

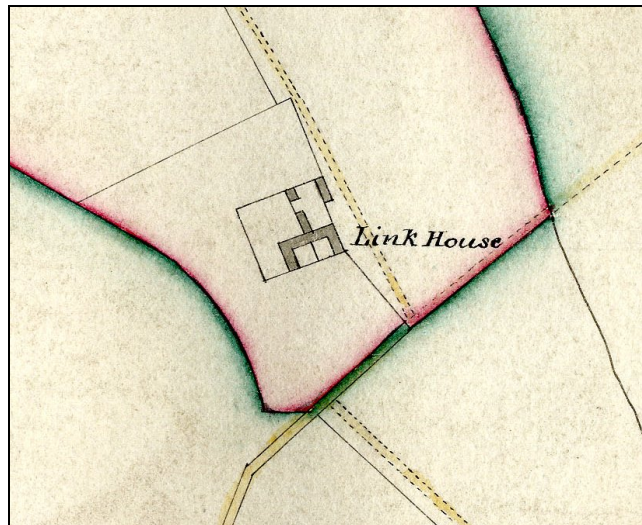
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LINK HOUSE,  
NEWTON-BY-THE-SEA,  
NORTHUMBERLAND

ARCHAEOLOGICAL ASSESSMENT

FEBRUARY 2004

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Prepared for:

*Mr Victor Thompson, Link House Farm Ltd*

By:

*The Archaeological Practice Ltd.*

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*Frontispiece: View of the assessment area from the south-east*

## CONTENTS

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### SUMMARY

1. INTRODUCTION
2. ASSESSMENT CONTEXT
3. SOURCES FOR ASSESSMENT
4. CATALOGUE
5. HISTORICAL SYNTHESIS
6. ARCHAEOLOGICAL POTENTIAL
7. CONCLUSIONS
8. RECOMMENDATIONS
9. REFERENCES

### FIGURES

*Front Cover:* Extract from the First edition Ordnance Survey plan covering the development area

*Figure 1:* Location of the assessment site

*Figure 2:* Site plan showing existing buildings, planned new builds, roads and parking within the proposed development area

*Figure 3:* Extract from Armstrong's Map of Northumberland, 1769

*Figure 4:* Extract from Fryer's Map of Northumberland, 1820

*Figure 5:* Extract from Greenwood's Map of Northumberland

*Figure 6:* Tithe map of Newton by the Sea, 1841

*Figure 7:* Extract from the First Edition Ordnance Survey Series, 1859

*Figure 8:* Detail from the First Edition Ordnance Survey Series, 1859

**Figure 9:** *Extract from the Second Edition Ordnance Survey Series, 1859*

**Figure 10:** *Extract from the Third Edition Ordnance Survey Series, 1898*

**Figure 11:** *Locations of sites included in the site catalogue (Sections 4.1 & 4.2)*

## PLATES

**Frontispiece:** *View of the assessment site from the south-east*

**Plate 2:** *Compound Aerial photograph (B.K.S. film no. 827/print nos. 61432 & 61433) taken 17<sup>th</sup> May 1964, showing ridge and furrow and other features around Newton-by-the Sea and Link House Farm.*

**Plate 3:** *Aerial photograph (NMR ref. MSO 31420/94; NU 2326/6) taken 12<sup>th</sup> March 1941 – showing dunes on seaward side of Link House Farm.*

**Plate 4:** *Aerial photograph (NMR ref. MSO 31035/2458; NU 2326/2) taken 13<sup>th</sup> March 1941 – showing ridge & furrow around Link House Farm.*

**Plate 5:** *View of the assessment site from the east*

**Plate 6:** *View of the assessment site from the south-east*

**Plate 7:** *View of the southern boundary of the assessment site from the east*

**Plate 8:** *View of the boundary bank south-east of the assessment site, showing south-west boundary of the assessments site and Link House.*

## SUMMARY

*The present document provides a report on a cultural heritage assessment undertaken by The Archaeological Practice Ltd as part of the overall environmental impact assessment for the proposed development scheme. The report incorporates an audit of both discrete and more extensive historical landscape components and presents a synthesis of the overall chronology of the defined area. Based on this assessment, consideration has been given to providing recommendations for evaluation and mitigation work in advance of development works.*

*In addition to site visits, the assessment involved consultations with the local authority's Archaeology and Building Conservation Services; an examination of historic maps and documentary records for the area; consultation of published local and regional histories, consideration of the results of previous archaeological investigations pertaining to the area, including cultural heritage assessments and evaluations, and consultation and synthesis of data held by the County Sites and Monuments Record (SMR).*

*On the basis of the above, conclusions are provided regarding the extent and significance of the archaeological remains in development area, and an outline provided of the consequent cultural heritage impact of the scheme. Finally, the report aims to identify the kinds of further investigative evaluation necessary in order to clarify areas of uncertainty regarding the nature and significance of the archaeological resource, and makes recommendations regarding the work required to mitigate the impact of the scheme.*

*The main findings of the assessment are that no definable features of archaeological significance are known or suspected within the defined bounds of the assessment site. Extensive remains of ridge and furrow earthworks close to Link House Farm and around the medieval village of High Newton-by-the-Sea attest to medieval remains in the locality. It is likely that the majority of potential remains of previous land-use have been removed by successive phases of agricultural activity, particularly in the modern period, although a small number of stray finds attest to the likelihood of at least low-level prehistoric activity there.*

*It is recommended on the basis of these findings that archaeological test pits should be excavated on the site in order to establish the presence or absence of archaeological remains. Any remains of significance revealed during this process should be recorded on site and through off-site analysis of significant finds and deposits. The findings of the assessment phase do not at this stage warrant more intensive archaeological field investigation, such as by geophysical survey techniques or evaluation excavation. However, should complex archaeological remains be encountered during test pitting, more detailed archaeological evaluation may be warranted.*

## 1. INTRODUCTION

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### 1.1 Purpose of Assessment

This assessment, prepared by the Archaeological Practice, Department of Archaeology, University of Newcastle upon Tyne, has been commissioned by Mr Victor Thompson of Link House Farm Ltd., Newton by the Sea. Its purpose is to inform the planning process regarding the likely impact of development works upon the site, and represents the first stage in a programme of archaeological work which may subsequently include evaluation and mitigation works.

### 1.2 Planning Background

Planning Policy guideline 16: archaeology and planning (1990), gives planning authorities the ability to request assessments of archaeological potential in order to ascertain the nature and extent of any remains likely to be impacted by development, and inform upon appropriate mitigation measures. This guideline has been incorporated into the local and county planning policy. This report constitutes the results of an archaeological assessment carried out in response to this policy, which requires prospective developers to submit an assessment of the potential impact of development proposals upon the archaeological and broader cultural heritage resource.

