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1 Introduction

- 1.1. The Parish of Market Bosworth is located in the countryside of western Leicestershire, in an area where large country estates survived intact until the 20th century, where land ownership is still relatively unfragmented, and where soils and climate favour traditional mixed farming.
- 1.2. Market Bosworth has a rich history with a townscape that reflects the many changes that have occurred over many centuries.
- 1.3. In the Middle Ages, the demesne tenants of the Manor of Bosworth were the Harcourts, who held the manor until 1509. After passing through the hands of the Greys and Hastings, the Manor was acquired by Sir Wolstan Dixie in 1589, and remained in the hands of the Dixie family until 1885, when the entire estate was sold to Charles Tollemache Scott. The estate was finally broken up and sold in 1913.
- 1.4. The town is believed to have been a significant agricultural centre and market town. The first charter was granted by King Edward I c1285 to the Harcourt family for a market to be held on Wednesdays. A further charter was granted by King Charles II to Beaumont Dixie in 1665 with additional opportunities to build on the previous market charter by granting market rights for feast days and to take income from tolls.
- 1.5. Market Bosworth has retained its traditional medieval shape, street plan, property alignments and much of its former character. Conservative management of the countryside has also allowed the preservation of traces of medieval and older boundaries and patterns of land use with a significant number of established ancient hedgerows throughout the parish.
- 1.6. The site of the last battle in the Wars of the Roses, the Battle of Bosworth Field, was fought just a few miles from Market Bosworth town centre.
- 1.7. For many centuries the town adapted and evolved replacing old buildings with newer ones but remaining a small town with no substantive development until the late 19th century.
- 1.8. The development of the Ashby canal and the railway both of which passed 1 mile to the west of the town and especially the development of the railway station, goods yard and livestock pens added a new impetus with several new dwellings appearing from this time and into the early 20th century.
- 1.9. Little then changed in the established town centre core with most of this area being designated as a conservation area in 1974. The vast majority of Grade 2 and above listed buildings are found in this area.
- 1.10. Although administratively Market Bosworth was originally the seat of the district council, the Local Government Reorganisation of 1974 removed that status and Market Bosworth became a parish in the amalgamated Hinckley and Bosworth Borough Council.
- 1.11. The Market Bosworth Society was formed about this time with aims to preserve, conserve, and enhance the built and natural environments of the area, to stimulate public interest in the area, and to promote high standards of planning, architecture,

design and construction. In pursuit of these objectives, the Society has produced a Character Appraisal of the Market Bosworth Conservation Area (2006), a Town Trail (2019), an Appraisal of the Character of the Approaches to the Market Bosworth Conservation Area (2013) and Notable buildings of Market Bosworth (2014). These documents were prepared with community input as well as source material from local and regional archives. These documents form the basis of this document.

- 1.12. Much has been written documenting the history and growth of the town, as well as the many notable figures who lived or worked in the town adding to the rich and colourful heritage and legacy of Market Bosworth.
- 1.13. This document has been prepared with the aim of identifying a community evidence base of assets in the built environment that have the greatest impact on the character of Market Bosworth. This document will help inform both the Bosworth Vision Planning Group who evaluate and monitor the Neighbourhood Plan with Market Bosworth Parish Council and it will be put forward for consideration by the Local Planning Authority for inclusion in the developing borough wide Local Heritage Asset List.

2. Heritage, Community and Planning

- 2.1. The Market Bosworth Neighbourhood Plan (2014-2026) passed at referendum in September 2015, recognised the importance of both the landscape character of the town with para 6.1d stating
'The landscape surrounding Market Bosworth is well wooded with mature trees in the settlement area, a common feature breaking the roofline. The rooftops are visible through the trees although views are typically filtered, consequently the roof line is a regressive and integrated feature of the landscape. The northern, eastern and southern edges are dispersed and set in parkland and woodland. These are soft edges that are mostly screened from view. The south-west fringe and in particular the west fringe lack cohesion with the settlement and form obtrusive features in the landscape'
The Plan also recognises the significant heritage and historic element that remains evident particularly in the historic core as well as in several outlying areas.
Para 6.1h states
'The centre is a designated Conservation Area with 70 Statutory Listed Buildings. There are other buildings and assets in the settlement which do not currently meet national criteria for statutory listing, nevertheless they are of significant local historic importance and worthy of protection and conservation in their own right....'
- 2.2. As part of the ongoing monitoring and evaluation of the Neighbourhood Plan, community feedback since the Plan was made, together with the public engagement and consultations held as part of the review process for the updating of the Plan, it was evident that the community wanted the Plan to strengthen the importance and value of the landscape and heritage components of the Plan.

