

WINKLEY HALL FARM, WHALLEY ROAD, CLITHEROE, LANCASHIRE

Archaeological Desk-Based Assessment



Client: Winkley Hall Farm Ltd

NGR. 370919 438438

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September 2025



The Site	
Site Name	Winkley Hall Fam, Whalley Road, Clitheroe
County	Lancashire
NGR	370919 438438

Client	
Client Name	Winkley Hall Farm Ltd
Client's architect	Stanton Andrews Architects

Planning	
Pre-planning?	Yes
Planning Application No.	n/a
Plans (e.g. conversion, extension, demolition)	n/a
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Planning Archaeologist	Lancashire County Council

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Date of site visit	19/08/2025

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Summary

Prior to the submission of a planning application for the conversion of three historic barns at Winkley Hall Farm, Whalley Road, Clitheroe, Lancashire, for domestic and ancillary use, Greenlane Archaeology was commissioned to carry out a desk-based assessment of the site.

Winkley Hall Farm lies within a wider area of archaeological interest, with known activity from at least the Mesolithic, and significant Roman activity at nearby Ribchester, but its principal archaeological interest is in the medieval period. While the place-name evidence suggests early medieval activity, the site was first recorded in the 12th century as the site of a hospitallers estate belonging to the Knights of St John of Jerusalem, and was latterly connected to the Winkley family. The extant pond, later described as a 'mill pond' perhaps represents a moated site, and there are references to a mill at the site from the 15th century. The property remained in the Winkley family until the 17th century, with the 'capital messuage' first mentioned in the late 16th century. It had evidently become a farm by at least the 19th century and a new Winkley Hall was built a short distance to the north-west shortly after. A consultation with the Historic Environment Record revealed seven previously known sites of archaeological interest within a study area of 500m, including the current Winkley Hall, Winkley Hall Farm, the pond and a former bark mill (perhaps the site of the earlier mill) and a tan(ning) yard.

A site visit revealed that the three barns comprise a large former threshing barn with later additions, a smaller barn probably largely used for animal housing, and an even smaller building clearly also for animal housing, with an upper floor accessed by an external staircase. All three are now essentially surrounded by modern farm buildings, with the former farmhouse and attached cottage to the south, and the extant pond remaining on the west side of the site.

The proposals at present are expected to have minimal impact on anything of known archaeological interest, although there is a relatively high likelihood that significant remains relating to the medieval Winkley Hall are present on the site. It is recommended that, as a minimum, an archaeological watching brief be carried out on any groundworks that have the potential to disturb below ground remains.

1. Introduction

1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

1.2 Location, Geology, and Topography

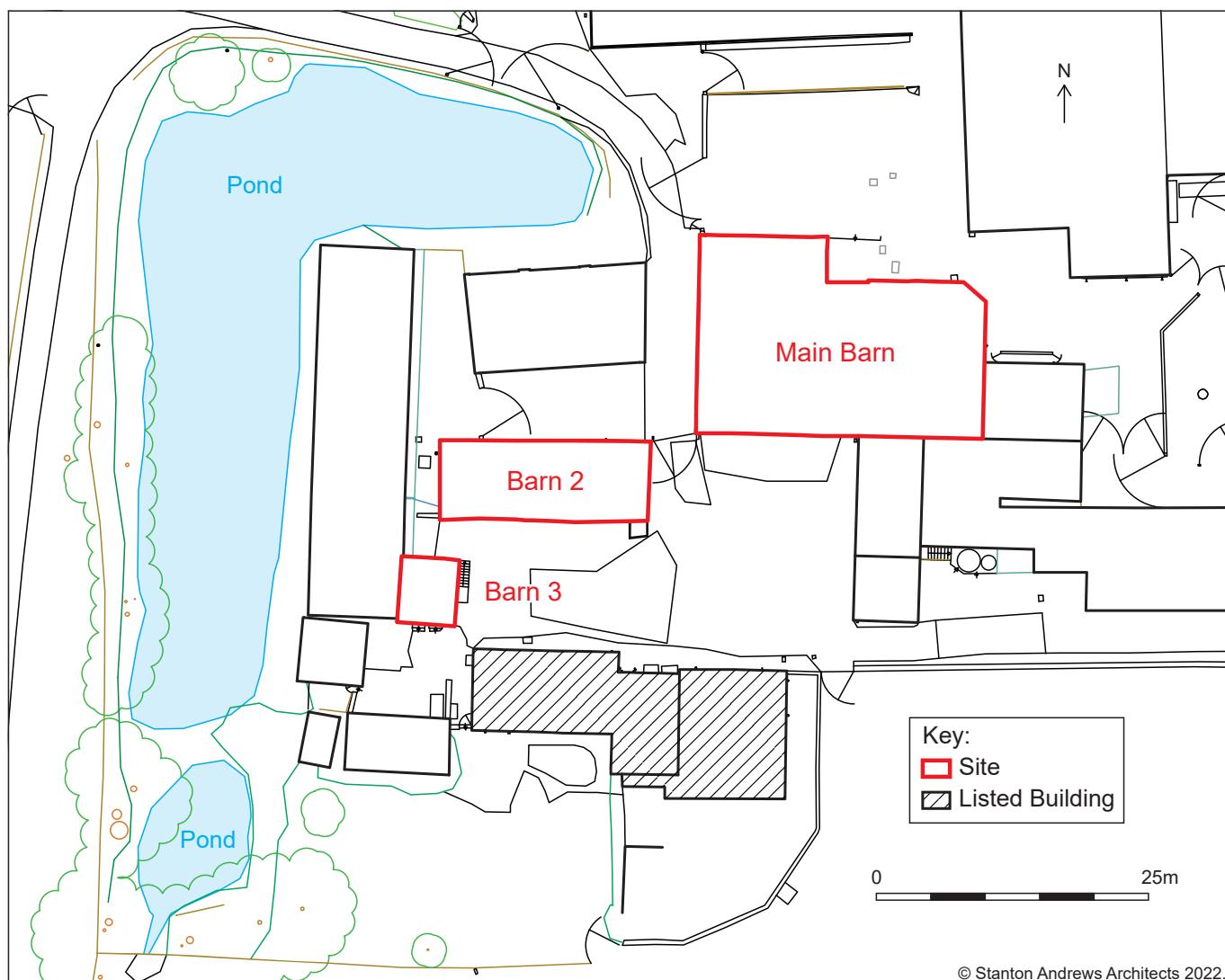
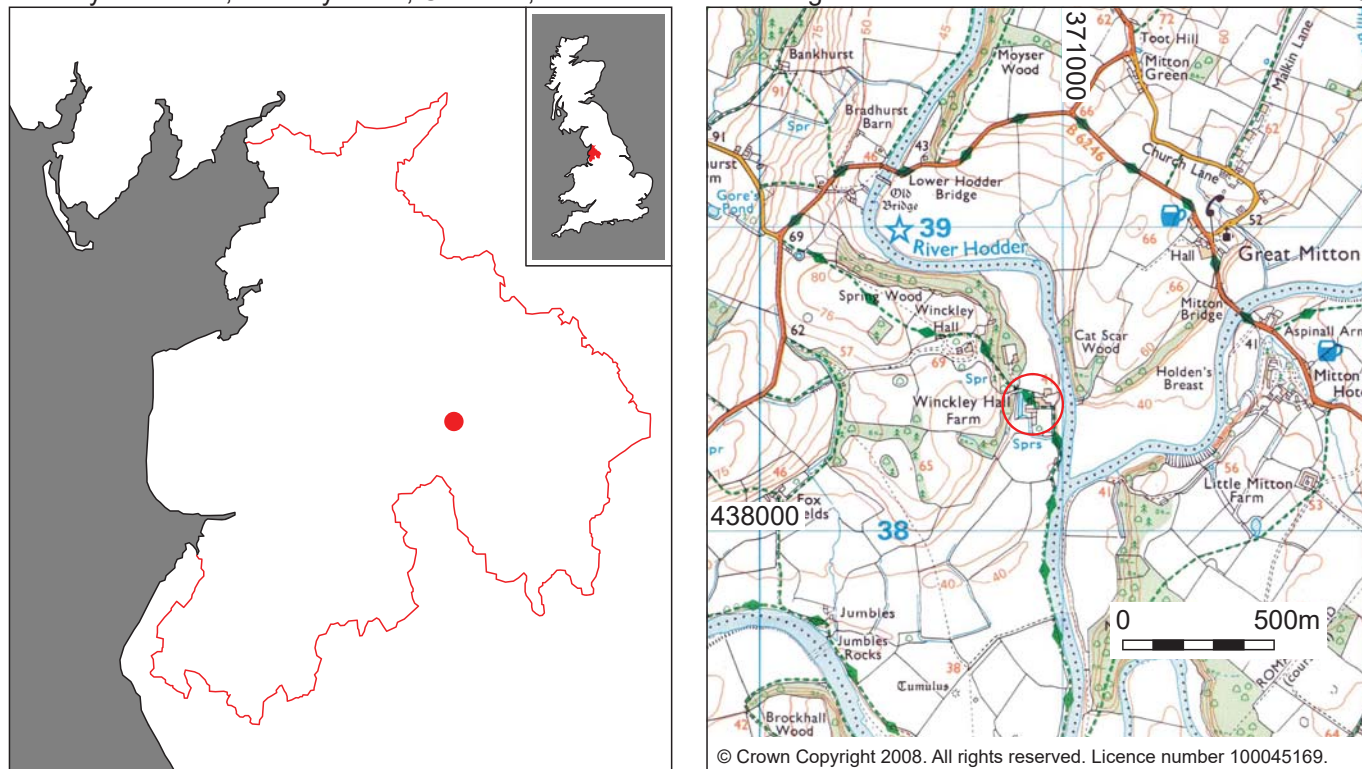
1.2.1 Winkley Hall Farm is located on the west side of the River Hodder, immediately north of its confluence with the River Ribble, 3km north-west of the village of Whalley and 5km south-west of Clitheroe (Figure 1; Ordnance Survey 2008). It is approximately 45m above sea level.

