

Welcome to the two villages of

# Irlam and Cadishead



Image taken from Google Maps

This is a short guide showing what the district has to offer, whether you want to live, work or enjoy leisure time here.

**Live**

**Work**

**Enjoy**

# History

The history of the two villages of Irlwheham and Cadwalenstate can be traced back many hundreds of years. Sandwiched as they are between the Manchester Ship Canal and the vast expanse of Chat Moss, which for many years was an impenetrable peat bog. Strategically located at the crossing point of Chat Moss and the River Mersey, Great Woolden Hall Farm is a site of Iron Age and Roman Farmsteads.

For hundreds of years the two small villages survived on river trade. As the two great cities of Manchester and Liverpool grew as trade on the rivers increased and pack horses and carts carried goods between the two cities, so too did Irlam and Cadishead. The coming of the railways, first in 1830 when Robert



Stephenson famously floated the Liverpool to Manchester Railway across Chat Moss and a second line in 1873 started the industrialisation of both villages.



In 1894 the navigation of the River Irwell and Mersey was replaced by the Manchester Ship Canal. The scene was now set for rapid growth as company after company sought canal side and rail access. Steel, soap, petrochemicals and food production employed thousands. Irlam and Cadishead boomed and shops lined the district from one end to the other. With industry came housing and many estates were built between and after the two world wars.



By the 1970s industry was changing and with it the district declined, however by the 1980s new industry started to arrive and today we see virtually all of the old industrial sites regenerated with new industry or housing. The canal is no longer a polluted industrial waterway and is host to a variety of wildlife. Chat Moss is not the vegetable garden it once was but offers 10 square miles of protected green belt. The street scene along Liverpool Road is undergoing a transformation as too is Irlam Station and its surrounds.

This is complemented by the A57 Cadishead Way Bypass, which was introduced a number of years ago to move commuting traffic and heavy goods vehicles to the outskirts of the district and follows the canal on its northern bank.

# The Villages



Irlam and Cadishead are two small suburban villages situated between the Manchester Ship Canal on its southern boundary and the expanse of Chat Moss on its northern boundary. Cadishead forms the boundary between Greater Manchester and Cheshire. The district has a rich farming and industrial heritage and offers a fine blend of urban and close rural environment.



There are defined business and industrial parks and a large number of local shops and small businesses along the length of Liverpool Road.

Whilst still a suburb of Manchester, with all the convenience that suggests, Irlam and Cadishead have a rural ambience which reflects the farmland surroundings. On the border of Warrington and Cheshire, the villages have some of the few remaining farms and natural habitats across Manchester, as well as one of the largest green belt areas.



Liverpool Road is the main gateway through Irlam and Cadishead and connects the two villages close to Irlam Station. Originally an A road, it was downgraded to a B road following the introduction of Cadishead Way Bypass.



# Transport Links



Irlam and Cadishead are ideally located for the commuter within easy reach of Manchester City Centre and have great access to the motorway network: M6, M60, M62 and M56.



Irlam Station, situated at the heart of the district, provides excellent links to the national rail network. Trains run regularly to Manchester and Liverpool and all destinations in between, with Direct Transpennine trains taking you further afield. The station is currently undergoing a huge redevelopment to provide new facilities to rail users including enhanced parking, which will enable people to park and ride to their destination.



There are frequent bus services to Warrington and Manchester (including the Trafford Centre), which take in the major housing estates across the area.

Cycle routes throughout the district are increasing and form part of a strategy to expand the provision as well as provide greater connectivity to other areas.

National and International flights are available from Manchester and Liverpool airports which are both within easy reach.



# Housing

There are over 9,000 homes across the district offering a good mix of new and existing properties ranging from 1 bedroom apartments to 5 bedroom houses.



Whether you are looking to buy or rent, there is a wide variety of property to suit all pockets. Irlam and Cadishead's property market is very affordable and compares favourably with other parts of Greater Manchester and North Cheshire.



There has been a succession of new developments in the district over recent years, complementing the existing property offering. Hayes Green is the latest new estate and will be followed by over 200 houses on adjoining sites in Cadishead South which is designated for a canal-side housing development over the next few years. Major plans are progressing for a new village centre in Cadishead linking the new housing and Liverpool Road to the Canal.



