

#### **4.4. Hunstanton Hall Registered Park and Garden**

##### **Archaeological interest**

4.4.1. Hunstanton Hall was the seat of the Le Strange family, with the first hall built on the site in 1490. The parkland has undergone several iterations, starting as a deer park, with later ornamental gardens and enlargement in the C19. The vestigial remains of the earlier landscape features and their relationship to the historic structures within the parkland document how such parkland has been used, adapted and enjoyed over the centuries in association with a significant country seat. It is therefore considered to have considerable archaeological interest.

##### **Architectural and artistic interest**

4.4.2. The parkland has been landscaped and improved over time to create set pieces and vistas. This has included the construction of hunting lodges, eye catchers, driveways with gate piers and lodges and other such structures, many of which are individually listed.

4.4.3. The pleasure grounds lie to the west of the Hall, surrounded by a ha-ha, boundary wall and moat. These include the vestiges of C17 formal gardens, but are predominantly the result of remodelling campaigns in the C19. Beyond is an extensive parkland, with a number of substantial plantations giving structure to large open areas of rolling parkland. This includes significant areas of mature boundary planting around the perimeter. Some areas within the parkland have been given over to arable farming which has eroded the parkland character in these locations.

4.4.4. Clearly the landscaped grounds were designed to complement the Hall, along with set pieces shown off by the landscape such as the moated 'Octagon' (Grade II\*). The park and garden is considered therefore to have considerable artistic interest.

##### **Historic interest**

4.4.5. The landscaped grounds date back to a C15 deer park. They have been much altered over time, with later additions and remodelling campaigns to reflect ever changing fashions. The grounds were extensively enlarged in the C19 by Henry Styleman, a dynamic member of the Le Strange dynasty responsible for the development of the adjacent seaside resort. As an example of ornamental gardens and parkland associated with a major country seat that documents changing fashions and ideas in landscape gardening it is considered to have much historic interest.

##### **Setting**

###### ***The asset's physical surroundings***

4.4.6. The park and garden is surrounded by agricultural land, with Old Hunstanton village bordering the northern aspect. For the most part, the shelter belts around the perimeter create a well-defined boundary between the parkland and landscape beyond.



View across application site towards Hunstanton Hall parkland

#### **Experience of the asset**

4.4.7. Hunstanton Hall and its landscape clearly share a close physical and historic relationship with Old Hunstanton Conservation Area which extends northwards. The hall grew up around the village, with the parish church located only a short distance away to the north. It does however have a private, secluded character, located beyond a private drive and with the perimeter planting preventing any views into the parkland beyond. There would not appear to be any key views into the parkland to any features within (including the Hall) and similarly, the perimeter planting prevents any views outwards. There were three main approaches, with the principal one entering from the village to the north. A second drive with lodge is located in the southeast corner of the park, and a third drive also with lodge in the southwest corner. This western drive follows the western perimeter but sits to the west of the shelterbelt planting, preventing views outwards to the application site. It is clear that, at least from the C19 onwards, the parkland did not intend to 'borrow' any features outside of the park boundary. The parkland therefore sits within the landscape, but does little to interact or integrate with it.

## 5.0 DESCRIPTION OF PROPOSALS

5.1. The application site is approximately 6.2 hectares and is being promoted as a residential site for approximately 120 dwellings.

5.2. The application is in outline only with all matters reserved apart from access. An indicative layout has been provided to demonstrate how development could be accommodated on the site. This includes planting around the perimeter to mitigate its impacts on the surrounding landscape.



## 6.0 IMPACT OF PROPOSALS ON SIGNIFICANCE

6.1. For the purposes of the land allocation process, and given that this application is made in outline only with all matters aside from access reserved, it is primarily the principle of development on this site that requires assessment.

### **Impact on Hunstanton Conservation Area**

6.2. The conservation area is predominantly focussed around the Victorian development of the town. The key element within its setting is the coastline and sea to its west around which the whole town is orientated. The land to the east of the A149 comprising the application site is considered to make little contribution to the significance of the asset. It forms part of the wider rural agricultural landscape within which Hunstanton is situated but shares little close functional or historic relationship.

