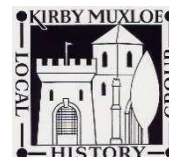


# Kirby Muxloe Local History Group Heritage Survey

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Note: CE is Common Era and is equivalent to AD (Anno Domini)

## 1. Purpose and Scope

This survey has been produced by Kirby Muxloe Local History Group in a response to a request from Kirby Muxloe Parish Council for assistance in drawing up plans for a possible conservation area or areas within Kirby Muxloe. Since Kirby Fields already has a conservation area, the current survey is intended to cover all of the Parish of Kirby Muxloe with the exclusion of Kirby Fields.

## 2. Overview of Kirby Muxloe

Kirby Muxloe lies in a well-watered situation, around 300 feet above sea-level and has attracted settlers for many thousands of years. Archaeological evidence shows the presence of prehistoric settlement. The Roman army created the road from Leicester to Mancetter through the village in the early part of the Roman occupation of Britain and there is evidence that Romano-British families settled here. Written evidence from the Domesday Book in 1086 CE shows that early Anglo-Saxon people were living here and in fact gave their name to the village. A church was established in the 13<sup>th</sup> century and throughout the medieval period, families of both local and national importance decided to build grand homes and create hunting parks here.

Throughout the Middle Ages, while Britain was enduring many plagues, battles and turmoil, Kirby remained relatively unscathed, more concerned with the production of food on the many farms around the village. The area was prosperous, with land owned by several of the best families in England. Outbreaks of plague affected the number of households during this period, but this slowly recovered to 27 households by 1503. Enclosure of the three medieval fields took place from 1603 and woodland was cleared and gave way to cattle and sheep pasture.

Kirby became a pleasant rustic village with a good atmosphere that, unlike many of the surrounding villages, was unaffected by industrialization. The population gradually rose and the building of the Swannington to Leicester railway line in 1883 brought many changes to the village. Wealthy businessmen were attracted to the village and Kelly's Directory of 1899 states that "There are many villa residences, occupied by professional gentlemen and tradesmen of Leicester and in summer this is a favourable resort of townspeople generally". In 1901, the Kirby Muxloe Land Society developed Barwell and Church Roads to provide housing for many railway workers and domestic staff working in Kirby Fields. The village of Kirby Muxloe has a unique place in the history of Leicestershire, with settlement by the Anglo-Saxons, followed by the building of an important fortified castle by one of the most important men in

England at the time of Edward IV and the development of the village to become one of the county's most favourable places to live during the last 120 years.

### 3. Prehistoric (to 43 CE)

Much evidence from local finds of Neolithic flint tools and grooved Beaker ware<sup>1</sup> in the fields around the village show that people were clearing the land to create settlements during the Neolithic and Bronze Age<sup>2</sup>. A large site excavated near the village adjacent to Bloods Hill revealed extensive and nationally significant Iron Age and Romano-British farms created prior to the Roman invasion of 43CE.

### 4. Roman (44 CE to 409 CE)

In fields near Oaks Farm, there is evidence, both from archaeological finds and from aerial photographs, of the Mancetter Road running from Leicester to Mancetter near Nuneaton, built by the Roman army. This road passes through the village in the Stamford / Forest Drive area, through Kirby Golf Course and across the fields near Oaks Farm<sup>3</sup>.

### 5. Anglo Saxon (410 to 1066)

The founding of a settlement by the Danes, probably around the late ninth or tenth century, gave the village its initial name. In the Domesday Book of 1086, it is entered as *Carbi*, derived from *Kaerir* (an old Scandinavian male personal name) + Oscan *by* (farmstead, village)<sup>4</sup>. The present church of St. Bartholomew's stands on the site of a much earlier church, built before 1168.

### 6. Medieval (1067 to 1539)

During the reign of Edward I, much of the land in Kirby was owned by the Herles, but some of this was sold to the Pakeman family and by the early 14<sup>th</sup> century, they had built a substantial moated manor house on the site in the village where the castle now stands. Simon Pakeman, who was baptized in the church in 1306, became an MP in 1334 and established himself as an important lawyer to many of the rich families of Leicestershire. In 1340, Henry, Earl of Lancaster, appointed him steward of Leicester Honor and subsequently he was appointed to many peace commissions throughout England.

It is thought that a farm – "*Bryhtmondeshille*" at the top of Gullet Lane, belonged to the Pakeman family and is first recorded in 1300. The present-day farm – "*Elms Farm*" – has part of an original cruck-framed cottage, possibly dating from the medieval period (1087 – 1539 CE), within its present structure. In documents from 1364, there is the first mention of a wood called "*Le Golet*", taken from Old French "*goulet*" meaning throat, and this eventually became Gullet Lane. Further evidence of the antiquity of Gullet Lane is a deep ditch which runs approximately 300 yards along the southern edge of the upper part of the lane. It is possible that this dates from the medieval period. It is thought that a sand-pit on the lane was the site of the sand used to make the bricks for Kirby Castle. A medieval deer park – *Barons Park* - adjoins part of the lane which still retains a "deer leap" near Barns Close. To the north of Gullet Lane runs an ancient trackway "*Portam de Deresforda*", which was an important line of communication between Leicester Castle, Desford and Barn Park, through the village and up Bloods Hill, throughout the medieval period. It is thought that this was the route used to transport the body of Richard III after his death at the Battle of Bosworth in 1485. This also provided the route along which coal from Swannington colliery was taken to Leicester.

