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An Archaeological Desk-based Assessment for land at Wood Lane, Cadeby, Leicestershire, SK 424 023

Leon Hunt

for
Wells McFarlane

Checked by Project Manager

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CONTENTS

Summary 1
Introduction 1
Aims and Methods 1
Methodology 1
Location, Geology and Topography 3
Historical and Archaeological Background 4
Cartographic Evidence 5
Site Visit 8
Appraisal of the Development Impact 9
Conclusion 9
References 10
Sources 10

APPENDIX: Historic Environment Record Data

ILLUSTRATIONS

Figure 1: Site Location. Scale 1: 50 000 2
Figure 2: Location of Application Area. Scale 1:1250 3
Figure 3: Drawing derived from Tithe map of Cadeby of 1841, with application area highlighted. Scale Unknown 5
Figure 4: Detail of 1886 OS map of Cadeby, with application area highlighted. Scale Unknown 6
Figure 5: Detail of 1959 OS map of Cadeby, with application area highlighted. Scale Unknown 7
Figure 6: Detail of 1977 OS map of Cadeby, with application area highlighted. Scale Unknown 8
Figure 7: Plan of proposed development. Plan provided by developer. Scale 1: 500 ... 9
Figure 8: Location of sites recorded on the Leicestershire Historic Environment Record of the Historic and Natural Environment Team of Leicestershire County Council. Scale 1: 12500 21

PLATES

Plate 1: Wood Lane frontage, with Church Cottage in foreground, looking south west 11
Plate 2: Wood Lane end of application area, looking south east 11
Plate 3: Southern edge of application area, looking north towards Wood Lane 12
Plate 4: Application area from north west corner, looking south east towards 12
Plate 5: Centre of application area, looking east towards church 13
Plate 6: Application area from eastern edge, looking south west 13

An Archaeological Desk-based Assessment for land at Wood Lane, Cadeby, Leicestershire, SK 424 023

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Summary

An archaeological desk-based assessment was prepared by ULAS for Wells McFarlane for land at Wood Lane, Cadeby, Leicestershire (SK 424 023). Development proposals for the land include the construction of a new 2-storey dwelling with associated services and a new access drive from Wood Lane. The site lies adjacent to a timber-framed building that dates from the 15th century.

There has been little archaeological work carried out in the vicinity of the application area and the area itself has apparently never been developed.

As the site lies within the medieval core of the village there is moderate potential for archaeological remains from the medieval period. There is low potential for remains from prehistoric or Romano-British periods.

Introduction

This document is an archaeological desk-based assessment for land at Wood Lane, Cadeby, Leicestershire (NGR SK 424 023). Wells McFarlane have commissioned the assessment from University of Leicester Archaeological Services (ULAS). Development Proposals for the site include the erection of a new dwelling and garage, and associated services, plus a new access into the area from Wood Lane.

The site consists of an L-shaped parcel of land lying between Wood Lane and Church Lane in the centre of Cadeby village. The site is currently undeveloped and is overgrown with grasses and weeds.

Aims and Methods

The aim of this desk-based assessment is to present information on the extent, character, date, integrity and state of preservation of archaeological deposits present within the development area. The assessment must take into account all previous land uses. In addition it must be established 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 of whether further stages of work are necessary.

All work follows the Institute of Field Archaeologist's *Code of Conduct* and adheres to their *Standard and Guidance for Archaeological Desk-based Assessments*.

Methodology

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

- Archaeological records (Leicestershire Historic Environment Record – formerly Sites and Monuments Record – Historic and Natural Environment Team, Leicestershire County Council).
- Previous Ordnance Survey and other maps of the area (Record Office for Leicester, Leicestershire and Rutland).
- Geological maps (ULAS Reference Library)
- Historical background material (ULAS Reference Library and University of Leicester Library).

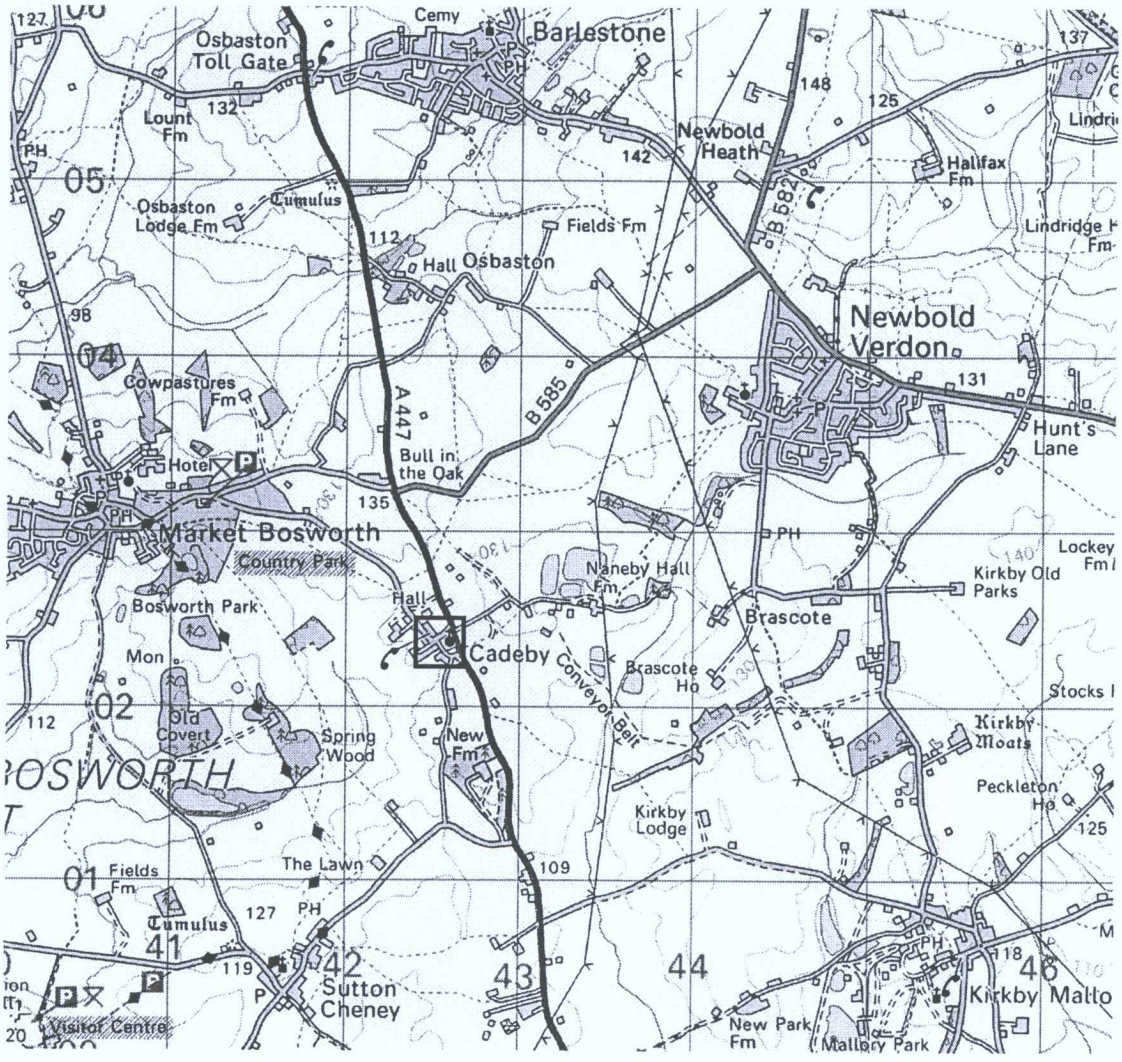

Figure 1: Site Location. Scale 1: 50 000
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Location, Geology and Topography

