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Archaeological Services

**An Archaeological Desk Based Assessment for land east of Bosworth
Water Park, Wellsborough Road, Market Bosworth CV13 6PD**

Leon Hunt



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Author:	Leon Hunt
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Cover photo: The proposed development area from the east, looking north

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University of Leicester
Archaeological Services
University Rd., Leicester, LE1 7RH
T: (0116) 2522848 E: ulas@le.ac.uk
W: <https://le.ac.uk/ulas>



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An Archaeological Desk Based Assessment for land east of Bosworth Water Park, Wellsborough Road, Market Bosworth CV13 6PD

Leon Hunt

Summary

An archaeological desk-based assessment has been prepared by University of Leicester Archaeological Services (ULAS) for land east of Bosworth Water Park, Wellsborough Road, Market Bosworth, Leicestershire CV13 6PD.

The report was commissioned by Jon Golby in advance of the proposed development of the site for a new family health and wellness spa. The proposed development area (PDA) currently consists of a large triangular field used for car parking for events. A conifer plantation lies on the southern part of the PDA.

The Historic Environment Record (HER) for Leicestershire and Rutland records few known archaeological sites within a 1km radius of the PDA. There are some findspots for prehistoric, Roman and medieval artefacts, and the PDA lies outside the historic core of the town of Market Bosworth. The canal and railway, a brickworks and railway associated buildings are the only post-medieval/modern features recorded on the HER.

*Therefore, there is **Low** potential for archaeology of all periods within the PDA, although this potential is largely unattested due to the lack of archaeological work that has been undertaken in the vicinity.*

The PDA lies close to the Ashby Canal conservation area, but this cannot be seen or experienced from the site and therefore there will be no change to the setting of the conservation area. There are no listed buildings nearby that will be affected by the proposed development.

*The historic landscape character will change from 'Fields and Enclosed Land' to 'Ornamental, Parkland and Recreation' causing a **Slight Adverse** effect on the character of the landscape.*

Introduction

In accordance with National Planning Policy Framework (NPPF), Section 16, Conserving and Enhancing the Historic Environment (DLUHC 2024) this document is an archaeological desk-based assessment for land east of Bosworth Water Park, Wellsborough Road, Market Bosworth, Leicestershire CV13 6PD (NGR: SK 38831 03078).

University of Leicester Archaeological Services (ULAS) have been commissioned by Jon Golby to produce the assessment in advance of a proposed new family health and wellness spa.

The proposed development area (PDA) lies east of the Bosworth Water Park, and west of the village of Market Bosworth (Figure 1). The PDA is currently a large triangular field, mainly covered in grassland with a conifer plantation to the south.

The historic environment record (HER) for Leicestershire and Rutland records a few archaeological remains in the area. The PDA lies 1.3km outside the historic core of Market Bosworth.



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Created on: 27/05/2025

Figure 1: Site Location

Planning background

This desk-based assessment has been prepared to inform a planning application (25/00027/OUT) for a proposed new family health and wellness spa that will be submitted in due course. It provides information on the significance of the historic environment, to fulfil the requirement of NPPF paragraph 200 which requires applicants:

‘to describe the significance of any heritage assets affected, including any contribution made by their setting.’

This is the first stage of investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

National Planning Policy

The Ancient Monuments and Archaeological Areas Act 1979, provides statutory protection for monuments of national importance (Scheduled Monuments or SMs). It was amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

The principal legislation affecting historic buildings is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for buildings on a list compiled by the Secretary of State. Conservation Areas are identified by the Local Planning Authority as areas of special architectural or historic interest, where it is important to preserve or enhance their character or appearance.

The National Planning Policy Framework (NPPF) was published in 2012 and last updated Dec. 2024. It is supported by National Planning Practice Guidance (updated July 2019). Additionally, there are three Good Practice Advice (GPA) documents published by Historic England.

Section 16 of the NPPF ‘Conserving and enhancing the Historic Environment’ provides guidance on the conservation and investigation of heritage assets. Paragraphs of particular relevance are:

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Aims

The aim of this desk-based assessment is to present information on the significance, extent, character, date, integrity, state of preservation and of cultural heritage assets present within the PDA. It will assess the significance of heritage assets that the proposed development might have an impact on and the level of any harm caused. This assessment considers archaeology, built heritage (buildings) and landscapes.

The assessment takes into account all previous land uses and attempts to establish what impact future development will have on the archaeological remains. The desk-based assessment should, once the above information has been gathered, assist in providing an informed planning decision or ascertain whether further stages of work are necessary.

Methodology

This document has been prepared in accordance with relevant legislation, the National Planning Policy Framework and best-practice guidance to identify and provide a description of known heritage assets potentially affected by future development within the site.

This report has been prepared based upon information current and available as of 30/05/2025. Future archaeological work and changes to current standards, guidance and legislation may cause changes to the conclusions and any recommendations given. Any future reliance on the results of this report should take this into account.

The following sources have been consulted to assess previous land use and archaeological potential:

- Designated Heritage Asset data, downloaded from Historic England's online National Heritage List for England;
- Archaeological records (Historic Environment Record (HER) for Leicestershire and Rutland, Leicestershire County Council and Portable Antiquities Scheme (PAS) for Leicestershire and Rutland
- Previous Ordnance Survey and other maps of the area National Library of Scotland database and Edina Digimap Website (digimap.edina.ac.uk) and Records Office for Leicestershire, Leicester and Rutland, Wigston Magna, Leicestershire;
- Geological maps (British Geological Survey website and Edina Digimap Website);
- Open data LiDAR from the Environment Agency;
- Historic England Archives digital data from Historic England;

- Online digital sources e.g. Heritage Gateway, Pastscape, MAGIC, Defence of Britain Database, British History Online, British Geological Survey, OASIS, Conservation Area Appraisals; and
- Historical background material (ULAS Archives and various on-line facilities).

A site visit was undertaken on 28/05/2025 in order to examine the area. Particular attention was paid to the current land use of all parts of the PDA and its likely impact on the condition of any buried archaeological remains.

The PDA comprises roughly 4.7 ha of land. Data was gathered for all heritage assets within the PDA boundary and a 1km radius allowing for the identification of any heritage assets where setting and subsequent significance may be impacted by the proposed development. The impact on the setting of Designated Assets were also considered within a wider area.

All work follows the Chartered Institute for Archaeologist's (CIfA) Code of Conduct: professional ethics in archaeology (rev. 2022) and adheres to their Standard and Guidance for Archaeological Desk-based Assessments (rev. 2020). Guidance on significance and setting is provided by Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* (2015; GPA2) and *Historic Environment Good Practice and Advice in Planning, Note 3: The Setting of Heritage Assets* (2017; GPA3).

Significance of Heritage Assets

Within NPPF guidance, heritage significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (Annex 2).

Para 201 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Heritage assets can be assigned a value ranging from Negligible to Very High according to the scale below. (Table 1).

The likely impact of the proposed development is determined by taking the baseline conditions of the site and the heritage resource identified by the assessment and assessing the level of change caused by from the proposed development. This impact can be either adverse (negative) or beneficial (positive) and can be ranked according to the scale from **Major** to **No Change**. Where it is not possible to confirm the impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied (Table 2).

The overall effect that a proposed development has on the heritage asset is based on a combination of the value of a heritage asset and the magnitude of the impact from the proposed development. The Effect takes into account any mitigation strategies proposed and the scale runs from Neutral, Slight, Moderate, Large and Very Large. A matrix is used as a check to identify the effect on the heritage asset (Table 3).

Table 1: Assessing significance (value)

Very High	High importance and rarity, international scale and limited potential for substitution (e.g. World Heritage Sites, assets of clear international importance or that can contribute to international research objectives).
High	High importance and rarity, national scale and limited potential for substitution (e.g. Scheduled Monuments, Grade I or II* listed buildings or assets of national importance or that can contribute to national research objectives).
Medium	High or medium importance and rarity, regional scale, limited potential for substitution (e.g. Grade II listed buildings, Conservation Areas containing important buildings, designated or undesignated assets that contribute to regional research objectives).
Low	Low or medium importance and rarity, local scale (e.g. Locally listed buildings or buildings of local interest, Designated or undesignated assets of local importance or those compromised by poor preservation or survival).
Negligible	Very low importance and rarity, local scale (e.g. buildings of no architectural or historical note, assets with little or no surviving archaeological interest).

Table 2: Assessing magnitude of impact

Major	Total loss or major alteration of the asset or change in its setting leading to the total loss or major reduction in the significance. The relationship between the asset and its setting is no longer readily appreciable.
Moderate	The partial loss or alteration of the asset from the baseline conditions or change in its setting leading to the partial loss or reduction in the significance. Characteristics of the setting can still be appreciated, but with the introduction of new, unrelated elements that distract from and compete with the baseline setting.
Minor	A change from baseline conditions to the asset, or change in its setting leading to the slight loss or reduction in the significance of the asset. Characteristics of the setting can still be appreciated - the changes do not conflict with the character of the heritage asset.
Negligible	Barely distinguishable change from baseline conditions or change in its setting resulting in no reduction in the significance of the asset
No Change	No change to the asset or its setting.

