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Michael Laing      Chief Executive

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11<sup>th</sup> January 2008

Dear Councillor,

I hereby give you Notice that a Meeting of the **LAND DISPOSALS SUB COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **MONDAY 21<sup>st</sup> JANUARY 2008** at **2.00 P.M.**

### AGENDA

Page No.

1. Apologies for absence.

2. Declarations Of Interest

Members are invited to declare any personal and/or prejudicial interests in matters appearing on the agenda and the nature of their interest.

Members should use either of the following declarations:

**Personal Interest – to be used where a Member will be remaining and participating in the debate and any vote:**

I have a personal interest in agenda item (...) regarding the report on (...) because I am (...)

**Personal and Prejudicial Interest – to be used where a Member will be withdrawing from the room for that item:**

I have a personal and prejudicial interest in agenda item (...) regarding the report on (...) because I am (...)

Officers are also invited to declare any interest in any matters appearing on the agenda.

**NOTE: Members are requested to complete the enclosed declarations form and, after declaring interests verbally, to hand the form in to the Committee Administrator.**

3. To consider a request to purchase land adjoining 4 Main Street (rear of former Queens Head Public House), Witton Park for Mr K Refearn.

1 - 4

- |    |   |         |
|----|---|---------|
| 4. | To consider a request to purchase land adjacent to 33 Fern Valley, Crook for Miss D Halliday.                               | 5 - 7   |
| 5. | To consider a request to acquire land to rear of 1 & 2 High Street, Eldon Lane for Dene Valley Community Transport Limited. | 8 - 12  |
| 6. | To consider disposal of the bungalow at Leeholme Recreation Ground.   | 13 - 15 |
| 7. | To consider the disposal of surplus land at St Stephens Close, Willington.  | 16 - 18 |
| 8. | To consider granting a drainage easement at land at Church Hill, Crook.   | 19 - 21 |

Yours faithfully



**Chief Executive**

Members of this Sub-Committee: Councillors Mrs Burn, Hayton, Mrs Pinkney, J Shuttleworth and Taylor.

Chair: Councillor Hayton

TO: All other Members of the Council for information  
Management Team

## DECLARATIONS OF INTEREST FORM

<b>NAME AND DATE OF COMMITTEE</b>	<b>AGENDA ITEM NUMBER</b>	<b>NATURE OF INTEREST AND REASONS</b>	<b>PRINT NAME</b>	<b>SIGNATURE</b>

## LAND DISPOSALS SUB COMMITTEE

21 JANUARY 2008

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Report of the Asset Management Group

### **LAND ADJOINING 4 MAIN STREET (REAR OF FORMER QUEENS HEAD PUBLIC HOUSE), WITTON PARK**

#### **purpose of the report**

1. To seek Committee's approval to a request to acquire Council owned land at the above location.

#### **background**

2. An application has been received from Eric Tweddle Associates who are Architects acting for K. Redfearn the owner of 4 Main Street. Mr Redfearn wishes to purchase Council owned land as identified on the plan at Annex A for the purposes of extending the car park to the rear of his property, which is divided into flats.
3. The area Mr Redfearn wishes to acquire has been included in recent applications received by Durham County Council, under the Commons Act 2006, for two large areas in the centre of Witton Park to be registered as village green. The County Council has indicated that the applications will take a considerable period of time to process. It is therefore considered appropriate to proceed to consider Mr Redfearn's request to acquire the Council land with the caveat that Mr Redfearn is aware that should the land ultimately be registered as village green then this would have serious consequences on its future use.

#### **consultations**

4. The Strategic Director for Environment and Regeneration advises that an application for the change of use of this land has recently been approved. He advises that the proposed boundary of the application land would follow the line of the boundaries to the properties to the south and would not be out of keeping. On this basis he has no objections to the disposal.
5. The Strategic Director for the Community has no objections to the sale of the land, though there is a public sewer running through the area and this may require arrangement with Northumbrian Water.
6. Councillor Yorke confirms that the residents of Witton Park have and continue to campaign for the area to be designated as village green and objects to the disposal on this basis.
7. Neighbour consultations have resulted in:

- 4 letters of support on the basis that off street car parking will be a benefit in this location.
- 13 letters of objection including one from the Escomb & Witton Park Community Partnership. The basis of the objections can be summarised as follows:
  - a. The area is considered 'the Green' and used for recreational purposes;
  - b. Village green application remains outstanding;
  - c. Highway safety concerns – the land is close to a 'blind' corner – the area is used by children playing;
  - d. Set a precedent for the disposal of plots within 'the Green';
  - e. Believed the Council had agreed in 2003/4 that no future developments would be allowed.