### 1.3 Methodology of Assessment

The assessment will:

- Define the principal sources of information available for archaeological assessment (section 3).
- Present a catalogue (section 4) and chronological synthesis (section 5) of archaeological data derived from various sources. Accompanying base maps will locate established structures and features within, or in close proximity to, the assessment area.
- Provide an assessment of archaeological potential with respect to the development area.
- Provide conclusions with respect to the known and potential archaeological significance of the assessment area (section 7).
- Recommend further work to define more clearly the nature of the archaeological record and facilitate management or mitigation of this resource (section 8).

## 2. ASSESSMENT CONTEXT

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### **2.1 Location and Extent of the Assessment Area** (*Figure 1*).

The assessment focuses on c.0.5 ha of land immediately north-west of the Link House Farm residential and chalets complex, north of Newton-by-the-Sea, centred on NGR NU 2338 6100.

The scope of the report extends beyond the immediate area of development, however, to embrace a wider zone that potentially may be subject to visual impacts. Consideration of this broader zone provides contextual information regarding those individual sites or historic landscape components which might potentially be physically impacted by the proposed scheme. It also ensures that any site or landscape component which might be more indirectly (e.g. visually) affected is incorporated in the site catalogue.

### **2.2 Geology & Topography**

The underlying geology of the area consists of Carboniferous era Middle and Lower Coal Measures, including coal seams, mudstones/siltstone and sandstones. These are overlain by Pleistocene era glacial tills which have in turn been impacted by the effects of coastal erosion and wind/water-borne deposition of sand.

### **2.3 Previous Archaeological Assessment and Investigation**

No archaeological work has been carried out at Newton by the Sea and this is the first phase of archaeological/cultural heritage work carried out in relation to the present scheme.

### **2.4 Nature of Proposed Developments**

The development proposals envisage the construction of chalets and associated features, such as car parking facilities and a pool, linked by pathways in a landscaped setting (*Figure 2*). This scheme will extend the existing residential facilities developed out of existing farm buildings.

### 3. SOURCES FOR ASSESSMENT

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#### 3.1 Archival Material and Secondary Sources

The report collates evidence from a wide range of published, documentary and cartographic sources consulted principally in the following archival repositories:

- *Northumberland County SMR, County Hall, Morpeth (SMR)*
- *Northumberland County Archives, Melton Park, Gosforth (NCA-MP)*
- *Northumberland County Archives, The Kylins, Morpeth (NCA-K)*
- *Museum of Antiquities Records Room, University of Newcastle upon Tyne (MA)*
- *The Archaeological Practice archive (AP)*
- *National Monuments Record, Swindon (NMR)*
- *Cambridge University Aerial Photograph Library (CU)*

#### 3.2 Types of Information

Included amongst the various kinds of information used from each of the above sources to assess the significance of the assessment area are the following:

##### 3.2.1 SMR and Listed Buildings Records

###### *Scheduled Ancient Monuments*

The Scheduling of a site by the Secretary of State denotes it is of at least national significance and provides statutory protection over a defined area. There are no scheduled ancient monuments within the present assessment area.

###### *Listed Buildings*

Listing of structures by the Secretary of State denotes historical or architectural interest but does not necessarily include all buildings of significance or local importance. There are no listed buildings within the site itself but a number lie in the wider vicinity and may be affected, visually or otherwise, by the proposed development works.

###### *Sites Appearing on the Northumberland County SMR*

The County HER has been accessed for entries within and in close proximity to the assessment area that may be impacted by proposed developments. Consideration of sites outside the defined area enables better evaluation of its archaeological and



historical context, highlighting the nature of potential remains within the assessment area. There are no entries within the detailed assessment area but several are in close proximity and over 30 within three kilometres of the site.

### **3.2.2 Primary and archival documentary sources**

The majority of documents relating to the medieval and post-medieval history of the site have been incorporated in synthetic historical accounts such as the Victoria County History (Bateson 1895). Other relevant documents for the post-medieval and later periods were encountered in the county archives (see *Appendix 1*), but contain no information of direct pertinence to the site.

### **3.2.3 Secondary and Published Information**

Published works which shed general contextual light upon the assessment area or upon particular aspects of its archaeology or history were consulted, and cited where relevant in the synthesis included in the full assessment report. Pevsner's Buildings of England series (Pevsner *et. al.* 1992) was consulted for additional information on buildings of note and their context.

### **3.2.3 Map Evidence**

Detailed map evidence for the area survives from as early as the early 18th century, the bulk of it held by Northumberland County Records Office (NCR), although the development site itself is not featured in detail until the mid-19<sup>th</sup> century. Historic maps provide invaluable evidence for understanding the developmental history of the area and compiling the catalogue of sites and monuments. The following were examined as part of the assessment:

- *Speed's map of Northumberland, 1610*
- *The Comon & Pasture of Embleton*, surveyed by Henry Pratt, 1711 - sheet 6 of a volume entitled: '*A Survey of Several Lands and Manors Being the Estate of the Rt. Hon. Charles Ld. Ossulston.*
- *Horsley's map of Northumberland, 1753*
- *Armstrong's Map of Northumberland, 1769 (Figure 3)*
- *Fryer's Map of Northumberland, 1820 (Figure 4)*
- *Greenwood's Map of Northumberland (Figure 5)*
- *Tithe map of Newton by the Sea, 1841 (Figure 6 & Cover)*
- *First Edition Ordnance Survey, 1859, Northumberland, 25'' (Figures 7 & 8)*
- *Second Edition Ordnance Survey, 1898, Northumberland, 25'' (Figure 9)*

- *Third Edition Ordnance Survey, 1920, Northumberland, 25" (Figure 10)*

### **3.2.4 Aerial Photographs**

#### **Aerial Photographs of Newton-by-the-Sea held at NCC-SMR**

- *RAF CPE/UK 2074/58 Sqdn./Print 4009/17<sup>th</sup> May 1947*  
Shows the coast up to 200m south of 'Long Nanny' stream outlet in Beadnell Bay (i.e. approximately 1m north of Link House). Ridge and furrow earthworks are visible to the north of the stream, but no other features of any significance.
- *B.K.S. Air Survey Ltd., Leatherhead, Surrey. film no. 827/print no. 61432/17<sup>th</sup> May 1964 (Plate 2)*  
Shows Link House in the centre of the print and the area to the west up to approx. 0.75km and to the north up to 1.5km.
- *B.K.S. Air Survey Ltd., Leatherhead, Surrey. film no. 827/print no. 61433/17<sup>th</sup> May 1964 (Plate 2)*  
As above, but more oblique, showing less of the area to the north of Link House.
- *GEONEX 111 91 233/7<sup>th</sup> September 1991*  
A colour print approximately centred on Link House, showing ridge & furrow earthwork features and a field boundary next to the access road south of Link House Farm and on the Northeast side of High Newton. The remains of ridge & furrow are also apparent as cropmarks elsewhere, particularly in arable fields south of Link House.

