

Land at Haymoor House,
Moor Lane, South Duffield,
Selby, North Yorkshire

Desk Based Assessment



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Site: Land at Haymoor House, Moor Lane, South Duffield,
Selby, North Yorkshire

Site Codes: NA

County: North Yorkshire

NGR: SE 5809 3104

Planning Application No: Pre planning

Development: Housing

Date of Issue: 28/10/2015

Site Dates: NA

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Client: Mr. R. Humphrys

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Summary

A new housing development is proposed on the land at Haymoor House, Moor Lane, South Duffield, Selby, North Yorkshire, consisting of approximately 0.44 hectares. This desk-based assessment aims to evaluate all the known archaeological, historic and land use information in order to assess the impact that the new development could have on any archaeological resources on this land in accordance with the government policy (NPPF).

As a result the desk based assessment concludes that the development of the site could have some impact on designated assets. The assembled evidence suggests there is some identified potential for the presence of archaeological activity during the Prehistoric, Iron Age or Romano-British activity to the north west and south east of the site, in contrast there seems to be no evidence of material culture which may indicate domestic activity related to the Early Medieval, Medieval and Post-Medieval on the proposed development area.

The limited evidence for past activity need not necessarily reflect a genuine lack of activity in the past but a lack of evidence; this may reflect poor conditions for the development of crop or soil marks indicating past activity or lack of chance discovery or levels of past interest within the area concerned.

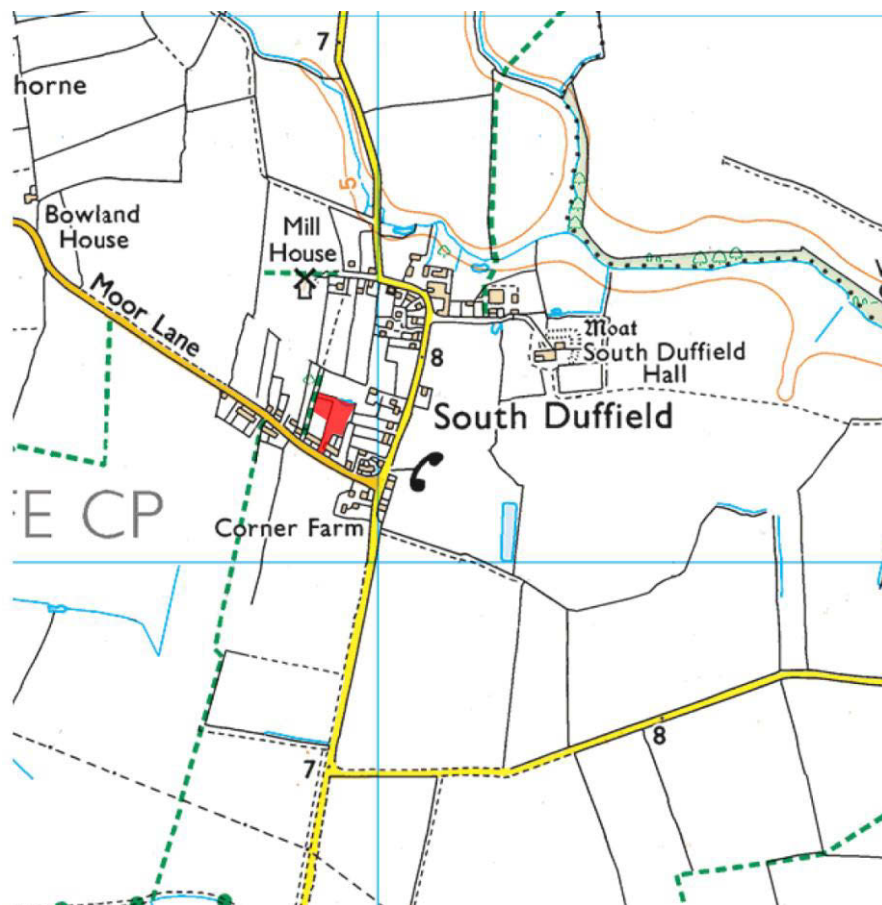


Figure 1: Proposed development area (in red). Image from Street Map.

1. Introduction

- 1.1 The study area examined by the desk-based assessment is approximately 0.44 hectares in extent, located to the west of South Duffield, adjacent to the north boundaries of Moor Lane, (Figure 1).
- 1.2 LS Archaeology has been appointed by S.M. Newby of Yew Tree Association (Land Planning and Development Consultant) on behalf of Mr. R. Humphrys, to establish the significance of the sites known buried heritage and the likely impacts of the development upon it. In accordance with the Standard and Guidance for Archaeological Desk-Based Assessment (Institute of Archaeology 1999 revised 2008), an inspection of the site, examination of published and unpublished records and a map regression exercise was undertaken by Luigi Signorelli BA MA on 28th October 2015.
- 1.3 In addition, following the government policy (the National Planning Policy Framework 2012) this document combines all the available archaeological, historic, and topographic information in order to clarify the heritage significance and archaeological potential of the site.
- 1.4 The study area consists of the proposed development and land within a 1km buffer around its footprint. The assessment is based on the analysis of the records, reports and other evidence referenced in the North Yorkshire Historic Environment Record (HER), which includes, reports and database entries.
- 1.5 A preliminary consultation was held with the Historic Environment Record Officer, Historic Environment Team and North Yorkshire County Council who facilitated access to all the data.



Figure 2: Site plan showing the new proposed development area

2. Statutory and Planning Policy Context

2.1. National Policy

2.1.1 The previous national planning policy relating to heritage and archaeology - Planning Policy Statement, PPS 5 - which built upon Planning Policy Guidance PPG16 - was replaced in March 2012 by Planning Policy Framework (NPPF).

2.1.2 Section 12 of the NPPF; 'Conserving and enhancing the historic environment' provides guidance on the treatment of heritage assets.

2.1.3 Whilst it is recognized that important remains should be retained, the benefits of development may be considered to outweigh the benefit of retention, especially where remains of less than national importance are concerned.

2.1.4 Paragraph 128 of Section 12 also states that planning decision should be based on the significance of the heritage asset, and early consideration of the potential for 'heritage assets' is advised and where the loss of a heritage asset is considered justified, the developer is required to 'record and advance understanding' of the heritage asset before it is lost.

2.1.5 Clearly in Annex 2 of the NPPF heritage assets are defined as: a building, monument, site, place, and an area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, which includes designated heritage assets (as defined in the NPPF) and assets identified by the local Planning Authority.

2.2. Annex 2 of the NPPF defined archaeological interest as:

2.2.1 A heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.3. Annex 2 defined Heritage assets as:

2.3.1 World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.4. Annex 2 defined significance as:

2.4.1 The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.4.2 In brief the government policy provides a framework to protect national important designated heritage assets, the setting for such designations and provides for the excavation and investigation of sites not significant enough to merit in-situ preservation

3. Regional Policy Guidance

- 3.1. There is no regional plan for Yorkshire.