If you would like further information on properties in the district, there are two local estate agents who will be happy to help:

**Chris Wilkinson**

[www.chris-wilkinson.co.uk](http://www.chris-wilkinson.co.uk)

0161 777 9988

**Irlam Estates**

[www.irlamestates.co.uk](http://www.irlamestates.co.uk)

0161 777 9797

# Services

## Education

The district benefits from a large education provision across all age groups.

For the little ones, there are a variety of early years' childcare and nursery education facilities available in Irlam and Cadishead.

There are eight schools across the district providing primary education for all. These schools have benefitted from substantial investment and provide up to date facilities to aid children's learning experiences.



Irlam and Cadishead College, located in the centre of the district provides both secondary and post-16 education. Rebuilt in 2012 the college offers state-of-the-art teaching, learning and sports facilities. The college also benefits from professional sports coaching provided by Manchester United Foundation in association with Sport England and Hamilton Davies Trust.

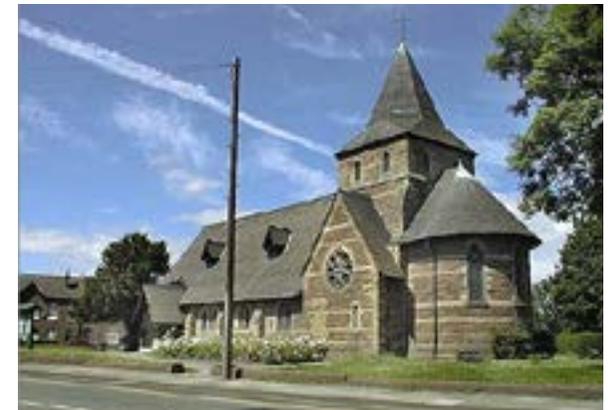


For more information: [www.iccollege.org.uk/](http://www.iccollege.org.uk/)



## Places of Worship

Whatever your faith, there are lots of places of worship across the district including Church of England, Roman Catholic, Methodist, Community and Congregational.



## Health Services

Irlam and Cadishead are well served by doctors and dentists. There is one large health centre and three smaller doctors surgeries, as well as three dental practices. There are a range of community resources available to help the local residents and an active Community Committee.

# Employment

The district has made a remarkable recovery in employment since the closure of more traditional heavy industry in the 1970's. It now offers a combination of small to medium sized businesses, as well as global companies.

Northbank Industrial Park is the largest employment area supporting over 2,000 jobs. The industrial park is home to several major companies such as Babcock International, Caterpillar and TalkTalk as well as a whole host of small and medium sized businesses.



There are several other employment areas which include Mayfield Trading Estate and Fairhills Industrial Estate, as well as the retail space available along Liverpool Road.

The district has a thriving small business community with a plentiful supply of affordable accommodation comprising offices, warehousing and small retail units, to rent or buy.



For those wishing to work in the central business areas of Salford, Manchester and Warrington, these centres are only a short train, bus or car journey away.

The future will see major employment opportunities at Port Salford located on the eastern boundary of Irlam. This development will rejuvenate a large canal side site, with approximately 1,600 jobs expected to be created.



# Parks and Open Spaces



The two villages form the southern boundary of Chat Moss, a 10 square mile area of greenbelt covering approximately 30% of Salford. It contains the largest area of Grade 1 and 2 farmland and woodland in Greater Manchester. It is also a source of significant wildlife interest including a wealth of farmland birds and remnants of lowland bog habitat which is rare and declining.

Robert Stephenson famously floated the world's first passenger railway (Manchester-Liverpool line) on cotton bales and brushwood across the Moss in 1830. Much of the landscape of Chat Moss reflects its agricultural past and was reclaimed in the 19th century for farmland and is now home to cycle routes, bridleways and footpaths.



The district offers two major parks; Prince's Park in Irlam and Cadishead Park, as well as a number of other local green spaces with child-friendly play areas. Prince's Park has a new green gym, skateboard park, two football pitches and is close to sites of biological importance: the Old River and Irlam Moss. Cadishead Park has a playground, skateboard and BMX park, multi-sports facility and green gym.



# Waterways



The southern boundary of Irlam and Cadishead is formed by the Manchester Ship Canal which runs alongside the A57 bypass. Once a busy industrial waterway, today is home to increasing levels of wildlife and fish. There is a footpath and cycle-way which runs the length of the district alongside the bypass.

Irlam locks provide an opportunity for pedestrians and cyclists to cross over the canal into Flixton.



