

Moreton-in-Marsh Neighbourhood Plan

2018 - 2043

Appendix D

Policy 16

Non-Designated Heritage Assets



MORETON-IN-MARSH
NEIGHBOURHOOD PLAN

Below is the list of assets considered for identification as a Non-Designated Heritage Asset in the Neighbourhood Plan. The third column shows the recommendation as a result of the appraisals. The appraisals for each asset follow the table.

Number (in relation to appraisals and Policies Map)	Name of asset	Appraisal recommendation
1	Blenheim Farm outbuildings, Stratford Road	Identify as NDHA
2	The Old Curiosity Shop, Corders Lane	Identify as NDHA
3	New Cottage, Corders Lane	Dismiss
4	The Jessamine, Hospital Road	Dismiss
5	Garden Hurst, Hospital Road	Dismiss
6	Flower House, Hospital Road	Dismiss
7	Fosse Barn, High Street	Identify as NDHA
8	Bowling Green Court, Hospital Road	Dismiss
9	Barn at Meadow House, Hospital Road	Identify as NDHA
10	Veterinary Surgery, Hospital Road	Dismiss
11	Three Ways, Bourton Road	Identify as NDHA
12	The Rectory & Moreton Lodge	Identify as NDHA
13	The Inn on the Marsh, Stow Road	Identify as NDHA
14	Cotswold Carpets, New Road	Dismiss
15	Washbourne House, New Road	Dismiss
16	Post Office, New Road	Identify as NDHA
17	Terrace on New Road	Identify as NDHA
18		
19		
20		
21	The Manse, Oxford Street	Identify as NDHA
22	Cottages, on Oxford Street	Identify as NDHA
23		
24		
25	Arthur's Cottage, Old Town	Identify as NDHA
26	Little Cottage and Mellow Stone Cottages, East Street	Identify as NDHA
27	Mitford Villas, 1-7 London Road	Identify as NDHA
28	Ivy Lodge, London Road	Dismiss
29	Charlton Villa, Evenlode Road	Dismiss
30	Railway Station Building	Identify as NDHA
31	Signal Box, Railway Station	Identify as NDHA
32	Mortuary Chapel (Bier House), London Road	Identify as NDHA
33	Coldicote Farm, Evenlode Road	Dismiss

34	Cider Press, Fosseway Avenue	Identify as NDHA
35	Pond House, Parkers Lane	Identify as NDHA
36	The Horsepool, Parkers Lane & Stowe Road	Identify as NDHA

Blenheim Farm outbuildings, Stratford Road

NDHA Policies Map number		#1	
			
GV II listed farmhouse (R) and farm outbuildings (L and beyond gate)			
Asset Type:		Traditional Farmhouse range	
Age:	17 th century	Recommendation:	Identify as NDHA for historical/ evidential ties to farmhouse est. 300+ years ago.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
Blenheim Farmhouse is a Grade II listed (1088682), 17th century farmhouse. There was significant remodelling of the site in the 19th century. The 1811-1817 surveyed map does not show the range, but it appears by the 1884 OS Map Gloucestershire Sheet XV.SW. There is an eclectic mix of original outbuildings, 19th century red brick barns (as pictured), Cotswold stone, and modern outbuildings. There may be architectural value for individual buildings, historical value as a group range in the curtilage of the listed farmhouse. Evidential value should be fully appraised, and dealt with according to policy depending on their significance, in any planning process.			

The Old Curiosity Shop, Corders Lane

NDHA Policies Map number		#2	
			
Asset Type:		Semi-detached cottages	
Age:	Appears to have been constructed between 1884-1900.	Recommendation:	Identify as NDHA based on architectural value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
Historical value in the roughly coursed Cotswold stone. Architectural value of a cottage style with slate roofs, and dormer windows. Perpendicular orientation makes it a unique part of the streetscape along Corder's Lane near the centre of Moreton.			

New Cottage, Corders Lane

NDHA Policies Map number		#3	
			
Asset Type:		Detached new-build dwelling	
Age:	1990s	Recommendation:	No established heritage value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
Detached new-build property built in the 1990s. Sympathetic to design and streetscape, but there is no established heritage value.			

