

# WILLINGCOTT VALLEY HOLIDAY VILLAGE WOOLACOMBE NORTH DEVON DEVON

Results of an Archaeological Desk-Based Assessment



South West Archaeology Ltd. report no. 180406



[www.swarch.net](http://www.swarch.net)

Tel. 01769 573555

# Willingcott Valley Holiday Village, Woolacombe, North Devon, Devon

## Results of a Desk-Based Assessment

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By F. Balmond  
Report Version FINAL  
4<sup>th</sup> April 2018

Work undertaken by SWARCH for Enea Emiliani of Woodward Smith  
On behalf of Merelafen Developments Henley Road Ltd.

### Summary

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*The settlement at Willingcott appears to have been focused around the western end of the development site; the eastern side appearing to be agricultural land from at least from the nineteenth century. The construction of the railway in the later 19<sup>th</sup> century led to the demolition of one farmhouse and its associated farm buildings.*

*This assessment suggests that the proposal site lies in an area of little known archaeological evidence, on land which was largely agricultural fields until its conversion into a golf course and holiday complex in the later twentieth century. It is evident that the countryside around the site was utilised quite intensively for military purposes during the Second World War and the HER data suggests that area N of the US assault training centre may have included the south western part of the site. The only archaeological features recorded on the Devon HER within 1km of the site dating prior to the medieval period in this area are a scatter of worked flints dating from the Mesolithic to the Bronze Age and an earthwork, possibly an iron age enclosure or hill fort, both located to the south-west.*

*The archaeological potential for much this site is considered to be low to moderate, with a limited potential for encountering prehistoric archaeological remains and a moderate potential at the western end of the site to encounter medieval and post-medieval buildings and activity in the area of the extant buildings, which may have historically extended further to the south of the present settlement.*

*The railway line and 20<sup>th</sup> century leisure uses of the site have likely resulted in some areas of significant landscaping and truncation, but this appears to have been relatively localised.*



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*Cover plate: Photo of the site showing golf course and existing cottages (© www.willingcott.info)*

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## ACKNOWLEDGEMENTS

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## PROJECT CREDITS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	WILLINGCOTT VALLEY HOLIDAY VILLAGE
<b>PARISH:</b>	WEST DOWN
<b>COUNTY:</b>	DEVON
<b>NGR:</b>	SS 48972 42898
<b>PLANNING NO.</b>	PRE-PLANNING
<b>SWARCH REF.</b>	WWV18
<b>DCHET HER REF.</b>	ARCH/HER/ND/CDV32359A

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Enea Emiliani of Woodward Smith (the Agent) on behalf of Merelafen Developments Henley Road Ltd. (the Client) to undertake a desk-based archaeological assessment of Willingcott Valley Holiday Village, Woolacombe, North Devon to inform proposals for future development.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Willingcott Valley Holiday Village is located approximately 3km east of Woolacombe, south east of Willingcott Cross. The A361 lies to the east of the site and the former track bed of the Barnstaple and Ilfracombe Railway runs on a north west – south east axis through the centre of the site (Figure 1). The site lies at approximately 165m AOD.

The soils of this area were assessed by the Soils of South West England survey as being the well drained fine loamy and silty soils of the Denbigh 1 association (SSEW 1983) overlying the sedimentary slates of the Morte Slates Formation (BGS 2018).

### 1.3 HISTORICAL BACKGROUND

Willingcott lies in the ecclesiastical parish of West Down, in the deanery of Shirwell and Hundred of Braunton (Lysons and Lysons 1822). It was part of the manor of West Down or Duna at Domesday and held by Drogo from the Bishop of Coutances. Prior to the conquest it was held by Algar. It was recorded as one of three lands belonging to three thanes, which were annexed to West Down (MDV18651). Lysons records the manor of West Down belonging to the Columbers and then to the Moringe and Beaple families (Lysons 1822).

### 1.4 ARCHAEOLOGICAL BACKGROUND

Very little archaeological investigation has taken place within a 1.5km radius of the site. Archaeological monitoring and recording at a farm to the south west uncovered no archaeological remains, despite the proximity of a recorded prehistoric flint scatter. A survey of milestones along the A361 included the section of this road located to the east of Willingcott Valley.

## 1.5 METHODOLOGY

This work was undertaken in accordance with recognised best practice; the desk-based assessment follows the guidance outlined in *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2014).

