



University of Leicester

Archaeological Services

An archaeological desk-based
assessment for land to the north of
Wilford Lane, West Bridgford,
Nottinghamshire
(SK 570 369)

Leon Hunt



ULAS Report No 2012-104
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**An archaeological desk-based assessment
for land to the north of Wilford Lane,
West Bridgford,
Nottinghamshire
(SK 570 369)**

Leon Hunt

**for:
Henry Riley LLP and Indigo Planning Ltd**

Checked by:

Signed: ...



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ULAS Report Number 2012-104

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An archaeological desk-based assessment for land to the north of Wilford Lane, West Bridgford, Nottinghamshire (SK 570 369)

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Summary

An archaeological desk-based assessment has been produced by University of Leicester Archaeological Services (ULAS) for land to the north of Wilford Lane, West Bridgford, Nottinghamshire (NGR: SK 570 369).

The assessment was commissioned by Henry Riley LLP and Indigo Planning Ltd in advance of the proposed construction of a new Sainsbury's supermarket on the site. The assessment area is currently a heavily overgrown, largely brownfield site, which previously contained a public house, now demolished, stables and a rifle range.

The Historic Environment Record for Nottinghamshire shows a findspot for a Bronze Age artefact at the site. The assessment area also contained Wilford Cottage, which appears to have dated from the late 19th century. There are few other known archaeological remains in the area. The site is situated around 600-700m outside the Conservation Areas of Wilford and Wilford House.

There is low to moderate potential for archaeological deposits of prehistoric date to be present on the site and low potential for Roman or medieval remains. The site is close to the River Trent and therefore there is some potential for palaeochannels (early river courses) to be present which can reveal waterlogged archaeological deposits.

The preservation of archaeological deposits, if present, within the undisturbed areas of the site may be good. There is less potential for their survival within the areas previously developed such as the site of the demolished pub and the adjacent car park and stable buildings.

There are a number of listed and historic buildings within Wilford itself but their distance from the site means that there are unlikely to be any setting issues arising from the new development.

Introduction

In accordance with National Planning Policy Framework (NPPF), Section 12 (Conserving and enhancing the historic environment) this document is an archaeological desk-based assessment for land to the north of Wilford Lane, West Bridgford, Nottinghamshire (NGR: SK 570 369).

The assessment was commissioned by Henry Riley LLP and Indigo Planning Ltd from University of Leicester Archaeological Services (ULAS) in advance of the proposed construction of a new Sainsbury's supermarket on the site, which is currently disused land, previously containing a rifle range, a stable and the now demolished Chateau public house.

The Historic Environment Record for Nottinghamshire shows that a Bronze Age blade was discovered on the site. There are few other known archaeological sites in

the area. The site lies close a meander in the River Trent, where the river is likely to have changed course over time. Therefore, there is the possibility of preserved palaeochannels (old river courses), which may contain environmental data or waterlogged deposits to be present.