1.2.2 It is located in the area characterised as the 'Lancashire Valleys', south of the Bowland Fells, which is dominated by the urban areas of industrial towns such as Blackburn (Countryside Commission 1998, 102). The rural fringes of this area, in which the site is located, are dominated by pasture and small areas of woodland divided by hedgerows (*op cit*, 103). Winkley Hall is now located on the Ribble Valley's 'Tolkien Trail', JRR Tolkien having worked on *The Lord of the Rings* while working at nearby Stoneyhurst College during WWII (Visit Lancashire 2025).

1.2.3 The solid geology of the area is dominated by millstone grit, which is overlain by heavy glacial clays (Countryside Commission 1998, 102).

1.3 Site Name

1.3.1 Throughout this report the site will be referred to as "Winkley Hall Farm" or "Winkley Hall", as per the client's usage. Historically it was often named "Winckley Hall", and this name is still used on the current Ordnance Survey mapping, even though elsewhere the 'c' seems to have been dropped more recently and in other cases was apparently never used at all.



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Figure 1: Site location

2. Methodology

2.1 Desk-Based Assessment

2.1.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2020a). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **HER:** this is the primary source of information recording previously known archaeological discoveries – a search was made for a study area of 500m from the centre of the site. For each recorded site of archaeological interest a grid reference, description, and related sources were obtained for inclusion in the gazetteer (see *Appendix 2*). In addition, details of previous archaeological work carried out within the study area were also obtained from the HER;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and tithe maps were consulted online;
- **Local Studies Library:** additional primary sources were consulted in the local studies section of Clitheroe Library, although a copy of the Winkley Hall estate sale of 1878 listed as held there could not be located;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

2.2 Site Visit

2.2.1 A brief site visit was carried out covering the proposed development area and other areas that might be affected. Particular attention was paid to the identification of features of historical or archaeological interest, but other relevant features were recorded such as later aspects of the site that may have impacted on the earlier remains or could constrain further investigation. Colour digital photographs showing the general arrangement of the site and any features of interest were taken.

2.3 Archive

2.3.1 The archive of the project will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the CIfA guidelines (CIfA 2020b). In addition, details will be submitted to the Online Access to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. A paper copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.



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Figure 2: Gazetteer site plan

3. Results

3.1 Introduction

3.1.1 A total of seven sites of archaeological interest were identified within the study area during the desk-based assessment (Figure 2; summarised in Table 1 below) ranging from possibly late prehistoric to Romano-British to post-medieval in date. Sites included in the gazetteer that relate to periods of the study area's history are individually mentioned in the site history (see *Section 4* below).

Site No.	Type	Period
1	Cropmark enclosure	Unknown (late prehistoric – Romano-British?)
2	Hall (present Winkley Hall)	Post-medieval
3	Tan yard	Post-medieval
4	Bark mill/water mill	Post-medieval
5	Pond	Medieval/post-medieval
6	Farm	Medieval – post-medieval
7	Ford	Post-medieval

Table 1: Summary of the gazetteer sites identified within the study area

3.2 Desk-Based Assessment

3.2.1 The results of the desk-based assessment have been used to produce two main elements. Firstly, all available maps of the area were compiled into a map regression, demonstrating how the site physically developed (*Section 3.3*), and secondly, to produce a background history of the site discussed in this report. This background history is intended to cover all periods, in part to provide information that can be used to assess the potential of the site, but more importantly to present the documented details of any nearby or related archaeological sites that are known (see *Section 4*).