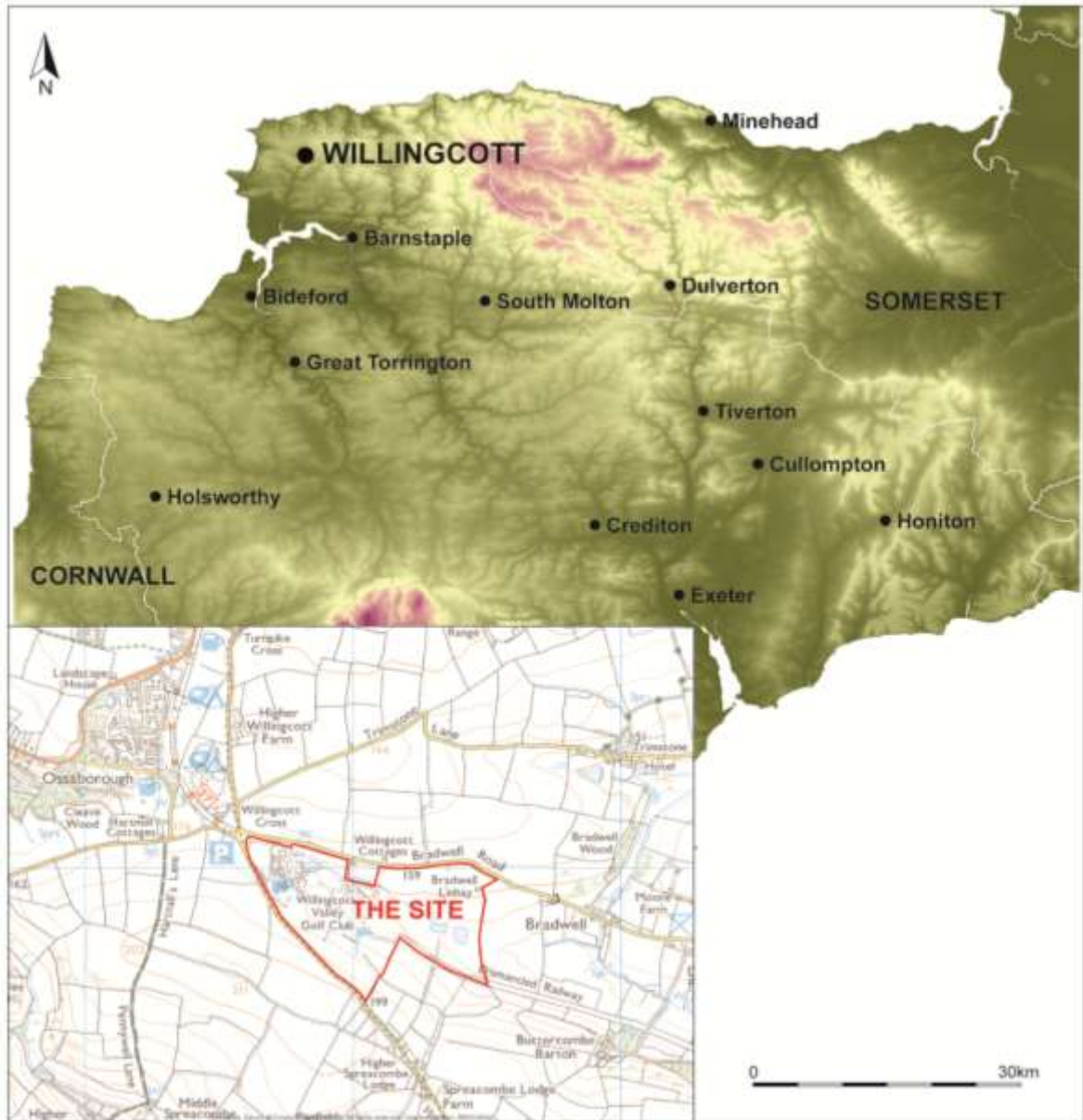


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

## 2.0 DESK-BASED ASSESSMENT

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### 2.1 DOCUMENTARY HISTORY

Willingcott lies in the ecclesiastical parish of West Down, in the deanery of Shirwell and hundred of Braunton (Lysons and Lysons 1822). Lysons refers to it as Willincott. It was part of the manor of West Down or Duna at Domesday and held by Drogo from the Bishop of Coutances. Prior to the conquest it was held by Algar. It was recorded as one of three lands belonging to three thanes, which were annexed to West Down (MDV18651). Lysons records the manor of West Down belonging to the Columbers and then to the Moringe and Beaple families, although the manor no longer existed at his time of writing (Lysons 1822). There is little documentary material relating to the settlement at Willingcott in the Devon Archive Catalogue, although a document giving the consent of John Coats of Willingcott to his daughter Sarah for her marriage to Thomas Geen of Ilfracombe is dated 15<sup>th</sup> September 1815 (DEX/7/b/1/1815/362). A lease for Willingcott Farm, dated 12<sup>th</sup> February 1943 is also held (9039M/41).

The 1841 census records 25 individuals at Willingcott including two blacksmiths (George and William Butler) and their families, a farmer (Thomas Smith) and his family, an agricultural labourer (George Bennett) and his family and a number of servants. By 1851 some of the residents of Willingcott have changed although John Heddon (farmer), George Butler (blacksmith) and William Butler (blacksmith) are still recorded, John Pugsley (agricultural labourer) and his family and Hayman Lovering (farmer) and his wife and servants are additionally documented. By the 1861 census William Butler (blacksmith) still lives at Willingcott along with George Butler, now widowed, receiving alms and living with his daughter. John Sloley (farmer), his wife and servants and Henry Miles (agricultural labourer) and his family are recorded as resident. There is some continuity in the 1871 census with William Butler (blacksmith) and his family and John Sloley (farmer) and his family still recorded. William's son Thomas is recorded as a blacksmith. Richard Pugsley (agricultural labourer) and his wife are additionally documented along with James Lewis (agricultural labourer). George Butler appears to have died and his daughter Maria is now lodging with the Lewis family. By 1881 John Sloley and his family and servants are still resident at Willingcott although most of the other families have changed. John Watts (agricultural labourer) with his family, George Watts (agricultural labourer) and his family, Thomas Parker (agricultural labourer) with his family and Frank Squires (agricultural labourer) with his wife and family are all resident.