- 2.3. This document together with the following background documents will provide the background, context and detail to support the development policies in the modified Neighbourhood Plan.
- 2.4. From the mid 20th Century, the town began the biggest phase of expansion with the housing developments more than doubling the housing stock. However, these developments were generally outside the conservation area and even beyond what is often referred to as the historic core. The increase in housing generated an increased the population and a further evolutionary stage in which integration of old and new began to take shape.
- 2.5. The 21st Century has seen further growth in Market Bosworth develop with the closure of the timber fireproofing company which has been replaced by a new housing development completed in 2006. A number of smaller windfall sites filled gaps in the ribbon development of Station Road in recent years.
- 2.6. 2022 saw the completion of Ambion Court, providing sheltered accommodation in 22 apartments and 3 independent bungalows. Also in 2022, the start of the King Richards Wharf development between the railway line and canal on the south of Station Road commenced. Mostly these developments have demonstrated effective empathetic planning to ensure that the overall character of the town is retained.
- 2.7. Market Bosworth Parish Council and the Bosworth Vision Planning Group were frontrunners in the Neighbourhood Planning scheme introduced through the Localism Act 2012. This involved significant public engagement and consultation to produce the Plan and both these groups have continuously maintained a high level of engagement since the referendum in 2015 on a wide range of topics of importance to the community. There are many examples but relating to this theme two stand out:
 - 2.7.1. The development of the Tree and Hedgerow survey was one example of the Bosworth Vision Planning Group harnessing the will of the community to follow up the desire to ensure the heritage of the countryside was catalogued and documented. This programme involved large of numbers of community volunteers who underwent training to correctly identify tree species and plot locations as well as identify the ancient hedgerows throughout the parish. The initial published results in 2018 were recognised by the RTPI and the work nominated as a finalist in the national RTPI awards.
 - 2.7.2. In 2017 Market Bosworth Society were successful in a 'Lottery heritage fund' bid to undertake a huge archaeological survey. 'Bosworth Links' was a successful collaboration between the Market Bosworth Society, homeowners, landowners and schools allowing test pits to be dug on their sites and the University of Leicester Archaeological Services (ULAS) who provided guidance and expertise in undertaking the large-scale dig in 2017 and a further one in 2018. Significant finds made at these 'test pits' not only confirmed what had been previously written about the development of the town but provided much new evidence of earlier

settlements. Reports of the project are available at
www.ulasnews.com/bosworth-links

- 2.8. The ability of groups to work collaboratively in this way demonstrates the essence of community cohesion. This document has resulted through effective collaboration of the community groups referenced. It demonstrates the heritage value in the parish of Market Bosworth that are valued by the community for a variety of reasons, including age, rarity, aesthetic value, group value, evidential value, historic association, archaeological interest, design, landmark status or social and community value, to the extent that they can be defined as non designated heritage assets.
- 2.9. Since the making of the Market Bosworth Neighbourhood Plan in 2015 a number of 'accidental factors' have impacted on the community within Market Bosworth and the perception that the character and heritage is now of much greater significance than before. These factors include:
- i. Market Bosworth gaining national and international recognition since the discovery of King Richard III's remains in a car park close to Leicester Cathedral, the proximity of Market Bosworth to the site of the battlefield, the growth of the Battlefield Heritage centre and being a staging post for the final journey of King Richard III remains before being interred.
 - ii. The promotion and development of Market Bosworth as a visitor destination through independent and collaborative links by Hinckley and Bosworth Borough Council, Leicestershire County Council and Leicester City Council.
 - iii. The opening of a new marina with 150 berths for canal boats in Market Bosworth.
 - iv. The reopening of Market Bosworth Station as a point on the volunteer run Battlefield Steam Line running between Shackerstone and Shenton stations.
 - v. The pandemic of 2020 whilst initially forcing people into lockdown, also had the unintended consequence of people wanting to savour the outdoors with less overcrowding.
 - vi. As lockdown was relaxed residents and especially those who had not had previously had the time or opportunity to explore the miles of footpaths, country walks, canal towpath or even vast open spaces of the country park became increasingly aware of these amenities. As more people began working from home the opportunity to be outdoors in the ambiance of a vast rural landscape on the doorstep was very noticeable. This was made very evident in the public consultation events when people gave feedback for the Neighbourhood Plan revision.
 - vii. The consultation also provided feedback from residents that they had more time to appreciate the nuances of the built environment in the town and that the heritage and character had become even more important as an area for consideration in the Neighbourhood Plan revision.

