

Witham Archaeology

A Report to G. R. Merchant Ltd, Architectural and Planning Consultants on behalf of Mr and Mrs Hartfill

August 2012



AGRICULTURAL BUILDINGS ON LAND ADJACENT TO ABENDBLOEM, TOWN DAM LANE, DONINGTON, LINCOLNSHIRE

Historic Building Recording

by R Trimble

AGRICULTURAL BUILDINGS ON LAND ADJACENT TO ABENDBLOEM, TOWN DAM LANE, DONINGTON, LINCOLNSHIRE

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Historic Building Recording

<i>Contents</i>	<i>Page</i>
SUMMARY	1
1.0 INTRODUCTION.....	1
2.0 SITE LOCATION, TOPOGRAPHY & GEOLOGY.....	2
3.0 AIMS & OBJECTIVES	3
4.0 METHODOLOGY.....	3
5.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.....	4
6.0 DESCRIPTION.....	6
6.1 Building 1	9
6.2 Building 2	14
6.3 Building 3	22

7.0 DISCUSSION & CONCLUSION.....	23
8.0 ACKNOWLEDGEMENTS	23
9.0 BIBLIOGRAPHY	23
10.0 PROJECT/ ARCHIVE DETAILS.....	24
10.1 Project Information.....	24
10.2 Archive Details	24

Colour plates

<i>Plate 1: Buildings on land adjacent to Abendbloem from the west, looking east</i>	<i>7</i>
<i>Plate 2: Buildings viewed from the east, looking west</i>	<i>8</i>
<i>Plate 3: Front elevation of Building 1.....</i>	<i>9</i>
<i>Plate 4: Building 1 – lower extent of southeast wall as seen from inside Building 2.....</i>	<i>10</i>
<i>Plate 5: Blocked in doorway to rear of Building 1(view from Building 3)</i>	<i>10</i>
<i>Plate 6: Interior of Building 1, southeast end</i>	<i>11</i>
<i>Plate 7: Interior of Building 1 – northwest end</i>	<i>11</i>
<i>Plate 8: Blocked in doorway seen from the inside of Building 1.....</i>	<i>12</i>
<i>Plate 9: Base of chimney at western corner of Building 1</i>	<i>12</i>
<i>Plate 10: Lined area adjacent to the chimney in Building 1</i>	<i>13</i>
<i>Plate 11: Surviving part of the roof in Building 1.....</i>	<i>13</i>
<i>Plate 12: Building 2 in the foreground, viewed from the south</i>	<i>14</i>

<i>Plate 13: Building 2 – high level opening to Unit A</i>	15
<i>Plate 14 – Building 2 – door to Unit B</i>	15
<i>Plate 15: Building 2 – rear of Unit A</i>	16
<i>Plate 16: Building 2 – northwest end of the manger in Unit A (1m scale)</i>	16
<i>Plate 17: Building 2, Unit A – internal wall and door to Unit B</i>	17
<i>Plate 18: Building 2, Unit A – southwest side</i>	17
<i>Plate 19: Building 2, Unit A – tethering ring attached to northwest wall</i>	18
<i>Plate 20: Building 2, rear of Unit B</i>	18
<i>Plate 21: Building 2, Unit B – northwest end of manger (1m scale)</i>	19
<i>Plate 22 Building 2, Unit B – southwest side</i>	19
<i>Plate 23: Building 2, Unit B – detail adjacent to the doorway</i>	20
<i>Plate 24: Building 2, Unit B – door to Unit A and repair in the internal wall</i>	20
<i>Plate 25: Vent at in the rear wall of Unit B</i>	21
<i>Plate 26: Building 2, Units A & B – floor level openings</i>	21
<i>Plate 27: Building 3 – view from the east, looking west</i>	22
<i>Plate 28: Building 3 – interior, looking west</i>	22

Illustrations

<i>Figure 1: Map showing location of Donington</i>	2
<i>Figure 2: Site Location map</i>	2
<i>Figure 3: Plan showing buildings in relation to the site boundaries</i>	3
<i>Figure 4: Extract from the Old Series Ordnance Survey map of 1824</i>	4
<i>Figure 5: Extract from the Ordnance Survey 1:2500 map of 1889</i>	4

Figure 6: Extract from the tax valuation map of 1910 (based upon the 1904 OS 1:2500 map)5

Figure 7: Aerial photograph taken in May 19715

Figure 8: Plan of recorded buildings6

Figure 9: Plan of Building 1 showing directions of photographs 3 - 119

Figure 10: Plan of Building 2 showing directions of photographs 13 - 26 14

AGRICULTURAL BUILDINGS ON LAND ADJACENT TO ABENDBLOEM, TOWN DAM LANE, DONINGTON, LINCOLNSHIRE

HISTORIC BUILDING RECORDING

SUMMARY

This report describes the results of a programme of historic building recording undertaken by Witham Archaeology on land adjacent to Abendloem, Town Dam Lane, Donington in the district of South Holland, Lincolnshire. The project was commissioned by G. R. Merchant Ltd on behalf of Mr and Mrs Hartfill in compliance with a condition of planning permission relating to the proposed alteration.

The buildings -probably dating to the second quarter of the 19th century - comprise a brick barn with probable stables adjoining. A modern open-sided shed abuts the rear of the range.