3.2.2 Once this information has been compiled the significance of those sites of archaeological interest within the study area, their potential, and the degree to which they are likely to be affected is considered (*Section 5*) and based on this possible mitigation work is then suggested.

3.3 Map and Image Regression

3.3.1 **Introduction:** early maps of the area tend to be county wide and so at a scale that lacks detail, so the most useful maps tend to date from the mid-19th century onwards. In this case there are two earlier maps for the nearby Stonyhurst Estate, which include the site and are relatively detailed.

3.3.2 **Estate plan, 1733:** this is a recent copy of a large plan, the original of which is held at Stonyhurst College (OA North 2015, 4; LRO P/90/1 1733). Although of small scale and not particularly clear it apparently shows the main barn, Barn 2, and the farmhouse (Plate 1).

3.3.3 **Estate plan, 1774:** this is another estate plan for Stonyhurst (LRO DDX 59/1 1774), but it shows the site in some detail, with the main barn, Barn 2, and the farmhouse clearly depicted, the latter with an approximately cruciform plan. In addition, the pond to the west (**Site 5**) is also clearly shown, as a C-shape, and another building to the east, probably corresponding to the later bark mill (**Site 4**) is also shown.

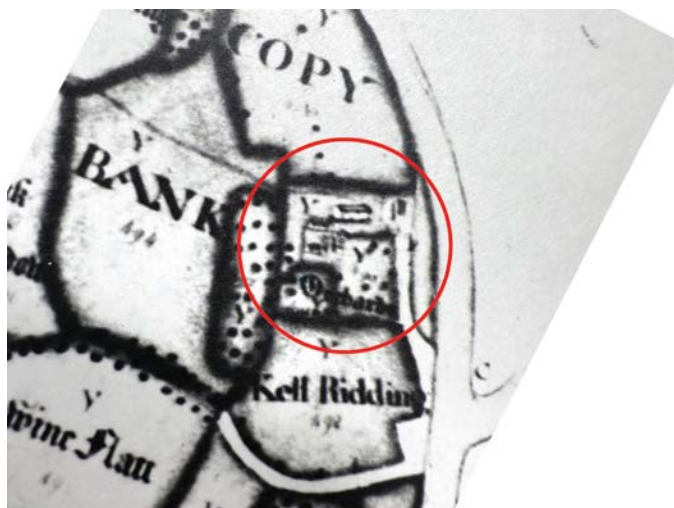


Plate 1 (left): Extract from the estate plan of 1733

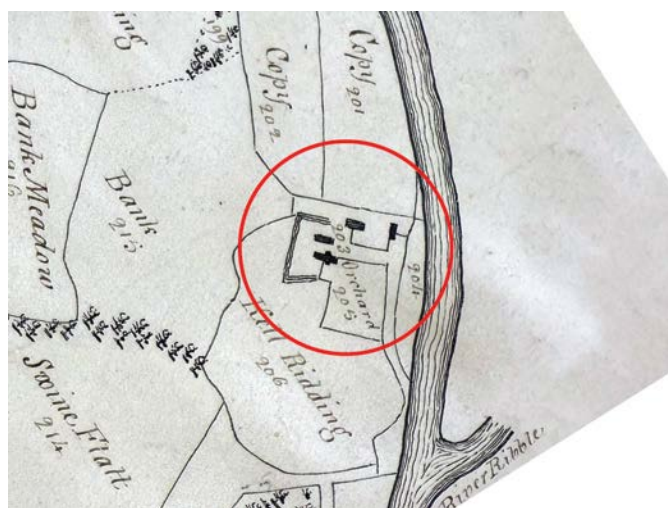


Plate 2 (right): Extract from the estate plan of 1774

3.3.4 Ordnance Survey, 1848: this edition of the Ordnance Survey map at a scale of 1:10,560 shows the site in relatively good detail, which at this time is named 'Winckley Hall' (**Site 6**), with 'Winckley Tan Yard' (**Site 3**) marked on the north side and a 'Bark Mill' (**Site 4**) to the east (Plate 3). The 'Mill Pond' (**Site 5**) labelled to the west, is shown as more of an angular C-shape than what it is now, with a presumably related feature marked as 'Piped' at the north-east end of it. The three barns are shown at this time, although it is not clear if any in fact relate to the tan yard or bark mill.

3.3.5 Winkley Hall estate plan, 1878: (LRO DDX 116/16/1 1878; Plate 4): this is a detailed plan that originally formed part of a larger set of sales particulars (a complete version is listed among the Clitheroe Library's local studies collection, but could not be found). It shows in detail the buildings making up the farm, which is still named 'Winkley Hall', with the main barn and Barn 2 labelled 'Barn &c' and Barn 3 shown with a range of attached walls to the south. The house and pond (**Site 5**) are also labelled, as is the 'SITE OF TAN YARD' to the north-east (**Site 3**). The site of the former bark mill (**Site 4**) is evident as a space where a building was shown on the previous map, indicating that it had been demolished by this time.

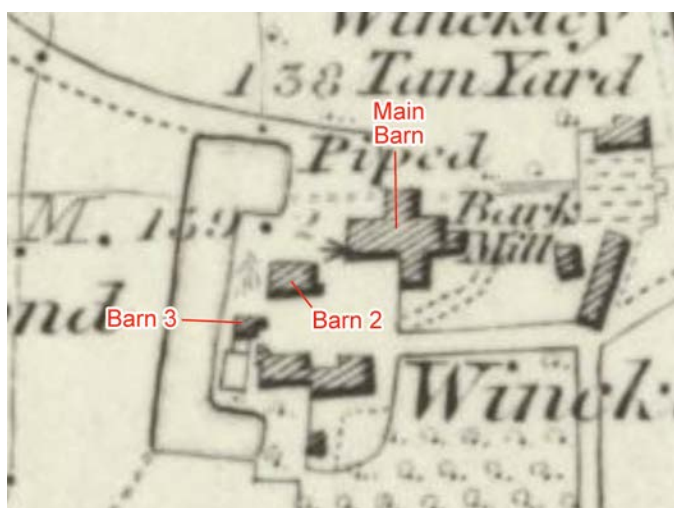


Plate 3 (left): Extract from the Ordnance Survey map of 1848

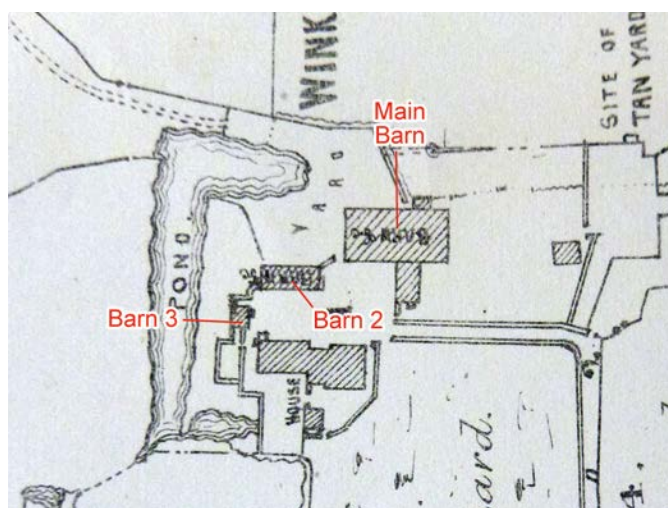


Plate 4 (right): Extract from an estate plan, 1878

3.3.6 Ordnance Survey, 1894: the first 1:2,500 Ordnance Survey map shows a similar arrangement to the earlier 1: 10,560 map, but with more detail, and is broadly similar to the plan of 1878. From this date the site is named 'Winkley Hall Farm'. The three barns are clearly depicted, the 'main barn' with a range