The Jessamine, Hospital Road

NDHA Policies Map number		#4	
			
Asset Type:		Victorian cottage	
Age:	Mid-Late 1800s	Recommendation:	No established heritage value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
This designation should cover part of the terrace comprising White Rose cottage (left of picture), and Yeo Cottage (central). The Jessamine (right), and the remainder of the terrace are more modern by virtue of their neater coursing and stone cuts, upper lintels hidden withing the roofline, brick chimneys. The OS 1900 Gloucestershire XV.14 map shows two terraced dwellings in the current position of the Jessamine, indicating a later build, or redevelopment. There is no established heritage value at this stage for the Jessamine. White Rose Cottage and Yeo Cottage are Victorian (late-19th century) cottages in Cotswold Stone, with stone window surrounds, coping stones, pleasant architectural symmetry. They also have historical and community links to the Moreton Victorian Hospital opposite, and likely nurses would have been accommodated in these cottages. Would recommend they are identified as NDHAs in the future.			

Garden Hurst, Hospital Road

NDHA Policies Map number		#5	
			
2016 (left); 2024 (right)			
Asset Type:		Edwardian end of terrace	
Age:	1919-1930	Recommendation:	No established heritage value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
This property was added to the end of the terrace containing White Rose Cottage, Yeo Cottage, and The Jessamine. It does not appear on historical mapping published in 1919. Indicated as built before 1930 on the OS Map SP23SW-A published in 1966. Therefore constructed between 1919 and 1930. This is a typical domestic Edwardian house. Although sympathetically restored recently, there is not particular heritage significance. The architecture, and materials are very typical and duplicated nationwide. There is no established heritage value.			

Flower House, Hospital Road

NDHA Policies Map number		#6	
			
Asset Type:		Small barn/ vernacular cottage	
Age:	Late 19 th century	Recommendation:	No established heritage value
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
There is development in this area indicated on the 1884 OS Map Gloucestershire Sheet XV.SW but not matching the building footprint. The 1902 OS Map Gloucestershire XV.14 shows the front part as pictured.			
There is a ramshackle of materials and vernacular development.			
Although the boundary wall contains some aged Cotswold stone, overall there is no established heritage value.			

Fosse Barn, High Street

NDHA Policies Map number		#7	
			
Asset Type:		Converted former barn	
Age:	Likely 18 th century	Recommendation:	Identify as NDHA as strong on all heritage values
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
The barn features on the 1884 OS Map Gloucestershire Sheet XV.SW. Although significantly remodelled to a modern dwelling standard inside, and to windows, the barn retains original Cotswold stone walls, impressive large timber roof trusses and significantly exudes a barn-style architecture. The long roof orientation is an evidential cue to its former use as a barn, and is historically tied to the University Farm area of the town. Previously known as College Farm (until c. 1902) and operated by Oxford University since c. 1678.			

Bowling Green Court, Hospital Road

NDHA Policies Map number		#8	
			
Asset Type:		Retirement complex	
Age:	1987	Recommendation:	No established heritage value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
Whilst quite striking with a pediment and hipped roofline, this building is part of a retirement complex built in 1987, and no heritage value can be established.			

Barn at Meadow House, Hospital Road

NDHA Policies Map number		#9	
			
Asset Type:		Simple barn	
Age:	Mid-19 th century	Recommendation:	Identify as NDHA based on architectural, and historical value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
Cartography indicates built in the 19th century between c. 1811 and 1884. This is a rough limestone, roughly coursed vernacular building. Ashlar quoins and side jambs on pitching hatch. The pitching hatch indicates former agricultural use. There is architectural value in adding to the streetscape of Hospital Road, punctuating an otherwise open side of Hospital Road, the only building that fronts the road on the west side. There is historical value in capturing the agricultural narrative of Moreton, particularly on this west side of town, until the development of the hospital in 1873. Whilst similar in form to NDHA #6, and #10, there is greater value as outlined.			

Veterinary Surgery, Hospital Road

NDHA Policies Map number		#10	
			
Asset Type:		Simple barn	
Age:	Mid-19 th century	Recommendation:	No established heritage value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
Cartography indicates built in the 19 th century between c. 1811 and 1884. This is a rough limestone vernacular building. Ashlar quoins and an opening lintel.			
Overall little architectural merit, and no historical or cultural values can be established.			

Three Ways, Bourton Road

NDHA Policies Map number		#11	
			
Asset Type:		Detached cottage	
Age:	Mid-19 th century	Recommendation:	Identify as NDHA based on architectural value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
Built in Cotswold limestone with stone roof tiles, stone mullioned windows, frieze, and canopy porchway.			
Strong architectural value, statement building on the bend as leaving Moreton on the Bourton Road, at the corner with Hospital Street West.			

