

**IBSTOCK CONSERVATION AREA
CHARACTER APPRAISAL**

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1. Introduction

- 1.1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2. The Ibstock conservation area was designated in June 1992. A character appraisal was adopted in September 2001. Boundary amendments have been made as the result of this appraisal; the designated boundary is shown on map 3.

Purpose of the Character Appraisal

- 1.3. This document appraises the special interest of the conservation area. It provides the basis for making informed and sustainable decisions about the future of the area. The character appraisal may inform decisions on applications for development that would affect the conservation area.
- 1.4. The character appraisal identifies those elements that make a positive contribution to the character of the area (which may be vulnerable to harm) and those elements that make a negative contribution (which may offer opportunities for enhancement). This may inform the development of a management plan for the area.
- 1.5. The decision to produce a management plan will depend upon the nature and extent of the vulnerabilities and opportunities identified and whether it is necessary to address these through a specific (rather than generic) work programme.

2. Location and setting

- 2.1. Ibstock is a parish in NW Leicestershire District. Ibstock is about 4 miles S of Coalville and 6½ miles SE of Ashby-de-la-Zouch. It is about 14 miles W of Leicester.
- 2.2. The publication version of the NW Leicestershire Local Plan (NWLDC, 2016) recognises Ibstock as a ‘local service centre’, i.e. a settlement that provides “some services and facilities primarily of a local nature meeting day-to-day needs and where a reasonable amount of new development will take place”. Ibstock is expected to provide about 140 new dwellings by 2031.
- 2.3. For statistical purposes, neighbourhoods are divided into Lower Super Output Areas (LSOAs). The whole of the conservation area is in “NW Leicestershire 13F”. The level of deprivation in this LSOA is greater than the national median¹.

¹ NW Leicestershire 013F ranks 9419 out of 34378 LSOAs in England and Wales, with 1 being the most deprived. The national median is 17189. Indices of Multiple Deprivation (2015).

- 2.4. The settlement core is situated on the Gunthorpe member, a broad band of Triassic mudstone running SW-NE. About 2km to the NE, the Ibstock Brickworks exploits the Tarporley formation, an outcropping of Triassic siltstone.
- 2.5. The settlement core is situated on ground that slopes down SE toward an unnamed tributary of the River Sence [1]. The High Street is situated at 130m AOD; 300m to the SE, Overton Road crosses the water course at 115m AOD.
- 2.6. The conservation area is composed of two distinct parts. The SW part of the conservation area is the larger and includes properties at Hall Street and the SW end of the High Street. The setting of the SW part of the conservation area is generally urban and comprises:
- To the SW, modern development on the W side of Hinckley Road including the Sunnyside Estate;
 - To the NW, modern development in the historic settlement core, addressing Hall Street and Melbourne Road;
 - To the NE, modern development at Legion Drive comprising seventy-seven detached houses.

- 2.7. This part of the conservation area is bounded on its SE side by agricultural land that extends along Hinckley Road and Overton Road to the district boundary. This land contributes positively to the setting of this part of the conservation area, which contains several historic farmsteads.



- 2.8. The NE part of the conservation area is the smaller and includes properties at the NE end of the High Street. Land between the SW and NE parts of the conservation area comprises post-byelaw and modern development in the historic settlement core, including sites demolished in the 1960s and 1970s. The setting of the NE part of the conservation area is generally urban and comprises:
- To the NW, open land off Central Passage comprising gardens and playing fields;
 - To the NE, post-byelaw and modern development in the historic settlement core, including sites demolished in the 1960s and 1970s;

- To the SE, post-byelaw and modern development inside and outside the historic settlement core.

3. Historic development (c.1066 to c.1929)

- 3.1. Map 1 indicates the historic development of Ibstock. The numbers in square brackets in the following paragraphs refer to the labels on this map.

Sources

- 3.2. Section 10 contains a bibliography of sources. In addition, the following sources have been consulted:

- The enclosure award map (1774) and tithe map (1838) held at Leicestershire Record Office (ROLLR references DE8666 and TI/155/1);
- Ordnance Survey 1:2500 maps of 1883, 1903, 1929, 1960 and 1973;
- Market Bosworth Rural District Council's building plan registers, 1948-74;
- NW Leicestershire District Council's planning registers, 1974 to present.