4. Local Policy Guidance

- 4.1 Policies, ENV27 and ENV28 within the development plan of Selby Local Plan (2005) which addresses archaeology and heritage states that:

4.2 ENV27;

- a) Where scheduled monuments or other nationally important archaeological sites or their settings are affected by proposed development, there will be a presumption in favor of their physical preservation. In exceptional circumstances where the need for the development is clearly demonstrated, development will only be permitted where archaeological remains are preserved in situ through.
- b) Where preservation is not appropriate, the Local Planning Authority will require the applicant to make proper provision for the investigation and recording of the site before and during development.

4.3 ENV28;

- a) Where development proposals affect sites of known or possible archaeological interest, the District Council will require an archaeological assessment/evaluation to be submitted as part of the planning application.
 - b) Where development affecting archaeological remains is acceptable in principle, the Council will require that archaeological remains are preserved in situ through careful design and layout of new development.
 - c) Where preservation in situ is not justified, the Council will require that arrangements are made by the developer to ensure that adequate time and resources are available to allow archaeological investigation and recording by a competent archaeological organization prior to or during development.
- 4.4 The potential for undiscovered archaeological assets will also be taken in consideration within this assessment, in accordance with NPPF (2012) and Policy ENV28 of the Selby Local Plan (2005).

4.5 Within the boundaries of the assessed area few designated assets have been found. It is considered that the proposed development will adversely influence the setting of any identified heritage resources.

5. Site Description

5.1 Currently under agricultural use, the proposed site consists of one large field and a small strip of land leading to Haymoor House, off Moor Lane. The study area is flanked to the west by a field and a foot path which from Moor Lane leads northwards to open fields. The north of the site is flanked by agricultural land and to the east bounds to a small plot of land which forms the gardens of some of the houses on Main Street.

5.2 Access to the site is off Moor Lane through Haymoor House, through a narrow strip of land which opens to a large sub square field.

5.3 The ground level measures circa 7.2m AOD.

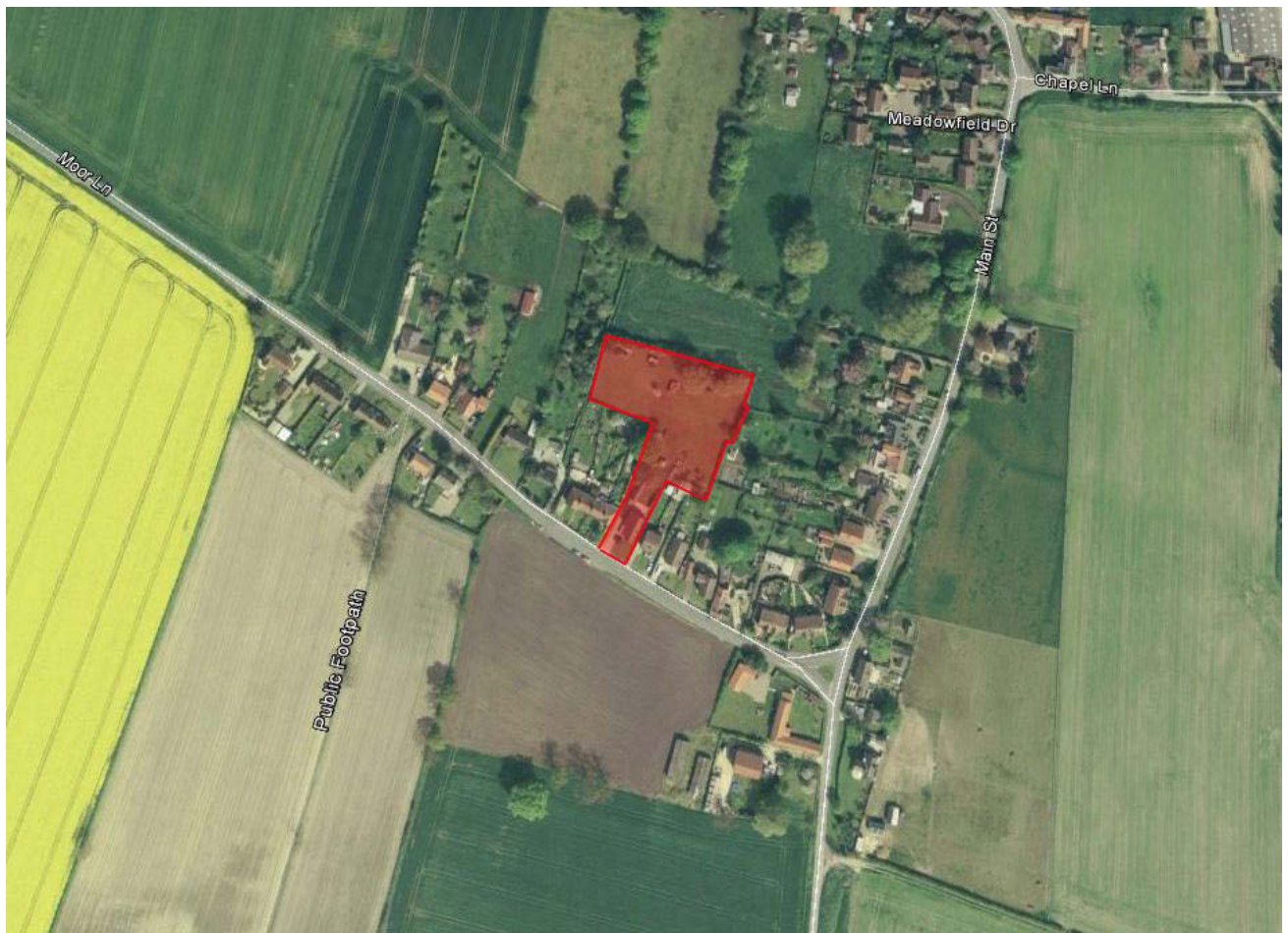


Figure 3: Proposed development area (in red). Image from Google earth.

6. Geology

6.1 The drift geology of the site comprises of: Superficial deposits;

- Brighton Sand Formation, formed 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions, where the rocks were formed in cold periods with Ice Age glaciers scouring the landscape and depositing moraines of till with outwash sand and gravel deposits from seasonal and post glacial meltwaters.

6.2 Bedrock Geology;

- Bedrock; Sherwood Sandstone Group-Sandstone. Sedimentary Bedrock formed approximately 229 to 271 million years ago in the Triassic and Permian Periods.

