



NON-DESIGNATED HERITAGE ASSETS IN LITTLE MISSENDEN PARISH

SEPTEMBER, 2025

Heritage Assets in Little Missenden Parish

Background

The historic environment is of enormous cultural, social, economic and environmental value, contributing to the sense of history, place and quality of life. A heritage asset may comprise a building, structure, local character area, archaeological site, landscape or landscape feature. Many heritage assets are already recognised and protected. These include listed buildings, Scheduled Monuments and listed Parks and Gardens. These can be found here <https://historicengland.org.uk/listing/the-list>. The National Planning Policy Framework (NPPF) states that these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. It sets out policies which protect these assets.

Non-designated heritage assets

The identification of heritage assets locally can help to acknowledge local distinctiveness and character and ensure these values are considered when changes affecting the historic environment are proposed. The NPPF recognises the significance of non-designated heritage assets.

In some Local Authority areas, heritage assets which are not protected by statutory listings are included within a 'local list' of Non-Designated Heritage Assets (NDHA). Buckinghamshire Council has started a local heritage list project which can be viewed here [Home - Buckinghamshire's Local Heritage List](#). In addition, Neighbourhood Plans can also identify special buildings and structures as NDHA.

The villages that make up Little Missenden Parish (Holmer Green, Hyde Heath, Little Missenden and Little Kingshill) are steeped in heritage which is part of the DNA of the parish. The table below includes sites that were identified as being worthy of consideration to be designated as NDHA's by the LMPC Neighbourhood Plan Steering Group along with those identified by the Buckinghamshire Council Heritage project, which closed in January 2024.

As previously stated, the definition set out in the NPPF advises that a heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. To identify the many different types of assets found within the Little Missenden Parish historic environment, the Neighbourhood Plan Steering Group have brought together guidance contained in various heritage-related publications, including Historic England listed building selection guides and local listing best practice. The criteria for assessment are as follows.

- **Archaeological interest**

An above ground archaeological site or historic building.

- **Architectural interest**

The building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the street scene, village or landscape. The building or structure will be the work of an architect of local, regional or national noteworthiness. The building or structure will retain a degree of intactness and lack of harmful external alteration and, if part of a group, will contribute to the surviving completeness of that group.

- **Landmark status**
The building or structure by virtue of its design, age, innovation, construction, position, use or communal associations, contributes as a landmark within the local area.
- **Group value**
The buildings or structures will have a coherent design or historic functional relationship as a group.
- **Artistic interest**
The building or structure, through its intrinsic design, derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the street scene, village or landscape. The building or structure will be the work of a designer of local or regional noteworthiness.
- **Historic interest**
The building or structure will enjoy a significant historical association of local or national noteworthiness including links to important local figures or events. The building or structure must represent a design, use or other quality that was always uncommon or has now become uncommon or exceptional to the locality, district or wider region. The building or structure will survive as a good quality representative of a particular historical or architectural trend or settlement pattern; or be part of the legacy of a particular individual, architect or designer, architectural or artistic movement, company or group in the past. The building or structure will be perceived locally as a source of local identity (for example, commemorative or symbolic), distinctiveness, social interaction or contributing to the collective memory of a place.

The sites identified in the Buckinghamshire Council Heritage project are shown as “work in progress” and have not been assessed by the Steering Group. Those identified by the Steering Group have been assessed against the criteria set out above and those that merit consideration are identified. Some sites did not merit consideration, and these are also included. All site owners were contacted, and their responses are also shown. Only those which qualified as NDHA and had consent from their owner, (or no response was received) have been designated NDHA in the Neighbourhood Plan and are marked with an asterisk in the first column of the table.

PROPOSED NON-DESIGNATED HERITAGE ASSETS IN LITTLE MISSENDEN PARISH, by village																
December 2024					Assessment Criteria											
	SITE	TYPE	LOCATION		Age	Buildin g	Park or garde n	Landmar k	Othe r	Rarit y	Architectura l & artistic interest	Grou p value	Archaeologica l interest	Histori c interest	Landmar k status	Analysis

