

ANNEX B

BRYANSTON ESTATE

THE CROWN ESTATE

Valuation as of : **01 December 2014** Prior MV 31/03/2014

	LEASE TYPE	AREA (HECTARES)	AREA (ACRES)	NEXT REVIEW DATE	PRESENT RENT	ESTIMATED RENTAL VALUE	VACANT POSSESSION VALUE	MARKET VALUE	Equivalent Yield	COMMENTS
AGRICULTURAL										
0000495 Manor France Farm	FBT	157.20	388.45	29-Sep-2015	£58,700	£62,800	£3,782,000	£3,571,000		- Dairy unit with farmhouse, cottage and range of modern and traditional buildings. Income from Solar and biomass boiler included of £14,700. Parts liable to flood
0000502 Knife Hill Farm	FBT	174.54	431.30		£55,900	£56,300	£3,492,000	£3,376,000		- Arable farm with significant range of two ranges of buildings
0000510 Ld adj Lower Bry (ex-Home Farm)	FBT	30.75	75.98		£8,840	£8,800	£626,000	£626,000		- Block of mainly bare land arable
0000493 Dunweston Farm	AHA	316.94	783.17	29-Sep-2014	£63,500	£65,200	£7,091,000	£3,979,000	1.69%	Arable unit with farmhouse, cottage and reasonable buildings. Rent included sub let income from commercial units of £12,500. First successor in 1990, one more remaining
0000498 Travellers Rest & Knighton Farm	AHA	309.40	764.52	29-Sep-2014	£62,250	£66,200	£7,740,000	£4,199,000	1.63%	Arable unit with 2 Farnhouses, flat, cottage and good range of buildings. Income from Solar included of £9,000 and sublet income for cottage of £2,250. First succession post 1995
0000509 Part ex-Home Farm	FBT	37.91	93.68	28-Sep-2012	£11,200	£11,200	£773,000	£773,000		- Block of mainly bare land arable
0000497 Normandy Farm	FBT	169.29	418.32		£52,000	£58,700	£4,719,000	£4,524,000		- Dairy unit with farmhouse, 2 cottages and good range of buildings, (some with hops)
0000505 Old Park Farm	FBT	165.03	407.80	29-Sep-2014	£59,200	£70,500	£4,171,000	£3,765,000		- Dairy unit with Farnhouse, cottage and good range of buildings (rodary parlour). Income from Solar included of £7,200, significant number of tenants improvements/fixtures.
0000506 56.358 ha Ld Adj Old Park Farm	FBT	56.36	139.26	28-Sep-2007	£13,000	£16,000	£1,026,000	£1,026,000		- Block of land with small building by river. Parts liable to flood and parts adjoin village

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0000503	Bldgs at Winterborne Houghton	Vacant			£0	£0	£50,000	£50,000	-	Buildings to rear of houses (frontage not owned)	£50,000
0000504	Owls Lodge Farm	FBT	160.13	29-Sep-2014	£49,000	£53,200	£3,192,000	£1,961,000	1.86%	Block of mainly bare land arable, off lying to south of the estate	£1,908,000
Total for AGRICULTURAL			1,577.57		£433,590	£468,900	£36,662,000	£27,850,000			£27,292,000

COMMERCIAL

0000583	Portman Hunt Kennels	1954 Act	6.71	16.58	24-Jun-2014	£16,000	£29,000	£982,000	£483,000	6.03%	Victorian hunt kennels, occupied by the hunt, with 3 cottages	£737,000
0000582	Knighton Hse School	1954 Act	9.83	24.29	01-Sep-2019	£80,000	£70,000	£1,475,000	£1,037,000	7.54%	Dower house, coach house, 2 cottages and land	£893,000
0000595	The Car Park (Bryanston Club)	Licence	0.08	0.20	01-Oct-2016	£450	£400	£15,000	£15,000	-	Car park to working mens club within village, est. 30 spaces	£3,000
0000598	Bldgs Ld & Con adj Bryanston School	1954 Act	5.68	14.04	01-Aug-2015	£14,000	£16,600	£510,000	£305,000	5.24%	Semi detached 3 bed cottage, with courtyard of stables and land	£117,000
0000586	pt Garage - The Cliff	1954 Act			28-Sep-2004	£2,600	£2,600	£50,000	£50,000	-	In fill plot on Cliff in village, Corrugated iron shed. Currently within act	£22,000
0000584	The Old Brewery	Vacant	0.35	0.87			£12,000	£150,000	£150,000	-	Range of brick and flint buildings. Hope to get development	£192,000
Total for COMMERCIAL			22.66	55.98		£113,050	£130,600	£3,182,000	£2,040,000			£1,964,000