6.3. The character of the setting of the conservation area is generally one of change, with the town having undergone significant expansion over the latter half of the C20 including the development to the west of the application site. Further extension as proposed is not considered to significantly change its setting given this context.

6.4. Subject to appropriate scale, massing and design which can be controlled through reserved matters, it is not therefore considered that the proposed development would cause any loss of significance to the special character or appearance of the conservation area.

### **Impact on Old Hunstanton Conservation Area**

6.5. Old Hunstanton shares a closer relationship with its rural surroundings, having originated as a rural farming and fishing village. The application site forms part of these wider surroundings and therefore makes some contribution to its significance. The application site is however one small part of a wider area, and is not integral to establishing this rural character.

6.6. The application site lies to the south of Chapel Bank Road. Broadly speaking, land to the south of this road lies opposite the built form of Hunstanton whilst that to the north is open land that forms the buffer between the two settlements. It is considered here that the retention of the field to the north of Chapel Bank Road, which makes the greatest contribution to the rural setting of this part of Old Hunstanton, is sufficient to maintain the sense of separation between these two settlements. The justification supporting the allocation for the site in the 'Site Allocations and Development Management Policies Pre-Submission Document' (SADMP) is clear that the fact that the development would not extend beyond the existing northern extent of Hunstanton and the retention of a 400m belt of agricultural land will maintain sufficient gap and mitigate the impacts of the development (paragraph F.2.11).

6.7. The development will impinge on some views from Cromer Road looking north towards the conservation area, however these are restricted due to the topography and planting along Chapel Bank Road. They are referred to in the Council's pre-submission document as 'distant views' (paragraph F.2.11). More important views to the roofscape from Chapel Bank Road and northwards on the approach will be maintained. It is noted that an affordable housing scheme just north of the site was allowed on appeal (APP/V2635/A/14/2221305) and this was not considered to harm the character and appearance of the conservation area despite the fact that the site was much closer to the conservation area than proposal site F2.2.

6.8. The same document in paragraph F.2.11 is clear that mitigation landscaping will adequately screen the northern and eastern development edges, such that the impact on the setting of Old Hunstanton Conservation Area to the north and setting of Hunstanton Hall and listed buildings to the east is reduced.

6.9. In summary, subject to appropriate design at the reserved matters stage and mitigation landscaping, it is considered that development can be accommodated on this site with only minor impact on the setting of Old Hunstanton Conservation Area.

#### **Impact on Old Hunstanton Hall Park and Garden**

6.10. The application site forms part of the wider agricultural landscape that characterises the setting of the parkland. The parkland sits as a discrete element within this landscape, the rural nature of which aids an interpretation of its function and status as landscaped grounds to a significant country seat. That said, it is clear that the parkland in this instance, in its C19 form as surviving, intentionally draws little from its wider surroundings.

6.11. The application site is a small part of this wider landscape, and is not integral to any key views and vistas (which as identified are not an important feature of the setting of this asset). The development site follows former agricultural field boundaries (some now lost), and will maintain those historic land parcels between it and the park and garden as agricultural land. This will maintain a sufficient buffer so as to retain the overall agricultural character of the immediate landscape surrounding the western side of the park and garden.

6.12. The experience of the asset from outside the boundary is limited to views to the shelter belt planting. The development will have minimal impact on these views. The principal point of access is through the village, some distance from the application site. The impact of the proposed development therefore on the way in which the asset is experienced is limited. Views outwards are similarly restricted by the same shelterbelt planting, such that once within the boundary of the parkland views will not be gained outwards to the application site.

6.13. In summary, the proposed development will have negligible impact on the way in which this asset is experienced.



## 7.0 CONCLUSIONS

7.1. The emerging Site Allocations Plan is at an advanced stage having recently been submitted to the Secretary of State for Examination in Public (scheduled to take place between 7th and 30th July) and therefore carries significant weight. Policy F2.2 deals with the application site and promotes it for 120 dwellings. Clearly the Council consider it to be a sustainable site (as confirmed in paragraph F.2.9 of the SADMP document) that is capable in principle of accommodating development of this scale. Paragraph F.2.11 sets out justification with regards to the impacts on heritage assets, and it is clear that these are not considered to act as a major constraint on development on this site.

