

**An Archaeological Desk-Based Assessment and Walkover  
Survey of land at Scotland Farm, Godshill, Isle of Wight**

**(NGR 052358 482215)**

**Project No 3035  
Report Number 2007265**

**Prepared on behalf of  
Tresslewood Ltd**



**by Alice Thorne**

**January 2008**

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### **Summary**

*An Archaeological Desk-Based Assessment and Walkover Survey was conducted for land at Scotland Farm, Godshell, Isle of Wight (SZ 52358 82215) on behalf of Mr. Tom Flux of Tresslewood Ltd. Conditional outline planning consent for residential development has been granted. Following assessment of all available evidence relating to the archaeological context of the site it is considered that there is generally low potential for most archaeological periods. However, there may be some potential for prehistoric activity within the appraisal site.*

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## 1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the University College London Centre for Applied Archaeology) has been commissioned by Mr. Tom Flux of Tresslewood Ltd to carry out an archaeological appraisal, consisting of an archaeological watching brief and desk-based assessment and preliminary walkover survey, of land at Scotland Farm, Godshell, Isle of Wight.
- 1.2 The location of the appraisal site is shown in Figure 1, centred on SZ 52358 82215. The site encompasses an area of approximately 3 hectares, measuring approximately 205m in length (from north to south) and 173m at its widest (southernmost) extent. The site is located on a slight slope, approximately 300m east of a tributary of the River Yar. It is bounded to the north and east by residential development. An electricity substation borders the south – east of the appraisal site (Fig. 2), and is included within the proposed development plan (Fig. 4). To the west the site is bordered by (and includes) the line of the old Newport - Godshell & St Lawrence Railway. Beyond this are arable fields. The south of the site is occupied in part by fields and in part by the farm yard of Scotland farm. A cemetery is located some 350m to the south of the appraisal site.
- 1.3 The development site consists of approximately 80% open agricultural land, which is mostly overgrown. The remaining 20% incorporates an area of hard standing in the south-east corner of the site, redundant workshops and farm buildings which had formed part of the agricultural complex of Scotland Farm. These structures are planned for demolition.
- 1.4 The application is for the construction of a nursing care home comprising 68 care cottages, 26 extra care apartments, associated specialist indoor facilities, restaurant, crèche, outdoor recreation facilities, roads, footpaths and parking space (Fig. 4). Conditional outline planning consent for this development has been granted. This requires that a full, detailed Desk Based Assessment should be undertaken prior to a programme of archaeological trial trenching.
- 1.5 This report follows the recommendations set out by the Institute of Field Archaeologists in *Standards and Guidance for Archaeological Desk-Based Assessments* and utilises existing information in order to establish as far as possible the archaeological potential of the site. This information can then be used in an attempt to make informed decisions regarding the potential impact any proposed development may have on the archaeological resource. Mitigation strategies can then begin to be formulated which will reduce this impact.
- 1.6 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the

area's potential based on existing information. Further intrusive investigations such as machine-excavated trial trenching are usually needed to conclusively define the presence/ absence, character and quality of any archaeological remains in a given area.

- 1.7** In drawing up this assessment report cartographic and documentary sources held by the Isle of Wight County Archaeology and Historic Environment Service and the Isle of Wight Record Office were consulted. The Sites and Monuments Record maintained by the Isle of Wight County Archaeology and Historic Environment Service was also checked. Furthermore, relevant sources held within the Archaeology South-East library was utilised, and appropriate Internet databases interrogated. These included; the Multi-Agency Geographic Information for the Countryside website (MAGIC), The English Heritage Listed Buildings online database, The Defence of Britain Project, and The English Heritage NMR Excavation Index and National Inventory. Relevant aerial photographs from the National Monuments Record, Swindon, have also been also obtained.
- 1.8** The appraisal area was visited for the walkover survey by the author on the 10<sup>th</sup> of December 2007.
- 1.9** All images have been prepared and presented by Justin Russell. The project has been managed by Diccon Hart.



## 2.0 PLANNING BACKGROUND

### 2.1 Town and Country Planning Legislation and Procedures

2.1.1 Government guidance to local authorities is given in Planning Policy Guidance Notes (PPGs). 'PPG16' covers 'Archaeology and Planning'. 'PPG15' entitled *Planning and the Historic Environment* is principally concerned with listed buildings and conservation areas, but also refers to elements of the historic environment.

2.1.2 The general guidance relating to archaeological matters is summarised in the following extracts:

“Archaeological remains should be seen as a finite, and non-renewable, resource...care must be taken to ensure that [they] are not needlessly or thoughtlessly destroyed.” (PPG16: 14)

“Where nationally important remains, whether scheduled or not, and their settings are affected by the proposed development there should be a presumption in favour of their physical preservation. [In the case of] remains of lesser importance... planning authorities will need to weigh the relative importance of the archaeology against other factors including the need for the proposed development”. (PPG16: 8)

“If physical preservation *in situ* is not feasible, an archaeological excavation...may be an acceptable alternative”. (PPG16: 13)

“...the key to the future of the great majority of archaeological sites lies with local authorities, acting within the framework set by central government. Appropriate policies in development plans and their implementation through development control will be especially important”. (PPG16: 14)

2.1.3 The Local Planning Authorities on the Isle of Wight take their advice regarding archaeological matters from the Isle of Wight Archaeology and Historic Environment Service. This procedure is in line with the guidance of PPG16 as outlined above.

### 2.2 The Isle of Wight Unitary Development Plan

2.2.1 The Isle of Wight Unitary Development Plan (UDP) (1996-2011) was adopted on the 18<sup>th</sup> of May 2001. This plan provides the strategic and detailed framework to encourage and guide development on the Island and to protect and enhance the environment. The plan brings forward proposals for the use and development of land. The UDP was produced due to the change in Local Government Structure on the

Island. Under the previous arrangement of a County and two District Councils there was a two-tier plan system consisting of the Structure Plan (produced by the County), and local plans (produced by South Wight and Medina Borough Councils). The UDP replaced all existing statutory structure and local plans on the Island.

**2.2.2** However, as a result of changes in planning legislation, the Council is required to replace the present Unitary Development Plan (UDP) with a Local Development Framework (LDF), which will be known as the Island Plan. As a result from 30 September 2007 some of the policies contained in the UDP are no longer applicable. However, policies B7, B9 and B10 will be retained, and are reproduced below:

**2.2.3 B7 Demolition of non listed buildings in Conservation Areas**

*Applications involving Conservation Area Consent to demolish non-listed buildings in Conservation Areas will only be approved where the existing building does not make a positive contribution to the character and appearance of the Conservation Area and:*

*a) where, if appropriate, there is a satisfactory redevelopment proposal for the site with detailed planning approval and a contract to build has been entered into; and*

*b) where the proposed replacement building would either preserve or enhance the character or appearance of the Conservation Area.*

**2.2.4 B9 Protection of Archaeological Heritage**

*Development proposals which are likely to adversely affect the archaeological heritage and features of the Island, directly or indirectly, will not be permitted. Planning applications will be approved provided that:*

*a) where nationally important remains or their settings are affected by proposed development, permission will only be granted if it will preserve or enhance the archaeological features; on these and other important sites, development which would damage the site or its setting will not be permitted;*

*b) where proposed development may damage or destroy archaeological remains, the Council will require the developer to submit, prior to determination, the results of an archaeological assessment, which may include field evaluation;*

*c) where development is proposed at a location which is likely to affect an archaeological site or its setting, permission may exceptionally be granted if preservation of archaeological remains in situ can be achieved by the careful use of appropriate layout, foundations and design;*

### 2.2.5 B10: Parks and Gardens and Landscapes of Historic Interest

*Development proposals which are likely to adversely affect an Historic Park or Garden or Historic Landscape of national or local importance, or its setting, directly or indirectly, will not be permitted. Planning applications for the restoration of Historic Parks and Gardens will be approved provided they:*

*a) will not adversely affect their character, appearance, setting, amenity and enjoyment;*

*b) are sympathetic and appropriate to their archaeological and historic interest;*

*c) do not result in any fragmentation;*

*d) where preservation of archaeological remains in situ is not feasible, the Council will require the developer to submit, prior to determination, proposals which will mitigate the effects of the development on the archaeological remains. Such proposals should include a programme of appropriate archaeological investigation, recording, analysis and publication which may be undertaken as a condition of planning permission.*

### **3.0 SITE TOPOGRAPHY AND GEOLOGY**

- 3.1** The site is located on the eastern side of the Yar valley, and is located upon flattish ground, on a slight north-facing slope which drops from 38 m OD in the south-east corner, to 32 m OD in the north-west corner (Cox 2007, 6).
- 3.2** The British Geological Survey Map 1:50000 Series, Solid and Drift edition, Sheets 334 /345 (Isle of Wight) indicates that the appraisal site lies on Ferruginous Sand of the Lower Greensand. A gravel terrace is located immediately to the west of the site, adjacent to the alluvium of the stream valley.
- 3.3** A Geotechnical Desk Survey has been conducted for the site by Card Geotechnics (Cox 2007). However at the time of writing the proposed Geotechnical boreholes have not been undertaken.

### **4.0 SMR DATA AND ARCHAEOLOGICAL BACKGROUND**

#### **4.1 Sites and Monuments Record**

- 4.1.1** The Historic Environment Record (HER) held by the Isle of Wight County Archaeology and Historic Environment Service was consulted. Details were taken of all archaeological entries within a 1 km radius of the appraisal site centre. The site itself is hereon referred to as the *appraisal site*, and the 1km radius from which archaeological information has also been collected as the *study area*. The identified sites are tabulated in Appendix 1 and plotted on Fig. 3.

#### **4.2 Scheduled Ancient Monuments/ Designated Sites**

- 4.2.1** These comprise cultural heritage sites of a high degree of status and significance, some of which enjoy a certain degree of legal protection from development and include Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens and Conservation Areas. These designations and others such as Archaeologically Sensitive Areas and Areas of High Archaeological Potential are typically detailed in District Council Local Plans and County Council Plans with appropriate planning policies pertaining to each category.
- 4.2.2** No Areas of Archaeological Potential, Scheduled Ancient Monuments, Registered Parks and Gardens or Registered Battlefields lie on or within the study area.
- 4.2.3** The HER contains some, but not all Listed Buildings within the vicinity. Additional Listed Buildings located within the study area are tabulated in Appendix 2, and plotted on Fig. 3.

**4.2.4** The Godshill Conservation Area was designated on 19/04/1971. It does not cover the appraisal site, but is located within the core of the historic village, centred upon the church and the High Street (Fig. 3).

**4.2.5** An Area of Outstanding Natural Beauty is located to the southeast of the village, and a pocket of Ancient and Semi Natural woodland is located within the study area to the west of the site.

### **4.3 Archaeological periods represented**

**4.3.1** The time-scales of the archaeological periods referred to in this report are given below. The periods are given their usual titles. It should be noted that for most cultural purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. Subdivisions within periods are not considered separately.

Prehistoric: Palaeolithic	(c. 750,000 BC – c.10.000 BC)
Prehistoric: Mesolithic	(c. 10,000 BC – c. 4,300BC)
Prehistoric: Neolithic	(c. 4,300 BC – c. 2,300BC)
Prehistoric: Bronze Age	(c. 2,300 BC – c. 600 BC)
Prehistoric: Iron Age	(c. 600 BC – c. AD 43)
Romano-British	(c. AD 44 – c. AD 410)
Anglo-Saxon	(AD 410 – AD 1066)
Medieval	(AD1066 – AD 1485)
Post-Medieval	(AD1486- AD 1900)
Modern	(AD 1901 to present)

### **4.4 Prehistoric: Palaeolithic**

**4.4.1** The Palaeolithic period in Britain covers an immense period of time, which is generally accepted to begin around 750,000 BC and continue to the end of the Pleistocene at around 8,000 BC. Our understanding of man's presence during this time derives from stone artefacts, often deriving from river valley terrace deposits, where discarded stone tools have been washed down and incorporated into the terrace gravels (Wymer 1996). The population of Britain during this time is thought to be very low, and at times non-existent, as for long periods of time glacial and periglacial conditions would have predominated across the country. As the island has never been glaciated, the Isle of Wight contains a wide range of Pleistocene sediments (Wenban - Smith & Loader 2006, 3). Palaeolithic artefacts have been found across the island, largely deriving from the river gravel deposits associated with the former Solent River (Wymer 1999, 111).

**4.4.2** Two entries within the study area relate to this early period of human occupation in Britain. A findspot of a small bi-polar flint core was located to the north of Godshill. This artefact cannot be dated more

closely than 500,000 BC to 42 AD (site 1). A second entry refers to Pollen Analysis carried out by Rob Scaife on a core from Munsley Bog, under 500m to the north of the site (site 2).

#### **4.5 Prehistoric: Mesolithic – Bronze Age**

**4.5.1** The warming climate and the spread of woodland during the Mesolithic saw the return of human communities to Britain. The evidence for Mesolithic activity on the island derives mainly from lithic artefacts. The distributions of findspots show a concentration on the north coast, major river valleys, the Medina Estuary and the Greensands. It is questioned however, if this distribution may result from erosion and collection bias.

