

Walk along Holgate, away from the church, and on the corner where Holgate becomes Nethergate and Village Road goes to the left, is Yew Tree Grange, one of the buildings seen on the 1880 map included in 14.1. This is mid C18th, with additions c1870, and is Grade II Listed. It is, or was, a B&B.



Turn left onto Village Road which has a number of attractive old cottages, farm houses and other buildings which also appear on the 1880 map – just a few shown here.



One cottage in the village bears the initials L.T.I 1707. According to the Rev. Rosslyn Bruce, in *The Clifton Book*, 1906 (www.nottshistory.org.uk/), this '*stands for Thomas and John [Iain] Lambert, who were two brothers, members of a family conspicuous at that time in the village, and whose graves are marked by stones in the Churchyard...*' The cottage has a 14th century hall and a cross-wing of c.1600. It was refaced in brick in 1707 (A Nicholson, 2004).

A little further along, on the left, is Clifton Village Reading Room, a facility of the Residents' Association



And on the right is the Old Rectory Coach House and then the Old Rectory, currently being redeveloped by Tomlinson Homes (photo was before the work started).



The Old Rectory is a Grade II Listed Building, once the home of the Rector of Clifton and, more recently, a care home but has been empty since 2004.

The property dates back to the mid 1700's and is a typical Georgian style building. Its size indicates the stature and financial circumstances of its incumbent. In 1909 there were twenty one rooms, those in the attics of course for servants. There were two staircases with halls and offices. In the outbuildings there were four larders and three stables for six horses, a fodderhouse, saddle room and coachhouse. There was also a cottage over the stables with three rooms and a larder. With a house of such size the rector must have always been a man of some substance, gaining income from other parishes within his domain, or been a close relative of the Lord of the Manor.

The redevelopment involves the Rectory being divided into 4 separate homes: The Gatehouse, The Lodge, The Cottage and The Rectory, each with its own entrance and garden. There are 3 new executive homes being built within the grounds which are called, Beech House, Cedar House and Oak House.

To the left of the Old Rectory the area opens out into the village green – this black and white photo is from 1951.

Just to the left, at the start of the green, there used to be a pinfold according to an 1885 map



A view today, taken from the south



The rather strange building in the centre is the Dovecote – one of the largest dovecotes in England, apparently with an incredible 2,300 nesting places all of which go 14 inches into the wall. Pigeons were once housed in dovecote colonies all across the country as a source of winter meat. There is a war memorial plaque on the centre of the south wall listing the areas 54 casualties from the first world war.



To the right of the dovecote is the old Clifton School and School House (teacher's home). An 1885 map indicates the School House as a Post Office.

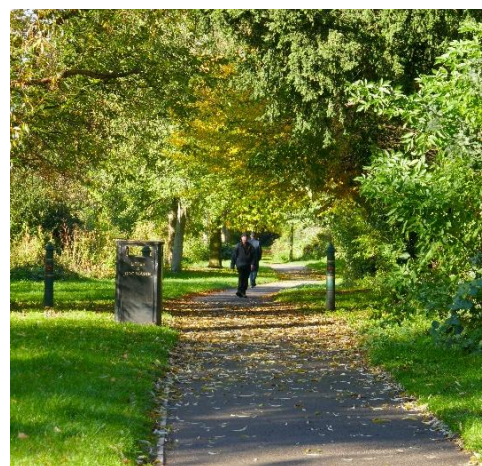
The old school building is today used as a village hall/community centre.

A plaque on the front of the building reads: *'These schools and school-house were erected by Henry Robert Clifton, Esquire, and the corner stone was laid by Mrs Clifton on the 3rd day of November, 1871.'*



The school opened in April, 1872 with 48 children in attendance. A year later the school started to run a night school, initially attended by 13 men. The school finally closed in 1956 when the areas modern schools were constructed in the new Clifton Housing Estate.

Turn right from the Village Green, across both legs of Village Street and into Nethergate. Nethergate, meaning 'lower road', is also the name of the small stream (little more than a drainage ditch) alongside on the left – Nethergate Stream. This flows through the Clifton Estate and joins Fairham Brook (see Walk No.15)



On the right, hidden behind trees and a hedge, are the 'Wells' Almshouses.

These are Grade II listed cottages built in the early C18th from the estate of George Wells based on his will written in 1712. They were to provide a roof for 'six poor unmarried or widow women'. Wells donated all his 'lands, tenements and hereditaments, in or near the towns of Cropwell Bishop, Wilford and Ruddington' to maintain the building.