of projecting sections off the south-east corner, while 'Barn 2' appears to have been enlarged since the earlier map (Plate 5; cf. Plate 4). The tan yard (**Site 3**) and bark mill (**Site 4**) are no longer depicted or named, while the pond (**Site 5**) has become more of an inverted L-shape and closer to the current arrangement.

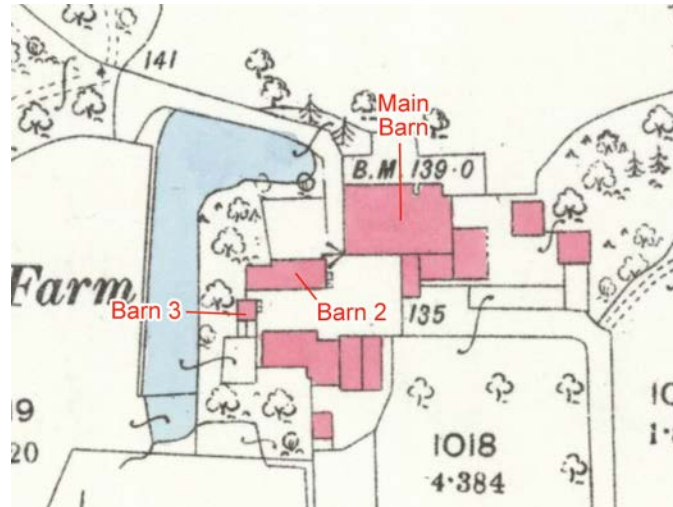


Plate 5: Extract from Ordnance Survey map of 1894

3.3.7 **Ordnance Survey, 1895 and 1911:** these maps, at a scale of 1:10,560, show less detail but the site appears largely unchanged from the 1894 edition (Plate 6 and Plate 7; cf. Plate 5).

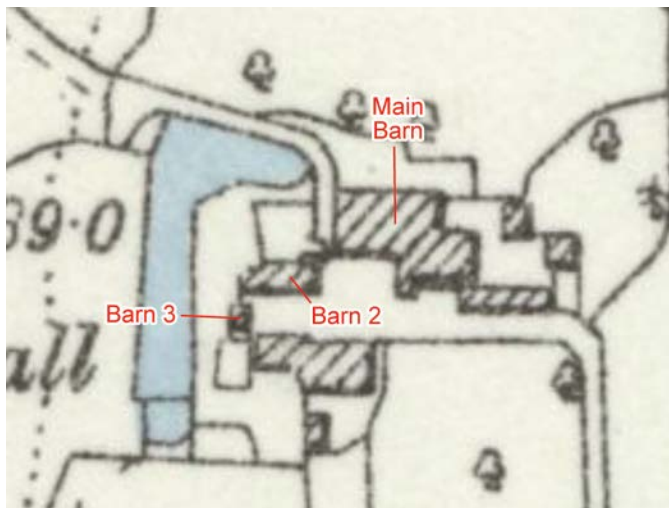


Plate 6 (left): Extract from Ordnance Survey map, 1895

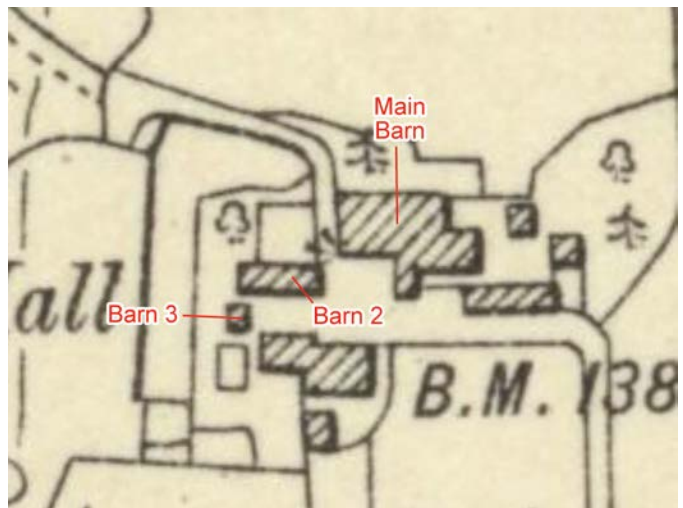


Plate 7 (right): Extract from Ordnance Survey map, 1911

3.3.8 **Ordnance Survey 1912 and 1932:** the 1:10,560 maps of this date show the site in more detail than that of 1892, with more subdivisions shown within the buildings, but the footprints of the three barns are essentially the same (Plate 8 and Plate 9). A new, apparently open-fronted, building is depicted on the north-west side of the site and there are now two 'Sluices' marked on the east and south sides of the pond to the west of the farm.