Cadeby lies to the west of Leicester in the Hinckley and Bosworth Borough of Leicestershire. It lies 6 miles north of Hinckley and less than 2 miles from Market Bosworth to the west, and Newbold Verdon to the east (Figure 1).

The Ordnance Survey Geological Survey of Great Britain Sheet 155 (Atherstone) indicates that the underlying geology is likely to consist of sand and gravel, or boulder clay (glacial till).

The site is largely flat with a slight rise in the centre of the site. The land falls slightly to the south west. The site is on a similar level to Church Lane, but on a higher level than Wood Lane.

The application area is *c.* 0.27ha in size and lies at a height of *c.*126m AOD.

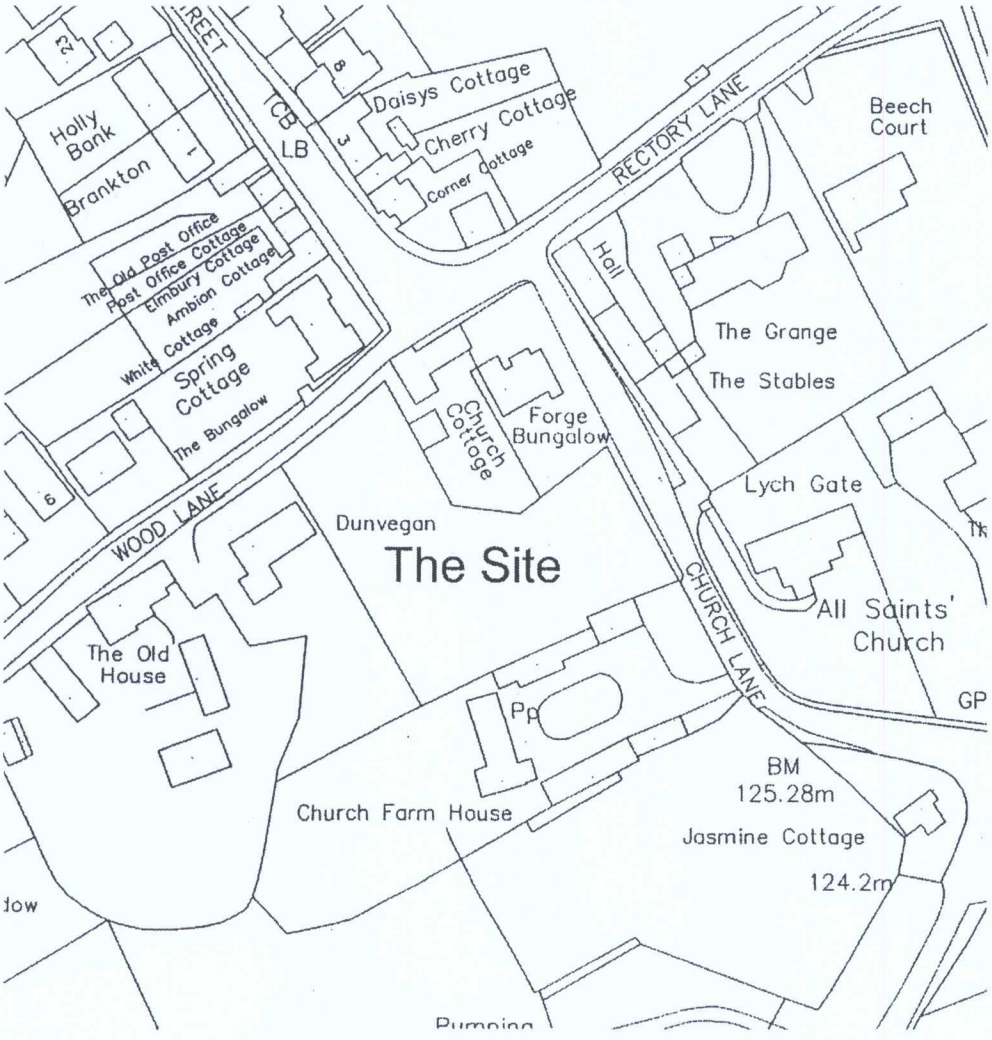

Figure 2: Location of Application Area. Scale 1:1250
Plan provided by Developer

Historical and Archaeological Background

Historical Background

The Dictionary of British Place-Names records that the name Cadeby ('Catebi') means 'a farmstead or village of a man named Káti', which is likely to be Danish in origin (Mills 2003).

The earliest reference to Cadeby is in the Domesday Book where it is recorded that Ivo held 2 curacates of land in Cadeby from Hugh de Grentemaisnell. There was land for 1 plough, with a further 1 plough, held in lordship. There were 7 villagers with a priest and 3 smallholders had 1 plough. It records that there was woodland, which was 3 furlongs long, and 2 furlongs wide. The value of the land was 5 shillings, but at the time of the survey it had increased to 20 (Morgan 1979).

The prior and convent of St. Peter in Dunstable held the manor of Cadeby after the convent's foundation by Henry I. In 1470 Thomas Lathbury gave the manor to Leicester Abbey and in 1544 it passed to Richard Andrews and Nicholas Temple. In 1600 Sir James Harrington sold the manor to Sir Wolstan Dixie. It then passed to his daughter Mrs Pochin on his death in 1800 (Nicholls 1811).

The application area itself seems to have been associated with Church Farm. In the tithe award of 1841 it is listed with the rest of the land of plot 99, which is described in the award as 'House, outbuildings, yards, garden and croft'. The land itself is recorded as 'pasture and garden'. At this time Daniel Harrold owned the land.