By 1891 some of the families living at Willingcott appear to have changed again although John and George Watts and their families are still resident. John Watts' profession has changed to Railway labourer, along with one of his sons, reflecting the arrival of the railway into this part of North Devon. William Skinner (railway platelayer) and his family have also moved to Willingcott along with William Jones (agricultural labourer) and his family, William Kift (farm labourer) and his family, George Reed (farm labourer) and his wife and Elizabeth Ward with her son (a farmer), daughter and servant. The Skinner family have two lodgers, also railway platelayers. The 1891 census shows Willingcott was home to John Butler (retired carpenter) and his family, David Watts and John Watts (both agricultural labourers), George Watts (farmer) and his family, Alfred Gill (farmer) with his wife and servants, Charlie Richards and his wife and William Leworthy (Cattleman) and his family. By 1911 Humphrey Hunt (farmer) and his wife and family including a governess are recorded at Willingcott along with Mary Watts and her son David (farm labourer), George Watts (farmer) and his wife and son, Francis Harris (horseman) and his family, Herbert White (Cowman) and his family. The census data shows that although some families did live at Willingcott for generations, there is clear evidence of developments such as the railway having a significant impact on the lives of those that lived and worked there. There appears to be a shift towards greater dairy production around the time of the railway development, possibly a result of

the ability to transport milk over larger distances more quickly, this may also be evidenced in the farm buildings.

## 2.2 CARTOGRAPHIC EVIDENCE

The earliest cartographic source available to this study is the 1804 surveyors draft map for Barnstaple (Figure 2). This shows a small settlement at Willingcott with the word 'cross' labelled to the south of the settlement, possibly indicating a cross roads or the name of this part of the settlement. The present day location of Willingcott Cross is to the north of the site, at the meeting point of Georgeham Road and Trimstone Lane.



FIGURE 2: EXCERPT FROM 1804 SURVEYORS DRAFT MAP FOR BARNSTAPLE. THE SITE IS INDICATED.

### 2.2.1 THE 1842 WEST DOWN TITHE MAP

The West Down Tithe Map of 1842 (Figure 3) shows the site as a small settlement with a number of buildings, small enclosed fields and ponds. It is surrounded by larger enclosed fields and bounded to the north and west sides by roads. A roadway or track also runs through the settlement.



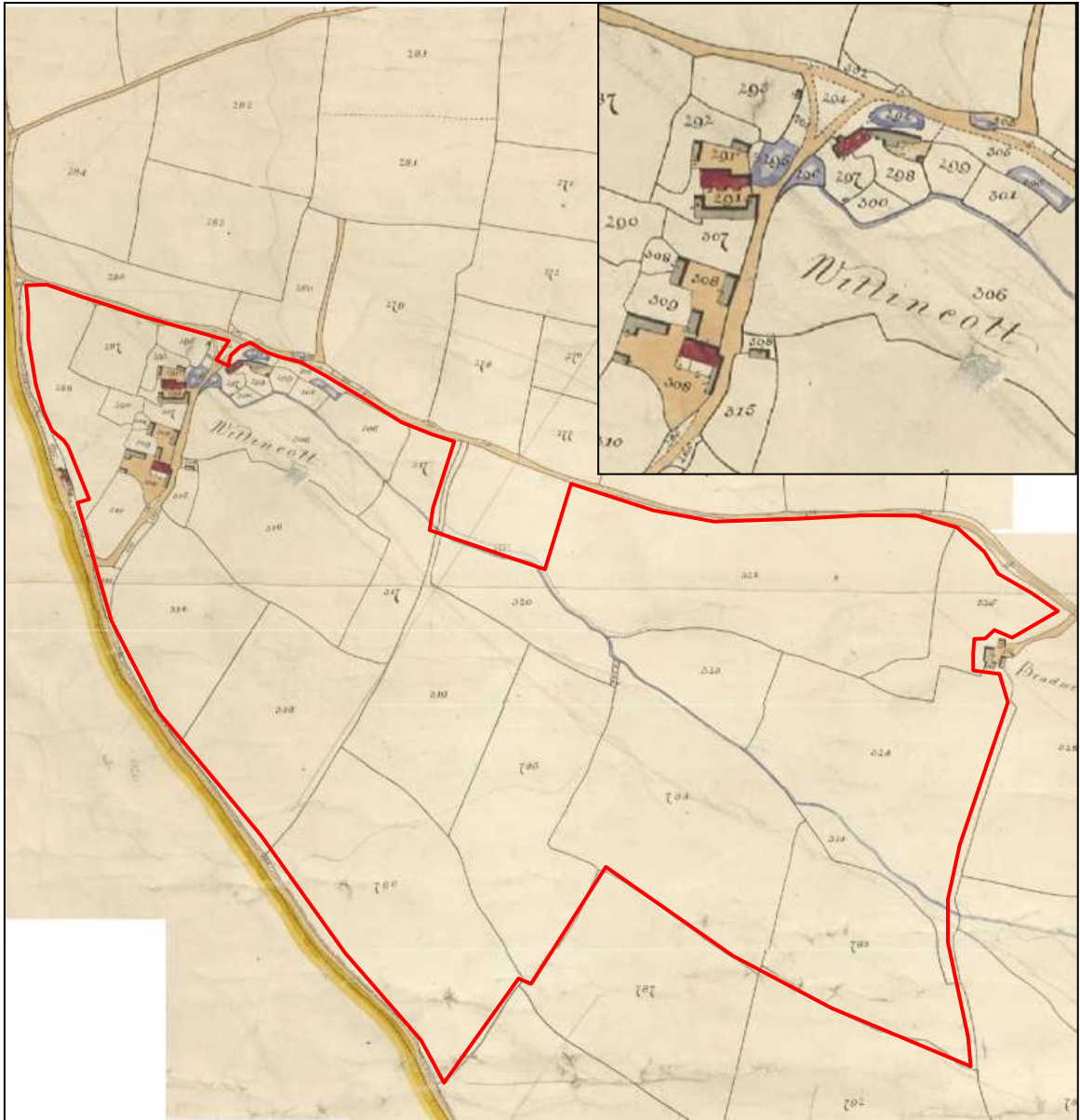


FIGURE 3: EXCERPT FROM THE 1842 WEST DOWN TITHE MAP (DHC) WITH INSET SHOWING DETAIL OF WILLINGCOTT FARMSTEAD. THE APPROXIMATE SITE IS INDICATED