7.2. Emerging Policy DM15 – Environment, Design and Amenity – of the SADMP document states that 'Development must protect and enhance the amenity of the wider environment including its heritage and cultural value'. It supports development proposals that '...respond sensitively and sympathetically to the local setting...through high quality design...'. In the light of the site's promotion for development by the Council and the analysis in paragraph F.2.11 of the SADMP, it is considered that site F2.2 can be developed to a high quality and in a manner that will respond positively to the setting of the adjacent heritage assets.

7.3. Core Strategy (2011) Policy CS05 deals with Hunstanton. It sets out a strategy to allocate at least 220 dwellings to the east and/or south of the town. It also guides that the strategy will seek to enhance the local character of the town and in particular respect the heritage of Hunstanton. Policy CS08 is an area-wide policy promoting sustainable development, a strand of which is an objective to sustain and enhance the historic environment. Policy CS12 deals specifically with environmental assets. It guides that proposals to protect and enhance the historic environment will be encouraged and supported.

7.4. Paragraph 126 of the NPPF guides that local planning authorities should set out a positive strategy for the conservation of the historic environment. Paragraph 131 guides that when determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 132 states that great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

7.5. This heritage assessment has identified that the principle of development in the location of site F2.2 is acceptable without causing significant harm to the setting of adjacent heritage assets. It is considered that the development on the site can be designed and delivered in such a way, along with mitigation landscaping, so as to minimise impacts on the setting of adjacent assets such that any harm would be minor. It is considered that there would be no detrimental impact on the setting of Hunstanton Conservation Area, Hunstanton Hall or other associated listed buildings, and only a minor impact on the setting of Old Hunstanton Conservation Area and Hunstanton Hall Registered Park and Garden. As identified in the supporting text to the policy, this harm can be adequately mitigated through appropriate landscaping treatment. Notwithstanding this, the public benefit delivered through meeting an identified housing need is considered to outweigh any limited harm. The proposals in this instance would be considered to accord with paragraph 134 of the NPPF.

## REFERENCES

- Aldridge, P., (2007). Parish Summary: Old Hunstanton. *Norfolk Heritage Explorer*, [online] Available at: < [http://www.heritage.norfolk.gov.uk/record-details?TNF1308-Parish-Summary-Old-Hunstanton-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1308-Parish-Summary-Old-Hunstanton-(Parish-Summary))> [Accessed 1 May 2015].
- Borough Council of King's Lynn and West Norfolk, (2009). 'Hunstanton Conservation Area Character Statement'.
- Robertson, D., (2006). Parish Summary: Hunstanton. *Norfolk Heritage Explorer*, [online] Available at: < <http://www.heritage.norfolk.gov.uk/record-details?TNF362>> [Accessed 1 May 2015].

### Maps and plans

- 1797 Faden's Map of Norfolk
- c.1840 Tithe map
- 1890 1:10,560 Ordnance Survey
- 1929 1:10,560 Ordnance Survey
- 1971 1:10,000 Ordnance Survey

# APPENDIX I

**Relevant local and planning policy**





## RELEVANT LOCAL AND PLANNING POLICY

This Heritage Statement has been prepared with particular (although not exclusive) reference to the following local and national planning policies and guidance.

<b>Development Plan</b>	King's Lynn and West Norfolk Local Plan 1998 (saved policies)	Policy 7/4
	King's Lynn and West Norfolk Borough Council – Core Strategy (2011)	Policy CS05, CS08, CS12
	Site Allocations and Development Management Policies Pre-Submission Document (submitted April 2015)	Policy DM 15 Policy F2.2
<b>National Planning Policy</b>	National Planning Policy Framework (2012)	Section 12
<b>Guidance</b>	Hunstanton Conservation Area Character Statement (2009)	
	Planning Practice Guidance (2014)	
	Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015)	
	Conservation Principles, Policies and Guidance (2008)	





## APPENDIX 2

Register entry



# List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

**Name:** HUNSTANTON HALL

**List Entry Number:** 1001006

## Location

The garden or other land may lie within the boundary of more than one authority.