**4.5.2** The Neolithic is generally regarded as the period during which a hunting and gathering economy was replaced by a more sedentary lifestyle associated with the first introduction of arable cultivation and the domestication of animals. Neolithic activity is thought to have a more widely dispersed distribution pattern than Mesolithic populations on the island, but nonetheless is thought to have had concentrations around the river valleys, the mouths of the northern estuaries and along the south coast (Waller 2006a, 1).

**4.5.3** It is during the Bronze Age that woodland clearance on a large scale led to the creation of downland and heathland around the central and southern chalk downs, and prehistoric field systems have been recorded on the chalk, indicating arable agriculture (Waller 2006b, 2). The HER records substantial numbers of barrows within the county. The earliest seem to be clustered around the heads of chalk combs, whilst the round barrows are concentrated on the higher downland areas. However, the visibility and number of these monuments has led to a focus on funerary evidence in research of the island's Bronze Age, and the Solent Thames Research Framework has highlighted that a new reassessment of much material is overdue (Waller 2006b, 1).

**4.5.4** Three findspots within the study area relate to lithic material. Site 3, located under 1km to the north-east of the site, comprises a burnt flint hearth. This feature is thought to date from sometime between the Early Mesolithic to Late Bronze Age period. Site 4, located approximately 500m to the south of the centre of the appraisal site comprises a flint scatter noted during metal detector survey. This scatter is thought to date from the Late Mesolithic to the Late Neolithic period. Site 5 relates to a Bronze Age flint scatter including thumbnail scraper observed from the footpath in a ploughed field, east of Bridgecourt Farm, Godshell.

#### **4.6 Prehistoric: Iron Age**

**4.6.1** Evidence for the Late Bronze Age and Iron Age occupation of the Isle of Wight is relatively sparse in comparison to other periods. Problems



with unreliable antiquarian records, a lack of new data, and a lack of securely stratified sites or structures of the LBA settlement sequences has further hampered knowledge of the Island's LBA to Iron Age heritage. However, it is thought that the island was ideally positioned to have held an important strategic role in national and international transport and communications (Waller 2006b, 7), and may have great potential for further field work and reassessment of existing information. Geographically, Iron Age activity is concentrated on the chalk ridge, around the two river valleys and the southern coast. It is also known that some Late Iron Age occupation sites became the focus for later Roman villa constructions and it is thought possible that some forms of farming in some areas may have survived the transition from the Iron Age to the Roman period (Waller 2006b, 4)

**4.6.2** The Isle of Wight HER records no findspots from within the appraisal site or study area.

#### **4.7 Roman**

**4.7.1** The Isle of Wight was occupied soon after the Roman invasion of AD 43, when Vespasian captured it as part of his south-western campaign. The prosperity of the island during the Roman period is well attested by the number of villas found on the island, including the well-known sites at Newport and Brading. The island was well placed to attract trade throughout this period when the Channel acted as an internal Imperial waterway rather than a barrier (and probably continued to do so for trading purposes on the frequent occasions in the later Roman period when Britain seceded from the rest of the Empire).

**4.7.2** The Isle of Wight HER records no findspots from within the appraisal site or study area.

#### **4.8 Anglo- Saxon**

**4.8.1** It is thought that a Roman landscape made up of rural villa estates preceded the arrival of the Anglo-Saxons on the Isle of Wight, and some elements of this landscape may have remained significant in later Saxon landuse (Waller, 2006c, 1). The early Anglo-Saxon estates are thought to have been laid out to allow exploitation of the various resources within the landscape. The Anglo-Saxon "parochia" (mother-parishes) which crossed the Island from the north to the south may correspond with earlier estate boundaries, and are thought to form the basis of the later medieval parish organisation (Waller 2006c, 2).

**4.8.2** The origin of the Anglo-Saxon activity on the island is confused as a result of conflicting documentary sources. The Anglo-Saxon Chronicle states that the West Saxons seized the island, whilst Bede states the land was settled by Jutes (Waller 2006c, 1). The Anglo-Saxon Chronicle also records Viking raids on the Isle of Wight in the late 9<sup>th</sup>, late 10<sup>th</sup> and early 11<sup>th</sup> centuries. However, there is no direct

archaeological evidence of these raids and Waller suggests that Viking artefacts on the island may have arrived as a result of trade (Waller 2006c, 6).

**4.8.3** The Isle of Wight HER records no findspots from within the appraisal site or study area.

## **4.9 Medieval**

**4.9.1** The Manor of Godshill is not mentioned by the Domesday survey, but is thought to have been included in the unnamed manors held by the Abbey of Lire. The Manor and church are believed to have been granted to the Abbey by a William FitzOsbern following the Norman Conquest. This may suggest a late Saxon origin for the church, which is situated in a commanding hilltop position above the village. The place name evidence has been suggested to refer to a place of pagan worship, although as Mills argues, the evidence is ambiguous and may simply mean 'hill of the Christian god' (Mills 1996, 54). The manor was held by the Priory of Carisbrooke until 1762, when it belonged to Sir John Miller. From then on the manor was held in private hands (Page 1912, 170).

**4.9.2** The field boundaries described on the early maps indicate the fossilised remains of part of an open field farming system located around the village. Within this system generally each village would have three large fields, two of which were cultivated each year, with the remainder lying fallow. Each field was divided into unfenced strips, and each farmer had strips (selions) scattered throughout the fields (Richardson 1986, 16). Several fields within the vicinity of the appraisal site have the word 'butt' in their name, further supporting the probability of the existence of Medieval open-field farming in the area<sup>1</sup>.

**4.9.3** The Isle of Wight HER records four Medieval entries within the study area. Site 6 refers to the possible deserted medieval settlement at Moor Farm. However, this is based upon place name evidence, and there is no further supporting ground or aerial photographic evidence. Site 8 refers to the Domesday place name of Bagwich, a settlement located approximately 700m to the west of the appraisal site. Sites 9 and 7 refer to the Church of All Saints and the remains of a cross in All Saints churchyard respectively.

## **4.10 Post-Medieval**

**4.10.1** The site of Scotland Farm is recorded in the Victoria County History. The description refers to a 'quaint old stone house' called Scotland with 70 acres of land situated at the west end of the village. The VCH also records that this is where the courts of the Manor are said to have been

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<sup>1</sup>A 'butt' is described by Hey as a 'a shorter or irregularly shaped selion in an open field, or one that abuts at right angles upon other selions' (Hey 1996, 62).



formerly held (Page 1912, 170), perhaps suggesting a Medieval origin for this property. A footnote adds that land called Skotland is mentioned in a court roll of 1354 (Page 1912, 170). Scotland farmhouse was originally located at the junction of Newport Road and School road, some 240 m to the south-east of its current position.

**4.10.2** The early maps of the site have indicated that the appraisal site was occupied by undeveloped agricultural land bordering the Whitwell to Budbridge road during the late Post-Medieval period. The Tithe records that in 1838 the appraisal site was owned by the Earl of Yarborough, and occupied by a Daniel Barton, who lived in Scotland farmhouse. There are several documentary sources concerning the late Post-Medieval land ownership of Scotland Farm. It is thought that in 1854 William Hatcher Barton bought the land from the Earl of Yarborough, and in 1870 he died, leaving the land to his son Frank Barton. However, there are doubts over the meaning of the will, and a large sum of money was owing to the bank at the time of his death. This £2968.10.3 was paid on the behalf of Frank Barton by a William Edward Jones, who becomes the mortgagee of Scotland Farm (ELD87/38/6/31). In 1897 the farm was split into lots, and sold by trustees on William Edward Jones' behalf (Figs. 11-12). Lot 6, which encompasses the appraisal site, is described in the sales particulars as arable land, and was still occupied by the tenant Frank Barton (who still lived in Scotland farmhouse at this time). Lot 6 was sold as potential building land, which it was suggested, can be facilitated by widening the lane from Whitwell to Budbridge (ELD87/38/6/29). Lot 6 was sold as subject to a right of way, 12ft wide between points A and B on the plan, in favour of the purchaser of Lot 5.

**4.10.3** Two late Post-Medieval to Modern entries are located close to the appraisal site itself. These refer to the stable (site 11) and the possible Cart shed (site 14) at Scotland farm (Plates 6 and 7). Neither of these structures are depicted on the early maps, mentioned in the sales details, or described on the auction plan of 1897. They therefore appear to have constructed between 1897 to 1907, following the sale of Plot 6, and are thought to be contemporary with the first phase of building at the site.

**4.10.4** One further Late Post Medieval to Modern site nearby relates to the Godshill Railway Station to the south west of the site (site 74). This stretch of the line, sponsored by the Isle of Wight Central Railway (IWCR), was opened in 1897, and was the first line to be closed in September 1952 (Maycock & Silsbury 2001, 7).

**4.10.5** Within the wider study area one entry refers to a pound noted on the Ordnance Survey First Edition Map (site 13). The remaining 64 Post Medieval entries contained within the HER refer to properties and structures within and around the village of Godshill. These structures consist of structures noted on the 1840's Tithe Map or Listed Buildings and are tabulated in Appendix 1. Those Listed Buildings not contained

within the HER are tabulated in Appendix 2. None of these buildings are considered of direct relevance to the appraisal site, and so are not discussed here.

#### **4.11 Modern**

**4.11.1** Many of the lots sold in 1897 were sold as potential building plots, possibly as a direct result of potential development opportunities around the new railway line and station. However, it appears that very little development actually occurred immediately following the sale. A new farmhouse and farm buildings were built to the south of the appraisal site by 1907. The old Scotland farmhouse was pulled down in 1911 (Page 1912, 170). However most of the land, including that fronting the approach road to the station, remained arable farmland until the middle of the 20<sup>th</sup> century and much of it remains farmland to this day.

**4.11.2** Three modern entries are located within the study area. One refers to the site of the War Memorial (site 75). The remaining two refer to WWII aircraft crash sites. Site 76 is located at Bridgecourt Farm approximately 650m the south of the appraisal site, and site 77 is located close to the river, approximately 400m to the south west of the appraisal site.

#### **4.12 Undated**

**4.12.1** In addition the HER records several undated features from the study area have been identified from aerial photography. These include a boundary which is not identified in Anglo-Saxon charters but is respected by parts of medieval parish boundaries and some estates. This boundary partially follows the line of the old lane from Whitwell to Budbridge, which forms the eastern boundary of the appraisal site, and the HER suggests that this may be of Roman or Saxon origin (site 79). A NE-SW running single linear feature following the contours was identified from aerial photographs approximately 900 m to the west of the appraisal site (site 80). A curvilinear enclosure was identified from aerial photographs approximately 400 m to the south-east of the appraisal site and west of the church (site 81), and a possible ring ditch was identified close to south-east of the village (site 82). In the absence of excavation evidence the date of these features cannot be ascertained. However, they may be of prehistoric origin.

## 5.0 CARTOGRAPHIC EVIDENCE

- 5.1** The earliest county survey which depicts Godshill and the area of the appraisal site clearly is the 1769 John Andrews map. This shows the development site situated within undeveloped agricultural land to the north- west of the core of the village. The road from Bridgecourt to Bow Bridge delineates the eastern boundary of the appraisal site (Fig.6).
- 5.2** The next available map depicts the area much more clearly. The 1793 Ordnance Survey 6" to the mile draft map of the Isle of Wight (sheet 21) depicts the appraisal site as occupying open, undeveloped fields adjacent to the Bridgecourt to Bow Bridge road (Fig. 7). A suggestion of a footpath is depicted, leading westwards from the boundary road to Bagwich farm to the south of the appraisal site. Two additional field boundaries cross the development site. Within the wider area the road leading to the appraisal site (currently West Street) shows a ribbon of development along its route.
- 5.3** The Tithe Map of 1838 largely confirms the details recorded above. However, the footpath is no longer shown, and the field boundaries differ slightly. Plot 748 has lost an internal boundary, as has plot 746 to the south. The fields remain undeveloped (Fig. 8). The Tithe Apportionment states that plots 746, 747 and 748 are owned by the Earl of Yarborough. They are occupied by a Daniel Barton and are under arable cultivation (Appendix 3). The Earl of Yarborough is also listed as the Impropiator of the plots, and is therefore thought to have owned both the land and the associated right to the Tithe payments at this time<sup>2</sup>.
- 5.4** The Tithe also records the location of Scotland Farm at this time (Plot 734). This farm originally occupied a different position to its current one, and was situated closer to the core of the village (on the corner of current School Road and Newport Road) (Fig. 8). The apportionment describes it as a homestead owned by the Earl of Yarborough and occupied by Daniel Barton.
- 5.5** The next available map consists of a tracing from 1897 of a plan of conveyance dating from 1854 (Fig. 9). This shows the land purchased by W.H. Barton (presumably Daniel Barton's son) from the Earl of Yarborough. Whilst this gives the outline of the estate of Scotland Farm sold at this time, no further details are depicted within the appraisal site.
- 5.6** The first Edition Ordnance survey 25" map of 1861 continues to depict the site as undeveloped farmland adjacent to the Bridgecourt to Bow

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<sup>2</sup> Impropiation is described as the 'annexation by a corporate body or a lay person of an ecclesiastical benefice and of the associated Great Tithes' (Richardson 1986, 191).