1.0 INTRODUCTION

This report describes the results of a programme of historic building recording undertaken by Witham Archaeology on land adjacent to Abendbloem, Donington in the district of South Holland, Lincolnshire. The project was commissioned by G. R. Merchant on behalf of Mr and Mrs Hartfill in response to a condition of planning permission issued by South Holland District Council. Fieldwork was undertaken on 26th July 2012.

The information in this document is presented with the proviso that further data may yet emerge. Witham Archaeology cannot, therefore, be held responsible for any loss, delay or damage, material or otherwise, arising out of this report. The document has been prepared in accordance with the Code of Conduct of the Institute of Field Archaeologists.

2.0 SITE LOCATION, TOPOGRAPHY & GEOLOGY

The village of Donington, in the parish of Donington and the administrative district of South Holland, lies c. 15km southwest of Boston and 13km northwest of Spalding.

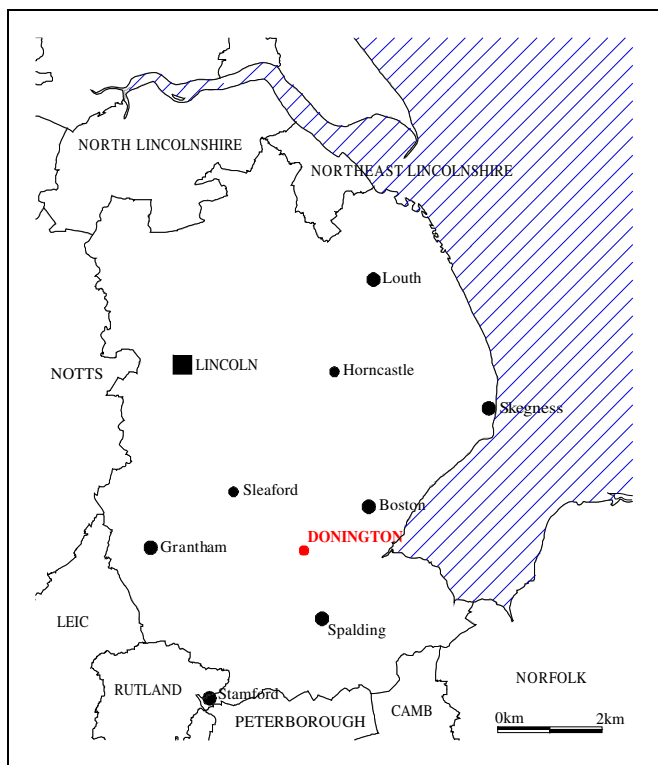


Figure 1: Map showing location of Donington

The buildings are situated on land to the southeast side of Town Dam Lane on the southwestern periphery of the village at NGR TF 2054 3506. Conifers which

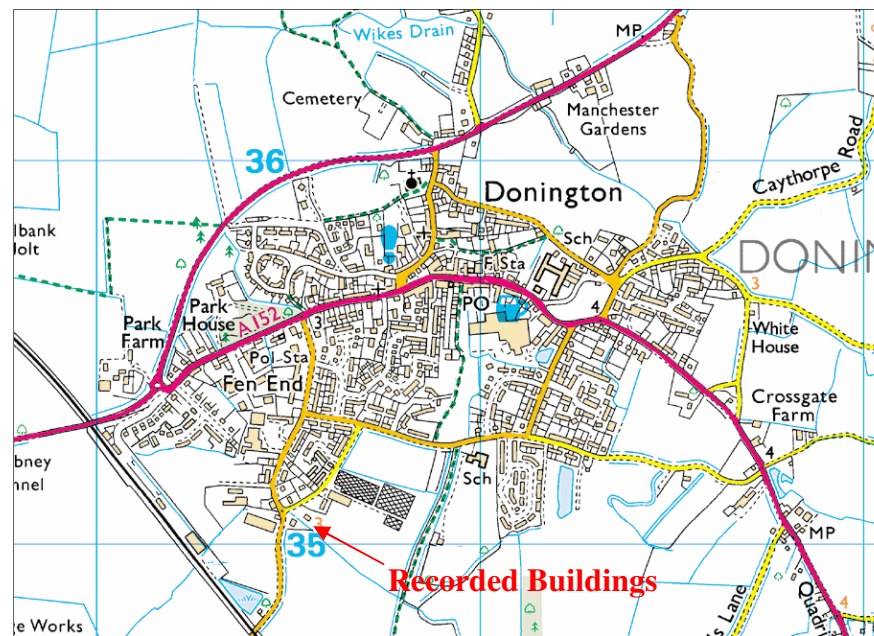


Figure 2: Site Location map (produced from the Explorer 1:25 000 Ordnance Survey map with the permission of Her Majesty's Stationery Office, © Crown Copyright. Licence No. WL 1005704

formerly screened the buildings from Town Dam Lane were recently cut down as part of a general site clearance.