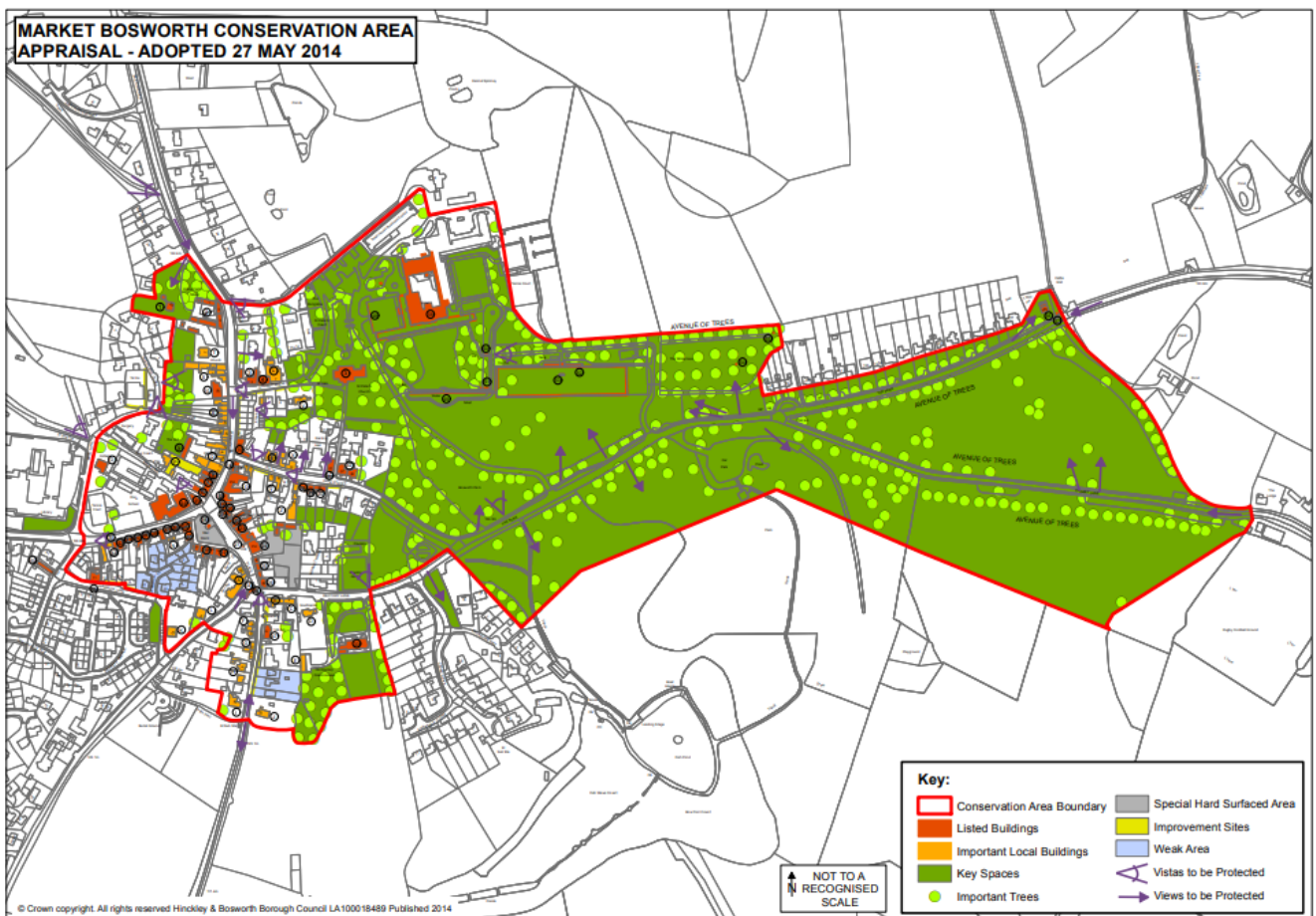
- viii. The increase in visitors from towns and cities to take advantage of the same opportunities albeit from further afield was also significant with the footfall increasing demonstrably.
 - ix. The popularity of cycling especially utilising the many miles of country lanes also attracted huge numbers of people as they returned to the saddle or took up this hobby for the first time.
- 2.10. The increased public awareness of small rural towns such as Market Bosworth which provide an environment facilitating regular healthy exercise and provide the peace and tranquillity which can have positive effects for mental health are therefore to be valued.
- 2.11. We have learnt that the intrinsic value of our heritage and both the built and natural environment we inhabit can often be ‘taken for granted’. Whilst recognising evolution within any village, town or city is inevitable, ensuring that our communities are aware of the assets is paramount as inevitably it is the community who act as custodians of that legacy and heritage.
- 2.12. Communities are at the heart of decision making in a Neighbourhood Plan and the community have clearly identified that the assets identified should remain an extremely important part of heritage for the foreseeable future.

3. Designated Assets

- 3.1. The assets identified in Table 1 (pages 9-11) form the basis of any policy references to designated assets in the modified Neighbourhood Plan and any national, regional or other Local Plan policies and strategic frameworks.
- 3.2. The names and locations in the above mentioned list are copied from the original designation statements and some titles may have changed - for example Bosworth Park Infirmary is now Bosworth Hall Hotel. The full details of all the designated listings can be viewed on the Historic England website www.historicengland.org.uk/
- 3.3. Section 16 of the NPPF 2021 entitled ‘Conserving and enhancing the historic environment’ devotes considerable guidance to the designated assets.
- 3.4. NPPF 2021 Para 190. states:
- “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*
- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- the desirability of new development making a positive contribution to local character and distinctiveness; and*

opportunities to draw on the contribution made by the historic environment to the character of a place.”