**County:** Norfolk

**District:** King's Lynn and West Norfolk

**District Type:** District Authority

**Parish:** Old Hunstanton

**County:** Norfolk

**District:** King's Lynn and West Norfolk

**District Type:** District Authority

**Parish:** Ringstead

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first registered:** 18-Sep-1987

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** Parks and Gardens

**UID:** 2007

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of



the official record but are added later for information.

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# List Entry Description

## Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

Walled and moated gardens developed from the C16 onwards, set around a moated house of C15 origins within a park which originated as a deer park in the C15, was embellished in the C17 and was greatly extended in the C19.

### HISTORIC DEVELOPMENT

Hunstanton Hall was the ancestral home of the Le Strange family, one of the most powerful Norfolk families in the C15 and C16. The brick gatehouse of the Hall was built in 1490 by Sir Roger Le Strange within a large deer park, and the main double-pile Hall (destroyed by fire in the C19) was begun in 1578 by Sir Nicholas Le Strange. A map of 1615 shows that the Hall stood at the northern end of the deer park, surrounded by a series of three interconnecting moats with an orchard to the north and bowling green to the south-east. Further alterations were undertaken between 1622 and 1626 by Thomas Thorpe for Sir Hamon Le Strange, including the building of a gateway and two T-shaped wings to the courtyard, as well as alterations to the west moat and garden walls. In c 1655 the Octagon pond and banqueting house, together with Park House, were all constructed in the park. Sir Nicholas Le Strange made further alterations to the gardens between the late C17 and early C18. Between 1750 and 1835 the Hall was leased out or unoccupied for periods. Work continued in the park, which saw an extensive planting programme between 1760 and 1779 when many of the plantations were created. In 1835 the Hall was reinhabited by the family who made further additions, greatly expanded the park and carried out major works in the gardens. Much of the Hall was destroyed by fire in 1853 and another phase of restoration and alteration was undertaken by Frederick Pready for the Le Strange family at the end of the C19. The Hall was badly damaged by another fire in 1951 and subsequently divided into apartments and sold, although the Le Strange family retained the park and part of the gardens. During the 1990s the owner of the burned-out wing has undertaken extensive restoration work. The site remains (1999) in divided private ownership.

### DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Hunstanton Hall lies c 2km inland from the north Norfolk coast at Hunstanton, on the south-east edge of the village of



Old Hunstanton. The registered site covers c 182ha of which c 7ha lies inside the ha-ha. It is bounded to the north-west by Old Hunstanton village and to the south-east by Ringstead village. To the south lies the chalk downland of Ringstead Downs and to the west lies farmland. The park is almost entirely enclosed by boundary woodlands and plantations, with small gaps to the south and south-east looking over farmland. The topography of the area and of the park is gently rolling land although a deep esker valley and ridge runs through the southern end of the park from south-east to north-west. A spring rises in the park feeding a watercourse which flows from the higher ground in the south to the lowest point by the Hall in the north, augmented by a series of drains which run into it as the land falls gently from both east and west. Within the park are fine views from the West Belt, looking east over the park towards Holly Mount. Views from Park House on Holly Mount looking west and north are now (1999) obscured by tree growth, as is Park House itself which once acted as an eyecatcher from other points in the park.

