



UNIVERSITY OF
LEICESTER

Archaeological Services

**An Archaeological Evaluation at
Rear of 34 Lindridge Lane, Desford, Leicestershire
NGR: SK 47706 03838**

Andrew McLeish



ULAS Report No 2026-054

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Project Type:	Evaluation
Site Name:	Rear of 34 Lindridge Lane, Desford, Leicestershire
Grid Ref:	SK 47706 03838
Author:	Andrew McLeish
Date:	July 2026
Client:	XL DESIGNS LTD
Planning Authority:	Hinckley and Bosworth Borough Council
Planning Ref:	25/01125/FUL
ULAS Job No:	26/186
ULAS Report No:	2026-054
Accession No:	X.A65.2026
OASIS Ref:	universi1-544690

ReportTemplate3_Eval_V5

Cover photo: Evaluation area looking south east.

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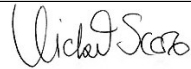


Document and Version Control

Revision History

Date	Filename/Version	Edited/Checked by	Notes
11/08/2026	V1	G. Speed	Draft version
19/08/2026	V2	G. Speed	Final
21/08/2026	V3	G. Speed	Updates on pottery report and discussion

Approval History

Date	Filename/Version	Approved by	Position
12/08/2026	2026-054_V1		Director

OASIS Information

PROJECT DETAILS	Oasis No	universi1- 544690		
	Project Name	An Archaeological Evaluation at Rear of 34 Lindridge Lane, Desford, Leicestershire		
	Start/end dates	28/07/2026		
	Previous/Future Work	No		
	Project Type	Archaeological Evaluation		
	Site Status	Pasture		
	Current Land Use	Pasture		
	Monument Type/Period	None		
	Significant Finds/Period	None		
	Reason for Investigation	Planning regulation		
	Position in the Planning Process	Condition		
	Planning Ref.	25/01125/FUL		
PROJECT LOCATION	County	Leicestershire		
	Site Address/Postcode	Rear of 34 Lindridge Lane, Desford, Leicestershire, LE9, 9GN		
	Study Area	0.9 acres		
	Site Coordinates	SK 47706 03838		
	Height OD	103 – 105m aoD		
PROJECT CREATORS	Organisation	University of Leicester Archaeological Services		
	Project Brief Originator	Hinckley and Bosworth Borough Council		
	Project Design Originator	University of Leicester Archaeological Services		
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	Project Director/Supervisor	Andrew McLeish		
	Sponsor/Funding Body	XL DESIGNS LTD		
PROJECT ARCHIVE		Physical	Digital	Paper
	Recipient	Leicestershire Museums	Museum/ADS	Leicestershire Museums
	ID (Acc. No.)	X.A65.2026	X.A65.2026	X.A65.2026
	Contents	Finds	Photographs	Archive & Report
PROJECT BIBLIOGRAPHY	Type	Grey Literature (unpublished)		
	Description	Report A4 pdf		
	Title	An Archaeological Evaluation at Rear of 34 Lindridge Lane, Desford, Leicestershire		
	Author	Andrew McLeish		
	Other bibliographic details	University of Leicester Archaeological Services Report No. 2026-054		
	Date	2026		
	Publisher/Place	University of Leicester Archaeological Services / University of Leicester		

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An Archaeological Evaluation at Rear of 34 Lindridge Lane, Desford, Leicestershire

Andrew McLeish

Summary

This report details the results of an archaeological evaluation carried out by University of Leicester Archaeological Services (ULAS) at Rear of 34 Lindridge Lane, Desford, Leicestershire. The work was undertaken on the 27th of July 2026 on behalf of XL designs Ltd in advance of four detached residential dwellings with associated garaging.

Four 25m trenches were excavated. Three trenches were negative for archaeological features, while trench 4 contained a post-medieval or modern ditch.

The physical archive will be deposited with Leicestershire museums under the accession number X.A65.2026 The digital archive will be deposited with the Archaeological Data Service (ADS).

The report and digital record of the work will be deposited under the Oasis number universi1- 544690 with the Archaeology Data Service.

Introduction

This document is a report on a programme of archaeological evaluation at 34 Lindridge Lane, Desford, Leicestershire, in accordance with National Planning Policy Framework (NPPF): Section 16 Enhancing and Conserving the Historic Environment (DLUHC 2025).

This work was carried out by University of Leicester Archaeological Services (ULAS) on behalf of XL Designs LTD.

Planning Permission (25/01125/FUL) has been granted for four detached residential dwellings with associated garaging, and the permission includes a condition for archaeological work.

Due to the archaeological potential, the Planning Archaeologist for Leicestershire as advisor to Hinckley and Bosworth Borough Council has requested archaeological evaluation to determine the impact of the proposed scheme on any buried archaeological remains and, if necessary, to provide a mitigation strategy for the development site.

