



# CROW HALL FARM

Bardon Mill, Hexham, Northumberland





# CROW HALL FARM

BARDON MILL, HEXHAM, NORTHUMBERLAND, NE47 7BL

Hexham 10 miles, Newcastle Airport 29 miles, Carlisle 28 miles  
(all distances are approximate)

**A FIRST-CLASS, FULLY EQUIPPED, LIVESTOCK FARM WITH PRODUCTIVE  
LOW GROUND, HIGH GROUND WITH SIGNIFICANT NATURAL CAPITAL,  
COMMERCIAL WOODLAND AND SPORTING ASSETS**

Traditional farmhouse with three reception rooms, four bedrooms, two bathrooms, utility, WC and boot room. Large garden and superb south facing views over Allendale.

Farm manager's bungalow with three bedrooms.

Agricultural worker's cottage (new) with three bedrooms in cabin style.

Extensive modern livestock buildings capable of housing up to 200 head of cattle and 2000 ewes, silage clamps and slurry lagoon.

Productive low ground, hill grazing, moss and heather moor.

About 170 acres of commercial and amenity woodland. Well managed shooting.

About 1,819.51 acres (736.33 ha)  
**FOR SALE AS A WHOLE OR IN 2 LOTS**



5F Linnet Court, Cawledge Business Park, Alnwick NE66 2GD

Tel: 01665 252070

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[colburn@gscgrays.co.uk](mailto:colburn@gscgrays.co.uk)



## Situation

Crow Hall lies in the Tyne Valley, on the north side of the A69 cross Pennine route, between Bardon Mill and Haydon Bridge about 31 miles west of Newcastle-upon-Tyne.

Hexham, on the river Tyne, is the nearest market town (about 10 miles east) with its cobbled streets, and famous Abbey. It has a full range of shops and services including supermarkets (including Waitrose, M&S and Tesco), a modern NHS hospital, cinema, leisure center and swimming pool, sports clubs, local artisan shops and a bustling marketplace. There are many excellent pubs and restaurants in town alongside galleries and art centers showcasing the work of the thriving artistic community. The pretty town of Corbridge is only 14 miles away on the Tyne with several boutique shops.

Crow Hall is almost equidistant between Newcastle-upon-Tyne and Carlisle, both of which have flourishing cultural centers, with Newcastle having both an international airport and main rail station on the east coast line with a regular service between London and Edinburgh.

The general area is renowned for its stunning scenery and historic landmarks, with the Northumberland National Park, Hadrian's Wall UNESCO World Heritage Site, Housesteads Roman Fort, Vindolanda and the Roman Army Museum all on the doorstep.

## Description

Crow Hall Farm is a first class, fully equipped and productive grassland unit extending in total to about 1,819.51 acres (736.33 ha) with excellent fixed assets including a traditional stone built, four-bedroom farmhouse, a separate three-bedroom detached bungalow and a three-bedroom timber lodge recently built for an agricultural employee. It includes an substantial range of modern farm buildings, including housing for 200 head of cattle, silage clamps, sheep housing and lambing sheds for 2000 breeding ewes and an extensive range of machinery and general storage facilities. There is also secondary cattle housing at Seldom Seen Farm at the north-east side of the farm.

The farm is being offered for sale in 2 lots.

Lots	Description	Area (ac)	Area (ha)
1	Crow Hall Farm	748.47	302.90
3	Muckle Moss	1071.04	433.43
<b>Total</b>		<b>1,819.51</b>	<b>736.33</b>





Seldom Seen

### The Farmhouse

The main steading is at Whitshields Farm. The farmhouse is built of traditional stone under a slate roof with views facing south towards Allendale. It includes three good reception rooms, a modernised kitchen, utility and WC, four spacious bedrooms, two bathrooms and we as well as plenty of utility and storage space. The house adjoins a range of stone barns which offer considerable scope to extend the accommodation subject to the appropriate planning consent. The house has double glazing throughout and is heated by an oil-fired boiler.

It has a large area of garden ground to the rear and a productive kitchen garden on the far side of the farm lane.

The farmhouse is currently occupied by tenants who have been there for the past six years on an Assured Shorthold Tenancy.

### The Bungalow

Whitshield Bungalow lies to the north of the farmhouse. It was originally built in the 1970s and was extended, stone faced and insulated in 2009. It is well presented with modern fixtures and fittings and is currently occupied by the farm manager on a rolling Assured Shorthold Tenancy.