**ENTRANCES AND APPROACHES** The main stone, Gothic-style gates (listed grade II) into Hunstanton Park lie to the north in Old Hunstanton village, at the termination of Church Road. They were built as part of the mid C19 improvements to the estate. The drive passes Hall Cottage and turns east to run north of the Hall before turning south to reach the C17 gateway (listed grade I) on the east front. A second drive enters the park through a plantation on the eastern boundary, just outside Ringstead village. The drive passes a small mid C19 carstone and slate lodge standing in woodland and runs north-west to emerge in the park. There are glimpses of the body of the park to the west although large plantations restrict the view until the Hall is seen c 350m to the north-west, when the park view also opens out. The drive joins the north drive beside the gateway on the east front. A third entrance, in the south-west corner of the park, passes West Lodge (listed grade II), a single-storey L-shaped building of carstone and flint under a slate roof, and runs north-east along the line of the watercourse to join the other drives east of the Hall.

**PRINCIPAL BUILDING** Hunstanton Hall (listed grade I) is a moated country house of chequer-work clunch and carstone with some knapped flint and brick ranged around three sides of a courtyard. It is entered from the east, through a C17 arched and ornamented gateway by Thomas Thorpe which leads into a grass outer courtyard bounded to the south by an embattled carstone wall (listed grade I) and to the north by a C17 two-storey stable block of carstone under a pantile roof. The moat forms the western boundary of the courtyard and the Hall is entered through a C15 red-brick gatehouse which spans the moat. This is flanked by C17 wings of carstone with brick battlements built in Gothic and Jacobean style, possibly by the stone mason William Edge. Beyond the gatehouse is a further courtyard, open to the south-west, in the centre of which stands the porch of the former C16 range (listed grade I), free-standing since the fire of 1853. The porch is built of stone, chequer-work stone, and flint in the Jacobean Mannerist style. The north wing remained roofless after the fire of 1951 until 1988 when the owner undertook extensive restorations. At the end of the north-west return is a three-storey, High Victorian domestic range added by Frederick Pready in 1873. Behind this is a two-storey range said to be part of the earliest house and a c 1900 single-storey brick block. The south wing incorporates an orangery and the south-west return matches that of the north-west. Attached to the north wing and running north-west, then west along the moat, and then south-east, is a carstone garden wall dated 1622 on the western section.

To the north of the Hall is a range of working and service buildings, including a rubble carstone, brick and clunch C17 barn (listed grade II); the square stable court (listed grade II) with central brick arch and cupola with clock, designed by Frederick Pready in 1873; the square carstone and tile game larder (listed grade II); and the Stable Court Cottage (listed grade II).



Seat of the Le Strange family from the time of Domesday until after the Second World War, Hunstanton Hall was built by Sir Roger Le Strange in 1490, enlarged by Sir Nicholas in 1578, and again by Thomas Thorpe and/or William Edge for Sir Hamon in 1622(6. Further alterations were undertaken by Frederick Pready in the latter part of the C19 when new service ranges were added to the north.

**GARDENS AND PLEASURE GROUNDS** The gardens and pleasure grounds lie principally to the west of the Hall. The whole area is surrounded by a C19 ha-ha to south and west, which becomes a wall along the northern boundary of the garden. The Hall is moated to east and west, with a narrow water channel running from the east to the south-west and a further broad pool to the north beyond the stables. The western moat wall is dated 1622 and encloses a square garden area known as the Bowling Green. This was laid out in the mid C19 with yew hedges, lawn, and formal bedding, a design much simplified in the late C20. Beyond the wide west moat, 120m to the west of the Hall, is a second enclosed garden compartment covering c 1ha. It is enclosed mainly by high mid C19 yew and beech hedges but to the north are walls (listed grade II) of red brick with stone dressings, built in 1711 by Sir Nicholas Le Strange to enclose a formal ornamental garden. The mid C19 garden was laid out by Henry Styleman-le Strange with a central east/west walk lined with holly and herbaceous borders. The holly survives but otherwise the internal layout is currently (1999) unmanaged and overgrown.

Outside the garden to the west is a 150m long raised terrace walk running north/south. The walk is bounded on the park side by a ha-ha and is finished with bastions at the north and south ends offering views across the park and glimpses of The Octagon. The southern bastion is partly enclosed with yew hedging and contains two family graves. Surrounding the enclosed garden to north and south is a woodland garden of beech, holm oak, and conifers in variety, underplanted with yew, box, and holly and cut through with winding paths. This area was developed during the mid C19 phase of work.