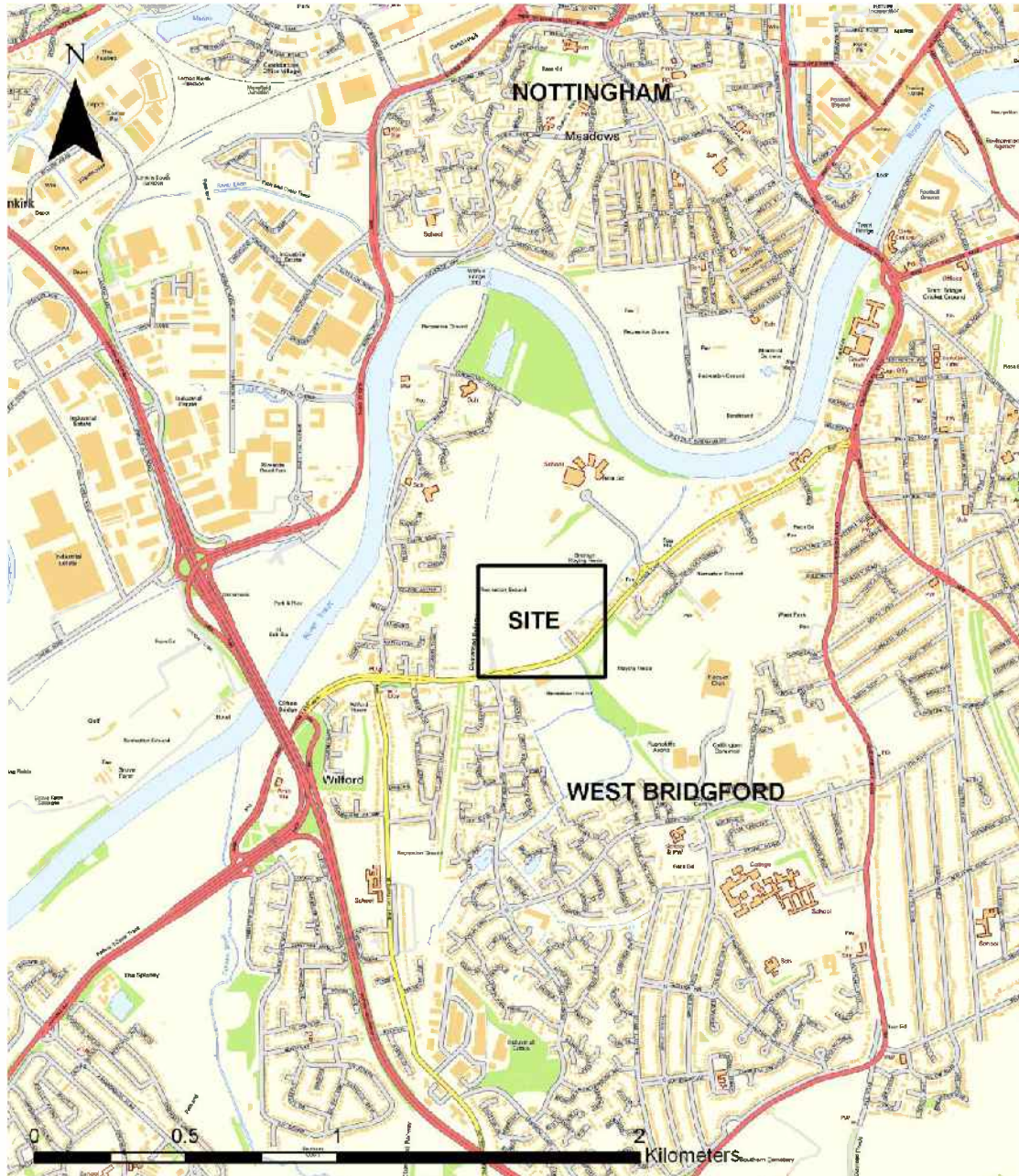


Figure 1: Site location
Contains Ordnance Survey Data

Aims and Methods

The aim of this desk-based assessment is to present information on the extent, character, date, integrity, state of preservation and significance of cultural heritage assets present within the study area.

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 as to whether further stages of work are necessary.

All work follows the Institute for Archaeologist's (IfA) *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 (Historic Environment Record for Nottinghamshire, Nottinghamshire County Council).
- Previous Ordnance Survey and other maps of the area (Nottinghamshire Archives, County House, Nottingham)
- Geological maps (ULAS Reference Library)
- Historical background material (ULAS Reference Library and University of Leicester Library).

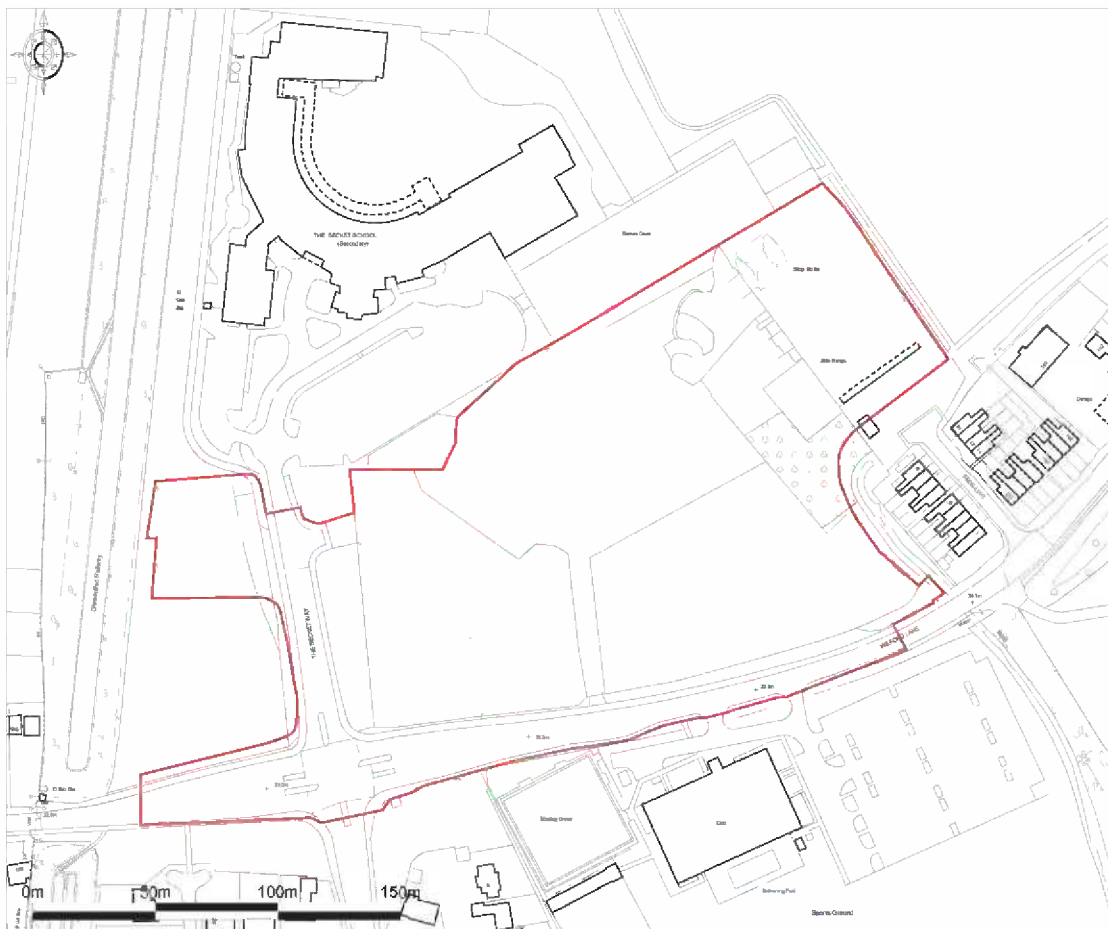


Figure 2: Plan of proposed development area. Plan provided by developer

A site visit was undertaken on 10th July 2012 to examine the area. Particular attention was paid to the current land use of all parts of the application area and its likely impact on the condition of any buried archaeological remains.

Site Location, Geology and Topography

The site lies on the northern side of Wilford Lane along the very western edge of West Bridgford to the immediate east of the dismantled railway that forms the Nottingham City boundary (Figure 1).