Archaeological Background

The Leicestershire and Rutland Historic Environment Record (HER – formerly Sites and Monuments Record) shows that there are no archaeological finds or features recorded in the application area itself. The following is a list of important archaeological data recorded from the vicinity of the site. The full list and descriptions is shown in the appendix:

Prehistoric

A large ring ditch, with a smaller one to the south east (MLE2706) exists east of New Farm, *c.*700m south east of the application area. The features have been dated by Bronze Age pottery found during field walking in the area. Part of a ditch feature (MLE2707), dating to the prehistoric period has been identified east of New Farm, *c.*400m south of the application area.

A recent Geophysical Survey carried out by Stratascan, of the area to the east of the village, in advance of gravel extraction, has shown a series of anomalies that are likely to be archaeological. Investigation of similar geophysical results towards Newbold Verdon, carried out by ULAS in October 2006, and continuing shortly, have uncovered several prehistoric features, including a ring-ditch and associated cremation pits (Farnworth-Jones, forthcoming).

Roman

A coin hoard, dated to the early Roman period (MLE10309) was discovered in 2004 south east of the Rugby Ground, *c.*900m north west of the site. An early Roman bow brooch was also discovered in 2004 on a site north of Woodhouse Farm (MLE10308).

Medieval

The application area lies in the centre of the medieval village core of Cadeby (MLE2713), which is a Late Anglo-Saxon origin. There is evidence from former

closes near Manor Farm (MLE2708) that the village has shrunk since the medieval period. The medieval core of Naneby (MLE8904) lies 800m east of the application area. The Church Of All Saints, Church Lane (MLE12152), which lies to the east of the application area dates from the 13th century and has later 15th century work.

The present Cadeby Hall (MLE9305), which lies 300m north west of the application area, dates from the 18th century, but is situated on top of the11th century cellars of a previous building. Church Cottage (MLE12156), which lies adjacent to the northern corner of the site, is a partially timber framed building dating from the early 16th century.

Post-Medieval

Directly adjacent and to the south east of the application area lies Church Farm (MLE12153), which dates from the 16th century. The outbuildings (one of which abuts the application area itself) (MLE12154 & MLE12155) date from the early 19th century and the application area was once part of the land associated with these buildings (see above).

Cartographic Evidence

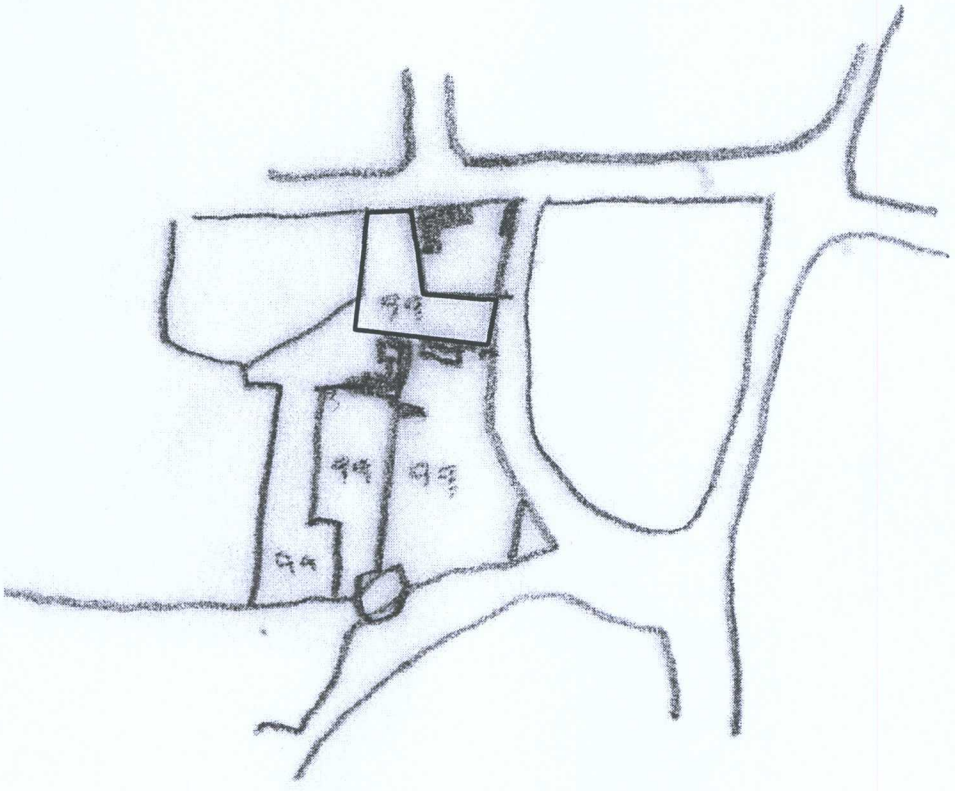

Figure 3: Drawing derived from Tithe map of Cadeby of 1841, with application area highlighted. Scale Unknown

The earliest map available for the area is the Tithe map of 1841. A drawing has been made of the vicinity of the application area (Figure 3), which shows the application area as broadly the same shape as today, but also part of the larger area of land that

includes the land to the west and south of Church Farm. As explained above the land would appear to have been pasture, gardens or a 'croft'.