The brick walls are all that visibly remain of the C17 formal gardens which stood on the west side of the Hall. The ha-ha, woodland walks, raised terrace, and bastions all originate from the mid C19 phase of work, during which period part of the enclosed area was used as a kitchen garden. Small private gardens have been created (late C20) around some of the service buildings to the north since being sold as separate private dwellings.

**PARK** Hunstanton Park contains extensive and numerous plantations, with open areas of rolling parkland scattered with individual trees of a variety of ages but predominantly of early C19 date. There are arable areas along the western and eastern edges and on the rising ground south of Holly Mount. The boundary plantations are varied in their planting with a high proportion of conifers, most notably Corsican pine and holm oak mixed with beech, sweet chestnut, ash, oak, and sycamore, whilst the open parkland is mainly planted with oaks in groups and as individuals. Holly Mount lies 900m south-south-east of the Hall. It is a steep piece of high ground on which stands the brick and carstone ruins of Park House (listed grade II), built by Sir Hamon in 1623 as a hunting lodge and deerkeeper's house. It is known that Park House replaced an earlier hunting tower which stood in the same position (Williamson 1998). Immediately to the south-west of Holly Mount is a mixed stand of Monkey Puzzle, Coast Redwood, and cedars, of early/mid C19 origin. Approximately 200m south of the Hall is the octagonal carstone and brick banqueting house known as The Octagon (listed grade II\*), constructed on an island surrounded by an octagonal moat and reached by a small brick and stone footbridge. Some 30m south of this is a small rectangular pool lined with tiles known as 'Grandfather's Bath', which feeds the octagonal pool that in turn feeds the Hall moats. North of the Hall is a series of interconnecting pools and streams known as the Mill Waters.



The park has its origins in the C15 deer park which lay to the south of the original hall. It covered c 80ha by 1615 and although it was the subject of planting, embellishment and removal of internal divisions, remained much the same size until the mid C19 when it was considerably expanded to its present size by Henry Styleman-le Strange.

KITCHEN GARDEN Part of the enclosed garden lying 150m west of the Hall and described above, was developed as a kitchen garden in the mid C19. The areas either side of the central holly and herbaceous walk were used for fruit and vegetable production and a range of derelict frames, stores, and glasshouses survive. Part of the area has been planted with Norway spruce but the whole is presently (1999) overgrown and unmanaged.

## REFERENCES

J Grigor, The Eastern Arboretum (1841), pp 198-9 Country Life, 8 (18 August 1900), pp 208(14; 59 (10 April 1926), pp 552-9; (17 April 1926), pp 586-95 N Pevsner, The Buildings of England: North-west and South Norfolk (1962), pp 213-14 J Kenworthy-Browne et al, Burke's and Savills Guide to Country Houses III, (1981), p 153 J Garden History 11, (1991), nos 1 and 2, pp 65-6 Hunstanton Hall, (UEA report 1992) T Williamson, The archaeology of the landscape park, BAR Brit Ser 268 (1998), pp 124, 252-3

Maps J Aram, A Map of Hunstanton Hall and park, 1765 (Le Strange OA3, M5(6), (Norfolk Record Office) W Faden, A new topographical map of the county of Norfolk, 1797 (Norfolk Record Office) A Bryant, Map of the county of Norfolk, 1826 (Norfolk Record Office)

OS 6" to 1 mile: 1st edition published 1891 2nd edition published 1906 3rd edition published 1929 OS 25" to 1 mile: 2nd edition published 1905

Archival items The extensive Le Strange family papers are held in the Norfolk Record Office.