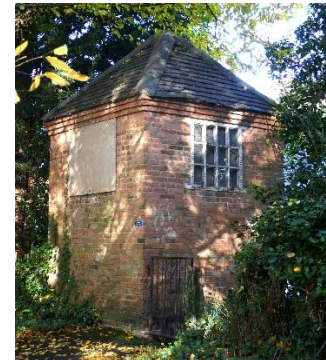


Sir Gervase Clifton and his heirs were appointed trustees of the Almshouses. Each occupant received a small allowance and three tons of coal each year from the Clifton Colliery.

Wells had a plaque mounted on the front of the building:

*'I to God's glory dedicate this place
Inspired thereto by His most holy grace.
May His great name forever here be praised
Then my ambition to its pitch is raised.
George Wells, Anno 1709'*

The building was restored in the 1970's and is now two privately owned homes. Each has a small square building at the side. According to the Rev. Bruce these 'little out-door "offices", which belong to each house, are said to have been originally intended as oratories or chapels'.



Continue along Nethergate and, just before the junction with Holgate/Village Street, turn left along the narrow lane alongside the rear of the house

This is the rear of Yew Tree Grange and the lane is Yew Tree Lane (no nameplate but signed Public Bridleway / River Trent / Barton in Fabis)



The lane passes a farm on the right and fields with horses both sides....



....and a view back to the church



The path continues past the back of the Hartness Road estate on the left and open fields on the right.....



....then through trees



When the path reaches a T junction.....turn right.





The wooded path soon opens out with fields either side. On the right, a large field going back towards the village (this area is land proposed for housing development – see **Further Info** on the last page)



On the left, is across to Brands Hill with Burrows Farm in the valley.



The path then goes into another wooded area – this is the ancient woodland known as Clifton Wood which is Grade II listed and a Local Nature reserve.



When the path opens out to an area of mature trees, bear right (to the right of the tree in the photo centre) and continue north, with the open field on the right).



The path eventually curves to the left and comes to a T junction, with the cliff edge straight ahead – turn right.



After a few yards there is a wire mesh fence beyond which is Clifton Hall

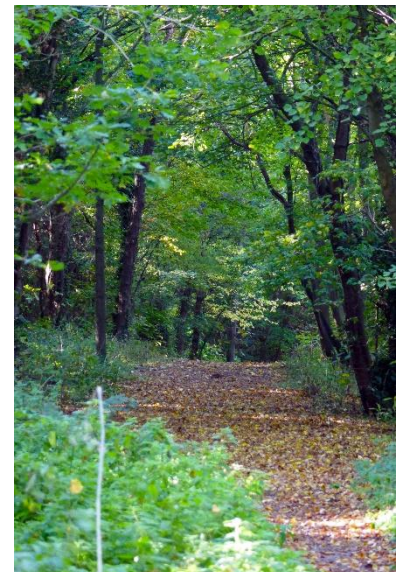


Between the wire fence and the Hall is a large area of lawn with an area fenced off in the middle. This used to be a mid C18 grotto or orangery known as the 'Old Chapel' (listed grade II). Its three-bay facade was adorned with pedimented surrounds and formed the backdrop for a circular fountain. Originally a double curved stairway embellished with balustrades, urns, and statuary led up to either side of the facade. All of the statuary, fountains, stairs and other features have been removed, and only the vaulted undercroft and substructure remain as ruins.

Looking the other way, over the cliff edge, there are views of Chilwell and Toton.



Turn back to T junction in the path and go ahead, following the alignment of the cliff edge – after a while the path starts to descend and then curve right towards the river.

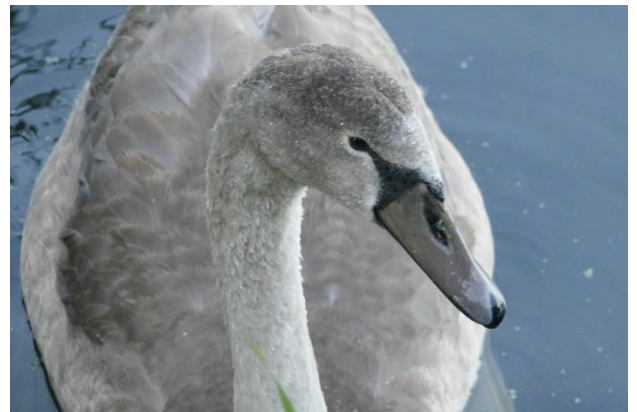


At the bottom, there is a junction of paths – turn right and continue between tall trees and several motor bike barriers and then go through the gate on the left into Holme Pit



The Holme Pit pond originated as a marl pit sometime before 1763 and has connections to the Clifton family and Clifton Hall. Marl was the carbonate-rich mud or mudstone used as a fertiliser to improve soil.

The Pit is now a nature reserve and fishing pond, with a family of swans in residence.



Back on the path, continue north and keep an eye on the cliff on the right – there are some sections clear of vegetation and you can see exposure of banded alabaster.