To the north of the site is the recently constructed Beckett School. To the east lies housing and playing fields. The site largely consists of heavily overgrown disused land, which formerly contained The Chateau public house. There is also a short access road, barred by gates, which once led to the public house. The eastern part of the site was used as a rifle range. The development area also contains parts of Wilford Lane and The Beckett Way (Figure 2).

The land appears flat, covers 4.56 hectares and lies at a height of approximately 23m aOD.

The British Geological Survey of England & Wales, sheet 126 (Nottingham) indicates that the underlying geology of the area is likely to be Alluvium, overlying Gunthorpe Member mudstone.

Historical and Archaeological Background

Historical Background

The study area now resides in West Bridgford but was once part of the outlying fields of the village of Wilford.

Wilford is most likely named for the river crossing at the River Trent just north of the village and the parish church of St. Wilfred's. Alternatively, the name may derive from the Anglo-Saxon for 'Willa's ford' (Mills 2003).

The Domesday Book lists it as 'Wilesford' and is shown to be a soke of the manor of Clifton held by William Peverel (Morris 1977). The survey reports that the land contained a priest, 18 acres of meadow and half a fishery.

Throughout the medieval period the manor of Wilford belonged to Gervase de Clifton as part of the Clifton estate. Throsby called it 'a well built village, and stands exceedingly pleasant in the summer' (Throsby 1797).

The parish appears to have been divided into two parts, with the parts separated by the river, although over time the river has changed its course. The parish was large (1,800 acres) and a Protestation return of 1641/2 shows the parish to have 81 adult men compared to West Bridgford's 99. The Hearth Tax return of 1674 shows 36 houses in the village; the same number as West Bridgford (Oldfield 2009).

The original nucleus of the village would have been the church of St. Wilfred but by the 18th century the village had spread south towards the river crossing.

The ford at Wilford was only passable in very dry weather and a ferry, consisting of a boat propelled by a ferryman hauling a chain, was the usual way to cross the river. In 1784 a storm overturned the boat and six people, including the ferryman, were drowned. The ferry was replaced by a wooden structure in 1864 until the completion

of a metal ‘suspension’ bridge (actually a metal bridge supported by columns), 1km upstream. It was opened on 16 June 1870 by the architect’s widow, Lady Clifton.

Towards the end of the 19th century the northern part of Wilford was brought into the borough. South Wilford became part of Basford Rural District Council in 1894. Later it would become part of West Bridgford Urban District. In 1952 Wilford village became part of the City of Nottingham, with the dividing line a being the former London and North Eastern Railway (LNER) railway line. The assessment area lies to the east of the old railway embankment and therefore is now part of West Bridgford (Oldfield 2009).

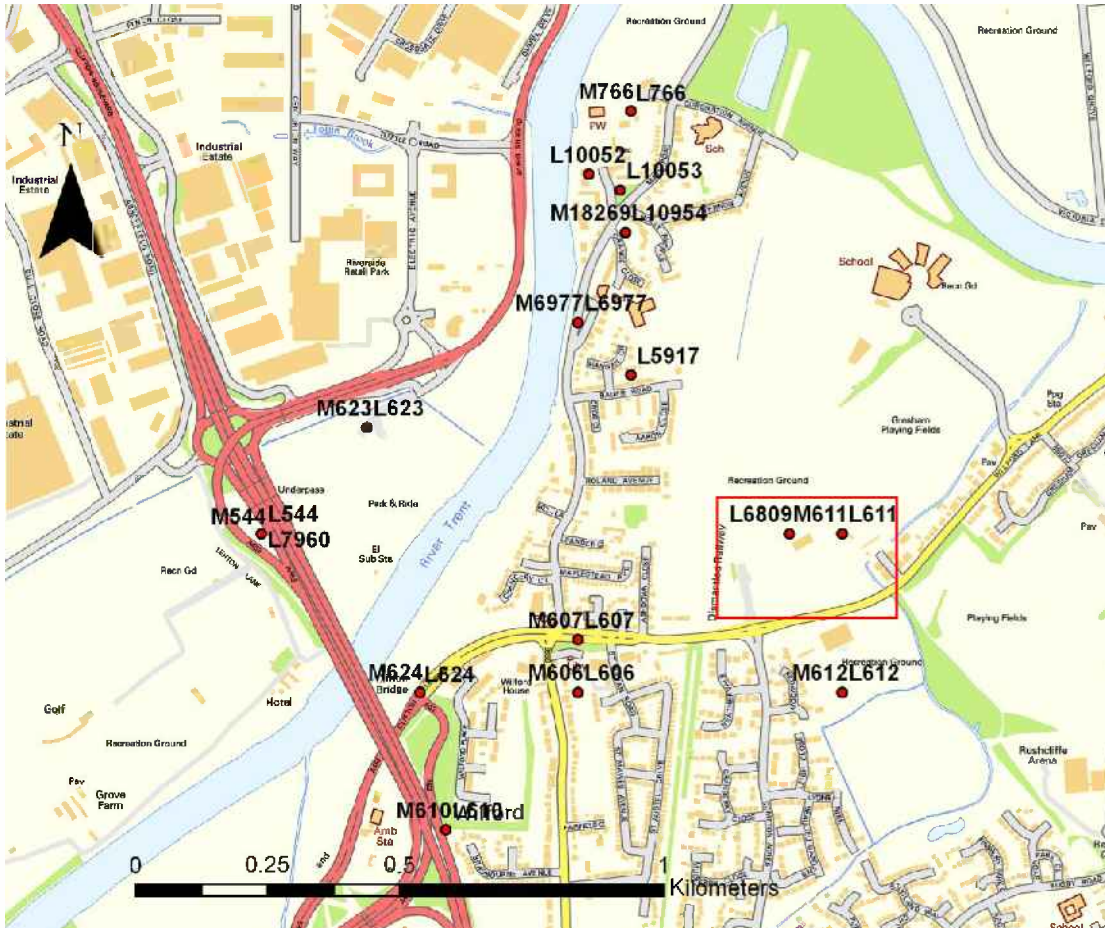


Figure 3: Sites listed on the Historic Environment Record for Nottinghamshire. Data provided by Nottinghamshire County Council