The land where Simon Pakeman's manor house stood came into the possession of the Hastings family and in 1480, William Hastings began work on a substantial fortified "castle". Hastings was an important man during the reign of Edward IV, rising to be Chancellor of England, and became a favourite of the king, holding many important positions in the land. He was granted permission to impark 2,000 acres of land and to build a fortified house. He had an ambitious plan to build one of the earliest brick-built houses in the country and to fortify it with embrasures to fire canons incorporated into its structure, although these were never functional. It is almost unique that the complete original building records for the castle still survive among the Hastings' manuscripts. However, because of the untimely execution of William in 1485, the castle was never finished and was eventually abandoned. Parts of the castle were demolished in the 18<sup>th</sup> century, but much of the brickwork was restored by English Heritage when they took possession of the site. Many artefacts recovered when the moat was drained are an important part of the medieval heritage of the county and are in the safe keeping of Leicestershire Archaeological Services at County Hall.

The medieval core of the village is centred around the Castle, Church, Main Street and Desford Road.

Recent rebuilding work at St. Bartholomew's has revealed 13<sup>th</sup> / 14<sup>th</sup> century stonework. The church has a 14<sup>th</sup> / 15<sup>th</sup> century bell chamber.

## 7. Post Medieval (1540 to 1800)

The early church was a chapelry attached to the mother church at Glenfield<sup>5</sup>. The church originally had a dialless tower clock made in 1720 by William Davis of Croft, which is now housed in a Leicester Museum. It was housed in the earlier bell chamber. During the civil war, the church remained "open" and was used by many from outside the parish<sup>6</sup>.



Several listed buildings in the centre of Kirby survive from the post-medieval period (after 1540). "Castle Farmhouse", now a hotel and restaurant, was built c1760 – 1770 and was altered and extended in the 19<sup>th</sup> and 20<sup>th</sup> centuries. "The Woodlands", on Woodlands Lane, dates from c1760 – 1770, incorporating part of a 17<sup>th</sup> century structure. It has a central porch, made by a local concrete firm, which was on show at the Ideal Home Exhibition in 1936. Castle Farmhouse is now a Chef and Brewer restaurant and hotel.



Oak's Farm is reached by taking a right turn after leaving Kirby Muxloe village and travelling along the Hinckley Road towards Hinckley. Although situated far from the village centre, it still has a Kirby Muxloe address. Access is by a track that runs by the bottom of the garden belonging to the residents of Harkaway, a detached house that is set fairly near to the road. Grid reference SK511031.

Unfortunately, pictures of Oaks Farm are not available

The Oaks farmhouse (Grade II listed building, listed in 1987) is now used as two separate dwellings. The oldest part of the building appears to be the rear wing which is thought to have been built in the late 18<sup>th</sup> century. This wing was subject to alterations in the 20<sup>th</sup> century. It is built of roughcast brick and whitewashed with a Swithland slate roof and brick chimneys. The large front wing was built around 1830 -1840 and is set at right angles to the original building. This part of the house is built of rendered brick with another Swithland slate roof.

In 1871, James Astill farmed the land, which at the time comprised 205 acres. By 1881 and in 1891, Richard Wathes was in residence and was farming around 200 acres.



*The Old White House*



*The Old House and Lawn Cottage, Elms Farm*



*The Poplars*

"The White House" on Main Street is thought to date from the 16<sup>th</sup> century and has concealed timber-framing and a Swithland slate roof. At one time, it was an inn and had a right of way through it, documented in a sketch plan of c1789<sup>7</sup>. It later became a tea room, serving refreshments to visitors to the castle. "The Poplars" on Main Street is a three-storey building dating from the late 18<sup>th</sup> century, incorporating Georgian features.

## 8. 19<sup>th</sup> century (1800 to 1901)

*Main Street, Kirby Muxloe features many houses built during this period.*

**"The Old School"** This Grade II listed building was built in 1858 as a purpose-built National School and adjoining school master's house. The building remained as a school until, due to the need for larger premises, the Barwell Road school was built in 1910. After this date, the house became a private residence for some time and then in 1922 a parsonage. By 1930, the house had been converted into the vicarage. It remained so until 1947, when it once again became a private house.



**"Faith Cottage"** In the early months of 1876, this was the first building to house Sunday Services for the non-conformist Church in Kirby Muxloe. Later, the cottage was owned by the very religious Boden family and for many years, a shed in the front garden bore a large sign saying "Prepare to meet thy God".