Location, topography and geology

Desford is a village and civil parish in Hinckley and Bosworth district, 7 miles west of the centre of Leicester. The proposed development area (PDA) is approximately 0.41 ha and consists of a rectangular site, accessed from Lindridge Road. It is located to the immediate south of Lyndale house, a former cattery on the east side of Lindridge Lane (Fig. 1). It is located on a gentle slope and lies between 103m and 105m above OD.

The British Geological Survey identifies the geology of the east of the site is Cotgrave Sandstone Member - Sandstone. Sedimentary bedrock changing to Edwalton Member - Mudstone. Sedimentary bedrock to the west (BGS; <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>).

The Soilscape website indicates that the soils, will be Slightly acid loamy and clayey soils with impeded drainage (Soilscape 8 <http://www.landis.org.uk/soilscales/>).

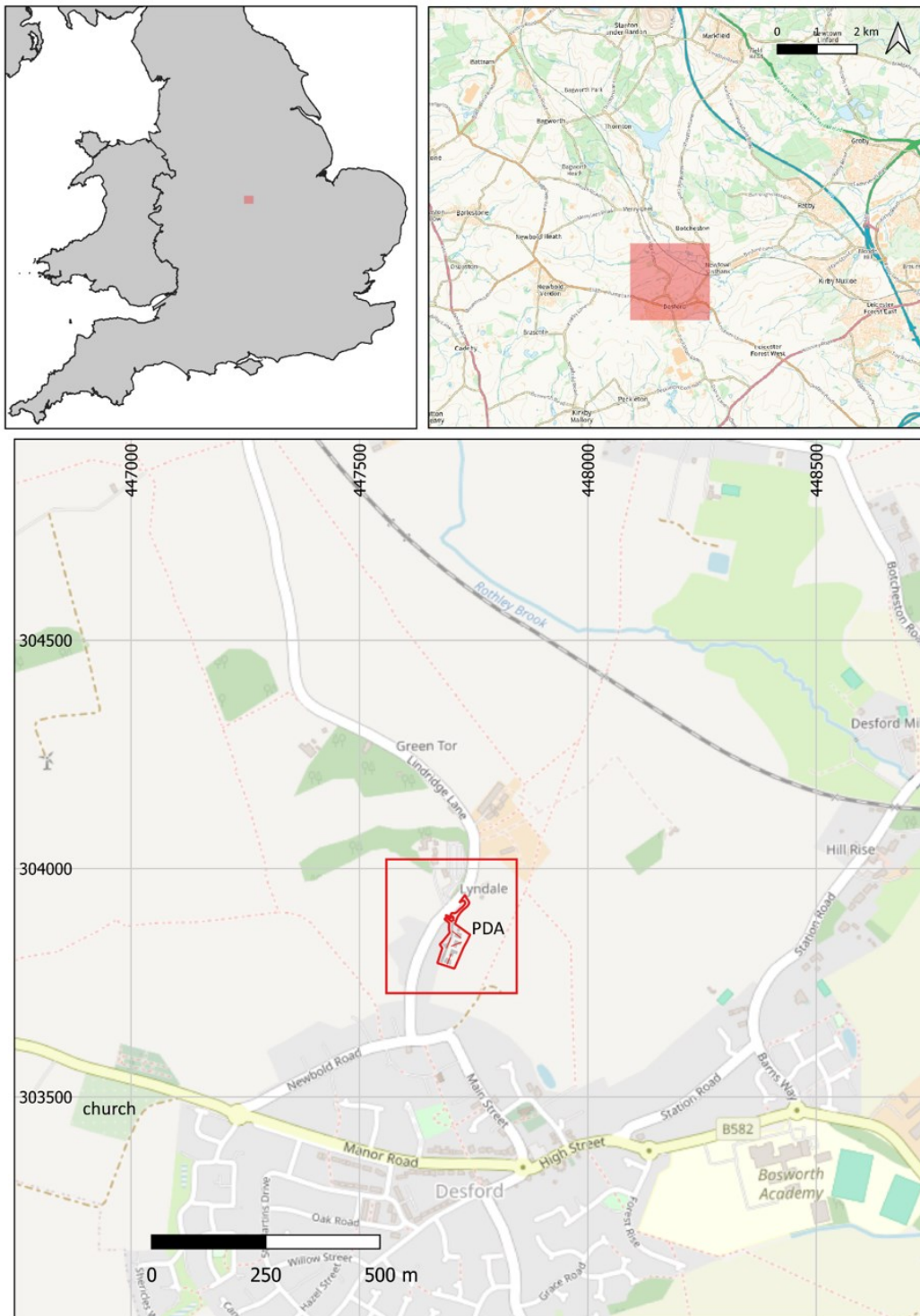
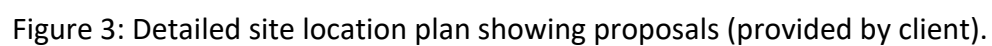
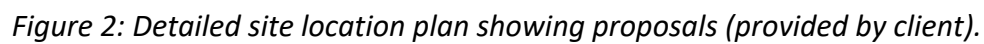


Figure 1: Site Location, within UK, county, and local.