MISCELLANEOUS

0013128	Land adjacent Portman Meadows	Licence	0.25	0.62	28-Oct-2007	£67	£0	£5,000	£5,000	-	Small at end of the housing association units	£5,000
0018629	Swimming Pool at Knighton House	Vacant	0.04	0.09		£0	£0	£0	£0	-		
0000594	Parking Space "B"	Licence			19-May-2010	£276	£200	£2,000	£2,000	-		£2,000
0000592	Parking Space "C"	Licence			01-Apr-2015	£276	£200	£2,000	£2,000	9.40%		£2,000
0000513	Durweston Allotments	Licence	1.28	3.16	29-Sep-2016	£60	£0	£1,000	£1,000	6.03%	Active allotments on 999 year lease	£27,000
0018479	Hydro on River Slow	Vacant	0.16	0.39		£0	£0	£0	£5,000	-	Planning consent for a 47 kW Hydro.	
0000512	PT OS 5591 Durweston	Licence	0.03	0.07	01-Apr-2015	£115	£100	£5,000	£5,000	-	Garden extension to third part house	£900

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MISCELLANEOUS											
0000599 Orchard at Durweston	Licence	0.22	0.54	01-Mar-2015	£225	£200	£10,000	£10,000	-	Land next to garden in village	£10,000
0000579 Estate Yard Store	Licence			01-Apr-2015	£336	£300	£5,000	£5,000	-	Small timber shed with Portman Mews	£900
0000591 Parking Space "E"	Licence			26-Jul-2013	£275	£200	£2,000	£2,000	-		£2,000
0013028 Roman Catholic Presbytery	sement / Servitu				£0	£0	£0	£0	#Type1		£0
0000593 Parking Space "D"	Vacant				£0	£200	£2,000	£2,000	-		£2,000
0018630 Land at St Nicholas' Gardens	Vacant	0.05	0.12		£0	£0	£25,000	£25,000	-	Potential building plot. Undergoing treatment and site clearance	
0013157 Garden Land at Norton Lane	Licence	0.16	0.40	29-Feb-2008	£160	£100	£5,000	£5,000	-	Half of a development plot (to third party)	£3,000
0000600 Plying Fields at Durweston	Long Lease	1.18	2.92		£0	£0	£15,000	£9,000	-	Could become a community asset	£9,000
0017591 0.402 ha Plough Field	Vacant	0.40	0.99		£0	£0	£50,000	£50,000	-	Development site on edge of village.	£6,000
0000514 Part of Plough Field	Vacant	0.36	0.90		£0	£500	£0	£0	-	Development plot with dilapidated timber building	£0
0000514 Part of Plough Field	Vacant	0.36	0.90		£0	£500	£0	£0	-	Development plot with dilapidated timber building	£0
0013354 Land to the rear of Portman Mews	Licence	0.01	0.03	01-Oct-2012	£30	£0	£0	£0	-	Courtyard to Mews	£0
0018702 Ld adjacent 35 Bryanston	Licence	0.03	0.08	27-Nov-2014	£50	£0	£1,000	£1,000	-	triangular garden area, road frontage.	£0
0000590 Parking Space "A"	Vacant					£200	£2,000	£2,000	-		£2,000
Total for MISCELLANEOUS		4.54	11.21		£1,870	£2,700	£132,000	£131,000			£71,800
RESIDENTIAL											
0000571 79 Durweston	AST	0.11	0.27	31-Jan-2005	£10,440	£10,400	£250,000	£250,000	-	Detached 3 bed cottage with Oil Central Heating. In village next to old brewery. Not in good order, set back from road	£225,000
0000560 23 Durweston	Fair Rent	0.07	0.17	15-May-2016	£6,588	£6,500	£220,000	£143,000	-	3 bed semi-detached Victorian cottage, set back from busy road. Gas Central Heating, double glazed (uPVC)	£150,000