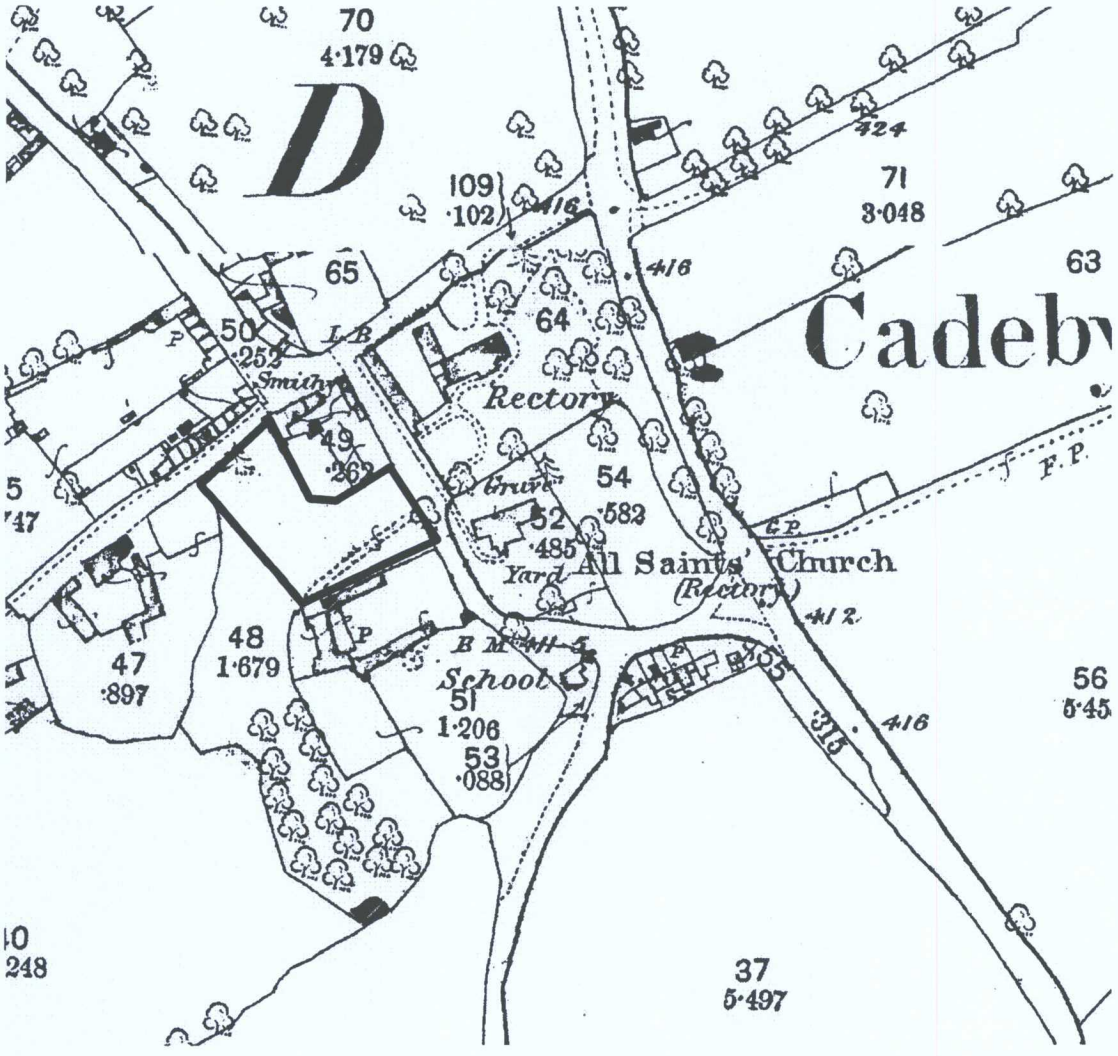

Figure 4: Detail of 1886 OS map of Cadeby, with application area highlighted. Scale Unknown

The 1886 OS map of Cadeby (Figure 4) shows that the layout of the village had changed little since 1841. The application area has no features shown on the map and at this time is still part of the larger parcel to the south and west of Church Farm, labelled '48'. A footpath is shown crossing the south eastern part of the site and leads to Church Farm.

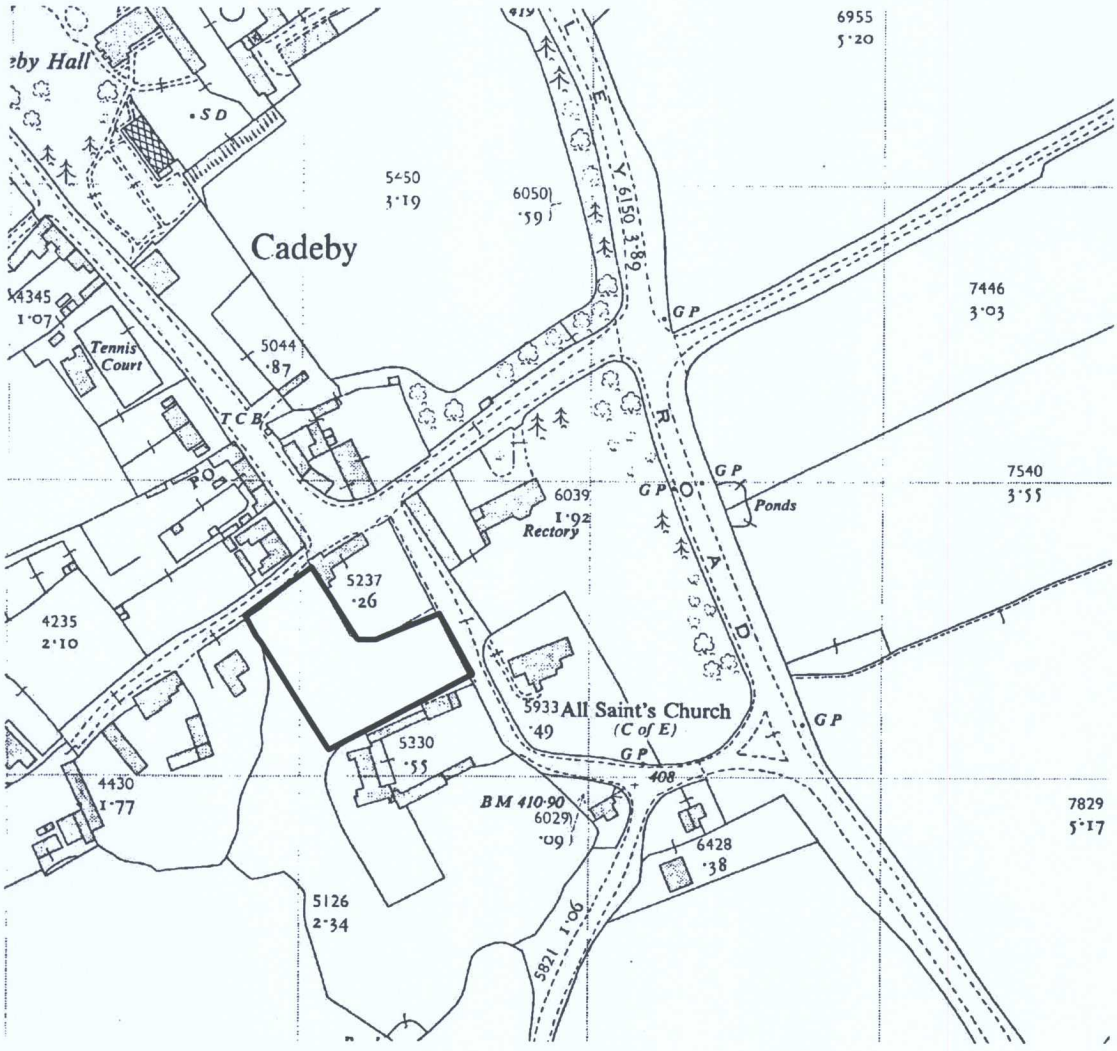

Figure 5: Detail of 1959 OS map of Cadeby, with application area highlighted. Scale Unknown

The 1959 OS map of the village (Figure 5) is the first map to show any fundamental change to the village plan. The application area still forms a continuous piece of land associated with Church Farm (labelled '5126').