The bungalow sits in a large plot with a spacious garden, including a chicken run, hen house and timber stable/kennel. The accommodation is spacious with a sitting room, dining room, kitchen, three bedrooms (one with en-suite shower) and family bathroom. It is fully double glazed and is heated by an oil-fired boiler.

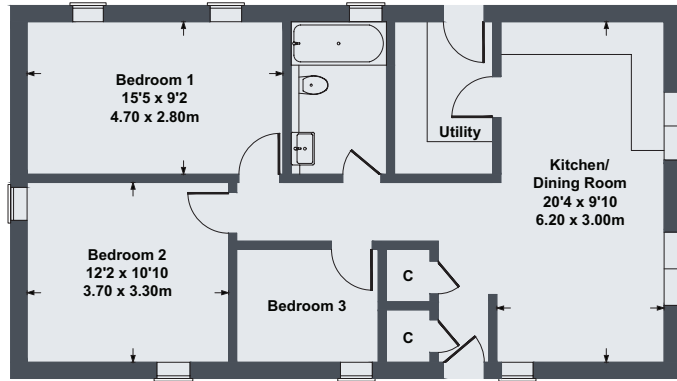
### Allen Valley View Cottage

Allen Valley View is a recently constructed, modern, highly insulated, timber clad cottage built to replace temporary accommodation and with planning consent granted for persons employed or previously employed in agriculture. It lies at the far side of the steading in a good-sized plot and has tremendous views over the valley. The accommodation is surprisingly spacious and includes an open plan kitchen/dining/sitting room, three bedrooms, family bathroom and utility / boot room.



## Allen Valley View

Approximate Gross Internal Area  
786 sq ft - 73 sq m



### GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

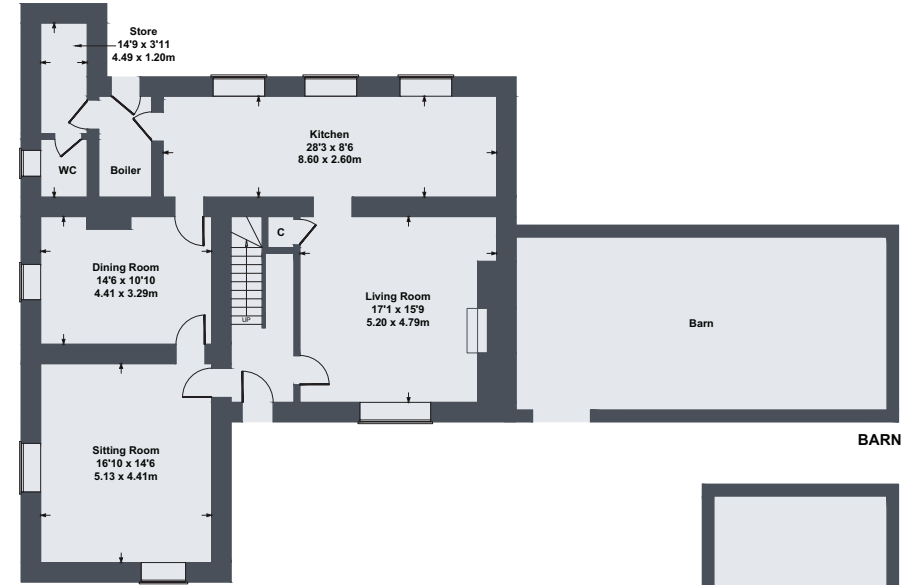
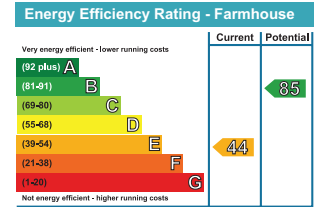
## Whiteshields Farmhouse

Approximate Gross Internal Area  
2260 sq ft - 210 sq m  
(Excluded Barn)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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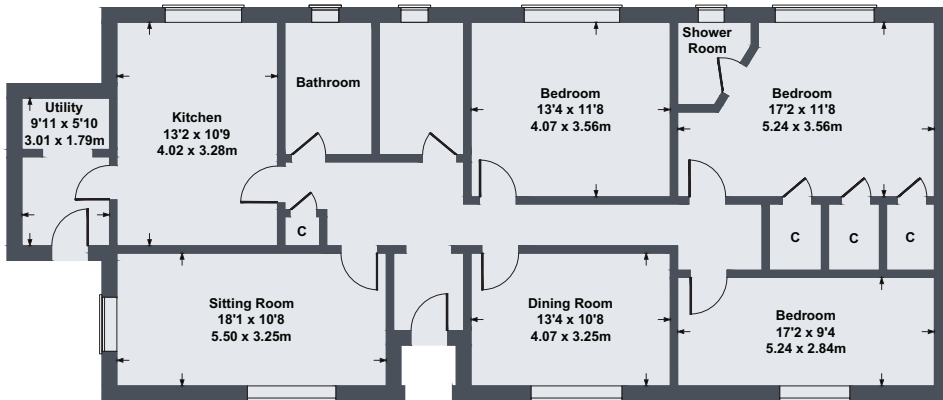
### GROUND FLOOR