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RESIDENTIAL											
0000563 50 Durweston	AST	0.05	0.12	31-Aug-2012	£9,600	£9,600	£220,000	£220,000		- 3 bed semi Victorian Cottage. In village, with of road parking and side access to garden, but right of way though part. Gas Central Heating	£170,000
0000564 61/62 Durweston	AST	0.29	0.72	31-Mar-2010	£14,940	£14,900	£450,000	£450,000		- 4 bed detached cottage in rural location with great views and large garden (also known as the Folly) Oil Central Heating	£405,000
0000566 Websley Cott	Fair Rent	0.18	0.44	16-May-2002	£14,400	£14,400	£425,000	£276,000		- Two cottages converted into one (by old lease), 5 bed detached, end of long drive with great views down valley to village. Gas CH but in need of modernisation	£293,000
0000567 1 France Hill Cott	AST	0.08	0.20	08-Mar-2012	£9,720	£9,700	£225,000	£225,000		- 3 bed semi detached Victorian Cottage, on close to A350. Oil Central Heating	£176,000
0000568 67 Nurford Cott	AST	0.02	0.05	13-Sep-2011	£9,540	£9,500	£200,000	£200,000		- Mid terrace 3 bed Victorian well back from road with Oil Central Heating.	£162,000
0000578 1 New Barn Cottis	AST	0.05	0.12	14-Sep-2015	£10,800	£10,800	£210,000	£210,000		- 3 bed semi detached 1950s cottage in rural location in farm yard. Oil Central Heating, part Double Glazed with uPVC	£176,000
0000570 72 Durweston	AST	0.13	0.32	31-Mar-2000	£11,880	£11,800	£300,000	£300,000		- 3 bed semidetached, Oil Central Heating, near Travellers Rest in rural location. Attractive location	£243,000
0000526 11 Bryanston	Vacant					£6,900	£100,000	£100,000		- Cottage within converted courtyard. Small ground floor flat 2 bed, Gas Central Heating	£135,000
0000572 2 France Hill Cottis	AST	0.10	0.25	31-Oct-2012	£9,720	£9,700	£225,000	£225,000		- 3 bed semi detached Victorian Cottage, on close to A350. Oil Central Heating	£176,000
0000573 66 Nurford Cottis	AST	0.02	0.05	18-Apr-2013	£9,540	£9,500	£200,000	£200,000		- Mid terrace 3 bed Victorian well back from road with Oil Central Heating	£185,000

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0000577 2 New Barn Coils	Fair Rent	0.05	0.12	05-Apr-2015	£6,422	£6,400	£200,000	£146,000	4.33%	3 bed semi detached 1950s cottage in rural location in farm yard. Part double glazed, uPVC, no CH, bath down.
0000585 Reading Room (attached to 14 Durvesto	AST	0.01	0.02	01-Apr-2015	£974	£900	£0	£0	-	See number 14 Durveston
0013083 67 The Cliff	AST	0.05	0.12	29-May-2014	£111,140	£111,100	£240,000	£240,000	-	3 bed semi detach Victorian cottage next to the Garage site. In village with off road parking and side access to garden Gas Central Heating
0013418 France Oaks Coit	AST	0.15	0.37	31-Mar-2012	£11,460	£11,400	£250,000	£250,000	-	Detached 3 bed, cottage with two timber frame extensions. Oil Central Heating. Good location
0017754 Knife Hill Fmhlse	AST			08-Sep-2016	£14,400	£14,400	£500,000	£500,000	-	Detached 1980s mock Georgian farmhouse 5 beds, Oil Central Heating, rural location (no AOC)
0000569 68 Nuford Coils	Fair Rent	0.02	0.05	01-Apr-2015	£6,656	£6,600	£215,000	£140,000	-	End of terrace 3 bed Victorian well back from road. No CH (March valuation is as AST)
0000516 Affordable Housing - Durveston (Groom Long Lease	AST	0.17	0.42		£1	£0	£0	£1,000	-	
0000541 38 Bryanston	AST	0.04	0.10	27-Oct-1992	£8,760	£8,700	£265,000	£265,000	-	3 bed semi detached Victorian cottage in village. Gas Central Heating, part double glazed (uPVC) but otherwise un-modernised
0000537 33 Bryanston	AST	0.32	0.79	19-Apr-2012	£8,880	£8,800	£300,000	£300,000	-	3 bed semi detached Victorian cottage in village. Gas Central Heating. Large garden with scope for extension
0000536 31 Old Warren	AST	0.23	0.57	06-Jun-2013	£14,400	£12,000	£300,000	£300,000	-	3 bed detached cottage. Oil Central Heating. Double Glazed with uPVC, down long track