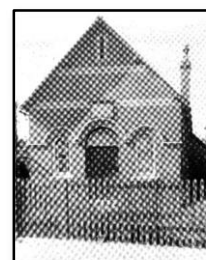


**"Tail Cottage, Jasmine Cottage, Step Cottage and Stable Cottage"**

This is a group of four cottages built in 1888. The building bears a plaque confirming the date. They are typical farm workers' cottages.



**"The Zion Chapel"** This building, built in 1881, was the first purpose-built premises of the Non-Conformist Church in Kirby Muxloe. As the church grew, it needed larger premises and within a few years, the original Free Church on Church Road was built. During WWII and beyond, the building functioned as a Technical School, teaching cooking for girls and woodwork for boys. Today it is home to the Scout Troup of Kirby Muxloe.



**106-108 Main Street**







Semi-detached Victorian houses built around 1885. Number 106 was built for the builder's own occupation.










**"Vernon House" 90a, Main Street.** Vernon House was built in 1875. It was another building used for a short time for services for the Non-Conformist Church, before the Zion Chapel was built











<p><i>"Wisteria Cottage" and "Hawthorne Cottage" 90b and 90c</i></p> <p>The cottages were built in 1875, and sit next to Vernon House. Note the beautiful barge boards and also the porch, a fine example of Victorian architecture.</p>	
<p><i>"Winstanley Cottages" 75-85 Main Street Grade II listed building built in 1859</i></p> <p>Originally six farm cottages, built for the price of £233 each. They were designed by London architect William Butterfield, who designed Cressida Place in Braunstone and the National School in Kirby Muxloe. Built of red brick, they have irregular diaper patterning in blue headers, a tiled roof and battered brick chimneys. It is said that the Farm labourers were able to live rent free as long as they worked on Sundays.</p>	
<p><i>Numbers 84 and 86 Main Street</i> Built in the late 1800's, it is thought that this building was once a grain store and a cottage, most likely owned by the owners of The Poplars.</p>	
<p><i>60, Main Street "A.A. Moore, Florist"</i> The building was originally a farm house and it is thought that parts date back to the 18<sup>th</sup> century. When renovations were taking place in 1996, several very old wooden beams were found. They were sent to Nottingham University for dendrochronological testing. The beams date back to 1396 and the brickwork is identical to materials used for building the castle. It is thought that when the building was erected, many of the materials came from the decaying castle. The original old brickwork can be seen at the rear of the building.</p>	
<p><i>Wheelwright's Shop no. 46, Main Street</i> This building was in use before 1881. The first mention of a wheelwright's shop in the village was in the 1841 census. The last wheelwright was Tom Moore, who closed down in the 1950's. The building was then extended to form a long low building used as a factory. If you look closely, the original building is visible on the left.</p>	
<p><i>45-47 Main Street.</i> Recently an Optician's shop, the building has a very interesting window frame. Built in the late 1800's, the property has retained the wooden panelling to the interior walls. George Barkby, the last shoe mender in the village, collected cigarette cards which were pinned to the wooden panelling. Customers brought in their own cards to add to the collection. Number 47 was originally a butcher's shop.</p>	

<p><i>Number 51 Main Street "Ivy Cottage"</i> Believed to have been built before 1885. Another nice example of Victorian architecture, the barge boards on the side of the building are a particular feature. The cottage was thought to have been thatched at one time. It was the end property of a row of terraced cottages built in an L shape fronting Main Street and the footpath. The other cottages were demolished in the 1950's, leaving Ivy cottage standing alone. During recent excavations, the bricks at the front of the building have been dated as 15<sup>th</sup> century, whilst the rear is Victorian. It is likely that the bricks at the front of the building came from the tower at the Castle, which was demolished in the eighteenth century. There is a brick lined well under the floor in one of the back rooms; this would have originally been in the rear garden.</p>	
<p><i>Number 41 "The Old Post Office"</i> Another cottage built in the late 1800's, Number 39, "<i>Clover Cottage</i>" At the end of the row and attached to the Old Post Office.</p>	
<p>Numbers 30-32 Main Street, Grade II listed buildings. The two semi-detached cottages were built in 1850. Originally, they were thought to have housed farm workers. Note the tall chimney pots.</p>	
<p>"The Old Forge" Built in 1890, originally in red brick but now painted off-white.</p>	
<p><i>Number 29 "Ivy House"</i> This house is thought to have been built around the turn of the century. Originally home to the Forman family, who had a fleet of buses</p>	
<p><i>23 and 25 Main Street.</i> A pair of Victorian semi-detached villas, built in 1893.</p>	
<p><i>Numbers 17, 19 and 21 "Westbourne Cottages" and "Hereford House"</i> The houses both bear a decorative date plaque on the upper walls. They were built in 1893.</p>	