Table 3: Assessing the Overall Effect

Significance (value)	Magnitude of Impact (Adverse or Beneficial)			
	Negligible	Minor	Moderate	Major
Very High	Slight	Moderate	Large	Very large

High	Slight	Slight - Moderate	Moderate - large	Large
Medium	Neutral - Slight	Slight	Moderate	Moderate - large
Low	Neutral - Slight	Neutral - Slight	Slight	Slight - Moderate
Negligible	Neutral	Neutral - Slight	Neutral - Slight	Slight

Setting

Setting is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve (Historic England 2017, 3). Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF Annex 2). The ability to understand, experience and appreciate a heritage asset can be harmed or lost through any development that affects its setting. The value of a heritage asset can therefore be harmed or lost through alteration within or destruction of its setting.

Setting is mostly experienced visually and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places.

The assessment of harm to the significance of a heritage asset through changes to setting comprises a staged process:

1: identify heritage assets and their settings.

2: assess whether how and to what degree these settings make a contribution to the significance of the heritage assets. *The Setting of Heritage Assets* suggests consideration should be given to the physical surroundings of the asset including its relationship with other heritage assets, the assets intangible associations with its surroundings and patterns of use, the contribution made by noises, smells etc. to significance and the way views allow the significance of the asset to be appreciated.

3: assess the effects of the proposed development, whether beneficial or harmful, on that significance. *The Setting of Heritage Assets* suggests that the assessment should address the attributes of the proposed development in terms of its location and siting, form and appearance, wider effects and permanence.

Following the assessment stage are step 4 – maximising enhancement and minimising harm and step 5 Making and documenting the decision and monitoring outcomes, usually undertaken during consultation with the local planning authority following submission.

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

Site Location, Geology and Topography

Market Bosworth lies in the Hinckley and Bosworth district of Leicestershire, around 20km (13 miles) west of Leicester and 12km (8 miles) north of Hinckley. The proposed development area lies 1.8km west of the centre of Market Bosworth on the southern side of Wellsborough Road, and east of Coton Bridge Lane. The Bosworth Water Park lies to the west (Figure 1).

The PDA currently comprises a triangular parcel of land of around 4.7ha. Most of the field is grassland with a conifer plantation to the south (Figure 2). The land is mostly flat and lies at a height of around 89.3m aOD.

The British Geological Survey website records the underlying bedrock geology to comprise Gunthorpe Member mudstone overlain by clay, silt and sand <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>.

The Soilscape website indicates that the soils, where surviving, will be slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils across most of the northern and central parts of the PDA (Soilscape 18), with loamy and clayey floodplain soils with naturally high groundwater to the south (Soilscape 20) <https://www.landis.org.uk/soilscales/>.

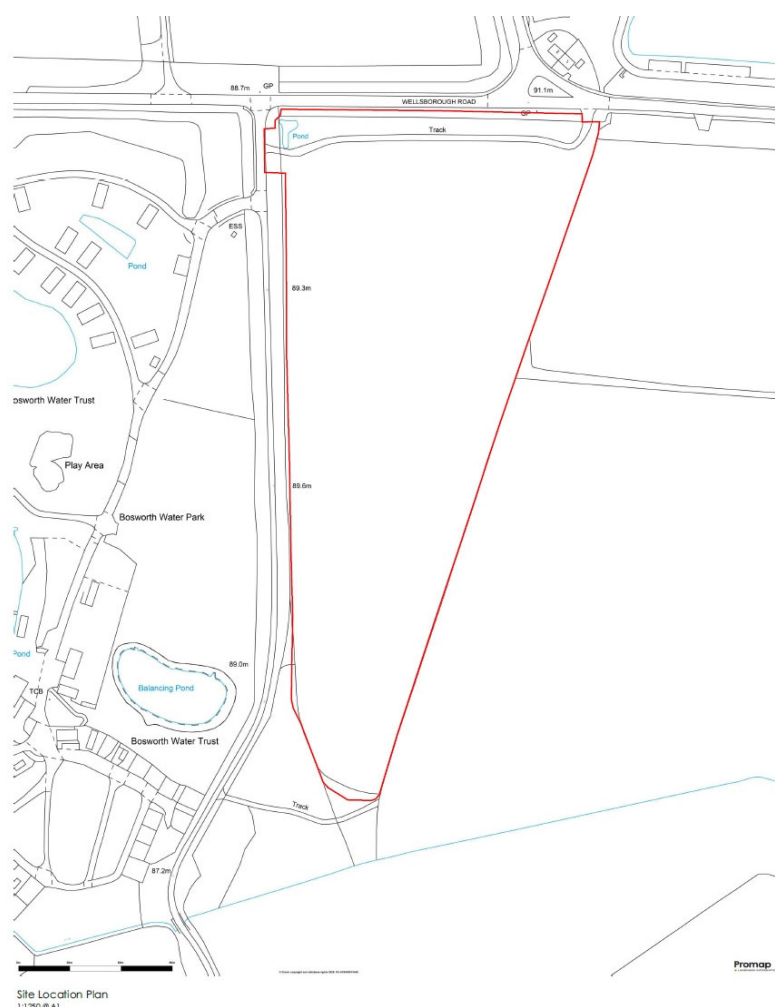


Figure 2: Plan of proposed site (red line). Provided by client.

Historical and Archaeological Background

Previous Archaeological Work

There has been a small amount of archaeological work carried out in the vicinity of the PDA. A summary of the known work is shown below. A full list of known events in the area is shown in Appendix I and illustrated on Figure 3.

Event numbers from the HER for Leicestershire and Rutland are shown in bold in the text. There are three record types for surveys and assessments (EVS), photographic survey (EVP) and fieldwork (EVT).

A geophysical survey and earthwork survey was undertaken at Godsons Hill Farm, Station Road, Market Bosworth, 700m north-east of the PDA in 2002. The magnetometer survey revealed former agricultural practices and modern disturbance. An earthwork survey was also undertaken in order to record an area of upstanding ridge and furrow cultivation, and a possible hollow way (**ELE6462**). The work followed on from a desk-based assessment of the site (**ELE6471**).

A trial trench evaluation was undertaken at Godsons Hill Farm following the geophysical survey. The trenching was negative for archaeological features except for field drains, ridge and furrow and former boundary ditch (**ELE6474**).

A desk-based assessment was carried out for land at Station Road, Market Bosworth in 2013. The assessment recorded a low potential for archaeology on the site (**ELE8722**).

An impact assessment and historical analysis was undertaken for the buildings at Coton Priory Farm, in advance of work on the listed buildings (**ELE6476 & ELE6477**).

A building survey was carried out on the former goods shed at Market Bosworth station in 2015 (**ELE12171**).

A large test pit evaluation was carried out in Market Bosworth in 2017 as part of the Bosworth Links community initiative. In total, 25 test-pits were excavated by homeowners, volunteers, and local school pupils. On average, test-pits were excavated to a depth of c.0.6m through topsoil and subsoil. Natural substratum was reached in 16 of the 25 test-pits. For the most part, it was clear that the ground at most sites was extensively reworked in the past, either through agricultural disturbance (i.e. ploughing), building work or gardening.

However, two test-pits did contain archaeological features, a possible wall and pebble surface in one and a possible pebble surface in another. Altogether, 8,534 individual finds (76.43kg) were recovered. Archaeological material ranged in date from the early Bronze Age to the present day and could be broken down into the following categories for analysis: flint, pottery, clay tobacco pipe, glass, metalwork, coins, building material, industrial residues, bone and shell, and other finds.

The evidence from the test pitting suggests that Market Bosworth did not develop in its present location until the 10th century. This early activity appears to concentrate along Park Street, south of St Peter's parish church, and north of the market place (**ELE12470**).