- 3.5. This document provides a framework which sits alongside national and local legislation which with the Neighbourhood Plan policies should meet these aims.
- 3.6. NPPF 2021 Paras 199 – 202 provide clear guidance to decision makers in respect of considerations that need to be given to designated assets.
- 3.7. As previously referenced a large proportion of the historic core of the town was designated by the local planning authority in 1974.
- 3.8. The Ashby Canal is designated a Conservation Area throughout for its built heritage and amenity value.



**Table 1: Designated Local Heritage Assets - Listed buildings in the Parish of Market Bosworth
(grouped by street)**

Street	Name of Asset	Designation and date
Barton Road	Home Farm Cottage	Grade II: 30 May 1986
Barton Road	Barns at Home Farm Cottage	Grade II: 13 October 1986
Barton Road	Milepost opposite Hillrise	Grade II: 16 January 1997
Church Street	5, Church St	Grade II: 13 October 1986
Church Street	The Grey House	Grade II: 7 November 1966
Church Street	Church of St Peter	Grade II*: 25 March 1976
Main Street	1 Main St	Grade II: 20 October 1952
Main Street	2 Main St	Grade II: 3 August 1970
Main Street	3 Main St	Grade II: 16 April 1974
Main Street	4 & 6 Main St	Grade II: 13 October 1986
Main Street	5 & 7 Main St	Grade II: 13 October 1986
Main Street	The Old Club House	Grade II: 7 November 1966
Main Street	Dower House	Grade II*: 7 November 1966
Main Street	Dixie Arms Public House	Grade II: 13 October 1986
Main Street	10 & 12 Main St	Grade II: 13 October 1986
Main Street	Red Lion Public House	Grade II: 13 October 1986
Market Place	The Old Club House	Grade II: 7 November 1966
Market Place	Dower House	Grade II*: 7 November 1966
Market Place	Dixie Arms Public House	Grade II: 13 October 1986
Market Place	10 & 12 Main St	Grade II: 13 October 1986
Market Place	Red Lion Public House	Grade II: 13 October 1986
Market Place	War Memorial	Grade II: 7 November 1966
Market Place	1, 3, 3a Market Place	Grade II: 13 October 1966
Market Place	4 & 6 Market Place	Grade II: 13 October 1986
Market Place	8 & 10 Market Place	Grade II: 22 August 1982
Market Place	9 Market Place	Grade II: 13 October 1966
Market Place	12 – 18 Market Place	Grade II: 13 October 1966
Market Place	19 – 23 Market Place	Grade II: 13 October 1966
Market Place	20 Market Place	Grade II: 7 November 1966
Market Place	25 Market Place	Grade II: 23 March 1989
Market Place	The Wheatsheaf, Market Place	Grade II: 13 October 1966
Market Place	K6 Telephone Kiosk	Grade II: 13 October 1986
Park Street	13 & 15 The Forge, House and attached boundary wall	Grade II: 16 August 2022
Park Street	26 Park St	Grade II: 13 October 1986

Street	Name of Asset	Designation and date
Park Street	28 Park St	Grade II: 30 October 1984
Park Street	30 Park St	Grade II: 13 October 1986
Park Street	31 Park St	Grade II: 25 March 1976
Park Street	Church of England School	Grade II: 29 January 1991
Rectory Lane	The Old Rectory	Grade II: 13 October 1986
Shenton Lane	Rainbow Cottage	Grade II: 7 November 1966
Station Road	Former Bank	Grade II: 16 January 1997
Station Road	Former Grammar School	Grade II: 13 October 1986
Station Road	1 Station Rd	Grade II: 13 October 1986
Station Road	3 & 5 Station Rd	Grade II: 13 October 1986
Station Road	7, 9 & 11 Station Road	Grade II: 13 October 1986
Station Road	13 Glebe Farmhouse	Grade II: 13 October 1986
Station Road	17 & 19 Station Rd	Grade II: 13 October 1986
Station Road	21 Station Rd	Grade II: 13 October 1986
Station Road	23 Station Rd	Grade II: 13 October 1986
Station Road	25 Station Rd	Grade II: 13 October 1986
Station Road	27 Station Rd	Grade II: 11 June 1975
Station Road	18 & 21 Westhaven Court	Grade II: 7 November 1966
Station Road	Aylesbrook Cottage	Grade II: 13 October 1986
Sutton Lane	Pump	Grade II: 7 November 1966
The Park	Screen wall to front of Hall	Grade II: 13 October 1986
The Park	Screen wall to Hall garden	Grade II: 13 October 1986
The Park	Iron Bridge	Grade II: 13 October 1986
The Park	South bridge over moat	Grade II: 13 October 1986
The Park	Walled garden, greenhouses and tower	Grade II: 13 October 1986
The Park	Triumphal arch in walled garden	Grade II: 13 October 1986
The Park	Game larder	Grade II: 13 October 1986
The Park	Dogs Grave	Grade II: 7 November 1966
The Park	Ice House	Grade II: 13 October 1986
The Park	Bosworth Park Infirmary	Grade II*: 7 November 1966
The Park	Gate Piers to Bosworth Park	Grade II: 13 October 1986
The Park	Lodge to Bosworth Park	Grade II: 28 September 1977
Warwick Lane	2 & 4 Warwick Lane	Grade II: 16 January 1997
Warwick Lane	11 Warwick Lane, Warwick House	Grade II: 16 January 1997
Countryside	The Hercules Monument	Grade II: 28 May 1987
Countryside	Two Horse Memorials	Grade II: 7 November 1966
Far Coton	Coton Priory Farmhouse	Grade II: 25th March 1976