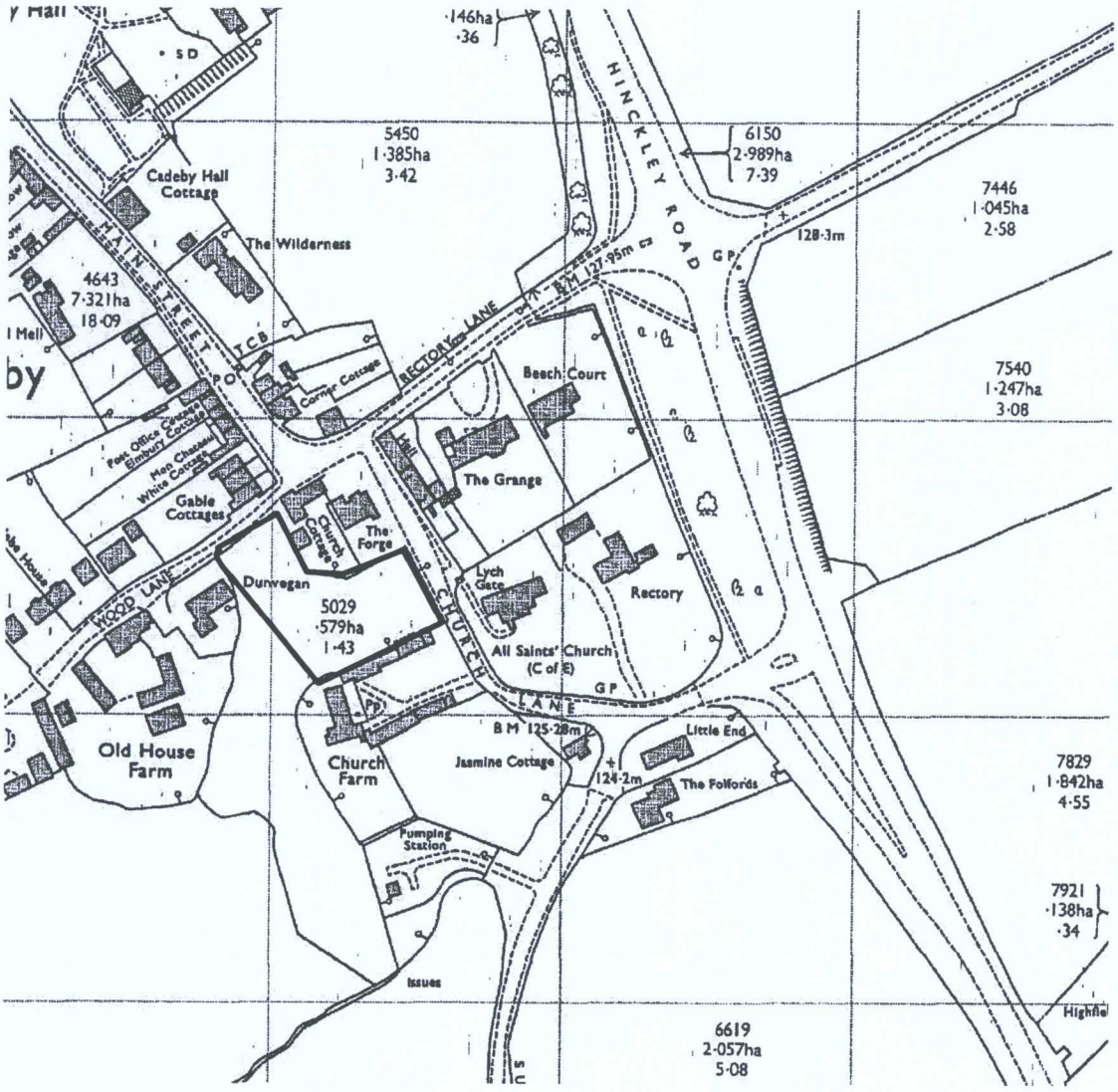

Figure 6: Detail of 1977 OS map of Cadeby, with application area highlighted. Scale Unknown

The 1977 OS map of Cadeby (Figure 6) shows the area as very similar, but with more development around the village as a whole. The layout of the land parcels that contain the application area is more similar to the earlier OS maps, with the boundaries apparently re-instated.

Site Visit

The application area was visited by the author on 26 June 2007 in order to assess the current state of the site.

The site is broadly L-shaped and can be accessed by a gate on Church Lane or a low fence on Wood Lane. The Wood Lane frontage lies between a modern house and wooden framed Church Cottage (Plate 1). A small bank leads up to the fence at this side, which is heavily shaded by large ancient chestnut trees (Plate 2).

The site is overgrown with grass and wild flowers at present but it is just possible to discern a rise towards the centre of the site and a drop towards the south west corner. The site is mainly bordered by open fences, trees and hedges, except in the south east

edge where site lies directly against the wall of one of the buildings associated with Church Farm.

There are no obvious signs of archaeological features or previous buildings on the site and the land may well have retained its original topography.