The buildings are located on level ground over drift geology of alluvium and solid geology of Kellaways Formation and Oxford Clay Formation (undifferentiated) mudstone, siltstone and sandstone (British Geological Survey, bgs.ac.uk/geologyviewer)

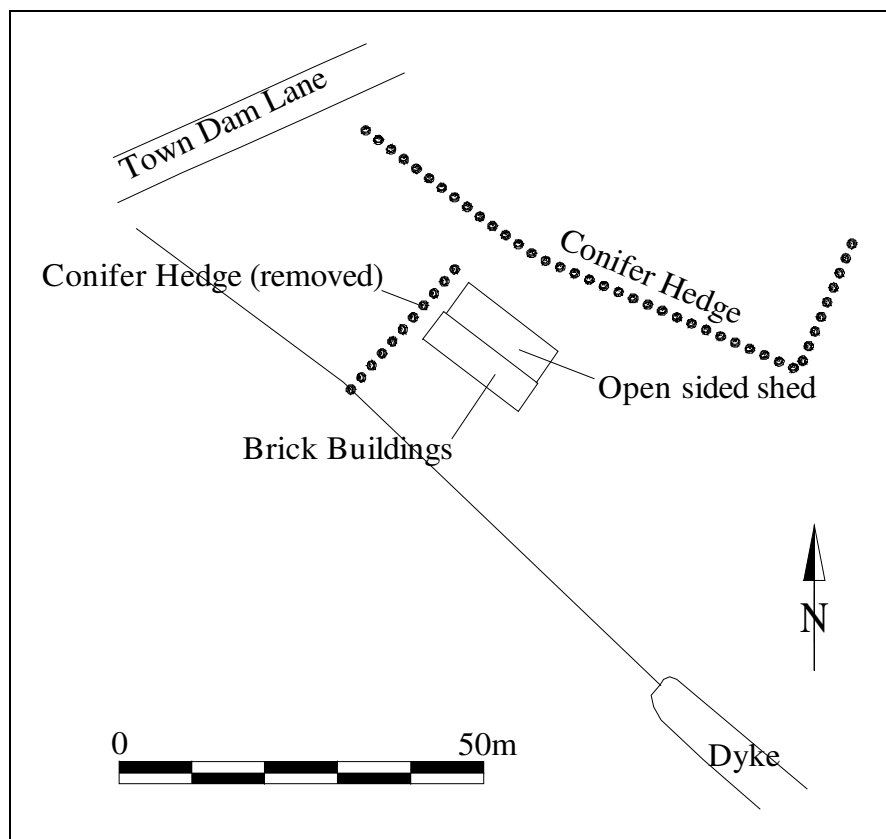


Figure 3: Plan showing buildings in relation to site boundaries (based upon drawing supplied by G. R. Merchant Ltd)

3.0 AIMS & OBJECTIVES

The aims and objectives of the project, as set out in a specification of 25th July 2012 were to:

- produce an archive record of the buildings prior to any alterations or demolition which might be required as part of their conversion to domestic use.
- gather sufficient documentary evidence to allow an interpretation of the relationship of the buildings to the local landscape and a consideration of its local, regional and national significance.
- produce a project archive and report for deposition with the 'The Collection' museum in Lincoln.
- provide information for accession to the County Historic Environment Record.

4.0 METHODOLOGY

Fieldwork was carried out to a standard approximating to Level 2 in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006), and in accordance with recommendations by the Association of Local Government Archaeological Officers. The photographic record includes views of the buildings in their setting, all of the elevations, and interior views showing the main spaces and any architectural detail.

The primary archive record in monochrome was compiled with a 35mm SLR camera fitted with a 28-90mm lens. Publication photographs were taken with a digital camera in TIFF file format. An index to the images has been compiled on Witham Archaeology pro forma registers.

All buildings were examined for evidence of structural alteration and development over time. Plan and elevation drawings were supplied by G.R. Merchant Ltd for use in field recording and for illustration purposes in the present report.

In addition to the above, a search was made at the Lincolnshire Archives Office, for topographical material relevant to the chronological development of the buildings.

5.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The earliest depiction of the area located as part of the present study is contained on a map held by Lincolnshire Archives (LAO HD/67/21) and attributed as a probable 19th century copy of the enclosure award map (not reproduced). There is a close correspondence between field boundaries shown on the map and the modern pattern of land division but there is no evidence to suggest buildings in the study area.

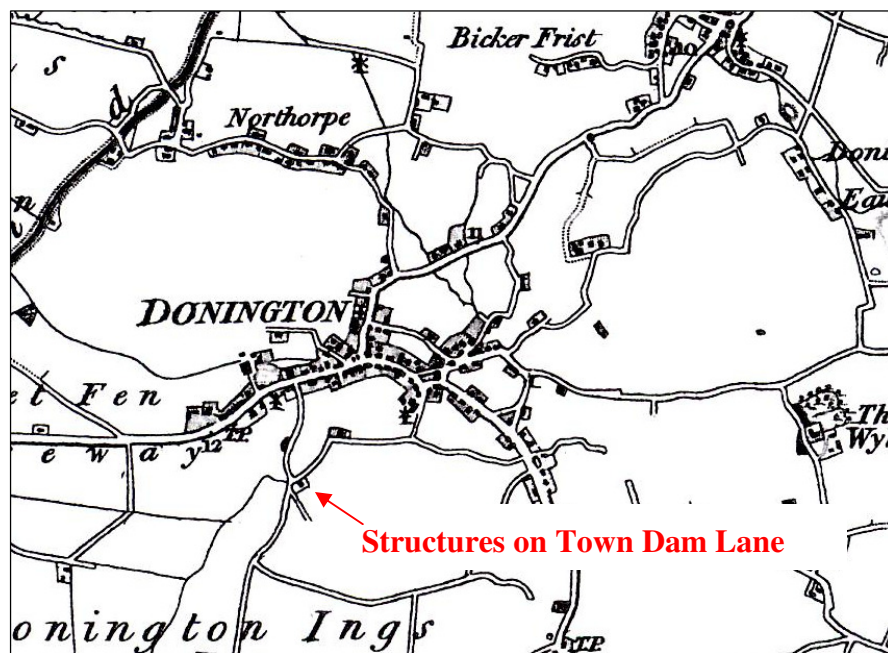


Figure 4: Extract from the Old Series Ordnance Survey map of 1824

A structure is shown on the Old Series Ordnance Survey map of 1824 in the general vicinity of the site (Figure 4). However, the level of detail is insufficient to allow a conclusive identification as one of the extant buildings.