Bridge road (Fig. 10). The footpath noted on the 1793 Ordnance Survey map is again depicted at the northern boundary of Field 434. The field boundary between Fields 221 and 224 remains in use across the appraisal site. Scotland Farm is still located in its original position closer to the village at the end of Newport Road. A later pencil drawn addition to this map separates the eastern part of Field 434 into 12 plots, divided by a central roadway (not reproducible). This addition to the map is thought to date from around the time of the auction of Scotland farm in 1897.

- 5.7** The second edition 25" or 6" Ordnance Survey map was not available for inspection at the local records office. However, an auction plan of Scotland Farm dating from 1897 prepared from the Ordnance Survey was available (Fig. 11). This depicts Scotland Farm at the time of sale, divided up into lots of land. The area of the appraisal site falls within Lot 6. The field boundary between field 221 and 224 is still shown, although it is dashed and not depicted as fenced (possibly this field partition was removed prior to sale). The appraisal site is bordered to the east by the (hedge lined?) Whitwell to Budbridge road. The Newport, Godshill and St Lawrence Railway (opened 1897) has been constructed, and defines the western boundary of the appraisal site. The former field boundary between fields 224 and 434 to the south of the site (depicted on the OS 1861 map) has been developed as an approach road to a level crossing over the railway, leading towards Bagwich Farm. The Godshill railway station and the approach road has been built to the south – west and the former eastern half of field 434 (depicted on the OS 1861 map) has been separated into sale lots for residential development (Fig. 12).
- 5.8** The Ordnance Survey 25" Revision of 1907 depicts Scotland Farm in its current location to the south of the appraisal site (Fig. 13). Two principal structures are shown. The probable farmhouse is shown contained within a rectangular fenced plot. To the east of here an inverted 'L' shaped structure is likely to represent the stone built barns described in the HER sites 11 and 14. The eastern road is still present, although the field boundary crossing the appraisal site is not. The footpath leading to the level crossing is still depicted. The proposed locations of lots 7- 18 are not shown. It is thought therefore that either these lots were not sold, or that they were bought up jointly, and remained in agricultural use.
- 5.9** The Ordnance survey 6 "edition of 1938 shows no change within the area of the appraisal site. The railway has changed name to the 'Southern Railway' (Fig.14).
- 5.10** By the time of the Ordnance Survey 1977 map, both the village of Godshill and Scotland farm itself have expanded dramatically (Fig. 15). The old Whitwell to Budbridge road has disappeared, to be replaced by a footpath, which is partially diverted around the location of a new barn. The area to the east of the appraisal site has undergone complete

residential development. An Electricity Sub Station has been constructed to the east of the site boundary on the new Yarborough Close. Residential development has also taken place to the north of the appraisal site (area marked as 'dubbens' on the OS 1938 map) and now forms the northern development boundary.

**5.11** The railway has gone out of use by this time, and two new field boundaries (one approximately W-E, one approximately N-S) cross the development site. The farm buildings have expanded dramatically. A new access road has been constructed, the house and gardens have been developed, and the extant and number of associated farm buildings has expanded considerably. Structures and hard standing now occupy a large area of the south-east corner of the site. These are thought to represent milking sheds installed when the farm shifted from arable to dairy farming around 1970 (Cox 2007, 11).

## **6.0 AERIAL PHOTOGRAPHS**

**6.1** A search was made of the vertical and oblique collections of the National Library of Air Photographs held at the National Monuments Record Centre, Swindon. A total of 3 vertical laser prints were identified covering the appraisal site.

**Table 1: Vertical Aerial Photographs**

<b>Sortie No.</b>	<b>Frames</b>	<b>Date</b>	<b>Scale</b>
OS/69084	58	08-Apr-69	1:7000
OS/69084	80	08-Apr-69	1:7000
OS/69084	100	08-Apr-69	1:7000

**6.2** The aerial photographs available were restricted to three shots taken on the same day in April in 1969. This has therefore limited the potential data available from this source of information. Ideally both a good temporal spread of images, taken in different conditions at different times of the year would provide the best coverage.

**6.3** However, the images do show the extent of the farmyard development present within the south-eastern corner of the development site at this time. Several large barns are shown which have since been demolished (Fig. 17), leaving the disturbed and overgrown section of the site noted during the walkover survey. A faint trace of a footpath leading from the barns in a southwesterly direction is traceable, as is the faint line of the railway on the westerly edge of the site. No other features are visible within the appraisal site.

**6.4** Within the wider study area a possible linear feature may be present to the west and south-west of the appraisal site. This is shown as a dark 'strip' orientated approximately NW-SE leading towards, and possibly crossing the river valley. However, it is not known if this represents an



archaeological feature, or if it is related to the larger dark 'patch', which is thought to derive from soil differentiation or cloud cover within the river valley to the south-west of the site.

## **7.0 WALKOVER SURVEY**

- 7.1** A walkover survey was undertaken in respect of the appraisal site by the author on the 10/12/2007. See Figure 16 for the locations of features described below.
- 7.2** The site covers an area of approximately 3 ha, and is largely occupied by flattish fallow agricultural land, which dips slightly to the north and west (Plate 1 and 2). However, the south-eastern corner of the site is occupied by a large area (approximately half a hectare) of the former farmyard, containing large areas of hand standing, agricultural waste and disused farm buildings (Plate 3). Past phases of agricultural development and demolition are visible through features such as scars of modern demolished buildings, differences in height of the concrete hard standing and rubble. Much of this part of the site is heavily overgrown, and was in places inaccessible during the site visit. The course of the footpath at the eastern boundary of the site was blocked by dense undergrowth, and does not appear to run the full length of the assessment site.
- 7.3** The probable milking sheds shown on the 1977 map have been demolished, and this area is particularly overgrown and rubble strewn. However a rectilinear concrete wall of a yard which appears to be shown on the 1977 map was identified (Plate 4), and is thought to comprise the remains of an animal yard next to the milking sheds (Cox 2007, 11). A sewage tank was noted to the south of this feature.
- 7.4** All of the structures and hard standing within the area of the appraisal site are due for demolition and/ or clearance. This includes the remains of a large brick and steel framed barn (approximately 60m × 12 m) which is situated in the eastern part of the appraisal site within the area of the proposed entrance to the development (see Plate 3). This barn was burnt down in 1997 (Cox 2007, 11). Also due for demolition are two large barns constructed of concrete, corrugated sheeting and brick (Plate 5). The stone barn and possible cart shed noted in the HER (sites 11 and 14) fall to the south of, but close to the boundary of the appraisal site (Plates 6 and 7).
- 7.5** The line of the railway is included within the western extent of the appraisal site. This is mainly evident from the slight raised line of the embankment, measuring approximately 7m in width and up to 0.50m in height. In places not clearly visible, the embankment becomes more pronounced towards the north- west of the site, where it is overgrown with brambles and hawthorn. A slight ditch, measuring up to 1m in

width by a maximum of 0.40m depth was tracable in parts along the western edge of the railway line (see Plates 1 and 8).

- 7.6** A slight bank was also noted running most of the length of the northern boundary of the appraisal site (Plate 9). This measured a maximum of 3m wide by 0.5m high, getting slighter as it progressed eastwards. This feature is thought to derive from the construction of the mid 20<sup>th</sup> century residential properties and gardens to the north.
- 7.7** A slight W- E orientated ridge was also noted crossing the appraisal site depicted on Fig. 2. In places barely visible, the ridge was traceable running towards the railway line. This appears to correspond with the line of the field boundary noted on the 1976 OS map (Fig 15, Plate 10).

## **8.0 ARCHAEOLOGICAL POTENTIAL OF THE SITE**

**8.1** The archaeological potential is first considered period-by-period, and then in terms of potential significance. Impacts which may have affected this significance are discussed in Section 9.

### **8.2 Prehistoric: Palaeolithic- Iron Age**

**8.2.1** No Prehistoric entries refer directly to the appraisal site itself. However several findspots within the study area indicate the use of the wider landscape during the prehistoric period. Most of these consist of lithic findspots, whilst one refers to Pollen analysis on a core from Munsley bog. A burnt flint hearth (site 3) is thought to date from the Early Mesolithic to Late Bronze Age period. Aerial photographic evidence has also indicated the possible presence of prehistoric landscapes within the area. A possible ring ditch identified close to south-east of the village may indicate the presence of a ploughed-out round barrow (site 82).

**8.2.2** The potential of the appraisal site for this period is therefore considered to be low - moderate.

### **8.3 Roman**

**8.3.1** There is no evidence for Roman activity in the area, although as suggested by the HER, the eastern field boundary of the appraisal site follows the line of the old Whitwell to Budbridge lane, and may derive from a form of Roman or Saxon land division (site 79).

**8.3.2** The potential of the appraisal site for this period is therefore considered to be low.

### **8.4 Anglo- Saxon**

**8.4.1** The Isle of Wight HER records no Anglo-Saxon findspots from within the appraisal site or study area.

**8.4.2** The potential of the appraisal site for this period is therefore considered to be low.

### **8.5 Medieval**

**8.5.1** The Isle of Wight HER records no Medieval findspots from within the appraisal site. The area is thought to have comprised agricultural land,



(probably farmed under the open field system) throughout the medieval period. Four Medieval entries within the study area refer to medieval settlement within the wider landscape.

**8.5.2** The potential of the appraisal site for this period is therefore considered to be low.

## **8.6 Post-Medieval**

**8.6.1** The appraisal site is thought to have continued in undeveloped agricultural use throughout the Post-Medieval Period. The eastern boundary of the site was formed by the line of the Whitwell to Budbridge road, which as discussed above (paragraph 4.12.1) may have much earlier origins as a landscape boundary. It is only during the very Late Post-Medieval to Modern period that development begins to occur within close proximity of the appraisal site. Two structures listed on the HER (sites 11 and 14) are thought to have been constructed between 1897 to 1907, and are likely to be contemporary with the initial construction of the new Scotland farm. The neighbouring Godshill Railway was opened in 1897.

**8.6.2** The potential of the appraisal site for this period is therefore considered to be low.

## **8.7 Modern**

**8.7.2** It is during the modern period that there is first definite evidence for activity within the appraisal site, with the development of the modern farm.

**8.7.3** The potential of the appraisal site for this period is therefore considered to be high.

## **9.0 EXISTING IMPACTS ON ARCHAEOLOGICAL POTENTIAL**

- 9.1** The site has been under arable land for most of its recorded history. On one hand this may have good implications for the preservation of potential archaeology on the site. Conversely, shallow archaeological deposits are likely to have suffered from plough truncation, particularly if subject to 19<sup>th</sup> to early 20<sup>th</sup> century steam ploughing and modern deep ploughing.
- 9.2** There appears to have been little later disturbance to the majority of the site. The railway appears to have been positioned on a slight ditched embankment. The construction of this may have required some localised ground disturbance or sculpting of the neighbouring fields. Firm construction material for a stable foundation of the embankment may have been imported.
- 9.3** The south- eastern corner of the appraisal site within the vicinity of the farmyard is likely to have seen the most substantial ground disturbance. Topsoil stripping prior to construction activity, the formation of hard surfacing, ground reduction, the excavation of footings, servicing and drainage trenches and different phases construction are all likely to have impacted any potential archaeological resource within this area of the appraisal site.

## **10.0 IMPACT OF PROPOSED DEVELOPMENT**

- 10.1** The proposed development covers an extensive area of the appraisal site (Figs 4 and 5). Most of the area will require topsoil stripping prior to construction activity commencing.
- 10.2** The majority of buildings on the site will be single or two storeys. However the main nursing home and social facilities situated in the approximate centre of the site will comprise three storeys, with its lower ground floor partly terraced to below ground level (with a 3m retaining wall along its southern edge). This area is likely to see the biggest impact. A plant room for the swimming pool and the bowling green will also be partially terraced.
- 10.3** In other cases the buildings will mainly follow the site contours with minor stepping to take up the slope. Footing depths may reach around 1.5m below the site strip.
- 10.4** Associated services, such as main foul drainage runs, holding tanks and soakaways will also require substantial ground disturbance. Landscaping of the site will generally consist of beds and borders, and grass/back patios and largish tree planting to the avenues.

- 10.5** As such it is considered that extensive ground disturbance associated with constructional activities will be prevalent across the area, leading to a very low potential rate of survival for any archaeological material present on site.