Historical and Archaeological Background

The Leicestershire and Rutland HER has identified the following:

Prehistoric - Roman

An Iron Age/Roman site (HER MLE9267), located off Leicester Lane revealed two phases of activity, 680m south-east of the site. In 1960 a Roman kiln (MLE2742) was found during building work, 521m south of the PDA at 29 Main Street. A second kiln was found to the south-west. Trial trenching in 2013 found three pieces of Roman pottery but no further kiln feature. A scatter of Roman pottery was found in the 1990's (MLE2737) 640m north-west. A single sherd of Mortaria (MLE22286) was found 762m to the north-east.

Anglo-Saxon to Medieval

The historic settlement core of Desford (MLE2751) is mapped at over 520m south of the PDA. It was recorded as Diresford/Deresford in 1086 (Domesday Book) and is likely to have its origins in the late Saxon period. It was occupied throughout the Medieval period. A Medieval copper alloy cauldron foot (MLE20307) is recorded as being found somewhere near Bosworth College. Earthworks (MLE2748) of three long Medieval fishponds and two small ponds likely to be breeding tanks are known 300m east of the College, in the vicinity of further banks and ditches (MLE17058). The earthwork and buried remains of a medieval moated site (MLE2738, Monument Number 314940) with associated enclosures and pond (MLE2739) lie 944m north-west. The possible site of a castle known as Castlehill (MLE2736) is located 342m south-east.

Previous archaeological work

In 1999 and 2000 trial trenching and excavation on land off Leicester Lane (709m south-east), producing evidence for activity from the Bronze Age, Iron Age and Romano-British periods (Thomas 1999, 2000).

Trial trenching carried out in 2013 at 23 Main Street, south of the site, found a number of features including a pit, gully and posthole, ranging in date from the 9th to 16th centuries AD (Trott 2013) (MLE20694).

In 2019 an evaluation on land at Barn's Way (844m south-east) identified a small pit containing a sherd of Neolithic to Bronze Age pottery (Barr 2019) (MLE20694).

Trial trenching and excavation in 2019 and 2020 at 51 Main Street recorded pits and postholes, and two probable post-medieval animal burials, all likely representing back yard medieval activity associated with properties fronting onto the main street (Baker 2019; Coward 2020) (MLE25372).

Trial trenching in 2020 on land east of Little Lane recorded a shallow medieval pit (McLeish 2019). Further excavation in 2020 centred on the pit and revealed three further features, consisting of a medieval gully, a large post-medieval ditch (Clapton 2020) (MLE25389).

Trial trenching in 2024, immediately north of the PDA, consisted of three evaluation trenches in advance of residential development, all three trenches proved negative for archaeological features (McLeish 2024).

Aims and Objectives

The main aim of the investigation was to identify and record any archaeological remains and provide evidence in order for the local planning authority to make informed recommendations and to identify an appropriate mitigation strategy for the proposed development.

The main objectives of the archaeological work were:

- To identify the presence/absence of any archaeological deposits.
- To characterise the extent, date range, character, condition and significance of any archaeological deposits to be affected by the ground works.
- To excavate and record archaeological deposits uncovered during the work.
- To recover artefacts and ecofacts to aid in the dating and interpretation of any archaeological deposits and features encountered.
- Interpret the archaeology of the site within its local, regional, and national, archaeological context.
- To advance understanding of the heritage assets and establish the relationship of any remains within the wider landscape.
- To produce a report and archive of the results.

Research Objectives

The presence of prehistoric, Roman, medieval, and post-medieval archaeology in the vicinity of the PDA indicates a potential for archaeology relating to these periods. The PDA therefore has the potential to add to research objectives identified within the East Midlands Historic Environment Research Framework (<https://researchframeworks.org/emherf/>).

There is therefore potential for remains that could contribute to the following Research Objectives:

Iron Age

- 4C Characterise the Late Bronze Age and Early Iron Age settlement resource and investigate intra-regional variability
- 4E Assess the evidence for the evolution of settlement hierarchies
- 4F Investigate intra-regional variations in development of fields and linear boundaries
- 4G Study the production, distribution and use of artefacts

Roman

- 5H Investigate landscape contexts of rural settlements.
- 5I Support research and publication of landscape syntheses.
- 5J Instigate regional scale characterisation study of industry

Medieval

- 6J Update and expand East Midlands Anglo-Saxon Pottery Project.
- 7E Investigate the morphology of rural settlements.