8. The following points are made in response to the issues raised above:

- a. The land the subject of this request is a small parcel of land in relation to the extent of 'the Green';
- b. Village green application – this is likely to take a considerable time to be determined and any decision to sell will not impact upon its determination;
- c. Highway Safety – this matter was considered by the Highways Authority as part of the applicant's planning application which was approved on 13<sup>th</sup> December 2007;
- d. Set a precedent – the Council is obliged to consider each application on its merits. Therefore any decision to approve or reject the request will not set a precedent;
- e. Previous Council agreement not to dispose – the basis of this objection has been considered as part of the recent planning application.

### **financial implications**

9. The sale of the land will produce a capital receipt.

### **legal implications**

10. Regardless of who is the owner of the land, if the application for village green is successful then this will mean:
  - a. the inhabitants have the right to indulge in sports and pastimes;
  - b. any encroachment on, or inclosure of, or erection or disturbance or interference with the village green shall be deemed to be a public nuisance and/or an offence;

- c. any injury or damage caused to the village green can give rise to an offence.

These restrictions will apply no matter who owns the land.

### **conclusion**

11. The request involves a relatively small parcel of land on the edge of the area referred to by residents as 'the Green'. If it is sold the new boundary would be in line with the properties to the south. It is considered it would not affect the village green application nor set a precedent for future applications to acquire land in the centre of Witton Park and it is recommended that the request be approved subject to the following terms and conditions:-
  - a. Valuation to be agreed with, or given by, the District Valuer;
  - b. Applicant to be responsible for the Council's legal and valuation fees.
12. However, in line with the Council's policy of public speaking at this Committee both the applicant and the objectors have been invited to attend to afford them the opportunity to put their cases to you.

**RECOMMENDED** that the land edged black on the plan be sold to K. Redfearn subject to the conditions mentioned above.

### **Background documents:**

File 81636

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**Officer responsible for the report**  
Gary Ridley  
Strategic Director for Resource Management  
Ext 227

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**Author of the report**  
Andrew Coates  
Legal Services Manager  
Ext 418

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## LAND DISPOSALS SUB COMMITTEE

21 JANUARY 2008

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Report of the Asset Management Group  
**LAND ADJACENT TO 33 FERN VALLEY, CROOK**

### **purpose of the report**

1. To seek Members' instructions regarding a request to purchase land at the above location.

### **background**

2. A request to purchase the land hatched black on the plan at Annex B, has been received from Miss D. Halliday of 33 Fern Valley, Crook for the purpose of extending her garden for her children to play in.

### **consultations**

3. The Strategic Director of Environment and Regeneration has no objection to the sale of the land from open space to garden land provided the means of enclosure is a hedge and would not exceed 1.5 metres in height to maintain a landscaped appearance in the area.
4. The Strategic Director for the Community states that this matter needs to be considered carefully as the land, whilst triangular in shape, could easily accommodate a 3/4 bedroomed detached house and would have considerable value if it could be marketed for residential purposes. He feels if it was considered suitable for garden purposes only, then he would offer no objection to its disposal for that purpose but suggests that the Council should try to dispose of the area as a building plot in the first instance.
5. Following neighbour consultations two letters were received. One neighbour did not object to the disposal for garden purposes but if it was used to park mini buses and taxis, as this is the applicants business, then she objects to the disposal.
6. Another letter was also received and he objected on several grounds, in particular that the land is presently part of a childrens grassed playing area and should be maintained as such to encourage children to continue playing there, off the adjacent road. He also states that the applicant has already degraded the general outlook, parking a dilapidated caravan on the land and other bits of equipment in this area. He considers the outlook would deteriorate further if this proposal was approved. He also states that if a fence is erected to the west, parallel to the estate boundary fence, this will create a dead end "robber's alley" raising the risk of crime and illegal dumping. Also if this disposal is approved it would set a precedent for similar proposals on Fern Valley and lead to a degraded outlook for the whole environment.