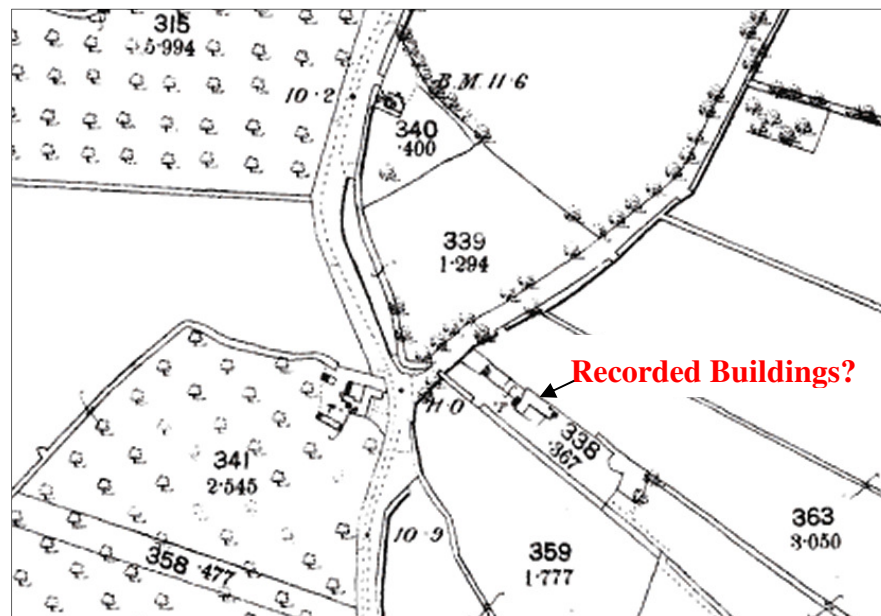


Figure 5: Extract from the Ordnance Survey 1:2500 map of 1889

The Ordnance Survey First Edition 1:2500 map of 1889 (Figure 5) depicts buildings and small enclosures ranged along the northeast boundary of a linear plot extending from Town Dam Lane. The features include a building and enclosure adjacent to Town Dam Lane (presumably the cottage and garden shown on later depictions) and buildings further to the southeast, laid out in an L-shaped arrangement. The Ordnance Survey Second Edition map of 1904 (Figure 6) clearly shows the cottage and gardens, together with the surviving brick structures in a block which appears to have extended further to the southeast. Additionally, there is a small block to the southwest which probably corresponds to the southward return shown on the map of 1889.

Annotations on the tax valuation map of 1911 and records of valuation held by Lincolnshire Archives (LAO 6-TAX) indicate that the land and buildings belonged to a major local landowner, Harold Dods. Accordingly, the cottage and buildings may have originated as a field barn remote from a main farmstead or as a separate farmstead/smallholding occupied by a tenant.

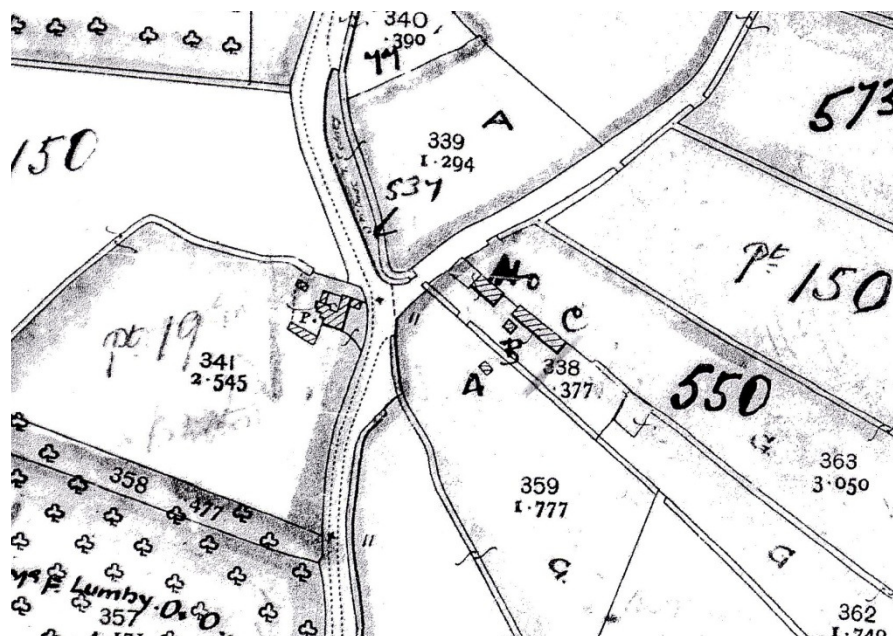


Figure 6: Extract from the tax valuation map of 1910 (based upon the 1904 OS 1:2500 map)

The layout is largely unchanged on the Ordnance Survey 1:10 560 map of 1956 (viewed on old-maps.co.uk).