Post-Medieval

- 8C Establish a typology of regional building traditions.

These research aims have been identified based on the current state of knowledge within the area of the scheme and will be re-assessed and updated during the course of the fieldwork.

Methodology

The fieldwork followed the procedures set out in the approved *Written Scheme of Investigation* (WSI) for the project (Speed, 2026).

All work was carried out in accordance with the Chartered Institute for Archaeologists (CIfA) *Universal guidance for archaeological field evaluation* (2023), *Standard for Archaeological field evaluation* (2023) and *Code of Conduct : professional ethics in archaeology* (updated 2025) <https://www.archaeologists.net/work/standards>. The Accession No X.A65.2026 was used to identify all records and artefacts.

Fieldwork was carried out by ULAS on July 27th, 2026, and was followed by post-excavation and reporting.

The project involved the excavation of four 25m long trenches across the development site using an 8.5-tonne tracked 360 excavator with a 1.60m ditching bucket. Constraints comprised of having to move the location of trench 4 slightly off its planned axis to avoid existing trees and a wall structure and shorten its length to 21m to give the 360-excavator maneuvering room.

After a prolonged dry spell, the ground additionally proved difficult to machine to some trenches.

Monitoring

Internal monitoring procedures were undertaken with the Project Manager, to ensure that project targets were met and professional standards maintained. No monitoring visits were undertaken, but photos and descriptions of the results were shared with Planning archaeologist during the work.

Results

A consistent topsoil of mid greyish brown dry friable silty clay was present across all four trenches with a clear boundary onto a light-yellowish brown dry friable clay - silt subsoil both containing common small to medium sized well-rounded pebbles. These in turn overlay a bright red heavy clay natural with common patches of blue degraded mudstone.

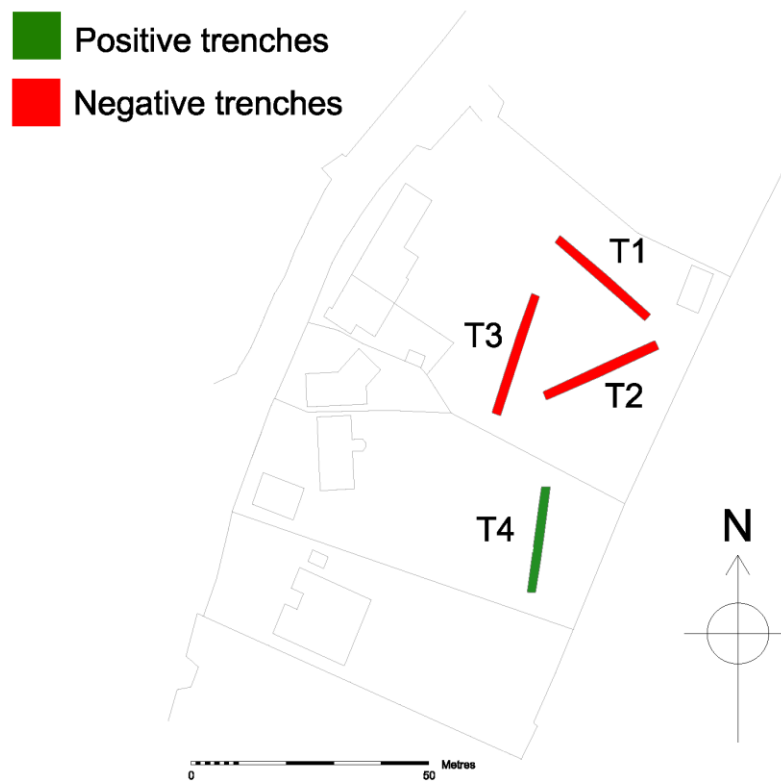


Figure 4 Trench plan.

Trench 1

Trench 1 measured 25m in length and was aligned north-west to south-east and was negative for archaeological features. The south-eastern end of the trench contained an area of modern made ground 9m in width and between 0.5 and 0.7m in depth.

<u>Orientation & Dimensions</u>	<u>Topsoil/modern overburden Depth</u>	<u>Subsoil Depth</u>	<u>Top of natural.</u>	<u>Min depth of trench</u>	<u>Max depth of trench</u>
NW-SE	0.15m – 0.64m	0.15m – 0.4m	0.2m – 1.03m	0.2m	1.21m



Figure 5 Trench 1 looking south east.



Figure 6 Made ground deposits at southern end of trench 1.