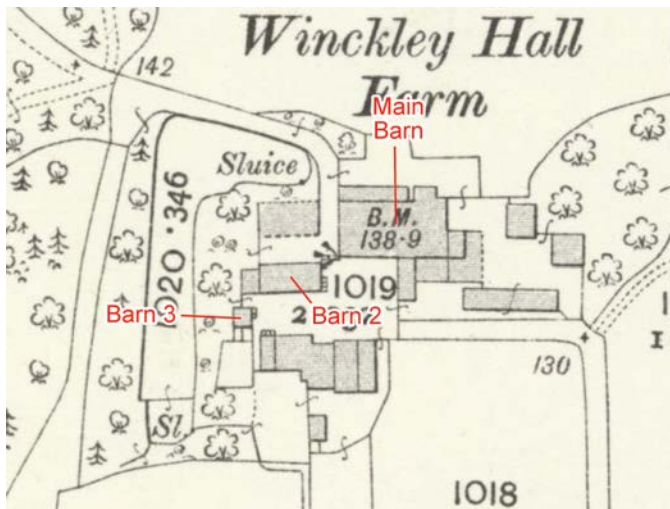


Plate 8 (left): Extract from Ordnance Survey map, 1912

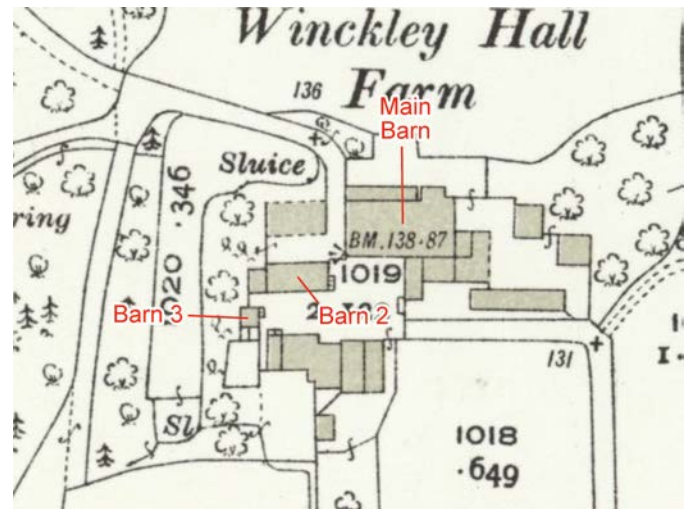


Plate 9 (right): Extract from Ordnance Survey map, 1932

3.4 Site Visit

3.4.1 Site Arrangement and Character: at the time of the site visit the site comprised a working farm, with the former farmhouse and attached cottage on the south side, the main barn on the north-east side, with attached modern farm buildings to the east and south, Barn 2 in the centre of the site, and Barn 3 to the south-west, again with attached modern farm buildings to the west. There are further modern farm buildings to the north-east and an office north of Barn 2. The entrance to the farm is via a drive from the north, which passes the modern Winkley Hall to the north-west, while the L-shaped pond remains on the north-west and west side of the site.



Plate 10 (left): The farmhouse, viewed from the north-west



Plate 11 (right): The farmhouse, viewed from the north-east



Plate 12 (left): The cottage at the east end of the farmhouse, viewed from the north-east



Plate 13 (right): The north end of the pond, viewed from the east

3.4.2 The main barn comprises a large former threshing barn of stone construction with a slate roof and a small brick outshut on the west side of the north elevation, and modern concrete block extension on the east side of the south elevation (Plate 14 to Plate 16). Barn 2 is smaller and is apparently primarily used for animal housing, with smaller doorways and only a few windows (Plate 17 to Plate 19). Barn 3 is smaller still, with a pair of small doorways in the north and south sides, and a stone staircase on the east side to the upper floor (Plate 20 and Plate 21).



Plate 14 (left): The north side of the main barn, viewed from the north-west



Plate 15 (right): The south side of the main barn, viewed from the south



Plate 16 (left): The west end of the main barn, viewed from the west

Plate 17 (right): The south and east sides of Barn 2, viewed from the south-east



Plate 18 (left): The south side of Barn 2, viewed from the south

Plate 19 (right): The north and east sides of Barn 2, viewed from the north-east



Plate 20 (left): The south side of Barn 3, viewed from the south

Plate 21 (right): The north and east sides of Barn 3, viewed from the north-east

3.4.3 **Constraints:** there were no obvious constraints to further archaeological work at the time of the site visit, with the exception of likely disturbance caused by the construction and use of the farm buildings, both historically and more recently.

4. Site History

4.1 Background History

4.1.1 The background history to the site helps our understanding of the development and use of the site, where known, making use of the map evidence presented above (see *Section 3*) where relevant. The background to the site is intended to place the results of the project in its local context and in order to do so a brief discussion of the earlier history of its wider environs is also necessary.

4.2 Prehistoric Period (c11,000 BC – 1st century AD)

4.2.1 While there is generally limited evidence for human activity in the wider region in the period immediately following the last Ice Age, there are occasional finds that demonstrate that the wider area was occupied from an early date, although probably not very intensely. Approximately 35km north-west of the site the so-called Poulton Elk was discovered in 1970; this comprised a skeleton of a male elk, later carbon dated to the early post-Glacial period, associated with antler harpoon points, at least some of which were evidently lodged in its body, which, with other injuries, show that it had been hunted by humans (Hallam *et al* 1973). Elsewhere in the wider region habitation of this date is typically found in cave sites, with a number known on the northern edge of Morecambe Bay and east into Yorkshire, with excavations at a small number of cave sites revealing the remains of animal species common at the time but now extinct in this country and artefacts of Late Upper Palaeolithic type (Cowell 1996, 20-21; Young 2002). Human remains from one of these have also recently been dated to approximately 7,100 BC (Smith *et al* 2013). The county was clearly more densely inhabited during the following period, the Mesolithic (c8,000 – 4,000 BC), as large numbers of artefacts of this date have been discovered from across Lancashire (Barrowclough 2008, 48-53). Sites of this date typically comprise collections of distinctive artefacts, microliths, often discovered during field walking and eroding from river banks (*ibid*). Coastal areas and river valleys are notably places where such material is frequently found in the wider region (Middleton *et al* 1995, 202; Hodgkinson *et al* 2000, 151-152; Hodgson and Brennand 2006, 26). However, on the higher ground, in areas such as the North Pennines, numerous such artefacts have been discovered where they have eroded from peat (Cowell 1996, 21; Spikins 1999).

4.2.2 In the following period, the Neolithic (c4,000 – 2,500 BC), large scale monuments such as burial mounds and stone circles begin to appear in the region. One of the most recognisable tool types of this period, the polished stone axe, is found in large numbers across the county, particularly in the north (Barrowclough 2008, 76), having been manufactured at Langdale in the central Lake District (Hodgson and Brennand 2006, 45). There is clearly, in general, some continuity from the preceding Mesolithic, with recent work at New Laund Farm, Whitewell in the Forest of Bowland to the north of the site, revealing evidence for continued occupation into the Iron Age (Anon nd). During the Bronze Age (c2,500 – 600 BC) monuments, particularly those thought to be ceremonial in nature, become more common still; with substantial examples including the multi-period Bleasdale Circle, to the north-west of the site, which comprised a number of different elements including a circle of timber posts (Dawkins 1900; Varley 1938). Closer is the stone circle at Mosley Heights near Burnley, which contained a range of burials alongside the stones (Barrowclough 2008, 121-123). Funerary monuments, including stone circles, have typically been examined more often than settlement sites (*op cit*, 108-129) with burials of 'Beaker' type more commonly found around the higher ground in the east of Lancashire (*op cit*, 130-133), with a large collection of material retrieved during excavations in the late 19th century at Whitehall near Darwen probably the closest example (*op cit*, 124-125). One characteristic of the lower areas, which have more wetland, is the ritual deposition of metal artefacts, particularly weapons, in water, with one style of metalwork being characteristic of the Fylde area (*op cit*, 152). Sites of Iron Age date are considerably less common in Lancashire, or at least examples that are well dated. Throughout the county settlement sites (burials are almost unknown) tend to comprise small enclosed groups of hut circles, although these are very difficult to identify in the archaeological record (*op cit*, 192) with larger hill-top hillforts found where there is suitable topography. There is likely to be considerable continuity in settlement sites from the end of the Bronze Age, with the Iron Age representing a period of even greater land enclosure and management, but the excavated sites of this period are mostly in the south of the county (*op cit*, 193),

with the exception of a recently excavated site near Poulton-le-Fylde, which is, at present, unpublished (Wardell Armstrong Archaeology 2014; 2018). There is likely to have been a considerable overlap between the end of the Iron Age and the beginning of the Romano-British period, at least in terms of 'native' settlement; it is evident that in rural parts of the wider region, initially at least, the Roman invasion had a minimal impact on settlement patterns (Philpott 2006, 73-74). A rectangular enclosure, evident as a crop mark, potentially dates from this period (**Site 1**).