Street	Name of Asset	Designation and date
Far Coton	Farm building at Coton Priory Farm	Grade II: 25th March 1976
Far Coton	Former dairy at Coton Priory Farm	Grade II: 25th March 1976
Far Coton	Outbuilding at Coton Priory Farm	Grade II: 25th March 1976
The Ashby Canal	The canal	Conservation Area December 1990

4. Non-Designated Assets

- 4.1. The assets identified in Table 1 (pages 9-10) form the basis of any policy references to designated assets in the modified Neighbourhood Plan and any national, regional or other Local Plan policies and strategic frameworks. The assets identified in Table 2 (Pages 12-13) are assets of local heritage value that have been identified as valued by the community for a variety of reasons, including age, rarity, aesthetic value, group value, evidential value, historic association, archaeological interest, design, landmark status or social and community value and therefore defined as local ‘non designated’ heritage assets.
- 4.2. The NPPF Para. 203 states:
‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’
and therefore gives weight to such ‘assets’ in decision making in accordance with the nature of their interest, as does Policy HE02 of the draft Local Plan.
- 4.3. The community have demonstrated sufficient support that similar principles and guidelines should apply to non-designated heritage assets as designated assets in Market Bosworth wherever possible, to avoid damage to the heritage and the amenity of residents and visitors.
- 4.4. Pages 14-29 provide a brief synopsis of the location, synopsis of the asset and an image to assist the asset identification.

Table 2: Non-designated assets of Local Heritage Value in the Parish of Market Bosworth (grouped by street)

Street	Name of Asset
Back Lane	Coach House
Back Lane	Under Master's House
Barton Road	Free Church
Barton Road	Harcourt Mill
Barton Road	Mooreland House
Barton Road	Silk Hill
Bosworth Road	Cow Pastures Farm
Bosworth Road	Park Pale
Church Street	Beech House
Church Street	Hall Gates
Church Street	Holy Bones
Main Street	9 - 11
Main Street	15 - 23
Main Street	25 - 27
Main Street	29 - 37
Market Place	Police House
Market Place	King Richard III Commemorative Plaque
Park Street	4 - 8
Park Street	9 - 11
Park Street	12 - 16
Park Street	24
Park Street	44 - 46
Park Street	The White House
Rectory Lane	Bakery Cottage
Rectory Lane	4 Oakwood
Shenton Lane	Beaumont House
Shenton Lane	Lindley House
Shenton Lane	Magistrate's Court
Shenton Lane	Nursery Barn
Shenton Lane	Police Station
Shenton Lane	Poor House
Shenton Lane	82 - 84 Shenton Lane
Shenton Lane	South Farm
Shenton Lane	3 Ridge & furrow fields

Street	Name of Asset
Station Road	Churchill Memorial
Station Road	Former chapel r/o 7-11
Station Road	29 - 31
Station Road	Landing Strip
Station Road	The Crescent
Station Road	Market Bosworth Station Complex
Sutton Lane	Barncroft, 23 Sutton Lane
Sutton Lane	Hollybank, 18 Sutton Lane
Sutton Lane	The Mount. 20 Sutton Lane
Sutton Lane	Southgate, 24 Sutton Lane
Sutton Lane	9 Sutton Lane
Sutton Lane	6 - 10
Sutton Lane	12 - 14
Sutton Lane	The Gated Lane (between the gates)
The Park	Boat House, Beau Pool
The Park	Ridge & furrow, Bosworth Park
Wellesborough Road	Friezeland Farm
Far Coton	Park Keeper's Lodge
Silk Hill	Silk Hill

Assets of Local Heritage Value in the Parish of Market Bosworth (Non-designated assets). Context and images.

Accessibility note The following section contains text and images taken from legacy documents. All images to the right of text are images of the associated asset.

Back Lane

Coach House, Back Lane

Originally 3-bay coach house and stable to the 18th century Club House - the bricked-up entrances to the coach bay and two stable bays can be clearly seen in the southern elevation. The bay nearest the main building was the coach bay with a loft above which provided the accommodation for the stable boys. The other two bays were stables.



Undermaster's House, Back Lane also known as The Cottage

The value of this building is intrinsic with the associated buildings and history of the Dixie Grammar School. Although it stands in its own garden, this building is a curtilage structure within the site of the listed Dixie

Grammar School.