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0000535 30 Bryanston	Fair Rent	0.17	0.41	09-Nov-2016	£6,803	£6,800	£250,000	£191,000	3.02%	Detached small unmodernised 3 bed bungalow in large garden. Oil Central Heating. Private water supply. Rural position down long track
0000531 18 Walnut Avenue	AST	0.37	0.91	23-Apr-2010	£9,720	£9,700	£230,000	£230,000	-	Timber framed 3 bed detached bungalow. Oil Central Heating
0000529 15 Bryanston	AST	0.13	0.31	20-Sep-2002	£8,940	£8,900	£230,000	£230,000	-	Timber framed 2 bed detached bungalow. Oil Central Heating. Double Glazed with uPVC
0000528 14 Dairy Cotts	Fair Rent	0.07	0.17	26-Jan-2016	£5,824	£5,800	£250,000	£161,000	3.10%	Unmodernised semidetached 3 bed
0000525 10 Bryanston	AST	0.06	0.15	07-Nov-2012	£8,940	£8,900	£170,000	£170,000	-	Cottage within converted courtyard. Split level flat 3 bed. Gas Central Heating. Spacious first floor area
0000524 9 Bryanston	Fair Rent	0.01	0.02	10-Mar-2016	£6,240	£6,200	£150,000	£98,000	-	Cottage within converted courtyard. Split level flat 3 bed. no CH
0000543 57 New Road	AST	0.07	0.18	05-Nov-2002	£9,480	£9,400	£250,000	£250,000	-	3 bed semi detached Victorian cottage edge of village. Oil Central Heating
0000517 Affordable Housing - Bryanston (Long L)	Long Lease	0.25	0.62		£1	£0	£0	£1,000	-	
0000557 17 Dunweston	AST	0.06	0.15	17-Jun-2002	£9,000	£9,000	£200,000	£200,000	-	Semidetached with flying freehold to 3rd party cottage. Gas Central Heating, part double glazed (uPVC). In village location and on busy road, cement render
0000547 62 The Cliff	AST	0.05	0.12	31-Mar-2010	£9,000	£9,000	£225,000	£225,000	-	3 bed end of terrace Victorian cottage in village. Gas Central Heating, poor condition, and shared parking
0000558 20 Dunweston	AST	0.08	0.20	13-Dec-2015	£11,400	£10,500	£220,000	£221,000	4.81%	3 bed semi-detached Victorian cottage. Oil Central Heating. Set back from busy road