No	Landowner	Occupier	Field Name	Cultivation
<b>Willingcott</b>				
285	William Hole Esq.	Thomas Smith	Waste by Road	Waste
286			Long Cunning Park	Arable
287			Backside	Pasture
288			Ass Park	Pasture
289	George Butler	Himself	House Garden etc	House etc
290	William Hole Esq.	Thomas Smith	Calves Plot	Arable
291			House, Barton etc	House etc
292			Garden	Garden
293		John Headdon	Billyhays	Arable
294			Waste Pond etc	Waste
295			Waste Pond etc	Waste
296			Waste Pond etc	Waste
297			Garden House etc	Farm House etc

298	William Hole Esq.		Mowplot	Mowhay	
299		Thomas Smith	Copse	Coppice	
300		John Headdon	Garden	Garden	
301		Thomas Smith		Willows Plot	Willows
302				Plot	Arable
303				Road	Road
304				Garden by road	Garden
305				Pond and Waste	Waste
306				Pond Meadow	Meadow
307				Mowhay	Mowhay
308				House Barton Etc	Houses etc
309				Garden	Garden
310				Calves Plot	Pasture
311		George Butler	Himself	Garden	Garden
312	William Hole Esq.	Thomas Smith	Garden	Garden	
313			Garden	Garden	
314			Clover Field	Pasture	
315			Garden	Garden	
316			Shute Park	Meadow	
317			Lower Meadow	Meadow	
318			Middle above Town	Arable	
786	William Hole Esq.	Thomas Smith	Above Town	Arable	
<b>Churchland</b>					
319	William Challacombe	William Thomas	Higher Churchland & Road	Arable	
320			Meadow	Meadow	
785			Lower Churchland	Arable	
<b>Bradwells</b>					
321	William Langdon Esq.	Robert and John Coats	Culver Park	Arable	
322			Waste in Culver Park	Waste	
323	William Hole Esq.	John Coats	West Meadow	Pasture	
324			Shur Park	Pasture	
325			Barns Close	Meadow	
326			Waste by road	Waste	
<b>Reed Parks</b>					
783	William Hole Esq.	Richard Tucker	Reed Park	Pasture	
784			Higher Reed Park	Arable	

TABLE 1: EXTRACT FROM THE 1841 TITHE APPORTIONMENT FOR WEST DOWN.

## 2.2.2 HISTORIC ORDNANCE SURVEY MAPS

The Ordnance Survey First Edition Map of 1888 (Figure 4) shows the creation of the Ilfracombe branch of the London and South Western Railway, cutting through the northern part of the site. This creates significant changes from the 1841 tithe map as the farmhouse and associated buildings in the north east of the settlement have been removed completely (plot 298 on the tithe map) to make way for the railway. The small enclosed fields shown around the northern group of buildings have been removed and a number of field boundaries have been repositioned. A possible platform and additional buildings associated with the railway have been constructed alongside the track in the approximate location of the former farm buildings. Willingcott Cottages have also been constructed, to the north of the railway line, by 1888. The remaining farm buildings at Willingcott appear to have been altered and extended slightly, forming an E shaped group immediately south of the railway line, previously a farmhouse surrounded by detached outbuildings or barns. The ponds have been consolidated into just one triangular shaped pond, with the pond formally to the north of the railway disappearing entirely. The group of buildings at the south of the settlement of Willingcott demonstrate less change than the other elements,

although the south west barn appears to have been extended to create an L shaped structure out of two previously detached buildings. Willingford Bridge has also been created to enable crossing of the railway line, and Willingcott Cross is labelled to the north of this.