Barton Road

Free Church, Barton Road

Original buildings to the rear of the chapel are of historic interest, and the combination of their roof materials, gables and roof lines complement those of the adjacent outbuildings of the listed Dower House and make a significant contribution to the street scene.



Harcourt Mill, Barton Road

17th century building, largely of Carlton Stone, associated with the remains of the embanked mill pond and a significant element in the local landscape. The building is a local landmark for walkers on public footpath S69. There is documentary evidence of a water mill on this site since 1294; the mill was in use until the late 1950s, and was then converted into a dwelling.



Mooreland House, 7 Barton Road

Four-storey three-bay Victorian villa built in 1895 with cellar, believed to be based on the design of seaside villas in Bournemouth. The highly decorated design is the only one of its type to be found in the Parish.



Silk Hill, off Barton Road

Natural spring, associated with enclosures, and ridge and furrow, probably of medieval date. Evidence of former land use near to settlement. Site is of great community value as the traditional place for sledging following snowfall.



Bosworth Road

Cow Pastures Farm, Bosworth Road

An estate farm situated on the eastern boundary of the old Bosworth Park and originally belonging to the 2nd Baronet (1629 -1692). Probably built around 1690, with third floor added later. The farm was part of the estate until 1931.



Park Pale (ditch and bank), land adjacent to Bosworth Road and crossed by public footpath S56

Earth bank and deep ditch, forming western boundary of 'Le Holde Park' of 1292. Important evidence of former land enclosure and use.



Church Street

Beech House, Church Street

Beech House was, for most of its history, where the Doctor held his surgery and would have been a focal point for the community. The combined structures of Grey, Red and Beech Houses create a formidable street scene on the north side of Church Street. Their size does not impact upon the grandeur of the Church at the top of the street whilst they, in their turn are not overpowered by the Church's structure.



Hall Gates, Church Street

The four gate pillars, gates, and associated gilded fretwork mark the boundary between Church Street and the grounds to Bosworth Hall. They are of high design value, and an important part of the street scene.



Holy Bones, Church Street

Holy Bones, formerly known as Gardener's Cottage has strong connections with the Bosworth Estate. It is one of the few remaining buildings that carry the Dixie crest of an Ounce (snow leopard) - above the porch.



Main Street

9 – 11 Main Street

The frontage of the hair salon has been untouched for well over 100 years and the door, window frame and left-hand glass are probably original. It is the only example of an unaltered shop frontage in the centre of the town. The two shops complement the line of buildings, of which the others (1-7) are listed.



15-23 Main Street

The three dwellings comprise a low cottage, a larger building that is known to have been a business in the late 19th century, and a tall but narrow three storey dwelling. In spite of differences in roof line, pitch, chimney position, design, and detailing, the three buildings form a harmonious unit and enhance the street scene.



25 - 27 Main Street

These typical vernacular buildings reinforce the building line on the west side of Main Street which should be retained to ensure that the essential character of the town is preserved. No 27 appears to be on the same site as a building on a map of 1592.



29 -37 Main Street

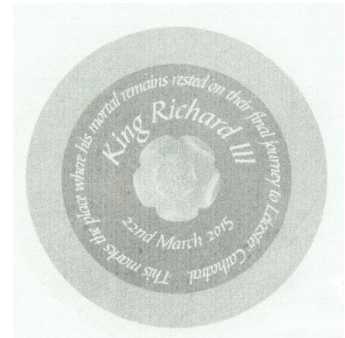
This group of buildings forms an integral part of the street scene which carries on into the Market Place. The decorative brickwork, porch canopies and stone steps add character to the view along Main Street



Market Place

King Richard III Plaque

The plaque marks the point where the cortege carrying the mortal remains of King Richard III paused on its journey from the Bosworth Battlefield and Leicester Cathedral where the remains were interred. Installed 2017



Police House, Market Place

The 'Queen Anne' style of building is a fine example of a style much favoured by Squire Scott and reflects the late 17th century architecture of the Hall. The Police House is connected to the Police Station and Magistrate's Court in Shenton Lane, and these buildings make a strong municipal statement on this key corner.



Park Street

Blacksmith's House and Forge

13-15 Park Street

The forge was one of the few working examples remaining in the area. The house is an imposing three storey building that dominates the north side of Park Street. The last blacksmith, Mr Clem Phillips was very successful in farrier competitions especially at the Royal Show.



4 - 8 Park Street

This line of buildings defines the building line on the south side of Park Street. The detailing and style of openings in this row show a gradual transition from the adjoining number 2, which is listed.



9 & 11 Park Street

This distinctive pair of dwellings offers a different style of architecture to all of the other buildings to be found in Park Street, and as such enhances the character and ambience of the street scene in this part of the town.



12-16 Park Street

A terrace of three cottages which reinforce the building line along the southern side of Park Street.