	HOLMER GREEN															
1	The Bat & Ball	Public House	Junction of Penfold Lane, Sheepcote Dell Rd and Pond Approach.	Old village pub with builders' graffiti	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
2	The Old Oak	Public House	New Pond Rd.	Village pub	N	Y	N	N	N	N	N	Y	N	N	N	Not listed on NHP, fails criteria assessment
3	*The Earl Howe	Public House	Earl Howe Rd.	Village pub	Y	Y	N	Y	N	N	N	Y	N	N	N	To be proposed for designation
4	*The Glass Works	Business	Earl Howe Rd.	Site of 19C village smithy and wheelwright & Tambour beading workshop	Y	Y	N	N	N	Y	N	N	N	Y	N	To be proposed for designation
5	*No.18 Earl Howe Rd.	Private home	Earl Howe Rd.	Brick and flint build	Y	Y	N	N	N	Y	Y	N	N	Y	N	Owner agreed to designation
6	*No.20 Earl Howe Rd.	Private home	Earl Howe Rd.	Brick and flint build	Y	Y	N	N	N	Y	Y	N	N	Y	N	To be proposed for designation
7	No.28 Earl Howe Rd.	Private home	Earl Howe Rd.	Originally a pair of brick & flint cottages, 19th century	Y	Y	N	N	N	N	Y	N	N	Y	N	Owner declined designation
8	*Christ Church and cemetery	Church	The Common		Y	Y	N	Y	N	N	N	Y	N	N	N	To be proposed for designation
9	*Methodist Church	Church	Earl Howe Rd.		Y	Y	N	Y	N	N	N	Y	N	N	N	To be proposed for designation
10	*Victoria R post box	Other	Earl howe	Victoria R Royal Mail Post Box, still in use.	Y	N	N	Y	Y	Y	N	N	N	Y	Y	To be proposed for designation
11	*April Cottage	Private home	Penfold Lane	Formally Cuckoo Cottage	Y	Y	N	N	N	N	Y	N	N	Y	N	To be proposed for designation
1	*Village	Village amenity	The Common	Formally the village	Y	Y	N	Y	N	N	Y	Y	N	Y	N	To be

2	Centre			school												proposed for designation
13	Brick & Flint Cottage	Private home	10 Orchard Way	Chair Bodgers homes, in "Factory Street"	Y	Y	N	N	N	N	Y	N	N	Y	N	Owner declined designation
14	*Brick & Flint Cottage	Private home	12 Orchard Way	Chair Bodgers homes, in "Factory Street"	Y	Y	N	N	N	N	Y	N	N	Y	N	Owner agreed to designation
15	*Brick & Flint Cottage	Private home	14 Orchard Way	Chair Bodgers homes, in "Factory Street"	Y	Y	N	N	N	N	Y	N	N	Y	N	Owner agreed to designation
16	Sunnyside Cottages	Private home	The Common		Y	Y	N	N	N	Y	Y	N	N	Y	N	Owner declined designation
17	*Rose Farm cottage	Private home	Sheepcote Dell Rd	Brick & Flint, double ridged roof	Y	Y	N	N	N	Y	Y	N	N	Y	N	Owner agreed to designation
18	*Langston's Cottage	Private home	Howe Lane	Originally a pair of cottages for Chair Bodgers	Y	Y	N	N	N	Y	Y	N	N	Y	N	To be proposed for designation
19	*Direction signpost at pond	Other	Junction Earl Howe Rd/New Pond Rd/Pond Approach	Village sign. (NB 1 finger missing)	Y	N	N	Y	Y	Y	Y	N	N	Y	Y	To be proposed for designation
20	The Rookery	Private home	Rookery Meadow	17th century timber framed farmhouse.	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
21	Colemans Wood	Private wood	Kings Street Lane	2 sites internal to wood	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
22	Finchers	Farm	Beamond End	Private Farm	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
23	*Cross ways	Private home	Pond Approach	Small brick-built cottage, late 18th century	Y	Y	N	N	N	N	N	N	N	Y	N	To be proposed for designation
24	*Wycombe Heath Farm	Farm	Spurlands End Rd.	Victorian twin gabled farmhouse, on-site of much older building.	Y	Y	N	N	N	N	N	N	N	Y	N	To be proposed for designation
25	Quest Cottage	Private home			Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
26	Polidoris cottage	Private home			N	Y	N	N	N	N	N	N	N	Y	N	Assessed but not

																	included as fails criteria.
	HYDE HEATH																
27	Mantles Farm Barn				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
28	Newlands Cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
29	Airlie				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
30	Hyde Cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
31	St. Andrews Chapel				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
32	Heath Cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
33	The Old Post Office				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
34	Old cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
35	Hyde Heath Farmhouse				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
36	Snow Drop cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
	LITTLE MISSENDEN																
37	Penfold Barn/The Nook				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
38	Garden wall to front of The Lodge				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
39	The Old Vicarage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
40	The Old Vicarage Garden walls				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP
4	Lynch gate				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.												WIP