An aerial photograph of 27th May 1971 (Figure 7) provides an oblique view of the front of the complex. The cottage is still standing adjacent to Town Dam Lane and

the agricultural buildings to the southeast are in relatively sound condition. The latter include a single storey structure (since demolished) abutting to the northwest and the asbestos roofed shelter which must have been added in the period since 1956. A yard area projects from the farm buildings enclosing two stable type doors in the south-eastern half of the structure.



Figure 7: Aerial photograph taken in May 1971 (supplied by Mr & Mrs Hartfill)

The cottage is not depicted on the Ordnance Survey 1:2500 map of 1973 (viewed on old-maps.co.uk) and must, therefore, have been demolished shortly after the photograph was taken.

6.0 DESCRIPTION

The surviving complex (see Figure 8) comprises two adjoining brick-built structures (Buildings 1 and 2) in a northwest to southeast linear arrangement and a large open shed or lean-to to the north (Building 3). Building 2 was divided by an internal wall into two units. For ease of reference the latter have been designated A and B.

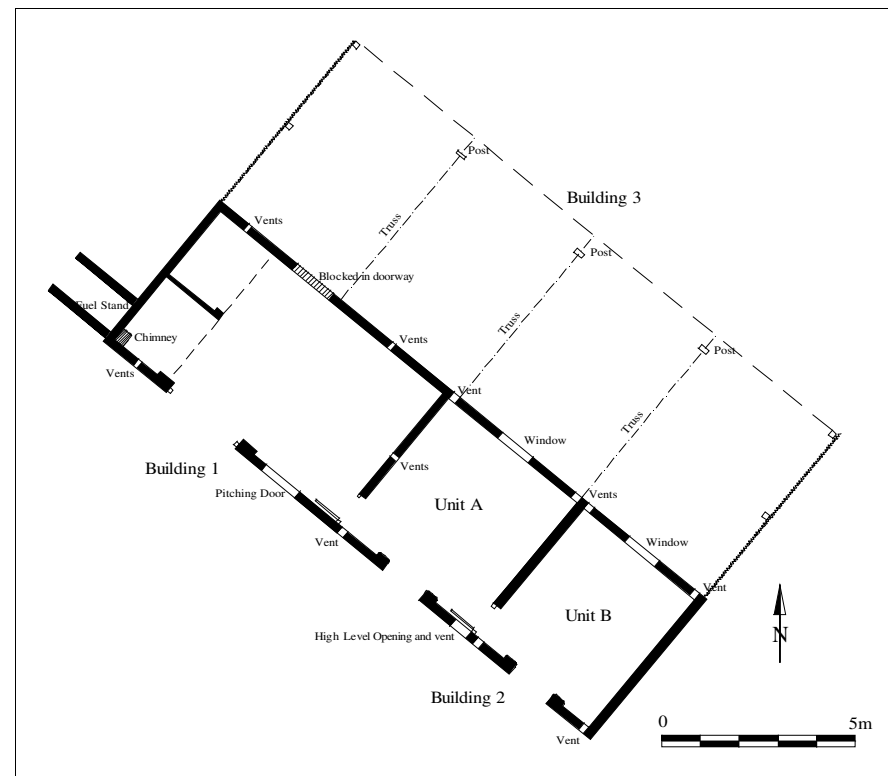


Figure 8: Plan of the recorded buildings



Plate 1: Buildings on land adjacent to Abendbloem from the west, looking east



Plate 2: Buildings viewed from the east, looking west

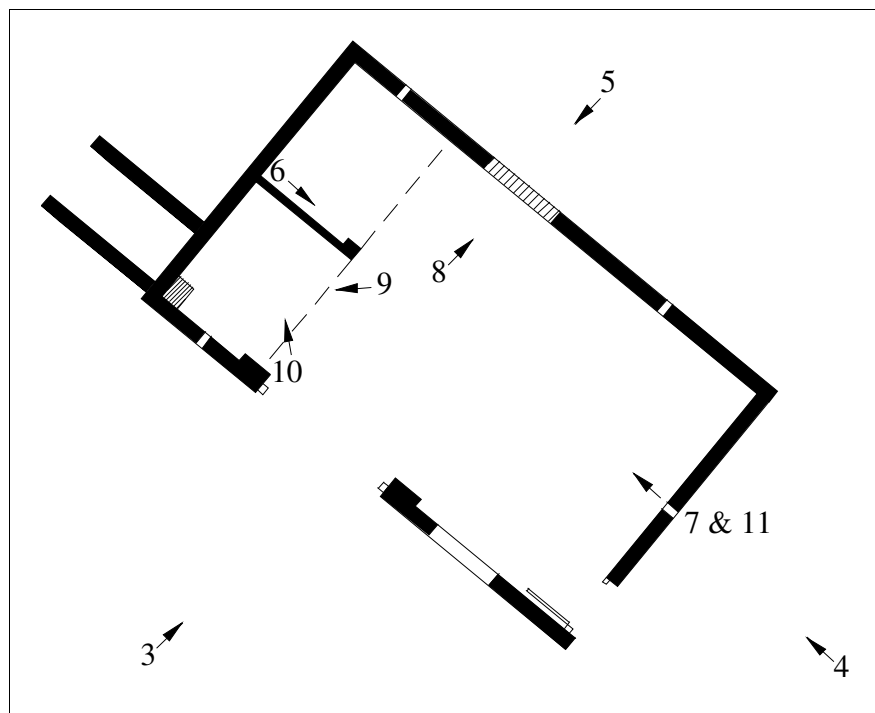


Figure 9: Plan of Building 1 showing directions of photographs 3 - 11

6.1 Building 1

Building 1 is brick built, gabled at each end, with a pantile roof which is only partially intact. The walls are constructed in English garden wall bond (3 courses in stretcher bond followed by a course of headers) in orange-red, hand made brick. The dimensions of the bricks vary between 220 to 230mm long by 70mm thick, with headers ranging between 110 and 115mm wide. They are bonded with a light greyish brown mortar. Internally the building measures c. 7.4m long x 4.3 m wide. There is a brick chimney at the western corner of the structure.