24 Park Street

Probably built late 18th century, on a curved building line at right angles to Park Street. The wall facing Park Street defines the end of a strong building line back to number 2. The building contrasts with the small cottages on either side, but complements the larger buildings on the other side of the road.



White House, 22 Park Street

During the recent renovations it was discovered that the property, both externally and internally, is built with Carlton stone which makes it the only surviving example of its type in the town. The house is known as the 'White House' which could have referred to the colour of the Carlton stone.



44 - 46 Park Street

This building occupies a key position at the approach to the Conservation Area. The use of local bricks, including moulded bricks in the eave's courses, blue clay roof tiles and central chimney stack serve to introduce the key materials to be found in many listed buildings.



Rectory Lane

Bakery Cottage, 2 Rectory Lane

The property, dating back to the 16th century, is one of the oldest surviving buildings in the Town. It holds a commanding position at the junction of Rectory Lane and Sutton Lane.



Oakwood 4, Rectory Lane

This handsome three bay building is the only one of its style in the town, and it holds a commanding position opposite a public car park. Originally a nail maker's workshop, Squire Scott had it reconstructed as a dwelling for his gamekeeper.



Shenton Lane

Beaumont House and Lindley House, Shenton Lane

A fine example of the local builder's work. These two identical large villas face south. Each side of the buildings is of the same length giving a symmetrical look to the dwellings. The large bay windows ensure that the living and dining rooms are light and airy. The use of stained glass adds a touch of opulence to the external finish of the building.



Police Station & Magistrates Court

The 'Queen Anne' style of building is a fine example of a style much favoured by Squire Scott and reflects the late 17th century architecture of the Hall. The complex was built in 1896 to replace the old police station, Warwick House on Warwick Lane.



Nursery Barn, off Coton Lane

A once historic barn with walled yard, in prominent position in landscape, and built partly of Carlton Stone. Now incorporated into a dwelling.



The Poor House, Shenton Lane

Early 19th century, probably built for the master of the workhouse. Wall at rear built of Carlton Stone. Probably part of the original workhouse hovels.



South Farm, 62 Shenton Lane

The unique style of this imposing dwelling, built in about 1895, contrasts with the agricultural buildings and farmhouses being built on the Bosworth Estate by Squire Tollemache Scott at about the same time. The dwelling was built for a local veterinary surgeon, and included a surgery, carriage house, saddle room, two-bay stable, loose box, manure pit and separate sick box off a yard enclosed by a high wall.



82 - 84 Shenton Lane

These are the first dwellings to be encountered on this approach to Market Bosworth, and exhibit local vernacular building materials and style. Both properties have recently been refurbished to a high standard and in keeping with their original character.



Ridge and furrow (three fields), Shenton Lane

There are some of the finest examples of medieval curved Ridge and Furrow around Market Bosworth. These three fields are considered to offer the finest examples. Bordered by Stanley Road to the north, Priors Lane to the west, Shenton Lane and Northumberland Avenue to the south and east.



Station Road

29 & 31 Station Road

The properties are the final two buildings in a row of listed buildings with a uniform building line along the southern side of Station Road. Although retail outlets, both properties complement the adjoining row and are an important element of the street scene.



Former Chapel, rear of 7-11 Station Road

Unusual building, rare survival of old chapel design, with strong local historical associations with the dissenting movement.











Market Bosworth Station Complex, Station Road

This complex of buildings, built 1870 comprises the railway station bridge and platforms, station master's House, administrative building, goods shed, signal box, platform shelters and weighbridge all in a distinctive railway style. Opened in 1873 the station was closed for regular passenger services on 13th April 1931. The goods service ceased in 1968, Battlefield Line took over the line in 1970.

The waiting rooms on the 'down' platform are not original. The southern building is part of a signal box from Abbey Station in Nuneaton whilst the northern building came from Chester Road Birmingham. None of the signal gantries are original but there is an original signal pillar adjacent to the bridge

Market Bosworth Station Complex, Station Road - images

Asset	Image
Weighbridge point for goods vehicles	
Goods shed and storage	

Asset	Image
Platform building 1	
Platform building 2	
Signal box	
Old Station Masters House (now residential)	
Original main station offices and waiting room (now car sales and repairs)	
Original road bridge over the railway line and signals (all in use)	

The Crescent, 122 – 168 Station Road

The Crescent comprises 24 semi-detached houses which were the first council houses to be built by Market Bosworth Rural District Council. At the time they offered facilities such as flushing toilets and a bathroom to



tenants who had hitherto not known such 'luxury'. This coherent development has social and communal value.

Market Bosworth Rural District Council (MBRDC) Offices.

After conversion to a Sports Club the buildings are now used as a Nursing Home.

MBRDC was merged with Hinckley to form Hinckley & Bosworth Borough Council in 1974,80 years from its creation in 1894.



The crest is now on the HSBC building in the Market Place.



The Landing Strip

When JJ Churchill Ltd was bombed out of Coventry, they moved to Market Bosworth.