Archaeological Background

The Historic Environment Record for Nottinghamshire (HER) records that there are two entries for the proposed development area listed. A Bronze Age Acton Park copper alloy palstave has been found within the site itself (HER Ref. No. **L6809**) and the site once contained the early 20th century Wilford Cottage and a well (**M611**).

There are a number of other known archaeological sites in the vicinity of the assessment area. These are summarised below and listed in full in Appendix I and illustrated on Figure 3. No world heritage sites, scheduled monuments, historic battlefields, historic parks or gardens, conservation areas or national /ancient woodlands are recorded within 500m of the Application Site

Prehistoric

A Neolithic stone axe was found on allotments at Main Road, Wilford, which lies around 400m north-west of the assessment area (**L5917**).

Roman-medieval

Roman and medieval pottery has been found on a site near Clifton Bridge 950m west of the assessment area (**L7960**).

Post-medieval

The only known post-medieval site close to the assessment area is the Wilford Brick works, 650m north-west of the site, which dates from 1547 (**M766**).

Undated

There are several features discovered in the vicinity of the assessment area. These include linear banks and a mound and a terraced bank discovered at Wilford 600m north-north-west of the site (**L10052 & L10053**). A further undated embankment is located 800m south-west of the site (**M610**).

Wooden piles relating to a ford or riverside settlement have been found at Clifton Bridge, 900m west of the site (**M544**).

There are also several undated wells in the vicinity, including one 200m south of the site (**M612**) and 24 on the allotments 900m west of the site (**M623**).

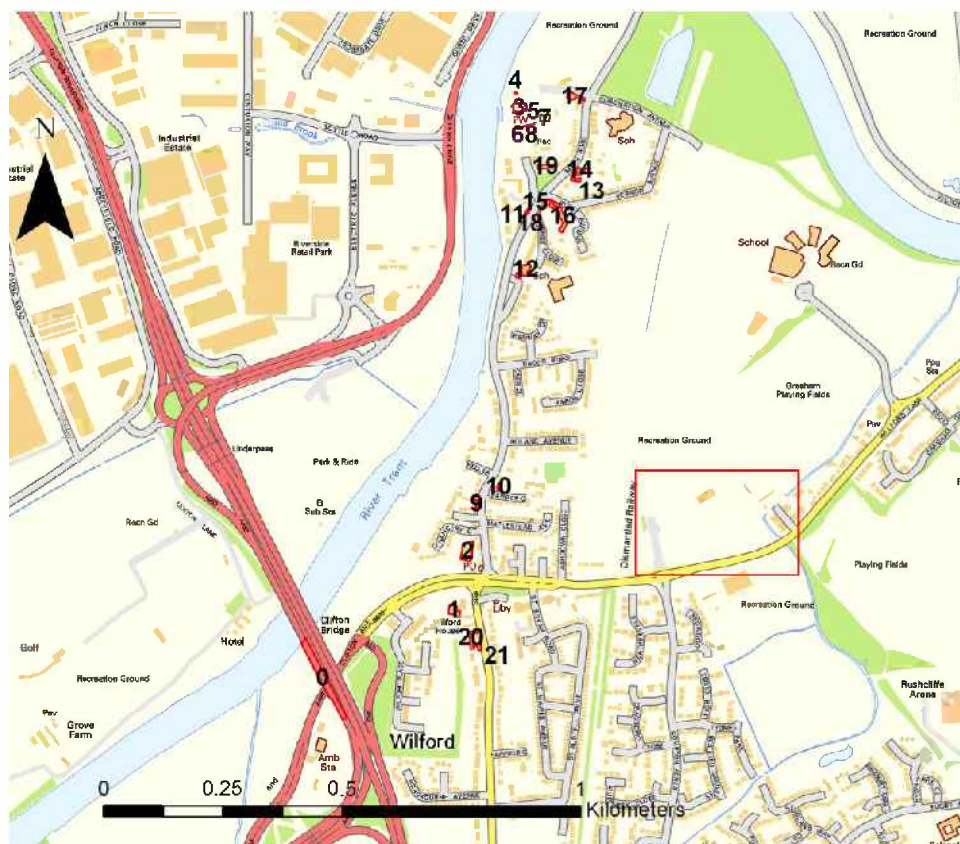


Figure 4: Historic buildings within the vicinity of the assessment area

Historic Buildings

There are a number of Listed and other historic buildings in the village of Wilford. The most significant of these is the Grade II* listed St. Wilfred's Church, which lies around 800m north-west of the assessment area.

The full list of Historic Buildings is shown in Appendix II and shown on Figure 4.

Conservation Areas

The site lies around 600-700m outside the Conservation Areas of Wilford. These are the Conservation Area at Wilford village and the other to the south around Wilford House, which is also a registered Park and Garden.