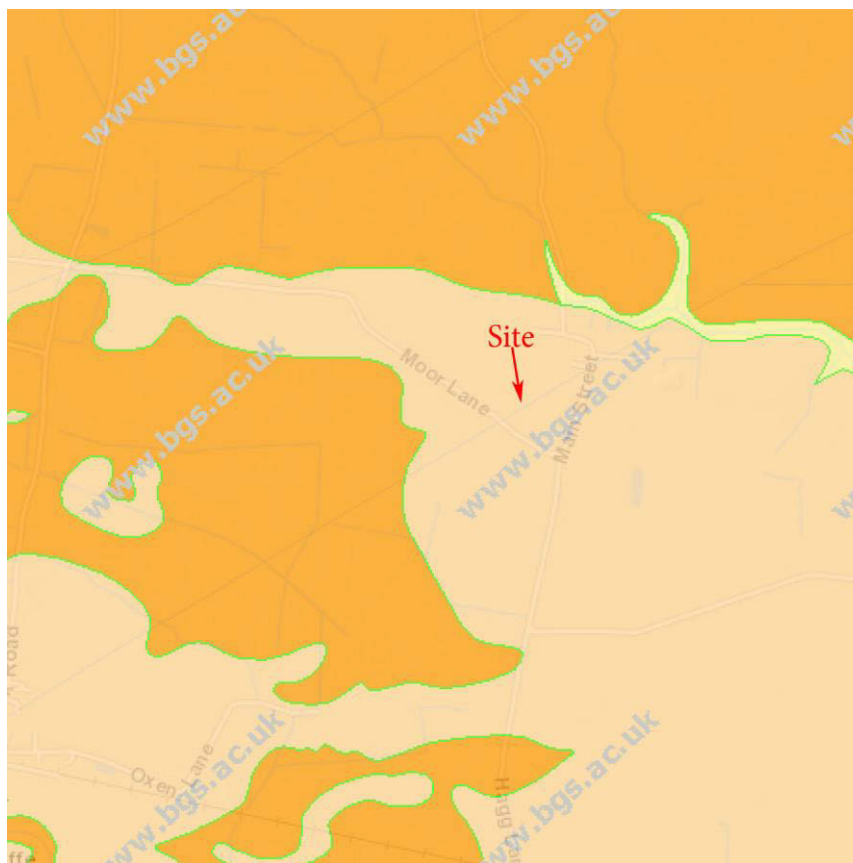


Figure 4: South Duffield Geology Map (site location in red), (from the British Geological Survey Map)

7. Archaeological background

7.1. This assessment is based additionally on a consideration of evidence held in the North Yorkshire County Council Archaeology HER for the study site and a zone 1000m in extent surrounding its boundaries.

- 7.2. The site is situated in the South of the Vale of York, on the very edge of the Lower Derwent Valley an area of fertile soils and mild climate, making this area very suitable for settlers.
- 7.3. South Duffield, formerly an Anglian settlement, was built close to a stream now called Folly drain which also formed part of its boundaries. The early village occupied a small island of higher ground, with small open fields situated to the north. Entirely on the lower ground, towards the Derwent near the stream boundaries of the village, a small area known as the Dyon was used as common pasture. In addition the riverside alluvium was used for common meadow land.
- 7.4. The first historical reference related to South Duffield dates to the 11th century where according to the Domesday Book, the village was called Suddufelt.
- 7.5. According to the *Historical Gazetteer of England's Place-Names* South Duffield was originally known as Suddufelt a name of possible Anglian origin. During the 12th century the village was recorded within the *Curia Regis Rolls* as Duffeld, however within the *Assize Roll* South Duffield was registered as Suth Duffeld, Suyth Duffeld or Duffeud. By the early 14th century the village is known as Suthdoffeld.

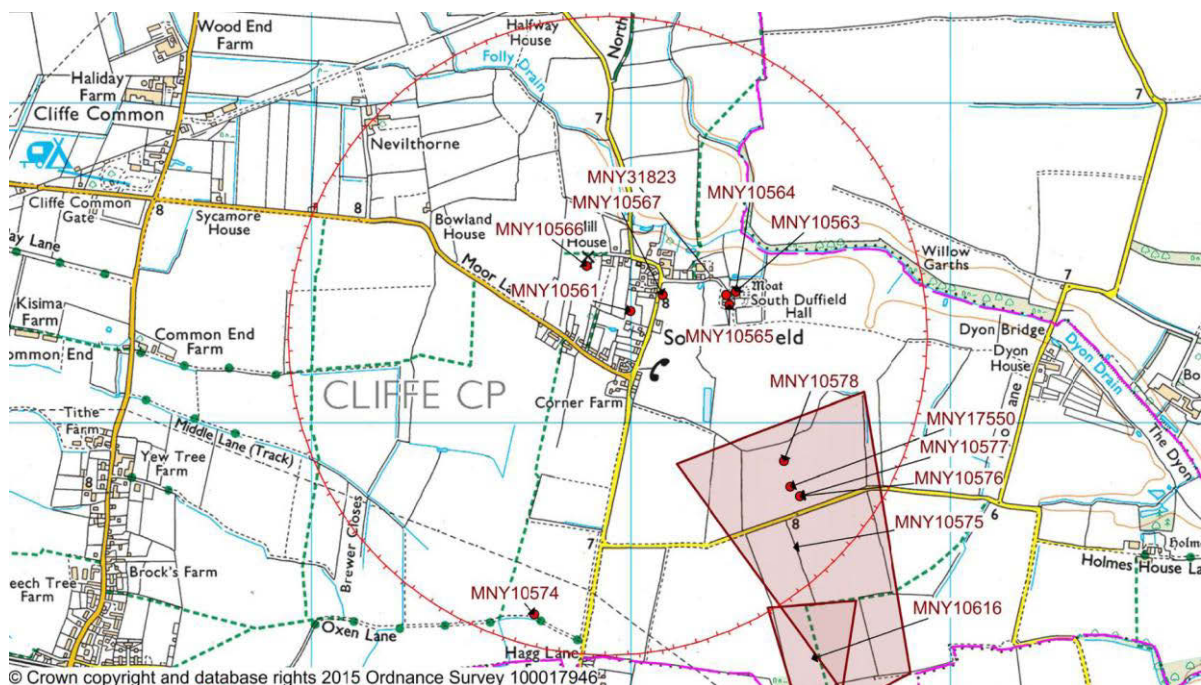


Figure 5: Monument Record (MNY) distribution; see Appendix for detailed data list. (Historic Environment Record NYCC)

7.6. Prehistoric period

- 7.6.1 There is no evidence of Prehistoric activity within the study area, although a series of crop marks seen on aerial photographs, suggests an intense enclosed activity to the south east of the study area, east of Corner Farm. This consists of field system ditches with some taking a square or rectangular shape in plan, containing circular

features interpreted as possible huts. This evidence supports the idea of a possible farmstead with related field systems likely to date to the Middle Iron Age or Romano British period (MNY 10575, 10576, 10577, 10578 and 17550).

7.7. Romano-British

7.7.1 No archaeological evidence of the Romano British period has yet been recored within the study area. However, within the sites vicinity, aerial photography revealed crop marks to the south in an area known as Hay Moor Wood. These crop marks may indicate evidence of an enclosure and related field system most likely to date to the late Iron Age or Romano British Period (MNY 10616) .