### **author's comments**

7. A previous request to purchase the land was received and refused in 1992. The reason for the refusal was that the land had been designated as a play area and the Director of Planning at the time could see no reason to alter the use of the land. It is clear that the Community Department would prefer that the land be sold as a building plot rather than support the current application. Also letters received from the neighbouring properties object to the proposal.

### **financial implications**

8. The sale of this land would produce a capital receipt and a reduced maintenance cost.

### **legal implications**

9. There are no legal implications arising from the recommendation.

### **conclusion**

10. Due to the objections received from the neighbours and the Strategic Director of Community comments, it is recommended that the request from Miss Halliday be refused.
11. However in line with the Council's policy of public speaking at this Committee, Miss Halliday has been invited to attend this meeting to afford her the opportunity to present her case to you.

**RECOMMENDED** that Miss Halliday's request to purchase the land be refused for the reasons stated above.

### **background papers**

File Number 81632

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource  
Management  
Ext 227

**Author of the report**

Diane Hathaway  
Legal Executive  
Ext 319

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**LAND DISPOSALS SUB-COMMITTEE**

**21 JANUARY 2008**

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Report of the Asset Management Group  
**LAND TO REAR OF 1 & 2 HIGH STREET, ELDON LANE**

**purpose of the report**

1. To seek Committee's approval to a request to acquire or gift Council owned land at the above location.

**background**

2. An application has been received from Dene Valley Community Transport Limited to acquire, or be gifted, Council owned land as identified hatched on the plan at Annex C. The Company wishes to acquire the land to accommodate their minibuses and also to house customers' vehicles who use their transport facilities. This land would be in addition to their present garage premises which are situate between Bridge Place and Eldon Lane. It is proposed access to the site would be taken over the unadopted roadway which leads from the C34 to Millbank Terrace. They would propose to secure the area with galvanised security fencing, painted green to blend in with the surrounding area.
3. The Company which is limited by guarantee and is registered as a charity was established in 1995. They currently have 5 minibuses providing community transport to 96 different organisations. During 2006 its passenger numbers were 25,466.

**consultations**

4. The Strategic Director for Environment and Regeneration advises that an application for the change of use of this land to community transport would be required and in principle would be acceptable.
5. Durham County Council (Highway Engineer) advises that the road leading to Millbank Terrace is not adopted and is in poor condition. Visibility onto the C34 road is acceptable. Parking for community transport would be acceptable, but commercial use would not be acceptable.
6. The Strategic Director for the Community has no objections to the proposal and would support gifting the land to the Company on the basis that the land will benefit the Dene Valley both in terms of social and economic wellbeing.
7. Neighbour consultations have resulted in 1 objection from the adjoining residential occupier and a petition signed by the adjoining occupier and 3 residents of Millbank Terrace. The nature of the objection can be summarised as follows:

- a. The disposal will encourage crime and could allow easy access from vehicles into the rear of the adjoining dwelling;
  - b. There is a gate to the rear of the adjoining dwelling and the sale will affect rights of access;
  - c. The land is used by many as a walkway and as a vehicular way;
  - d. May reduce light to adjoining dwelling;
  - e. Will affect the view to the adjoining dwelling;
  - f. It is a safe area for children to play;
  - g. Will affect the value of the adjoining dwelling;
  - h. Increase traffic next to the adjoining dwelling;
  - i. Highway safety – additional traffic using a junction near to an existing busy junction.
8. The petition does not state the reason of objection.
9. The following points are made in response to the issues raised above:
- f. The proposal is to secure the land with security fencing. It is suggested that any fencing has the approval of the Police Architectural Liaison Officer;
  - g. Access across the land has not been granted and it is doubtful that any prescriptive rights of way have been established. If prescriptive rights have been established then the land to be acquired may need to be slightly adjusted to accommodate such a right;
  - h. There are no vehicular rights of way across the land. Again, it is doubtful that any prescriptive rights could be established.
  - i. The proposal is unlikely to reduce light to the premises as the window in question is approximately 7 metres away from any likely fencing. The garage to the dwelling is itself quite high and it is unlikely that any fencing would protrude beyond the height of the garage;
  - j. There is no legal right to a view. Given the likely height of the security fencing, it seems unlikely that the view will be significantly affected;
  - k. This is a relatively small area of land. It is adjoined by a considerably larger area of open land on which children could play;
  - l. If the proposal is acceptable in planning terms, and a planning application will need to be made, then the value of the adjoining property is not a material consideration;
  - h & i. The Highway Engineer has given his views on these aspects and they will be considered again at the planning application stage.