<p><b>Numbers 13 and 15 Main Street</b> These houses were built in 1900. They have both been subject to large extensions.</p>	
<p><b>Church Road, Castle Road and Barwell Road</b> The houses were built from 1885 onwards. Originally many houses were occupied by chauffeurs, gardeners and handymen employed by the occupants of the grand new houses on Kirby Fields.</p>	
<p>On Church Road, the Free Church School Rooms are the only part of the original Free Church (built in 1883) to remain after the bombing of November 1940. This building still retains much of its Victorian character.</p>	
<p><b>Gullet Lane /Links Road</b> The lane is a mixture of houses of various dates. The oldest house on Gullet Lane, aside from the farm cottages mentioned in the Post Medieval section, is <i>The Homestead</i>, at the top of the unadopted part of the lane. The house was built in around 1885 and has many Victorian features.</p>	
<p><b>Station Road</b> <i>Lyndhurst and Lyndene</i> Two Victorian semi-detached villas, retaining some of the original features.</p>	
<p><b>"Ashleigh" and "Fernleigh"</b> a pair of substantial Victorian villas built in 1881. These houses are likely to be included in the conservation area of Kirby Fields.</p>	
<p><b>"Inglewood" and "Heatherleigh"</b> Also built in 1881, another pair of substantial Victorian villas in Kirby Fields.</p>	



## 9. 20th Century (1901 to 2000)

<p><b>Main Street continued</b>  <i>Numbers 10 and 12 Main Street.</i> A substantial pair of Edwardian, three storey, semi-detached houses. The houses were built in 1905 and retain many of the original Edwardian features.</p>	
<p><i>14-16 Main Street</i> Edwardian Villas built in 1905</p>	<p>•</p>
<p><i>18-24 Main Street</i> houses thought to have been built around 1905</p>	
<p><i>"The Free Church"</i> was built in 1953. It replaced the original Free Church, which was razed to the ground in the bombing of Kirby Muxloe in November 1940.</p>	
<p><i>"Robinswood"</i> Built by Albert Davey for his own occupation in 1925. It had a large sandpit in the garden adjacent to the Church yard. It is situated along a drive by the side of A..A Moore's, Florist.</p>	
<p><b>The Croft</b> A collection of houses built in around 1930. This is a "private road".</p>	
<p><b>Gullet Lane / Links Road</b> The majority of the houses were built in this period. To name a few of the older ones: no. 2 <i>"Headlands"</i> (1912), no.6 <i>"Grey Stones"</i> (1924), <i>"Ash Tree Cottage"</i> (1914), <i>"Lane House"</i> (1903). Most of the other houses were built in the 1920's or '30's.</p>	
<p>The houses on the unadopted part of the lane – <i>"Hedgerows"</i> (1903), <i>"The Elms"</i> (1912), <i>"The Lindens"</i> (1905), <i>"Silver Edge"</i> (1920's), <i>"The Woodlands"</i> (1930's). This part of Gullet Lane is in need of conservation in order to retain its semi-rural features. The lane itself dates back to 1367. Many people take walks along the lane with their families and dogs. There is a need to preserve trees and ancient hedgerow.</p>	



<p>The houses on Links Road are in general large and imposing. They were mainly built around the 1920's to 1940's with some newer builds.</p>	
<p><b>Station Road</b> Trees bordering Towers Close and Towers Drive are native spruce tree, thought to have been planted by the first owner of The Towers. Also in this area are decorative walls with small turrets originally bordering The Towers (itself now demolished). The trees and the decorative walls add to the distinct character of the area.</p>	
<p>Number 4, Station Road "<i>Famille House</i>" a building with distinct Edwardian features. However, this house is not all that it seems, as the original house was demolished after the bombing of 1940 and the owners had it rebuilt in the late 1940's as a replica of the original building.</p>	
<p><b>Station Drive</b> "<i>The Links</i>" possibly built at the turn of the century. The house is reached by crossing the railway line on Station Drive and then walking up the track to the house.</p>	
<p><b>Stone of Remembrance and Memorial Gardens, Station Road</b></p> <p>The Stone of Remembrance and Memorial Gardens became a listed building in 2017. The Stone has a two stepped base and is surmounted by a white alter-like structure, bearing three incised slate tablets, one on the front face and one on each side.</p> <p>The Memorial Gates were erected in 1923, to commemorate the men of the village who fell in the First World War. They were created by Joseph Herbert Morcom and John Russell. The unveiling took place on 10th June 1923.</p> <p>The Stone of Remembrance was engraved by Joseph Herbert Morcom, who was responsible for other memorials in Leicestershire. It was first dedicated in 1933.</p> <p>The front face inscriptions are of the men who died in the Great War, 1914-1918. There are 14 names. The left-side facing tablets remember men who perished in the Second World War, 1939-1945. There are 24 names. The right-side facing tablet remembers the Korean War 1950-1953 (one name) and the Iraq War 2003-2011 (one name).</p> <p>The Memorial Gardens were redesigned in 1996.</p>	
<p><b>Masters and Titmus development</b> incorporating Cherry Tree Avenue, Barry Drive, etc. The buildings in this area were erected to form an "upmarket" development of first-class housing. There is a mixture of houses and bungalows of different design. Originally developed with its own group of shops, including a small supermarket and newsagent, it is now home to a hairdresser, high class women's clothing, nail bar, physiotherapist and gift shop.</p>	