Trench 2

Trench 2 measured 26m in length and was aligned south-west to north-east and was negative for archeological features.

<u>Orientation & Dimensions</u>	<u>Topsoil/modern overburden Depth</u>	<u>Subsoil Depth</u>	<u>Top of natural.</u>	<u>Min depth of trench</u>	<u>Max depth of trench</u>
SW-NE	0.2m – 0.46m	0.05m – 0.37m	0.3m – 0.71m	0.3m	0.81m



Figure 7 Trench 2 looking south west.

Trench 3

Trench 3 measured 25m in length and was aligned south-west to north-east and was negative for archeological features.

<u>Orientation & Dimensions</u>	<u>Topsoil/modern overburden Depth</u>	<u>Subsoil Depth</u>	<u>Top of natural.</u>	<u>Min depth of trench</u>	<u>Max depth of trench</u>
SW-NE	0.14m – 0.19m	0.14m – 0.21m	0.14m - 0.4m	0.2m	0.46m



Figure 8 Trench 3 looking south

Trench 4

Ditch [004], fill (005)

Trench 4 measured 21m in length and was aligned north to south and contained a single archaeological feature. Ditch [004] was a shallow V-shaped ditch 0.65m wide by 0.4m deep running north-east to south-west across the trench. This was filled with (005) a dark red brown silty clay with occasional small to mid-sized well rounded pebble inclusions. A single basal sherd of possible 12-14th century pottery, along with modern glass, recovered from this fill.

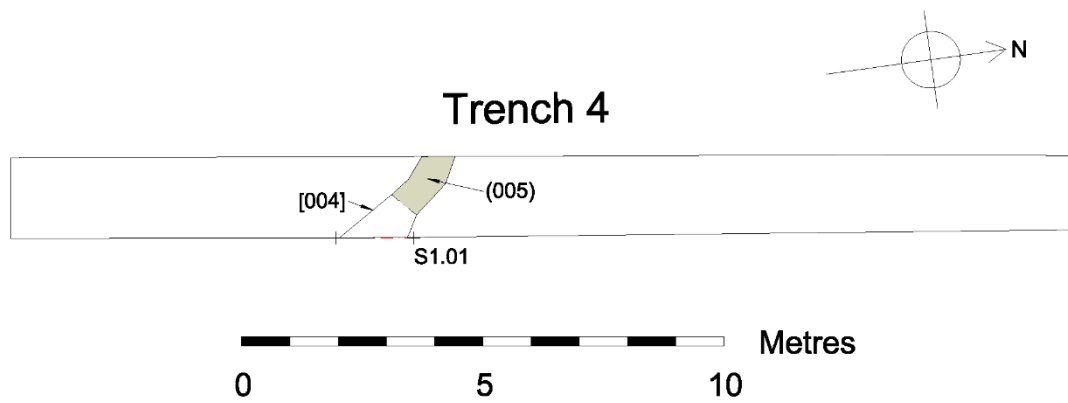


Figure 9 Plan of [004] in trench 4.

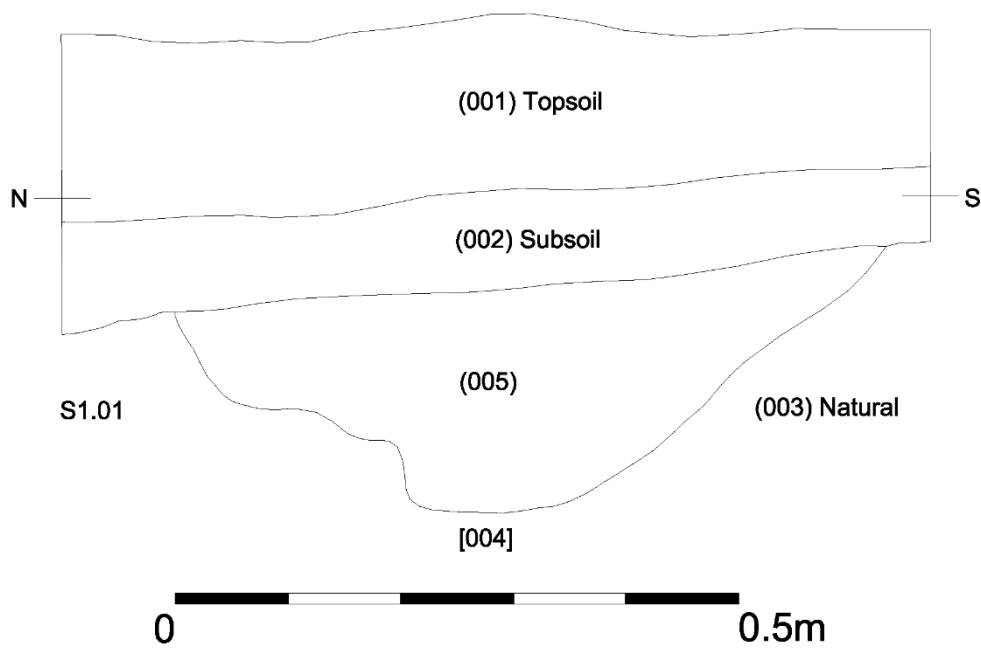


Figure 10 West facing section through ditch [004].