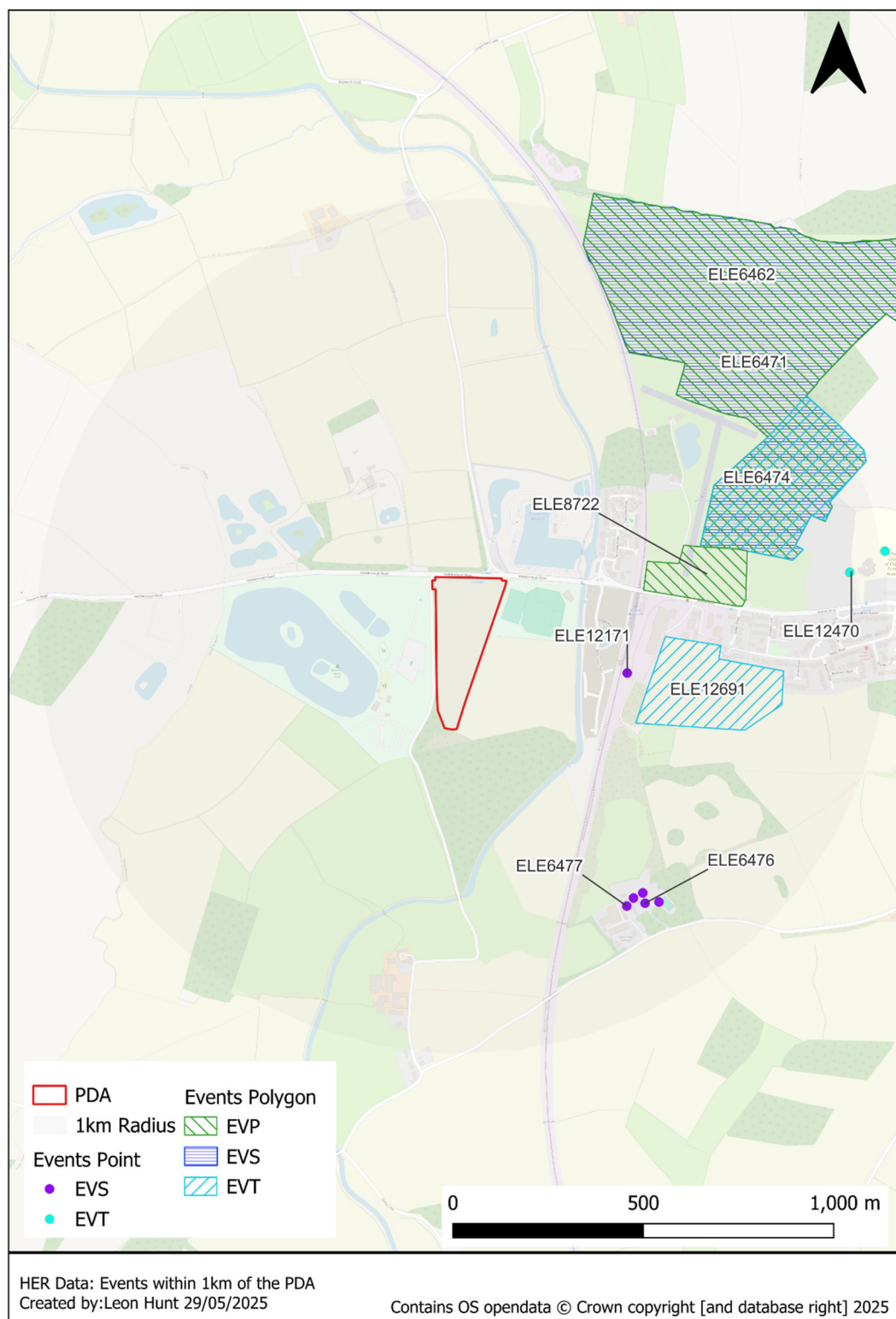


Figure 3: Plan of known events within a 1km radius of the PDA, from HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.
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Designated Heritage Assets

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or battlefields located within 1km of the PDA.

Conservation Area

The PDA lies 265m west of the Ashby Canal conservation area (**DLE565**). The Ashby Canal is of considerable industrial archaeological interest. Despite its inception at a time of immense industrial activity, the canal is noted for its visual charm, meandering peacefully for most of its length through the quiet pastoral landscape of Western Leicestershire with very limited hints of the coalmines and heavy industry that prompted its creation.

Listed Buildings

There are only four Listed Buildings within a 1km radius of the PDA.

These are the farm buildings at Coton Priory Farm that lies 700m south-east of the southern edge of the PDA, which are all Grade II listed. They include the farmhouse (LB **1361286**), former dairy (LB **1177394**) and outbuildings (LB **1177408**; LB **1074292**).

Grade I and II* Listed Buildings are of **High** Value. Grade II buildings are of **Medium** Value. The locations of all historic buildings are shown on Figure 4 and listed in full in Appendix II.

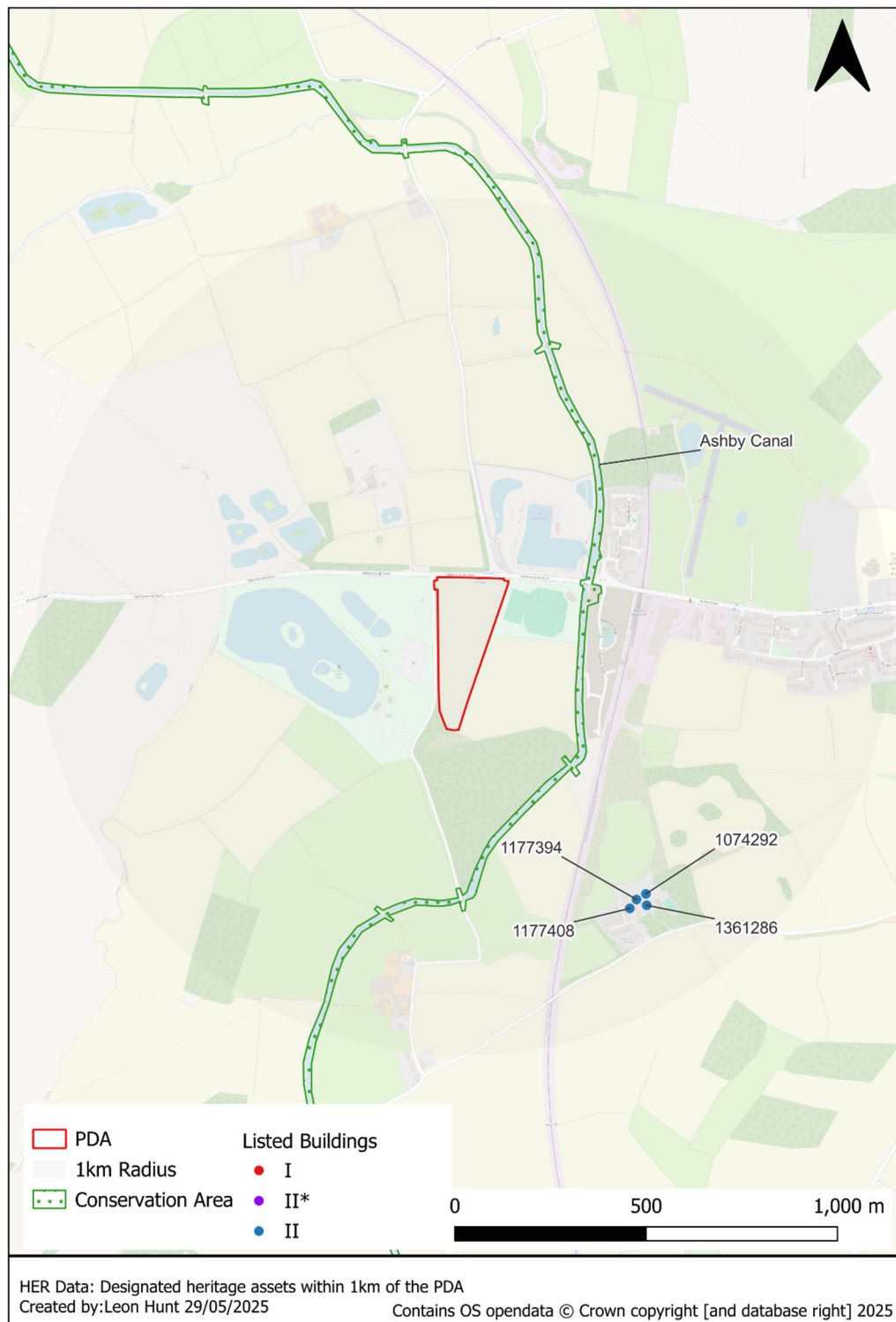


Figure 4: Plan of Designated Heritage Assets (Conservation Area and Listed Buildings) within a 1km radius of the PDA, from HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.
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Non-Designated Heritage Assets

The Historic Environment Record (HER) for Leicestershire and Rutland records a few non-designated heritage assets within the 1km radius of the PDA although there are no known archaeological remains within the PDA itself. A summary of the most relevant is provided below. The full list is shown in Appendix III and illustrated on Figure 5 & Figure 6. The HER reference numbers are shown in bold in the text.

The Portable Antiquities Scheme (PAS) for Leicestershire was also consulted for information on finds recovered by the general public in the vicinity. The PAS reference numbers are also shown in bold in the text.

Prehistoric

There is only one prehistoric find recorded on the HER. The test pit evaluation carried out in 2017 as part of the Bosworth Links initiative, recorded several prehistoric flints, from a test pit 1km east of the PDA (**MLE29105**).