## **11.0 SUMMARY OF CONCLUSIONS**

- 11.1** The potential for the discovery of new sites has been revealed by a review of known archaeological sites in the immediate vicinity. The estimated potential for sites and/or findspots being located within the appraisal area can be summarised thus:

Prehistoric: Low- Moderate

Roman: Low

Anglo- Saxon: Low

Medieval: Low

Post-Medieval: Low

Modern: High

- 11.2** After assessment of the available evidence for the archaeological record it is considered that there is generally low potential for most archaeological periods. However, it is considered that there may be some potential for prehistoric activity within the appraisal site. This is suggested by findspots within the study area and features identified as a result of aerial photographic analysis within the context of the wider landscape.
- 11.3** Modern farm development within the south east corner of the site is likely to have truncated or disturbed potential archaeology.
- 11.4** A second stage evaluation process could provide an opportunity to investigate the antiquity of the landscape boundary formed by the old Budbridge to Whitwell road (eastern boundary of site).
- 11.5** The proximity of the site to a tributary of the Yar indicates that paleo-environmental remains may be present within the area. The development site is mainly situated on a slight hill slope of marine Ferruginous Sand, part of the Lower Cretaceous Greensand sequence. As such, it may be unlikely that a long sequence of accumulated deposits suitable for paleo-environmental analysis will be encountered within the appraisal site itself. However, a gravel terrace and alluvial deposits associated with the Yar Valley are present to the west of the site, and these may have greater potential for containing environmental information associated with the development of the river valley and early human activity in the vicinity. The gravel terrace may extend onto the western part of the appraisal site (Cox 2007, 12). Information from the results of the forthcoming geotechnical bore holing will help to inform understanding for the potential of paleo-environmental evidence to survive on site.

## **ACKNOWLEDGEMENTS**

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**APPENDIX 1: Summary of HER sites within a 1km radius of the centre of the appraisal site (see Fig. 3)**

<b>Site no.</b>	<b>HER ref</b>	<b>N.G.R. (SZ)</b>	<b>Description</b>	<b>Period</b>
1	2584	5220 8310	Findspot of Small bi-polar flint core with short flake scars found in ploughed field.	Prehistoric - 500000 BC to 42 AD
2	4938	526 825	Munsley Bog: Pollen Analysis	Prehistoric - 500000 BC to 42 AD
3	3921	5297 8282	South of Budbridge Manor: Burnt flint hearth	Early Mesolithic to Late Bronze Age - 10000 BC? to 701 BC?

**Archaeology South-East**  
Scotland Farm, Godshill

4	5755	521 817	Flint scatter noted during metal detector survey	Late Mesolithic to Late Neolithic - 7000 BC to 2351 BC
5	5233	5230 8158	Flint scatter including thumbnail scraper observed from the footpath in ploughed field, East of Bridgecourt Farm, Godshill	Bronze Age - 2350 BC to 701 BC
6	826	533 825	Deserted Settlement	Medieval - 1066 AD to 1539 AD
7	835	5272 8179	Remains of churchyard cross Grade II listed Building	Medieval - 1066 AD to 1539 AD
8	5170	516 822	Bagwich Settlement. Domesday place-name	Medieval - 1066 AD to 1539 AD
9	832	5272 8182	Church of All Saints Grade I Listed Building	Medieval - 1300 AD to 1400 AD
10	845	5280 8173	Site of Godshill Grammar School, founded 1587, on the current site of the 'Old Vicarage'	Post Medieval - 1540 AD to 1900 AD
11	12474	52329 82101	Stable: Scotland Farm, Whitwell Road, Godshill	Post Medieval - 1540 AD to 1900 AD
12	3849	5199 8154	Godshill, Bridgecourt Mill: MILL POND, WATERMILL	Post Medieval - 1540 AD to 1900 AD
13	4286	5267 8171	Pound shown on Ordnance Survey First Edition Map	Post Medieval - 1540 AD to 1900 AD
14	12475	52330 82109	Scotland Farm, Whitwell Road, Godshill: possible Cart Shed	Post Medieval - 1700 AD to 1800 AD
15	12514	52951 81688	Poplar Cottage, High Street, Godshill	Post Medieval - 1701 AD to 1750 AD



**Archaeology South-East**  
Scotland Farm, Godshill

16	12456	52097 81542	Bridgecourt Farm, Whitwell Road, Godshill – OLD BREW HOUSE	Post Medieval - 1701 AD to 1800 AD
17	12476	52423 82401	The Well House, Newport Road, Godshill	Post Medieval - 1701 AD to 1800 AD
18	12498	52645 81745	Standen, Church Hill, Godshill: STABLE	Post Medieval - 1701 AD to 1800 AD
19	12499	52636 81723	Standen, Church Hill, Godshill: BARN	Post Medieval - 1701 AD to 1800 AD
20	12504	52655 81784	Hill Cottage, Church Hill, Godshill	Post Medieval - 1701 AD to 1800 AD
21	12506	52758 81768	The Bats Wing, off High Street, Godshill: GARAGE	Post Medieval - 1701 AD to 1800 AD
22	12507	52799 81781	Godshill Toy Museum, High Street, Godshill	Post Medieval - 1701 AD to 1800 AD
23	12511	52827 81689	Willow Tree Cottage, off High Street, Godshill	Post Medieval - 1701 AD to 1800 AD
24	12532	51813 81662	Bridge Farmhouse, Bagwich Lane, near Godshill	Post Medieval - 1701 AD to 1800 AD
25	12500	52655 81712	Pound Cottage, Church Hill, Godshill	Post Medieval - 1750 AD to 1800 AD
26	12423	52149 81510	Bridgecourt Farm, Whitwell Road, Godshill - COW HOUSE	Post Medieval - 1750 AD to 1850 AD
27	12424	52122 81517	Bridgecourt Farm, Whitwell Road, Godshill - DAIRY	Post Medieval - 1750 AD to 1850 AD

**Archaeology South-East**  
Scotland Farm, Godshill

28	12425	52152 81537	Bridgecourt Farm, Whitwell Road, Godshill - BARN	Post Medieval - 1750 AD to 1850 AD
29	12472	52364 82003	Westview, West Street, Godshill	Post Medieval - 1750 AD to 1850 AD
30	12533	51843 81476	Rainbows End, Bagwich Lane, near Godshill	Post Medieval - 1750 AD to 1850 AD
31	12534	51628 82184	Middle Barn Farm, (Granary) Bathingbourne Lane, Bathingbourne	Post Medieval - 1750 AD to 1850 AD
32	12566	52620 82749	Pigsty, Munsley Farm, off Newport Road, near Godshill	Post Medieval - 1750 AD to 1850 AD
33	12421	52819 81810	Wistaria, School Road, Godshill	Post Medieval - 1800 AD to 1840 AD
34	12422	52821 81769	Post Office, School Road, Godshill	Post Medieval - 1800 AD to 1840 AD
35	12510	52798 81733	The Old Vicarage, High Street, Godshill	Post Medieval - 1801 AD to 1850 AD
36	12531	51767 81697	Bridge Farm (Barn) Bagwich Lane, near Godshill	Post Medieval - 1814 AD
37	6184	5274 8185	Mausoleum in the north east part of All Saints Churchyard	Post Medieval - 1862 AD
38	12501	52684 81771	The Old Bell, Church Hill, Godshill: COTTAGE Grade II Listed Building	Post Medieval - 1650 AD to 1750 AD
39	12462	52888 81753	Stable, The Old Smithy, High Street, Godshill	Post Medieval - 1701 AD to 1800 AD

**Archaeology South-East**  
Scotland Farm, Godshill

40	12463	52873 81735	The Old Smithy, High Street, Godshill	Post Medieval - 1701 AD to 1800 AD
41	12464	52854 81738	The Taverners, High Street, Godshill	Post Medieval - 1701 AD to 1800 AD
42	12465	52661 81913	Bank Cottage, Church Hill, Godshill	Post Medieval - 1701 AD to 1800 AD
43	12466	52664 81919	Karely Cottage, Church Hill, Godshill	Post Medieval - 1701 AD to 1800 AD
44	12470	52539 81998	Sunny Cottage, Newport Road, Godshill	Post Medieval - 1701 AD to 1800 AD
45	12609	52989 81639	Griffin Public House, High Street, Godshill	Post Medieval - 1701 AD to 1800 AD
46	12729	53166 82499	Moor Farm, off Shanklin Road, near Godshill	Post Medieval - 1701 AD to 1800 AD
47	12730	53179 82508	Moor Farm, off Shanklin Road, near Godshill: BARN	Post Medieval - 1701 AD to 1800 AD
48	12467	52615 81924	Webster Cottage, School Road, Godshill	Post Medieval - 1750 AD to 1800 AD
49	12468	53055 81657	Lodwell, High Street, Godshill	Post Medieval - 1750 AD to 1800 AD
50	12567	52620 82757	Cowshed, Munsley Farm, off Newport Road, near Godshill	Post Medieval - 1750 AD to 1800 AD
51	12457	52812 81827	Jessamine Cottage, School Road, Godshill	Post Medieval - 1801 AD to 1840 AD

**Archaeology South-East**  
Scotland Farm, Godshill

52	12458	52817 81827	Demelaz Cottage, School Road, Godshill	Post Medieval - 1801 AD to 1840 AD
53	12471	52535 81966	Roydene/Southlands, Newport Road, Godshill	Post Medieval - 1801 AD to 1840 AD
54	12473	52441 82005	Stone Haven, West Street, Godshill	Post Medieval - 1801 AD to 1840 AD
55	12461	52901 81735	The Hollies, High Street, Godshill	Post Medieval - 1801 AD to 1850 AD
56	12459	52969 81713	Weslyan Chapel, High Street, Godshill	Post Medieval - 1838 AD
57	12512	52866 81717	The Cottage, The High Street, Godshill Grade II Listed Building	Post Medieval - 1600 AD
58	10662	52130 81498	Bridgecourt, near Godshill: Grade II Listed Building	Post Medieval - 1601 AD to 1650 AD
59	12529	51628 82184	Bagwich, Bagwich Lane, near Godshill Grade II Listed Building	Post Medieval - 1601 AD to 1700 AD
60	12513	52900 81707	The Homestead, High Street, Godshill Grade II Listed Building	Post Medieval - 1701 AD to 1750 AD
61	12502	52688 81787	Church Hill Cottage, Church Hill, Godshill: Grade II Listed Building	Post Medieval - 1701 AD to 1800 AD
62	12503	52680 81803	Church Gate Cottage, Church Hill, Godshill: Grade II Listed Building	Post Medieval - 1701 AD to 1800 AD
63	12505	52770 81771	The Bats Wing, off High Street, Godshill: Grade II Listed Building	Post Medieval - 1701 AD to 1800 AD

**Archaeology South-East**  
Scotland Farm, Godshill

64	12509	52798 81751	Essex Cottage, High Street, Godshill Grade II Listed Building	Post Medieval - 1701 AD to 1800 AD
65	12530	51598 82180	Bagwich Farm, (Barn) Bagwich Lane, near Godshill: BARN Grade II Listed Building	Post Medieval - 1701 AD to 1800 AD
66	14273	52767 81675	The Old Vicarage, High Street, Godshill: BARN: Grade II Listed Building	Post Medieval - 1701 AD to 1800 AD
67	12508	52794 81764	Syringa, High Street, Godshill Grade II Listed Building	Post Medieval - 1750 AD to 1800 AD
68	12515	53015 81653	Griffin Hotel, High Street, Godshill Grade II Listed Building	Post Medieval - 1750 AD to 1850 AD
69	14274	52870 81757	High Street, Godshill, Coach House: Grade II Listed Building	Post Medieval - 1767 AD to 1800 AD
70	3969	5236 8268	Bow Bridge, Newport Road, Godshill Grade II Listed Building	Post Medieval - 1769 AD
71	10659	52638 81975	Godshill School, Main Road: Grade II Listed Building	Post Medieval - 1826 AD
72	12460	52940 81709	Stone Cross Cottage, High Street, Godshill. Grade II Listed Building	Post Medieval - 1701 AD to 1800 AD
73	12469	52609 81976	School House, School Road, Godshill. Grade II Listed Building	Post Medieval - 1801 AD to 1840 AD
74	5313	5218 8206	Godshill Railway Station	Late Post Medieval - Modern
75	4904	5267 8175	War Memorial	Modern 1901 AD to 2000 AD
76	4645	521 816 approx	WWII aircraft crash site, at Bridgecourt Farm, Godshill	Modern 1940 AD
77	4623	52 82 approx	WWII aircraft crash site, Near Godshill	Modern 1942 AD

78	12497	52657 81744	Standen, Church Hill, Godshill: COTTAGE Grade II Listed Building	Post Medieval - 1701 AD to 1800 AD
79	901	Centroi d 5279 8502	A Boundary which is not identified in Anglo-Saxon charters but is respected by parts of medieval parish boundaries and some estates. Possibly of Roman or Saxon origin	Undated
80	1752	5145 8200	NE-SW running single linear feature following the contours identified from Aerial Photographs	Undated
81	1759	5250 8186	Curvilinear enclosure identified from Aerial Photographs	Undated
82	1760	5292 8178	Possible ring ditch identified from Aerial Photographs	Undated

**APPENDIX 2: Listed buildings not included in the HER within a 1km  
radius of the appraisal site.**

<b>LBS UId</b>	<b>NGR</b>	<b>Building Name</b>	<b>Street Name</b>	<b>Grade</b>	<b>Site No.</b>
392731	5191581238	BRIDGE OVER RIVER YAR	BEACON ALLEY	II	83
392732	5199181248	NODYHILL	BEACON ALLEY	II	84
392734	5273781807	3 CHEST TOMBS APPROXIMATELY 6 METRES SOUTH OF SOUTH WALL OF SOUTH CHANCEL AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392735	5274981809	MONUMENT TO REBEKAH AND THOMAS HARDLEY AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392737	5274081793	4 CHEST TOMBS TO SOUTH OF BILLINGHAM MEMORIAL AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9