<u>Orientation & Dimensions</u>	<u>Topsoil/modern overburden Depth</u>	<u>Subsoil Depth</u>	<u>Top of natural.</u>	<u>Min depth of trench</u>	<u>Max depth of trench</u>
N-S	0.15m – 0.25m	0.15m – 0.18m	0.22m – 0.42m	0.26m	0.55m



Figure 11 Trench 4 looking south



Figure 12 Ditch [004] looking east.

The Medieval Pottery – Kristophe Michaels

A single sherd of possible medieval pottery weighing 3g was recovered from the evaluation excavation at Rear of 34 Lindridge Lane, Desford, Leicestershire. The sherd was examined using a binocular microscope at x15 magnification and has been recorded in line with the *ClfA Toolkit for Finds: Pottery* (ClfA 2024), and to type following the Leicestershire Medieval and Post-medieval Fabric Series (Davies and Sawday 1999; Sawday 2009), and the reference collection here at ULAS.

The sherd was recovered from fill (005) of ditch [004] in Trench 4, and may be a basal sherd of a Potters Marston ware vessel dating from the 12th to 14th century. The sherd shows a fair amount of abrasion but not enough to consider it definitively as redeposited material. However, a glass vessel of modern date (perhaps of 19th century or later date) was also recovered from within this context.

Discussion & Conclusions

A programme of archaeological evaluation trenching was undertaken by ULAS at Lindridge Lane, Desford, in July 2026. The results closely mirror those obtained during the 2024 trial trenching immediately to the north (McLeish 2024). Trenches 1-3 proved negative for archaeological remains, with only a deposit of modern made ground identified in Trench 1.

Trench 4 contained a single ditch, interpreted as a former field boundary of relatively recent date. The fill produced a very small sherd of possible medieval pottery together with a fragment of modern glass, suggesting a post-medieval or modern origin for the feature. Comparison of the trench data with a georeferenced 1886 Ordnance Survey map indicates that the ditch lies within 2m of a former field boundary shown on the historic mapping (Figure 13). Given the known limitations in the positional accuracy of early OS maps, this correspondence is considered sufficiently close to suggest that the excavated ditch represents the mapped field boundary. The field boundary also appears on all subsequent map editions.

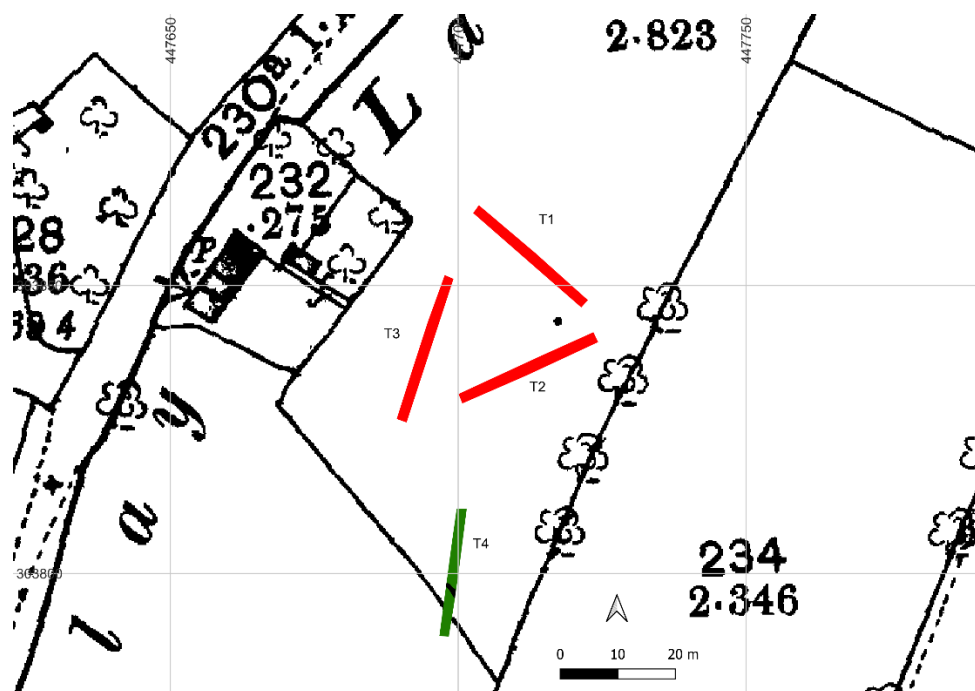


Figure 13: Trench results with 1886 OS map, showing Trench 4 ditch in close proximity (<2m) to field boundary

