	Woodhouses School – HER 17967.1.0 
Property Address	98 Medlock Road, Woodhouses, Failsworth
Significance	<i>Historic Interest:</i> The school is first shown on the Ordnance Survey 1st Edition 1:2500 map of 1894. A carved roundel on the principal (south-east) elevation fronting Medlock Road reads “Woodhouses British Schools Re-****ted 1886”. <i>Architectural Interest:</i> A detached, single-storey building with the south-eastern gable overlooking Medlock Road. This gable elevation contains the main entrance in the centre with tall arched windows on either side. The building is of brick construction with a pitched slate roof and stone detailing; stone is employed for the window sills, which continue to form a string course along the front gable elevation. <i>Local Interest:</i> The school has served local residents for more than a century and continues to fulfil a key role for the Woodhouses community. <i>Aesthetic Value:</i> The former school makes a positive contribution to the historic character of the locale.

	<i>Social/Communal Value:</i> As a school the building will have played a significant role in the lives of local residents. <i>Group Value:</i> The school has a group value with other elements of the 19th-century historic built environment. <i>Landmark Status:</i> The school is a notable historic feature of Medlock Road.
Score	9