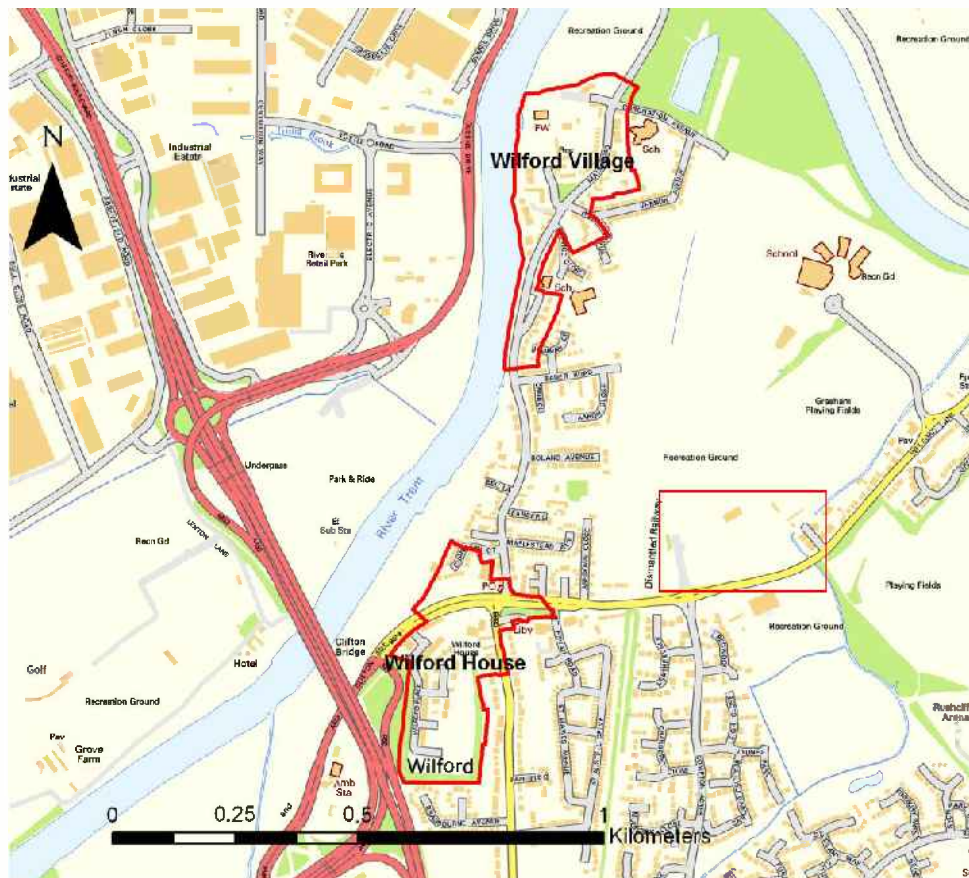


Figure 5: Conservation Areas in the vicinity of the assessment area

Cartographic Evidence

The earliest available map of the area is the 1766 enclosure map of Wilford (Figure 6), which shows the site as parts of a number of sub-rectangular fields. There is little detail shown apart from a footpath crossing the site close to the eastern edge, which is where the rifle range now stands.

Sanderson's 1835 map of the area (Twenty Miles Around Mansfield) shows a very similar scene but at a smaller scale and is therefore not illustrated.

The tithe map of 1845 (Figure 7) shows the main part of the site in more detail. It shows the four fields at the centre of the site now consisting of three parcels, with the Wilford Cottage at the centre of the site and the stable buildings to the west. The

award shows the owner of the land to be Henry Smith esquire and it is listed as a house and garden with a pasture field known as 'Oat Close'.

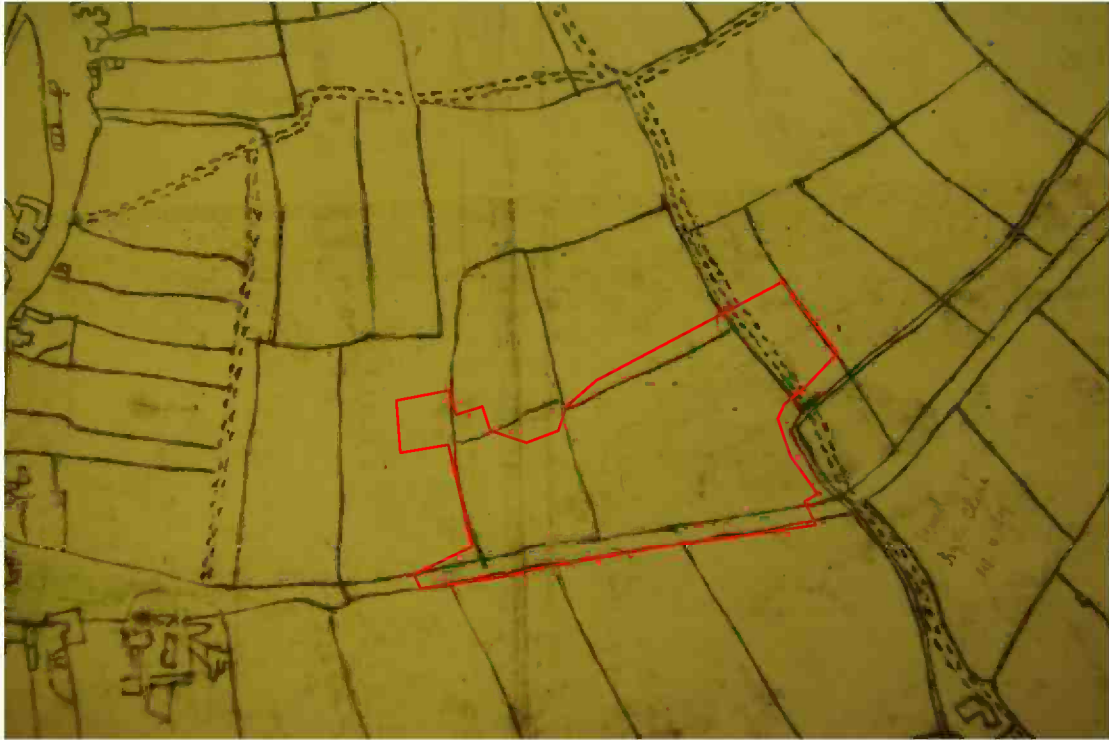


Figure 6: Detail of 1766 enclosure map of Wilford (Ref No. EA 107/1), with assessment area approximately highlighted. Scale Unknown