BARN

BARN

## Whiteshields Bungalow

Approximate Gross Internal Area  
1378 sq ft - 128 sq m



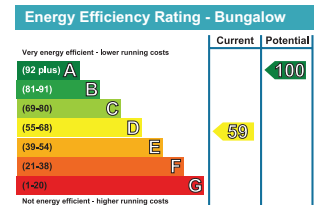
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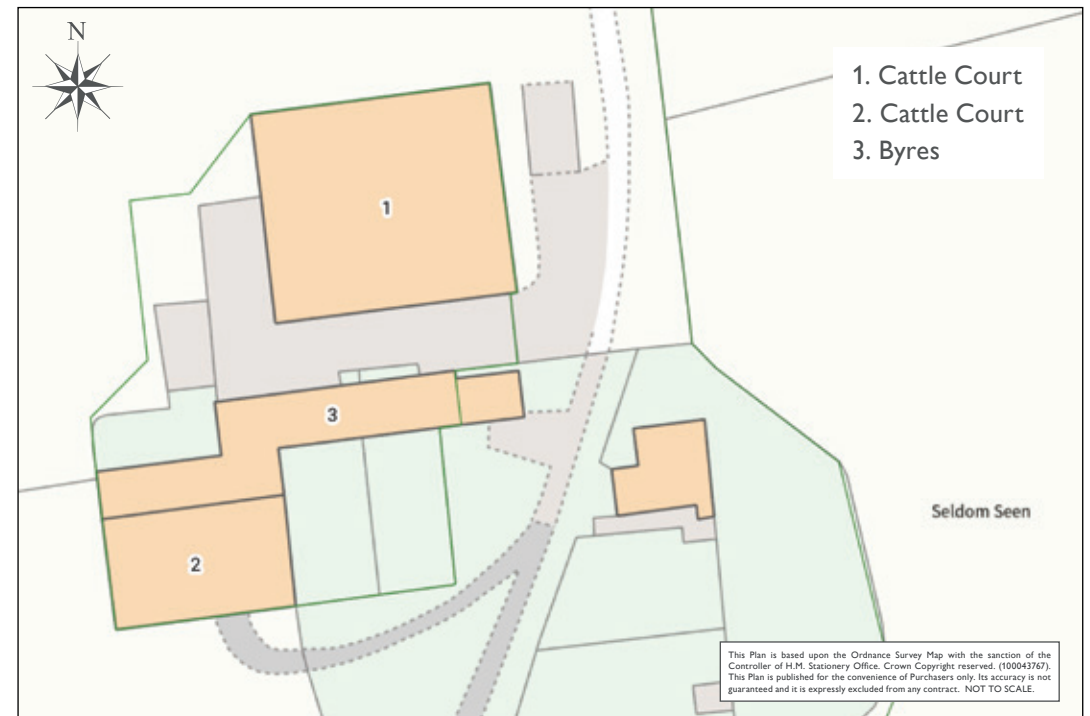
### FIRST FLOOR



## Farm Buildings

There are two ranges of buildings at Crow Hall. The main steading is at Whitshields providing spacious and flexible, modern livestock housing, feed and storage facilities. The secondary steading lies at the north-east end of the farm at Seldom Seen with additional cattle housing and storage. The buildings are of varying ages with the newest shed completed in 2015 to provide first class sheep handling facilities. In total the buildings are capable of housing some 200 head of cattle and 2000 in-wintered sheep. There is also a large concrete panel and earth bunded silage clamp and manure store, a slurry lagoon and separate cattle handling facilities as well as extensive concrete areas benefiting movement around the farmyard.