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RESIDENTIAL											
0000523 8 Bryanston	AST	0.01	0.02	19-May-2014	£8,910	£8,900	£145,000	£145,000	-	Cottage within converted courtyard. First floor flat 3 bed. Gas Central Heating	£131,000
0000545 59 New Road	Fair Rent	0.07	0.17	26-Feb-2016	£7,722	£7,700	£250,000	£163,000	-	3 bed semi detached Victorian cottage edge of village. Gas Central Heating	£146,000
0000544 58 New Road	AST	0.11	0.27	28-Feb-2014	£6,000	£6,000	£260,000	£260,000	-	3 bed semi detached Victorian cottage edge of village. Oil Central Heating	£221,000
0000548 63 The Cliff	Fair Rent	0.05	0.12	22-Oct-2015	£6,542	£6,500	£210,000	£152,000	4.19%	3 bed mid-terrace Victorian cottage in village. Gas Central Heating. Right of way through garden	£133,000
0000550 65 The Cliff	Fair Rent	0.06	0.15	07-Jun-2016	£7,956	£7,900	£235,000	£153,000	-	3 bed end of terrace Victorian cottage in village. Gas Central Heating, off road parking with side access to garden	£153,000
0000552 1 Lower Bryanston Fm Cott	Fair (agg) Rent	0.08	0.20	06-Nov-2016	£7,008	£7,000	£220,000	£143,000	-	1960s 3 bed semi (no AOC)	£143,000
0000553 2 Lower Bryanston Fm Cott	AST	0.05	0.12	26-Apr-2015	£10,080	£10,000	£200,000	£200,000	-	1960s 3 bed med terrace (no AOC). Oil Central Heating, Double Glazed with uPVC. Small garden	£198,000
0000555 14 Durweston	Fair Rent	0.05	0.12	27-Feb-2016	£7,836	£7,800	£270,000	£176,000	-	Detached 3 bed with large ground floor and converted reading room. Gas Central Heating. Village location, on busy road	£163,000
Total for RESIDENTIAL		3.93	9.71		£347,663	£350,000	£9,260,000	£8,310,000			£7,573,000
SPORTING											
0000604 Shooting Rights	Vacant			31-Jan-2010	£5,950	£5,900	£0	£0	-		£0
0000609 Deer Stalking - Bryanston	sporting Licence			01-Apr-2015	£2,500	£2,500	£0	£0	-		£2,000
0014557 Shooting Manor France Fm	Vacant				£0	£1,000	£0	£0	-		£1,000
0000610 Travellers Rest/Durweston Fms - Shoot	Vacant				£0	£2,000	£0	£0	-		£0
0000608 Stalking Rights - Durweston	sporting Licence			28-Sep-2014	£800	£800	£0	£0	-		£700
0000606 River Stour - Fishing	sporting Licence			16-Jun-2014	£305	£300	£0	£4,000	7.50%		£4,000
0000605 River Stour - Fishing	sporting Licence			15-Jun-2007	£1,800	£1,900	£0	£26,000	7.32%		£24,000
Total for SPORTING					£11,355	£14,400	£0	£30,000			£31,700

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WOODS											
0000611	Bryanston Woodland	Vacant	159.85	395.00		£0	£0	£1,284,000		£1,284,000	£1,284,000
										- Combined area for all in-hand woods, including main commercial wood at Broadley Wood	
0014568	Dunveston Fin Woodland	FBT	27.78	68.65	24-Mar-2011	£345	£500	£206,000		£206,000	£234,000
Total for WOODS			187.64	463.65		£345	£500	£1,490,000		£1,490,000	£1,518,000
TOTAL FOR BRYANSTON ESTATE			1,796.32	4,438.72		£907,873	£967,100	£50,726,000		£39,851,000	£38,450,500

BRYANSTON ESTATE - RETAIN

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AGRICULTURAL											
0000501	Lower Bryanston Farm	AHA	110.83	273.87	29-Sep-2016	£25,500	£25,800	£4,538,000	£3,136,000	- Mainly arable unit with farmhouse, cottage and buildings part converted to DIY livery. One more succession. Includes development for 82 units at farmstead	£1,923,000
0000603	Deer Park (part)	FBT	18.67	46.13	29-Mar-2013	£3,500	£4,100	£420,000	£420,000	- Grazing part of which has hope for development	£900,000
Total for AGRICULTURAL			129.50	320.00		£29,000	£29,900	£4,958,000	£3,556,000		£2,823,000
COMMERCIAL											
0000588	Deer Park Farm	1954 Act	9.40	23.24	31-Dec-2015	£12,000	£14,800	£639,000	£534,000	- Equestrian unit, with buildings, land and bungalow. Significant hope on part of land and has been (rejected) proposal for 150 units	£586,000
Total for COMMERCIAL			9.40	23.24		£12,000	£14,800	£639,000	£534,000		£586,000
TOTAL FOR BRYANSTON ESTATE - RETAIN			138.91	343.24		£41,000	£44,700	£5,597,000	£4,090,000		£3,409,000
GRAND TOTAL			1,035.23	4,781.95		£948,873	£1,011,800	£56,323,000	£43,941,000		£41,859,500