The remaining one mile stretch of the River Irwell is known as the Old River and is home to a range of wildlife. Generations of local children played along its banks and fished the course. It is the original course of the River Irwell which was isolated when the ship canal was cut in 1894. The Boat House Inn was the original ferry house and is now a local pub. A circular footpath provides a nice walk around the river taking in great views and offers access to Prince's Park.



# Leisure Activities

Irlam and Cadishead has a strong vibrant community which supports a wide variety of leisure activities for all ages.

The district offers a great blend of entertainment from the tranquil and beautiful parks and green space to the many sports facilities and clubs on offer, as well as the traditional real ale pubs.

If its fitness kicks you're after, Irlam and Cadishead has it all within reach. From a state-of-the-art leisure centre to the 18 hole golf course, rivers for fishing and the vast array of sports and social clubs across the district.



# Irlam and Cadishead Leisure Centre

At the heart of the district is a multi-use leisure centre, which was redeveloped in 2012 to provide state-of-the-art facilities to the community and includes:

- 25 metre swimming pool with aquatic classes
- 10 metre learning pool, including a learn to swim programme
- 4 court sports hall catering for football, basketball, netball, trampolining, racquet sports, gymnastics, etc
- Squash courts
- Air conditioned fitness suite providing a variety of equipment for cardio vascular and weight training
- Aerobic studio, providing a variety of fitness classes
- Outdoor team changing facilities
- External football pitch
- Table tennis



For more information:  
[www.salfordcommunityleisure/spot/locations/irlam-and-cadishead-leisure-centre](http://www.salfordcommunityleisure/spot/locations/irlam-and-cadishead-leisure-centre)

# Sport

## Football



Football is one of the main sports played across the district, which is served well by organised amateur football leagues on Saturdays and Sundays, including juniors and seniors, male and female.

Football is played across 11 pitches, with skill being at a reasonable level by amateur standards. However, you can be sure that whatever your skill level, clubs are always on the lookout for talented players (or at least enthusiastic ones).



## Rugby



Rugby league is played regularly across the district with a number of competitive teams and leagues catering for a variety of age groups from juniors to open age. It is also home to the Salford Reds who play at the AJ Bell stadium.



## Tennis

There is a tennis club in the adjoining village of Rixton-with-Glazebrook which offers the use of three courts and a club house for a small membership fee. The club is part of the Warrington and District Tennis Association and has male, female and junior teams that play locally throughout the season.



## Cricket

Based at Irlam Steel Recreation and Social Club, Irlam Cricket Club are a Development Clubmark Club with 2 adult teams and a strong junior section. Their facilities include a new pavilion with a state-of-the-art complex and practice nets.

# Sport



## Golf

Right on the doorstep is Boysnope Park Golf Club. Situated on the western boundary, this 18 hole, par 72 golf course covers 6,500 yards and provides public access to the driving range and club house.



For more information:  
[www.boysnope-golfclub.co.uk/course/](http://www.boysnope-golfclub.co.uk/course/)

## Cycling

The increasing cycling provision across the district helps to provide greater connectivity to other areas. A route to Eccles is already in place and runs the whole length of the district along the canal. The ongoing improvements to Liverpool Road include the introduction of cycle ways and the new facilities at Irlam Station will include a secure cycle store enabling commuters to cycle and ride. There are also established cycle routes across Chat Moss.



## Other

If none of those sports tickle your fancy, then here's a taste of some of the other sport and leisure activities on offer in Irlam and Cadishead:

- Boxing: children (4+) – open age
- Tae Kwon Do: ages 5 – 12 and 12+
- Darts: open age (16+) league consisting of 16 teams across 2 leagues
- Dancing: Irlam Gems and Irlam Hornettes, both cater for children aged 3+ through to open age
- Bowling: catering for 16+ as well as Irlam Vets 60+
- Scuba Diving and snorkelling: ages 10-80+ based at leisure centre
- Angling club (along the old river)
- Table sports: pool, snooker

Alongside the many sporting opportunities across the district, there are also a variety of recreational groups, including dominoes, gardening and knitting.

For more information:  
[www.irlamandcadishead.net](http://www.irlamandcadishead.net)

# Recreation

## Walking



With the expanse of Chat Moss on the doorstep and Cheshire a short drive away, there are plenty of footpaths to explore. The open land of Irlam Moss along with the New Forest in Cadishead and Rixton Moss offer miles of footpaths. The River Glaze, on the western boundary with Cheshire, offers a 5 mile riverside walk from Cadishead to Glazebury. The canal and old river course and adjoining parks are ideal for shorter walks.