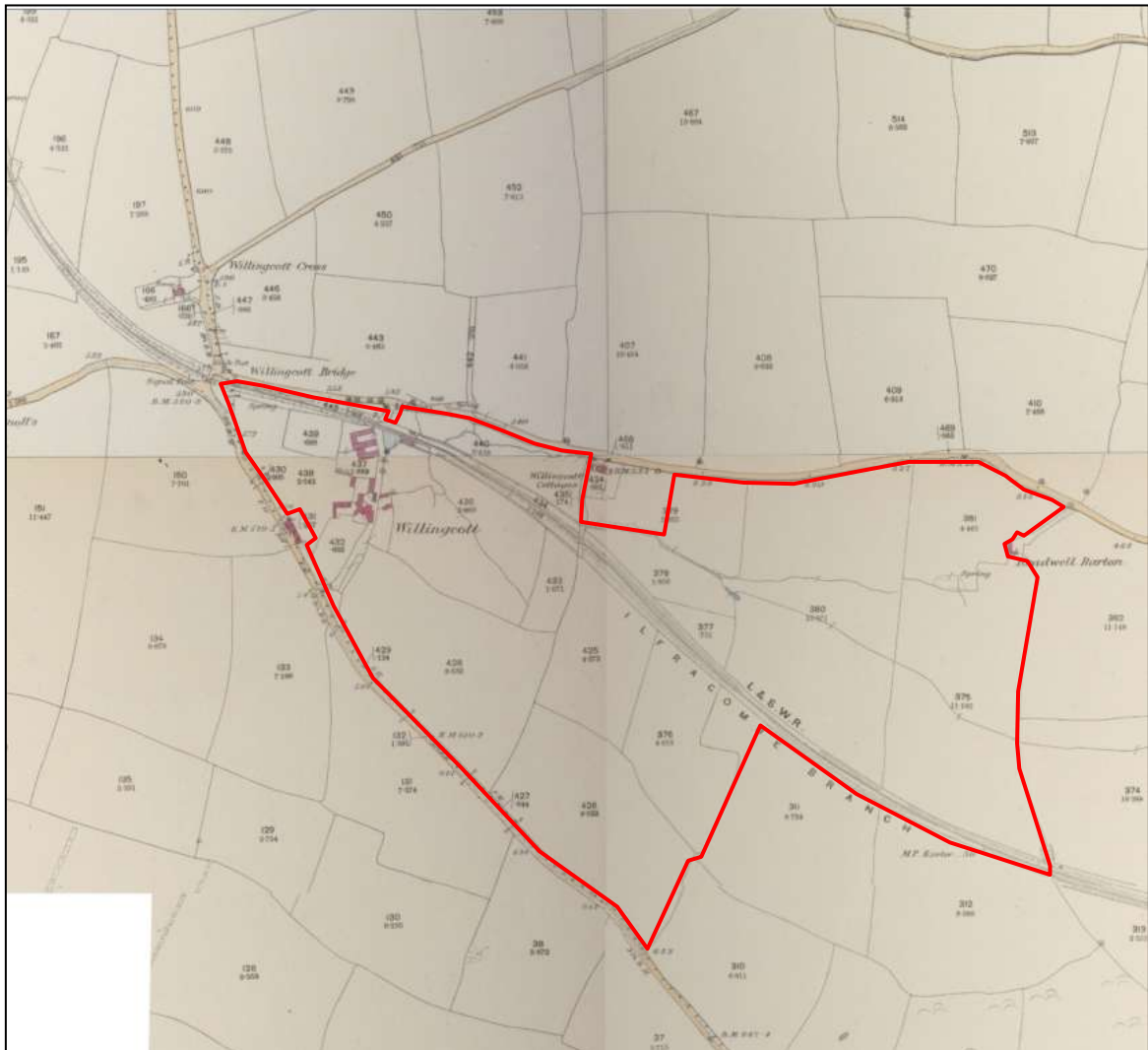


FIGURE 4: EXTRACT FROM THE FIRST EDITION OS 25 INCH MAP OF 1888 (NLS), THE APPROXIMATE SITE IS INDICATED.

The Second Edition Ordnance Survey map of 1903 (Figure 5) shows less change, with many of the buildings still appearing similar in form to the First Edition. The notable exception is the E shaped farmhouse and buildings to the immediate south of the railway line where the southern section has been filled with another building creating a square structure with an almost enclosed courtyard to the north. The buildings at the south of the settlement have been named Willingcott Farm on this map and a field boundary to the east of the buildings appears to have been removed. There are two buildings depicted along the southern side of the railway line and the one to the north is no longer shown. By the 1938 revised edition (Figure 6) there is no discernible change to the group of buildings at Willingcott. A small enclosure or structure is shown in a field to the south east of the group of buildings.



FIGURE 5: EXTRACT FROM THE SECOND EDITION OS 6 INCH MAP 1903 (NLS), THE APPROXIMATE SITE IS INDICATED



FIGURE 6: EXTRACT FROM THE 1938 REVISED 6 INCH OS MAP (NLS). THE APPROXIMATE SITE IS INDICATED

## 3.0 ARCHAEOLOGICAL BACKGROUND

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### 3.1 ARCHAEOLOGICAL BACKGROUND

Willingcott Valley lies within an area characterised by the Devon Historic Landscape Characterisation as medieval enclosures based on strip fields. It is likely to have been enclosed with hedge banks during the middle ages. Very little archaeological investigation has taken place within a 1km radius of the site. Archaeological monitoring and recording at a farm to the south west uncovered no archaeological remains, despite the proximity of a recorded prehistoric flint scatter. A survey of milestones along the A361 included the section of this road located to the east of Willingcott Valley. There are no scheduled monuments, listed buildings, historic parks and gardens, battlefields or conservation areas within 1km of the site.

#### 3.1.1 PREHISTORIC TO MEDIEVAL 4000BC – AD1540

The Devon HER records two prehistoric sites within a 1km radius of the site; an artefact scatter of worked flint dating from the Mesolithic to Bronze Age periods was discovered at Spreacombe, to the south of the Willingcott Valley Site (MDV11917) and a possible prehistoric enclosure (MDV11907) is also located near Spreacombe. The four records dating to the medieval period all relate to farmsteads recorded at Domesday including Willingcott (MDV18651), Ossaborough (MDV18652), Trimstone (MDN18673) and Bradwell (MDV16054).

#### 3.1.2 POST MEDIEVAL AD1540 – AD1900

Three features identified on the Devon HER within a 1km radius of the site date to the post medieval period. This includes a site identified as a battlefield due to the field names given in the tithe apportionment as East, West and North Battle Field (MDV21119). The Ilfracombe Branch of the London and South Western Railway opened in 1874 (MDV22659) and Borough Corner Tollhouse, now Greenfield Cottage (MDV11916), is a square cottage located along the Turnpike Road dating to the post medieval period.

A number of features of unspecified date are also recorded in the Devon HER, which are likely to date to the post medieval period, although some could have earlier origins. These include former field boundaries (MDV103355, MDV103360, MDV103373, MDV103374), possible pits or mine shafts (MDV103357, MDV54872), a trough marked on historic maps (MDV72652), former corn mills at Bradwell (MDV31224) and Ossaborough (MDV37672), a number of quarries (MDV31180, MDV31219, MDV31220, MDV31222, MDV31237, MDV31174), a kennels (MDV31221), Bradwell Linhay (MDV31223), a leat (MDV31225) and bakehouse (MDV54693) associated with Bradwell Corn Mill and two boundary stones (MDV54968, MDV54969).