Plate 3: Front elevation of Building 1

Exterior

The front elevation (Plate 3) features a barn door with a shallow arch detailed in brick (two courses of headers set on edge) and a pitching door situated at high level; timber frames are present in both openings but the doors are missing. There are three ventilation slots – two at low level, placed either side of the barn door and one at high level on the opposite side to the pitching door. Two of the slots contain air-bricks.



Plate 4: Building 1 – lower extent of southeast wall as seen from inside Building 2

The southeast end of Building 1 is visible from the inside of Building 2 (Plate 4). The wall is plain except for two ventilation slots (both containing air-bricks) which are aligned vertically. A door providing access between Buildings 1 and 2 is probably an alteration, inserted after the construction of Building 2 (see below).

The large door in the main elevation is opposed by a much narrower door in the rear wall. The latter, which is bricked up, can be seen from the interior of Building 3 (Plate 5). It is consistent in style with the barn door, with a shallow arch and identical brick detail, and is clearly an original feature. There are four ventilation slots in the rear wall, arranged symmetrically in pairs either side of the door.



Plate 5: Blocked in doorway to rear of Building 1 (view from Building 3)

The northwest end of the building (see Plate 1), closest to Town Dam Lane, is partly obscured by ivy but appears to be plain. Occasional holes in the brickwork, indicate the positions of timbers which must have formed part the abutting structure seen on the aerial photograph taken in 1971 (see Section 6.0 above). A brick-built plinth for a fuel tank abuts one of the corners of the building.



Plate 6: Interior of Building 1, southeast end

Interior of Building 1

Concrete flooring extends throughout the interior of the structure and the doorway communicating with Building 2 (lower right in Plate 6) retains its wooden plank door.



Plate 7: Interior of Building 1 – northwest end

The northwest end of the barn, beyond the opposing barn doors, is occupied by a mezzanine type structure (Plate 7). The floor structure of joists and plank boards rests upon a brick plinth and timber battens on the walls (Plates 9 & 10).



Plate 8: Blocked in doorway seen from the inside of Building 1



Plate 9: Base of chimney at western corner of Building 1

A chimney (see *Plate 9* and chimney on *Plate 1*) rises through the mezzanine floor at the western corner of the building. The lower extent of the structure has been demolished but dark staining on the walls indicates the position of the flue. Built from machine made bricks, the structure does not appear to be an original feature and is not keyed into the wall. The most likely function of the feature would have been as the flue for equipment used in fodder preparation, probably located in the adjacent area where the walls are lined with cement (*Plates 9 & 10*).



Plate 10: Lined area adjacent to the chimney in Building 1



Plate 11: Surviving part of the roof in Building 1

The Roof

The roof is in poor condition and only survives in relatively complete form in the north-western part of the building. The structure rests upon timber wall plates and comprises rafters and purlins with collar ties at approximately mid height (*Plate 11*); the surviving collar ties are set 5 rafters apart. A complete tie-beam remains in position at the northwest end of the building (see *Plate 11*) and part of another hangs from an attachment on the northeast wall (see *Plate 6*).

The rafters are covered by laths in the surviving part of the roof and fragments of plaster occur in areas near the wall plate (see *Plate 11*, left of frame), which would suggest that the areas between the rafters were originally plastered.