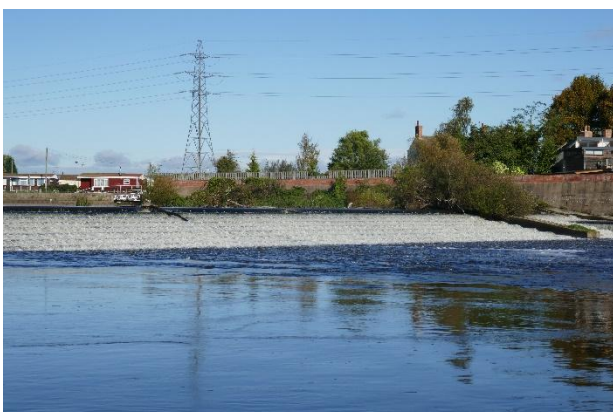
Further along there is a small waterfall at the bottom of the cliff. This comes down from the garden at Clifton Hall. Apparently there was a pond, fed by a spring, in which the Cliftons kept carp which they had caught in Holme Pit.



A few yards further along there is a track to the left signed 'Public Bridleway / River Trent'. This is a short walk to Beeston Weir



To the left of the weir is a hydroelectric facility, constructed in 1999, using turbines to produce electricity for two thousand households.



Return along the track – Clifton Hall is just visible on top of the cliff, with the church tower behind.

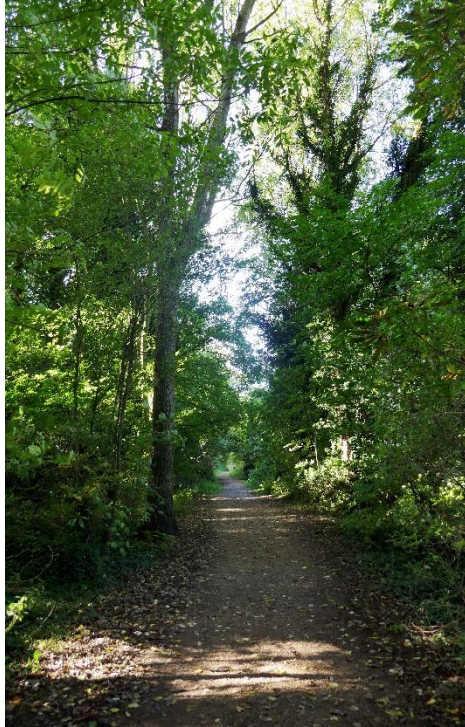


Turn left at the cliff base and then, if you are doing a short walk from Clifton, turn up to the right – this is part of Holgate (meaning ‘sunken road’ which it certainly is here) – back up to the Village.

If returning to Clifton Bridge and West Bridgford, go to the left

Continue along between the tall trees...

...with views of the river to the left



You may even see some bathers....on a cold October morning!!!

(she stays in but he is out, dried and clothed – I would be with him!)

And, perhaps, a squirrel – here in the middle of the path, nibbling a nut.



Continue back to the car park, under Clifton Bridge and, following the outbound route in reverse, along Wilford Lane back to West Bridgford and the end of this walk.

Further Information on Sites along the Walk

Clifton West

Between Nethergate and Clifton Wood the walk passed along two sides and close to the third side of this land.

The City Council and Nottingham Trent University are joint applicants as landowners for planning permission to develop the site for housing. Despite widespread objection from residents as well as wildlife organisations, Nottinghamshire Wildlife Trust and Woodland Trust, outline permission was granted in December 2018 to allow between 265 and 285 homes on the site.

The land is included as proposed housing development in the Nottingham City Local Plan. In May 2020 the Nottinghamshire Live reported that the city council was looking for agents to market the site.



Extract from:

Land and Planning Policies Document (Local Plan Part 2)
Nottingham City Council, 2020

Proposed use:

Residential (C3, predominantly family housing).

Development principles:

The density of development should be similar to the existing residential development close by. The site is adjacent to a Conservation Area, Registered Historic Park and Garden and Listed Buildings. Development should be sensitive to the neighbouring historic environment and setting of heritage assets. The site is adjacent to both the Green Belt and within a Landscape Character Area (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views and to reinforce the Green Belt boundary. The careful layout of open/greenspace/allotments could also help to protect both the setting of heritage assets and avoid adverse impacts on the adjacent two LWS's, Clifton Woods Local Nature Reserve (which is also designated as an Ancient Woodland) and Holme Pit SSSI by providing a buffer of semi-natural habitat. There is potential for this development to help address open space deficiencies in the area, including for allotment provision. Part of the site falls within an archaeological constraints area which will require early consultation and consideration. Within a Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Access to the site is safeguarded from Hawksley Gardens and Finchley Close under TR2.16.