#### **Aerial Photographs of Newton-by-the-Sea held at CU-APL.**

The following photographs were identified using the on-line search capacity on the CUAP web-site within a 2km radius of Link House. Upon inspection, however, only two were found to be of any direct or contextual value in relation to the assessment site. Even these do not extend to the assessment site itself, but include Link House at the extreme western edge of the frame. No features of likely significance are visible upon them.

*RC8JJ081; 8 May 1987; NGR 424603 625245*

*RC8JJ082; 8 May 1987; NGR 424457 625899*

#### **Aerial Photographs of Newton-by-the-Sea held by the NMR.**

The following photographs were identified following a request made to the NMR for aerial photographs covering the area within a 3km radius of Link House, as requested

in the project brief. Upon inspection, however, few were found to be of any direct or contextual value in relation to the assessment site.

Six are acute oblique photographs taken from positions east of the site over the sea:

*MSO 31035/2458; NU 2326/2; 13 March 1941 (Plate 4)*

This photograph, taken from east south-east of Link House, shows Link House and High Newton village with, between them, Snook Point extending out into the sea. The entire area between High Newton village and Link House is occupied by fields of broad ridge and furrow, particularly in the area between the village-Link House link road and the coastal wall. North of Link House, but apparently not over the present development site, straight, 'narrow rig'-type ridge & furrow is also visible stretching northwards from some 50-100m north of the house towards the 'Long Nanny' stream outlet. These earthworks are probably later in origin than those to the south and may be associated with the reclamation of marshy ground fringing Beadnell Bay.

*MSO 31240/93; NU 2326/4; 12 August 1941*

This photograph, taken from north-east of Link House, shows the house and link road to High Newton village, including sand dunes in the foreground. Much of the assessment site is excluded, however, and the photograph does not add to the picture provided by contain significant information.

*MSO 31240/94; NU 2326/5; 12 August 1941*

This photograph, taken from north-east of Link House, shows the house and link road to High Newton village, including sand dunes in the foreground (as MSO 31240/93; NU 2326/4, above). The assessment site is included, but no features of significance are apparent and the angle of the photograph is in any case probably too oblique for any such features to be visible.

*MSO 31240/95; NU 2326/6; 12 August 1941 (Plate 3)*

A long range view from north-north-east of Link House, similar to MSO 31240/94; NU 2326/5 (above)

*MSO 31253/100; NU 2326/8; 19 August 1941*

View from the east; no additional features apparent.

*MSO 31253/101; NU 2326/9; 19 August 1941*

View from the east; no additional features apparent.

Three vertical photographs of potential value were also examined:

*FNO/102; Fr: 1026; 16 August 1942*

*FNO/102; Fr: 1027; 16 August 1942*

*FNO/102; Fr: 1028; 16 August 1942*

The first of these shows High Newton village but is positioned too far south to show Link House, or even the approach road from High Newton to the south. The other two show the landscape east and south-east of High Newton, too far from the assessment site to be of more than peripheral contextual value.

#### **3.2.4 Site Inspection and Local Information**

A visit was made to the site on December 16<sup>th</sup> 2003 in order to assess the current condition of visible remains within and around the defined assessment area and to view the location, accessibility and current state of sites considered most likely to preserve sub-surface remains of archaeological significance. Features of interest and sites of potential archaeological significance were observed and photographically recorded within and around the site, but nothing of significance was noted upon the planned development site which is currently sub-divided by wooden fences and under close-cropped grassland.

Mr Victor Thompson of Link House Farm provided the additional information that, while the site has not been subject to ploughing within living memory, drainage ditches were cut and plastic pipes installed some 30 years ago (i.e. in the mid-1970s). His recollection of the ground make-up seen in the drainage cuts was of a sandy topsoil beneath the turf, giving way to the natural underlying boulder clay at depths between 9 inches (23 cm) and 18 inches (46 cm). No features of note, either above or below ground, have come to Mr Thompson's attention during the years he has been living near the site.

Christian Pederson (*pers. com.*) a prehistorian resident in Beadnell has information on stray finds of a late Neolithic polished axe and various prehistoric flints recovered in and around Beadnell, but knows of no specific recent finds in the immediate vicinity of High Newton by the Sea. He has commented, however, on the remains of an ancient forest known from the remains of tree-stumps visible at low water.

## 4. CATALOGUE

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The course of investigation outlined above has resulted in the identification of a total of 31 sites of known or potential cultural heritage significance within and in the wider vicinity of the defined assessment area, all of them previously recorded on the County SMR or Listed Buildings inventory. Particularly well-represented in the surrounding area are remains of post-medieval settlement and its associated infrastructure.

Archaeological assessment requires consideration both of the area likely to be materially affected by developments and sites in the immediate vicinity which may be visually affected. Catalogue numbers are keyed to Figure 11.

### 4.1 Monuments and features within 2km of the development area

**[1] Chesterletch Field cropmark.** SMR ID 5791 (old SMR no. NU 22 NW 13); NGR NU 220 261

**[2] Quernstone fragment from NE of Newton Barns.** SMR ID 5799 (old SMR no. NU 22 NW 21); NGR NU 227 257

**[3] Part of quern base from 'Pond Field'.** SMR ID 5800 (old SMR no. NU 22 NW 22); 225 253

**[4] Newton-by-the-Sea DMV;** SMR ID 5801 (old SMR no. NU 22 NW 23); NGR NU 235 252

**[5] Beadnell Bay pillbox.;** SMR ID 5808 (old SMR no. NU 22 NW 31); NGR NU 230 276

**[6] Newton Snook field bank.;** SMR ID 5809 (old SMR no. NU 22 NW 32); NGR NU 24102586

**[7] Newton Links House ridge & furrow;** SMR ID 5810 (old SMR no. NU 22 NW 33); NGR NU 233 260

**[8] High Newton Farm ridge & furrow;** SMR ID 5811 (old SMR no. NU 22 NW 34); NGR NU 2375 2555

**[9] Concrete pillbox;** SMR ID 5824 (old SMR no. NU 22 NW 47); NGR NU 2306 2534

**[10] D-shaped concrete pillbox;** SMR ID 5825 (old SMR no. NU 22 NW 48); NGR NU 2351 2528

**[11] Concrete pillbox;** SMR ID 5826 (old SMR no. NU 22 NW 49); NGR NU 2364 2607

**[12] Rectangular concrete pillbox;** SMR ID 5827 (old SMR no. NU 22 NW 50); NGR NU 2205 2718

**[13] Stone enclosures or huts at Snook point;** SMR ID 5829 (old SMR no. NU 22 NW 52); NGR NU 241 259

**[14] Coastguard Cottage;** SMR ID 5831 (old SMR no. NU 22 SW 2); Listed Building Grade II, ref.

3/186 (& enclosure wall with outbuildings, ref. 3/187); NGR NU 2404 2488  
A 19<sup>th</sup> century coastguard station on a rocky outcrop which may have been occupied by a prehistoric cairn or small enclosure.

