



Heritage Statement: 51 Main Street, Newbold Verdon, LE9 9NN

1. Location and Heritage Context

- **Conservation Area:** 51 Main Street lies within the **Newbold Verdon Conservation Area**, which encompasses the historic core of the village along Main Street and was designated in November 1989 hinckley-bosworth.gov.uk.
- **Historic Core:** The area contains notable heritage assets, such as **Newbold Verdon Hall (Grade I)**, **Church of St James (Grade II)**, and **The Old Rectory (Grade II)**, all contributing to the area's architectural and historic significance hinckley-bosworth.gov.ukhistoricengland.org.uk[+docslib.org](http://docslib.org).

2. Historical and Architectural Significance

- **Newbold Verdon's Origins:** The village has roots stretching to the Norman period, its name reflecting early medieval developments (meaning "new building" plus the family name Verdon) hinckley-bosworth.gov.ukdocslib.orgWikipedia.
- **Conservation Area Character:** The built environment includes:
 - Cottages, terraced housing, and Victorian homes set around Main Street,
 - Larger historic properties like the Hall and Old Rectory framed by mature landscaping,
 - A strong sense of enclosure and varied street edge typified by set-back and frontage treatments

3. Heritage Assets Nearby

- **Newbold Verdon Hall** (Grade I): A circa 1680 former country house now farmhouse, notable for its symmetrical red-brick façade with ashlar dressings, hipped roof, and fine interior joinery and fireplaces [Historic England](#).
- **Moated Site**: South of the Hall lies a scheduled medieval moated site, with remains dating from the early manor house within the moat — a rare and significant archaeological feature [Ancient Monuments](#).
- **Pavilions**: Two Grade II-listed pavilion blocks at the forecourt corners of Newbold Verdon Hall (NW and SE) are indicative of the historic estate layout [Historic England+1](#).
- **St James's Church** (Grade II): Of medieval origin with major Victorian restoration (1899) and later tower enhancements in 1960; constructed of granite and sandstone with a shingled spire [Historic England](#)[British Listed Buildings](#).
- **Church Farmhouse & Fence** (Grade II): A traditional farmhouse with boundary features, adding to the varied architectural fabric of the area [British Listed Buildings](#).

4. Planning and Conservation Policy Considerations

- **Policy Framework**: Any changes or development proposals should be evaluated under the Hinckley & Bosworth **Conservation Area Appraisal and Management Plan**, which seeks to ensure that new design is sympathetic in terms of **scale, materials, massing, and siting**
- **Guidance Emphasis**:
 - Retain original materials and forms where feasible.
 - Proposed alterations should reinforce or enhance the area's special character.
 - Avoid designs that undermine traditional building lines, materials, and heritage details.

5. Summary of Heritage Value

In summary, 51 Main Street's heritage value is rooted in:

- Its location within the **preserved historic core** of Newbold Verdon.
- Its role in creating the **characterful streetscape**, reflecting traditional local building styles.
- Its **contextual significance**, supporting the prominence and ambiance of nearby listed buildings and green spaces.
- Its potential to **contribute positively** to the conservation area's special interest, provided any interventions respect historic character and policy guidance.

6. Specifics – 51 Main Street

- **Property Details:** It's a detached house that sold for approximately £415,000 in March 2024 and previously sold (detached) for about £310,000 in April 2019
- **Heritage Contribution:**
 - **Positive:** As a detached dwelling with a traditional footprint and materials, with some alterations it has the opportunity to blend with the rhythm of Main Street and respect the conservation area's scale and character.
 - **Potential Considerations:** To Keep the style of the property in line with other properties within the conservation area by using similar materials where possible. Help to improve the conservation area by changing the points noted in the area management plan – adopted 10 March 2009

7. Opportunities for Enhancement / Preservation

To reinforce the property's heritage value within the conservation area, consider:

- Retaining or reinstating traditional materials and details (e.g., sash windows, traditional doors, brick features, render & stone cills).
- Avoiding modern, alien features at the frontage (e.g., extensive driveway paving with non-traditional materials) that disrupt the established street character.
- Respecting the prevailing building lines and scales, and ensuring any alterations are sympathetic in design and material.
- Changing the look of the boundary wall by adding traditional stone copings mentioned in area management plan.
- Changing the overall look of the property so that it better sits within the conservation area and hopefully removing it from being a weak point in the appraisal map.