

Non-Designated Heritage Assets

Buildings and structures of local historical and architectural significance
Identified in conformity with NPPF (2019) paragraph 197 and Planning Guidance note 18a-040-20190723
Criteria from Historic England (2016)

A. Location map



B. Evidence base

1. The Old Rectory, 1 Church Lane

Mid-Victorian rectory, built about 1870 for the incumbent at All Saints church, at about the same time as a restoration of the church itself. Brick and slate construction, 3 storeys, gabled wing at left, two bay windows on ground floor with pitched roofs, two dormers on front elevation. Two ornate octagonal chimney stacks with 15 pots. Used as the rectory until c.1950 when became a private home. Extensive sympathetic restoration 2009-19.

Age: c.1870

Rarity: only example in Clipston; there are a small number of more or less contemporary rectories and vicarages in other villages

Architectural/aesthetic value: locally high,

Archaeological significance: n/a

Historical associations: Probably on site of an earlier rectory (tithe land); 19th century revival of Clipston ecclesiastical parish

Village landmark: Adjacent to the church, visible from Church Lane over low brick and coping tile wall of same age as the house.

Community value: n/a



2. The Bull's Head public house, Harborough Road

Rendered brick and slate roof. Main building and outbuildings appear to be late 19th century renovations of the original 17th century inn which originally had a thatched roof. Interior preserves timbers and some of the layout (some recent alterations).

Age: c.1627

Rarity: only surviving public house in Clipston.

Architectural/aesthetic value: Exterior limited, interior retains traditional village inn ambience.

Archaeological significance: n/a

Historical associations: The original is reputed to have an inn at the time of the English Civil War battle of Naseby.

Village landmark: yes

Community value: high



3. Cottages, numbers 2-4 The Green

Terrace of three early 20th century farm-workers' cottages facing village green, rising to south with stepped roof line, three small chimney stacks. Wide sash windows to ground and first floor main rooms (right side), front door and small window above to left. Internal renovations have been done but the front elevations retain their original appearance; this is enhanced by the picket fencing and attractive 'cottage garden' layout and planting.

Age: c.1905 (replacing earlier thatched cottages)

Rarity: n/a

Architectural/aesthetic value: Good example of 1900-1910 plain but well-proportioned rendered brick cottages, slate roofs.

Archaeological significance: n/a

Historical associations: A record of the modernisation of Clipston farm-worker's accommodation in the early 20th century.

Village landmark: Important framing component of the setting of the village green.

Community value: as setting for the Village Green



4. Terrace, Church Lane/Kelmarsh Road

Terrace formed of two substantial late Victorian houses, brick and slate construction, large sash windows; of particular interest for being built around the corner of the two streets (this was the Co-op shop, then Pegram's, c.1904), and for being both substantial and 'off the street'. A small gap on the Church Lane frontage was filled in with a smaller cottage in early-mid 20th century. Corner shop converted into a house post WWII.

Age: c.1890, with 1920s addition to complete the continuous frontage.

Rarity: n/a

Architectural/aesthetic value: imposing

Archaeological significance: n/a

Historical associations: n/a

Village landmark: yes

Community value: n/a



5. Vale Cottage, Kelmarsh Road

It is thought that the building stands in an old brickyard; the house next door is much higher than Vale Cottage. The bricks from the brickyard were used for the house so the colour of the bricks fits the locality exactly.

The earliest mention of the house seems to be in the 1841 census, when it was several cottages. They were lived in by agricultural labourers with local family names. There were two cottages at right angles to the main building, in what is now the back garden. The owner did not live on the site. In 1874 the cottages were bought by a villager who was a carpenter and sawyer, and he converted it into one house. The middle portion was partly rebuilt, the roof raised, and sash windows added. The oldest part is the room to the left of the porch looking from the road. Behind the 1930s fireplace in the sitting room a large arch was uncovered – obviously a cooking range had been there at one time. Upstairs, above the sitting room there is a bedroom, small bathroom and landing. In about 1953 the bathroom was put in, but prior to that there had been just a landing bedroom. The whole floor is of elm boards. The stained-glass porch was probably added in the early 1900s. One of the downstairs rooms was used by a retired shoemaker who retired to the premises in the 1920s and wanted to continue to do a bit of trade. Further internal alterations in 1970s.



Age: 18th century with 19th and 20th century modifications

Rarity: n/a

Architectural/aesthetic value: attractive eclectic mixture of different styles reflecting the building's history

Archaeological significance: n/a

Historical associations: Local brickmaking and trades.

Village landmark: important part of the village entrance from the south.

Community value: n/a

6. Bridge House, Kelmarsh Road

Carried forward from Village Design Statement

Age: Originally a row of early 19th century cottages (three then two). Converted into one house in late 1930's.

Rarity: n/a

Architectural/aesthetic value: n/a

Archaeological significance: n/a

Historical associations: n/a

Village landmark: n/a

Community value: n/a



7. Mount Pleasant, 39 Kelmarsh Road

One of a row of three 19th century terraced cottages. Outbuildings to north included an off-licence in the 20th century.