Roman

There are no recorded Roman sites within a 1km radius of the PDA. The PAS for the area records a single copper alloy coin found during metal detecting within a 1km radius of the PDA (**LEIC-DB48E3**).

Medieval

The place name of Bosworth is derived from the Old English 'Bosa's enclosure'. With the prefix 'Market' from its origins as a market town in the medieval period, and to distinguish from Husbands Bosworth, which has a different origin (Mills 2011).

Market Bosworth was granted a Royal Charter for fairs and markets in 1285. Census records show a population of 543 in 1610, 618 in 1720, and 729 in 1911 growing from 1,608 in 1971 to around 2,100 today.

The town sits in an elevated position, on a spur of land amid woods between shallow valleys and the diversity of the landscape around adds favourably to this historic setting. Remains of a Roman villa-style structure has been discovered and the town encompasses several historic buildings including; The Dixie Grammar School, Bosworth Hall which dates from the 1670s and St Peter's Church. (Market Bosworth Society).

According to Nichols, in 1048 the land was divided in to two parts, belonging to a knight called Fernot, who was lord of the manor, and Allwin (Nichols 1811).

In the Domesday Book of 1086, the Anglo-Saxon manors and the village were part of the lands awarded by William the Conqueror to the Count of Meulan from Normandy, Robert de Beaumont, 1st Earl of Leicester. Subsequently, the village passed by marriage dowry to the English branching of the French House of Harcourt.

King Edward I gave a royal charter to Sir William Harcourt allowing a market to be held every Wednesday. The village took the name Market Bosworth from 12 May 1285, and on this day became a "town" by common definition.

The Battle of Bosworth took place south of the town in 1485 resulting in the death of King Richard III.

The historic core of the town has been located using documentary evidence and maps. The PDA lies 1.3km west of the core of the town.

The shrunken medieval village of Coton lies 500m south of the PDA and is divided into three parts. Near Coton (Coton Farm) and Far Coton are still occupied, but 'Middle Coton' only exists as earthworks (**MLE2911**). A medieval find, possibly a copper alloy handle, is recorded from a site south-east of Coton Bridge (**MLE9801**).

There is a possible moated site at Lower Farm, Far Coton, 690m south-west of the PDA. This was identified by aerial photography but has not been confirmed with archaeological work (**MLE29260**).

Geophysical survey undertaken at Godsons Hill Farm, 700m north-east of the PDA located ridge and furrow earthwork and a possible hollow way (**MLE9606**).

Several findspots are also located in the vicinity of the PDA. A medieval scabbard (**MLE9780**) dating from the late 13th to early 16th century was found during metal detecting 1km east of the PDA.

The PAS for the area records quite a number of metal finds from the area. These include a copper alloy stirrup (**PUBLIC-61D859**), a gold coin (**LEIC-F4ABBB**), several silver coins (**PUBLIC-84FC29**; **LEIC-597C51**; **LEIC-596151**; **LEIC-585E63**; **LEIC-584646** etc), a lead alloy spindle (**LEIC-E3F411**), and a copper alloy chape (**LEIC-02DB27**).

Post-Medieval – Modern

In 1509 the manor passed from the Harcourts to the Grey family. In 1554, following the beheading of Lady Jane Grey, the manor of Bosworth was confiscated in the name of Mary I of England and her husband Philip II of Spain. They awarded the manor to the Catholic nobleman Edward Hastings. In 1567, his heirs sold it to Sir Wolstan Dixie, Lord Mayor of London. The first Dixie to live in Bosworth was his grand-nephew, Sir Wolstan Dixie of Appleby Magna, who moved to the town in 1608. Bosworth Hall, was the work of Sir Beaumont Dixie, 2nd Baronet (1629–1692).

In 1885 the 11th Baronet 'Beau' Dixie sold Bosworth Hall to pay debts. It was bought by Lady Agnes Tollemache, whose husband Charles Tollemache Scott enlarged the estate, planted woodlands and rebuilt the lodges and farms. Lady Agnes' daughter sold the estate in 1913.

The Ashby Canal, lies 265m to the east of the PDA. This was built to primarily transport coal and was opened in 1804 (**MLE8916**). The holdings were transferred to Midland Railway in 1846 and it's use declined following the opening of the nearby railway in 1873. It was left in a state of disrepair and by 1957 parts were described as being an 'open sewer'.

The Ashby & Nuneaton Joint Railway (**MLE16051**), Market Bosworth Station (**MLE21425**), Signal Box (**MLE21426**), Station Master's house (**MLE21427**) and Goods Shed (**MLE21428**) lie 280m-380m east of the PDA.

The railway opened in 1873 and connected the colliery and mining areas in the Midlands to the southern part of the country. It is famous for being the first to use a double expansion engine 'Medusa' in 1878. It was closed to passengers in 1931 and goods trains in 1971. Following this the track was removed but parts were slowly purchased throughout the 1970s and 1980s by a group of enthusiasts. The track was

relayed between Market Bosworth and Shenton in 1990 and now forms part of the heritage railway 'Battlefield Line'.

A late 19th century Brick Yard (**MLE21429**) lies on the western side of the railway, 300m east of the PDA. On the opposite side of Station Road lies the late 19th century Gasworks (**MLE21430**).

Wellsborough Road to the immediate north of the PDA was the location of a Toll Road in 1759-1872 (**MLE20918**). The road connected Market Bosworth to Tamworth, Hinckley and Measham.

The 19th century Freizeland Farm (**MLE25058**) lies 315m north-west of the northern edge of the PDA. It is a U-shaped arrangement of buildings and rebuilt in 1890 to show how a modern farm should function. A barn (**MLE20507**) located 900m north-east of the PDA, to the north of Godsons Hill Farm is also recorded. The structure re-uses timbers from an earlier building and could be a late 18th century barn recorded on the Coton Lordship map of 1786.

The Grade II listed farmhouse at Coton Priory Farm dates from the 16th century and is timber framed. The house was restored in 1905 (**MLE12135**). The associated outbuildings date to the 17th century (**MLE12137**). The farm buildings and dairy are 19th century and early 20th century respectively (**MLE12138 & MLE12136**).