Manorial and administrative history

- 3.3. At the time of Domesday, the manor of Ibstock was held by Ingenulf de Burton. Henry de Burton was lord of the manor in the early thirteenth century; he died without male issue and the manor was divided between his sons-in-law. The manor of *Ibstock* passed to Robert de Garshall while the manor of *Ibstock Overton* passed to Sir Robert de Verdun.
- 3.4. In 1326 another Robert de Garshall died without male issue and the manor of Ibstock passed to his son-in-law, Robert Burdett of Huncote. John Burdett died in 1402 without male issue and the manor passed to his son-in-law, Humphrey Stafford (d.1419). William Stafford died in 1637 seised of "the manor of Ibstock together with that of Overton" (Nichols, 1811).
- 3.5. By 1846 Richard Curzon-Howe, the first Earl Howe, had claimed the manorial rights. His claim was "disputed by the freeholders and by Mr Brentnall of Bagworth, who purchased the ancient manor house of Sir John Astley" (White, 1846). By 1855 the dispute had been settled in Earl Howe's favour (Kelly, 1855). Francis Curzon, the fifth Earl Howe (d.1964), was the lord of the manor in 1932 (Kelly, 1932).
- 3.6. Ibstock was administered by the Market Bosworth Rural District Council from 1895 to 1974. Since that date it has been administered by North West Leicestershire District Council.

Medieval Ibstock (c.1066 to c.1538)

3.7. Ibstock appears in the Domesday Book of 1086 as *lbestoche*. While the Church of St Denys (pictured) is “almost entirely of the early fourteenth century”, it is considered “probable that a Norman church stood on the present site” (Pevsner, 1984; Armson, 1938).



3.8. The medieval settlement was extensive. Medieval development was characterised by regular areas of settlement, each divided into narrow plots extending to a common rear boundary.

3.9. On the SE side of the High Street, deep plots extended to the stream [2 to 6]. Toward the NE end of the High Street, development was more sporadic; the 1774 map indicates two unoccupied plots. Beyond this point, the plots are shallower, although it is likely that they originally extended to the stream [7].

3.10. On the NW side of the High Street, shallow plots extended to a common rear boundary [8 to 12]. Settlement on this side of the street was divided into five parcels separated by alleys (Hall Street; Reform Road; Gladstone Street; Central Passage).

Post-medieval Ibstock (c.1538 to c.1848)

3.11. Compared to medieval development, post-medieval development in Ibstock was limited in extent and generally less regular in layout. The enclosure award map (1774) indicates the Crown Inn (pictured) [13] and development to the E of the ‘S’ bend [14], as well as roadside encroachments at the junction of Chapel Street, Curzon Street and the High Street [15]. The development to the E of the ‘S’ bend is probably post medieval; it sits awkwardly in the pattern of medieval development.



3.12. The 1818 map indicates development on the E side of Hinckley Road [16].

Early post-medieval Ibstock (c.1538 to c.1714)

- 3.13. Overton Road is probably an early post-medieval route; it sits awkwardly in the pattern of medieval development. The enclosure award map (1774) indicates buildings on either side of the road. The buildings were demolished at some time between 1838 and 1883, excepting “a small ruinous structure, perhaps a chimney breast”. The structure may date from the sixteenth or seventeenth century (DOE).
- 3.14. Cawte (2000) identifies two Georgian buildings that preserve the remains of early post-medieval buildings. The Manor House preserves the remains of an earlier building with 2' thick walls built of random stone. Holmsdale Manor preserves the remains of an earlier two-bay building with “thick walls, probably built of rubble”.

Georgian Ibstock (c.1714 to c.1848)

- 3.15. Fourthorn Farm (pictured) dates to the early eighteenth century. Cawte (2000) says that “the earliest known deeds are 1735”. The Manor House was altered substantially in the mid eighteenth century; Cawte (2000) identifies a Georgian wing, “probably built by Joseph Paget, who bought the property in 1748”. The house was known as Ibstock House until c.1901-03.



