Notable Buildings in the Parish of Market Bosworth
Introduction

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.

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 sold to 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.

This continuity has enabled the town of Market Bosworth to retain its traditional 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.

Market Bosworth Society 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 (2009), and an Appraisal of the Character of the Approaches to the Market Bosworth Conservation Area (2013).

This report has been prepared to support the preparation of the Market Bosworth Neighbourhood Plan, with the aim of identifying those local buildings which have the greatest impact on the character of Market Bosworth. The architectural significance of a listed building may lie in its materials and structure, but the Society takes the view that the setting of individual buildings is crucial to a proper appreciation and understanding of their significance.

Some of the buildings and other structures identified in this report will be investigated in more detail, and may be put forward for consideration by the Local Planing Authority for inclusion in the developing Local Heritage Asset List. This list will recognise heritage assets 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 communal value.

The Neighbourhood Plan and supporting documents will be reviewed during the plan period.

This survey was carried out by Ian Farquharson, Peter Loseby, Cathy Monkman, and Chris Peat between October 2013 and March 2014.
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By Place

Far Coton
Park Keeper’s Lodge  

Market Bosworth Country Park
Boat House, Beau Pool  
Ridge & furrow, Bosworth Park  

Silk Hill  


Listed buildings in the Parish of Market Bosworth

Barton Road
Home Farm Cottage Grade II: 30 May 1986
Barns at Home Farm Cottage Grade II: 13 October 1986
Milepost opposite Hillrise Grade II: 16 January 1997

Church Street
5, Church St Grade II: 13 October 1986
The Grey House Grade II: 7 November 1966
Church of St Peter Grade II*: 25 March 1976

Main Street
1 Main St Grade II: 20 October 1952
2 Main St Grade II: 3 August 1970
3 Main St Grade II: 16 April 1974
4 & 6 Main St Grade II: 13 October 1986
5 & 7 Main St Grade II: 13 October 1986
The Old Club House Grade II: 7 November 1966
Dower House Grade II*: 7 November 1966
Dixie Arms Public House Grade II: 13 October 1986
10 & 12 Main St Grade II: 13 October 1986
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Market Place
War Memorial Grade II: 7 November 1966
1, 3, 3a Market Place Grade II: 13 October 1966
4 & 6 Market Place Grade II: 13 October 1986
8 & 10 Market Place Grade II: 22 August 1982
9 Market Place Grade II: 13 October 1966
12 – 18 Market Place Grade II: 13 October 1966
19 – 23 Market Place Grade II: 13 October 1966
20 Market Place Grade II: 7 November 1966
25 Market Place Grade II: 23 March 1989
The Wheatsheaf, Market Place Grade II: 13 October 1966
K6 Telephone Kiosk Grade II: 13 October 1986

Park Street
26 Park St Grade II: 13 October 1986
28 Park St Grade II: 30 October 1984
30 Park St  Grade II: 13 October 1986
31 Park St  Grade II: 25 March 1976
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
Former Grammar School  Grade II: 13 October 1986
1 Station Rd  Grade II: 13 October 1986
3 & 5 Station Rd  Grade II: 13 October 1986
7, 9 & 11 Station Road  Grade II: 13 October 1986
13 Glebe Farmhouse  Grade II: 13 October 1986
17 & 19 Station Rd  Grade II: 13 October 1986
21 Station Rd  Grade II: 13 October 1986
23 Station Rd  Grade II: 13 October 1986
25 Station Rd  Grade II: 13 October 1986
27 Station Rd  Grade II: 11 June 1975
18 & 21 Westhaven Court  Grade II: 7 November 1966
Aylesbrook Cottage  Grade II: 13 October 1986

Sutton Lane
Pump  Grade II: 7 November 1966
9 Sutton Lane  Grade II: 13 October 1986