## 10. Open Spaces in Kirby

**The Recreation Ground.** On 11<sup>th</sup> June 1920, Mr Henry Swain Bennett of Holmwood, Kirby Fields, purchased a parcel of land from Mrs Henrietta Sutton-Harding of The Towers, for the sum of £1039:14s. The parcel of land was gifted to the Parish Council with the intent that it be used by them as "public pleasure grounds". In return, the Council agreed to support, improve and maintain the grounds. In 1922, Mr Bennett was proposed as chairman of the Recreation Ground Committee and was involved in many aspects of the original agreement. Upon his death in 1927, Mr Bennett left £1,000 for scholarships for former pupils of Kirby Muxloe Council School. The land became known as the park or recreation ground, or more commonly, "the reccy".

**Kirby Muxloe Castle Environs.** If we go back in time to 1916, when H.M. Office of Works Department of Ancient Monuments and Historic buildings published a guide book to Kirby Muxloe Castle, the castle was accessed by an unmade track leading directly from Main Street to the bridge over the moat. In subsequent years, mainly around the 1960's, a large housing estate was built by Messrs Jelson, which ran parallel to the track and right up to the Castle grounds. At the present time, the Castle is accessed by travelling down Oakcroft Avenue, passing houses on the right and skirting a field on the left. The Castle is indicated by an official castle sign post at the top of the road.

The Castle is now almost invisible from Main Street. The field that sits adjacent to the Castle Farmhouse is in need of a conservation order to prevent unnecessary building work there. If the field was subject to a planning application and was passed, the Castle would be completely invisible from Main Street.

Similarly, the field at the rear of the Castle, which is a part of Blood's Hill and is known locally as Big Hill, is also in need of protection. If domestic buildings were erected on this field, as has already been applied for in 2016, the Castle would again be surrounded by modern building work. As there is a steep incline on the field at the rear of the castle, it would become overshadowed by modern day buildings.

Kirby Muxloe Castle is the jewel in the crown of the village. It must be remembered that this building is Grade I listed and is a scheduled monument. There is a need to preserve not just the castle, but the surrounding areas from becoming engulfed in modern day building works.

Map showing areas in need of protection



1-Field adjacent to Castle Farmhouse

2-Field on Blood's Hill, behind the Castle

3-Memorial Gardens and Recreation Ground

4- Castle housing estate, Messrs. Jelson

## Appendix 1 : Sources

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<sup>1</sup> An Archaeological Resource Assessment of the Neolithic and Bronze Age in Leicestershire and Rutland: Dr. Patrick Clay, ULAS, 1999.

<sup>2</sup> Leicestershire Historic Environment Record.

<sup>3</sup> "The Roman Road from Leicester to Mancetter": A.D. McWhirr. "The Transactions of the Leicestershire Archaeological and Historical Society, 1966-7"

<sup>4</sup> "Understanding Leicestershire and Rutland Place Names": J. Bourne.

<sup>5</sup> Old Kirby (Muxloe)": Jonathan Wilshire, 1985

<sup>6</sup> Ibid (as above)

<sup>7</sup> Ibid

## Appendix 2 : Building Materials

Kirby Muxloe Castle was built between 1460 and 1463 and was constructed on a site that had previously been occupied by Pakeman Place, a moated manor house built by Simon Pakeman. Sadly, the castle itself was never finished, as Lord Hastings the owner was beheaded in 1483. Although building work carried on at a slower pace in the following year, it was never completed and eventually fell into disrepair. The Castle is one of the first major buildings to be built of red brickwork, which was sourced locally. There is diaper patterning on the walls picked out in dark brickwork, as well as iconic pictures in the brickwork. The Castle lies low and near to a stream that is used to supplement the Castle moat.

During the 17<sup>th</sup> century, when the castle had been abandoned and the building had deteriorated, it became necessary for the third tower to be demolished due to its unstable structure. As far as is known, the bricks and wooden beams were left on the ground, and over the years it is thought that many of these were taken to supplement the building materials of other structures in the village.

There are examples of the narrow 15<sup>th</sup> to 17<sup>th</sup> century bricks in a number of buildings on Main Street in particular.