- 3.16. Ibstock’s open fields were enclosed in 1774 (Nichols, 1811). Holmsdale Manor was altered substantially in 1792 for William Clare. Cawte (2000) identifies a date stone on the rear of the building; it is “probably ex-situ”. 119 and 121 High Street date to the early nineteenth century.
- 3.17. In a terrier of 1703 the rectory is referred to as a timber building. In about 1800 it was rebuilt in brick. At about the same time the rectory garden was altered; the fish pond was made regular and the water course to the SE of the garden was made straight. These alterations are reflected in the 1774 and 1818 maps.
- 3.18. A National School [17] was built in 1818; a British School [18] was built in 1848.

Victorian and Edwardian Ibstock (c.1848 to c.1929)

- 3.19. The builder Thomas Wileman owned the White House in the late nineteenth century. Wileman converted the detached barn into two dwellings. He built a cottage adjoining the house (dated 1897) and a pair of 'Mock Tudor' houses adjacent to Holmsdale Manor (pictured). In about 1897 he restored the Church of St Denys and built the vestry; the architects were Draper & Walters of Leicester (Brandwood, 2002).



- 3.20. The OS 1:2500 map of 1903 indicates development to the SW of the National School [19] and development at the NE end of the High Street [20]. The Palace Cinema [21] was designed by Goddard & Wain of Coalville and opened in December 1912.

Below ground remains

- 3.21. Map 2 indicates an archaeological alert area. Within this area, it is likely that evidence of medieval and post-medieval settlement will survive below ground.
- 3.22. Land on either side of Overton Road is of archaeological interest. The enclosure award map (1774) indicates buildings on either side of Overton Road. The buildings were demolished at some time between 1838 and 1883. The land has not been redeveloped and it is likely to contain the buried remains of early post-medieval buildings.

4. Redevelopment (c.1929 to present)

4.1. Map 2 indicates the extent of demolition and infill in the historic settlement core since c.1929. The letters in square brackets in the following paragraphs refer to the labels on this map.

Infill development c.1929 to c.1960

4.2. In the mid twentieth century, a number of infill developments took place within the historic settlement core, including:

- Ten detached and semi-detached houses² on the SE side of Melbourne Road **[a and b]**;
- Three pairs of semi-detached houses on the NE side of Grange Road **[c]**.

4.3. In 1954 permission was granted for the subdivision of the rectory into two dwellings (our reference IB54/4198). A coach house was altered to form a church hall³. The church hall (pictured) opened in October 1958.



Demolition since c.1960

4.4. Land on either side of Chapel Street has been demolished piecemeal since c.1929 **[d]**. In the late twentieth century, a number of properties within the historic settlement core were demolished, including:

- Properties on the corner of Hinckley Road and Melbourne Road (including the former British School) were demolished c.1960-73, probably for road widening **[e and f]**;
- Properties on the NE side of Reform Road were demolished c.1960-73; part of the site was redeveloped in about 1981 as a surgery (our references 81/0074/P and 81/0961/R) **[g]**;
- 104 to 110 High Street, “four shops with flats over”, were built c.1963 (our reference IB63/8553). Remaining properties at the corner of Gladstone Street and High Street were demolished c.1960-73; the site is a surface car park **[h]**;

² A lorry garage was developed on the SW side of Reform Road. In about 2003 this was replaced with a pair of detached houses (our reference 03/00533/FUL).

³ See papers held at the Leicestershire Record Office, DE1717/93 and DE1717/94.

- Properties on the NW side of the High Street were demolished c.1960-73; the site is a surface car park [j];
- Properties on the NW side of the High Street were demolished and redeveloped c.1975-76 as “Harratts Close” (pictured), eighteen houses arranged in three terraced blocks (our references 75/0454/P and 76/0598/P) [k];



Infill development since c.1960

4.5. In the late twentieth century, a number of infill developments took place within the historic settlement core, as detailed below. The Ibstock conservation area was designated in June 1992.

- In about 1962, nine pairs of semi-detached bungalows at Bernard Close (our reference IB62/8019) [m], entailing the demolition of properties on the SW side of Gladstone Street [n];
- Before c.1973, a detached dwelling on the SE side of Melbourne Road [l];
- In about 1985, seven detached and semi-detached houses on either side of Hall Street (our references 85/01113/P and 85/0415/P) [p];
- In about 1998, seventy-seven detached houses around Legion Drive [q], entailing the demolition of 81 to 85 High Street [r];
- In about 2002, three detached houses on the NE side of Grange Road (our references 01/01105/FUL and 02/01210/FUL) [s];
- In about 2006, a pair of pseudo-detached houses on the SE side of Curzon Street (our reference 06/01925/FUL) [t].