Age: c.1870

Rarity: n/a

Architectural/aesthetic value: n/a

Archaeological significance: n/a

Historical associations: evidence of the village's economic autonomy until well into the 20th century

Village landmark: n/a

Community value: n/a



8. Pump, Church Lane

Pump handle and mechanism in wooden casing built into corner of walls

Age: 19th century

Rarity: The best surviving example (one of c.3 – the example on Kelmarsh Road is Listed but is largely restored)

Architectural/aesthetic value: n/a

Archaeological significance: n/a

Historical associations: Part of the village water supply until the mid-20th century, At least 30 communal and private pumps are shown on the 1900 Ordnance Survey map

Village landmark: yes

Community value: as a record of how the villagers used to get their water.



9. Stable block, rear of 'The Chestnuts'

Carried forward from Village Design Statement. A very large brick and slate, 3-storey farm building with stabling below and (presumably) storage on 1st floor and accommodation on 2nd.

Age: 19th century

Rarity: unique in the village and unusual in the area

Architectural/aesthetic value: notable for its scale and symmetry

Archaeological significance: n/a

Historical associations: n/a

Village landmark: yes, as an unusual large agricultural/local industrial building.

Community value: n/a



10. Gold Street terrace

Carried forward from Village Design Statement.

Row of Edwardian houses, brick and slate with characteristic and attractive decorative courses, unusually placed at mid-window height rather than under the eaves.

Age: early 20th century (these appear on a postcard post marked 1909)

Rarity: only example

Architectural/aesthetic value: attractive and well-proportioned

Archaeological significance: n/a

Historical associations: n/a

Village landmark: yes

Community value: n/a



11. Cottages, numbers 8 and 10 Pegs Lane

Carried forward from Village Design Statement.

Pair of semi-detached 'inter-war years' cottages in loose Arts & Crafts style. Early Rural District Council or estate agricultural workers' accommodation.

Age: c.1890s (they appear on the 1900 OS. Map but not the 1886 edition).

Rarity: n/a

Architectural/aesthetic value: well-proportioned, round lights to stairways above front doors, attractive wood-framed porch roofs.

Archaeological significance: n/a

Historical associations: n/a

Village landmark: n/a

Community value: n/a



12. Manor House Farm, 3 Pegs Lane

19th century farmhouse with 18th century wing at rear ('the cottage'). Brick and slate construction, the cottage with render. Internally the 19th-century wing is in the Northamptonshire style, with walk-through rooms rather than being off a passage.

Age: 18th-19th centuries

Rarity: n/a

Architectural/aesthetic value: high quality renovation including sash windows and materials.

Archaeological significance: n/a

Historical associations: Previous owners include Clipston landowner Thomas Caldecott, J.T.Bassett (early user of powered sheepshearing machines), and racehorse trainer Mr Mike Chapman.

Village landmark: n/a

Community value: n/a



13. 'The Limes', Pegs Lane

Double-fronted Victorian house with two bays and central porch. A second, apparently older, range behind and an original (17th century?) at right-angles to the rear of this. All brick and slate construction. Original 19th century sash windows on front elevation.

Age: 18th-19th century

Rarity: n/a

Architectural/aesthetic value: attractive layout and materials; high quality renovation

Archaeological significance: n/a

Historical associations: A good example of how original late-17th or 18th century farmhouses were extended and 'modernised' as agriculture and property ownership developed in English midland villages after Enclosure.

Village landmark: n/a

Community value: n/a



14. Mill House, Chapel Lane

Late Georgian farmhouse and outbuildings, three storeys (originally two), mainly brick and slate construction, set around a yard. Back wall is partly of cob (mud and straw) construction. Rendered east wing is the site of a bakery. This wing originally extended to the road but collapsed in the late 1960's/early 1970's.

Age: 1808 (on older site)

Rarity: n/a

Architectural/aesthetic value: incorporates good examples of visible piecemeal building development as the local economy and fashions changed.

Archaeological significance: cob wall survives from an earlier building on the site

Historical associations: link with one of Clipston's windmills: the house was occupied in 19th century by a village baker; a small window in the north wall is said to have been installed so the baker could see the sails of the windmill.

Village landmark: n/a

Community value: n/a



15. Corner House, 14 The Green

Late 18th century house at right-angles to the road with outbuildings as part of the range. 19th century updating (windows etc) and further work in early 21st century, including bringing outbuilding into use as residential accommodation. Brick and slate construction.

Age: 1793, probably on an older footprint.

Rarity: n/a

Architectural/aesthetic value: moderate

Archaeological significance: n/a

Historical associations: The previous occupier was Philip Buswell (following his parents), members of a well-known Clipston family.

Village landmark: Part of the setting of the Village Green

Community value: n/a



16. The old shop. 26 Harborough Road

Carried forward from Village Design Statement.

Age: Probably built in the 1930's having existed in WWII. It was a shoe and harness repair shop by Harold Fox.

Rarity: only example

Architectural/aesthetic value: curiosity and picturesque vernacular style

Archaeological significance: n/a

Historical associations: n/a

Village landmark: n/a

Community value: n/a