**[15] Embleton Moor 2, crop mark enclosure;** SMR ID 5848 (old SMR no. NU 22 SW 19); NGR NU 220 241.

Circular, single-ditched enclosure or ring ditch visible as a crop mark on aerial photographs.

**[16] Whinny Plantation, crop mark enclosure;** SMR ID 5850 (old SMR no. NU 22 SW 21); NGR NU 231 245

An ill-defined crop mark of a possible rectilinear enclosure, photographed in 1977.

**[17] Newtonbarns limekiln;** SMR ID 5856 (old SMR no. NU 22 SW 27); NGR NU 224 244.

Survives as a mound with a clump of thistles on top.

**[18] Chuck Bank pillbox;** SMR ID 5861 (old SMR no. NU 22 SW 33); NGR NU 244 240.

**[19] French Trawler Fleet shipwreck(s);** SMR ID 5862 (old SMR no. NU 22 SW 34); NGR NU 24 24.

Two areas of wreckage at the south end of St Mary's Bay, suspected to be those of French trawlers.

**[20] The Ballycotton shipwreck;** SMR ID 5874 (old SMR no. NU 22 SE 4); NGR NU 25 24.

The Ballycotton, an iron two-deck ship of 888 tons built in 1880, was wrecked on Emblestone Rock.

**[21] Newton Hall;** Listed Building Grade II\*, ref. 3/178 (& attached and associated features, see refs. below); NGR NU 23 25.

A late 18<sup>th</sup> century country house with the following associated features separately listed:

LB ref.

3/179 Grade II	Row of 4 urns – 2 terracotta, 2 stone; late 18 <sup>th</sup> /early 19 <sup>th</sup> century
3/180 Grade II	Sundial, 14m south of Newton Hall; early 19 <sup>th</sup> century.
3/181 Grade II	Stable with attached garden wall and outbuildings, N-W of Newton Hall
3/182 Grade II	Coach house and walls north of Newton Hall; late 18 <sup>th</sup> century
3/183 Grade II	entrance screen to south-west of Newton Hall; late 18 <sup>th</sup> century
3/184 Grade II	Newton House; 18 <sup>th</sup> century, enlarged c.1800
3/185 Grade II	Entrance screen to Newton hall, c.1800

[22] Newton Seahouses square; *Listed Buildings Grade II, refs. as follows; NGR NU 23 25.*

A late 18<sup>th</sup> century residential square remodelled and added to in the 19<sup>th</sup> century.

LB ref.

3/188 Grade II	Newton Seahouses square, nos. 1,2 & garage adjacent to Ship Inn; 18 <sup>th</sup> century, remodelled in 19 <sup>th</sup> century.
3/189 Grade II	Newton Seahouses square, Ship Inn and nos. 4, 5 & 6
3/190 Grade II	Newton Seahouses square, privy row to rear of ship Inn and nos. 4, 5, & 6; mid-19 <sup>th</sup> century
3/191 Grade II	Newton Seahouses square, Heather and Raven cottages; 18 <sup>th</sup> century, remodelled in 19 <sup>th</sup> century.

## 5. SYNTHESIS

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### 5.1 Prehistoric and Roman periods

The nature and density of landholding within this coastal lowland area during the prehistoric and Roman periods is unknown and no direct evidence can be presented for human activity within the bounds of the assessment area from these periods. It may be assumed, however, that the immediate locality, as a resource-rich environment, was visited and nomadically settled by hunter-gather groups, and subsequently farmed from an early period. This view is supported by the discovery on the beach of a Neolithic stone axe from the Langdale factory in Cumbria, as well as archaeological remains in similar contexts in the wider region, notably at Howick (Waddington et. al. 2003), some 8 km south of Newton-by-the-Sea, where a Mesolithic settlement site was found in association with a bronze age cist cemetery.

Davies's list of Mesolithic sites in Northumberland (Davies 1983) is devoid of coastal records between Bamburgh and Craster, though this is likely to reflect the absence of fieldwork along this stretch of the coast, rather than its real archaeological potential.

The oldest known settlement in the vicinity of Link House is a suspected iron age enclosure on Dunstan hill (Bateson 1895), but the remains of a possible enclosure have been detected as crop marks on Embleton Moor (SMR ID 5848) and there are other known or suspected remains in Chesterlethch Field (SMR ID 5791), near Doxford (Bateson 1895), at Whinny Plantation (SMR ID 5850) and on the Coastguard Cottage mound at Low Newton (SMR ID 5831). In addition, quern fragments found near Newton Barns (SMR ID 5799) and in Pond field (SMR ID 5800) may also be linked to iron age or native Roman settlement in the area.<sup>1</sup>

The evidence for a Roman military, in addition to native civilian presence in coastal north Northumberland is not well attested, although it is thought likely that course of the A1 towards Berwick is of Roman origin.

### 5.2 Early Medieval

There is no direct documentary evidence for the pre-conquest settlement of the area, although such settlement can be assumed, particularly given its proximity to the well-attested early medieval settlement and ecclesiastical centres of Bamburgh and Lindisfarne.

### 5.3 The Medieval Period

The medieval and later township of Newton by the Sea, comprising High Newton and Low Newton (formerly Newton Seahouses) is bounded on the north by the Tuggal burn which flows into Beadnell Bay at the north end of the Newton links. The townships of Brunton and Embleton lie to the west and south, respectively. The settlements of Doxford, Falloden and Brunton are known to have experienced medieval occupation, as well as Newton-by-the-Sea which retains elements of its

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<sup>1</sup> Christian Pederson (pers. com.) a prehistorian resident in Beadnell also has information on stray finds of a late Neolithic polished axe and various prehistoric flints recovered in and around Beadnell.



original medieval plan (*SMR ID 5801*). The most prominent physical manifestations of medieval occupation, however, are provided by the extensive remains of ridge and furrow cultivation features visible at High Newton and Newton Links (*SMR IDs 5810 & 5811*). Aerial photographs from the 1940s show that these remains were more extensive before the advent of modern farming methods after WW2, but some survive as crop marks visible on more recent aerial photographs.