5. Character analysis

5.1. The character of an area may be defined with reference to the age of its buildings and their uses past and present; the overall density, layout and landscaping of development and the scale, massing and materials of the buildings in the area.

- 5.2. In the Ibstock conservation area, the great majority of buildings date to before c.1880 (i.e. they are 'pre-byelaw'), with late Victorian and modern buildings dispersed throughout. Map 5 shows the approximate age of buildings.
- 5.3. In the conservation area, the majority of buildings are two storeys tall, with shorter and taller buildings dispersed throughout. Map 7 indicates the heights of buildings. The majority of buildings are faced in red brick, with a substantial minority faced in render. Map 8 shows the facing material used on the principal elevation of each building.
- 5.4. Red brick is the characteristic facing material locally. The Ibstock Brickworks was established in the 1830s on a site about 2km NE of the settlement core; the brickworks continue to operate. The OS 1:2500 map of 1883 indicates a brick yard on the site of Legion Drive; by 1903 the brick yard was disused.

- 5.5. Render may appear more jarring when applied to part of a uniform red brick terrace. Examples include 1 to 5 Hinckley Road and 136 to 148 High Street.



- 5.6. In the conservation area, the majority of roofs are covered with slate. Substantial minorities are covered with plain tile or non-traditional materials. Map 9 shows the roofing materials used on the principal roof slope of each building.

- 5.7. The conservation area may be considered as four character zones, as shown on map 4. The character zones are as follows:

Around Hall Street

- 5.8. There is a small group of properties around the junction of High Street and Hall Street. The group is quite densely developed and generally properties are set back from the street behind shallow forecourts or front gardens. The former Crown Inn is set back more substantially behind a surface car park. Generally boundary treatments do not contribute to the significance of the character zone.
- 5.9. Generally these properties are pre-Victorian in date. They are mostly in use as dwellings. In 2013 we granted permission for the alteration of the former Crown Inn to form a dwelling (our ref 13/00195/FUL).

5.10. Generally these properties are two storeys in height. A variety of facing and roofing materials are used. Red brick, painted brick and render are evident, as are plain tile, slate and non-traditional roof coverings. The uniform appearance of 1 to 5 Hinckley Road has been harmed by the introduction of render and non-traditional roof coverings.

5.11. The former Crown Inn, 164 High Street and 166 High Street share a distinctive sill band detail.

Manor House and White House

5.12. These two properties occupy a sparsely developed zone that separates the High Street from the group of properties around Hall Street. The properties are set back from the street behind large front gardens. Boundary walls and soft landscaping make a substantial contribution to the character of this zone; note a group of beech trees in the gardens of the two properties (pictured).



5.13. The Manor House is bounded on the NW and SW sides by tall red brick walls. The garden to the side of 164 High Street is bounded by a similar wall. The boundary wall to the White House was rebuilt c.1995 (our reference 95/0623/P).

5.14. The Manor House and the White House are pre-Victorian buildings; they are in use as dwellings. The detached barn at the White House was converted into two dwellings in the late nineteenth century.

5.15. Building heights vary between 1½ and 3 storeys. A variety of facing and roofing materials are used. Red brick, painted brick and render are evident, as are plain tile, slate and graduated slate. Non-traditional roofing materials have not intruded into this character zone.

5.16. The Manor House and its stable block are grade II listed buildings.

High Street (SW)

5.17. This large character zone is generally densely developed. The majority of properties are laid out to the back of the pavement, with a substantial minority set back behind shallow forecourts. Generally boundary treatments do not contribute to the significance of the character zone, but tall red brick walls bound the farm yard at Holmsdale Manor and the garden to the side of 111 High Street.

- 5.18. The farm yard at Holmsdale Manor offers a view of a sycamore tree. The garden to the side of 111 High Street offers glimpses of two beech trees. The sycamore tree is not in the conservation area.
- 5.19. Properties in this character zone are generally 'pre-byelaw' in date. Late Victorian and modern properties intrude to a lesser extent. Generally properties are in use as dwellings; there are scattered retail and community uses. Generally shop fronts do not contribute to the significance of the character zone, but note the traditional shop front at 136 High Street (now a dwelling).