392739	5274381799	BILLINGHAM MEMORIAL 12 METRES SOUTH OF EASTERNMOST WINDOW OF SOUTH CHANCEL	CHURCH HILL	II	See site 9
392740	5272981832	CHEST TOMB 2 METRES NORTH OF NORTH WALL OF NORTH CHANCEL AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392741	5271081799	CHEST TOMB APPROXIMATELY 12 METRES SOUTH OF WEST TOWER AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392742	5273481802	CHEST TOMB APPROXIMATELY 1 METRE SOUTH EAST OF CHURCHYARD CROSS AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392743	5273381800	CHEST TOMB APPROXIMATELY 4 METRES SOUTH OF CHEST TOMB 1 METRE SOUTH EAST OF CHURCHYARD CROSS AT ALL CHURCH	CHURCH HILL	II	See site 9
392744	5272381804	CHEST TOMB APPROXIMATELY 4 METRES SOUTH OF SOUTH PORCH AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392745	5274481813	CHEST TOMB APPROXIMATELY 5 METRES SOUTH OF EAST END OF CHANCEL AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392746	5271881801	CHEST TOMB APPROXIMATELY 6 METRES SOUTH OF SOUTH PORCH AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392747	5271981790	CHEST TOMB APPROXIMATELY 10 METRES SOUTH OF WEST TOWER AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392748	5274581828	MEMORIAL TO ANNE GARBE 1 1/2 METRES EAST OF CHANCEL AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392751	5269681821	MONUMENT APPROXIMATELY 1 METRE TO NORTH OF MONUMENT SOUTH OF MONUMENT SOUTH OF SOUTH AISLE AT ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392752	5269681816	MONUMENT APPROXIMATELY 2 METRES NORTH WEST OF	CHURCH HILL	II	See site 9



		MONUMENT SOUTH OF MONUMENT SOUTH OF SOUTH AISLE AT ALL SAINTS CHURCH			
392755	5270381811	MONUMENT IMMEDIATELY TO NORTH OF MONUMENT 10 METRES EAST OF SOUTH WALL OF SOUTH AISLE, ALL SAINTS CHURCH	CHURCH HILL	II	See site 9
392760	5269981845	MONUMENT TO JOHN COMBS APPROXIMATELY 5 METRES WEST OF MONUMENT 50 FEET SOUTH OF WEST TOWER	CHURCH HILL	II	See site 9
392767	5279381780	WELCOMBE	CHURCH HILL	II	85
392771	5296981714	METHODIST CHURCH	HIGH STREET	II	86
392796	5209681538	BRIDGE COURT COTTAGE	WHITWELL ROAD	II	See site 58

**APPENDIX 3: 1838 Godshill Apportionment Records (See Fig. 8)**

<b>Landowners</b>	<b>Occupiers</b>	<b>Numbers referring to Plan</b>	<b>Name and description of Land and Premises</b>	<b>State of Cultivation</b>
Earl of Yarborough	Daniel Barton	746	West Field	Arable
Earl of Yarborough	Daniel Barton	747	Nine Acres	Arable
Earl of Yarborough	Daniel Barton	748	Seventeen Acres	Arable
Hollis Thomas	Himself and Others	741	Knights Butt	Arable
Earl of Yarborough	Thomas Hollis	738	House, yard, garden	-
Earl of Yarborough	Tomas Hollis	738a	Field	Arable
Earl of Yarborough	John Loader	740	Knights butt	Arable
Hollis William and Others	Hollis William and Others	737	Butt	Arable
Hollis William	Hollis William	736	Cottage and Garden	-

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Scotland Farm, Godshell

and Others	and Others			
Hollis Thomas	Himself and Others	735	House and Garden	-
Earl of Yarborough	Daniel Barton	734	Scotland- homestead	-
Earl of Yarborough	Daniel Barton	749	Gravel Pit	Arable and Pasture

**OASIS DATA COLLECTION FORM: England**

*Printable version*

**OASIS ID: archaeol6-35988**

Project details

Project name      Scotland Farm, Godshell, Isle of Wight

Short description of the project

An Archaeological Desk-Based Assessment and Walkover Survey was conducted for land at Scotland Farm, Godshell, Isle of Wight (SZ 52358 82215) on behalf of Mr. Tom Flux of Tresslewood Ltd. Conditional outline consent for residential development has been granted. Following assessment of all available evidence relating to the archaeological context of the site it is considered that there is generally low potential for most archaeological periods. However, there may be some potential for prehistoric activity within the appraisal site.

Project dates Start: 08-12-2007 End: 04-12-2008

Previous/future work No / Yes

Any associated project reference codes 3035 - Contracting Unit No.

Any associated project reference codes 2007265 - Contracting Unit No.

Type of project Desk based assessment

Methods & techniques 'Aerial Photography - interpretation','Documentary Search','Visual Inspection'

Development type Rural residential

Prompt Planning condition

Project location  
Country England  
Site location ISLE OF WIGHT ISLE OF WIGHT GODSHILL Scotland farm

Postcode XXXXXX

Study area 3.00 Hectares

Site coordinates SZ 523 822 50.6365605952 -1.260350837960 50 38 11 N 001 15 37 W Point

Height OD Min: 32.00m Max: 38.00m

Project creators  
Name of Organisation Archaeology South East

---

Project brief originator	Isle of Wight County Archaeology and Historic Environment Service
Project design originator	Isle of Wight County Archaeology and Historic Environment Service
Project director/manager	Richard James
Project supervisor	Alice Thorne
Type of sponsor/funding body	Client
Name of sponsor/funding body	Tresslewood Ltd
Project archives Physical Archive Exists?	No
Digital Archive recipient	Local Museum
Digital Contents	'other'
Digital Media available	'Images raster / digital photography'
Paper Archive recipient	Local Museum
Paper Contents	'Survey'
Paper Media available	'Aerial Photograph','Correspondence','Diary','Drawing','Map','Miscellaneous Material','Notebook - Excavation',' Research',' General Notes','Photograph','Plan','Report'

Project  
bibliography 1

Publication type      Grey literature (unpublished document/manuscript)

Title                      An Archaeological Desk-Based Assessment

Author(s)/Editor(s) Thorne, A

Other  
bibliographic              3035, 2007265  
details

Date                      2008

Issuer or  
publisher                  Archaeology South - East

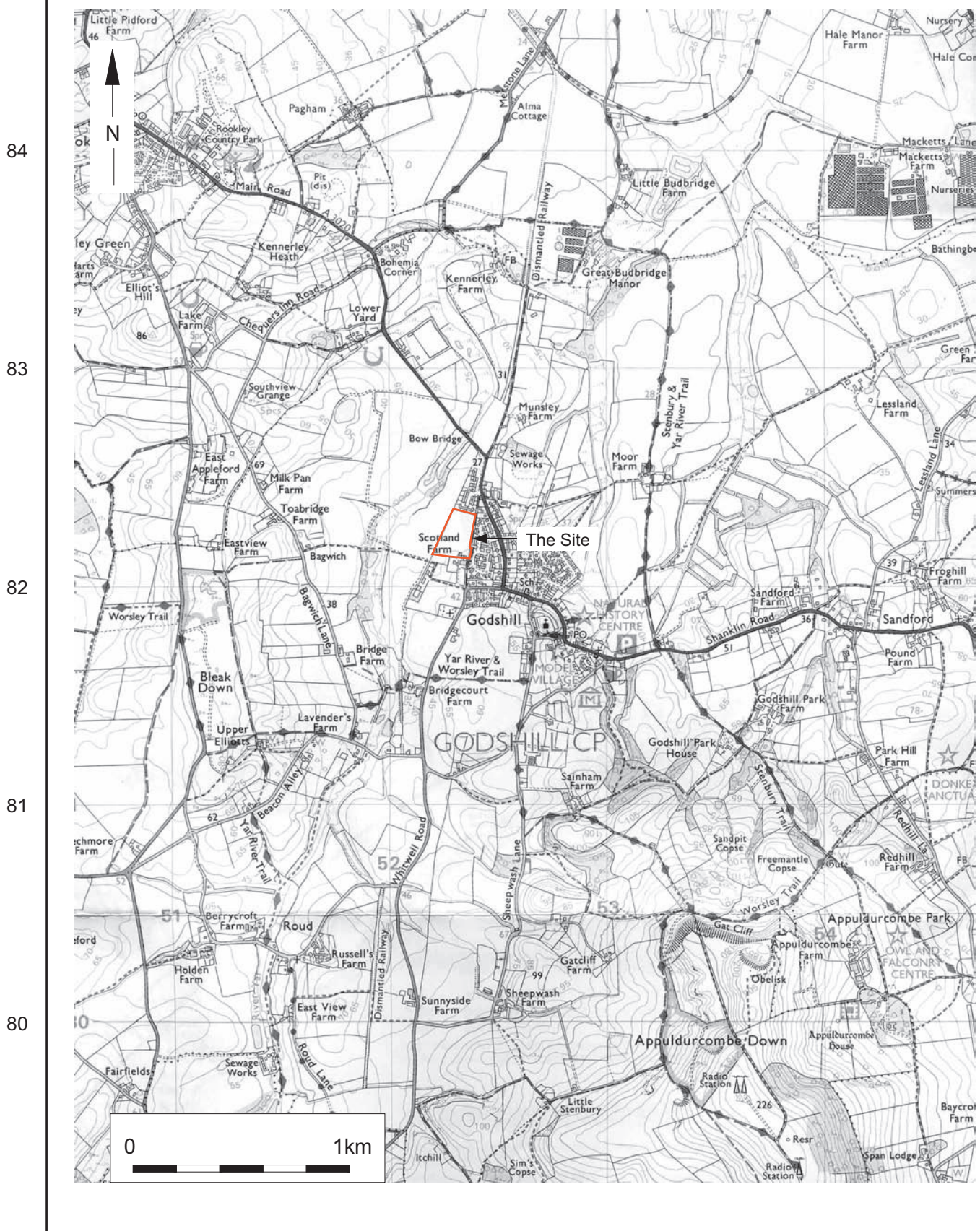
Place of issue or  
publication                Archaeology South- East

Description              Grey Literature report

Entered by                Alice Thorne (tornath@ucl.ac.uk)

Entered on                2 January 2008





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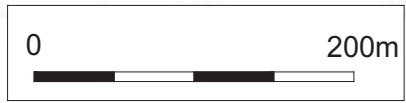
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Project Ref: 3035	Jan 2008	Site Location Plan		
Report ref: 2007265	Drawn by: SM			

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Project Ref: 3035	Jan 2008	Site Plan	
Report Ref: 2007265	Drawn by: SM		



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Report Ref: 2007265	Drawn by: SM		

Fig. 3

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Sectional Perspective A-A Looking North