Documentary evidence records that the manor of Newton-by-the-Sea was a part of the barony of Vesci and (with another near Wooler) was held by John Viscount for one knight's fee. A deed of 1237-44 records that John Viscount III gave the moiety of Newton to Robert de Hebburn to be held for the service of one knight's fee – around the same time he also granted land at Newton to Sir Wm. Heron, including land and a moiety of his stone quarry. There was a stipulation for Sir Wm. Heron to grind corn at the mill at Newton; later, a document of 1278 records a dispensation to cut wood to maintain the mill at Newton, suggesting that even by this time the township was devoid of timber resources (Bateson 1895, 84). In 1295 (*op. cit.* 85) grazing land at 'le lynkes' is mentioned and there were three boats engaged in fishing. A water mill is again mentioned in 1318, along with a brewery.<sup>2</sup> But subsequently the village fell into steep decline: in 1379 it was said to be virtually worthless, almost all the tenants having died of pestilence (*op. cit.* 90).

Bateson's county history records that south of Newton Barns, 'some old pits may be seen', representing the remains of small-scale coal mining in the past. Interestingly, on a map of Embleton dated 1711 (see above) a colliery is shown at Newtown on 'part of the common subject to a rake claimed by the tenants of Newtown'. Five individual pits are shown there, although this may be symbolic rather than an accurate indication of the scale of the enterprise. It is not known when coal mining began in the area, but the lack of wood fuel attested by 13<sup>th</sup> century document (see above) indicates that there was certainly a need for it at an early date. The colliery mentioned above seems to have gone out of use by the 18<sup>th</sup> century, so it is not known whether it supplied fuel to lime kilns recorded at Newtonbarns and Rock, which produced lime for use on the land following changes in farming practices instituted during the Agricultural revolution.

### **5.3 Post Medieval and Modern Periods**

There are few remaining signs of human activity at or in the vicinity of Link House dateable to the period between the end of the medieval and the later 18<sup>th</sup> century. Perhaps the most significant of such scant remains are the field boundaries established when the open fields and common were enclosed during the early part of the 18<sup>th</sup> century (e.g. see NCA-MP document no. (A) NRO 4647/7). Changes in the organisation of landholding and led also to consequent changes in farming practice, with more emphasis placed on soil management and economic efficiency. The use of lime on the land can be seen as part of the raft of changes brought in from the 18<sup>th</sup> century onwards to improve the viability of commercial farming. Lime kilns were established near Newton Barns and may in the early years have made use of local coal reserves mentioned above. The absorption of marginal areas such as this in the wider farming economy, itself tied to the national economy, meant that fluctuations in

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<sup>2</sup> Two water mills are also mentioned in documents on the nearby Brunton burn in the 13/14<sup>th</sup> century, as well as a brewery. Water mills are shown at both Tuggal and Brunton on the tithe and early Ordnance Survey maps.

the latter could have dire consequences. The frequency of sale of the estate and individual farms in the area may perhaps be linked to its marginality. Sale catalogues are held by Northumberland Records Offices at Melton Park and Morpeth for the following:

The manor of Newton-by-the-Sea, 1860 (NCA-MP (A) NRO 4647/10); Newton-by-the-Sea estate, 1900 (NCA-MP (A) ZSA 50/54); Newton Hall Estate, Newton Hall, Newton Barns Farm, Home Farm, 1925 (NCA-K (H) CLAS 139); Newton Link House Farm, 1921 (NCA-K (H) CLAS 120).

Further evidence that agricultural improvements may not have succeeded in bringing the marginal Links land into arable use is provided by the existence at Newton Links farm of a sheep fold on the First Edition Ordnance Survey Map.

Bateson reports that in the later 19<sup>th</sup> century a number of small coves sheltered by rocky outcrops provided shelter to the few cobsles operating from Newton Seahouses (Low Newton-by-the-Sea). In 1895 Newton-by-the-Sea the township comprised 1,211 acres and 220 people. The centre of the township is occupied by a modern house, Newton Hall and there were three other substantial houses in the township, including Newton farm to the west of the links, Newton Barns near the boundary with Brunton township, and Link house, built sometime in the second half of the 19<sup>th</sup> century. These all survive. In recent years there has been a decline to virtual extinction of fishing enterprises, a consolidation of farming interests and a growth in commercial activity around tourism, particularly rental of self-catering accommodation.

## 6. ARCHAEOLOGICAL POTENTIAL

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### 6.1 Impacts on the Survival of Archaeological Remains

Previous archaeological work in the coastal region of North Northumberland suggests that prehistoric remains can survive well in areas that have not been subject to extensive ploughing or modern development. The likelihood of survival of archaeological deposits is much reduced in areas that have been subject to regular ploughing or which have been intensively settled. The area currently under examination appears to have been farmed since at least the medieval period, although it appears until recently to have been agriculturally marginal and does not appear to have experienced intensive ploughing or other kinds of land-use in modern times.

The potential for surviving remains is considered to be moderate because, while there is no specific evidence for destructive land-use practices in modern times, neither is there any direct evidence for the existence of sites of archaeological interest within or bordering the site. The existence of possible crop marks sites locally does not significantly increase the archaeological potential of the site since the archaeological significance of these is unproven and the coastal lowlands of Northumberland are already known to be archaeologically-rich.

## 7. CONCLUSIONS

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Little is known about the nature or density of human settlement in the assessment area during prehistory or in the Roman period, but some kind of human presence, whether permanent or intermittent, can be assumed.

The area has been subject to intensive settlement and land-use since at least the twelfth century, from which time the history of landholding for the area is fairly well documented. However, the Links are upon which the assessment site is located seems to have been agriculturally marginal and may not have been intensively or continuously ploughed.

Newton Links House was built in the 1830s, perhaps in an attempt to utilise links land brought into arable use. The increased activity associated with the farm may have impacted upon surface and sub-surface remains of medieval and earlier date within the bounds of the present assessment site.

### 7.1 Significance of known or potential Extant Archaeological Remains

There are no sites of known archaeological significance upon or bordering the assessment site that warrant mitigation by avoidance and preservation *in situ*, but it is possible that prehistoric features or scatters of material may survive which may warrant mitigation by recording following appropriate evaluation.

### 7.2 Direct Impacts

There are no sites of known archaeological significance upon or bordering the assessment site, but any prehistoric features or scatters of material surviving underground will be directly impacted by invasive construction works.

## 8. RECOMMENDATIONS

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The following recommendations are made to further evaluate or mitigate the impact of the proposed developments upon potential archaeological remains in the assessment area. These recommendations remain subject to consideration by the County Archaeologist.

A series of test pits, each one square metre in area, should be excavated to sub-soil depth within the boundaries of the site. The precise location and number of such test pits will be determined following further consultation with the developer to determine the depth of ground disturbance likely to occur during the proposed development works, and whether this disturbance will take place over the entire site or will be localised.

Should the results of test pit analysis confirm an expected background level of prehistoric activity upon the site, no further action should be taken. Should a significant level of activity be registered, however, then further appropriate action should be taken in the form of targeted archaeological evaluation or mitigation.