- 5.20. Properties in this character zone are generally two storeys in height. Taller buildings have landmark value; they include Holmsdale Manor (pictured), 111 High Street and 121 High Street. The majority of properties are faced in red brick but a substantial minority are rendered. The majority of properties have slate roofs; non-traditional roof coverings intrude to a lesser extent.



- 5.21. Holmsdale Manor, 119 High Street and 121 High Street are grade II listed buildings.

High Street (NE)

- 5.22. This large character zone is generally densely developed. Generally properties are laid out to the back of the pavement; Fourthorn Farm is set back behind a substantial front garden bounded by a red brick wall.

- 5.23. Properties in this character zone are generally 'pre-byelaw' in date. Late Victorian and modern properties intrude to a greater extent. The majority of properties are in retail use or another 'Class A' use, but a substantial minority are in use as dwellings.



- 5.24. Generally traditional shop fronts survive; for example note the shop fronts at 52 High Street and 78 & 80 High Street (pictured). Some retail properties have been converted for use as dwellings, but retaining traditional shop front features. These properties are indicated on map 6 with a thick black line.

- 5.25. Building heights vary but the majority are two storeys in height. 59 High Street is a three storey building with some landmark value. About half the buildings are faced in red brick and about half are rendered. The majority of properties have slate roofs; non-traditional roof coverings intrude to a greater extent.
- 5.26. Fourthorn Farm is a grade II listed building.

6. Open spaces

Rectory and Church

- 6.1. The enclosure award map (1774) depicts the rectory garden extending from the High Street to the water course; the rectory garden enclosed the churchyard on three sides. In about 1800 the rectory garden was altered; the fish pond was made regular and the water course to the SE of the garden was made straight.
- 6.2. The Ordnance Survey 1:2500 map of 1883 depicts a rectangular enclosure to the SE of the rectory (probably a kitchen garden), an avenue of deciduous trees leading from the High Street to the church and mixed coniferous and deciduous trees along the water course. The W corner of the rectory garden was altered at some time between 1929 and 1960, probably for road widening. It is lined with cedar trees.

- 6.3. The rectory garden retains several features of interest – the rectory and its coach house; boundary walls to the NW and NE; the trees along the water course; the fish pond and the kitchen garden. The tree avenue leading from the High Street to the church (pictured) is subject to a tree preservation order. The avenue is composed mainly of limes with other species including horse chestnut.



- 6.4. The churchyard is bisected by a coniferous hedge. It may alleviate noise from Hinckley Road but visually it does not contribute positively to the conservation area.

Overton Road

- 6.5. Overton Road is probably an early post-medieval route. The enclosure award map (1774) indicates buildings on either side of the road. The buildings were demolished at some time between 1838 and 1883, excepting “a small ruinous structure, perhaps a chimney breast”. The structure may date from the sixteenth or seventeenth century (DOE).

- 6.6. Between the High Street and the entrance to the Manor House, Overton Road has an urban character. It is lined by tall brick walls and has a footway on one side.
- 6.7. Beyond the entrance to the Manor House, Overton Road has a rural character. It narrows to a single lane; there are no footways, kerbs or road markings. A third of the road is lined on both sides by avenues of trees; these are subject to a tree preservation order. A third of the road is lined by stockade fences and fragmentary stone walls. A third of the road is lined by outgrown hedgerows with hedgerow trees.
- 6.8. The water course is lined with trees here; note a group of three deciduous trees to the NW of Brookside Cottage. There is also a group of mainly deciduous trees along the SE side of South View (pictured).

The Crofts

- 6.9. This land comprises a pair of crofts associated with a pair of early nineteenth century houses. The houses are grade II listed. The crofts are bounded by outgrown hedgerows with hedgerow trees. The open nature of this land maintains the visual relationship between the historic settlement core and agricultural land on the SE side of the water course.

7. Key views and landmarks

- 7.1. The church spire is a prominent local landmark. Hinckley Road offers long views of the spire across open agricultural land, (a) from the district boundary about 1km to the S and (b) from Glebe Cottage about 200m to the S. Footpath FP552, between South Road and Overton, offers views of the spire across open land on Overton Road and the rectory garden. Development in any of these viewing corridors would harm the significance of the conservation area.