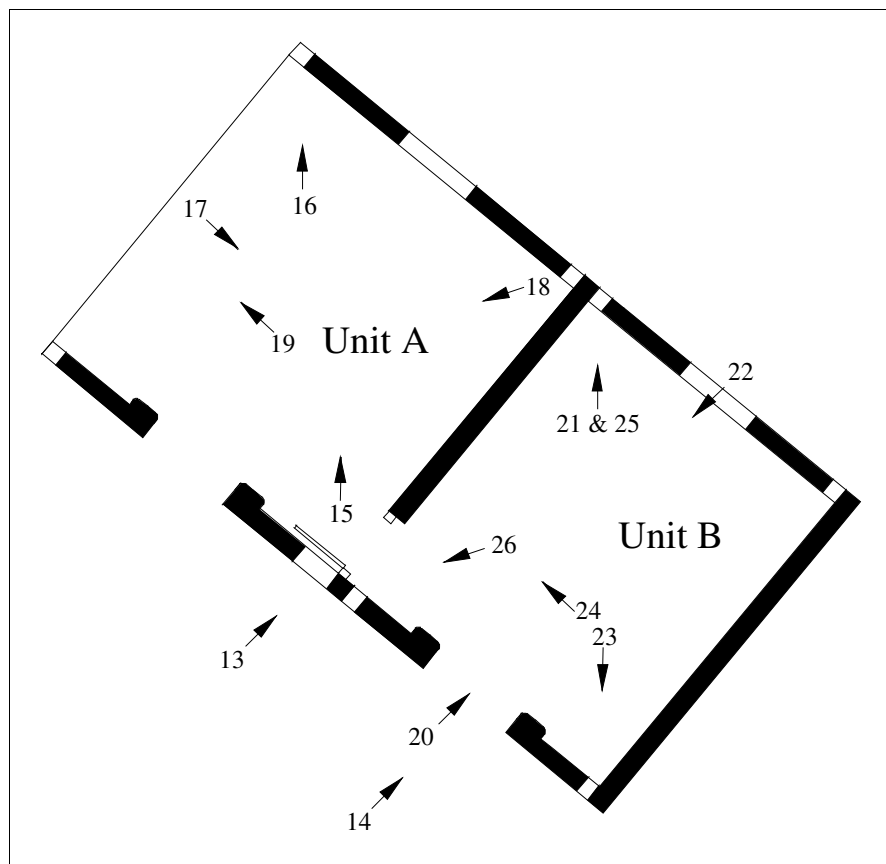


Figure 10: Plan of Building 2 showing directions of photographs 13 - 26



Plate 12: Building 2 in the foreground, viewed from the south

6.2 Building 2

Building 2 is 8.65m long x 4.75m wide (external dimensions), abutting the southeast end of Building 1. The walls are built from handmade brick (slightly darker in colour than Building 1) averaging 235 by 70mm in size, bonded by light grey mortar with frequent hard, black inclusions. The bricks are arranged in irregular courses featuring occasional $\frac{3}{4}$ bricks and randomly distributed runs of headers. The building is divided by an internal brick wall into two units, the larger on the northwest side.

The roof of the building 2 has been completely removed but appears to have been gabled to the southeast (as seen on the 1971 aerial photograph).



Plate 13: Building 2 – high level opening to Unit A

Exterior

There are separate doors into the two units (hereafter the larger unit is designated A, the other B), both with shallow arches detailed in brick (*Plate 14*). There is a small, high level opening in the front elevation of Unit A, immediately adjacent to the internal wall (*Plate 13*). Cylindrical, ceramic vents are present at the corners of each unit, at high level just beneath the wall plates.

The end wall is blank but the rear elevation included openings into both of the units. The opening in Unit A contains a window of glass lights in a metal frame, that in Unit B a timber frame but no shutter or window. There are four high level, cylindrical vents corresponding to those in the front elevation.



Plate 14 – Building 2 – door to Unit B



Plate 15: Building 2 – rear of Unit A

Unit A - Interior

Both units originally contained mangers, indicated by strips of concrete extending the lengths of the rear walls and partly along the walls to either side.

In Unit A the manger was approximately 0.75m above floor level, resting upon supports indicated by three sockets beneath; two of the sockets contain the sawn off ends of timbers. Sloping recesses in the adjacent walls (*Plate 15*) mark the position of the front of the manger while three sockets in the concrete floor indicate the positions of upright supports (one shown in *Plate 16*).



Plate 16: Building 2 – northwest end of the manger in Unit A (1m scale)



Plate 17: Building 2, Unit A – internal wall and door to Unit B

High level vents are present at each corner of the unit, protruding slightly into the interior.

The internal wall (Plate 17) contains a doorway connecting to Unit B, which also aligns with the door into Building 1. There is a repair in modern brick at the base of the wall.

The sides of the doorway, formed from machine made, bullnosed bricks, project from the face of wall. There is a stepped out plinth above (built in hand made brick) resting upon a timber lintel over the door (Plate 18).



Plate 18: Building 2, Unit A – southwest side

Horizontal timbers are let into the wall either side of the door and at the level of the cylindrical vents (Plate 18). Another timber extends above the internal door connecting A and B (Plate 17). There is also a timber projecting from a socket located high in the wall, above the internal door (just visible in top right of Plate 17), continuing from Unit B (see below).

There is depression in the concrete floor which appears to lead to a blocked drain.

There are several nails in the gable wall at the end of Building 1, presumably relating to the use of Unit A. The nails occur in rows situated above the level of the door and below the upper ventilation slot (see Plate 4).



Plate 19: Building 2, Unit A – tethering ring attached to northwest wall

A tethering ring is located to the side of the ventilation slot just mentioned (*Plates 4 and 19*)



Plate 20: Building 2, rear of Unit B

Unit B - Interior

Unit B has a similar arrangement for a manger, differing only in the number of upright supports (two in Unit B, see *Plate 20*) and the survival in Unit B of timbers components let into the walls at the side (also *Plate 21*).

The opening in Unit B has a timber frame but the window or shutter is missing. The opening has dimensions of 0.96m high by 1m wide, which is comparable with the window in Unit A and suggests that the openings would originally have been identical.



Plate 21: Building 2, Unit B – northwest end of manger (1m scale)



Plate 22 Building 2, Unit B – southwest side

The door in Unit B (Plate 22) is identical to Unit A and there are similar arrangements of timbers let into the walls (Plate 23). There is, however, an iron peg projecting from the timber southeast of the door and a spanner looped over the peg (Plate 24). The timber in the end wall had two sockets below - presumably for supports to a timber structure - and a hinge on its face.



Plate 23: Building 2, Unit B – detail adjacent to the doorway



Plate 24: Building 2, Unit B – door to Unit A and repair in the internal wall

A timber is let into the internal wall in Unit B, at a level immediately above the manger (Plate 24). Above the level of the door in the internal wall are two projecting timbers set at a common level (see also Plate 24). The latter may be interpreted as supports for a shelf.