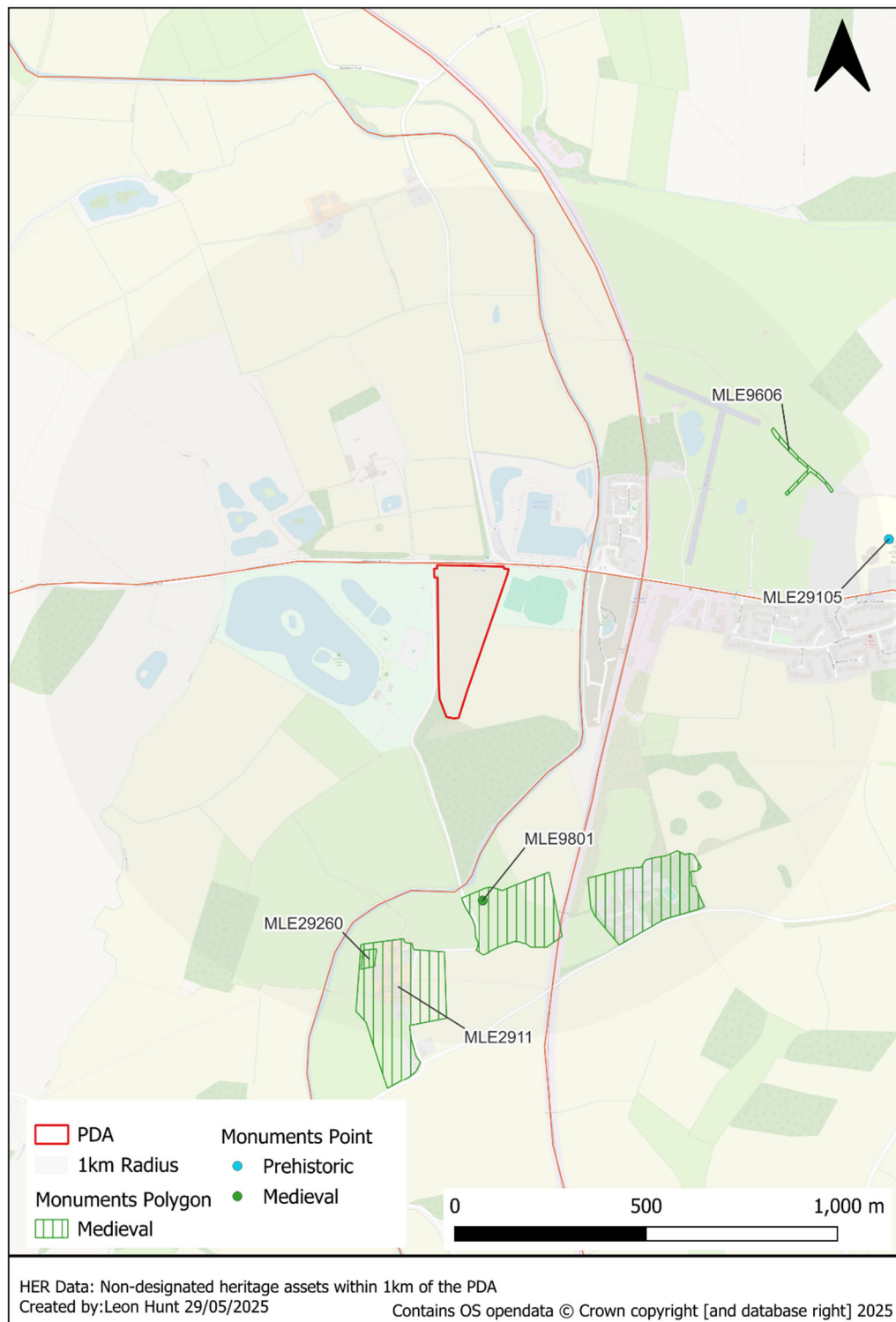


Figure 5: Plan of known prehistoric and medieval archaeological sites and monuments within a 1km vicinity of the PDA listed on Historic Environment Record for Leicestershire and Rutland. Data provided by Leicestershire County Council.
 Contains OS data © Crown copyright [and database right] 2025

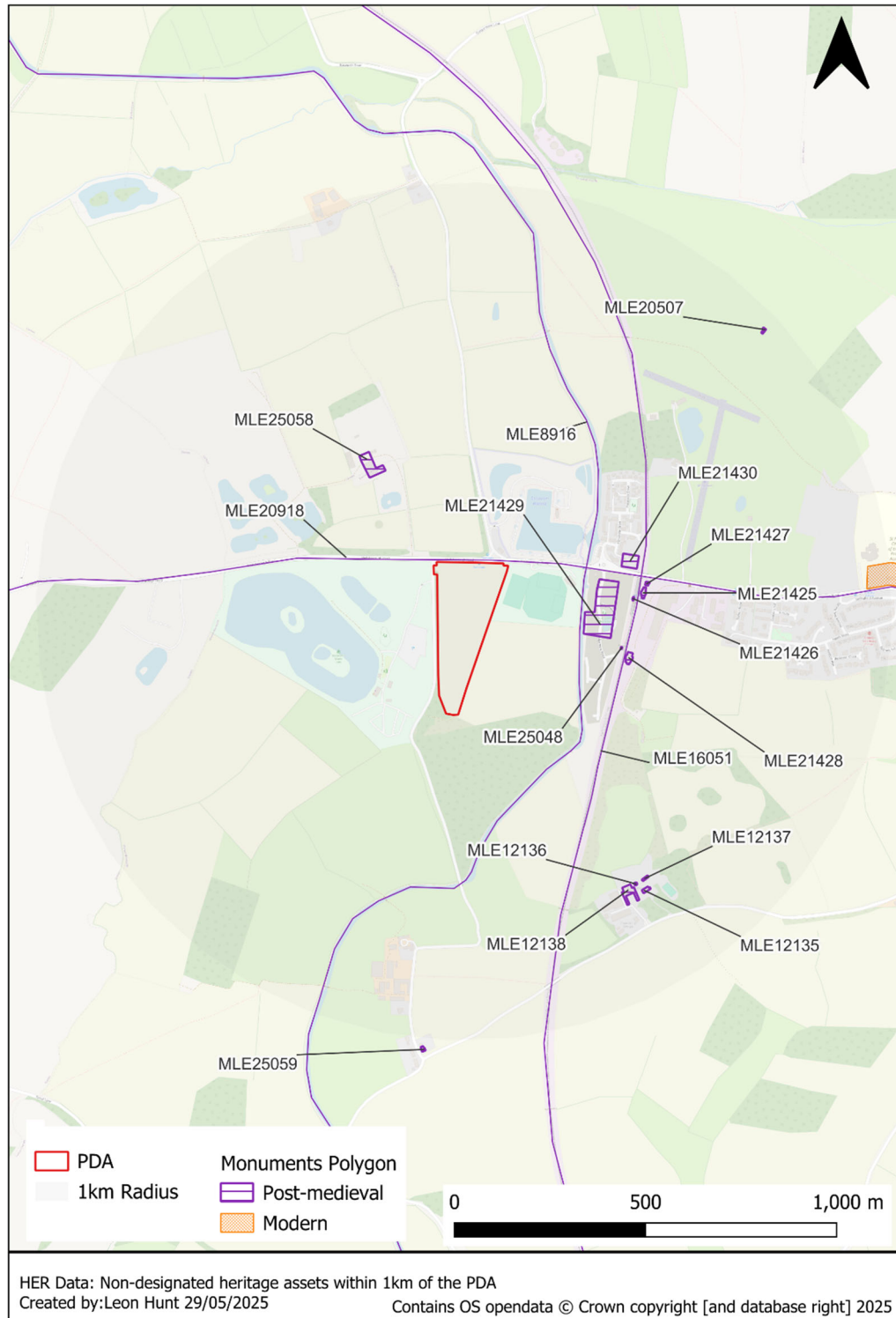


Figure 6: Plan of known post-medieval and modern sites and monuments within a 1km vicinity of the PDA listed on Historic Environment Record for Leicestershire and Rutland. Data provided by Leicestershire County Council.
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Historic Landscape Character

Historic Landscape Characterisation is a method of identification and interpretation of the varying historic character within an area that looks beyond individual heritage assets.

The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Programme (HLC) was carried out between 2006 and 2009 and is available at: [https://archaeologydataservice.ac.uk/archives/view/leicester he 2019/](https://archaeologydataservice.ac.uk/archives/view/leicester_he_2019/)).

The character of the PDA is recorded as 'Fields and Enclosed Land: Large Irregular Fields' (**HLC6231**).

This type is made up of large irregularly shaped fields exhibiting a significant number of sinuous boundaries, which cannot be assigned to one of the other character types. This group includes enclosure patterns created through the amalgamation of fields since the publication of the 1st edition 6" OS map. These types of fields have been formed primarily through changes in agricultural practice which begin during the late 19th century and continue through much of the 20th. Some blocks of fields that fall within this HLC Type are likely to be the product of the land management practices of larger estates.

The potential for below ground archaeology is dependent upon previous land use and the agricultural regimes employed on the land since enclosure. In many cases these fields will have been under modern arable cultivation which will have removed any surface remains. Any field or group of fields over 1ha will, where development is proposed, be considered to have a potential for below ground archaeology.

The significance of the HLC is **Low**.