The Park
Screen wall to front of Hall  Grade II: 13 October 1986
Screen wall to Hall garden  Grade II: 13 October 1986
Iron Bridge  Grade II: 13 October 1986
South bridge over moat  Grade II: 13 October 1986
Walled garden, greenhouses and tower  Grade II: 13 October 1986
Triumphal arch in walled garden  Grade II: 13 October 1986
Game larder  Grade II: 13 October 1986
Dogs Grave  Grade II: 7 November 1966
Ice House  Grade II: 13 October 1986
Bosworth Park Infirmary  Grade II*: 7 November 1966
Gate Piers to Bosworth Park  Grade II: 13 October 1986
Lodge to Bosworth Park  Grade II: 28 September 1977
Warwick Lane
2 & 4 Warwick Lane Grade II: 16 January 1997
11 Warwick Lane, Warwick House Grade II: 16 January 1997

Countryside
The Hercules Monument Grade II: 28 May 1987
Two Horse Memorials Grade II: 7 November 1966

Far Coton
Coton Priory Farmhouse Grade II: 25th March 1976
Farm building at Coton Priory Farm Grade II: 25th March 1976
Former dairy at Coton Priory Farm Grade II: 25th March 1976
Outbuilding at Coton Priory Farm Grade II: 25th March 1976

The names and locations in the above list are copied from the original designation statements and may have changed - for example Bosworth Park Infirmary is now Bosworth Hall Hotel.
Back Lane

Notable buildings

Coach House, Back Lane
SK 40501 03176

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
SK 40570 03105

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

Listed buildings

Home Farm Cottage
Barns at Home Farm Cottage
Milepost opposite Hillrise

Grade II: 30 May 1986
Grade II: 13 October 1986
Grade II: 16 January 1997

Notable buildings

Free Church, Barton Road
SK 4060 0327

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
SK 4015 0432

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
SK 40606 03421

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
SK 4045 0340

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

Notable buildings

Cow Pastures Farm, Bosworth Road
SK 40183 03020

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
SK 4173 0350 to at least SK 4148 0400

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

Listed buildings

5, Church St  
The Grey House  
Church of St Peter  
Grade II: 13 October 1986  
Grade II: 7 November 1966  
Grade II*: 25 March 1976

Notable buildings

Beech House, Church Street  
SK 40670 03254

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  
SK 40670 03254

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, 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

Listed buildings

1 Main St
2 Main St
3 Main St
4 & 6 Main St
5 & 7 Main St
The Old Club House
Dower House
Dixie Arms Public House
10 & 12 Main St
Red Lion Public House

Grade II: 20 October 1952
Grade II: 3 August 1970
Grade II: 16 April 1974
Grade II: 13 October 1986
Grade II: 13 October 1986
Grade II: 7 November 1966
Grade II*: 7 November 1966
Grade II: 13 October 1986
Grade II: 13 October 1986
Grade II: 13 October 1986

Notable buildings

9 – 11 Main Street
SK 40690 03132

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
SK 40670 03254

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  
SK 40613 03181  

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  
SK 40616 03216  

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

Listed buildings

War Memorial
1, 3, 3a Market Place
4 & 6 Market Place
8 & 10 Market Place
9 Market Place
12 – 18 Market Place
19 – 23 Market Place
20 Market Place
25 Market Place
The Wheatsheaf, Market Place
K6 Telephone Kiosk

Grade II: 7 November 1966
Grade II: 13 October 1966
Grade II: 13 October 1986
Grade II: 22 August 1982
Grade II: 13 October 1966
Grade II: 13 October 1966
Grade II: 13 October 1966
Grade II: 7 November 1966
Grade II: 13 October 1966
Grade II: 13 October 1966

Notable buildings

Police House, Market Place
SK 40624 03025

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

Listed buildings

26 Park St  Grade II: 13 October 1986
28 Park St  Grade II: 30 October 1984
30 Park St  Grade II: 13 October 1986
31 Park St  Grade II: 25 March 1976
Church of England School  Grade II: 29 January 1991

Notable buildings

**Blacksmith’s House and Forge** 13-15 Park Street
SK 40690 03132

The forge is 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**
SK 40637 03159