Figure 7: Detail of 1845 tithe map of Wilford (Ref No. AT 148/1c), with assessment area highlighted. Scale Unknown

An archaeological desk-based assessment for land to the north of Wilford Lane, West Bridgford, Nottinghamshire (SK 570 369)

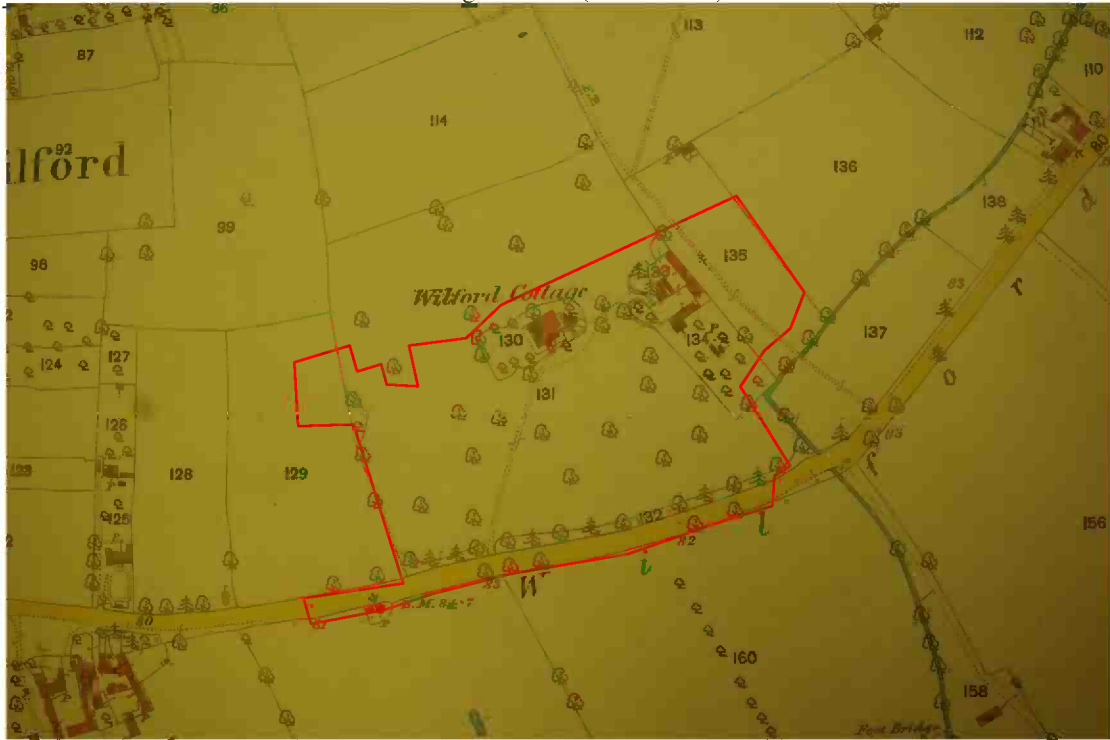


Figure 8: Detail of 1881 OS map. Sheet XLII.10, with assessment area highlighted. Scale 25 inch to one mile



Figure 9: Detail of 1886 OS map. Sheet XLII.10, with assessment area highlighted. Scale 25 inch to one mile



Figure 10: Detail of 1901 OS map. Sheet XLII.10, with assessment area highlighted.
Scale 25 inch to one mile



Figure 11: Detail of 1914 OS map. Sheet XLII.10, with assessment area highlighted.
Scale 25 inch to one mile

The 1881 Ordnance Survey map of the area, sheet XLII.10 (Figure 8), shows the layout of the land as it would remain throughout most of the 20th century. Wilford Cottage is annotated, with a path leading up to it from Wilford Lane. The stable building have been extended.

The later OS maps (Figures 9-12) show very similar scenes with only small additions to the cottage and stable buildings. No other OS maps were available, but online maps of the area show that the rifle range was not created until the 1970s. This is also when the building is first mentioned as a public house. These cannot be illustrated due to copyright issues.



Figure 12: Detail of 1930 OS map. Sheet XLII.10, with assessment area highlighted.
Scale 25 inch to one mile

Site Visit

The site was visited on the 10th July 2012 in order to assess the present state of the proposed development area.

The site lies at the busy junction at Wilford Road and Compton Acres and to the direct south of the modern The Beckett School (Plate 1). The site can be mainly accessed through low wooden fencing at the eastern side of The Beckett Way. A narrow strip of grassland lies over a low fence at the eastern side of the road (Plate 2), with a large very overgrown area separated by a wooden fence and metal gate (Plate 3).

The site is very overgrown with tall grass, weeds and large bramble stands, which have rendered the centre of the site largely inaccessible (Plate 4). There are a few very large mature trees at the centre of the site and the entire site is surrounded on its northern edge by tall trees (Plate 5).