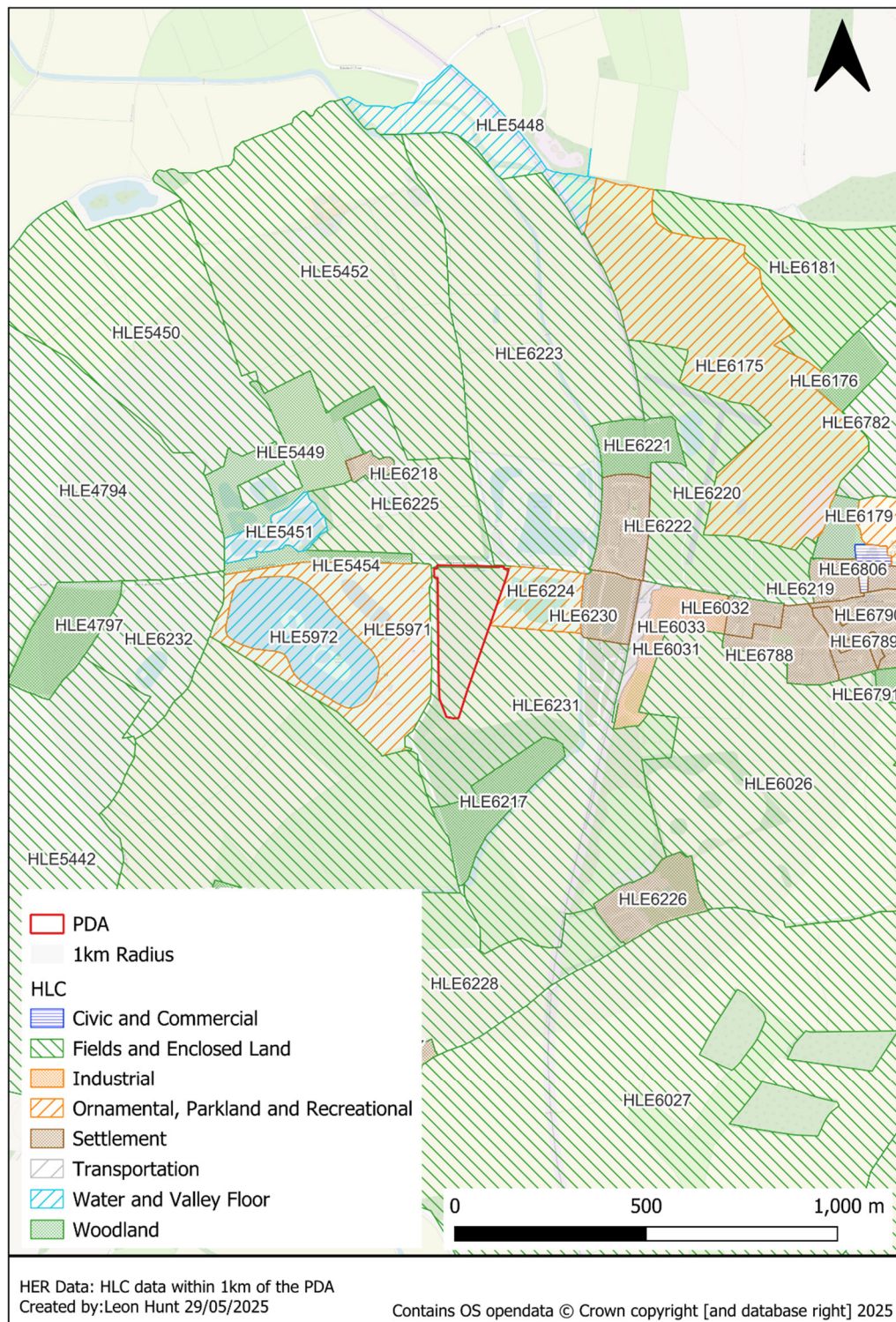


Figure 7: The Historic Landscape Characterisation (HLC) for the area. Data provided by Leicestershire County Council.
 Contains OS data © Crown copyright [and database right] 2025

LiDAR Data

There is Light Detection and Ranging Data (LiDAR) for the area available at 1m. There are few features within the area, except for the plantation at the southern end of the PDA and a faint feature across the centre of the field, most likely the line of a former field boundary (Figure 8).



Figure 8: LiDAR data for the PDA (1m DTM).

Open Government LIDAR data (DSM 1m) from the Environment Agency

Cartographic Evidence

The earliest map to show the PDA is the Market Bosworth tithe map dated 1848. The PDA at that time consisted of three enclosures, referred to as 'Holt's Close' (252, 253 & 255). The canal is shown to the east, with the wharf to the north-east of the PDA, but otherwise the area is largely dominated by fields and closes (Figure 9).

The first edition Ordnance Survey (OS) map of 1886 shows the loss of the north-south boundary across the northern part of the PDA and a slight deviation in the line of the east-west boundary across the centre. There is a small pond indicated at the north-western corner of the PDA. The line of the railway can just be seen to the east of the canal. The wharf bridge and the brickyard are shown (Figure 10).



Figure 9: Detail of Market Bosworth tithe map of 1848, with PDA highlighted. Scale Unknown



Figure 10: Detail of first edition Ordnance Survey map (1886), Sheet XXIX.14, with PDA highlighted. Scale 25 inch to 1 mile

By the time of the second edition OS map of 1903 the PDA is contained within a single triangular field (297), as it is currently. The central field boundary and that to the east have both gone. The small pond is still shown (Figure 11).

There are no further maps of the area until the smaller scale map of 1955. There is little change except the loss of some of the nearby field boundaries (Figure 12).



Figure 11: Detail of second edition Ordnance Survey map (1903), Sheet XXIX.14, with PDA highlighted. Scale 25 inch to 1 mile

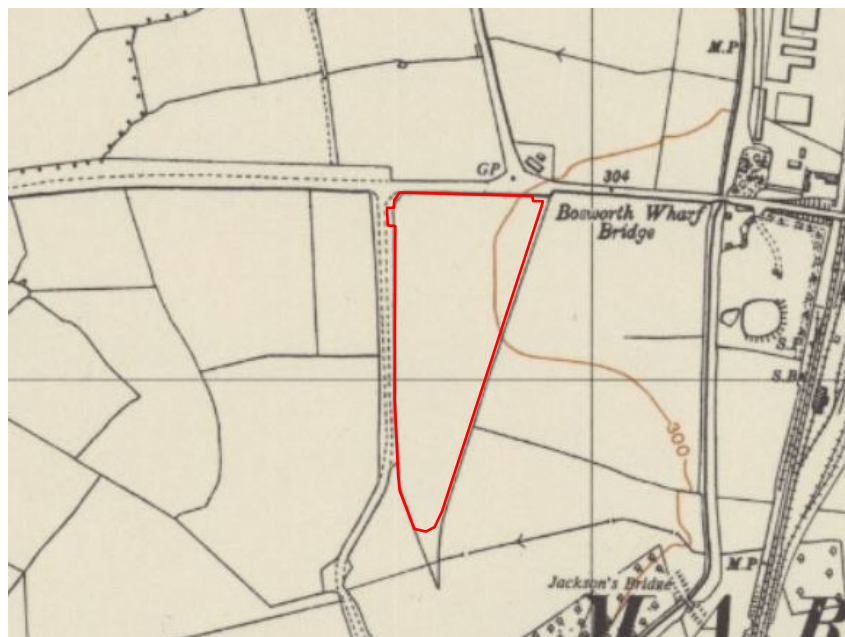


Figure 12: Detail of 1955 edition Ordnance Survey map, Sheet SK30SE, with PDA highlighted. Scale 1: 10 000

The 1958 metric OS map shows little change within the PDA itself, although nearly all the surrounding field boundaries have gone (Figure 13). The latest map available is the 1970 OS map and only the northern part of the area (Sheet SK 3803) was available. No change is shown (Figure 14). The water park (Bosworth Water Trust) is first shown on the 2005 map of the area, which cannot be reproduced due to copyright issues.

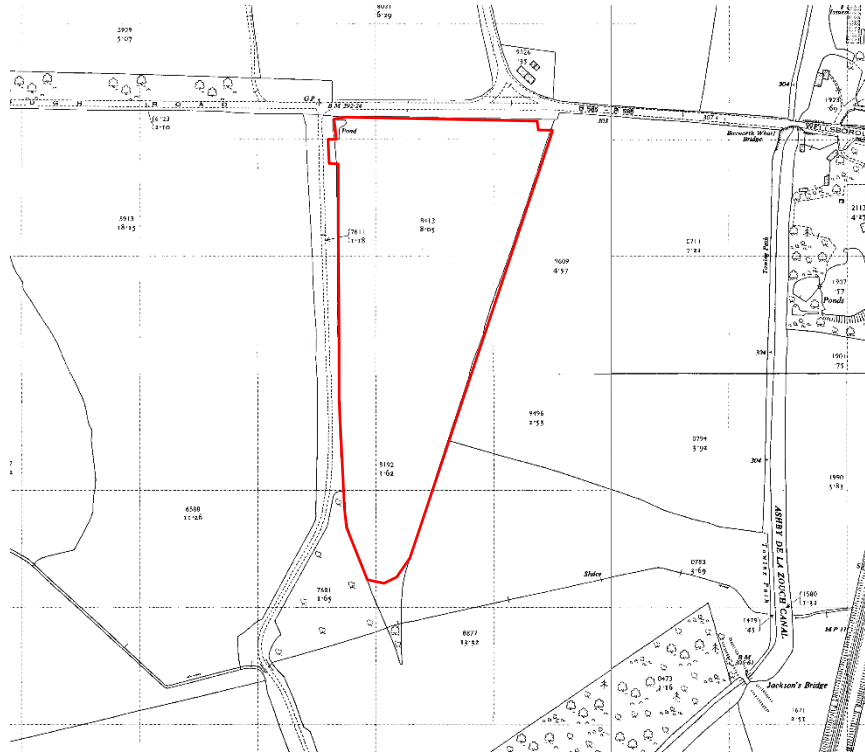


Figure 13: Detail of 1958 edition Ordnance Survey map, Sheet SK 3802 & SK 3803, with PDA highlighted. Scale 1: 2500