#### 3.1.3 MODERN AD1900 – PRESENT

There are a number of features dating to the modern period identified in the Devon HER including the North Devon Convalescent Home, later Cleave Wood House, shown on historic Ordnance Survey mapping close to Ossaborough (MDV31229) and a possible quarry pit (MDV103372). A number of military features have been identified from aerial photography through the National Mapping Programme including a possible military depot near Morteohoe Station (MDV103365), a possible second world war military building near Morteohoe Station (MDV103367), A square platform near Morteohoe Station (MDV103368), the remains of Second World War military camps near Bickenbridge (MDV103378), the Woolacombe Royal Observer Corps monitoring post (MDV72371) and part of the North Devon US assault training centre (MDV73990). A ring shaped earthwork bank near Turnpike Cross is possibly associated with military activity around Morteohoe Station, although its exact function hasn't been determined (MDV103370).

3.2 HER DATA

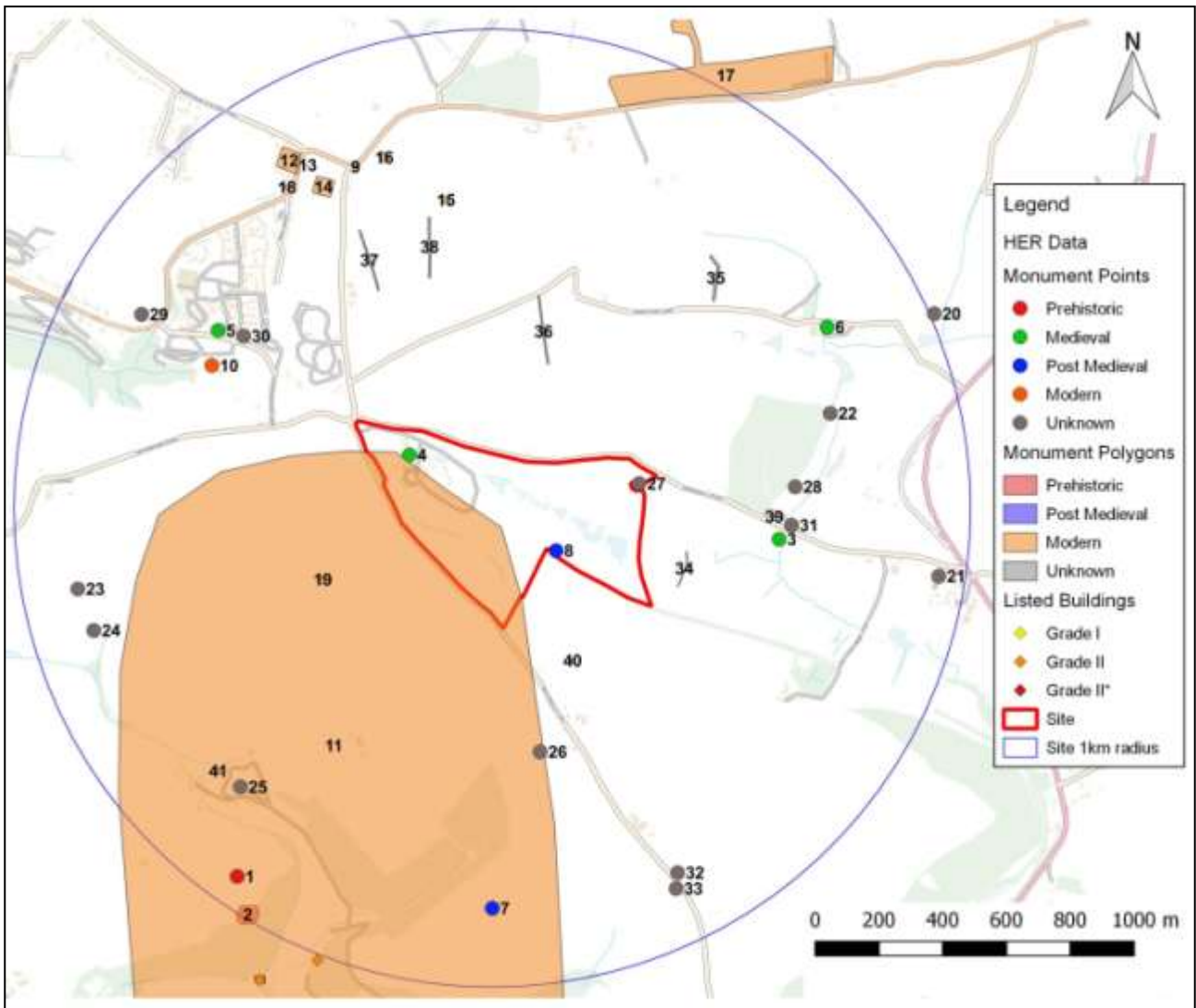


FIGURE 7: MAP OF HERITAGE ASSETS WITHIN 1.5KM OF THE CENTREPOINT OF THE SITE GIVING A MINIMUM 1KM RADIUS FROM THE SITE BOUNDARIES (DATA SUPPLIED BY DEVON COUNTY COUNCIL HER).