1	& wall to graveyard															
4 2	Manor Cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
4 3	Outbuilding east of Manor House				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
4 4	Leonard House, Manor Farm				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
4 5	Milestone on A413, east of LM				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
4 6	Garden walls NE of Manor House				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
4 7	*Granary Barn	Part of private home		Possibly part of the original tannery situated in what is now The Red Lion. A timber framed building.	Y	Y	N	N	N	Y	Y	N	Y	Y	Y	To be proposed for designation
4 8	*1 Park View Cottage	Private home		Part of the Shardeloes Estate, built to house estate workers.	Y	Y	N	N	N	Y	N	N	Y	N	N	To be proposed for designation
4 9	*4 Park View Cottage	Private home		Part of the Shardeloes Estate, built to house estate workers.	Y	Y	N	N	N	Y	N	N	Y	N	N	To be proposed for designation
5 0	*Manor Farmhouse	Private home		Brick and Flint, larger than a cottage. Age unknown.	Y	Y	N	N	N	Y	Y	N	Y	N	N	Owner agreed to designation
5 1	Little Missenden School	School		Built in Victorian times as a school.	N	Y	N	N	N	Y	N	N	Y	N	N	Owner declined designation
5 2	*Herons Mead	Private home		Victorian house.	N	Y	N	N	N	Y	N	N	Y	N	N	To be proposed for designation
5 3	*North View	Private home		Victorian house.	N	Y	N	N	N	Y	Y	N	Y	N	N	To be proposed for

																designation
54	*Pyrton Cottage	Private home		Victorian house.	N	Y	N	N	N	Y	Y	N	Y	N	N	Owner agreed to designation
55	*Stanley Villas	Private home		Edwardian homes, named after the explorer H. Stanley.	N	Y	N	N	N	Y	Y	N	Y	Y	N	Owner agreed to designation
LITTLE KINGSHILL																
56	Baptist Church Inc. Cemetery	Baptist Chapel/Cemetery	Behind new Cornerstone Building, South of Windsor Lane	Nineteenth century Baptist Church and Cemetery	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
57	*The Nursery School	Nursery School	North side Windsor Lane	The original village school building, built in 1887	Y	Y	N	N	N	Y	N	Y	N	Y	N	To be proposed for designation
58	*The Full Moon Public House	Public House	Hare Lane	Established 1830, The Full Moon continues to be a thriving traditional public house	Y	Y	N	Y	N	N	N	Y	N	Y	N	To be proposed for designation
59	Priestfield Arboretum	Arboretum	Access via Stony Lane	Buckinghamshire Gardens Trust. Designed Landscape Report 2022	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
60	Thornhay	Building	Hare Lane	Classic example of an 'Arts & Crafts' house, dating to 1911 & surviving in relatively unaltered form,	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
61	Swinton	Building	New Road	A modestly sized house designed by architect Ernest George Theakston around 1912	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
62	Bramleys	Building	Heath End Road	Old Chiltern Farmhouse	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
63	Affricks Manor	Building	Watchet Lane	13th -16th Century Record	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
64	Bois Heath Farm House	Building	Watchet Lane		Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
65	Little Kingshill War Memorial	War Memorial, Plaque	South side off Windsor Lane		Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP

66	Little Kingshill Grange Windsor Lane	Building	North side Windsor Lane	Seventeenth century timber-framed house	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.	WIP
67	Barn and Cowsheds to West of Little Kingshill Grange	Building	North side Windsor Lane	C18 timber-framed barn and cowsheds	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.	WIP
68	Ashwell Court	Building	South side of Windsor Lane	Built about 1906, reputedly from a late medieval French timber framed manor house imported by a Canadian millionaire	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.	WIP
69	Ashwell's Farmhouse Windsor Lane	Building	South side of Windsor Lane	Ashwell's Farmhouse is C15, timber framed hall house of 2 bays with arch braced hall truss	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.	WIP
70	Barn to North of Ashwell's Farmhouse Windsor Lane	Building	South side of Windsor Lane	C18 timber-framed barn with plaster infill.	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.	WIP
71	350m SE of Affricks Farm	Landscape	Watchet Lane	Possible First or Second World War practice trenches near Affrick's Farm	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.	WIP
72	Bramley Farm		Heath End Road	Private dwellings of note, original designs, historic interest within the development of the village.	Not assessed as part of NHP.	
73	Manchester House		Hare Lane			
74	Flint Cottage		Windsor Lane			
75	The Manse		Windsor Lane			
76	St Benedict's (formerly The Fermoy)		Hare Lane			
7	Dairy		Windsor Lane			