4.3 Romano-British to Early Medieval Period (1st century AD – 11th century AD)

4.3.1 The site lies approximately 6km east of the Roman fort at Ribchester, and immediately east of the main Roman road between the fort at Manchester and Ribchester. The Roman heritage of Ribchester, which was known as *Bremetanacum*, is well documented and has occasioned several large excavations and important finds, including the 2nd century Ribchester parade helmet. Past excavations have demonstrated the well-preserved nature of the Roman archaeology, which encompasses a complete sequence from the 1st to 5th centuries AD (Buxton and Howard-Davis 2000). The history of the fort and *vicus* are also relatively well known through inscriptions and documentary evidence. These demonstrate that the VI and XX Legions, the *Ala Secundae Asturum* (a Spanish cavalry unit), and Sarmatian auxiliary cavalry units were stationed there (Buxton and Howard-Davis 2000). By contrast, evidence for Roman activity in the immediate area of the site is more limited, with the most tangible evidence being the road linking Manchester and Ribchester, which is located to the west. This is still in use as a road but remains of the *agger* and traces of metalling have been reported (Margary 1957, 102-103). This road was probably established during the period of consolidation of Roman rule in the north-west that occurred from the late 1st century and into the early 2nd (Shotter 2004, 52-72).

4.3.2 It is becoming increasingly evident that activity in the post-Roman period continued at many major sites, such as Ribchester. A wooden church dedicated to St. Wilfrid is alleged to have been built within the remains of the standing fort in the late 6th century, which was supposedly replaced by a stone structure in the 7th century (Baines 1870). The situation in more rural areas is typically less certain, with evidence generally very limited and relies on a much smaller range of evidence (Newman 1996, 93-106). However, place-name evidence demonstrates that many settlements in the area were in existence from at least this period, with major settlements nearby such as Whalley and Clitheroe containing Old Norse and Old English elements (Ekwall 1922, 76 and 78). Winkley appears to have partly derived its name from potentially earlier British words meaning 'grey wood' (*op cit*, 141).

4.4 Medieval Period (11th century AD – 16th century AD)

4.4.1 As already seen, the place-name evidence indicates that the area was populated in the early medieval period, but the majority of settlements are only attested in documentary sources rather than through archaeological evidence, with Winkley first recorded in the middle of the 13th century (Ekwall 1922, 141). Historically it was located in the Hundred of Blackburn, and was '*part of the Hospitallers' estate in Aighton and Bailey, which was treated as part of their manor of Stidd*' (Farrer and Brownbill 1912, 13). There are subsequently several people who took the name of Winkley, with land passing between them and the Knights of St John and back during the 13th century, but no specific detail about any property that might have been present at the site of Winkley Hall Farm is given at this time (*op cit*, 13-14). There is a reference, made in the 15th century, to Thomas Winkley allowing the creation of what may have been a mill stream '*over his land to the water of Ribble near its junction with the Hodder*' (*ibid*). It is not until the middle of the 16th century that a "*capital or manor house called Winkley Hall*" is specifically mentioned, in the will of Roger Winkley dated 1556 (Winkley nd, 11). His son, Anthony, died in 1566 "*seised of the capital messuage Winkley Hall in Aighton and 30 acres of land, held of the queen as of the late monastery of S John of Jerusalem in England by a rent of 4s.*" (Farrer and Brownbill 1912, 14).

4.4.2 Evidence for medieval remains surviving on the site is minimal, although it is likely that the current Winkley Hall Farm (**Site 6**), was original site of the medieval Winkley Hall, and that the extant L-shaped pond, labelled as 'mill pond' on later maps (**Site 5**), potentially represents the remains of a moat associated with it. The 'bark mill' (**Site 3**) may also have originated as a medieval water mill.

4.5 Post-medieval Period (16th century AD – present)

4.5.1 The original Winkley Hall remained in the possession of the Winkley family until the middle of the 17th century, and had passed to the Lacy family by 1696, when it was sold by Sarah Lacy, widow of Thomas Lacy to Sir Nicholas Shireburne (Farrer and Brownbill 1912, 14). It ultimately became part of the Stoneyhurst estate and passed with it until Thomas Weld sold it to James Wilkinson in 1828 and it was later sold by their descendants to William Walmsley Simpson in 1879 (*ibid*). By that time the extant farmhouse was said to be *'of no architectural interest, having been entirely modernized and altered from its original appearance. It is a two-storey stone building with thick walls facing east to the river, but its only ancient features are two windows of 17th-century date at the back, of five and three lights respectively with transoms and hood moulds, and a low one of the same date in the northern end gable'* (*ibid*). Winkley (nd, 10) similarly describes the farmhouse: *"the greater part of it having been pulled down. The kitchen and some rooms over are the chief portion of what is left of it. The remainder of the existing building is modern"*.

4.5.2 A new Winkley Hall (**Site 2**) was constructed a short distance to the north-west in the later 19th century and by at least 1848 a tan yard (**Site 3**) and a water mill (**Site 4**) were present on the site of what had become Winkley Hall Farm, although it is possible that the latter represents the site of a medieval mill.

4.6 Previous Archaeological Work

4.6.1 No previous pieces of archaeological work are recorded on the HER within the study area.

5. Discussion

5.1 Introduction

5.1.1 The discussion of the results of the desk-based assessment and site visit is intended to determine the archaeological significance and potential of any known remains (above or below ground) and the potential of these remains and for any further, as yet unidentified, remains being present. The system used to judge the significance of the remains identified within the development area, or those thought to have the potential to be present within the development area, is based on the criteria used to define Scheduled Monuments (DCMS 2013, Annex 4; *Appendix 1*).

5.2 Significance

5.2.1 The only elements of the site with any easily defined significance are Winkley Hall Farm and Winkley Cottage, which are jointly Listed (grade II; Historic England 2025; see *Appendix 3*) and therefore statutorily protected and of at least local significance. There are no other Listed Buildings inside the study area. The 'Main Barn', 'Barn 2' and 'Barn 3' form part of their curtilage within the wider farmyard at Winkley Hall Farm, and the map evidence demonstrates that the 'Main Barn' and 'Barn 2' are probably of at least 18th century date.