No.	HER No.	Name	Record	Period	Description
1	MDV11917	ARTEFACT SCATTER in the Parish of Morteheoe	Artefact	Prehistoric	Over 300 Neolithic/BA flints including an axe, 3 leaf, one triangular and 4 barbed & tanged arrowheads, scrapers, awls etc. Were found at Spreacombe. Also Mesolithic material including microliths. Finds are in Plymouth City Museum. (Miles).
2	MDV11907	ENCLOSURE in the Parish of Morteheoe	Earthwork	Prehistoric	Earthwork, possibly a fort.
3	MDV16054	FARMSTEAD in the Parish of West Down	Documentary	Medieval	Bradwell was recorded in the twelfth century pipe rolls and also in Domesday (Reichel). Bradwell was bradeuilla in Domesday. It was held by one of the Franklin Squires, Ralf de Limesi. Before the conquest it was held by Edric. Early descents are given (Reichel).
4	MDV18651	FARMSTEAD in the Parish of West Down	Documentary	Medieval	Willingcot was included in the manor of West Down or duna in Domesday. Held by Drogo of the Bishop of Coutances. Before the conquest it was held by Algar. Willingcot was one of three lands belonging to three thanes (Reichel).
5	MDV18652	FARMSTEAD in the Parish of Morteheoe	Documentary	Medieval	Oussaborough alias ossaborough and horsborough was asaberga in Domesday. It was held by Tetbald, son of Berner. Before the conquest it was held by Wadel. Early descents given (Reichel).
6	MDV18673	FARMSTEAD in the Parish of West Down	Documentary	Medieval	Trimstone was included in the manor of West Down or duna in Domesday. Held then by Drogo of the Bishop of Coutances. Before the conquest it was held by Algar. Trimstone was one of three lands belonging to three thanes (Reichel).
7	MDV21119	BATTLEFIELD in the Parish of Morteheoe	Documentary	Post medieval	Tithe map. Field Nos 703, 704, and 705: north, east, and west battle field. (Tithe map).

WILLINGCOTT VALLEY HOLIDAY VILLAGE, WOOLACOMBE, NORTH DEVON, DEVON

8	MDV22659	Barnstaple + Ilfracombe Railway	Documentary	Post medieval	The Barnstaple and Ilfracombe railway. Opened 20/7/1874 and closed 5/10/1970 (Thomas).
9	MDV11916	Greenfield Cottage, formerly Borough Corner Tollhouse	Extant Structure	Post medieval	At turnpike cross, a square two storey cottage facing west (Kanefsky).
10	MDV31229	House, Morteheo	Documentary	Modern	North Devon Convalescent Home is labelled on the 6 inch Ordnance Survey map of 1903. The building is labelled as Cleave Wood House on the 6 inch Ordnance Survey map of 1963.
11	MDV73993	Area N of US Assault Training Centre to the northeast of Georgeham	Documentary	Modern	Area N to the northeast of Georgeham formed part of the World War II US Assault Training Centre in North Devon
12	MDV103365	Possible Military Depot Near Morteheo Station	Documentary	Modern	A probable military compound is visible to the north-west of Morteheo Station on aerial photographs dating from 1946 to 1947 and may have been part of a Second World War redistribution centre. The area has been redeveloped.
13	MDV103367	Possible Military Structure North of Morteheo Station	Documentary	Modern	A possible Second World War military building is visible as a square structure on aerial photographs dating from 1946 to 1947. The structure may have been removed soon after the war ended.
14	MDV103368	Platform North-East of Morteheo Station	Documentary	Modern	A roughly square platform is visible as an earthwork on aerial photographs dating from 1946 to 2010. It may have been associated with Second World War military activity.
15	MDV103370	Small Circular Enclosure East of Turnpike Cross	Documentary	Modern	A ring-shaped bank is visible as an earthwork on aerial photographs taken in 1947 and as a cropmark on aerial photographs dating to 1989. It could be of Second World War date and associated with military activity around Morteheo Station.
16	MDV103372	Possible Quarry East of Turnpike Cross	Documentary	Modern	A possible quarry pit is visible as an earthwork on aerial photographs taken in 1946 and 1947. It is likely to date to the early twentieth century. The earthworks are not visible on later available aerial photographs and are likely to have been levelled.
17	MDV103378	Military Camp South of Bickenbridge	Documentary	Modern	The remains of one of several Second World War military camps in this area associated with US Army training is visible on aerial photographs between 1946 and 1948 as a complex of embanked tracks, hut platforms and cropmarks of tent locations.
18	MDV57346	Military Buildings at Morteheo	Documentary	Modern	Military buildings associated with Area M of the World War II US Assault Training Centre at Morte Point
19	MDV72371	Woolacombe Royal Observer Corps monitoring post	Documentary	Modern	Site of Royal Observer Corps monitoring post for Woolacombe, visible on aerial photographs between 1958 and 1964 as two small structures within a roughly rectangular enclosure and removed by 1989.
20	MDV31174	QUARRY in the Parish of West Down	Documentary	Unknown	Quarry shown on OS 6" (1903) map. Shown but not marked on OS 6" (1963) map.
21	MDV31176	WELL in the Parish of West Down	Documentary	Unknown	Well shown on OS 6" (1903) map. No sign of well on OS 6" (1963) map.
22	MDV31180	QUARRY in the Parish of West Down	Documentary	Unknown	There are three old quarries in Bradwell Wood situated at SX50004300, SX50064315 and SX50154329. They are marked 'old quarry' on the OS 6" (1903) map. No sign of these quarries on the OS 6" (1963) map.
23	MDV31219	QUARRY in the Parish of Morteheo	Documentary	Unknown	Quarry shown on OS 6" (1903) map. Quarry workings are shown but not marked and also a refuse/slag heap on OS 6" (1963) map.
24	MDV31220	QUARRY in the Parish of Morteheo	Documentary	Unknown	Quarries shown on OS 6" (1903) map. Quarries disused shown on OS 6" (1963) map.
25	MDV31221	Kennels	Documentary	Unknown	Kennels shown on OS 6" (1903) map. Building shown but not marked on OS 6" (1963) map.
26	MDV31222	QUARRY in the Parish of Morteheo	Documentary	Unknown	Old Quarry shown on OS 6" (1903) map. No sign of any quarry on OS 6" (1963) map.
27	MDV31223	LINHAY in the Parish of West Down	Documentary	Unknown	Bradwell Linhay shown on OS 6" (1903) map and OS 6" (1963) map.
28	MDV31225	LEAT in the Parish of West Down	Documentary	Unknown	Mill Leat + Mill Dam (NGR SS49844285) shown on OS 6" (1903) map. Leat shown and the direction of flow but not marked on OS 6" (1963) map.
29	MDV31237	Quarry, Morteheo	Documentary	Unknown	The site of a quarry is depicted on Unknown historic Ordnance Survey maps.
30	MDV37672	CORN MILL in the	Extant	Unknown	Vis=1974 (NDAS) Ossaborough Mill, Morteheo. The waterwheel is