7.8. Anglo-Saxon period

7.8.1 Although there is currently no archaeological evidence which dates to the Anglo-Saxon period within the study area, the name place of South Duffield is to be thought to have Anglian origin, probably dating to the early 10th century AD.

7.9. Medieval and Post Medieval periods

7.9.1 There are several archaeological assets recorded, which suggests South Duffield being of Medieval date. It is likely that the layout of the village follows a medieval pattern, however the medieval character is not visible anymore aside from the street layout (HNY 6237).

7.9.2 The first documented evidence of South Duffield village is within the 11th century (MNY 10561), where according to the Domesday book (and the British History Online) the village had an estate of 6 carucates owned by William Malet and 2 carucates which belonged to the king's manor of Pocklington. However by 1086 Niel Fossard from the count of Mortain held 7 carucates and 5 bovates and it appears that the bishop of Durham's manor of Howden had the right of local jurisdiction over 1½ carucate. Towards the end of the 12th century a good part of South Duffield belonged to William Esveilleheim, but by the end of the 13th century the bishop of Durham owned all 8 carucates.

7.9.3 At the end of the 12th century most of the land in South Duffield was owned by William Esveillechien, which then passed to Allan Wastehouse. By the end of the 13th century (1284-5) it had passed by marriage to the Amcotes. By the 1340s the Basset family held the manor of South Duffield. The estate was then split up and sold by Allexander Amcote in 1573-4. Part of the estate was acquired by the Fawkes family the other part became the property of the Knight family. By the 16th century most of the land was owned by the Maunsel, Laton and Fawkes families.

7.9.4 Between the 16th and 19th centuries several family bought and sold land and properties in South Duffield including Laton and Fawkes property.

- 7.9.5 The Bastow, a York family built the largest estate in South Duffield which includes part of the Amcotes manor and also Holmes farm which was acquired in 1663 by Mickael Barstow. The estate remained within the family until 1925-6, when Sir George Bastow sold Holmes House farm to the Bramley family which still had it in 1973.
- 7.9.6 The national mapping programme data depicts ploughed out ridge and furrow dispersed throughout the search area and potentially remaining ridge and furrows still surviving near Nevilthorne. There is ploughed out ridge and furrow within the proposed development area from the boundary of Haymoor House all the way back to the pond to the north.
- 7.9.7 There are five Grade II and II* Listed buildings within the study area: Corner House Farm, Manor House, The Knowle, Windmill at Mill House and South Duffield Hall.
- 7.9.8 Corner House farm (HE List entry N^o 1296672) situated on the west side of Main Street is a GV II House dating to the early 19th century with later additions and alterations. Built with pinkish-brown brick with red brick facade, ashlar dressing and French tile roof.
- 7.9.9 Manor House (HE List entry N^o 1316321) is located along the north side of Manor House Lane and is a GV II House built in the early 19th century built with pinkish-brown brick with red brick facade, ashlar dressing and Welsh slate roof.
- 7.9.10 The Knowle A GV II house (HE List entry N^o 1167874) located along Manor House Lane (north side) was built in the early 18th century with additions and alteration of 1913.
- 7.9.11 Windmill at Mill House, a GR II building (HE List entry N^o 1376795) is located along Mill Lane. A circular battered tower in red brick with four storey's, was built c1800.
- 7.9.12 South Duffield Hall located along the south side of Manor House Lane, was built in the 18th century with pinkish-brown brick with pantile roof and was enlarged in the 19th century, (MNY 10565). It has been suggested that this could be the site of the Amotes family manor since at the beginning of the 20th century as some of the moat (the north and east part) was still visible (MNY10563 - 10564 - 10567).
- 7.9.13 Among the Historic Environment Record the Historic Character Reports shows that some of the fields around the proposed development area have been altered during the 18th and 19th centuries. This was obtained by the removal of internal field boundaries in order to create large prairie fields (HNY 5305, 5384, 5588, 6218).
- 7.9.14 An exception to the alterations mentioned above was made for one area north of the proposed development site, where according to the records this is a piecemeal enclosure which consists of medium sized irregular fields defined by ditches, dating between the 11th and 14th centuries. Although this area seems to have partial legibility due to the amount of boundary loss since the 19th century.

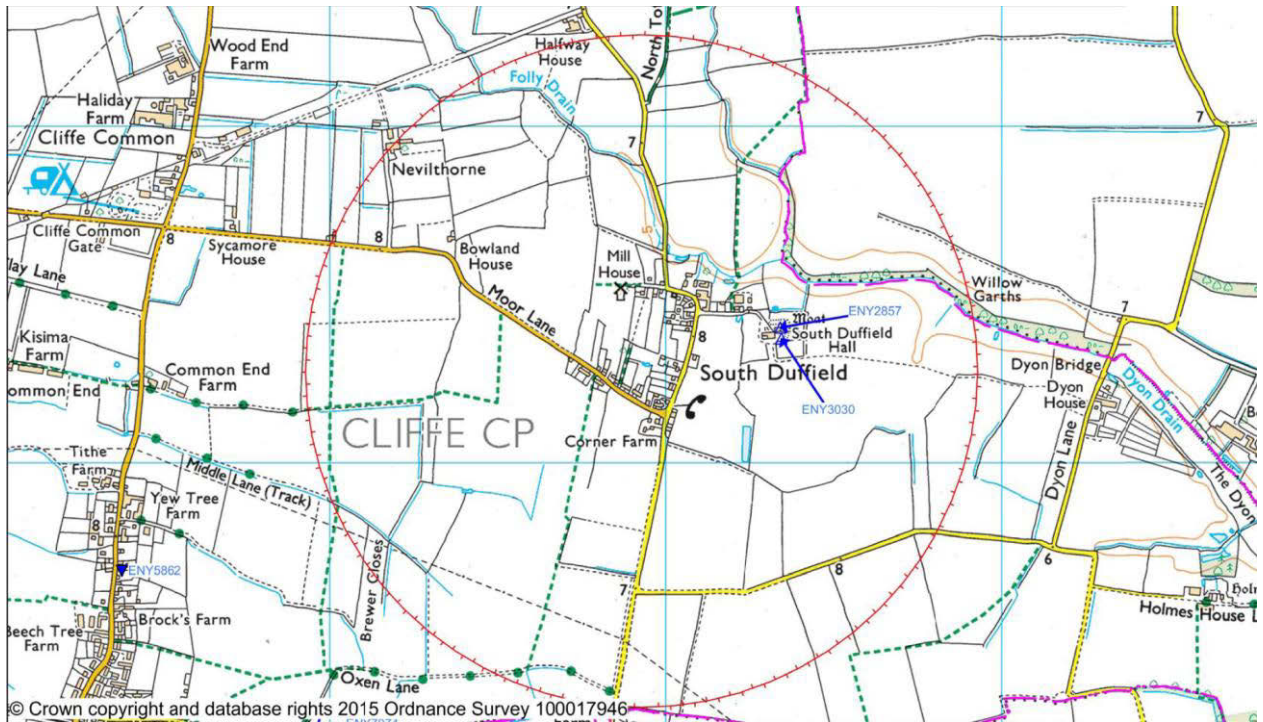


Figure 6: Event Record (ENY) distribution; see Appendix for detailed data list. (Historic Environment Record NYCC)