Plan No.	Building Name	Description	Approx. Measurement
1.	Whitshields Farmhouse	Traditional stone built, 2 storey house	210 m <sup>2</sup>
2.	Whitshields Bungalow	Modern, single storey dwelling	128 m <sup>2</sup>
3.	Allen Valley View	Modern single storey dwelling	73 m <sup>2</sup>
4.	Clamp 1	Earth bunded with concrete floor	15m x 17m
5.	Clamp 2	Earth bunded with concrete floor and diving concrete panels.	15m x 17m
6.	Cattle Court	15 bay steel portal frame, concrete panel walls and Yorkshire board cladding, corrugated asbestos roof and concrete floor. Incorporating lean-to with 12 bull pens and machinery bays.	67.5m x 23m
7.	General Purpose Shed	10 bay concrete frame with corrugated asbestos side and roof cladding, concrete floor, and steel frame lean-tos.	45m x 35.2m
8.	Cattle Court	Timber frame with raised concrete feed passage, part block walls and Yorkshire board cladding, concrete floor and corrugated asbestos roof. 2 x 6 tonne feed bins	31.5m x 30.5m
9.	Sheep shed	5 bay, steel portal frame with concrete panel walls, Yorkshire board cladding, fibre cement roof sheeting and concrete floor.	30m x 16.5m
10.	Machinery shed	4 bay, steel frame, profile steel side and roof cladding and concrete floor.	18m x 18m
11.	Barn	Timber pole barn with corrugated iron cladding and concrete floor.	12m x 12m
12.	Lagoon	Concrete floor and walling with security fencing.	
13.	Cattle handling shed	6 bay, steel portal frame, concrete panel walls and corrugated asbestos side and roof cladding and concrete floor.	27m x 6m







## Farming

The farm has been managed by Victoria Furlong for the past eight years. Vicky is a Countryfile, Young Farmer of the Year Award Winner and has been responsible for a significant modernisation programme at Crow Hall Farms. Some of this work was in identifying the need to improve cattle handling facilities but also includes systematic improvement of the pasture, a significant amount of woodland management and repair and replacement of boundary walls and fences. Over 1,000 meters of new walling and more than 17,000 meters of wall top wiring has been completed under Countryside Stewardship grant funding with a further 3,000 meters of wall top wiring and 4,000 meters of new fencing self-funded in the same period.

Investment has also been made in equipment to monitor the health and productivity of the herd and flock and all livestock are now finished on grass, using a rotational grazing system. The farm is now in excellent heart, producing high yields of top quality grass for conservation (mainly silage) and is capable of carrying 200 head of cattle and more than 2,000 ewes.

All but fourteen silage fields on the low ground are entered into a Higher-Level Countryside Stewardship Scheme (CSS) through which walling and fencing grants have been obtained and herb rich leys recently drilled, under GS4. Further details of the CSS are available on request. Some of the ground has been let on annual grazing licence generating income of around £16,000 per annum.

## Farmland

The land extends in total to around 1,819.51 acres (736.33 ha) and is divided between high and low ground by the Haresbry Lonnen running west to east through the farm. The entire farm lies within a ring fence with good public and internal road access.

All the land is generally south facing, gently undulating, and lying between 100m and 275 m above sea level.

The soils on the low ground are described by DEFRA as predominantly slowly permeable, seasonally wet acid loamy clay soils with the better free draining loamy soils along the southern





reaches. The high ground is mainly a raised peat bog with some more productive free draining loamy soils and peaty soils on which there are parcels of permanent pasture and hill grazing.

The farm is currently entered into a Higher-Level Countryside Stewardship Scheme designed to support the management of a unique wetland area on the high ground and to support the repair and replace stone walls and renew fences.

### Environmental Designations

Crow Hall Farm includes an important natural capital resource in the form of the Muckle Moss. It is one of only nine National Nature Reserves in the North-East alongside Lindisfarne and the Farne Islands, supporting important bird life and preserving its unique landscape which includes a floating peat bog and rare sphagnum mosses created by glacial retreat. Alongside the Muckle Moss, there are two actively managed peat bogs on Crow Hall Farm. There are several environmental designations which favour the property including:

1. The property is entered into a Higher Tier Countryside Stewardship Scheme with grant assistance being provided for walling and tree planting.
2. Muckle Moss is a designated peatbog, is a Site of Special Scientific Interest, a Special Area of Conservation and lies partly within a National Nature Reserve and borders the southern boundary of the Northumberland National Park.
3. All the High Ground also lies within a UNESCO World Heritage Site depicting the Frontiers of the Roman Empire (Hadrian's Wall).

The purchaser will be obliged to take over all such schemes and management plans.

### Shooting

Shooting at Crow Hall was run by the family for over 30 years. At its height 3,000 pheasants were released annually giving seven to eight days with a target bag of around 200. The terrain is ideal for low ground shooting and many of the woods have been planted to maximise the quality of birds presented. The

shoot infrastructure has been well maintained by the current tenant, occupying under an annual licence and who manages the shooting as part of a larger commercial shoot. There are currently nine main drives, including a signature drive which can present spectacularly high birds.