Initially they set up in the Dower House whilst their factory was being built. Walter Churchill landed his Hurricane on the Landing Strip whilst visiting his new factory to check progress.



Churchill Memorial

Installed in 2015 as a memorial for service to this country by three outstanding brothers.

Walter Churchill DSO, DFC.

Peter Churchill DSO and

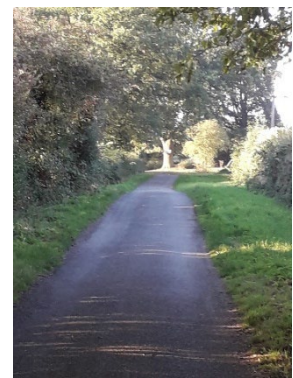
Oliver Churchill DSO, MC.



Sutton Lane

Sutton Lane (The Gated Road)

The Gated Road is an ancient drover's way which linked Market Bosworth to Hinckley and beyond, dating at least to the 11th Century. It was the main road until the A447 was laid. Now it is a haven for wildlife and humans. On any day dozens can be seen walking or cycling between the gates. The mile long stretch between the two gates is a highly valued community asset.



Barncroft, 23 Sutton Lane

Approaching the town centre along Sutton Lane this substantial villa residence can be seen on the boundary of the conservation area. Its style and dominant position make an excellent 'opening statement' of the rich and varied architecture that can be found within the town.



Hollybank, 18 Sutton Lane

The property adds to the character of this unique approach to the Town Centre. Sutton Lane has a rich variety of styles of architecture not to be found in any other of the approaches to the town.



The Mount, 20 Sutton Lane

The property adds to the character of this unique approach to the Town Centre. Sutton Lane has a rich variety of styles of architecture not to be found in any other of the approaches to the town.



6-10 Sutton Lane

These properties, built in 1890, are an example of the diversity in design favoured by Squire Tollemache Scott. The hung tile design is unique in Bosworth and is rare in the East Midlands.



12-14 Sutton Lane

Approaching the town centre these unassuming older properties follow on from Victorian family houses and mark the transition from speculative development to the older core of the town and the character of the remaining approach into the Market Place. The cottages were originally thatched.



The Park

Boat House, Beau Pool

The boat house is the only remaining building in the Country Park that can be directly attributed to the estate, and was probably built in the 19th century. The superstructure is of wood, set upon narrow brick walls.



Ridge and furrow, Bosworth Park

There are several areas of ridge and furrow in the present Country Park, though the most striking are near the road. These show that this land was cultivated before it became a deer park.



Wellesborough Road

Friezeland Farm, Wellesborough Road

The farm was rebuilt by Charles Tollemache Scott in about 1890 to demonstrate how he thought a modern farm should function. He did not order the demolition of the old farm but took great pains to ensure that a great deal of the original Carlton Stone building be incorporated into the new structure by fashioning the new brick work around the original structure.



Far Coton

Park Keeper's Lodge, Far Coton

One of the remaining two Park Keepers Cottages built on the orders of Charles Tollemache Scott in 1880. Squire Scott commissioned three lodges to be built around his estate to house his Park Keepers. The other two were in Carlton (since demolished), and Cadeby.



5. Conclusion

- 5.1. Market Bosworth is often referenced as the 'Jewel in the crown' of Leicestershire. It has a long established heritage and distinctive character.
- 5.2. The Conservation Area embraces almost all historic core of the village and encompasses its historic heart.
- 5.3. This document has identified the 74 listed buildings and 53 additional assets of special significance within the parish. The significant majority of these 127 assets are in or in close proximity to the Conservation Area.
- 5.4. This area comprises a good mix of retail, leisure, commercial and residential uses which should be maintained in the town centre and every effort made to prevent the loss or redesignation of commercial premises.
- 5.5. The draft Local Plan and the Market Bosworth Neighbourhood Plan recognises the special interest that this small town offers not only to the residents, surrounding communities but to the growing numbers of national and international visitors for the association with Richard III.
- 5.6. It is evident that the way in which the village has developed and evolved historically, its archaeology, its layout, the form, size, design and siting of its older buildings and its other surviving architectural and immediate transition to a rural landscape that captures the interest.
- 5.7. The landscape and character assets which constitute the majority of the rural aspect of parish of Market Bosworth area are defined in the Tree and Hedgerow Survey¹ and the Landscape Review².
- 5.8. The community have clearly demonstrated the charm and character of the village, however, also lies in the relationship between the buildings and the rural setting. It is important therefore that the elements of this relationship are recognised, valued and understood by decision makers.
- 5.9. The residents and stakeholders of Market Bosworth accept that change and development are part of the natural progression within any community. They have demonstrated their ability to support more development than originally proposed in the Neighbourhood Plan, however they have made it clear that a sustainable approach to future development requires principles and guidelines which serve to minimise damage or harm to the heritage and character of the town and the amenity of residents and visitors.

¹ A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth 2023

² Landscape Review 2023