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**
SK 40690 03132

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  
SK  4066 0312  

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

24 Park Street  
SK  40690 03132  

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  
SK  40690 03132  

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  
SK  4079 0310  

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

Listed buildings

The Old Rectory

Grade II: 13 October 1986

Notable buildings

Bakery Cottage, 2 Rectory Lane

SK  40791 02992

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

SK  40660 03011

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

Listed buildings

Rainbow Cottage Grade II: 7 November 1966

Notable buildings

Beaumont House and Lindley House, Shenton Lane
SK 39354 00689

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
SK 40624 03025

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
SK 4008 0235

Historic barn with walled yard, in prominent position in landscape, and built partly of Carlton Stone.
The Poor House, Shenton Lane  
SK  4050 0286

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  
SK 40420 02842

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  
SK  4043 0273

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 (two fields), Shenton Lane  
SK 4025 0255

The best example of medieval curved ridge and furrow bear to the town.
Station Road

Listed buildings

Former Bank  
Former Grammar School  
1 Station Rd  
3 & 5 Station Rd  
7, 9 & 11 Station Road  
13 Glebe Farmhouse  
17 & 19 Station Rd  
21 Station Rd  
23 Station Rd  
25 Station Rd  
27 Station Rd  
18 & 21 Westhaven Court  
Aylesbrook Cottage

Grade II: 16 January 1997  
Grade II: 13 October 1986  
Grade II: 13 October 1986  
Grade II: 13 October 1986  
Grade II: 13 October 1986  
Grade II: 13 October 1986  
Grade II: 13 October 1986  
Grade II: 13 October 1986  
Grade II: 11 June 1975  
Grade II: 7 November 1966  
Grade II: 13 October 1986

Notable buildings

29 & 31 Station Road  
SK 40482 03075

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  
SK 4051 0307

Unusual building, rare survival of old chapel design, with strong local historical associations with the dissenting movement.
Market Bosworth Station Complex, Station Road
SK 39361 03163

This complex of buildings, built 1870 - 73, 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, and the 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.
The Crescent, 122 – 168 Station Road
SK 40023 03211

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.
Sutton Lane

Listed buildings

Pump
9 Sutton Lane
Grade II: 7 November 1966
Grade II: 13 October 1986

Notable buildings

Barncroft, 23 Sutton Lane
SK 40641 02944

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
SK 40641 02944

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
SK 40641 02944

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.
**Southgate, 24 Sutton Lane**  
SK  40641 02944

Approaching the town centre along either Shenton or Sutton Lane this substantial villa residence, built in the 1920s stands on the boundary of the Conservation Area. Its style and dominant position make an excellent ‘opening statement’ on the Sutton Lane approach to the Market Bosworth Conservation Area.

**6-10 Sutton Lane**  
SK  4060 0295

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**  
SK  4060 0294

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

Listed buildings

Screen wall to front of Hall  Grade II: 13 October 1986
Screen wall to Hall garden  Grade II: 13 October 1986
Iron Bridge  Grade II: 13 October 1986
South bridge over moat  Grade II: 13 October 1986
Walled garden, greenhouses and tower  Grade II: 13 October 1986
Triumphal arch in walled garden  Grade II: 13 October 1986
Game larder  Grade II: 13 October 1986
Dogs Grave  Grade II: 7 November 1966
Ice House  Grade II: 13 October 1986
Bosworth Park Infirmary  Grade II*: 7 November 1966
Gate Piers to Bosworth Park  Grade II: 13 October 1986
Lodge to Bosworth Park  Grade II: 28 September 1977

Notable buildings

Boat House, Beau Pool
SK  41119 02841

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
SK  4110 0310

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

Notable buildings

Friezeland Farm, Wellesbrough Road
SK 38617 03246

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

Listed buildings

Coton Priory Farmhouse Grade II: 25th March 1976
Farm building at Coton Priory Farm Grade II: 25th March 1976
Former dairy at Coton Priory Farm Grade II: 25th March 1976
Outbuilding at Coton Priory Farm Grade II: 25th March 1976

Notable buildings

Park Keeper’s Lodge, Far Coton
SK 3875 0195

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.