The high ground and heather hill provide additional walked up shooting with a varied bag including snipe, woodcock and the occasional black game but red grouse have not been seen on the hill for some time.

### Woodland

There are thirty-two commercial and amenity woodland plantations on the farm planted to provide shelter and cover for game extending in total to about 170.25 acres (68.90 ha). They are of mixed age and species and are subject to a Woodland Management Plan. Further details including a copy of the Woodland Management Plan and compartment schedules are available from the Selling Agents.

### Planning approvals

Planning approval was granted by Northumberland Council for Allen Valley View Cottage on 3rd May 2022 ref 22/01191/FUL. The occupation of the cottage is limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

### GENERAL INFORMATION

#### Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

There are various footpaths, bridleways and BOATs which cross the farm which are fully registered and declared with Northumberland Council.





### **Services**

The farm is supplied with mains electricity, mains water (metered) and domestic drainage is to two private systems.

In addition, Solar PV panels provide renewable energy with unused electricity being sold back to the grid through a Feed in Tariff with British Gas.

### **Tenure**

The sale is subject to grazing licences to two neighbouring farmers one of which is due to terminate on 30th September 2023 and the other on the 29th November 2023. In addition the buildings at Seldom Seen are occupied on a licence terminating the on 29th November 2023.

The shooting is also let for the 2023/24 season, terminating on 1st February 2024.

### **Local Authorities**

Northumberland County Council  
County Hall, Morpeth NE61 2EF  
Tel: 0345 600 6400

### **Employees**

There are two full time employees contracted to work on the farm. The houses they occupy are on Assured Shorthold Tenancies. The employment of both will form part of the sale with transfer covered under Transfer of Undertakings Protection of Employment (TUPE) regulations.

Victoria Furlong – Farm Manager  
Aaron Robson – General farm worker

### **Council Tax**

Whitshields Farmhouse - Band G  
Bungalow - Band B  
Allen Valley View Cottage - Band B

### **EPCs**

Farmhouse - Band G  
Bungalow - Band E  
Allen Valley View - to be determined

### Basic Payment Scheme Entitlements

The land has been registered under Rural Land Registry. The Basic Payment Scheme (BPS) payments for 2023 will be retained by the Seller. Following the de-linking of entitlements from the land at the end of this season it is not anticipated that BPS Entitlements will be included in the sale. However, the Rural Payments Agency have detailed that for the 2024 claim year it may be possible to transfer the historic payment allocation of the BPS calculated on the 2020, 2021 and 2022 claim year, to other claimants. Further details are available from the Selling Agents.

### Method of Sale

Crow Hall Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

The property is currently owned by Crow Hall Farms Ltd and the property subject to this sale is its only asset. Should it suit the purchaser, the Directors of the limited company are willing to consider a sale of the company shares and to treat the sale as a Transfer Of a Going Concern (TOGC) for tax purposes.

### Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

### Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

### Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

### Timber

All standing and fallen timber will be included in the sale.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

### Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. All clamped silage
2. Farmyard Manure
3. Hay and straw.
4. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.
5. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.

### Farm Dispersal Sale and Holdover

The seller reserves a right of holdover in respect of the livestock should a purchaser not wish to purchase these as part of the transaction. The Seller also reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

### Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery, and livestock.

### Directions (NE47 7BL)

From Hexham head west on the A69 and after 9.8 miles the turning up to Crow Hall Farm is on the right marked with a For Sale board.