There is evidence for two substantial timbers, set high in the walls of Unit B. Part of one of these survives on the rear wall, attaching to the lintel over the opening and fitting into a socket in the internal wall (see Plate 20). The other was set at an identical level in the opposite wall (over the main door) and is indicated by sockets in walls to southeast and northwest (see Plate 22). The timbers lie beneath the vents and could have formed part of a floor structure, possibly for a hayloft.



Plate 25: Vent at in the rear wall of Unit B



Plate 26: Building 2, Units A & B – floor level openings

Two small openings in the brickwork were present at ground level in Building 2, located in external wall, either side of the connecting door (*Plate 26*).



Plate 27: Building 3 – view from the east, looking west



Plate 28: Building 3 – interior, looking west

6.3 Building 3

Building 3 is an open sided shed or lean-to constructed against the rear walls of Buildings 1 and 2 (*Plate 27*). The roof covering of corrugated asbestos sheets rests upon three trusses attached to rear wall of brick structure at one end and carried by timber post at the other (*Plate 28*). Sheets of corrugated iron enclose the ends of the structure.

7.0 DISCUSSION & CONCLUSION

The earliest phase of construction is represented by a small barn, Building 1. The building may correlate with a structure shown on the Old Series Ordnance Survey map of 1824 but the lack of detail on the map militates against a conclusive interpretation. The barn is similar in form to a building at Crow Lane Farm, Great Hale (Barnwell 1997, 50) where grain was stored in a first floor loft located at one end of the building. At Crow Lane Farm unthreshed corn and straw were stacked outside, where threshing took place using steam powered machinery (increasingly used from the second quarter of the 19th century). The ground floor of the building was used for fodder storage rather than for the traditional crop storage and hand threshing. The arrangement of doors is similar at Crow Lane Farm and Town Dam Lane, with one large door opposing a smaller door. By contrast, the traditional threshing barn would have had large opposing doors defining the threshing floor, where hand threshing would have taken place (Harvey 1984, 74-5). At Town Dam Lane there is no external access to the loft area as at Crow Lane Farm (through a door in the gable end, at second storey level) and the space must have been reached from steps located inside the barn.

The mangers and pegs around the doors (probably for tack) in the units of Building 2 indicate use as stables. In many respects the structure conforms to a later type of stable identified by Barnwell (Barnwell 1997, 53), which became prevalent after the late 18th to early 19th century. In this type of building the stalls are arranged along the building rather than across. The stalls had a hay rack and mangers at their heads and sometimes a grille vent above and were accessed from a door in the opposing wall. Tack was stored on pegs located near the door (indicated by timbers with peg holes at Town Dam Lane) and there was an increasing concern for ventilation (consistent with the vents at Town Dam Lane). Bull nosed edgings around the doors are also consistent with use as stables but the original floor surfaces have been lost (now concreted) and there is no evidence of a dung passage, which would, presumably have extended along the southwest side of the building. Beams at first floor level in Unit B provide tenuous evidence of a hayloft above. The building post dates the barn and was probably in existence by the time of the production of the First Edition 1:2500 Ordnance Survey map of 1889.

During the 20th century an open sided shed or lean-to was added to the northeast side of the existing structures. The building certainly post-dates the Second Edition Ordnance Survey 1:2500 map of 1904 and probably the Ordnance Survey map of 1956 although the latter is less clear. The 1903 map indicates that Buildings 1 and 2 lay immediately adjacent to a field boundary. Building 3 was, therefore, constructed on land which previously formed part of an adjacent field (they are now amalgamated). The building may have been used as an implement shed or cattle shelter.

To conclude - the brick buildings post date the enclosure of the fields in 1767 and probably originated in the first part of 19th century. The main elements of the traditional farmstead were probably in place by 1889 and the lean-to shed or implement store was probably added at a comparatively late date (post 1956?). At the turn of the century the buildings probably formed part of the property of Harold Dods, a considerable local land owner. The buildings may have been directly engaged in activities relating to a central farmstead (operating as a remote unit and producing manure for the more distant fields) or may have been under the control of a tenant.

8.0 ACKNOWLEDGEMENTS

The author of this report would like to thank Mr Julian Warrick of GR Merchant for ensuring that the project was brought to a successful conclusion. Thanks are also due to Louise Jennings of Lincolnshire County Council for assistance and advice in initiating the project, and to staff at the Lincolnshire Archives Office for assistance in locating relevant background information.

9.0 BIBLIOGRAPHY

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Harvey, N 1984 *A History of Farm Buildings in England and Wales*. David & Charles

10.0 PROJECT/ ARCHIVE DETAILS

10.1 Project Information

SITE CODE: TDLD12

PLANNING APPLICATION No.: H04-0626-09

OASIS ID: withamar1-132339

FIELD OFFICER: R Trimble

NGR: TF 2054 3505

CIVIL PARISH: Donington

DATE OF INTERVENTION: 26th July 2012

TYPE OF INTERVENTION: Historic Building Recording

UNDERTAKEN FOR: G. R. Merchant Ltd on behalf of Mr and Mrs Hartfill

10.2 Archive Details

PRESENT LOCATION: Witham Archaeology, Unit 6, Sleaford Station Business Centre, Station Road, Sleaford, Lincolnshire, NG34 7RG

FINAL LOCATION: The Collection, Danes Terrace, Lincoln

MUSEUM ACCESSION No.: LCNCC 2012.112

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