Archive & Publication

The physical archive for the project will be deposited with Leicester museums using accession number X.A65.2026 and consists of the following:

- 1 Unbound copy of this report (Report number)
- 1 Photographic record sheet
- 1 Permatrace sheet with drawings
- 4 Trench sheets
- 1 Contact sheet of digital photos
- 1 sherd of Potters Marston pot, 1 glass vessel date unknown.

The digital archive will be deposited with the Archaeological Data Service (ADS): <https://archaeologydataservice.ac.uk/>) and consists of.

- Digital Photographs.
- GPS survey data

The online OASIS data entry has been completed detailing the results of the project and the report will be digitally accessible through The Archaeological Data Service (www.archaeologydataservice.ac.uk) with universi1-544690 as the identifier.

A summary of this report will appear in due course in the Transactions of the Leicestershire Archaeological and Historical Society.

Acknowledgements

The fieldwork and post-excavation were undertaken by Andrew McLeish, Chris Naisbitt and project managed by Gavin Speed for ULAS. The artefacts were identified by Kristophe Michaels. The author would like to thank Adam Page of XL designs Ltd for machining the trenches.

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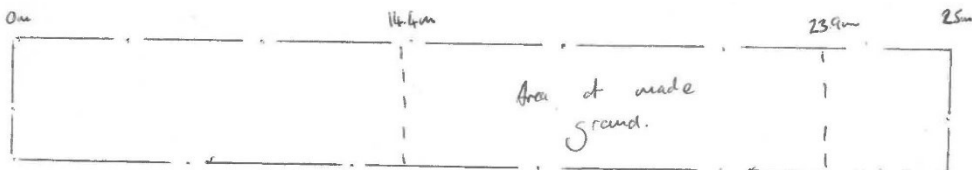
Appendix 1: Context List

Context	Type	Description	Finds	Suggested Date
001	Layer	Topsoil	-	-
002	Layer	Subsoil	-	-
003	Layer	Natural	-	-
004	Cut	Ditch	-	Post medieval – modern
005	Fill	Ditch fill	Pot and glass	Post medieval – modern

Appendix 2 Trench sheets

ULAS Trench Recording Sheet

Site Name: *Lindridge Lane, Desford TT* Page No. *1*
 Acc No: *X.A65.2026 / 26 - 186*

Trench No	<i>1</i>		Field No/Name	<i>/</i>		OS Grid Square	<i>/</i>	
Orientation	<i>NW - SE</i>		Slope?	<i>Gentle down slope to SE</i>				
Length	<i>25m</i>	Width	<i>1.6m</i>	Depth Min.	<i>0.2m</i>	Depth Max.	<i>1.2m</i>	
Description	Topsoil				Subsoil			
Colour								
Texture								
Consistence	<i>As for Trench 2</i>				<i>As for Trench 2</i>			
Coarse comps								
Comments								
Natural (1)	<i>North western end of Trench - Faint light grey blue degraded clay & stone</i>							
Natural (2)	<i>South eastern end of Trench - Red brown clay with yellow brown silty patches</i>							
Interval (m) from End	<i>0m</i>	<i>5m</i>	<i>10m</i>	<i>15m</i>	<i>20m</i>	<i>25m</i>		To End
Ground (OD)	<i>0m</i>	<i>0m</i>	<i>0m</i>	<i>0m</i>	<i>0m</i>	<i>0m</i>		
Topsoil depth	<i>0.15m</i>	<i>0.35m</i>	<i>0.32m</i>	<i>0.4m</i>	<i>0.6m</i>	<i>0.2m</i>		
Subsoil depth	<i>0.15m</i>	<i>0.15m</i>	<i>0.14m</i>	<i>0.4m</i>	<i>0.3m</i>	<i>-</i>		
Top of Natural	<i>0.3m</i>	<i>0.5m</i>	<i>0.46m</i>	<i>0.8m</i>	<i>1.03m</i>	<i>0.2m</i>		
Base of trench	<i>0.3m</i>	<i>0.5m</i>	<i>0.46m</i>	<i>0.8m</i>	<i>1.2m</i>	<i>0.2m</i>		
Contexts	<i>No</i>							
Evidence for truncation/ploughing?	<i>Yes - South eastern end has large area of modern made ground</i>							
Further Work Required?	<i>No</i>							
Notes/Sketch	 <i>Trench topsoil brown rubble on subsoil/natural interface.</i>							
Plan Nos	<i>GPS</i>				Section Nos <i>/</i>			
EDM files					Photo Nos <i>64-66/67-68 / 70-71.</i>			
Recorded	<i>Andy Mc</i>		Date	<i>27/7/26</i>		Checked		