- 1) Ivy Cottage certainly bears the old narrow bricks on the front of the building and it has been said that the bricks were plundered from the Castle.
- 2) A.A. Moore's floristry shop was originally a farmhouse. There is a part of the building, towards the rear, where the narrow bricks can be seen in situ. When the renovations to the building took place in 1996, old wooden beams were found towards the front of the building. One of the beams was subject to dendrochronological testing at Nottingham University. The beams were dated back to around 1396 and so had most likely been used firstly in the building of Pakeman Place and then afterwards used in the building of Kirby Muxloe Castle. The bricks are typical of those made in the 15<sup>th</sup> to 17<sup>th</sup> century and could have come from the Castle or from a local brickworks.
- 3) Woodlands. Woodlands Lane, Grade II listed, certainly dates back to between 1760 and 1770 with the rear wing containing a 17<sup>th</sup> century structure. The brickwork is of typical 15<sup>th</sup> to 17<sup>th</sup> century narrow bricks. Once more, the bricks could have been plundered from the Castle or obtained from a local brickworks.
- 4) Castle Farmhouse is a Grade II listed building. The original farmhouse is believed to have been in place when the Castle was built. However, it was rebuilt in around 1630 and, again, tales are told of bricks being taken from the castle as it fell into disrepair and used to rebuild the farmhouse. Many tales have been told of a secret passage leading from the castle to the interior of the old farmhouse. A passage was found when the house was converted into a restaurant and public house in 1975. The passageway was covered with two old cheese presses, but when removed they uncovered a basket full of frogs. Of course, the question then arises – where did the frogs come from? The moat, perhaps?
- 5) The cottages on Main Street 77-83 are Grade II listed and were built in around 1859. They were designed by William Butterfield of London. The cottages are constructed of red brick with regular patterning in blue headers on the front walls.
- 6) Although not thought to have been built using old Castle bricks, numbers 17, 19 and 21 Main Street bear similar diagonal patterning on the outer walls, with the design possibly being used to reflect on the patterning on the Castle walls.



## Appendix 3 : Buildings Register

### Sources

No.	Source
1	<i>A Shop for Everything</i> by Judith Upton, pub. 2014
2	<i>Historic Environment Record</i>
3	<i>Old Kirby (Muxloe)</i> by Jonathan Wilshire, pub 1986
4	<i>KMLHG Newsletter May 2020</i>
5	<i>KMLHG Newsletter Jun 2020</i>
6	<i>KMLHG Newsletter Jul 2020</i>
7	<i>KMLHG Newsletter Aug 2020</i>
8	<i>KMLHG Newsletter Sep 2020</i>
9	<i>KMLHG Newsletter Oct 2020</i>
10	<i>KMLHG Newsletter Dec 2020</i>
11	<i>KMLHG Newsletter Jan 2021</i>
12	<i>KMLHG Virtual Library</i> , see KMLHG
13	<i>Planning Application by Aitchison Raffety, Surveyors</i>

Note: KMLHG Newsletters are available at <https://kirbymuxloelocalhistorygroup.org/Publications/ourBooks.html>

### Abbreviations

- (c) circa (about this date)
- (b) before this date
- (a) after this date
- Src Source reference number (see table above)
- [G1] Grade I Listed Building
- [G2\*] Grade II\* Listed Building
- [G2] Grade II Listed Building

### Listed Building Grades

Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I

Grade II\* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II\*

Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

Ref	Street	No/Name	Date(s)	Heritage Notes	Src
1	Barbara Avenue		1960 (c)	Part of the Masters & Titmus Estate	3
2	Barry Close		1960 (c)	Part of the Masters & Titmus Estate	3
3	Barry Drive		1960 (c)	Part of the Masters & Titmus Estate	3
4	Barwell Road	Oakdene	1920 (b)	Private house	7
5	Barwell Road	1 -11 Woodbine Cottages	1894	Private houses terrace (odd nos.)	
6	Barwell Road	2 -14 Chelmsford Houses	1897	Private houses terrace (even nos.) with some shops	
7	Barwell Road	13 -23 Esperance "	1898	Private houses terrace (odd nos.)	
8	Barwell Road	16 - 30 Kimberly Houses	1899	Private houses terrace (even nos.)	
9	Barwell Road	25 / 27		Private house semi's (odd nos.)	
10	Barwell Road	29	1930 (c)	Thompsons Newsagents	
11	Barwell Road	32 - 44	1900 (c)	Private houses terrace (even nos.)	
12	Barwell Road	41 -57	1900 (c)	Private houses terrace (odd nos.)	
13	Barwell Road	KM Primary School	1910	Kirby Muxloe Primary School. Many extensions added over time	3
14	Carlyon Court			Modern court of houses	
15	Castle Road	1 Castle Mews	1900 (c)	Private houses terrace (odd nos.)	
16	Castle Road	6 Caistor House	1914	Private house semi	
17	Castle Road	7-17 Oakdene Houses	1898	Private houses terrace (odd nos.)	
18	Castle Road	8/10 Conway Houses	1914	Private house terrace / semi	
19	Castle Road	12		Private house detached	
20	Castle Road	14 Windsor House	1915	Private house semi	
21	Castle Road	16/18 Warwick Cottages	1907	Private houses terrace	
22	Castle Road	19-31 Jubilee Cottages	1897	Private houses terrace (odd nos.)	
23	Castle Road	20/22 Belvoir Cottages	1906	Although labelled 1806. Private house terrace / semi	
24	Castle Road	24		Private house detached.	
25	Castle Road	26 Rose Cottage	1894	Private house detached	
26	Castle Road	28 Castle View	1895	Private house detached	
27	Castle Road	30/32		Private house semis	
28	Castle Road	34 Arundel Cottage	1895	Private house detached	
29	Cherry Tree Ave.		1960 (c)	Part of the Masters & Titmus Estate	3