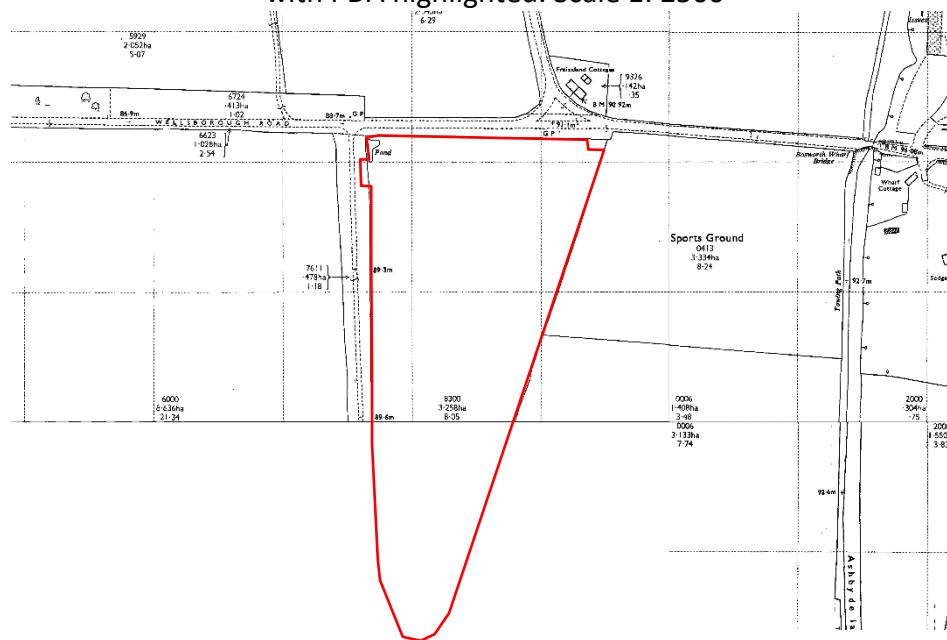


Figure 14: Detail of 1970 edition Ordnance Survey map, Sheet 3803, with PDA highlighted. Scale 1: 2500

Aerial Photography

The earliest aerial photograph of the PDA is from 1948. The PDA is shown at the edge of the image. Ridge and furrow can be seen across the site running north to south, except for in the north-eastern part of the field. A faint former field boundary can be seen crossing the field from east to west, with a possible second fainter boundary to the north of this (Figure 15).



Figure 15: Aerial photograph dated 1848 (raf_541_212_rs_4032). Historic England

There are several Google images available, which document the more recent development of the PDA and local area. The earliest is from 1999 and shows the PDA as a single cultivated field, with ploughmarks running broadly north-east to south-west, along a similar alignment to the ridge and furrow seen in the 1948 image, although the earthworks themselves are no longer visible and have probably been ploughed out.

The lakes and access road to the water park lie to the west of the PDA. To the north-east lie sports pitches (Figure 16).



Figure 16: 1999 2D Google Earth image of current state of the PDA

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Maxar technologies, Map data ©2025

The 2005 Google image shows little change (Figure 17).



Figure 17: 2005 2D Google Earth image of current state of the PDA
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Maxar technologies, Map data ©2025

Ten years later in 2015 there are changes to the PDA, as the field is now largely uncultivated and left as grassland and there in disturbance to the southern part of the field. The water park has changed slightly with new buildings and roadways (Figure 18).



Figure 18: 2015 2D Google Earth image of current state of the PDA

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Maxar technologies, Map data ©2025

By 2020 the southern part of the PDA is being used as a plantation and the northern part of the field is laid out in lines (possibly for car parking). There is an entrance into the field from the north-west (Figure 19).



Figure 19: 2020 2D Google Earth image of current state of the PDA

Imagery ©2025 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky,
Maxar technologies, Map data ©2025

The 2022 image shows the PDA with the plantation in full growth and the northern part of the field has recently been used for car parking. The north-western part of the site is quite disturbed and contains spoil heaps (Figure 20).



Figure 20: 2022 2D Google Earth image of current state of the PDA
Imagery ©2025 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky,
Maxar technologies, Map data ©2025

Site Visit

The site was visited by an archaeologist on 28/05/2025 in order to assess the present state of the proposed development area.

The PDA is accessed from Coton Bridge Lane opposite the Bosworth water park. There is a large entrance with a double gate that opens out into the north-western corner of the PDA (Figure 21). Further to the south, along the lane, there is also a narrow pedestrian entrance through the woodland that forms the western boundary of the site (Figure 22).



Figure 21: Main vehicular entrance from Coton Bridge Lane, looking south-east



Figure 22: Pedestrian access into the PDA from Coton Bridge Lane, looking south

There are another two entrances at the north-eastern corner of the site. One was blocked by Heras fencing and the other is the original wooden field gate into the site from Wellsborough Road. There is an overhead line along the road across this entrance (Figure 23).



Figure 23: The two entrances at the north-east corner of the site, looking north-east

The PDA is largely flat with a very slight fall to the south. The PDA consists of one large field, which tapers to the south. The northern and central parts of the field were rough grassland, with signs of heavy disturbance from tracked machinery throughout the site (Figures 24-27).



Figure 24: The PDA close to the north-western entrance, looking south-east



Figure 25: The PDA from the north, looking south



Figure 26: The PDA from the east, looking north-west



Figure 27: The PDA from the west, looking north

The southern part of the site was covered in a plantation of young conifer trees (Norway Spruce), planted in neat rows. It was possible to walk right round the plantation via a path leading down each side of the field. There is a high pressure gas pipe marker pole along both field boundaries (Figures 28-32).



Figure 28: The PDA from the east, showing northern edge of plantation, looking north



Figure 29: Access down the eastern side of the field, with gas pipe marker in hedgerow, looking south



Figure 30: The plantation, looking north-west



Figure 31: The narrow southern edge of the PDA, looking north



Figure 32: The access up the western boundary, looking north

Along the eastern side of the PDA is a tall hedgerow, and there are sports pitches and agricultural land to the east.

To the west is a strip of woodland and a drainage ditch. There are spoil heaps close to the north-west entrance and the pedestrian entrance from Coton Bridge Lane (Figures 33 & 34).



Figure 33: Spoilheaps along the western edge of the filed, looking north



Figure 34: Spoilheaps close to entranceway, looking east

The Ashby Canal conservation area cannot be seen from the PDA and vice versa, as there are large trees and hedges between the PDA and the canal.

Potential Archaeology

There is little evidence for prehistoric and Roman archaeology, save a few small finds, in the vicinity of the PDA and therefore there is **Low** potential for archaeology from these periods within the PDA.

The PDA lies outside the medieval and post-medieval core of Market Bosworth in an area that would have been part of the agricultural hinterland of the village during the medieval and post-medieval periods. The site lies close to the canal and features of post-medieval and modern industrial landscapes such as the brickworks but the map evidence suggests that the area has remained fields since at least the post-medieval period.

Therefore, there is **Low** potential for archaeological remains from the medieval and post-medieval period within the PDA, although the lack of recorded archaeology in the vicinity may in part be due to the paucity of archaeological monitoring undertaken in the area, and therefore the potential for archaeology within the PDA can be considered largely unattested.

There may be some disturbance to the upper soils as tracked machinery has recently been used across the field.

There is a large high pressure gas pipe, which runs across the field from north-west to south-east. This area will also have seen considerable disturbance, although it will not be possible to evaluate this area due to the wide easement (80m) (see Figure 35).

Appraisal of Development Impact

The proposed development is for a new family health and wellness spa. This will include new spa buildings with green roofs, 38 accommodation lodges, a large car park and several ponds, as part of a sustainable drainage network. There will also be areas of hardstanding, paths, other features and landscaping (Figure 35).

Any foundation trenches for any new dwellings are likely to be at least 1m deep and will therefore have a detrimental effect on any underlying archaeological remains that might be present on the site. The stripping of upper soils, trenches for new services and landscaping can also have a negative effect on buried archaeological remains.

Non Designated Assets

Archaeology

There will be no impact on archaeological remains outside the proposed development area. However, as no archaeological work has been undertaken within the PDA, there is a risk of previously unknown archaeology to be present on the site.

The DBA has identified **Low** potential for previously unknown archaeology to be present within the PDA.

As the site has not been previously evaluated, the impact is currently unknown, but if archaeology exists within the site is likely to be **Low – Medium** in value. It is likely that the Planning Archaeologist will require clarification of the archaeological potential and impact through further archaeological work such as geophysical survey or trial trenching.

Historic Landscape Character

The historic landscape character of the PDA is recorded as 'Large Irregular Fields'. This will change to 'Ornamental, Parkland & Recreational' and this will have a **Slight Adverse** effect on the landscape.

Conclusion

This document provides an assessment of the heritage assets potentially affected by a proposed development on land east of Bosworth Water Park, Market Bosworth, Leicestershire, and describes the heritage assets potentially affected by the proposed development of the site in accordance with the National Planning Policy Framework.

The proposed development area lies to the south of Wellsborough Road, to the west of the town of Husbands Bosworth and consists of a single large field covered in grass and a conifer plantation. The land has previously been cultivated but in recent years has been used as a car park for events in the area.

There have been few archaeological projects undertaken within a 1km radius of the PDA and therefore the archaeological potential of the site is largely unattested. The HER for Leicestershire and Rutland records few known archaeological sites in the area, apart from a few findspots and post-medieval industrial sites, such as the nearby canal, railway and associated infrastructure. The PDA lies 1.3km west of the historic core of Market Bosworth.