Sectional Perspective B-B Looking South



Sectional Perspective C-C Looking North



Sectional Perspective D-D Looking North



Sectional Perspective D-D Looking South



**rpdesignconsultants**  
 Chartered Architects  
 Building Services Engineers  
 Quantity Surveyors

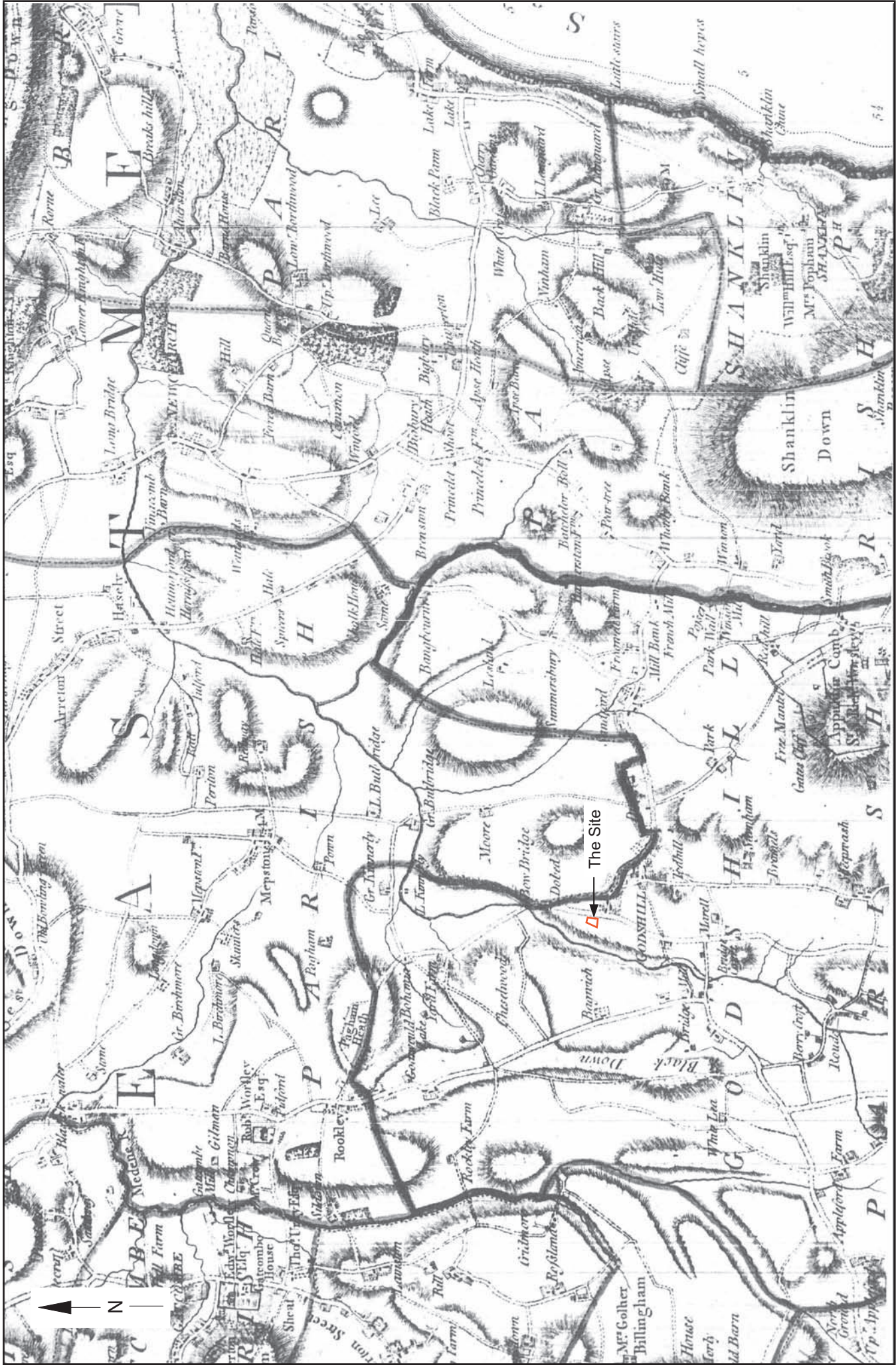
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Tresslewood L18  
 Tresslewood CC  
 Site Sectional Perspectives  
 A25 B Section L18  
 1:250 @ A1  
 August 2007

RP 716 / P06





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Tresslewood, Godshill, Isle of Wight

Project Ref: 3035

John Andrews County Survey, 1769, 2":1 mile

Jan 2008

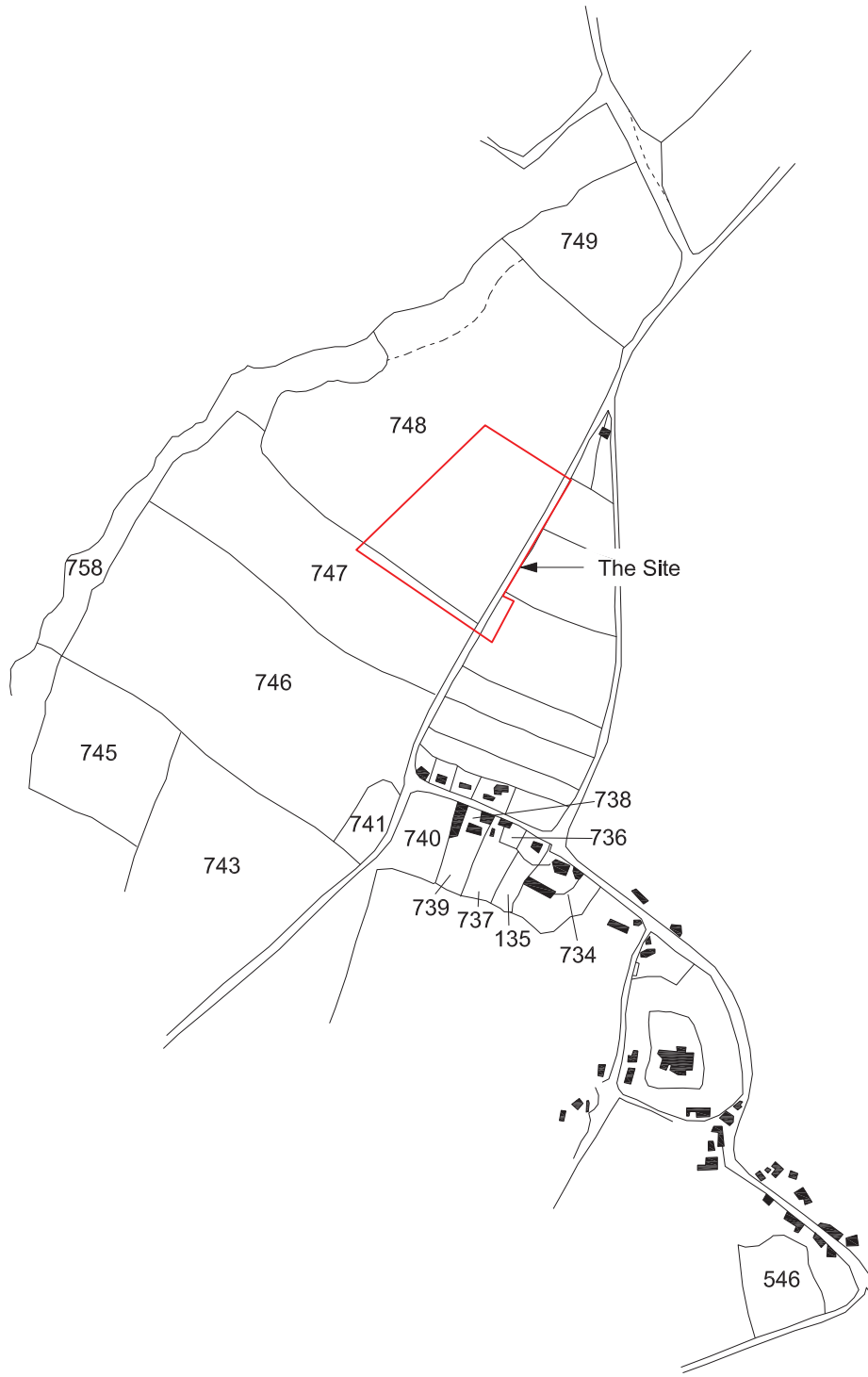
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Drawn by: SM



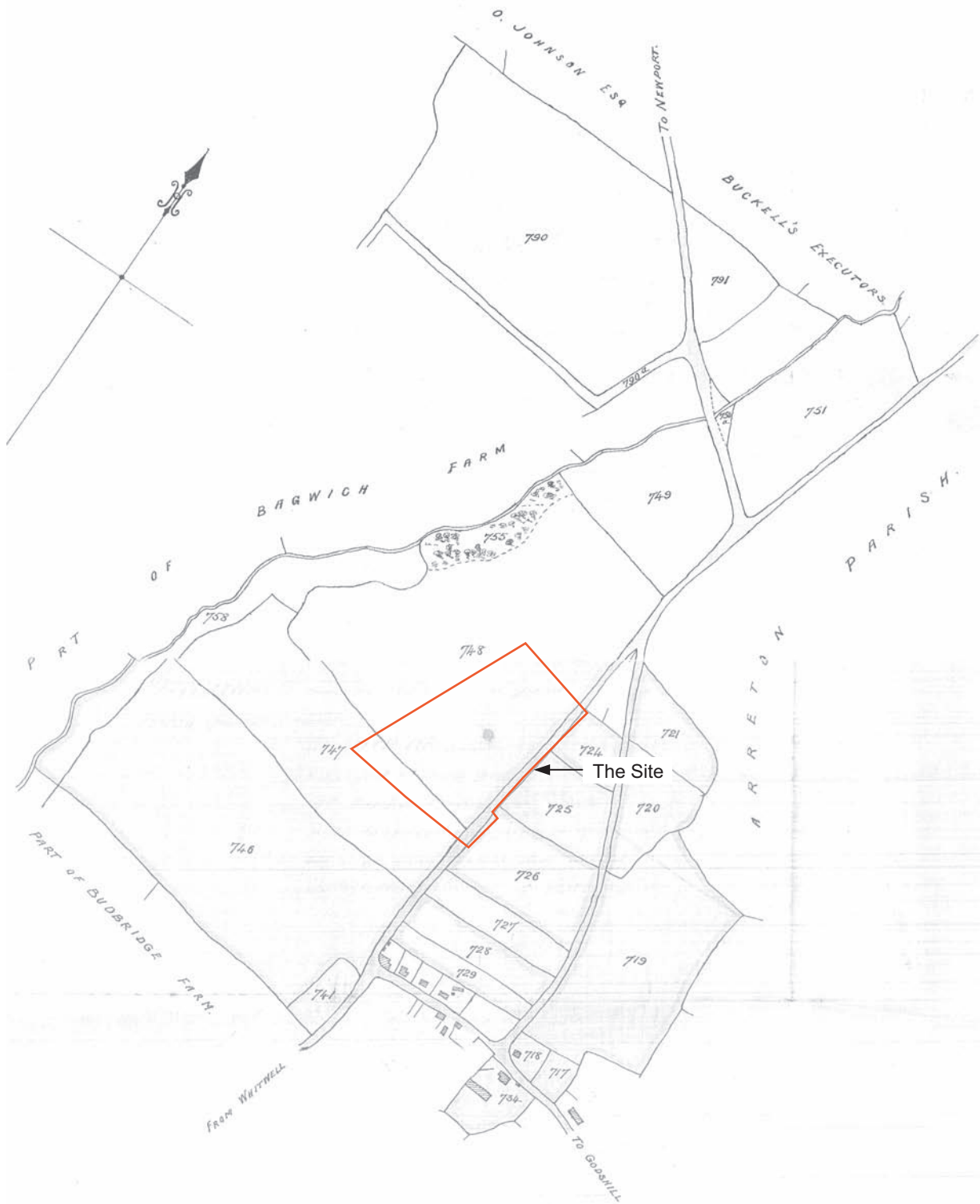


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Project Ref: 3035	Jan 2008	Ordnance Survey 6" to 1 mile draft of 1793	
Report Ref: 2007265	Drawn by: SM		



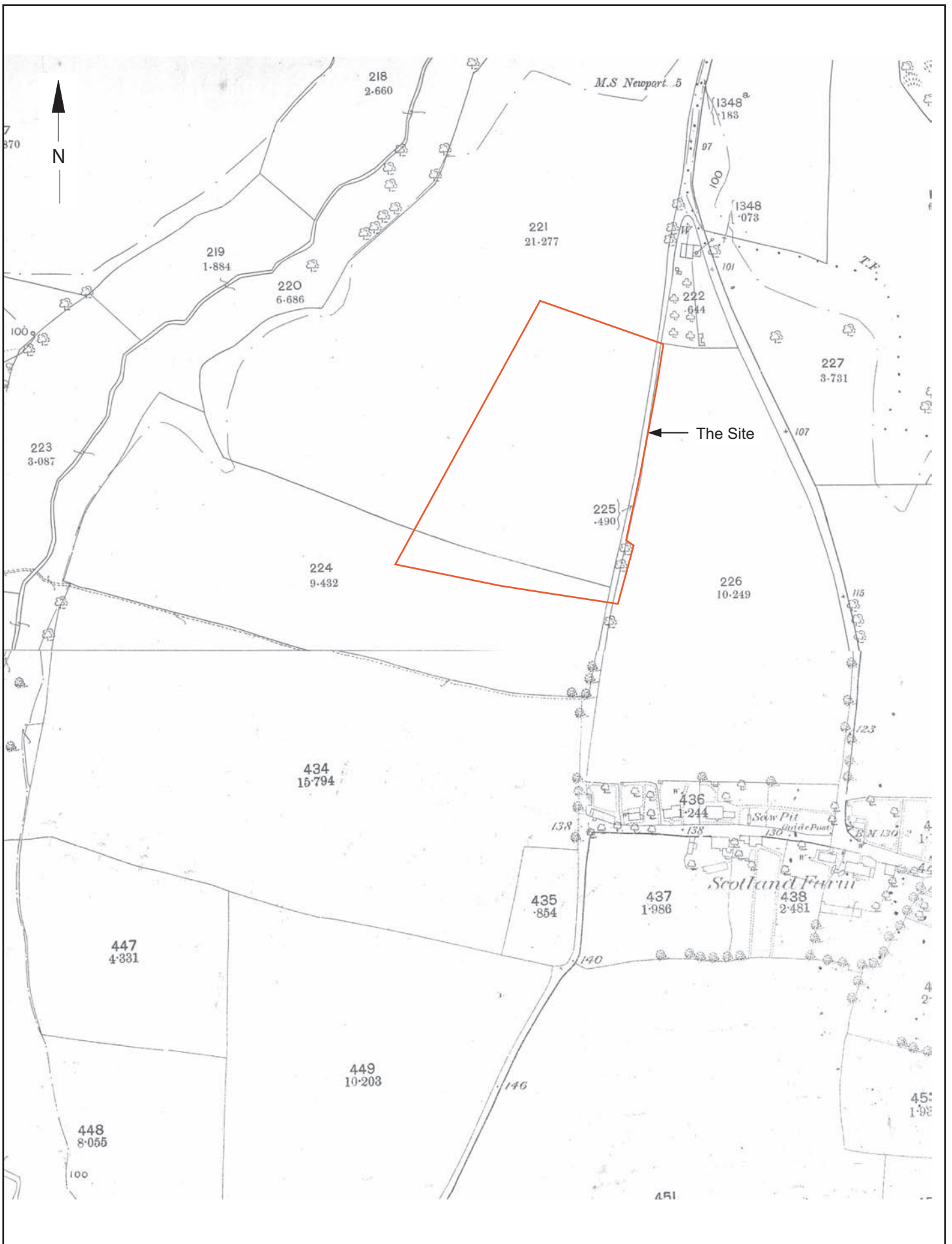
© Archaeology South-East		Tresslewood, Godshill, Isle of Wight	Fig. 8
Project Ref: 3035	Jan 2008	The Godshill Tithe Map of 1838	
Report Ref: 2007265	Drawn by: SM		

TRACING from Plan on Conveyance of  
 6<sup>th</sup> June 1854 from the East of Yarmouth  
 to M<sup>r</sup> W. A. Barber.