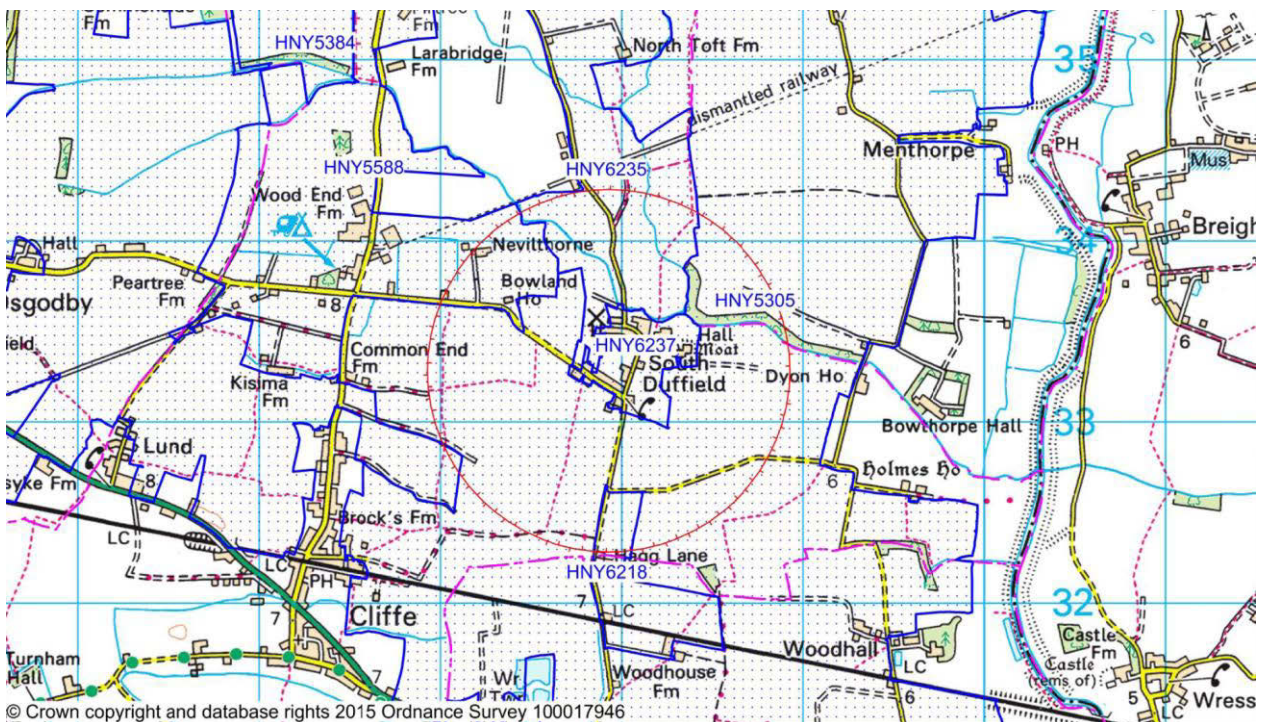


Figure 7: Historic Landscape Character Record (HNY) distribution; see Appendix for detailed data list. (Historic Environment Record NYCC)

8. Map Regression

- 8.1 The earliest maps available relating to South Duffield is the Ducatus Eboracensis dating to 1646 and 1670, however these maps are not accurate and only show South Duffield village represented by a church.



Figure 8: extract from the 1646 Ducatus Eboracensis map by John Blaeu (University of Bern website)

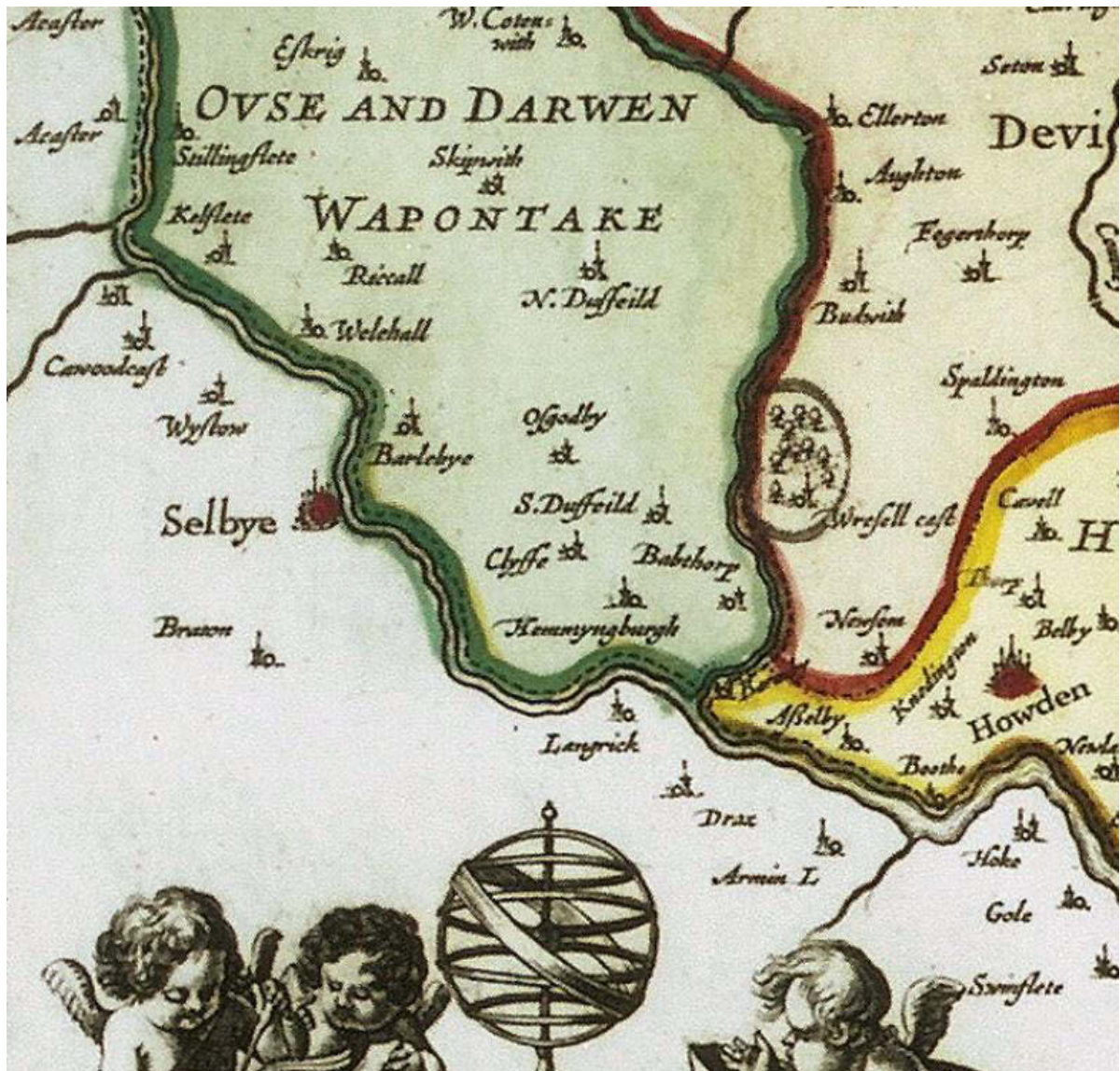


Figure 9: extract from the 1670 Ducatus Eboracensis map by Gerardi Valk and Petri Schenk (University of Bern)