5.2.2 There are four sites within or adjacent to the proposed development area: the site of a tan yard (**Site 3**), the site of a water mill, latterly used as a bark mill (**Site 4**), the pond, referred to as a mill pond on some of the historic maps (**Site 5**), and Winkley Hall, now Winkley Hall Farm (**Site 6**) The level of significance of the features is categorised, according to each criterion, as high, medium, or low, and an average of these has been used to produce an overall level of significance for each site (see Table 2 below: H=high, M=medium, L=low). As can be seen in Table 2, these features are considered to be of low to medium, medium, or medium, or medium to high significance.

5.2.3 In the case of the former water mill/bark mill (**Site 4**), this would have higher significance if it could be confirmed as having medieval origins, as would the pond (**Site 5**). Similarly, it is likely that the farmhouse at Winkley Hall Farm has medieval origins, but little or none of its original fabric probably now survives, so its significance is therefore slightly lower.

Site	3	4	5	6
Period	L	M	M	M
Rarity	L	M	M	M
Documentation	M	M	M	M
Group value	M	M	M	H
Survival/condition	L	L	M	H
Fragility/Vulnerability	L	L	L	M
Diversity	L	M	L	H
Potential	M	M	L	H
Significance	L-M	M	L-M	M-H

Table 2: Significance by site

5.3 Potential

5.3.1 There several sites of archaeological interest known to be located within the proposed development area, specifically those relating to the medieval Winkley Hall (**Site 6**), including the pond (**Site 5**), which may have originated as part of a medieval moated site. Similarly, the former 'bark mill' (**Site 3**) probably has medieval origins and elements relating to it may be present within the proposed development area. All of these sites have some archaeological potential and there is the wider potential for remains of archaeological interest relating to them to be present.

5.3.1 Details of the archaeological remains present within the study area are presented in the results of the desk-based assessment (*Section 3; Appendix 2*). The potential for as yet unidentified archaeological remains to be present, however, is based on the known occurrence of such remains in the study area and also in the local environs (see *Section 4*). Where there are no remains known within the study area the potential is based on the known occurrence within the wider local area. The degree of potential is examined by period and the results are presented in Table 3 below; in each case the level of potential is expressed as low (L), medium (M), or high (H).

Period	Present in study area?	Potential
Late Upper Palaeolithic	No	L
Mesolithic	No	L
Neolithic	No	L
Bronze Age	No	L
Iron Age	Yes?	L
Roman	Yes?	L
Early Medieval	No	L
Medieval	Yes	M
Post-medieval	Yes	H

Table 3: Degree of potential for unknown archaeological remains by period

5.3.2 In consideration of Table 3 it should be noted that the potentially Iron Age/Roman evidence relates to the crop mark enclosure (**Site 1**), which is currently undated.

5.4 Disturbance

5.4.1 The site is likely to have seen some disturbance through its use as a working farm from at least the 19th century onwards. This would almost certainly have affected any archaeological remains that might be present.

5.5 Impact

5.5.1 At present the proposals are to convert the three historic farm buildings on the site: the 'main barn', 'Barn 2', and 'Barn 3', for residential and ancillary use. As such, any impact on below-ground archaeological remains that might present, specifically those relating to the medieval Winkley Hall and associated elements, is likely to be relatively minimal. Sympathetic conversion of the buildings would also have a relatively minimal impact on the nearby Listed Buildings. In fact, the removal of modern

additions and attached farm buildings could substantially improve the setting of the historic farm buildings in general. However, any groundworks associated with the redevelopment of the barns, for example for associated services, the installation of new floors or walls, and any subsequent development of the wider site would have the potential to impact on important archaeological remains.

5.6 Conclusion and Recommendations

5.6.1 While the site is located within a wider area of general archaeological interest, there is clearly the potential for further remains specifically relating to the medieval Winkley Hall and associated structures to be present within it. It is therefore recommended that, as a minimum, an archaeological watching brief be maintained during any relevant groundworks during development, depending on its scale and size

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6.3 Aerial photographs

RAF, 1948 RAF Vertical Aerial Photography 2610: 4311-2

Appendix 1: Significance Criteria

After DCMS 2013, Annex 1: '*Principals of Selection for Scheduled Monuments*'

- i) *Period*: all types of monuments that characterise a category or period should be considered for preservation;
- ii) *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context;
- iii) *Documentation*: the significance of a monument may be enhanced by the existence of record of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records;
- iv) *Group Value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group;
- v) *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features;
- vi) *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection which scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed historic buildings;
- vii) *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute;
- viii) *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.

Appendix 2: Site Gazetteer

Gazetteer Site Number: 1**HER Number:** PRN3118 – MLA3118**NGR:** SD 71060 38730**Sources:** HER; RAF 1948**Designation:** none**Type:** rectangular enclosure; square enclosure**Description:** an aerial photograph shows three very small enclosures [north of Cat Scar Wood, Great Mitton], two square and one rectangular, close together.**Period:** uncertain

Gazetteer Site Number: 2**HER Number:** PRN38710 – MLA36181**NGR:** SD 70694 38598 (point)**Sources:** HER; Barker et al 2013; Bennis and Dyke 1998**Designation:** none**Type:** country house; landscape park**Description:** Winckley Hall 370709 438608 [NGR] Ribble Valley C [Category C denoted as 'of further interest' in Barker et al (2013, 6) in reference to Bennis and Dyke (1998) *Historic Designed Landscapes of Lancashire* report] ID [category [level of significance determined by the historic designed landscapes project team]: insufficient data (ID)] rv [type: rural villa; 'A smaller area of land surrounding a large house and its attendant buildings including gardens and, occasionally, kitchen gardens. In single ownership, many of these exist in the county and were often the homes of wealthy industrialists' (Barker et al 2013, 61)] Remnant landscape feature (Barker et al 2013, 48).Built in the second half of the 19th century with an associated landscape park; presumably to replace the original Winckley Hall (PRN6102; **Site 6**) when it became a farm.**Period:** SD 70694 38598 (point)

Gazetteer Site Number: 3**HER Number:** PRN30738 – MLA27450**NGR:** SD 7098 3845 (point)**Sources:** HER**Designation:** none**Type:** tannery**Description:** Winckley tan yard; tan yard shown on Ordnance Survey 1848 1:10,560 map. No longer extant.**Period:** post-medieval

Gazetteer Site Number: 4**HER Number:** PRN28260 – MLA27452**NGR:** SD 70931 38430 (point)**Sources:** HER; OA North 2008, 201**Designation:** none**Type:** bark mill; watermill**Description:** mill shown on Ordnance Survey 1:10,560 map of 1848. Appears to be the site of a bark grinding mill, the last tenants of which gave up their lease in 1850 (OA North 2008, 201).**Period:** post-medieval

Gazetteer Site Number: 5**HER Number:** PRN28259 – MLA27451**NGR:** SD 70869 38428 (point)**Sources:** HER; OA North 2008; Ordnance Survey 1848; 1895**Designation:** none**Type:** moat; mill pond**Description:** Mill pond shown on Ordnance Survey 1:10,560 maps of 1848 and 1895. The 1848 depiction suggests that the mill pond may be the remains of a moat.