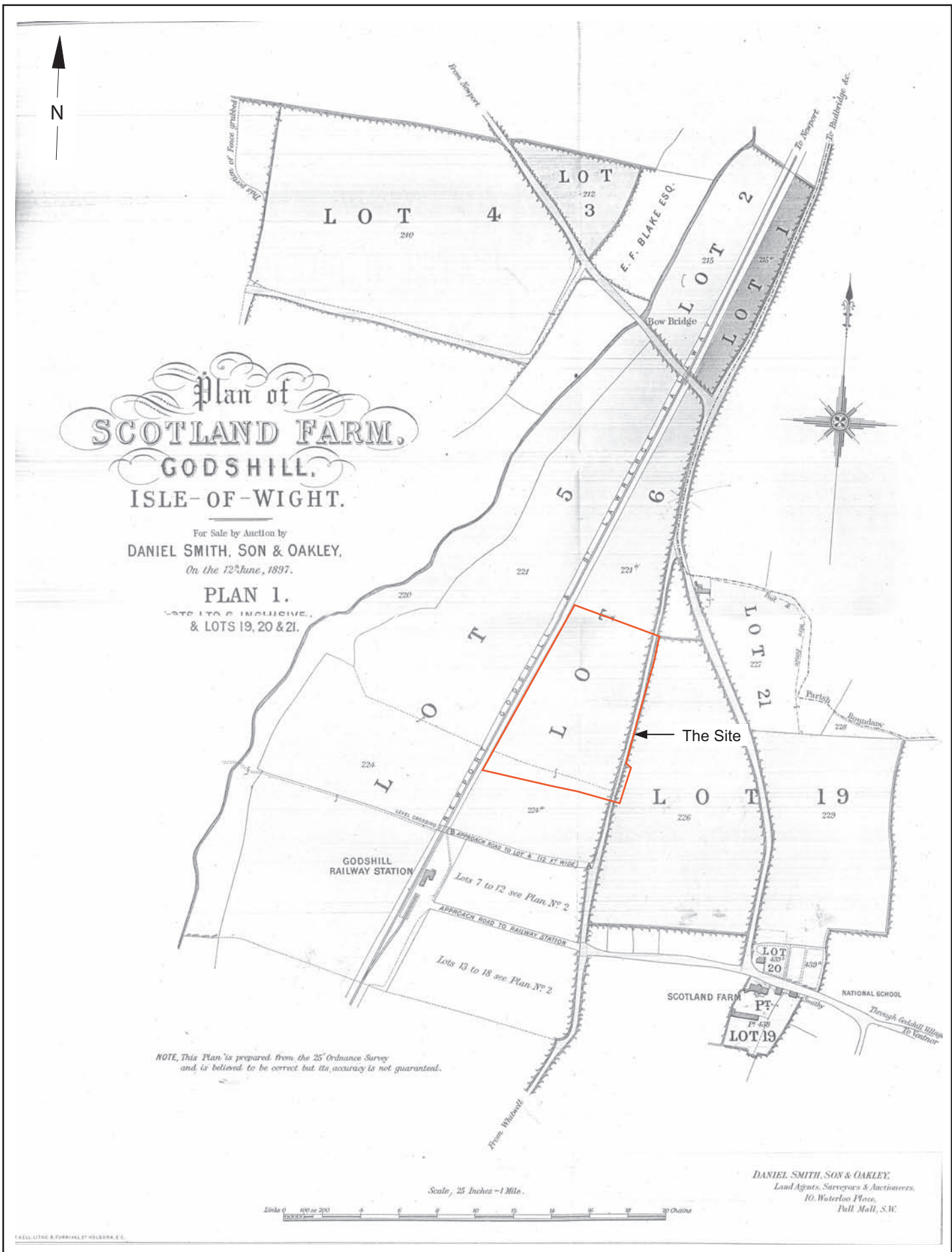


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Project Ref: 3035	Jan 2008	Tracing of 1854 Plan of Conveyance, dating to 1897	
Report Ref: 2007265	Drawn by: SM		





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Project Ref: 3035	Jan 2008	Ordnance Survey 25" to 1 Mile, First Edition of 1861	
Report Ref: 2007265	Drawn by: SM		



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Project Ref: 3035	Jan 2008	Auction Plan of Scotland Farm, Lots 1-6, 19, 20 & 21 1897	
Report Ref: 2007265	Drawn by: SM		



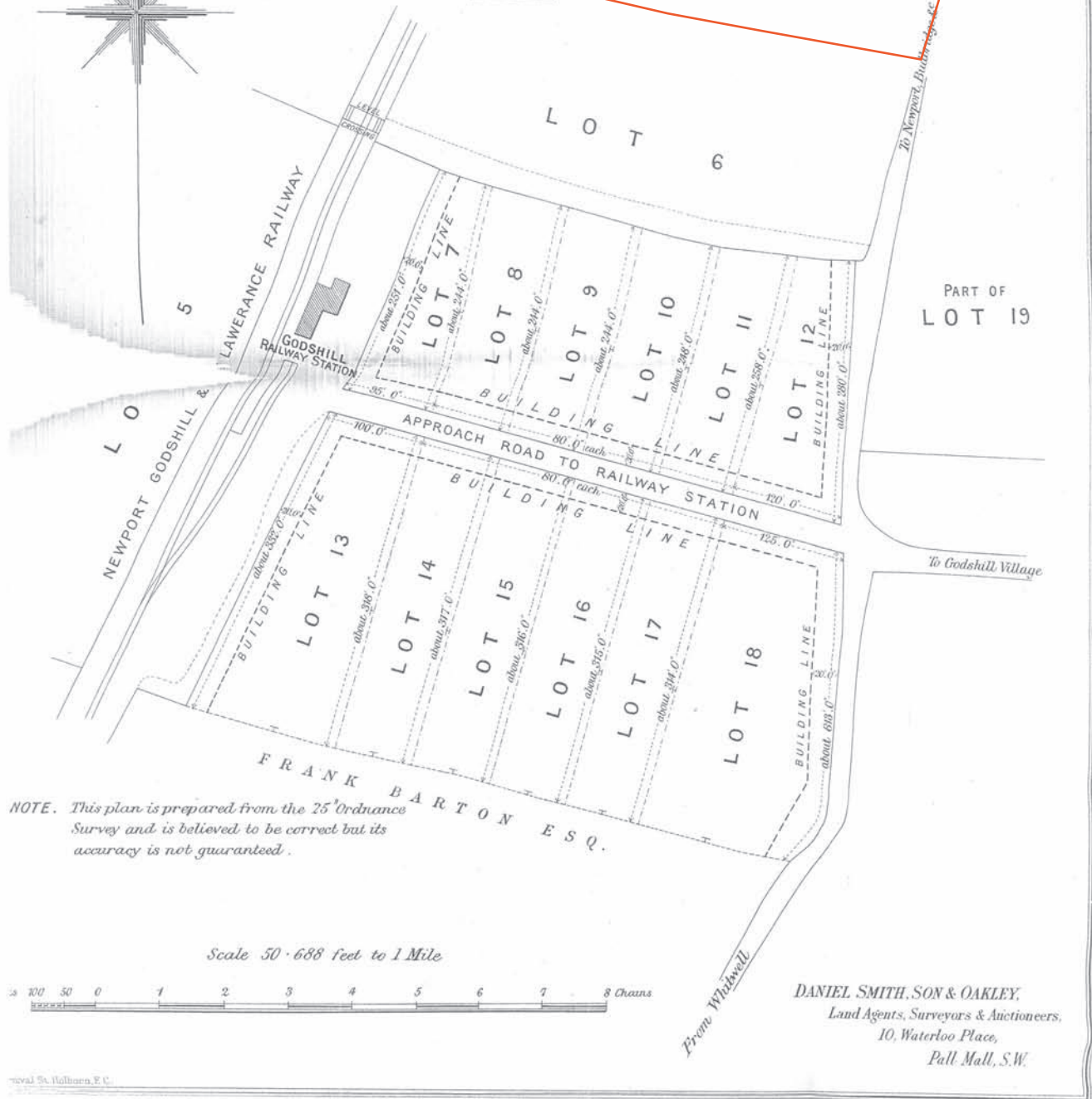
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# Plan of PART OF SCOTLAND FARM GODSHILL, ISLE OF WIGHT.

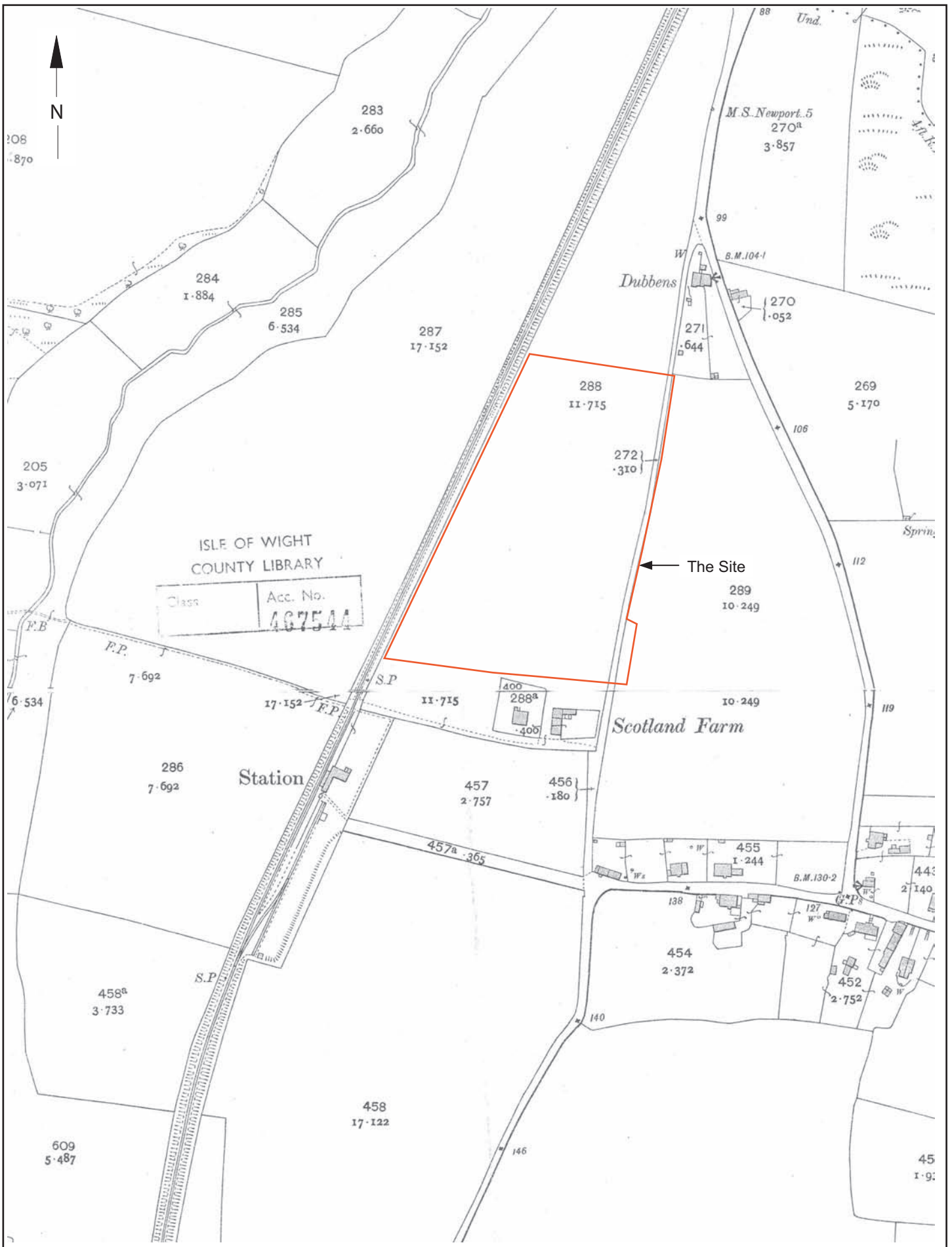
For Sale by Auction by  
**DANIEL SMITH, SON & OAKLEY.**  
on the 12<sup>th</sup> of June, 1897.