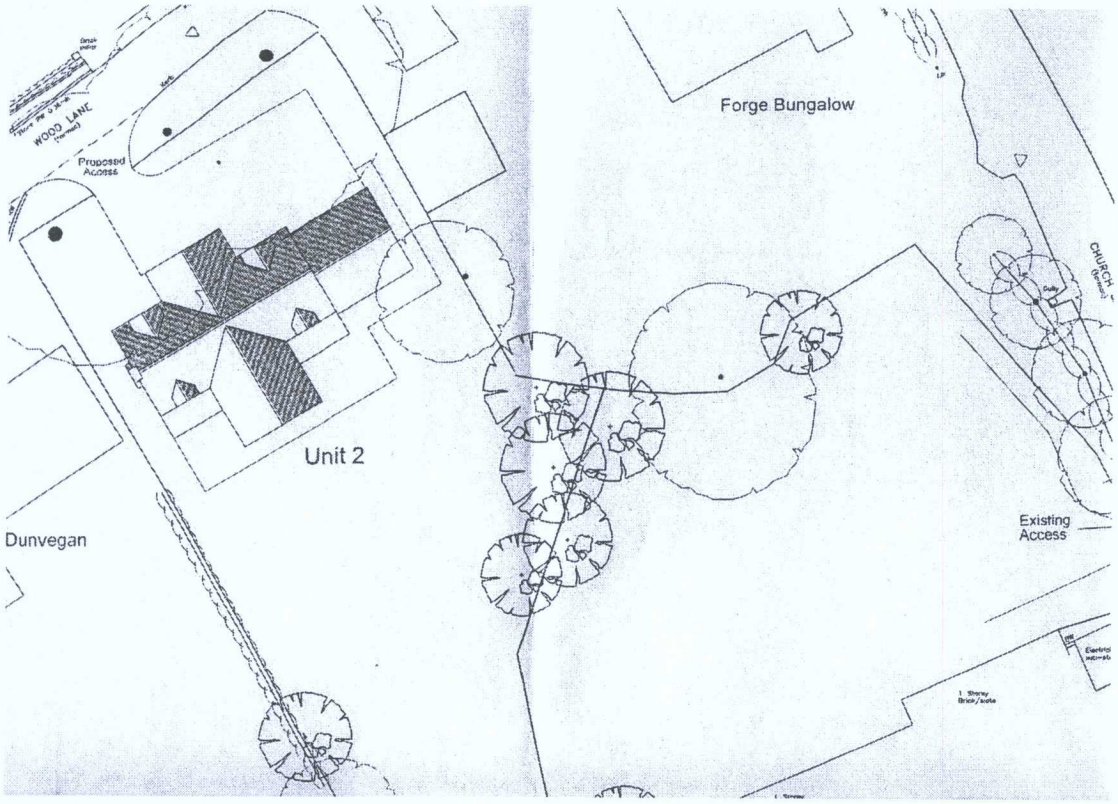

Figure 7: Plan of proposed development. Plan provided by developer. Scale 1: 500

Appraisal of the Development Impact

The construction of a 2-storey house is likely to have an impact on any underlying archaeology, if present. This is assuming that a 2-storey building would require foundations that were at least 1m deep. The north western end of the application area is threatened by the development proposal as the area to the east, at this stage, will remained undeveloped.

Conclusion

The application area lies in the centre of the medieval village core of Cadeby. The village itself is remarkably unchanged from the late 19th century and there is no evidence for early structures in the application area. The prehistoric and Roman remains recorded from the vicinity of the village lie some distance from the village core, although the area around the application area has seen little archaeological investigation and therefore the potential for archaeology from these periods is largely unattested. The site appears to have remained unchanged from at least the post-medieval period, so the state of preservation of any underlying archaeology is likely to be good.

The site lies adjacent to a listed building (MLE12156 & 1718/32/5/6), which is of cruck frame construction. This appears to be an isolated building and did not appear to form part of a medieval frontage to Wood Lane. It is therefore unlikely that any earlier building will be discovered during any groundworks at the new access at Wood Lane.

The main build is to be set back off the road, so any damage to underlying archaeology is unlikely to include an earlier building at the front of the site anyway.

There is therefore low potential for archaeology from prehistoric and Romano-British periods, and moderate potential for finds or features from the medieval period.

References

Mills, A. D. 2003 "Cadeby" A Dictionary of British Place-Names. Oxford University Press. Oxford Reference Online. Oxford University Press.

Morgan, P. 1979. *Domesday Book22:* Leicestershire. Phillimore.

Nichols, J., 1811 *History and Antiquities of the County of Leicester* **vol. IV, part II**-Sparkenhoe Hundred. London

Sources

LMARS Leicestershire Museums: Leicestershire Historic Environment Record

(Formerly Sites and Monuments Record), County Hall

ROLLR Records Office for Leicester, Leicestershire and Rutland maps and records.

OS MAPS: SK4202: 1st Edition 1886, 2nd Edition 1903, 1931 Edition, 1959 Edition; 1977 Edition. Geology Maps: Geological Survey Sheet 155 (Atherstone)

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28/06/07



Plate 1: Wood Lane frontage, with Church Cottage in foreground, looking south west



Plate 2: Wood Lane end of application area, looking south east



Plate 3: Southern edge of application area, looking north towards Wood Lane



Plate 4: Application area from north west corner, looking south east towards Church Farmhouse out-building



Plate 5: Centre of application area, looking east towards church



Plate 6: Application area from eastern edge, looking south west

APPENDIX:

Historic Environment Record Data (See Figure 8)

The following sites in the vicinity of the application area are listed in the Leicestershire County Council, Heritage Services Historic Environment Record:

Prehistoric

MLE2706. East of New Farm. Grid Reference SK 432 017.

Summary

Large ring ditch and a smaller one to the south-east. Dated by a few sherds of Bronze Age pottery found during fieldwalking.

Monument/Component Types

BARROW (Bronze Age - 2500 BC to 801 BC)

RING DITCH (Bronze Age - 2500 BC to 801 BC)

Find Types

SHERD (Bronze Age - 2500 BC? to 801 BC?)

MLE2707. East of New Farm. Grid Reference SK 429 018

Summary

T-shaped stretch of ditch of probable prehistoric date. The longest stretch has a distinct kink as if avoiding an earlier feature.

Monument/Component Types

DITCH (Bronze Age to Late Iron Age - 2500 BC? to 42 AD?)

Roman

MLE10308. North of Woodhouse Farm.Grid Reference SK 416 021

Summary

C1st AD Roman bow brooch was found in September 2004.

Monument/Component Types

FINDSPOT (Early Roman - 43 AD to 249 AD)

Find Types

BOW BROOCH (Early Roman - 43 AD to 249 AD)

MLE10309. South-east of Rugby ground. Grid Reference SK 418 029

Summary

Mid C1st - mid C2nd AD hoard of 29 denarii and two As found in September 2004.

Monument/Component Types

FINDSPOT (Early Roman - 43 AD to 249 AD)

Find Types

COIN (Early Roman - 43 AD to 249 AD)

COIN (Early Roman - 43 AD to 249 AD)

COIN HOARD (Early Roman - 43 AD to 249 AD)

Medieval

MLE9305. Cadeby Hall. Grid Reference SK 424 025

Summary

Present hall dates to C18th AD, but lies above C11th AD cellars, which indicates that there was a medieval manor on this site.

Monument/Component Types

CELLAR (Early Medieval - 1067 AD to 1349 AD)

MLE12152. CHURCH OF ALL SAINTS, CHURCH LANE (NORTH-EAST SIDE), CADEBY. Grid Reference SK 425 023

Summary

Small parish church. Late C13, with some C15 work, restored. Coursed limestone rubble with ashlar dressings and plain tiled roof. Small west tower over nave roof, short south aisle, and chancel. Tower is timber-framed and tile-hung, with wood-traceried bell chamber lights and pyramidal roof. Victorian Decorated-style window in its west wall. South door in Victorian gabled porch. Angle buttresses to nave and aisle, which has Perpendicular windows, drop-ended hood moulds with corbel heads. Their tracery is of two lights, trefoiled ogee work. East window of aisle is reticulated, Decorated tracery of 3-lights. Chancel is rendered over limestone rubble in the south wall, cobble to the east, with C15 windows, renewed in east and north. North windows are also C15, two of them renewed. Inside, the tower sits within the western bay of the nave, an almost self-supporting timbered structure; thick squared corner posts have braces to tie beams and struts which tie into the outer stone walls, in a construction reminiscent more of Essex than Leicestershire. Restored in the 'scrape' tradition throughout. Nave arcade of 2 bays, C13, with filleted cylindrical shafts and flat octagonal abaci ornamented with simple foliate emblems in relief. Roll-moulded chamfered arches. Nave roof may be medieval: common rafter roof lavishly timbered with sweeping curved braces. Principal rafter or truss only marks division with chancel. Queen post construction with raking struts springing from corbels. Another similar roof truss in the chancel indicates its different construction period. South-west chancel window is contained within a chamfered embrasure with trefoiled arched head. Foiled piscinas. Heavily varnished pitchpine Victorian fittings throughout.