Old Rectory and Moreton Lodge, Bourton Road

NDHA Policies Map number		#12	
			
Asset Type:		Pair semi-detached Victorian villas	
Age:	Mid-19 th century	Recommendation:	Identify as NDHA based on architectural value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
Impressive pair of semi-detached Victorian villas built in Cotswold limestone with tall pitched roof, stone mullioned windows, and frieze. Strong architectural value, statement building on the bend as leaving Moreton on the Bourton Road.			

The Inn on the Marsh, Stow Road

NDHA Policies Map number		#13	
			
Asset Type:		Public house	
Age:	1987	Recommendation:	Identify as NDHA based on architectural, and cultural value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
Cartography appears to show the bakery here from at least the turn of the 19th century. In 1870 it was first licensed as a public house. This is the likely time of considerable redevelopment, which coincides with significant development in Moreton. The construction is of Cotswold limestone to the walls with stone sills, and lintels. It iconically sits perpendicular to the road, acting as a gateway into Moreton along the Fosse Way. As a public house, it will have significant cultural value for the community of Moreton.			

Cotswold Carpets, New Road

NDHA Policies Map number		#14	
			
Asset Type:		Retail units	
Age:	Mid-19 th Century	Recommendation:	No established heritage value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
New Road was laid out in the mid-19 th century, connecting Fosse Way to the railway station (built in 1853).			
This building was L-shaped, set back from the street. The hipped roof indicates the original building, the retail units fronting the road were a later addition (except the gable end).			
Whilst some historic fabric retained, much of the authentic architectural detail has been lost. No established heritage value.			

Washbourne House, New Road

NDHA Policies Map number		#15	
 			
(L) Washbourne House in 2009; (R) after extension in 2012			
Asset Type:		Retail units	
Age:	Mid-19 th Century	Recommendation:	No established heritage value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
New Road was laid out in the mid-19 th century, connecting Fosse Way to the railway station (built in 1853).			
Although extended and converted sympathetically to the streetscape. Apart from one oriel window and the coping stones at that gable end, and whilst some historic fabric might be retained, much of the authentic architectural detail has been lost.			
No established heritage value.			

Post Office, New Road

NDHA Policies Map number		#16	
			
(L) Old Post Office (1933); (R) Extension built in 2014/15			
Asset Type:		Old Post Office	
Age:	1933	Recommendation:	Identify as NDHA based on architectural, historical and cultural value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
Post Office completed in 1933, mimicking the architectural style of the terrace opposite (NDHA #17-#20), giving an older appearance than its actual age.			
Despite being less than 100 years old, the architectural value is strong. The construction is of Cotswold Stone to the walls with stone window surrounds, sill lintels, mullioned windows and hoodmoulds, a clay tile roof.			
Its use as a Post Office until 2013, means it holds a historical and cultural narrative for Moreton, which is also valued.			
The proposed NDHA covers only the original building, not the extension in 2014/15. This extension quite poorly mimics the original building, and perhaps a different but sympathetic approach would have respected the original building more.			

Terrace on New Road

NDHA Policies Map number		#17 - #20	
			
(L) Looking west along New Road showing Milton House; (R) Looking east along New Road showing Sunset.			
Asset Type:		Sunset, Acacia B&B, Grafton, Milton House	
Age:	Mid-19 th Century	Recommendation:	Identify as NDHA based on architectural, and historical value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
New Road was laid out in the mid-19th century, connecting Fosse Way to the railway station (built in 1853). This terrace of four houses does not appear on earlier cartography, so likely constructed in the mid-19th century along with other development along New Road. Built from rough-hewn honey-coloured Cotswold limestone, with stone mullioned windows and leaded panes, stone-gabled porches and steep roof pitches with coping stones; this is an exquisite example of traditional Cotswold architecture. Value is high for architecture, and it can be linked to the historical development of Moreton and the railway.			

The Manse, Oxford Street

NDHA Policies Map number		#21	
			
Asset Type:		Georgian townhouse	
Age:	18 th Century	Recommendation:	Identify as NDHA based on architectural value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
Appears on 1811-1817 surveyed cartography the OS 1828 Map (Sheet XLIV). Likely built in late 18th century, but after the GV II listed building to the west (The Spice Room/ Serenity Bean) due to straight joint (i.e. stonework not tied in). The ashlar is on the façade only, with red brick side returns. It lacks the architectural features such as architraves, frieze and pediment of the building next door. Whilst not the best example of Georgian architecture, there is merit in the windows, and forming part of this Georgian/ Victorian streetscape; and the gentrification of Oxford Street in Moreton in that time.			