what3words: tastier.unifrom.petty

### Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

### Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

### Overseas purchasers

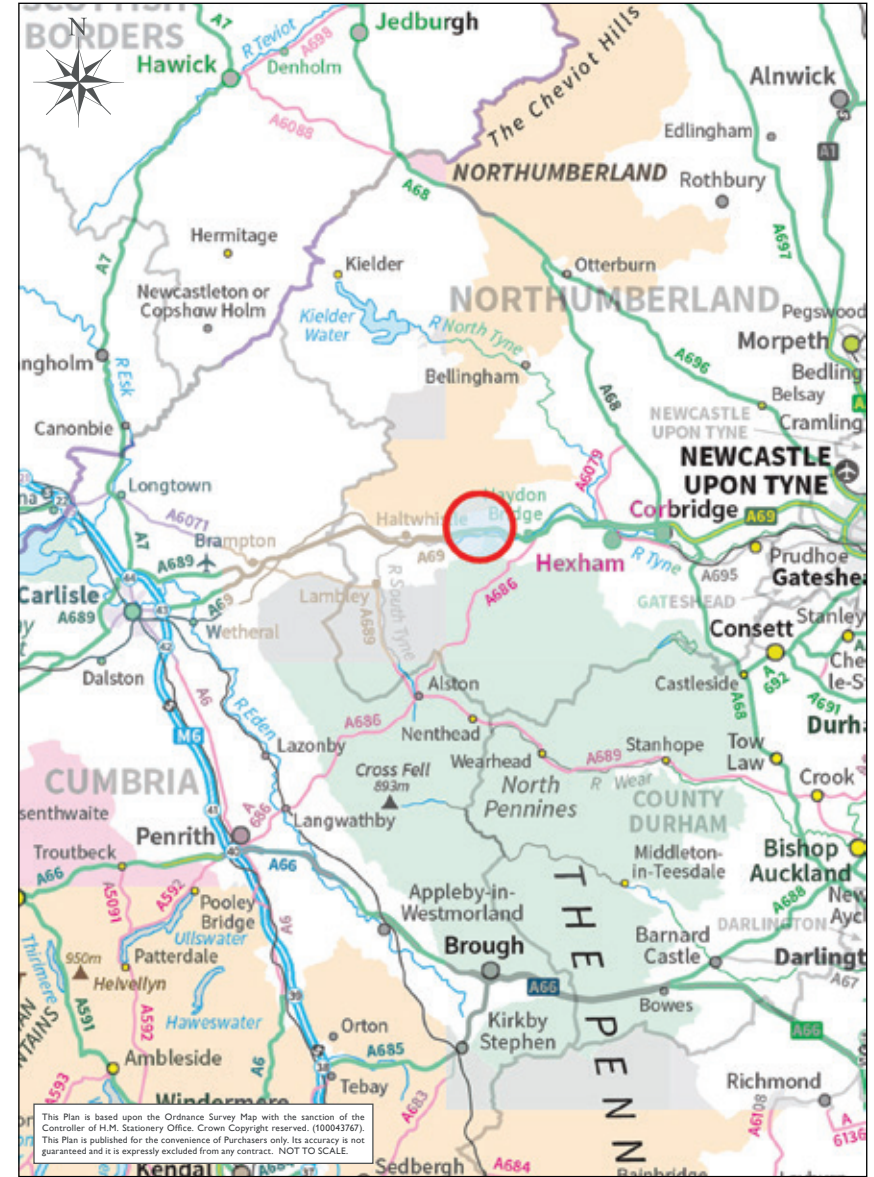
Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

### Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.