7	Cottage					
7 8	The Old Dairy		Hare Lane			
7 9	Deerhaddnn		New Road			
8 0	Dil Kushi (formerly Greengarths)		Windsor Lane			
8 1	Pine Cottage		Windsor Lane			
8 2	Harewood		Hare Lane			
8 3	Sonamarg		Windsor Lane			

Photographs of some of the Non-Designated Heritage Assets (*number correlates with table above*)

Holmer Green

3. The Earl Howe. Earl Howe Rd.



Public House, Land 1st mentioned 1711, 1st building built 1767, the present building erected c 1823-1841

4. The Glass Works. Earl Howe Rd.



Brick & flint building. Site of the original village smithy and wheelwrights. Abortion still exists today facing onto the road. Subsequently became a tambour beading workshop before becoming a glass blowing establishment.

5. No. 18 Earl Howe Rd.



Brick & Flint cottage. Next door to no 20 Earl Howe Road. A delightful and unaltered example of a typical 19th century brick and flint cottage that features a twin pitched roof, a typical if rare form of cottage

6. No. 20 Earl Howe Rd. (Flint Cottage).



Brick & Flint cottage. The original dwelling is unique to the village with only 2 other examples known in nearby villages due to the entire external walls being constructed all in flint., e.g. without the addition of bricks.

8. Christ Church & cemetery, The Common.



Built in 1894 of distinctive red brick.

9. Methodist Church. Earl Howe Rd.



First built in 1841, this is the 3rd building, opened in 1937.

10. Victoria R post box. Beamond End.



The custom of including a royal cypher on letter boxes dates back to the reign of Victoria. This one is still in use so dates from 1837 to 1901.

11. April Cottage. Penfold Lane.



Formally Cuckoo cottage, named by Richard Tilbury prior to WW1 on moving from the Hamlet of “Cuckoo Town”, Howe Hill, Watchet Lane.

12. The Village Centre. The Common.



Created in 1947 on the site of the original village infants' school, built c1846 school.

14 & 15. Nos.12 & 14., Orchard Way (formally Factory Street)



3 pairs of 19th century Brick & Flint cottages Formally Chair Bodgers cottages.

17. Rose Farm Cottage, Sheepcote Dell Rd.



Originally a simple double fronted ridged brick and flint cottage, possibly late 18th-early 19th century.

18. Langston's Cottage, (OR LANGFORD) Howe Hill/Watchet Lane.



A 19th century 2 up/2 down pair of brick cottages housing 2 families engaged in chair bodging pre WW1.

19. Finger signpost. Junction Earl Howe Rd./New Pond Rd.



Third sign post in this location. 1 finger is missing and the post was originally painted with black & white circular strips. Hopefully to be restored to its original form in the future?

23. Cross Ways (alias “Ally Mansion”), Pond Approach, formally “Bottom Alley”.



Originally a small brick built cottage now extended, probably a survivor from the late 18th century.

24. Wycombe Heath Farm, Spurlands End Road.



Originally a Victorian twin gabled farmhouse erected as an imposing building sited high on the Holmer Green plateau. It replaces a much older building and in recent times acquired a 3rd gable.

Little Missenden

47. Granary Barn, Taylors Lane, Little Missenden



A Quintessentially English barn conversion, believed to date in parts to the mid 18th century.

48, 49 1 & 4 Parkview Cottages on A413 by entrance to Kennel Farm



Previously part of Shardeloes Estate believed to be estate workers cottages.
View from the rear of Parkview cottages



50. Manor Farm House



- Attractive farm house

51. The Little Missenden Village School.





Built over 100 years ago.

52. Heron's Mead



53. North View



54. Pyrton Cottage



55. Stanley Villas



Built by Messrs H U & A Wright of Great Missenden in 1900 it is Victorian although built in a typical Edwardian halls-adjoining style. Wrights built a lot of houses in this area around that time. It was named after Henry Morton Stanley, a Welsh-American explorer who was a celebrity at the time.