Monument/Component Types

CHURCH (Early Medieval - 1267 AD to 1300 AD)

Listed Building (II*) 1718/32/5/2 CHURCH OF ALL SAINTS

MLE2708. North of Manor House. Grid Reference SK 422 025

Summary

The earthwork remains of two former closes photographed behind the Manor House.

Monument/Component Types

SHRUNKEN VILLAGE (Medieval - 1067 AD to 1539 AD)

MLE2710. Big Park etc. North of Naneby Hall.Grid Reference SK 434 029

Summary

Fields called Big Park, Middle Park & Little Park suggest the existence of a park in the area. Post medieval landscaped park associated with Naneby Hall seems most likely although a medieval park here is not impossible. The parish boundary skirts around Big Park Field.

Monument/Component Types

(Undated)

PARK (Early Medieval to Late Post-medieval - 1067 AD? to 1899 AD?)

MLE2931. Southwood Park.Grid Reference SK 41 02

Summary

Southwood Park is mentioned in 1292. It is probably on the site of the modern Bosworth Park

Monument/Component Types

DEER PARK (Medieval - 1067 AD to 1539 AD)

Listed Building (II) 1718/32/5/74 THE HERCULES MONUMENT, THE PARK, MARKET BOSWORTH

Listed Building (II) 1718/32/5/10005 TWO HORSE MEMORIALS, BOSWORTH PARK, MARKET BOSWORTH

MLE8904. Naneby. Grid Reference SK 434 025

Summary

Medieval core of the hamlet of Naneby.

Monument/Component Types

HAMLET (Medieval - 1067 AD to 1539 AD)

MLE2711. Naneby. Grid Reference SK 435 025

Summary

Slight earthworks of a former hamlet to south-east of the hall in Church Field. This name presumably locates the chapel which was in ruins. Similar earthworks to the south-west have been quarried.

Monument/Component Types

CHAPEL (Medieval - 1067 AD to 1539 AD)

DESERTED SETTLEMENT (Medieval - 1067 AD to 1539 AD)

MLE2713. Cadeby. Grid Reference SK 424 024

Summary

The historic settlement core of Cadeby.

Monument/Component Types

VILLAGE (Late Anglo Saxon to Late Medieval - 850 AD to 1539 AD)

Listed Building (II) 1718/32/5/10 OLD HOUSE FARMHOUSE, WOOD LANE (SOUTH SIDE), CADEBY

Listed Building (II) 1718/32/5/6 CHURCH COTTAGE, MAIN STREET (SOUTH-EAST SIDE), CADEBY

Listed Building (II) 1718/32/5/4 FARM BUILDINGS AT CHURCH FARM, CHURCH LANE (SOUTH-WEST SIDE), CADEBY

Listed Building (II) 1718/32/5/3 CHURCH FARMHOUSE, CHURCH LANE (SOUTH SIDE), CADEBY

Listed Building (II) 1718/32/5/5 FARM BUILDINGS AT CHURCH FARM, CHURCH LANE (SOUTH-WEST SIDE), CADEBY

Listed Building (II*) 1718/32/5/2 CHURCH OF ALL SAINTS, CHURCH LANE (NORTH-EAST SIDE), CADEBY

Listed Building (II) 1718/32/5/7 MANOR FARMHOUSE, MAIN STREET (WEST SIDE), CADEBY

MLE2705. Church Cottage. Grid Reference SK 425 023

Summary

Timber framed house with brick infilling. Cruck construction, the blades have a felling date of AD1472.

Monument/Component Types

HOUSE (Late Medieval - 1350 AD to 1539 AD)

Listed Building (II) 1718/32/5/6 CHURCH COTTAGE, MAIN STREET (SOUTH-EAST SIDE), CADEBY

MLE12156. CHURCH COTTAGE, MAIN STREET (SOUTH-EAST SIDE), CADEBY. Grid Reference SK 425 023

Summary

Cottage, partially early C16 the rest rather later, perhaps C17 or early C18. The earliest part is timber framed throughout with brick panel infill and plain tiled roof replacing thatch. Main range and cross wing plan, the wing forming the earlier part, cruck framed. The full height cruck is raised on a cobble plinth with tiebeam and collar and saddle at apex. Spurs to angle posts. Close studding infill. Renewed casement windows. Main range of two units, with central doorway in new porch with steeply brick-arched heads to flanking 3-light casement windows. Two eyebrow dormers above. Two axial stacks, one behind entry.

Monument/Component Types

HOUSE (Late Medieval - 1501 AD to 1533 AD)

Listed Building (II) 1718/32/5/6 CHURCH COTTAGE

Post-Medieval

MLE12140. OLD HOUSE FARMHOUSE, WOOD LANE (SOUTH SIDE), CADEBY. Grid Reference SK 424 023

Summary

Farmhouse. Late C16 - early C17. Timber-framed with brick panel infills but possibly wattle and daub in part beneath render. Plain tiled roof. 2 storeyed. Main range and crosswing plan. Jowled posts at angles of main range and wing. The main range comprises 2 bays with straight-arched bracing to irregularly sized panels. Doorway receassed in angle. Casement windows on each floor. 2 side-wall stacks in crosswing.

Monument/Component Types

FARMHOUSE (Early Post-medieval - 1567 AD to 1600 AD)

Listed Building (II) 1718/32/5/10 OLD HOUSE FARMHOUSE

MLE12153. CHURCH FARMHOUSE, CHURCH LANE (SOUTH SIDE), CADEBY. Grid Reference SK 425 022

Summary

Farmhouse. Late C16 or early C17. Timber framed with partial brick infill and plain tiled roof. Two storeyed, main range and crosswing plan. Main range of 6 bays framed in large square panels with some arched bracing and sections of sill visible though some of the timberwork is rendered over. Doorway in right hand bay. Casement windows. Two blank bays to the left. Cross wing has jowled corner posts and steep brick arch to lower casement windows. Gable and axial stacks.

Monument/Component Types

FARMHOUSE (Early Post-medieval - 1567 AD to 1600 AD)

Listed Building (II) 1718/32/5/3 CHURCH FARMHOUSE

MLE2983. Watermill Field. Grid Reference SK 436 019

Summary

Place name evidence for a watermill?

Monument/Component Types

WATERMILL (Post-medieval - 1540 AD to 1899 AD)

MLE3248. Brick Kiln Farm.Grid Reference SK 423 015

Summary

A post-medieval brick kiln is shown on OS 1st ed 1" mapping.