Description written: March 1999 Amended: October 2000 Register Inspector: EMP Edited: March 2001

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details

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## Map

### National Grid Reference: TF 69483 41122

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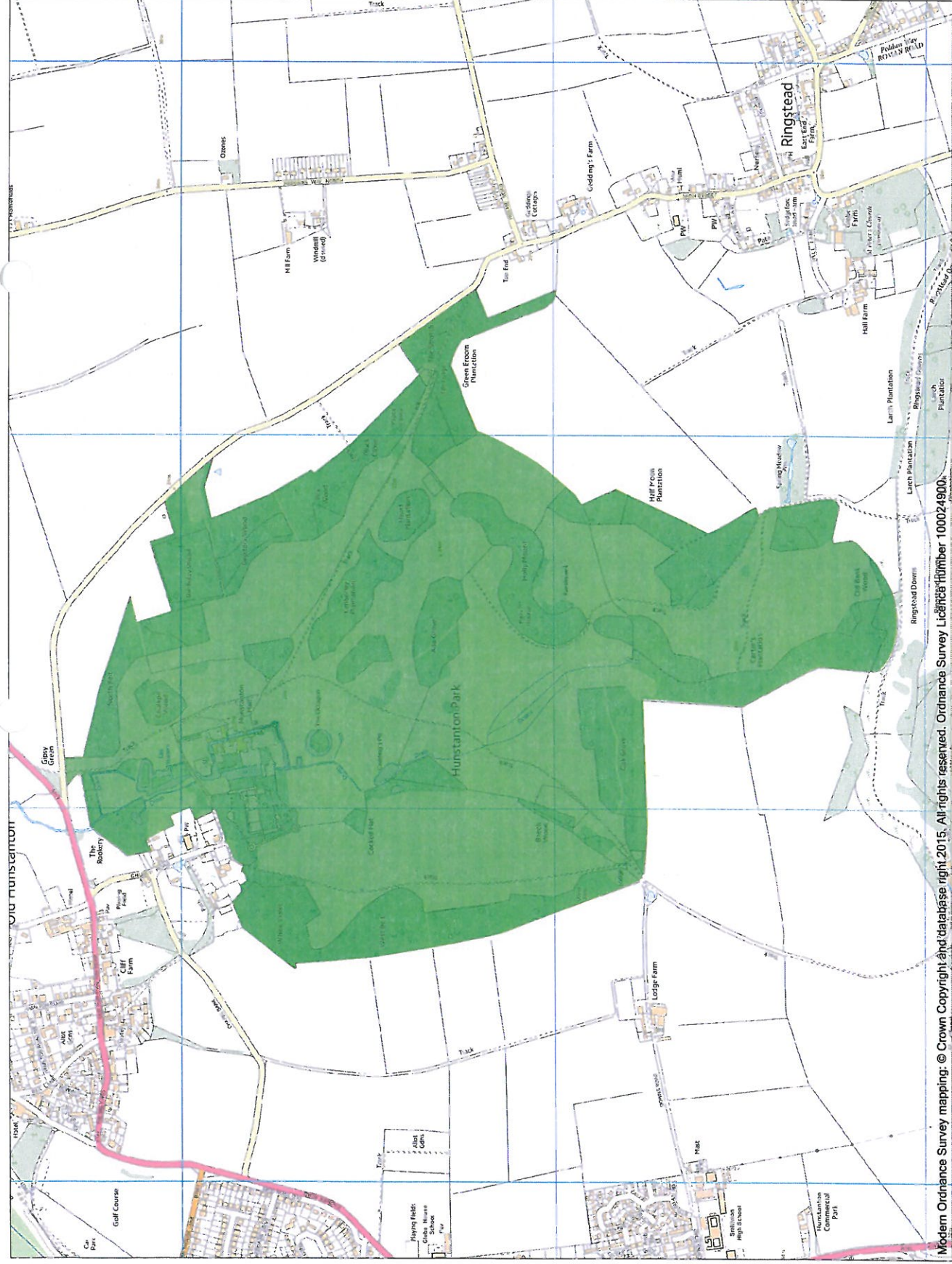
**Heritage Category:**  
Park and Garden  
**List Entry No:** 1001006  
**Grade:** II

**County:** Norfolk  
**District:** King's Lynn and West Norfolk  
**Parish:** Old Hunstanton, Ringstead

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