Cottages, on Oxford Street

NDHA Policies Map number		#22-#24	
			
Asset Type:		Star Cottage (R), Peony Cottage (C), and Corner Cottage (L)	
Age:	19 th Century	Recommendation:	Identify as NDHA based on architectural value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
Oxford Street expanded and gentrified with larger ashlar buildings (right of picture). The terrace on the southern side of the road does not feature on the 1811-1817 survey, but appears on the 1884 OS Map. Given their Georgian style likely to have been constructed at the end of that period 1820s/1830s. These cottages appear on cartography at the same time. Although built with rubble stone as opposed to ashlar, and styled in a more vernacular way, the continued line of the terrace, and stepped ridgeline indicates they may have all been built at a similar time. Have architectural value as fine examples of Cotswold cottage architecture, and part of the narrative of the gentrification of Oxford Street in Moreton in that time.			

Arthurs Cottage, Old Town

NDHA Policies Map number		#25	
			
Asset Type:		Cotswold cottage	
Age:	18 th Century	Recommendation:	Identify as NDHA evidential value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
Similar age to the GVII listed Cobblers Cottage (SP2061232160) built in c. 1700 (right of picture), so likely 18th century. Rubble coursing on the east elevation, stone sills and lintels, with a stone slate roof. Neater coursing on the south elevation, extension with straight joint and welsh slate roof, and new windows show much adaptation and loss of heritage value. Given the age of the building, there is probably enough value in the remnant historic fabric to warrant identification as an NDHA.			

Little Cottage and Mellow Stone Cottages, East Street

NDHA Policies Map number		#26	
			
Asset Type:		Traditional Cotswold cottage split into two flats	
Age:	18 th Century	Recommendation:	Identify as NDHA architectural value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
Fine example of a Cotswold cottage built in the 18th century, with irregular coursed Cotswold limestone. The side elevation has a stucco or render finish. More modern slate roof, perhaps replaced, like windows. Otherwise relatively unchanged, compared to other buildings in the centre of Moreton, which become disfigured due to different uses, shops etc. Contributes to the architectural value of the centre of Moreton and the conservation area.			

Mitford Villas, 1-7, London Road

NDHA Policies Map number		#27	
			
Asset Type:		Terrace of Victorian villas	
Age:	Between 1884-1902	Recommendation:	Identify as NDHA architectural value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
This is an fine example of Victorian terraced villas opposite the cemetery on London Road. Stone doorway jambs, and stone mullions, sills, and lintels to upper floor. Turned gable ends make it an impressive and cohesive terrace. This is one of the earliest developments east of the railway (1853), since which time that side of the town has grown to match the size of the original town on the west side.			

Ivy Lodge, London Road

NDHA Policies Map number		#28	
			
Asset Type:		Victorian townhouse	
Age:	Mid-19 th Century	Recommendation:	No established heritage value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
This terrace does not appear on the 1811-1817 survey map, but is present on the 1884 OS Map Gloucestershire Sheet XV.SW. The terrace itself depicts a transition from Georgian to Victorian architecture (c. 1837), starting with Georgian ashlar stone buildings at the west end, then red-brick terraces with Georgian style windows, and culminating in Ivy Lodge. Ivy Lodge is an end-terrace Victorian villa set back slightly from the terrace line. It has been extended with a flat roof at the ground floor level, the bricks don't match particularly well. Although quite large for a Victorian dwelling, it does not carry enough architectural value alone. Perhaps in future grouped with the entire London Road terrace, or the earlier buildings at the west end can be considered for identification.			

Charlton Villa, Evenlode Road

NDHA Policies Map number		#29	
			
Asset Type:		Victorian villa	
Age:	Mid-19 th Century	Recommendation:	No established heritage value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
This villa does not appear on the 1811-1817 survey map, but is present on the 1884 OS Map Gloucestershire Sheet XV.SW. Given its Victorian architecture it was likely constructed after 1837, and potentially after the introduction of the railway in 1853. Likely built around the same time as Wellington Terrace, further south on Evenlode Road. Unlike Wellington Terrace which has good architectural merit, Charlton Villa, has been extended, rendered entirely, and the introduction of a front porch with upvc windows. It contrasts to the Georgian style Wellington Villa adjacent. There is not enough architectural value in this building, particularly when using other properties on Evenlode Road as a baseline.			

Railway Station Building

NDHA Policies Map number		#30	
			
Asset Type:		Railway station	
Age:	1872	Recommendation:	Identify as NDHA historical, and cultural value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
Both platform buildings were originally wooden but in 1872 the GWR replaced the main building, on the Down platform, with this new structure of yellowish brick (pictured). Typical yellow-brick Victorian train building. Later asphalt roof, and much disfigured by street furniture, and fixtures. Much can be done to enhance the architectural significance of the building. Heritage value derives from Moreton's railway history; introduction of the railway to Moreton in 1853, and the growth of the town, continuous connection to London to the present day.			