- 8.2 Within the Ordnance Survey First Edition 1854 and 1898 maps, it is clearly visible that the proposed redevelopment area lies upon a stretch of farmland, with a possible orchard or small woodland fronting Moor Lane and only later replaced by the erection of Haymoor House.
- 8.1 It is likely that Haymoor House was built after 1950, since it does not appear on either of the OS 1952 and 1955 maps, and up at this time the land proposed for new development appears to have been under farming activity possibly since the medieval period.

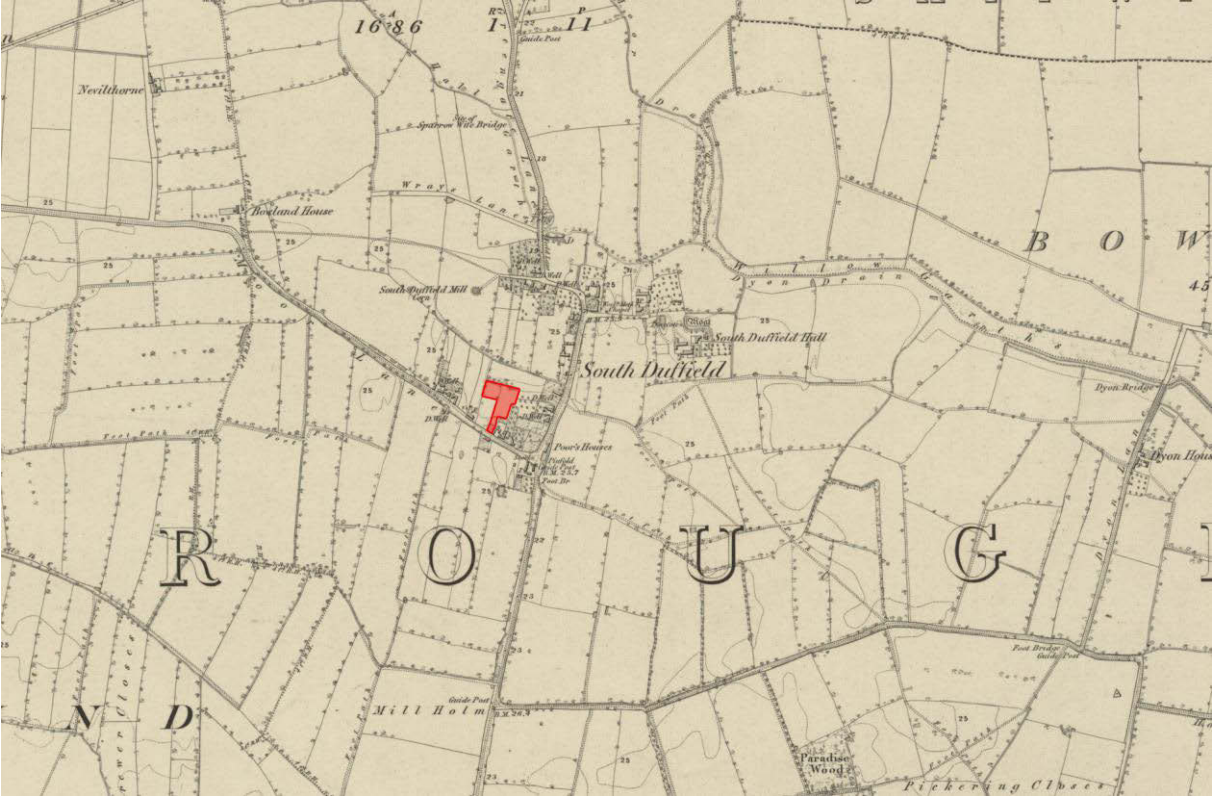


Figure 10: Ordnance Survey 1854 map

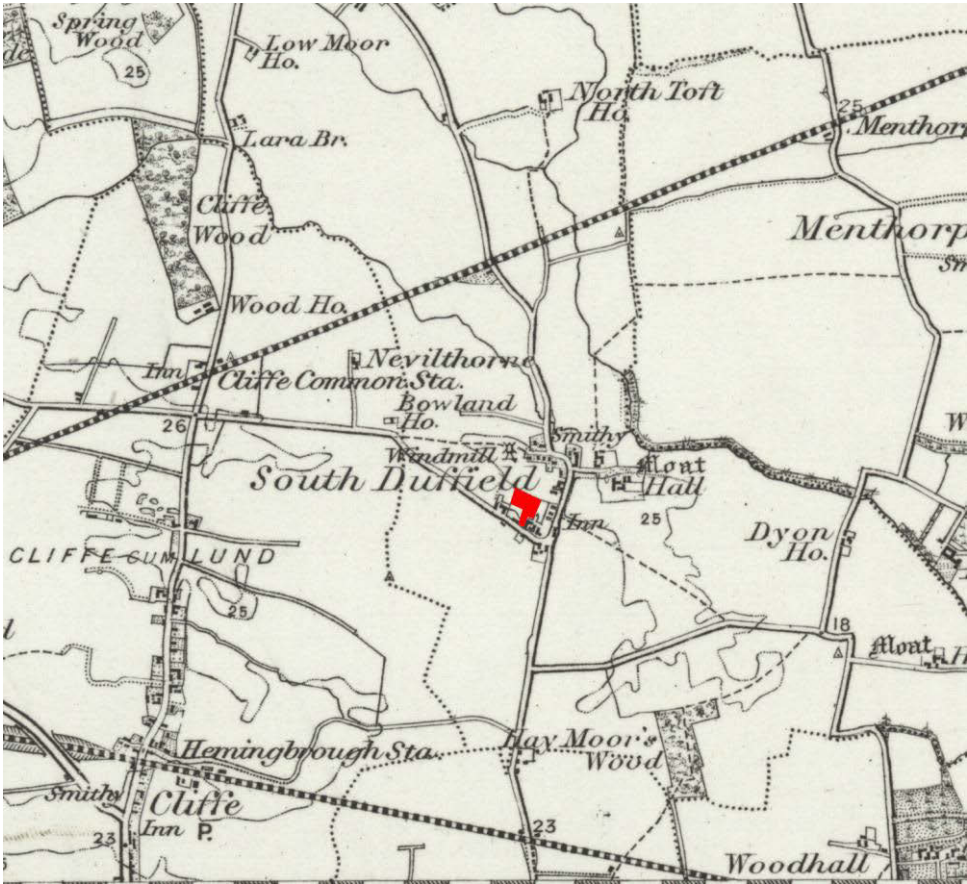


Figure 11: Ordnance Survey 1898 map

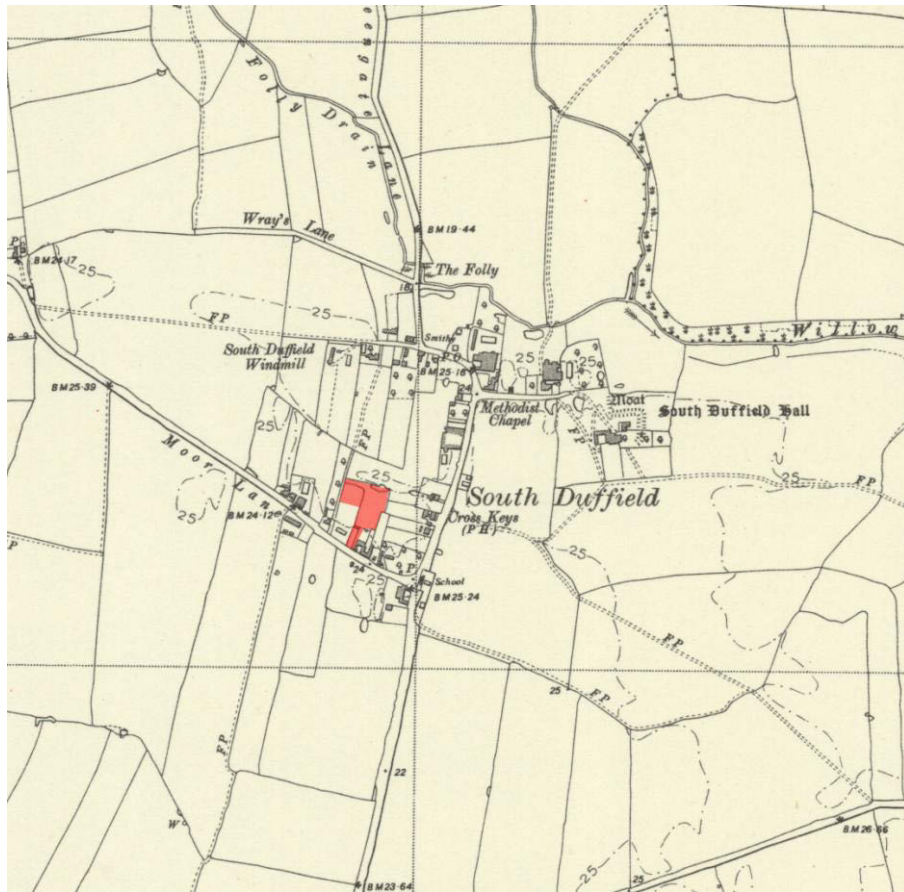


Figure 12: Ordnance Survey 1952 map

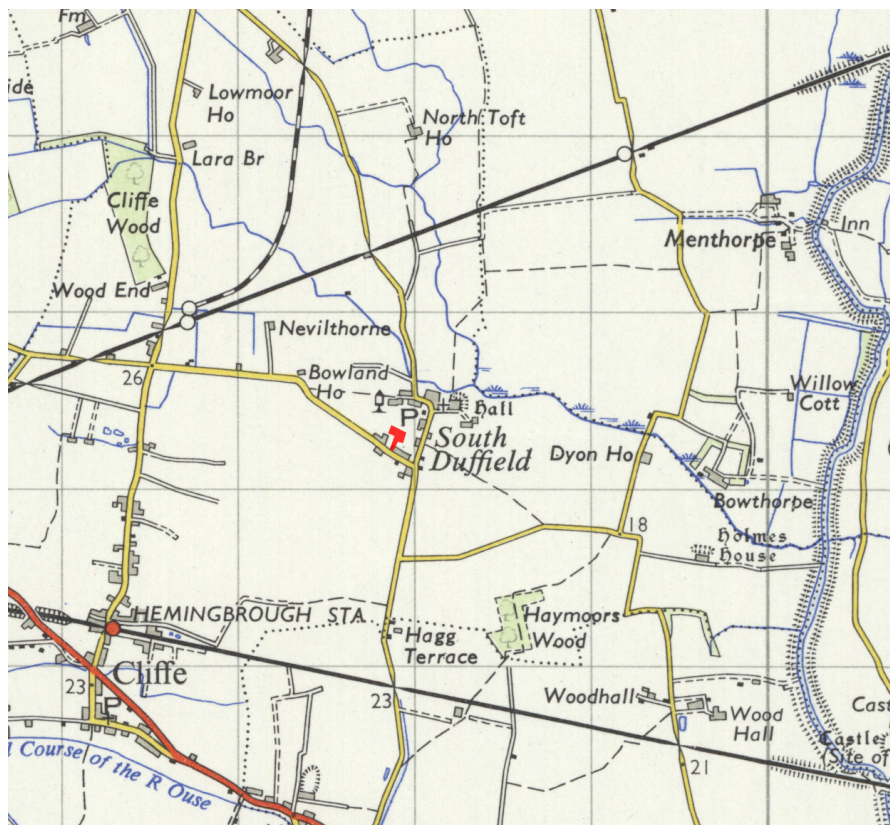


Figure 13: Ordnance Survey 1955 map

9. Assessment

- 9.1 The study of the proposed development area indicates that the development of the site would not have any impact on designated assets (Scheduled Monuments, Grade I and II* Listed Buildings, Registered Parks and Gardens, Conservation Areas or Registered Battlefields).
- 9.2 This desk based assessment takes in consideration for the potential of undiscovered archaeological assets and states that there is medium to low potential for evidence from the Prehistoric and Romano-British period, based on the HER crop-marks recorded from aerial photography, which shows field ditches system and associated enclosures with round huts south east of the study area of a possible Iron Age or Romano British date.
- 9.3 On the other-hand there is a low potential for archaeological evidence from the Saxon, Medieval and Post Medieval periods.
- 9.4 Present evidence suggests that any archaeological evidence that may be identified through any form of investigation (i.e. strip map recording / watching brief evaluation) is likely to be solely of local archaeological interest.

10. Conclusions

- 10.1 This archaeological desk-based assessment considers land approximately 0.44 hectares in extent to the north of Moor Lane, South Duffield, Selby.
- 10.2 In accordance with government policy (the National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.
- 10.3 The assessment has considered that development of the site would not have any impact on designated assets (Scheduled Monuments, Grade I, II* and II Listed Buildings, Registered Parks and Gardens, Conservation Areas or Registered Battlefields).
- 10.4 It is also concluded that there could be a medium to low potential for archaeological evidence from the Prehistoric and Romano-British periods, low potential from the Saxon, Medieval and Post Medieval periods.
- 10.5 It is therefore recommended that a geophysical survey (as part of the planning condition) followed by a trial trenches should be implemented prior any ground works related with the development.