Ref	Street	No/Name	Date(s)	Heritage Notes	Src
30	Cherry Tree Court		1960 (c)	Part of the Masters & Titmus Estate	3
31	Church Road	3/5 Pretoria Villas	1900 (c)	Private house terrace / semi	
32	Church Road	4 Elmdale Villa	1893	Private house semi	
33	Church Road	6/8 Belmont Villas	1893	Private house terrace / semi	
34	Church Road	15/17 Pretoria Villas	1900 (c)	Private houses terrace	
35	Church Road	18-22	1900 (c)	Private house terrace / semi (even nos.)	
36	Church Road	19-23	1900 (c)	Private houses terrace (odd nos.)	
37	Church Road	24/26 Glencoe Villa	1900	Private house semi	
38	Desford Road	4/6 Charnwood Villa	1900	Private House – 2 semi's	
39	Desford Road	8/10 Bradgate View	1900	Private House – part of terrace	
40	Desford Road	12/14 Forest View	1900	Private House – part of terrace	
41	Desford Road	20		Private house occupied by Frederick Bowley, steam threshing machine proprietor in 20th C	9
42	Desford Road	22 – 25	1920 (c)	Private house	
43	Desford Road	64		Private house occupied by Amy & Edith Cooper in 20th C. Amy was Leicester teacher & Edith was housekeeper	9
44	Desford Road	72		Private house occupied by Leslie & Lillian Stafford in 20th C	9
45	Desford Road	74		Private house occupied by P.C. Kempin, village “bobby”, in 20th C.	9
46	Forest Rise			Mainly post 1920	
47	Fox Lane	1 The Rowans	1905	For further details, see KMLHG Virtual Library - Houses	12
48	Gullet Lane	2 The Headlands	1913	Private House.	12
49	Gullet Lane	The Homestead	1890 (b)	Private House (unadopted road)	3
50	Gullet Lane	The Elms	1912	Private House. Extended in 2010's (unadopted road)	12
51	Gullet Lane	The Lindens	1906	Private House (unadopted road)	12
52	Gullet Lane	Silver Edge	1920	Private House. Extended in 2010's (unadopted road)	12
53	Gullet Lane	Elms Farm cottages	1700 (b)	Farmhouse cottage for Elms Farm – Lawn Cottage and The Old House (unadopted road)	
54	Harene Crescent		1960 (c)	Part of the Masters & Titmus Estate	3
55	Hawthorn Close		1960 (c)	Part of the Masters & Titmus Estate	3
56	Hedgerow Lane			Houses of varying ages. There were two cottages that were part of early Kirby, later converted into one.	3
57	Highland Avenue		1960 (c)	Part of the Masters & Titmus Estate	3
58	Kirby Lane		1903 (a)	Houses of varying ages, mostly 20th C	12

Ref	Street	No/Name	Date(s)	Heritage Notes	Src
59	Links Road		1920 (a)	Mostly 1920's, some later	
60	Main St.	1	1952	KM Free Church, built after the previous building was bombed in WW2	3
61	Main St.	2 – 24 (even)	1900 (c)	Private houses	1
62	Main St.	3	1950 (c)	Swithland House	
63	Main St.	9	1950 (a)	Private House	1
64	Main St.	14/16	1905	Private House – 2 semi's	
65	Main St.	26	1890 (c)	Batten's, seed merchants in early 20th C	1
66	Main St.	28	1890 (c)	Clarke's, greengrocers in early 20th C	1
67	Main St.	29 The Forge	1890 (c)	Jack Chesterton, village blacksmith in early 20th C, was red brick, now painted white	1
68	Main St.	30	1850 (c)	Private house [G2]	2
69	Main St.	32	1850 (c)	Private house [G2]	2
70	Main St.	34	1920 (a)	Harry Ireland, village plumber in early 20th C, later Jones & Overton, electricians, then Craft Services, then P.O.	1
71	Main St.	35	1970	Royal Oak inn, formerly the Spanish Blade, replaced the earlier Royal Oak	3
72	Main St.	36 Oak View		Lizzie Chesterton sold baby linen in early 20th C. Later, Jack & Ann Forman, grocers & bicycle repairs	1
73	Main St.	39	1920 (a)	Lizzie Chesterton, grocer in early 20th C, situated down a jitty	1
74	Main St.	40 Brooklyn		Private house occupied by Cooper family in 20th C	9
75	Main St.	41 The Old Post Office	1900 (b)	Madder's, village Post Office and bakery in early 20th C	
76	Main St.	43	1890 (c)	Private house	1
77	Main St.	44 Old White House	1500 (b)	The Old White House. Ale house in 18th C. Later, Miss Westland, then Dr. Jones lived here in 20th C. [G2]	1,6
78	Main St.	45	1890 (c)	George (Tin Tack) Barkby, village cobbler in early 20th C	1
79	Main St.	46	1890 (c)	Joe Moore, village wheelwright in early 20th C. Later addition of long low factory building	3
80	Main St.	47	1890 (c)	George Russell, village butcher in early 20th C	1
81	Main St.	51 Ivy Cottage	1885 (b)	Bricks at front of building are 15th century, probably from the Castle, whilst the rear is Victorian	
82	Main St.	60	1890 (c)	Burdett's, grocers in early 20th C. Some parts (beam & some bricks) from earlier dates. Now a florist	1
83	Main St.	75 – 85 (odd)	1859	75 – 85 odd nos. Winstanley Cottages [G2]. Note: House numbers incorrect in ref. 3	3,13
84	Main St.	76 Church Hall	1924	St Bartholomew's Church Hall	5
85	Main St.	82 The Poplars	1707 (c)	"Queen Anne farmhouse", roof replaced in WW2 [G2]	7
86	Main St.	84 / 86	1900 (b)	Believed once a grain store and cottage, probably owned by the Poplars	
87	Main St.	90a Vernon House	1875	Private house. Mr Downing held con-conformist meetings in billiards room in 1876. Later owner: Frederick Brailsford	1