Signal Box, Railway Station

NDHA Policies Map number		#31	
			
(L) Signal Box pre-2008			
(R) Signal Box post-2008 with modern double-glazed windows			
Asset Type:		Railway signal box	
Age:	c. 1883	Recommendation:	Identify as NDHA historical, and evidential value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
GWR Type 4B signal box (equipped with a 40-lever frame). Important historical value in the introduction of the Oxford, Worcester and Wolverhampton railway to Moreton (in 1853). Crucial to the 19th and 20th century development of the town. Replacement windows have rather extinguished most architectural value.			

Mortuary Chapel (Bier House), London Road

NDHA Policies Map number		#32	
			
Asset Type:		Cemetery chapel	
Age:	1867	Recommendation:	Identify as NDHA architectural, and cultural value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
Victorian gothic-style mortuary chapel at the entrance to the cemetery in London Road, opposite Mitford Villas. Cotswold limestone, stone arches, stone tiles, coping stones, and two cross finials.			
Strong architectural value, and cultural value for the community of Moreton.			

Coldicote Farm Farmhouse, Evenlode Road

NDHA Policies Map number		#33	
n/a			
Asset Type:		Farmhouse	
Age:	n/a	Recommendation:	No heritage value can be established, lack of information.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
No information, imagery, or access. No heritage value can be established.			

Cider Press, Fosseway Avenue

NDHA Policies Map number		#34	
			
Asset Type:		Cider press	
Age:	c. 17 th – 19 th century	Recommendation:	Identify as NDHA historical, evidential, value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
Traditional stone and wood screw cider press (no crusher), on the green at Fosseway Avenue, a unique local landmark. It does not appear on cartography until the 1975 OS Map, when the housing estate was built around. Likely an omission due to size and scale of earlier maps. These presses were evidence of the popularity of English cider making across the 17th to 19th centuries. Around the turn of the 20th century industrial powered steam factory push farm presses into obsolescence.			

Pond House, Parkers Lane

NDHA Policies Map number		#35	
			
Asset Type:		Georgian house	
Age:	Early 19 th Century	Recommendation:	Identify as NDHA architectural value.
<i>Values to consider = Architectural, Historical, Evidential, Cultural</i> <i>Please note NDHAs might have only one type of value.</i>			
Comments			
This villa does not appear on the 1811-1817 survey map, but is present on the 1884 OS Map Gloucestershire Sheet XV.SW. Georgian style would indicate between c. 1811 and 1837. When constructed it was the only property along Parkers Lane with the Horsepool Pond. Since there has been much infill so that at least half a dozen properties are closer to the pond, than Pond House. Architectural value in its Georgian architecture, with ashlar stone, doorway pediment, strong course, six-over-six sash window, a low pitch roof and symmetry (although the first floor central window is unusually offset).			

The Horsepool, Parkers Lane & Stowe Road

NDHA Policies Map number		#36	
			
Asset Type:		Pond	
Age:	c. 1824	Recommendation:	Identify as NDHA historical, evidential and cultural value.
Values to consider = Architectural, Historical, Evidential, Cultural Please note NDHAs might have only one type of value.			
Comments			
In the 1824 Inclosure Award the eastern portion of 25 perches was declared to be a public water place. The western portion of 29 perches was initially allocated to Joseph Valentine Grimstead, inheritor of the Creswick Estate, as part of his compensation for the loss of 20 cow commons. Grimstead then exchanged it with Sir Charles Cockerell of Sezincote, who in turn exchanged it with Oxford University. The public water space fell into the Parish Council's responsibility and in the 1950's when the Parish Council took ownership of the other half, and have maintained it since then. The Horsepool pond was used by horses, cattle, and even elephants from visiting circuses. It is adjacent to the Inn on the Marsh, and while there is no			

evidence of the two being interlinked, it certainly tells the narrative of visitors along the Fosse Way at the southern entrance to the town, and the development and infrastructure for such.

There is robust heritage value, architecture can also include landscape design; an impressive will sits in the corner on the main bank. Otherwise there is an open outlook across the water with a backdrop of larger trees. A small planting structure to look akin to a small boat punctuates the centre of the water.

There is historic value in existing for over 100 years, and part of the development of the town, particularly this southern entrance for visitors along the Fosse Way.

The is strong cultural value, being a unique heritage asset in the heart of Moreton that has been enjoyed by the community for decades.