Monument/Component Types

BRICK KILN (Post-medieval - 1540 AD to 1899 AD)

MLE6037. North of Cadeby Hall. Grid Reference SK 423 026

Summary

Post-medieval wall found during a watching brief.

Monument/Component Types

WALL (Post-medieval - 1540 AD to 1899 AD)

MLE12154. FARM BUILDINGS AT CHURCH FARM, CHURCH LANE (SOUTH-WEST SIDE), CADEBY. Grid Reference SK 425 023

Summary

Range of farm buildings enclosing courtyard to right and in front of farmhouse. Early C19. Brick with plain tiled roof. Comprises three linked buildings, taller single bay to left with chimney, then stable or loose box, its doorway flanked by small windows. Three steeply arched stable doors in right hand section.

Monument/Component Types

FARM BUILDING (Late Post-medieval - 1801 AD to 1833 AD)

Listed Building (II) 1718/32/5/4 FARM BUILDINGS AT CHURCH FARM

MLE12155. FARM BUILDINGS AT CHURCH FARM, CHURCH LANE (SOUTH-WEST SIDE), CADEBY. Grid Reference SK 425 022

Summary

Range of farm buildings forming courtyard in front of farmhouse. Early C19. Brick with plain tiled roof. Segmental heads to three doorways and small windows in upper section, a lower bay is barn with largely blank wall and small cross vents at eastern end.

Monument/Component Types

FARM BUILDING (Late Post-medieval - 1801 AD to 1833 AD)

Listed Building (II) 1718/32/5/5 FARM BUILDINGS AT CHURCH FARM

MLE12158. MANOR FARMHOUSE, MAIN STREET (WEST SIDE), CADEBY

Grid Reference SK 423 024

Summary

House. Late C17 to early C18. Brick with plain tiled roof. Square in plan with hipped roof, two storeyard. Main elevation of 5 bays with central door in flat gabled porch with scrolly open pediment to architrave with Corinthian shafts. Ornate wrought iron tracery to overlight. Windows are tall wood mullioned and transomed lights with gauged brick heads.

Monument/Component Types

HOUSE (Early Post-medieval to Late Post-medieval - 1667 AD to 1700 AD)

Listed Building (II) 1718/32/5/7 MANOR FARMHOUSE

Undated

MLE2704. North of Naneby Hall Farm. Grid Reference SK 434 031

Summary

Two circular cropmarks - possibly not archaeological.

Monument/Component Types

RING DITCH (Undated)

MLE3250. North-east of Brick Kiln Farm. Grid Reference SK 424 016

Summary

Faint traces of four parallel ditches, perhaps part of a multi-ditched boundary.

Monument/Component Types

MULTIPLE DITCH SYSTEM (Undated)

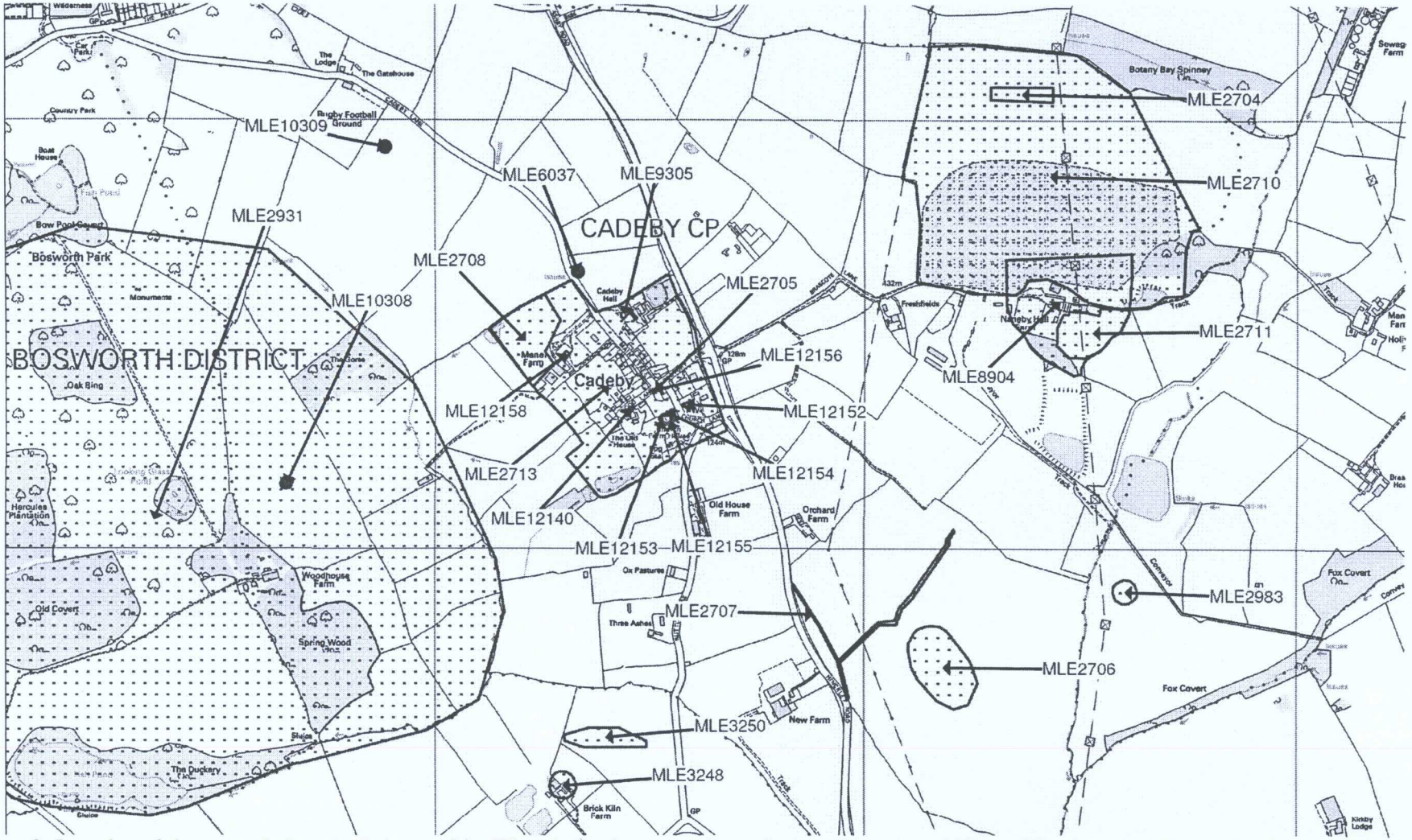

Figure 8: Location of sites recorded on the Leicestershire Historic Environment Record of the Historic and Natural Environment Team of Leicestershire County Council. Scale 1: 12500