Ref	Street	No/Name	Date(s)	Heritage Notes	Src
88	Main St.	90b Wisteria Cottage	1875	Private house	
89	Main St.	90c Hawthorne Cottage	1875	Private house	
90	Main St.	93 Castle Farm	1663 (b)	Oldest farm in village. Thomas Penfold earliest known owner. Known as Wathes Farm in 20th C [G2]	1
91	Main St.	95 Castle Hotel	1630 (b)	Orig. Castle Farmhouse. Rebuilt c. 1630 using bricks from 3rd tower of Kirby Castle. [G2]	3
92	Main St.	106	1885 (c)	Large Victorian semi split into 2 flats in 1939, occupied by Gertrude Nattle and two RAF officers, now single building	8
93	Main St.	108	1885 (c)	Large Victorian semi with 106	
94	Main St.	114 Scout Hut	1883	15th Leic. KM Scout Hut, was Zion Chapel – first purpose-built non-conformist church premises, then Tech. School	1
95	Main St.	126		Private house occupied by Mrs Mawby in early 20th C	
96	Main St.	St Bartholomew Church	1300 (c)	C14/15 alterations to tower. Very much restored 1849 and 1857-8, with further restorations to tower 1891. [G2*]	3
97	Main St.	Stable Cottage	1888	Farmworker's cottage	
98	Main St.	Step Cottage	1888	Farmworker's cottage	
99	Main St.	Tail Cottage	1888	Farmworker's cottage	
100	Main St.	jitty	1940 (a)	Doctor's surgery in early 20th C	
101	Main St.	Jasmin Cottage	1888	Farmworker's cottage	
102	Martin Avenue		1960 (c)	Part of the Masters & Titmus Estate	3
103	Maytree Drive		1960 (c)	Part of the Masters & Titmus Estate	3
104	Oakcroft Avenue	Kirby Muxloe Castle	1483	Built by William Lord Hastings until his execution in 1483 [G1}	3
105	Pine Tree Grove		1960 (c)	Part of the Masters & Titmus Estate	3
106	Pretoria Road			Mostly modern	
107	Princess Drive		1950's	Mainly council houses, some private	
108	Ratby Lane	400 Faith Cottage	1876 (b)	Early meeting house for non-conformists. Grocer and sweet shop from c.1940, B & B later	1
109	Ratby Lane	398 The Chestnuts	1901 (b)	Private House, owned by Mrs Mitchell in early 20th C	8
110	Ratby Lane	Old School House	1858	Kirby's 1st National School to 1910, private house to 1922, parsonage to c.1930, vicarage, then Parson's Farewell [G2]	1
111	Shepherds Close		1960 (c)	Part of the Masters & Titmus Estate	
112	Station Drive	The Links	1901 (b)	Over railway line then up track	1
113	Station Road	Brook House / Fernleigh	1880	Private house, semi-detached. Brook House was Ashleigh	3
114	Station Road	Forest House	1880		
115	Station Road	Heather Lea / Inglewood	1880	Private house, semi-detached. Inglewood was Dr Garfit's house	
116	Station Road	Stamford House			

Ref	Street	No/Name	Date(s)	Heritage Notes	Src
117	Station Road	8		Was Newlands Nursing Home, now private house	4,10
118	Station Road	10 Lyndene / Ivydene	1901 (b)	Private house, semi-detached	11
119	The Croft		1930's	Private road	
120	Towers Drive		1879 (c)	Round brickwork at lower end is part of an entrance to The Towers, large Victorian private house no longer existing	3
121	Valjean Crescent		1960 (c)	Part of the Masters & Titmus Estate	
122	Vicarage Close		1945 (a)	Houses built by Fred Clarke	
123	Woodlands Lane	The Woodlands	1680 (c)	Owned by Thomas Barwell, seed and cake merchant, between 1825 & 1896. HQ of Pioneer Corps in WW2 [G2]	1,8
124	Woodlands Lane	Woodlands Cottage	1680 (c)	Adjacent to The Woodlands [G2]	