The section of the site to the west of The Beckett Way is accessed via a wooden fence and is also overgrown with weeds (Plate 5). The neighbouring area, although the line of the disused railway embankment has been stripped by machine recently and this part of the site also showed signs of disturbance.

The main part of the site, where the public house once stood, was completely inaccessible at the time of the site visit; a large locked metal gate blocked the front of the site facing the Wilford Road. Beyond this was a short asphalt access road (Plate 6).

The eastern part of the site could also not be accessed. The land could be just seen through the thick holly trees at the south-western edge of the site and consisted of flat overgrown grassland. Part of this area could also be seen through metal fencing at the northern end of the neighbouring road of Bede-Ling (Plate 7).

Appraisal of Development Impact

Much of the site has not been developed previously and the preservation of archaeological remains in these areas may be good. The areas that have been previously developed, such as the site of Wilford House and the subsequent public house along with the stable area may have already have disturbed or destroyed any archaeological remains and these areas have less potential for the presence of archaeological deposits.

The small area close to the site of the disused railway at the western edge of the site may also have been disturbed and there is lower potential here also.

The new store will be raised above the ground on stilts, with car parking below the store itself. It is assumed that pile construction will be used bearing in mind the design and alluvium substratum. This will also have the advantage of protecting any underlying archaeological deposits that may be present. It is likely that the ground beams and access roads, services and landscaping will incur some of ground disturbance and may have an impact on any more shallow archaeological remains, if present. A post-determination scheme of monitoring these works would be an appropriate mitigation strategy.

Setting

The site lies around 600-700m outside the Conservation Areas of Wilford village and Wilford House. There are a number of listed and historic buildings within the village itself but they are far enough away not to be impacted on by the new development. There is also the dismantled railway between the site and the village and Wilford cannot be seen from the proposed development area.

Conclusion

The assessment area at Wilford Lane, West Bridgford lies outside the village core of Wilford in an area that was once the outlying agricultural hinterland of Wilford village. The area would appear to have been farmland until Wilford Cottage was built upon part of the land in the late 19th century. A group of stables, associated with the house were probably erected around the same time.

Later the cottage was replaced by The Chateau public house in or around the 1970s and the eastern part of the site, formally a small rectangular field, became a rifle range.

Although it was not possible to complete a full walkover survey of the land, it is known that the public house has now been demolished, but that parts of the stables and outbuildings may still remain. There is also a large area of hard standing to the south of the public house and an access road leading from the road.

There is limited evidence of known archaeological sites in the vicinity of the assessment area. The only significant heritage asset is the findspot for a Bronze Age copper alloy blade, which was discovered within the assessment area itself. There are a few findspots for further prehistoric, Roman and medieval artefacts, but they are some distance from the assessment area. The presence of Bronze age metalwork is unlikely to be evidence of settlement of this date but is consistent with the area containing palaeochannels as metalwork of this date is often found in similar 'watery deposits' having been deliberately placed in rivers or marshes (Clay 2006, 83). Metalwork depositions are known from the Trent floodplain (Knight and Howard 2004, 55) and other parts of Britain (e.g Yates and Bradley 2010).

Therefore, there is low to moderate potential for prehistoric remains to be present on the site. There is low potential for Roman and medieval archaeology.

Part of the site, as explain above, has been developed before and there is little potential for archaeological remains within the area of the demolished buildings. There is lower potential for archaeological remains within the areas covered by the hard standing and the stable buildings but the potential for preservation within the other areas may be very good.

There will be no impact on the setting of the Conservation Areas and Listed Buildings at Wilford.

The assessment area is close to an area that may contain old river channels, which can preserve river based archaeological features and also contain important environmental and palaeobotanical material. However the construction methods likely to be used would make a minimal impact on such deposits.

References

Clay, P., 2012 'The Neolithic and Early to Middle Bronze Age' in N.J.Cooper (ed) *The Archaeology of the East Midlands. A Resource Assessment and Research Agenda*.

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George Sanderson 1835 *Twenty miles around Mansfield, 1835* (Reprinted by Derbyshire and Nottinghamshire County Councils, 2001)

Throsby, J., 1797 *Thoroton's Nottinghamshire* Vol 1.

Yates, D. and Bradley, R. ,2010, Still water, hidden depths: the deposition of Bronze Age metalwork in the English Fenland. *Antiquity*, **84** (324). pp. 405-415

Sources

HER Historic Environment Record for Nottinghamshire (Nottinghamshire County Council)

Nottinghamshire Archives and Southwell and Nottingham Diocesan Record Office, County House, Castle Meadow Road, Nottingham

OS MAPS: 25 inch to 1 mile, Sheet XLII.10: 1881, 1885, 1901, 1914 & 1930 Editions

1: 10 000: SK53ne 1974, 1983 editions via Digimap website

British Geological Survey Map Sheet 126 (Nottingham)

Aerial photographs HER Historic Environment Record for Nottinghamshire (Nottinghamshire County Council); National Monument Record; Google maps; Cambridge University Collection of Aerial Photography (CUCAP)

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12-07-2012



Plate 1: The site from the southern side of Wilford Lane, at junction with The Beckett Way, looking north



Plate 2: Narrow strip of grassland at eastern side of The Beckett Way, looking south



Plate 3: Access into main part of site, looking east



Plate 4: Central part of site, from south, looking north



Plate 5: The centre of the site, looking east

Plate 6: The small western area, looking north with railway embankment to left, school to right





Plate 7: The site from Wilford Road, looking north to previous entrance to public house



Plate 8: The eastern part of the site, fenced off entrance at north end of Bede-Ling