## 9. REFERENCES

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- Bateson E, 1895, *A History of Northumberland*, Vol. II. Newcastle: A Reid & Co.
- Davies J, 1983, The Mesolithic sites of Northumberland. *Northern Archaeology* 4, II.
- Miket R, 1984, *The Prehistory of Tyne and Wear*. Northumberland Archaeology Group.
- Pevsner N and I Richmond, 1957, *The Buildings of England: Northumberland* (second Penguin edition revised in 1992 by Grundy J, G McCombie, P Ryder and H Welfare). Yale University Press.
- Waddington C, G Bailey, A Bayliss, I Boomer, N Milner, K Pedersen, R Shiel & T Stevenson, 2003, A Mesolithic Settlement Site at Howick, Northumberland: a preliminary report, *Archaeologia Aeliana* 5<sup>th</sup> Series, Vol. XXXII.

## 10. APPENDICES

### 10.1 Appendix 1: Documents held by Northumberland Records Office (Melton Park)

(H) CLAS 120	Sale catalogue, Newton Link House Farm, 1921 (M)
(H) QRD 10	Newton-by-the-Sea School, 1906
(H) CLAS 139	Sale catalogue, Newton Hall Estate, Newton Hall, Newton Barns Farm, Home Farm, 1925 (M)
(A) ZHE 15/6	Plan
(A) ZSA 50/54	Sale Catalogue, Newton-by-the-Sea estate, 1900.
(D) B 18/1/1	Deed, 1523
(G) NRO 471/55-69	Leases for High Newton and Low Newton Farms, 1913-33
(A) NRO 530 17/20	Leases 1780, 1792, 1862
(A) NRO 530 18/4	Sale Catalogue with Plan, Newton House, 1900
(A) NRO 530 20/12	Rent agreement, 1798
(A) NRO 309 M.99	Estate plan 1797 – includes Newton village and landowners' names
(A) ZMI B.21/XIII	Historical notes re. Middleton family and the manor of Newton-by-the-Sea
(A) ZCL/B 587a	Arbitration re. High Newton farm, 1928
(E) NRO 2872	Illustration of Newton-by-the-Sea village well, 1877
(E) DT 348M &	
(C) EP 170/38	Newton-by-the-Sea tithe award, 1841
(A) NRO 4647/7	Included agreement for the division of the Common of Newton-by-the-Sea, 1725. Also deeds for the same area (20+ documents)
(A) NRO 4647/9	Various deeds, agreements and other documents relating to Newton-by-the-Sea, incl. a plan of 1814 (30+ documents)
(A) NRO 4647/10	Sale catalogue for the manor of Newton-by-the-Sea, 1860
(A) NRO 4628/A/5-6	Leases, and agreements re. property on the Newton estate, n.d.
(A) NRO 4928/A/7/1-3	Rentals for property on the Newton estate, 1941-78
(A) NRO 4928/A/8/1-16	wayleaves for the Newton estate, 1898-1958

### 10.2 Appendix 2: Listed Buildings at Newton-by-the-Sea

3/159 Grade II	Milepost 100m South of Newton barns
3/178 Grade II*	Newton Hall, country house; late 18 <sup>th</sup> century
3/179 Grade II	Row of 4 urns – 2 terracotta, 2 stone; late 18 <sup>th</sup> /early 19 <sup>th</sup> century
3/180 Grade II	Sundial, 14m south of Newton Hall; early 19 <sup>th</sup> century.
3/181 Grade II	Stable with attached garden wall and outbuildings, N-W of Newton Hall

3/182 Grade II	Coach house and walls north of Newton Hall; late 18 <sup>th</sup> century
3/183 Grade II	entrance screen to south-west of Newton Hall; late 18 <sup>th</sup> century
3/184 Grade II	Newton House; 18 <sup>th</sup> century, enlarged c.1800
3/185 Grade II	Entrance screen to Newton hall, c.1800
3/186 Grade II	Coastguard Station, Low Newton; later 19 <sup>th</sup> century
3/187 Grade II	Coastguard Station enclosure wall with outbuildings; later 19 <sup>th</sup> century
3/188 Grade II	Newton Seahouses square, nos. 1,2 & garage adjacent to Ship Inn; 18 <sup>th</sup> century, remodelled in 19 <sup>th</sup> century.
3/189 Grade II	Newton Seahouses square, Ship Inn and nos. 4, 5 & 6
3/190 Grade II	Newton Seahouses square, Privy row to rear of ship Inn and nos. 4, 5, & 6; mid-19 <sup>th</sup> century
3/191 Grade II	Newton Seahouses square, Heather and raven cottages; 18 <sup>th</sup> century, remodelled in 19 <sup>th</sup> century.

### 10.3 Appendix 3: Aerial Photographs Record

#### 10.3.1 Aerial Photographs Newton-by-the-Sea held at NCC-SMR.

- *RAF CPE/UK 2074/58 Sqdn./Print 4009/17<sup>th</sup> May 1947*
- *B.K.S. Air Survey Ltd., Leatherhead, Surrey. film no. 827/print no. 61432/17<sup>th</sup> May 1964*
- *B.K.S. Air Survey Ltd., Leatherhead, Surrey. film no. 827/print no. 61433/17<sup>th</sup> May 1964*
- *GEONEX 111 91 233/7<sup>th</sup> September 1991*

#### 10.3.2 Aerial Photographs of Newton-by-the-Sea held at CU-APL.

The following photographs were identified using the on-line search capacity on the CUAP web-site within a 2km radius of Link House:

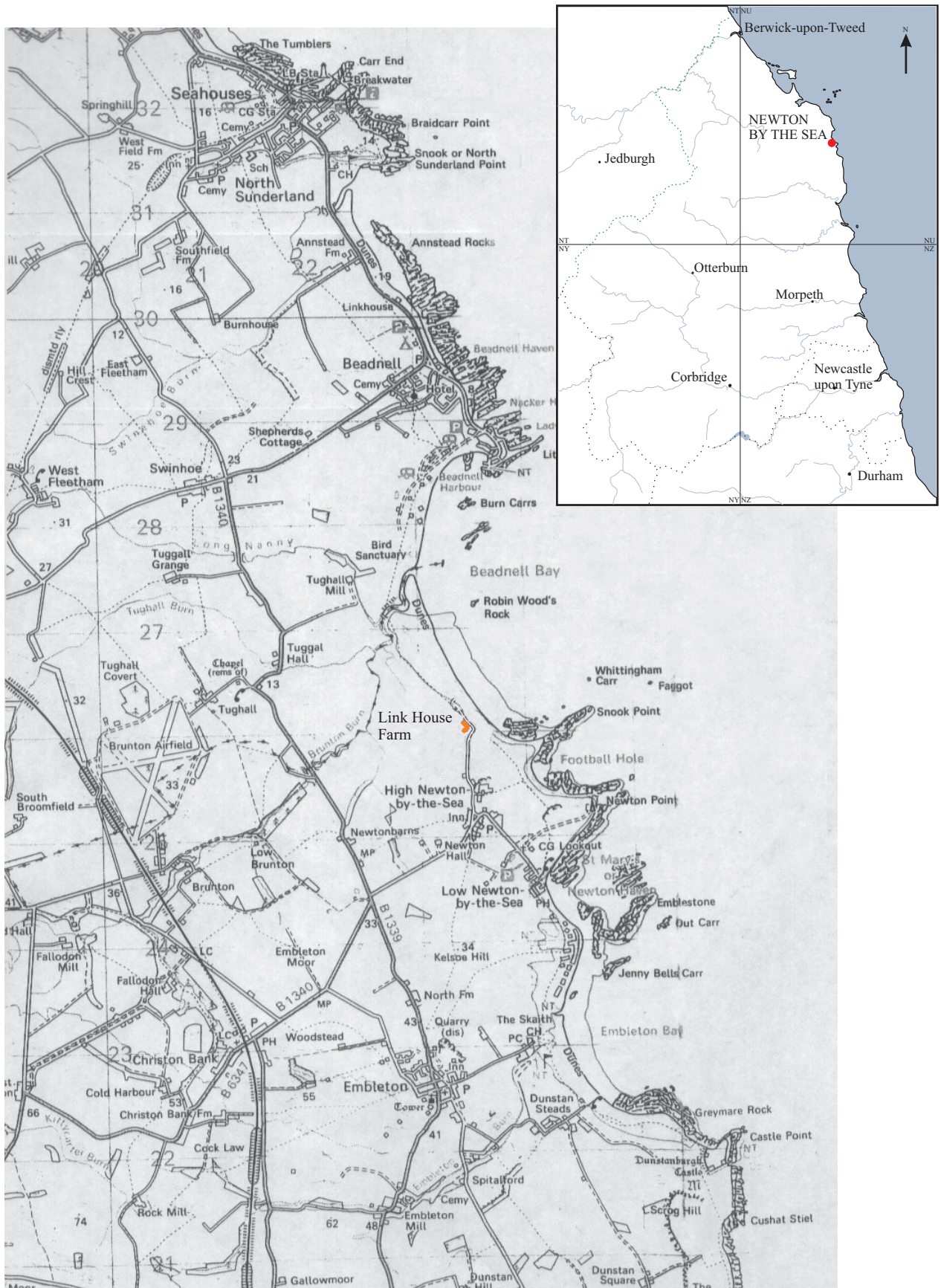
PHOTO ID	FILM TYPE	PHOTO DATE	X_COORD	Y_COORD
RC8JJ078	B&W Negative	Fri, 8 May 1987	425109	623267
RC8JJ079	B&W Negative	Fri, 8 May 1987	424996	623884
RC8JJ080	B&W Negative	Fri, 8 May 1987	424772	624680
RC8JJ081	B&W	Fri, 8 May 1987	424603	625245



	Negative			
RC8JJ082	B&W Negative	Fri, 8 May 1987	424457	625899
RC8JJ083	B&W Negative	Fri, 8 May 1987	424261	626459
ZknlY16	Colour Negative	Wed, 6 Oct 1999	424627	623216
ZknlY17	Colour Negative	Wed, 6 Oct 1999	424512	623563
ZknlY18	Colour Negative	Wed, 6 Oct 1999	424400	623924
ZknlY19	Colour Negative	Wed, 6 Oct 1999	424289	624271
ZknlY20	Colour Negative	Wed, 6 Oct 1999	424179	624620
ZknlY21	Colour Negative	Wed, 6 Oct 1999	424077	624972
ZknlY22	Colour Negative	Wed, 6 Oct 1999	423976	625317
ZknlY23	Colour Negative	Wed, 6 Oct 1999	423868	625679
ZknlY24	Colour Negative	Wed, 6 Oct 1999	423764	626025
ZknlY25	Colour Negative	Wed, 6 Oct 1999	423650	626383
ZknlY32	Colour Negative	Wed, 6 Oct 1999	424361	626264
ZknlY33	Colour Negative	Wed, 6 Oct 1999	424471	625919
ZknlY34	Colour Negative	Wed, 6 Oct 1999	424580	625572
ZknlY35	Colour Negative	Wed, 6 Oct 1999	424685	625226
ZknlY36	Colour Negative	Wed, 6 Oct 1999	424793	624881
ZknlY37	Colour Negative	Wed, 6 Oct 1999	424898	624533
ZknlY38	Colour Negative	Wed, 6 Oct 1999	425006	624170
ZknlY39	Colour Negative	Wed, 6 Oct 1999	425112	623821

### **10.3.3 Aerial Photographs of Newton-by-the-Sea held at the NMR.**

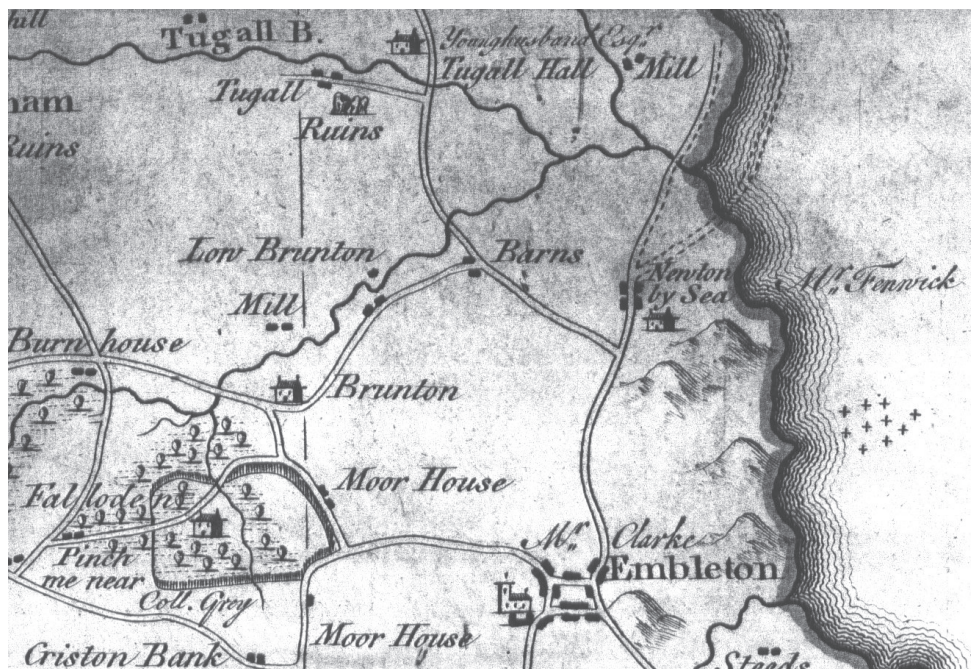
(See attached sheets)