11. Resources Approached

Archaeological Data Service - *ads.ahds.ac.uk*

Borthwick Institute Archives

English Heritage: The National Heritage List for England - *list.english-heritage.org.uk*
Heritage Gateway - www.heritagegateway.org.uk

Historic Environment Record Officer, North Yorkshire County Council

North Yorkshire County Record Office

<http://www.british-history.ac.uk/>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

National Library of Scotland <http://www.nls.uk/>

<http://placenames.org.uk/search>

<http://www.pastscape.org.uk>

<http://www.oldmapsonline.org/>

12. Cartographic Record

1646 Ducatus Eboracensis by John Blaeu (University of Bern)

1670 Ducatus Eboracensis by Gerardi Valk and Petri Schenk (University of Bern)

1854 Ordnance Survey Map

1898 Ordnance Survey Map

1952 Ordnance Survey Map

1955 Ordnance Survey Map

13. Bibliography

1993-94 *Archaeological Watching Brief*. York Archaeological Trust (Unp.)

2003 *Archaeological Watching Brief at Redmoor Farm, Skipwith*. Humber Field Archaeology (Unp.)

2014 Chartered Institute for Archaeologists; *Standard and guidance for historic environment desk-based assessment*.

Luigi Sigorelli BA MA
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October 2015

Appendix 1

Historic Environment Records; within a 1000m. buffer around the proposed development.

Full Event Report table:

Record Number	Record Type	Site Name	Location	District	Description	Organization	Km 100	NGRE	NGRN
ENY 2857	Archaeological watching brief	South Duffield Hall	South Duffield	Selby	Evidence of stone works underneath the building and 16th century finds. No records provided.	MAP Archaeological Consultancy Ltd.	SE	68342	33402
ENY 3030	Archaeological watching brief	South Duffield Hall	South Duffield	Selby	Verbal communication. No corresponding record.	MAP Archaeological Consultancy Ltd.	SE	68345	33369

Historic Landscape Character Record table:

Record Number	Record Type	HLC Code	Location	District	Description	Organization	km100	NGRE	NGRN
ENY 5305	Enclosed land	2-EL22	South Duffield	Selby	Modern improved fields. Large area of large irregular fields defined by erratic drainage ditches, representing the creation of large prairie fields due to the removal of internal boundaries.	Historic Environment Team County Hall Northallerton (HETCHN)	SE	687	336
ENY 5384	Enclosed land	2-EL22	South Duffield	Selby	Modern improved fields. Large area of large irregular fields defined by erratic drainage ditches, representing the creation of large prairie fields due to the removal of internal boundaries.	Historic Environment Team County Hall Northallerton (HETCHN)	SE	637	362
ENY 5588	Enclosed land	2-EL12	South Duffield	Selby	This is an area of planned enclosure which consists of medium sized semi irregular fields defined by straight hedgerows.	HETCHN	SE	665	343
ENY 6218	Enclosed land	2-EL12	South Duffield	Selby	This is an area of unknown planned enclosure which consists of medium sized regular fields defined by straight internal hedgerows and regular external ditches.	HETCHN	SE	679	321
ENY 6235	Enclosed land	2-EL24	South Duffield	Selby	This is an area of piecemeal enclosure which consists of medium sized irregular fields defined by ditches.	HETCHN	SE	679	344
ENY 6237	Settlement	7-SM11	South Duffield	Selby	Nucleated village of South Duffield.	HETCHN	SE	680	334

Full Monument Report table:

Record Number	Record Type	Site Name	Location	District	Description	Organization	km100	NGRE	NGRN
MNY10561	Monument	Village	South Duffield	Selby	Medieval to Modern. Suddufelt in Domesday Book.	HETCHN	SE	680	333
MNY10563	Monument	Earthwork	South Duffield	Selby	This originally enclosed the predecessor to the present Hall. The north and east arms of the moat were apparently still in a good state of preservation in 1907	Yorkshire Archaeological Society 1977 - 1980	SE	6833	3341
MNY10564	Monument	Documentary Evidence	South Duffield	Selby	The original Hall stood within the island of the moat and was presumably demolished when the present hall was built.	Yorkshire Archaeological Society 1977 - 1980	SE	6833	3341
MNY10565	Building	South Duffield Hall	South Duffield	Selby	A 2 storey building with pantile roof and end stacks. 3 sashes band 19th century doorcase. Built in the eighteenth century and enlarged in the nineteenth century.	Department of the Environment	SE	6831	3337
MNY10566	Monument	Ruined Building	South Duffield	Selby	A windmill was worked throughout the 19th century and a miller is last mentioned in 1925. The tower still stands at this location bur its condition is unknown.	NYCC SMR map Collection Yorkshire Archaeological Society 1977 - 1980	SE	67863	33491
MNY10567	Monument	Documentary Evidence	South Duffield	Selby	A raised but unmoated earthwork according to Le Patourel (1973). Associated with Amcote's manor? This may have been a manor house site?	HETCHN. Various authors	SE	681	334
MNY10574	Monument	Documentary Evidence Placename Evidence	South Duffield	Selby	Mill Holm marked on the 1851OS sheet suggests the possibility of a mill in the immediate area at some point in the past.	Yorkshire Archaeological Society 1977 - 1980	SE	677	324
MNY 10575	Monument	Cropmark	South Duffield	Selby	The field system in made up of small square or rectangular fields subdivided in some cases into much smaller enclosures. At least 2 contain probable hut circles.	Yorkshire Archaeological Society 1977 - 1980	SE	685	326
MNY 10576	Monument	Cropmark	South Duffield	Selby	A group of very small square enclosures surrounding and attached to a probable hut circle.	Yorkshire Archaeological	SE	6853	3277

Record Number	Record Type	Site Name	Location	District	Description	Organization	km100	NGRE	NGRN
					It is likely that these form a farmstead within the larger field system.	Society 1977 - 1980			
MNY 10577	Monument	Cropmark	South Duffield	Selby	Ring ditch and a hut circle.	Yorkshire Archaeological Society 1977 - 1980	SE	6853	3277
MNY 10578	Monument	Cropmark	South Duffield	Selby	A very small enclosure with various other very small enclosures attached. Possible farmstead.	HETCHN	SE	6848	3288
MNY 10616	Monument	Hay Moor Wood	South Duffield	Selby	Documentary evidence. Unknown Date.	HETCHN	SE	685	322
MNY 17550	Monument	Cropmark	South Duffield	Selby	Enclosed system south east of South Duffield. Unknown date.	Yorkshire Archaeological Society 1977 - 1980	SE	685	328
MNY 31823	Monument	South Duffield Hall Garden	South Duffield	Selby	19th century to modern garden.	HETCHN	SE	683	334