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		Parish of Morteohoe	Structure		made of cast iron with wooden buckets. It is 20 feet in diameter and 2 feet 6 ins wide. It is placed under cover between the two buildings and is in poor condition. There is a pit wheel with a bevel drive. The millstones are said to be at Barton farm, Instow (NDAS). Last used in 1903. Vis=1989 (NDAS) the building has now been renovated as a public house. There are three millstones in front and a small fly wheel on the wall (NDAS).
31	MDV54693	Bradwell Bakery, West Down	Documentary	Unknown	In front of the mill house, the row of buildings lining the road consisted of the bakehouse, two cottages and, at the end, stock barns. Great grandmother of a local resident was the last to bake bread in the bakehouse (watermills).
32	MDV54968	BOUNDARY STONE in the Parish of Morteohoe, West Down	Documentary	Unknown	B. S. marked on OS 6" (1903/1938) map; not shown on OS 6" (1963) map (OS).
33	MDV54969	BOUNDARY STONE in the Parish of Morteohoe, West Down	Documentary	Unknown	B. S. marked on OS 6" (1903/1938) map; not shown on OS 6" (1963) map (OS).
34	MDV103355	Former Field Boundary South-East of Bradwell	Documentary	Unknown	A probable former field boundary bank of medieval origin is visible as a curvilinear cropmark on aerial photographs taken in 1946. It is likely to have gone out of use prior to the mid nineteenth century and to have since been levelled.
35	MDV103357	Possible Pits or Mine Shafts North-West of Trimstone	Documentary	Unknown	Three or four possible pits are visible as cropmarks on aerial photographs in 1946, and may be the remains of pre-late nineteenth century mine shafts. Below ground workings may survive.
36	MDV103360	Former Field Boundary North-East of Willingcott Cross	Documentary	Unknown	A probable former field boundary bank of post-medieval origin is visible as a linear cropmark on aerial photographs taken in 2007. It is likely to have gone out of use prior to the mid nineteenth century but below-ground remains seem to have recently been
37	MDV103373	Former Field Boundary East of Turnpike Cross	Documentary	Unknown	A relict field boundary bank of probable medieval origin is visible as an earthwork on aerial photographs taken in 1947, and may since have been levelled.
38	MDV103374	Former Field Boundary East of Turnpike Cross	Documentary	Unknown	A former field boundary or double banked green lane of probable medieval origin is visible as an earthwork on aerial photographs taken in 1947. It is visible as a cropmark on aerial photographs taken in 1989 and may now be levelled.
39	MDV31224	Bradwell Mill, West Down	Extant Structure	Unknown	Former corn mill. The iron work of the waterwheel survives on the far gable end of the building. The mill was last used in 1929.
40	MDV54872	Mine Shaft North of Spreacombe Lodge	Documentary	Unknown	A mine shaft marked on British Geological Survey maps is visible on aerial photographs between 1946 and 1964 as an earthwork pit and cropmark spoil heap. It is likely to significantly pre-date the late nineteenth century and below-ground remains or even
41	MDV72652	Morteohoe, Trough at Middle Spreacombe	Documentary	Unknown	Trough marked on historic maps

TABLE 2: HER DATA, SUPPLIED BY DEVON COUNTY COUNCIL HER.



## 4.0 CONCLUSION

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The desk-based assessment suggests that the proposal site lies in an area of low archaeological potential, on land which was previously enclosed agricultural fields until its conversion into a golf course and holiday complex in the later twentieth century. It is evident that the countryside around the site was utilised quite intensively for military purposes during the Second World War and the HER data suggests that area N of the US assault training centre may have included the south western part of the site. The only archaeological features recorded on the Devon HER within 1km of the site dating prior to the medieval period in this area are a significant scatter of worked flints dating from the Mesolithic to the Bronze Age and an earthwork, possibly an iron age enclosure or hill fort, both located to the south-west of Willingcott.

The settlement at Willingcott appears to have been focused around the western end of the development site; the eastern side appearing to be agricultural land from at least from the nineteenth century. The construction of the railway led to the demolition of one farmhouse and associated buildings shown on the tithe map.

The archaeological potential for much this site is considered to be *low to moderate*, with a limited potential for encountering prehistoric archaeological remains and a *moderate* potential at the western end of the site to encounter medieval and post-medieval buildings and activity in the area of the extant buildings, which may have historically extended further to the south of the present settlement.

The railway line and 20<sup>th</sup> century leisure uses of the site have likely resulted in some areas of significant landscaping and truncation, but this appears to have been relatively localised.

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