**PLAN N<sup>o</sup>. 2.**  
Lots 7 to 18 Inclusive

← The Site

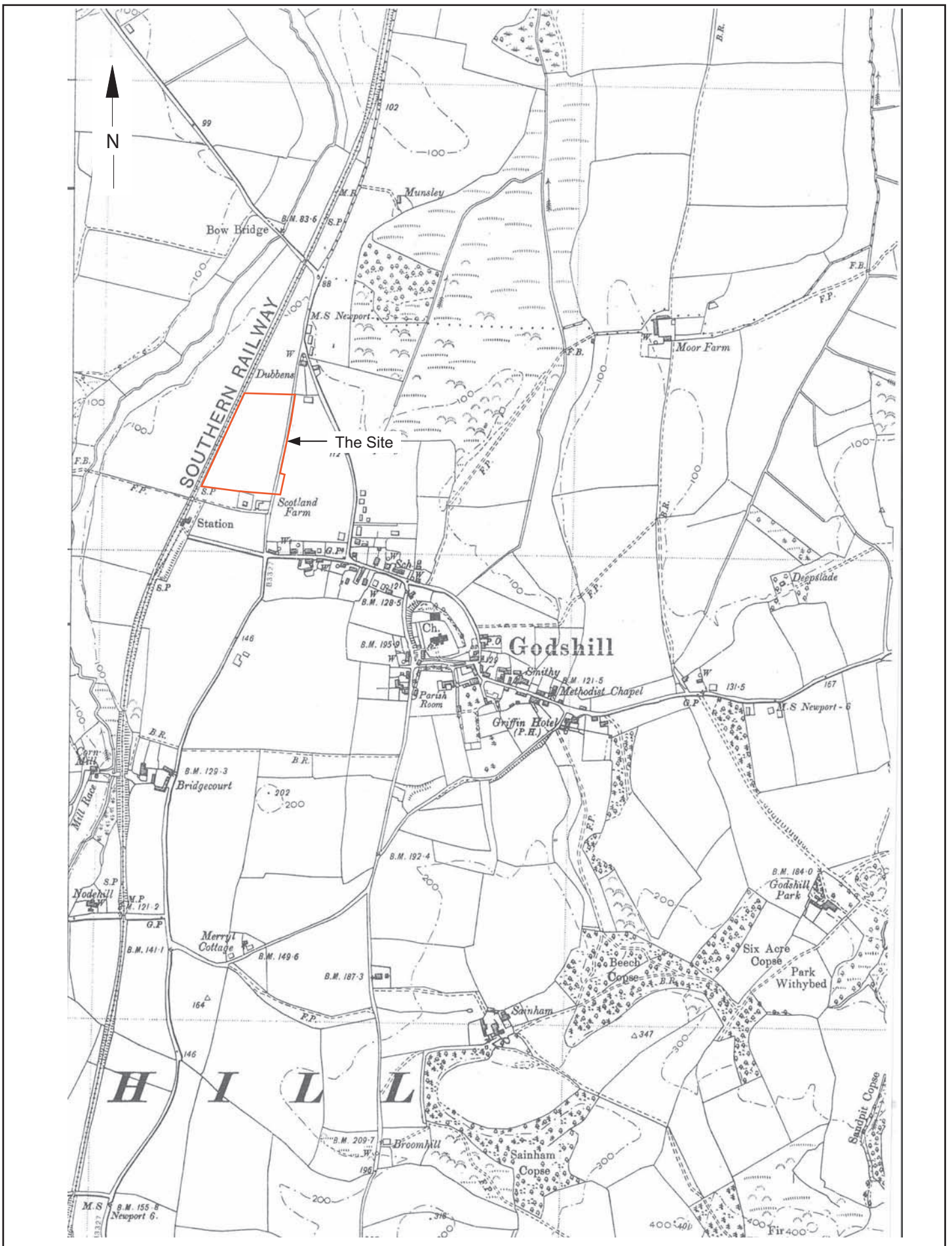


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Project Ref: 3035	Jan 2008	Auction Plan of Scotland Farm Lots 7-18, 1897	
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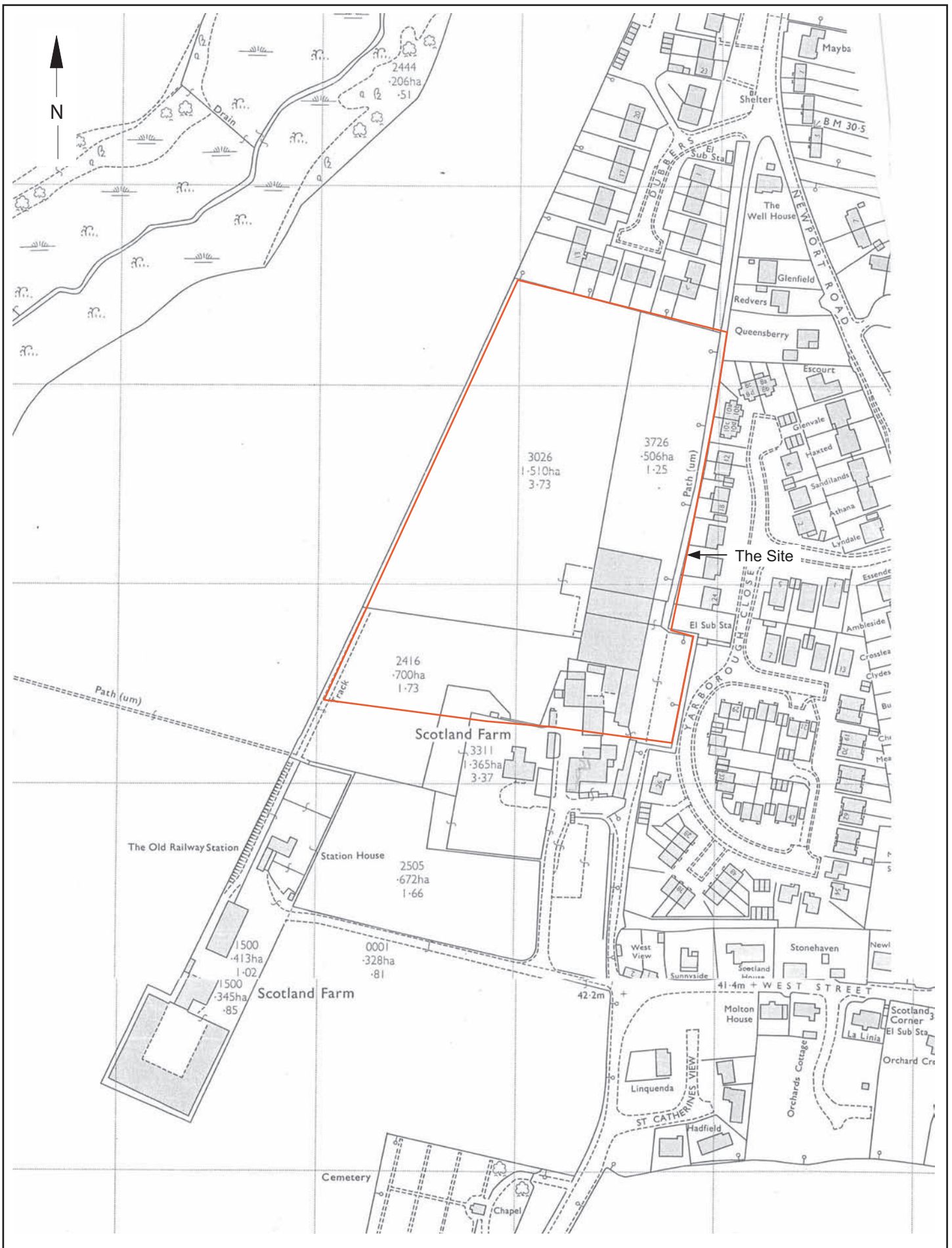


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Project Ref: 3035	Jan 2008	Ordnance Survey 25 inch revision of 1907	
Report Ref: 2007265	Drawn by: SM		



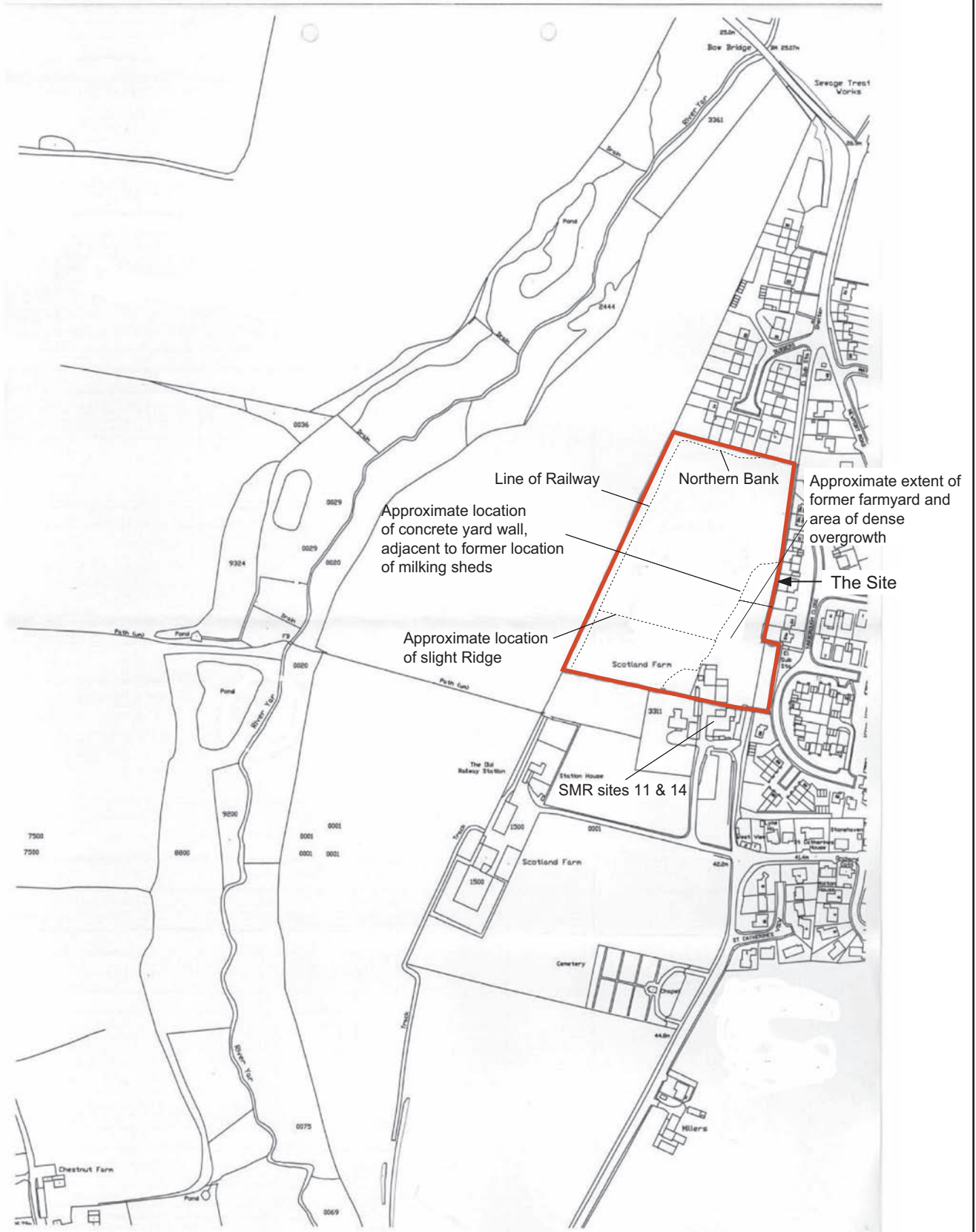


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Project Ref: 3035	Jan 2008	Ordnance Survey 6 inch survey of 1938	
Report Ref: 2007265	Drawn by: SM		

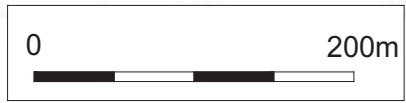


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Project Ref: 3035	Jan 2008	Ordnance Survey 1:2500, 1976	
Report Ref: 2007265	Drawn by: SM		





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Project Ref: 3035	Jan 2008	Sketch plan of features noted on site during the walkover survey	
Report Ref: 2007265	Drawn by: SM		



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Project Ref: 3035	Jan 2008	Aerial Photo 1969 OS/69084	
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Plate 1: North Facing shot of appraisal site



Plate 2: South Facing shot of appraisal site



Plate 3: General shot of farmyard, facing NE



Plate 4: Concrete wall of animal yard, facing SE



Plate 5: General shot of farmyard barns due for demolition, facing SW



Plate 6: Stable SMR site 11



Plate 7: Possible cart shed, SMR site 14



Plate 8: Line of railway, facing S towards station



Plate 9: Bank on northern boundary, Facing E



Plate 10: Ridge noted crossing appraisal site, possible field boundary, facing E



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