**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

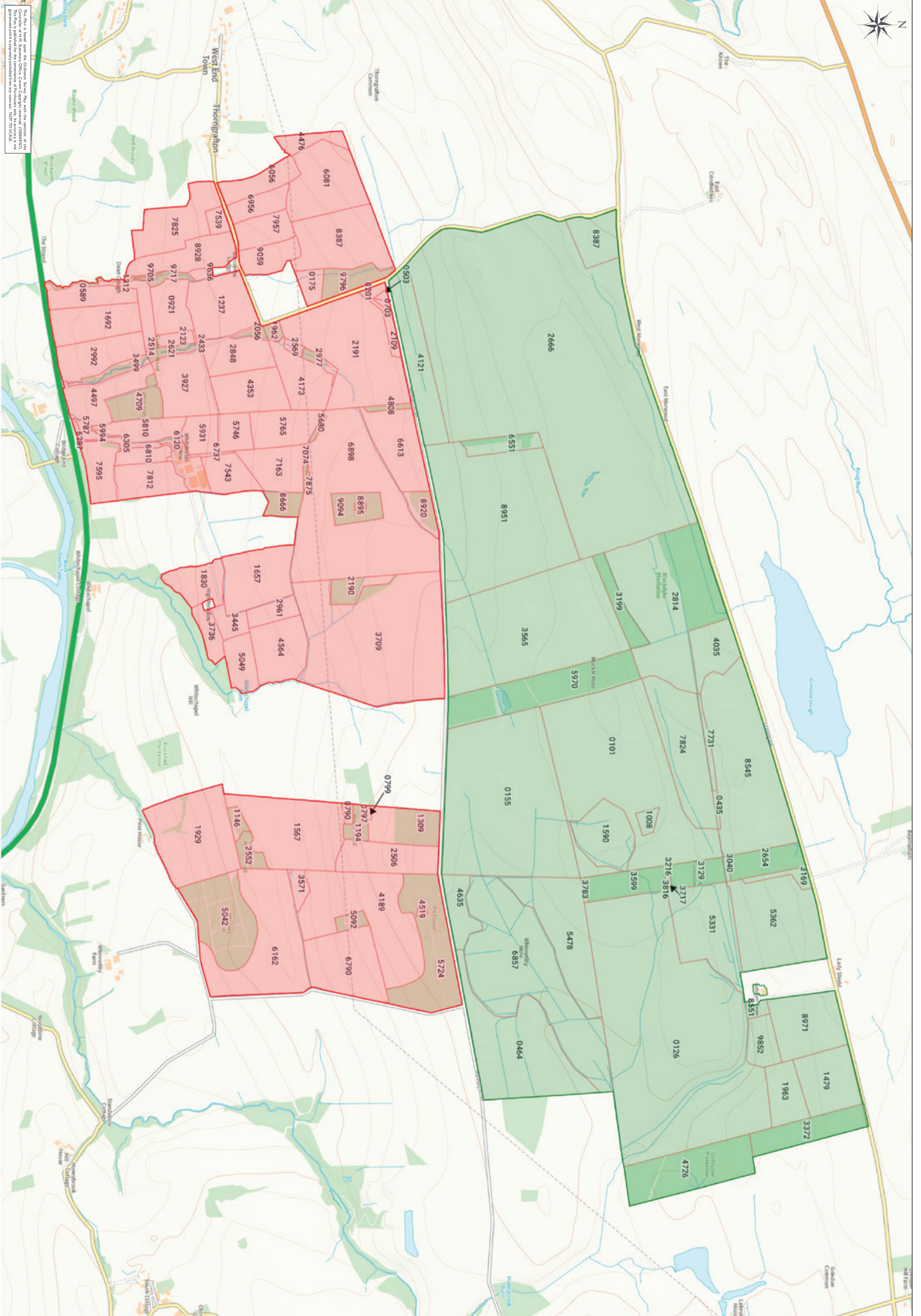
Particulars written: September 2023

Photographs taken: July 2023





Lot	Field No.	Rotational Grass	Permenant Pasture	Rough Grazing	Moorland	Woodland	Others	Total (ha)	Total (ac)
1	Whitshields Steading						1.73	1.73	4.28
1	503		0.15					0.15	0.37
1	589	2.71						2.71	6.7
1	1312		1.66					1.66	4.1
1	1692	4.59						4.59	11.34
1	2514		0.05					0.05	0.12
1	2621					0.74		0.74	1.83
1	2992	4.24						4.24	10.48
1	3499					1.12		1.12	2.77
1	4497	3.87						3.87	9.56
1	4709					2.54		2.54	6.28
1	9705					0.14		0.14	0.35
1	9717					0.65		0.65	1.61
1	799		0.06					0.06	0.15
1	921	2.97						2.97	7.34
1	1237	5.62						5.62	13.89
1	1962		0.45					0.45	1.11
1	2056		0.9					0.9	2.22
1	2123		0.74					0.74	1.83
1	2191		13.48					13.48	33.31
1	2848	3.09						3.09	7.64
1	3927	5.14						5.14	12.7
1	4173	4						4	9.88
1	4353	4.46						4.46	11.02
1	201		0.52					0.52	1.28
1	654		0.15					0.15	0.37
1	670		0.02					0.02	0.05
1	68		0.14					0.14	0.35
1	703		0.16					0.16	0.4
1	797					0.14		0.14	0.35
1	1043		0.06					0.06	0.15
1	2109		0.6					0.6	1.48
1	2319		0.1					0.1	0.25
1	2573					0.2		0.2	0.49
1	2646						0.27	0.27	0.67
1	7875					0.17		0.17	0.42
1	5810	2.49						2.49	6.15
1	6810		1.31					1.31	3.24
1	5746	1.95						1.95	4.82
1	5765	3.56						3.56	8.8
1	6287		0.19					0.19	0.47
1	7595	2.84						2.84	7.02
1	1657		5.9					5.9	14.58
1	1830		3.04					3.04	7.51
1	2190		1.59					1.59	3.93
1	2961	1.58						1.58	3.9
1	2977		0.58					0.58	1.43
1	3445		1.3					1.3	3.21
1	3709		24.93					24.93	61.6
1	3736		1.56					1.56	3.85
1	4564	4.77						4.77	11.79
1	4808		0.4					0.4	0.99
1	5049	2.41						2.41	5.96
1	5680					0.24		0.24	0.59
1	5931	2.01						2.01	4.97
1	6898		23.17					23.17	57.25
1	7074					0.2		0.2	0.49
1	7136		3.76					3.76	9.29
1	7543	2.64						2.64	6.52
1	8666					1.34		1.34	3.31
1	8895					0.12		0.12	0.3
1	8920					1.48		1.48	3.66
1	9094		2.1					2.1	5.19
1	6810		1.31					1.31	3.24
1	2569						0.33	0.33	0.82
1	6120		0.3					0.3	0.74
1	6305						0.57	0.57	1.41
1	6613		5.31					5.31	13.12
1	6689		0.17					0.17	0.42
1	7812		3.35					3.35	8.28
1	3372					4.26		4.26	10.53
1	4726					7.93		7.93	19.6
1	3863		0.1					0.1	0.25
1	3967						0.01	0.01	0.02
1	2433					0.02		0.02	0.05
1	1146					0.64		0.64	1.58