Also on the door step, but just outside the area is Rixton Claypits Nature Reserve. Once a brick quarry, Rixton Claypits was designated a Local Nature Reserve in 1996 and is now a Special Area for Conservation. The site covers some 80 acres and is a wildlife haven where both the keen naturalist and casual visitor will find things of interest. Easy to follow and well maintained paths take you to ponds, pits, wildflower meadows, quiet corners and woodland.

## Community Groups

The district is home to a large number of community and social groups and these include:

- Rotary Club of Irlam
- Probus Club of Irlam
- Friends of the Parks
- Hamilton Davies Trust
- Irlam and Cadishead Community Committee
- Irlam and Cadishead Festival Committee
- Irlam Women's Institute
- History Society
- Friends of Hollinfare Cemetery



Getting involved and making new friends couldn't be easier!

For further information:  
[www.irlamandcadishead.net](http://www.irlamandcadishead.net).

# Entertainment & Days Out



Irlam and Cadishead lie on the old pack horse and turnpike route between Manchester and Liverpool. A number of the pubs were coaching houses and date back to the 1700's and early 1800's. These inns all had stables where horses were changed and travellers were able to rest. This and its more recent industrial history have left the district with a legacy of traditional pubs.



The oldest pub in the district is the Coach and Horses in Cadishead. At the other end of the district in Higher Irlam is the Old Nags Head and between these two, the imposing Ship Hotel, Railway, White Lion, Plough, Tiger Moth, Corky's wine bar, Royal Arms and the Lion. Other great pubs in the area include the Black Swan, the Red Lion, White Horse, the Boat House and the Railway Inn.



There are also a range of social clubs including the Higher Irlam Social Club, Steelworks Club, Catholic Club, Cadishead Conservative Club and Cadishead Labour Club.

If its night clubs you are after, Manchester is only a short distance away with regular trains and plenty of taxis.



For days out or an evening of entertainment, there are other venues within easy reach including the Trafford Centre, Airkix, the Chill Factor, the Phones 4 U Arena and the Lowry Centre. These provide a range of activities ensuring there is something for everyone and include: indoor skydiving, indoor skiing, shopping, bowling, arcades, cinemas, as well as a wide variety of pubs and restaurants.



# Leisure

## Shopping



Shopping is easy in Irlam and Cadishead. For the weekly food shopping the Tesco and Lidl stores at Fairhills Road at the heart of the district are both modern well stocked stores, complemented by the Co-op and Tesco Express Store in Higher Irlam and numerous local stores.



Liverpool Road, the main thoroughfare through the district is home to nearly 200 shops and businesses including dozens of small specialist retailers from traditional butchers, pet stores, DIY, florists and much more.



With Irlam and Cadishead being ideally situated geographically, other major shopping centres are also within easy reach including: the Trafford Centre, Bents, Golden Square Warrington to name but a few.



## Accommodation

There are no hotels within Irlam and Cadishead, but due to its location there are a number close by and these include:

### Black Swan, Hollins Green, 1.3miles

Just a short walk out of Cadishead, over the river Glaze at Hollins Green, the Black Swan shares the centre of the neighbouring village with the 17<sup>th</sup> century St Helen's Church and the village hall. The Black Swan which offers 14 modern bedrooms, hosts the village duck pond and has a family friendly outdoor play area.

[www.theblackswan.co.uk](http://www.theblackswan.co.uk)

Premier Inn Manchester, Sale, 2.5 miles

Premier Inn Manchester, Trafford Centre South, 3.4 miles

Altrincham Lodge, Altrincham, 3.4 miles

Premier Inn Manchester, Trafford Centre West, 3.4 miles

# Irlam and Cadishead

Irlam and Cadishead is a great place to live, work and enjoy.

It offers a variety of affordable housing in both a rural and urban setting.

Ideally located with easy access to the motorway network and great public transport links, the district provides great opportunities for employment and businesses alike.

With a strong and lively community and rich heritage, the district has hidden gems including its vast green space and variety of things to do. Looking for a great place to Live, Work or Enjoy? Then look no further!

For further information, please visit: [www.irlamandcadishead.net](http://www.irlamandcadishead.net)

**Live**

**Work**

**Enjoy**