Appendix I: Historic Environment Record for Nottinghamshire

1. Heritage Assets recorded from within the application area

L6809 class IV, Ind Phase VI, Acton Park, length 78mm, max blade width 17mm, socket width 16mm,

Element Type

find spot

Grid Ref

NGR 457000 337000

Element Description

class IV, Ind Phase VI, Acton Park, length 78mm, max blade width 17mm, socket width 16mm, internal socket width 10-14.5mm & weight 27.3g Three grooves at the socket mouth, In good condition, the socket base is damaged, it has a dark patina throughout. (1)

Sources

Scurfield C, TTS 1997 Bronze Age Metalwork from the No 41 1

Date

Bronze Age

2. Heritage Assets recorded from within 1km radius of the application area

L544: Wooden piles of a ford or riverside settlement at Wilford

Element Type

SETTLEMENT

FORD

Grid ref

NGR 456000 337000:

Element Description

Wooden piles of a ford or riverside settlement at Wilford. (1) Grid ref approx - not drawn on map.

Date:

Undated

L606 Pinfold (Wilford). (1)

Element Type

Pinfold

Grid ref

NGR 456600 336700

Sources

OS 1914 1:2500, County Series

Date

Undated

L607: Smithy

Element Type

BUILDING

Grid ref

NGR 456600 336800

Sources

OS 1914 1:2500, County Series

Date

Undated

L610 Boundary embankment.

Element Type

BOUNDARY

Grid ref

NGR 456350336440

Sources

OS 1914 1:2500, County Series

Date

Undated

L611 WILFORD COTTAGE

Element Type

WELL

Grid ref

NGR 457100337000

Element Description

Wilford Cottage, well. (1)

Sources

OS 1914 1:2500, County Series

Date

Undated

L623 Series of 24 wells on Allotment Gardens.

Element Type

WELL

Grid Ref

NGR 456200 337200

Sources

OS 1914 1:2500, County Series

Date

Undated

L624 Well

Element Type

WELL

Grid Ref

NGR 456300 336700

Element Description

Well. (1)

Sources

OS 1914 1:2500, County Series

Date

Undated

L5917 A Neo stone axe, 18cm x 7cm x 4cm, with the working end chipped

Element Type

find spot

Grid Ref

NGR 456700 337300

Element Description

A Neo stone axe, 18cm x 7cm x 4cm, with the working end chipped, was found by Mr Carlyle on allotments at Main Road, Wilford. (1)

Sources

EMAB eds 1979-82 East Midlands Archaeological Bulletin vol
13, p 20

Date

Neolithic

L6977: Anti Aircraft Battery (WW2). Manned by 28th Reg,

Element Type

GUN EMPLACEMENT

Grid Ref

NGR 456600 337400

Element Description

Anti Aircraft Battery (WW2). Manned by 28th Reg, Bty 53, Tp 137, (1940).(1)

Sources

CBA 1996 Anti Aircraft Artillery vol 1.4, p554 1

Date

Modern

L7960 Ro and Med pottery found. Grid ref approx.

Element Type

find spot

Grid Ref

NGR 45600 337000

Element Description

Ro and Med pottery found. Grid ref approx. See 00544 for U settlement (?). Not drawn on map.

Sources

TVARC 1980 Gazetteer p 42 1

Date

Roman/ medieval

L10052 Linear banks and mound at Wilford

Element Type

LINEAR FEATURE

MOUND

Grid Ref

NGR 456620 337680 NGR Qualifier: Feature Centred

Element Description

Linear and curvi-linear banks (0.3m high). Small mound in NE corner (0.5m high, 3m diameter). (1)

Sources

TPAT 1996 Village Earthwork Survey III 1

Date

Undated

L10053 Terrace bank in Wilford

Element Type

TERRACED GROUND

BUILDING PLATFORM

Grid Ref

NGR 45668 337650

Element Description

Terrace banks forming a NW corner right angle. Two 10 X 10m building platforms to the north. (1)

Sources

TPAT 1996 Village Earthwork Survey III 1

Date

Undated

Appendix II: Listed and other historic building in the vicinity of the assessment area

OBJECTID	GEN_REF	EHHERITAGE	GRADE	NAME	PERIOD
1	x10	0	LIE	Clifton Boulevard Bridge	C20
2	6.1.425	1247201	II	Wilford House	
3	6.1.424	1247228	II	Nottingham Garden Centre	
4	6.1.396	1271049	II*	Church of St Wilfrid	
5	6.1.398	1247112	II	Gazebo in churchyard 30m north of	
6	6.1.399	1246778	II	Tomb of Captain John Deane, 10m south east of	
7	6.1.397	1271171	II	Churchyard gateway, wall and railings 30m south of	
8	6.1.400	1247114	II	Wilford Rectory	

9	6.1.401	1271172	II	Dovecote and attached mounting block at entrance	
10	6.1.533	1254564	II	Hunter's Farm	
11	6.1.534	1254751	II	36 Main Road	
12	6.1.535	1254565	II	93 Main Road	
13	6.1.536	1270640	II	Wilford Endowed School and attached boundary wall	
14	6.1.537	1270745	II	The Elms	
15	6.1.538	1270641	II	Thorn House	
16	6.1.540	1254754	II	Gatepiers and boundary fence at Dorothy Boot Homes	
17	6.1.539	1254566	II	Dorothy Boot Homes and garden terrace wall	
18	6.1.541	1270746	II	Ferry Inn	
19	6.1.542	1254567	II	K6 Telephone Kiosk at junction with Holly Avenue	
20	6.1.712	1270412	II	Glebe Cottages	
21		0	LL	18 & 20 Ruddington Lane	
22		0	LL	22 Ruddington Lane	

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