Therefore, there is **Low** potential for archaeology within the PDA from all periods. However, as the potential is unknown, evaluative work such as geophysical survey or trial trenching may clarify the archaeological potential of the site.

There are no overhead lines within the site and access for vehicles is from the north-west and north-east sides of the PDA. There is a large high pressure gas pipeline running through the southern part of the site with a wide 80m easement and therefore this area is out of bounds for intrusive archaeological work such as trial trenching.

The PDA is close to the conservation area for the Ashby Canal but the canal cannot be seen or experienced from the PDA and vice versa. Therefore, there will be no effect on the setting of the conservation area. There are few listed buildings in the area and

those that are lie at sufficient distance not to be impacted upon by the proposed development.

Table 4: Summary of impacts

Heritage Asset	Significance (value)	Impact	Effect
Designated Assets			
Conservation Area: Ashby Canal	Medium	No Change The Conservation Area cannot be seen or experienced from the PDA	NA
Listed Buildings: Farm Buildings at Coton Priory Farm (LB 1361286 etc)	Grade 1 & II* - High Grade II - Medium	Negligible	Neutral
Non Designated Assets			
Archaeology in the vicinity of the proposed development area.	Low – Medium	No Change The proposed development will have no impact on archaeology outside the proposed area	NA
Previously unknown archaeology within the proposed development area.	Unknown but potentially Low There is <i>Low</i> potential for archaeology of all periods, although the potential of archaeology in the area as a whole is largely unattested	Unknown	Unknown -There is potential for previously unknown archaeology within the site. Evaluation such as geophysical survey & trial trenching would help to determine this and provide information upon which to base a mitigation strategy.
Historic Landscape Character	Low	Moderate Adverse – the function of the landscape would change from Fields and Enclosed Land to Ornamental, Parkland and Recreation	Slight Adverse

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(All websites were accessed between 27/05/2025 to 30/05/2025)

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Soilscapes website, <http://www.landis.org.uk/soilscapes>

Appendix I: Archaeological ‘events’ recorded on the Historic Environment Record for Leicestershire and Rutland within a 1km radius of the proposed development area

Event No	Name	Ref	Type	Organisation	Grid Ref
ELE6462	2002 geophysical and earthworks surveys at Godsons Hill Farm, Station Road, Market Bosworth, Leicestershire		EVS	Northamptonshire Archaeology	SK 3969 0375
ELE6471	2002 desk-based assessment, land adjacent to Godsons Hill Farm, Station Road, Market Bosworth	OUT/2002/0685/4	EVP	Northamptonshire Archaeology	SK 3969 0375
ELE6474	2003 trial trenching, land adjacent to Godson's Hill Farm, Station Road, Market Bosworth, Leicestershire, stage 4	OUT/2002/0685/4	EVT	Northamptonshire Archaeology	SK 3967 0349
ELE6476	2003 impact assessment and historical analysis in respect of proposed works to the Listed Building known as Coton Priory Farm	03/00252/LBC	EVS	TR Projects	SK 3932 0237
ELE6477	2003 impact assessment of the outbuilding complex at Coton Priory Farm, near Coton, Market Bosworth, Leicestershire		EVS	TR Projects	SK 3931 0238
ELE8722	2013 desk-based assessment for proposed development at Manor Farm, Main Street, Market Bosworth		EVP	University of Leicester Archaeological Services	SK 3944 0323
ELE12171	2015 building survey, Goods Shed, Market Bosworth Station, Market Bosworth, Leicestershire		EVS	Archaeology Warwickshire	SK 3927 0297
ELE12470	2017 test pitting, Bosworth Links, Market Bosworth (Dig 1)		EVT	University of Leicester Archaeological Services	SK 4067 0337
ELE12691	2025 trial trenching, land south of Station Road, Market Bosworth, Leicestershire	24/00560/HYB	EVT	York Archaeology	SK 3948 0295

Appendix II: Designated heritage assets recorded on the Historic Environment Record for Leicestershire and Rutland, within a 1km radius of the proposed development area

Reference No	Name	Type	Grade	Grid Ref
CONSERVATION AREA				
DLE565	Ashby Canal	CA	NA	SK 3800 0026
LISTED BUILDINGS				
MLE12135	COTON PRIORY FARMHOUSE, COTON LANE (NORTH-WEST SIDE), MARKET BOSWORTH	TIMBER FRAMED HOUSE	II	SK 393 023
MLE12136	FORMER DAIRY AT COTON PRIORY FARM, COTON LANE (NORTH-WEST SIDE), MARKET BOSWORTH	DAIRY	II	SK 392 023
MLE12137	OUTBUILDING AT COTON PRIORY FARM, COTON LANE (NORTH-WEST SIDE), COTON	TIMBER FRAMED BUILDING	II	SK 393 024
MLE12138	FARMBUILDINGS AT COTON PRIORY FARM, COTON LANE (NORTH-WEST SIDE), COTON	CART SHED; GRANARY; BARN	II	SK 392 023

Appendix III: Non-designated heritage assets recorded on the Historic Environment Record for Leicestershire and Rutland, within a 1km radius of the proposed development area

Her Ref No	Name	Types	Period	Grid Ref
PREHISTORIC				
MLE29105	Neolithic/Bronze Age finds, St Peter's School, Market Bosworth	FINDSPOT	Prehistoric	SK 3994 0330
MEDIEVAL				
MLE2911	Shrunken medieval village of Coton	SHRUNKEN VILLAGE; HOLLOW WAY; TOFT; ENCLOSURE; CHAPEL	Medieval	SK 390 021
MLE9606	Earthworks north-west of Godsons Hill Farm, Market Bosworth	HOLLOW WAY	Medieval	SK 397 035
MLE9801	Medieval find from south-east of Coton Bridge, Market Bosworth	FINDSPOT	Medieval	SK 388 023
MLE29260	Possible medieval moated site, Lower Farm, Far Coton	MOAT?	Medieval	SK 3859 0219
POST-MEDIEVAL				
MLE8916	Ashby Canal	CANAL	Post-medieval	SK 35 04
MLE12135	Coton Priory farmhouse, Coton Lane (north-west side)	TIMBER FRAMED HOUSE	Post-medieval	SK 393 023
MLE12136	Former dairy at Coton Priory Farm, Coton Lane (north-west side)	DAIRY	Post-medieval	SK 392 023
MLE12137	Outbuilding at Coton Priory Farm, Coton Lane (north-west side)	TIMBER FRAMED BUILDING	Post-medieval	SK 393 024
MLE12138	Farmbuildings at Coton Priory Farm, Coton Lane (north-west side),	CART SHED; GRANARY; BARN	Post-medieval	SK 392 023
MLE16051	Ashby & Nuneaton Joint Railway	RAILWAY	Post-medieval	SK 35 05
MLE20507	Field barn north of Godsons Hill Farm, Market Bosworth	FIELD BARN	Post-medieval	SK 396 038
MLE20918	Turnpike Road, Market Bosworth to Measham, Burton on Trent & Hinckley	TOLL ROAD	Post-medieval	SK 3619 0320
MLE21425	Market Bosworth Station, Station Road, Market Bosworth	RAILWAY STATION	Post-medieval	SK 3930 0314
MLE21426	Signal box, Market Bosworth Station, Market Bosworth	SIGNAL BOX	Post-medieval	SK 3927 0313
MLE21427	Station Master's house, Station Road, Market Bosworth	STATION MASTERS HOUSE	Post-medieval	SK 3931 0317
MLE21428	Goods Shed, Station Road, Market Bosworth	GOODS SHED	Post-medieval	SK 3926 0297
MLE21429	Brick Yard between railway and canal, Station Road, Market Bosworth	BRICKWORKS	Post-medieval	SK 3919 0310
MLE21430	Gasworks, Station Road, Market Bosworth	GAS WORKS	Post-medieval	SK 3927 0323
MLE25048	Signal box opposite (west) the goods shed, Station Road, Market Bosworth	SIGNAL BOX	Post-medieval	SK 3924 0300
MLE25058	Freizeland Farm, Wellesborough Road, Market Bosworth	FARMSTEAD; WATER PUMP; HORSE ENGINE; CART SHED; FARMHOUSE	Post-medieval	SK 3859 0347
MLE25059	Park Keeper's Lodge, 5 & 6, Coton Bridge Lane, Far Coton	LODGE	Post-medieval	SK 3873 0195
MODERN				

MLE25049	The Crescent, 122-168, Station Road, Market Bosworth	SEMI DETACHED HOUSE	Modern	SK 3998 0319
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UNIVERSITY OF
LEICESTER

Archaeological Services

University of Leicester
University Road
Leicester LE1 7RH
UK

t: +44 (0)116 252 2848

f: +44 (0)116 252 2614

e: ulas@le.ac.uk