An L-shaped pond currently in ornamental use, and associated with mill site 63/73/021 (OA North 2008, 201).

See PRN 6102 [Site 6] for further information on the hall and potential moat.

Period:**Gazetteer Site Number: 6****HER Number:** PRN6102 – MLA6100**NGR:** SD 7089 3839 (point)**Sources:** HER; Farrer and Brownbill 1912, 13-14; Ordnance Survey 1848

Historic England 2025

Designation: Listed Building (II) - 1147066**Type:** house; camera**Description:** Winckley Hall Farmhouse and Cottage; Winckley Hall is shown on both the Ordnance Survey first edition 1:10,560 map, and on the current sheet. The Ordnance Survey 1:10,560 mapping of 1848 shows the hall and, to its north, a bark mill and tan yard. Immediately to the east of this compact complex is a mill pond, apparently fed by a spring or stream from the south-west, which is in the form of a rectilinear pond orientated north/south with a short arm projecting east at each end. This looks rather like the western side of a moat. The pond and tan yard are not shown at all on the current sheet.Winckley Hall Farmhouse and Cottage - Listed grade II. House, 18th century and 19th century with 17th century remains. Sandstone rubble with slate roofs. Comprises an east range and a middle range with parallel roofs running north/south, with a west wing of early-to-mid 19th century date with a roof running east/west. Two storeys with attics. The west wing has modern windows with plain reveals and projecting sills, a door with a plain stone surround having furrowed tooling, a brick chimney, and a blocked first floor door in the west gable. The north gable of the east range is watershot with a window with plain reveals set within a blocked doorway with plain reveals. To the left is a sashed window with glazing bars and a reused moulded 17th century segmental arch to the head. On the first floor are two windows with plain reveals, with an attic window reusing fragments of 17th century hood mould as a lintel. The east wall has two distinct types of masonry. At the right-hand end on the first floor is a window set back with a splay on the outside, suggesting that it belonged to a part of the house which adjoined and has been demolished. Towards the left there is a sashed window with glazing bars and plain reveals on each floor, with a door to their right having a plain stone surround. The north gable of the central range is rendered, with a modern window on each floor and a doorway with plain stone surround on each floor to the left, the first floor doorway being blocked. At the rear (south) the west wall of this part of the house has a 10-light double chamfered mullioned and transomed window with hood, with a similar window of six lights on the first floor above, both inner chamfers being hollow. Inside there is said to be a blocked arched fireplace (Historic England 2025).WINKLEY was part of the Hospitallers' estate in Aughton and Bailey, which was treated as part of their manor of Stidd. Land was gifted to them by the Winckley family (extant in the 13th century) and then returned or rented on various payments. A mill is mentioned. Roger Winkley lived on till 1556, when by his will he left his 'capital or manor house called Winkley Hall' to his then wife Jane for her life. His son Anthony died in 1566 seised of the capital messuage called Winkley Hall in Aughton and 30 acres of land, held of the queen as of the late monastery of St. John of Jerusalem in England by a rent of 4s. for all services. William Winkley of Winkley, occurring 1641 to 1652, appears to have been the last of the name in possession (Farrer and Brownbill 1912, 13-14).

Winkley was held in 1696 by Sarah widow of Thomas Lacy, and she sold it to Sir Nicholas Shireburne. It descended like Stonyhurst until 1828, when Thomas Weld sold it to James Wilkinson. Farms called Jumbles and Boat-house, parts perhaps of the original Winkley, had become included in the Walmsley of Dunkenhalth estate and were in 1827 sold by George Petre to the same James Wilkinson. His daughter married a Macdonnell, and her son James in 1879 sold the estate to Mr. William Walmsley Simpson, the present [1912] owner (*ibid*).

Winkley Hall, now a farmhouse, stands in a low situation on the right bank of the Hodder immediately above its junction with the Ribble, but is a house of no architectural interest, having been entirely modernized and altered from its original appearance. It is a two-story stone building with thick walls facing east to the river, but its only ancient features are two windows of 17th century date at the back, of five and three lights respectively with transoms and hood moulds, and a low one of the same date in the northern end gable (*ibid*).

Period: medieval to post-medieval

Gazetteer Site Number: 7

HER Number: PRN6103 – MLA6101

NGR: SD 70970 38179

Sources: HER; Ordnance Survey 1848

Designation: none

Type: ford

Description: ford near junction of the Rivers Hodder and Ribble; this ford over the River Hodder, is shown on the Ordnance Survey first edition 1:10,560 map, but not on the current sheet.

Period: post-medieval

Appendix 3: Listed Building Information

WINKLEY HALL FARMHOUSE AND WINKLEY COTTAGE

List Entry Number: 1147066 (Historic England 2025)

Grade: II

Date first listed: 13-Feb-1967

Date of most recent amendment: 22-Nov-1983

Statutory Address: Winkley Hall Farmhouse and Winkley Cottage

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Aughton, Bailey and Chaigley

NGR: SD 70898 38398

Details: house, 18th and 19th century with 17th century remains. Sandstone rubble with slate roofs; comprises an east range and a middle range with parallel roofs running north/south, with a west wing of early-to-mid 19th century date with a roof running east/west. Two storeys with attics. The west wing has modern windows with plain reveals and projecting sills, a door with a plain stone surround having furrowed tooling, a brick chimney, and a blocked first floor door in the west gable. The north gable of the east range is watershot with a window with plain reveals set within a blocked doorway with plain reveals. To the left is a sashed window with glazing bars and a reused moulded 17th century segmental arch to the head. On the first floor are two windows with plain reveals, with an attic window reusing fragments of 17th century hood mould as a lintel. The east wall has two distinct types of masonry. At the right-hand end on the first floor is a window set back with a splay on the outside, suggesting that it belonged to a part of the house which adjoined and has been demolished. Towards the left there is a sashed window with glazing bars and plain reveals on each floor, with a door to their right having a plain stone surround. The north gable of the central range is rendered, with a modern window on each floor and a doorway with plain stone surround on each floor to the left, the first floor doorway being blocked. At the rear (south) the west wall of this part of the house has a 10-light double-chamfered mullioned and transomed window with hood, with a similar window of six lights on the first floor above, both inner chamfers being hollow. Inside there is said to be a blocked arched fireplace.