## **financial implications**

10. Disposal of the land at nil consideration will cost the Council the value of any capital receipt which could have been achieved through disposal at market value. Market value of the land is unlikely to be significant.

## **legal implications**

11. The Council has power to dispose of land for less than full market value so long as:
  - a. the Council considers that the purpose for which the land is to be disposed of is likely to contribute to the promotion or improvement of the economic, social or environmental wellbeing of the whole or part of its area, or any person resident or present in its area, and
  - b. the difference between the unrestricted or market value of the land to be disposed of and the consideration for the disposal does not exceed £2,000,000.

## **crime and disorder implications**

12. Given the adjoining owners concern in respect of increased criminal activity it is suggested that any boundary feature be approved by the Police Architectural Liaison Officer.

## **conclusion**

13. As the Strategic Director for the Community has confirmed that the proposal will contribute to the promotion or improvement of the economic and social wellbeing of the Dene Valley it is recommended the request be approved subject to the following terms and conditions:
  - a. the land to be used for the purposes of the parking of community transport vehicles and vehicles of users of such community transport;
  - b. the applicant to obtain planning permission for change of use of the land and to seek permission for the type of boundary feature which is proposed.
  - c. Any boundary feature is also approved by the Police Architectural Liaison Officer;
  - d. If it is necessary to obtain valuation advice on the amount of under-value then the applicant will meet the Council's valuation fees;
  - e. The applicant meet the Council's legal fees;
  - f. The land will be sold subject to any existing rights.
14. However, in line with the Council's policy of public speaking on such matters both the applicant and the objectors have been invited to attend to afford them the opportunity to put their cases to you.

**RECOMMENDED** that the land hatched black on the plan be gifted to Dene Valley Community Transport Limited subject to the conditions mentioned above.

**background documents:**

File 81616

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**Officer responsible for the report**  
Michael Laing  
Strategic Director for the Community  
Ext 281

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**Author of the report**  
Andrew Coates  
Legal Services Manager  
Ext 418

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## LAND DISPOSALS SUB COMMITTEE

21 JANUARY 2008

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Report of the Asset Management Group  
**BUNGALOW AT LEEHOLME RECREATION GROUND**

### **purpose of the report**

1. To seek Committee approval to dispose of the bungalow at the Leeholme Recreation Ground.

### **background**

2. The Council is the trustee of the charity known as Leeholme Recreation Ground. The trust was created in 1966 when the land was gifted to the Council by the Miners' Welfare Association. The objects of the charity are to hold that land in trust as an open space and recreation or pleasure ground for the benefit of the inhabitants of Coundon and the surrounding district.
3. In considering this report Members are required to consider matters solely in the interests of the charity and with a view to furthering its charitable purposes.
4. The Recreation Ground is a substantial area and includes a bungalow which is now vacant, having previously been let for residential accommodation.

### **proposal**

5. The bungalow is in need of extensive renovation. Your Officers consider that the most appropriate way forward is to dispose of the property, on the open market. Any receipts received would be held for the purposes of the trust.