**Figure 1:** The location of Link House Farm, Newton-by-the-Sea, Northumberland



**Figure 2:** Site plan showing existing buildings (dk grey), planned new builds (orange), roads & parking (lt grey) within proposed development area (green boundary)



*Figure 3: Extract from Armstrong's Map of Northumberland, 1769, showing Newton by Sea and a track leading in the direction of the present Link House Farm*



*Figure 4: Extract from Fryer's Map of Northumberland, 1820, showing Newton by Sea as a settlement arranged around a central village green, but no features on the site of Link House Farm*



*Figure 5: Extract from Greenwood's Map of Northumberland, 1828, showing Newton by Sea and a track leading to site of Link House Farm before continuing up the coast*

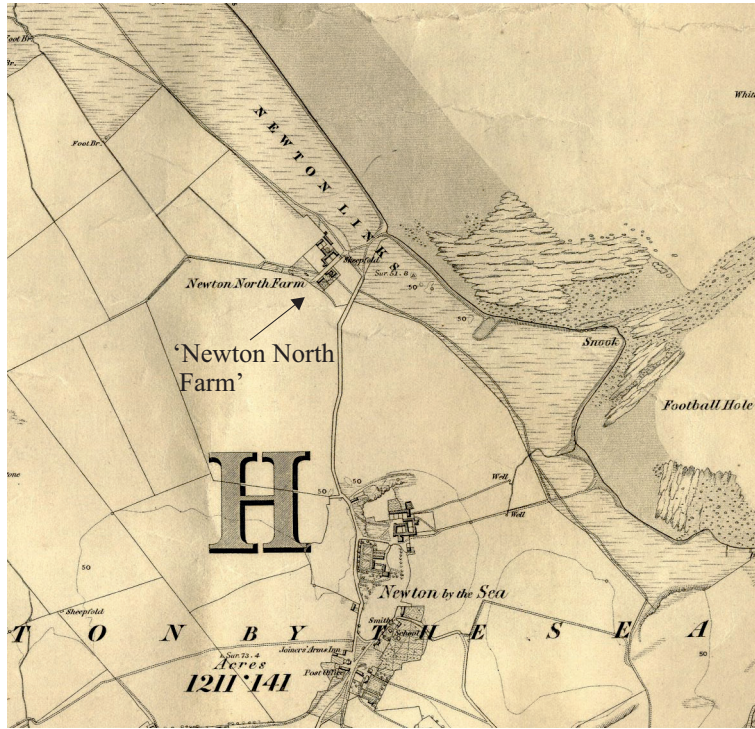


Figure 6: Newton-by-the-Sea tithe plan, 1841



*Figure 7: Extract from the first edition Ordnance Survey Series, c.1859*





*Figure 8: Detail from the first edition Ordnance Survey Series, c.1859*



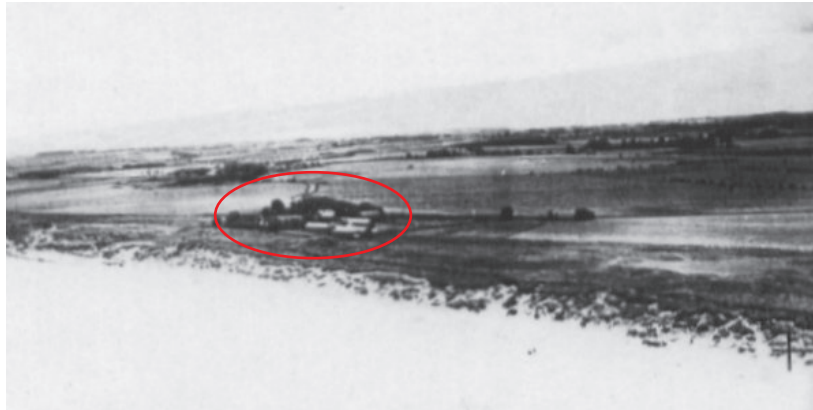
*Figure 9: Extract from the Second Edition Ordnance Survey map (c.1898) - note field boundaries removed north-west of the re-named 'Newton Links House'.*



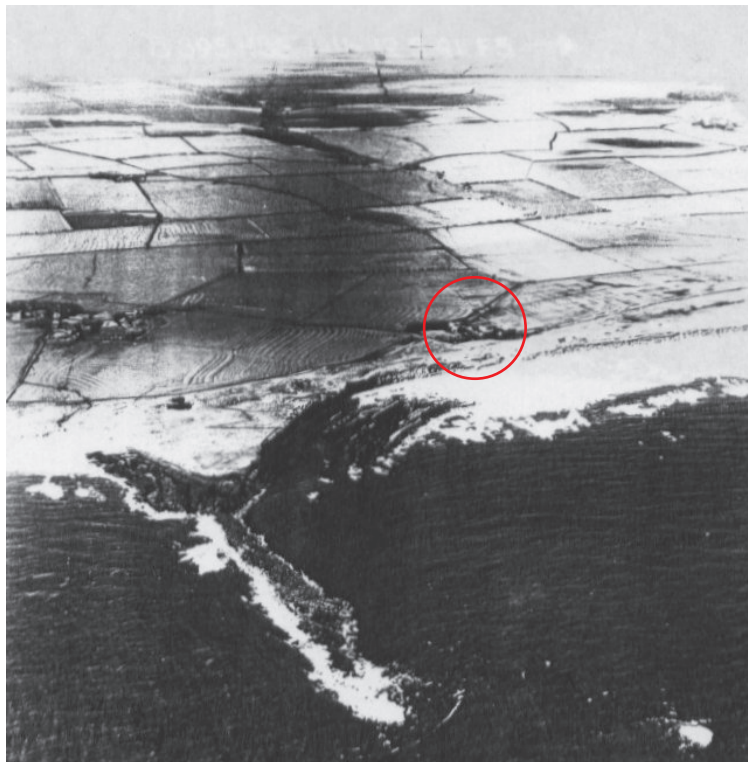
Figure 10: Extract from the Third Edition Ordnance Survey map (c.1920)



**Figure 11:** Locations of sites included in the site catalogue (Sections 4.1)



**Plate 2:** *Aerial photograph (NMR ref. MSO 31420/94; NU 2326/6) taken 12th March 1941 - showing dunes on seaward side of Link House Farm (circled)*



**Plate 3:** *Aerial photograph (NMR ref. MSO 31035/2458; NU 2326/2) taken 13th March 1941 - showing ridge & furrow around Link House Farm (circled)*



*Plate 5: View of the assessment site from the east*



*Plate 6: View of the assessment site from the south-east, with sand dunes to right of picture*



*Plate 7: View of the southern boundary of the assessment site from the east*



*Plate 8: View of the boundary bank south-east of the assessment site, showing south-west boundary of the assessment site (arrowed) and Link House*