- 7.2. The ‘Mock Tudor’ houses (152 and 154 High Street) occupy a prominent corner location. 154 High Street closes the long view along the High Street looking SW. 152 High Street closes the view along the ‘S’ bend looking N.



- 7.3. The side elevation of 111 High Street closes the long view along the High Street looking NE. The elevation (pictured) features a distinctive full-height bay window.

8. Opportunities for enhancement

Development opportunities

8.1. Land between the SW and NE parts of the conservation area comprises post-byelaw and modern development in the historic settlement core, including sites demolished in the 1960s and 1970s.

8.2. There is a substantial opportunity to enhance the setting of the two parts of the conservation area through the sympathetic redevelopment of this land. Opportunity sites may include Ibstock House Surgery (pictured), 104 to 110 High Street and the adjacent surface car park. Redevelopment of this land may also offer opportunities for the investigation of below-ground remains.



8.3. 56 High Street is a modern property that contributes negatively to the significance of the 'High Street (NE)' character zone. There is an opportunity to enhance the significance of the character zone through the sympathetic redevelopment of this property.

Archaeological opportunities

8.4. The enclosure award map (1774) indicates buildings on either side of Overton Road. The buildings were demolished at some time between 1838 and 1883. The land has not been redeveloped and it is likely to contain the buried remains of early post medieval buildings.

8.5. There is a substantial opportunity to enhance our understanding of the historic development of Ibstock through the investigation of these below-ground remains.

Materials and details

8.6. Red brick is the characteristic facing material locally. The majority of buildings are faced in red brick, with a substantial minority faced in render. Render may appear more jarring when applied to part of a uniform red brick terrace. In such cases, the opportunity to remove render should be investigated.

8.7. A substantial minority of roofs are covered with non-traditional materials. In the 'High Street (NE)' character zone, non-traditional roofing materials intrude to a greater extent. There is a substantial opportunity to enhance the significance of this character zone (and the conservation area generally) through the reinstatement of traditional roofing materials.

Open spaces

- 8.8. Beyond the entrance to the Manor House, Overton Road has a rural character. A third of the road is lined by stockade fences and fragmentary stone walls. A third of the road is lined by outgrown hedgerows with hedgerow trees.
- 8.9. There is an opportunity to enhance the significance of Overton Road through the restoration of stone walls and the proper maintenance of hedgerows. Similarly there is an opportunity to enhance the significance of the 'crofts' through the proper maintenance of hedgerows.
- 8.10. In the character zone 'Around Hall Street' properties are generally set back from the street behind shallow forecourts or front gardens. In the 'High Street (SW)' character zone a substantial minority of buildings are similarly set back. Generally boundary treatments do not contribute positively to the significance of either character zone. There is an opportunity to enhance the significance of these character zones through the sympathetic replacement of boundary treatments.
- 8.11. The churchyard is bisected by a coniferous hedge (pictured); visually it does not contribute positively to the conservation area. There is an opportunity to enhance the significance of the conservation area by replacing this hedge with (e.g.) a broad leaved evergreen hedge.



9. Problems and pressures

- 9.1. The District Council's current *strategic housing land availability assessment* (SHLAA) assesses four sites in the conservation area. Two of these are considered "suitable, available and achievable". They are "land to the N of the High Street" (IB1) and Poplar Farm (IB2). Site IB1 includes land to the NE of the White House.

The local centre

- 9.2. The publication version of the NW Leicestershire Local Plan (NWLDC, 2016) defines a 'local centre' on the High Street. The local centre is broadly contiguous with the High Street (NE) character zone.

9.3. In 2012 the District Council commissioned a retail study update (Roger Tym & Partners, 2012). The retail study update found that “Ibstock appears to be struggling for vitality and viability”. The vacancy rate was “higher than the UK average”. The retail offer was “limited”, with “a number of gaps in the retail offer” and a large number of hot food takeaways.

9.4. The document noted “a number of retail uses [that] have been converted to dwellings”. It warned that “further applications of this nature [should] not serve to erode the retail function of the centre”.



Condition of buildings

9.5. A survey in February 2016 identified 67 traditional buildings in the Ibstock conservation area. 42 buildings (63%) were found to be in good condition while 22 buildings (33%) were found to be in fair condition. The survey identified 3 buildings in poor condition, including a single storey farm building at Poplar Farm.

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