### **legal implications**

6. The Council, in its capacity as trustee, has the power of absolute owner in relation to the Recreation Ground. It may therefore sell part of the property provided that in doing so the purposes of the trust is not frustrated i.e. the sale of the bungalow does not prevent the rest of the land being used for the purposes for which it is held.
7. The sale of the bungalow will not frustrate the purpose of the trust. The plan at Annex D shows that the bungalow is on the edge of the recreation ground and will not impact upon the use of the recreation ground for the purposes of open space and recreation.
8. Section 36 of the Charities Act 1993 sets out the requirements which must be fulfilled before an agreement can be entered into for the bungalow to be sold. Briefly, it requires that:

- a. Public notice of the proposed disposition is given inviting representation to be made and consideration is given to any representations made;
  - b. The trustee obtain and consider a report on the proposed disposition from a qualified surveyor;
  - c. Notice of the proposed disposition is advertised; and
  - d. The trustees are satisfied, having considered the surveyor's report that the terms of the disposition are the best that can reasonably be obtained for the charity.
9. The trust was entered into with the Miners' Welfare Association. It will be necessary to seek the approval of CISWO to any proposed disposal.

### **financial implications**

10. Whilst the sale will produce a capital receipt, such receipt will be held in trust for the purposes of the trust.

**RECOMMENDED** that Committee approves, in principle, the disposal of the bungalow at the Leeholme Recreation Ground and requires the Asset Management Group to further report on its disposal once the legal implications have been fulfilled.

### **Background documents:**

File C10

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource Management  
Ext 227

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**Author of the report**

Andrew Coates  
Legal Services Manager  
Ext 418

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## **LAND DISPOSALS SUB-COMMITTEE**

21 JANUARY 2008

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Report of the Strategic Director for the Community

### **DISPOSAL OF SURPLUS LAND AT ST STEPHENS CLOSE, WILLINGTON**

#### **purpose of the report**

1. To seek Committee's approval to dispose of Council owned land to Three Rivers Housing Group at a 'nil' cost.

#### **background**

2. Members may recall Council owned properties on the site at St. Stephens Close, Willington were demolished as a result of low demand and vandalism. Special Housing Services Committee held on 8 February 2006 resolved to demolish vacant Council owned dwellings and thereafter sell the site to Three Rivers Housing Group at market value. The last of the demolitions were completed in May 2007.
3. Three Rivers Housing Group is working closely with the Housing Corporation in providing affordable housing. Unfortunately current high land values are incorporated into the final cost of the development resulting in properties that are not affordable to those on low incomes. They have therefore asked the Council to dispose of the site to them at 'nil' consideration to enable their project to be achieved. Their project consists of the construction of 6 no. 2 bed bungalows for which planning permission was granted on 21<sup>st</sup> March 2006.
4. The site is strategically located in the centre of Willington and is adjacent to an existing Three Rivers Housing Association development.

#### **proposals**

5. Offering the site at no cost will give the Council the following benefits:-
  - There is a significant shortage of 2 bed bungalows in the Willington area. The proposal will go some way toward meeting the current demand;
  - The proposed development will significantly improve the attractiveness and sustainability of the neighbourhood as well as the visual impact from the site which adjoins the A690;
  - It demonstrates the Council's continued commitment to partnership working with external housing providers, the Housing Corporation and Regional Housing Board;

- Brings into use what is currently a redundant asset.

### **legal implications**

6. The Local Government and Public Involvement in Health Act 2007 contains provisions restricting the disposal of assets by authorities who are subject to local government reorganisation. There is a power under the Act for the minister to make an order requiring consent to disposal to be obtained from a person specified in the order. The Act only recently received Royal Assent and no orders have been produced relating to the disposal of assets. Whilst the Council will be affected by this regime, it is impossible to assess at this stage whether the transfer proposed in this report will require consent under the 2007 Act. In the circumstances, it is suggested that members continue to make decisions on the transfer as outlined in this report. Should the legal position change and consent be required at the time of disposal then consent will need to be sought.
7. The General Housing Consents 2005 enable the Council to give a registered social landlord (RSL) with financial assistance or gratuitous benefit, including the disposal to that RSL of land, for the purpose of development as housing accommodation. The consent is given on condition that:
  - Disposal must be of the freehold or leasehold at least 99 years;
  - The terms of disposal provided that the development of housing accommodation is completed within 3 years;
  - The newly constructed accommodation is let by the RSL on a periodic tenancy, shared ownership lease, lease for the elderly, temporary homeless accommodation, hostel or persons receiving support from social services;
  - There is no agreement or arrangement for the Council to manage or maintain any of the housing accommodation; and
  - The value of the financial assistance is not more than £10,000,000 in the same financial year.