ULAS Trench Recording Sheet

Site Name: DESFORD

Page No. 4

Acc No: X.A65.2026

Trench No	4		Field No/Name			OS Grid Square		
Orientation	N-S		Slope?	SLIGHT DOWN FROM S → N				
Length	21m	Width	1.2m	Depth Min.	Depth Max.			
Description	Topsoil (001)			Subsoil (002)				
Colour	LIGHT GREY BROWN			MID ORANGE BROWN				
Texture	FRIABLE			COMPACT.				
Consistence	CLAY SILT.			SILTY CLAY.				
Coarse comps	PEBBLES, SMALL, ROUNDED. AS TOP SOIL. 1st RARE.							
Comments								
Natural (1)	(003) MID RED, FIRM CLAY. + 4 BLUE WHITE MOD. STONE							
Natural (2)								
Interval (m) from End	S	0m	5	10	15	20m		To End
Ground (OD)								
Topsoil depth		0.22	0.15	0.20	0.24	0.25		
Subsoil depth		—	0.16	0.18	0.18	0.15		
Top of Natural		0.22	0.31	0.38	0.42	0.40		
Base of trench		0.26	0.36	0.43	0.55	0.48		
Contexts	(005) (004) HEDGE LINE							
Evidence for truncation/ploughing?	NONE							
Further Work Required?	NONE.							
Notes/Sketch								
Plan Nos	GPS			Section Nos S.I.01 + I.02				
EDM files				Photo Nos 46-51 43-45: (004)				
Recorded	EDN		Date	27.07.26.		Checked		

ULAS Trench Recording Sheet

Site Name: DESFORD

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Trench No 3		Field No/Name		OS Grid Square			
Orientation SW-NE		Slope? DOWN FROM SW-NE					
Length 0.25	Width 1.2m	Depth Min.		Depth Max.			
Description	Topsoil		Subsoil				
Colour	AS TR 4						
Texture							
Consistence							
Coarse comps							
Comments							
Natural (1)							
Natural (2)							
Interval (m) from End SW	0m	5	10	15	20	25m	To End NE
Sound (OD)							
Topsoil depth	0.16	0.19	0.16	0.16	0.14	0.14	
Subsoil depth	0.14	0.21	0.18	0.20	—	0.10	
Top of Natural	0.30	0.40	0.32	0.36	0.14	0.24	
Base of trench	0.34	0.45	0.40	0.40	0.20	0.30	
Contexts NONE							
Evidence for truncation/ ploughing? NONE							
Further Work Required? NONE							
Notes/Sketch							
BLANK TRENCH							
Plan Nos —				Section Nos —			
EDM files				Photo Nos 52-57			
Recorded CDN		Date 27.07.26		Checked			

ULAS Trench Recording Sheet

Site Name: DESFORD

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Trench No 14		Field No/Name		OS Grid Square								
Orientation N-S		Slope? SLIGHT. DOWN FROM S → N										
Length 21m		Width 1.2m		Depth Min.								
Description		Topsoil (001)		Subsoil (002)								
Colour		LIGHT GREY BROWN		MID ORANGE BROWN								
Texture		FRIABLE		COMPACT.								
Consistence		CLAY SILT.		SILTY CLAY.								
Coarse comps		PEBBLES, SMALL, ROUNDED. AS TOP SOIL.										
Comments												
Natural (1) (003) MID RED, FIRM CLAY. + BLUE WHITE MOD. STONE												
Natural (2)												
Interval (m) from End	S	0m	5	10	15	20m					N	To End
Ground (OD)												
Topsoil depth		0.22	0.15	0.20	0.24	0.25						
Subsoil depth		—	0.16	0.18	0.18	0.15						
Top of Natural		0.22	0.31	0.38	0.42	0.40						
Base of trench		0.26	0.36	0.43	0.55	0.48						
Contexts (005) [004] HEDGE LINE												
Evidence for truncation/ ploughing? NONE												
Further Work Required? NONE.												
Notes/Sketch												
Hand-drawn sketch of a trench profile. The trench is 21m long and 1.2m wide. It shows a topsoil layer (001) and a subsoil layer (002). A hedge line is marked at the 15m point. The profile is labeled with 'S.I.01' and 'S.I.02'.												
Plan Nos GPS												
Section Nos S.I.01 + 1.02												
EDM files												
Photo Nos 46-51 43-45 [004]												
Recorded EDN												
Date 27.07.26.												
Checked												



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