1	790		0.31					0.31	0.77
1	1194					0.94		0.94	2.32
1	1309					3.9		3.9	9.64
1	1567			10.1				10.1	24.96
1	1929		10.24					10.24	25.3
1	2056			4.64				4.64	11.47
1	2552					1.12		1.12	2.77
1	3571					0.89		0.89	2.2
1	4189			12.41				12.41	30.67
1	5042					7.43		7.43	18.36
1	5092					0.73		0.73	1.8
1	5724					8.43		8.43	20.83
1	6162		12.15					12.15	30.02
1	6790	7						7	17.3
1	7825		5.58					5.58	13.79
1	7539		0.75					0.75	1.85
1	8289		4.12					4.12	10.18
1	9636		0.48					0.48	1.19
1	175			1.17				1.17	2.89
1	4476			1.44				1.44	3.56
1	6056	2.67						2.67	6.6
1	6081		7.13					7.13	17.62
1	6959	1.99						1.99	4.92
1	7957	2.54						2.54	6.28
1	9059	2.41						2.41	5.96
1	9796					2.19		2.19	5.41
1	7539	0.75						0.75	1.85
1	<b>TOTAL</b>	<b>82.3</b>	<b>140.37</b>	<b>29.76</b>	<b>0</b>	<b>47.56</b>	<b>2.91</b>	<b>302.9</b>	<b>748.47</b>
2	Seldon Seen						0.19	0.19	0.47
2	2666				86.76			86.76	214.38
2	3199					2.06		2.06	5.09
2	4121			6.49				6.49	16.04
2	6551					1.88		1.88	4.65
2	8387		10.86					10.86	26.84
2	435		0.23					0.23	0.57
2	3040		0.2					0.2	0.49
2	3565			25.38				25.38	62.71
2	8951			25.84				25.84	63.85
2	101			27.47				27.47	67.88
2	126			50.28				50.28	124.24
2	155			28.52				28.52	70.47
2	464			13.46				13.46	33.26
2	1008		0.63					0.63	1.56
2	1479	5.25						5.25	12.97
2	1590				4.78			4.78	11.81
2	1963	3.2						3.2	7.91
2	3129					2.09		2.09	5.16
2	3169		0.84					0.84	2.08
2	3216		0.16					0.16	0.4
2	4035				3.49			3.49	8.62
2	5331			8.02				8.02	19.82
2	5362		11.1					11.1	27.43
2	5478			9.21				9.21	22.76
2	5970					9.36		9.36	23.13
2	8545			17.31				17.31	42.77
2	8551		0.48					0.48	1.19
2	8971	6.34						6.34	15.67
2	9852	2.17						2.17	5.36
2	2814				18.44			18.44	45.57
2	7824				8.95			8.95	22.12
2	6857				20.44			20.44	50.51
2	2654					2.89		2.89	7.14
2	3599					3.06		3.06	7.56
2	3717						0.01	0.01	0.02
2	3783						0.16	0.16	0.4
2	3816						0.04	0.04	0.1
2	4635		2.5					2.5	6.18
2	7731						0.7	0.7	1.73
2	3372					4.26		4.26	10.53
2	4726					7.93		7.93	19.6
2	<b>TOTAL</b>	<b>16.96</b>	<b>27</b>	<b>211.98</b>	<b>142.86</b>	<b>33.53</b>	<b>1.1</b>	<b>433.43</b>	<b>1071.04</b>
<b>THE WHOLE</b>		<b>99.26</b>	<b>167.37</b>	<b>241.74</b>	<b>142.86</b>	<b>81.09</b>	<b>4.01</b>	<b>736.33</b>	<b>1819.51</b>



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