### **hr implications**

8. The Council's Legal Services will be required to undertake the disposal transaction.

### **crime and disorder**

9. It is anticipated that Three Rivers discuss their proposals with the Police Architectural Liaison Officer to ensure they are secure by design.

### **financial implications**

10. Disposal of the land at nil consideration will cost the Council the value of any capital receipt which could have been achieved through disposal at market value. As the Council has previously passed the appropriate resolution to



earmark receipts from the sale of housing land towards affordable housing or regeneration purposes, no payment would be required to Government.

11. The land is not yet included in the grounds maintenance schedule so, at present, there would be no savings on the contract. Should the disposal require the Council to obtain external valuation advice then Three Rivers will be required to meet such charges.

- RECOMMENDED**
1. That the resolution of Special Housing Committee held on 8<sup>th</sup> February 2006 in relation to the disposal of the land at market value be rescinded.
  2. The land at St Stephens Close be sold to the Three Rivers Housing Group at nil consideration subject to compliance with those matters detailed in the report.

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**Officer responsible for the report**  
Michael Laing  
Strategic Director for the Community

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**Author of the report**  
David Milburn  
AD Policy & Resources

Ext 281

Ext 379

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## **LAND DISPOSALS SUB-COMMITTEE**

21 JANUARY 2008

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Report of the Asset Management Group  
**DRAINAGE EASEMENT - LAND AT CHURCH HILL, CROOK**

### **purpose of the report**

1. To seek Committee's approval to grant a drainage easement at a nil consideration at the above location

### **background**

2. The Diocese of Hexham and Newcastle are constructing a new primary school to the north of the existing Our Lady and St. Cuthbert School at Church Hill Crook and to enable them to dispose of surface water from the new school they requested an easement from the Council to lay a drainage pipe in its land in the position shown in black on the plan at Annex E.
3. Authority was obtained under delegated powers to grant an easement to the diocese of Hexham and Newcastle on terms to be agreed by the District Valuer who subsequently reported that his opinion of value for the drainage easement was £20,000.
4. Concern has been expressed by the Diocese of Hexham and Newcastle at the sum of £20,000 who advise that this amount will have to be funded from the school's resources and consequently have a detrimental impact upon the school Budget in that the payment will diminish the funds available to purchase computer equipment, books etc. They have therefore asked the Council to reconsider the proposal for payment of the sum of £20,000.

### **financial implications**

5. The granting of the easement at a nil consideration will cost the Council the sum of £20,000 which is the opinion of value provided by the District Valuer.

### **legal implications**

6. The Council has power to grant an easement for less than full market value so long as:
  - c. the Council considers that the purpose is likely to contribute to the promotion or improvement of the economic, social or environmental wellbeing of the whole or part of its area, or any person resident or present in its area, and
  - d. the difference between the unrestricted or market value and the consideration for the granting of the easement does not exceed £2,000,000.

## **conclusion**

7. As the Diocese of Hexham and Newcastle are constructing a new school which will contribute to the social and environmental wellbeing of residents in the area it is recommended that a drainage easement for surface water be granted to them at a nil consideration subject to them being responsible for the Council's legal and valuation fees.

**RECOMMENDED** that subject to the Diocese of Hexham and Newcastle being responsible for the Council's legal and valuation fees that a drainage easement for surface water be granted to them at a nil consideration.

## **background papers**

File No. 40684

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource Management  
Ext 227

**Author of the report**

Christine Graham  
Legal Executive  
Ext 318

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(c) Ordnance Survey



97.5m

GP

LOW QUEEN STREET

York  
Court

WITTON PARK

37

36

100.9m

Land adj 4 Main St. Witton Park

**WEAR VALLEY DISTRICT COUNCIL**

SCALE: 1:500

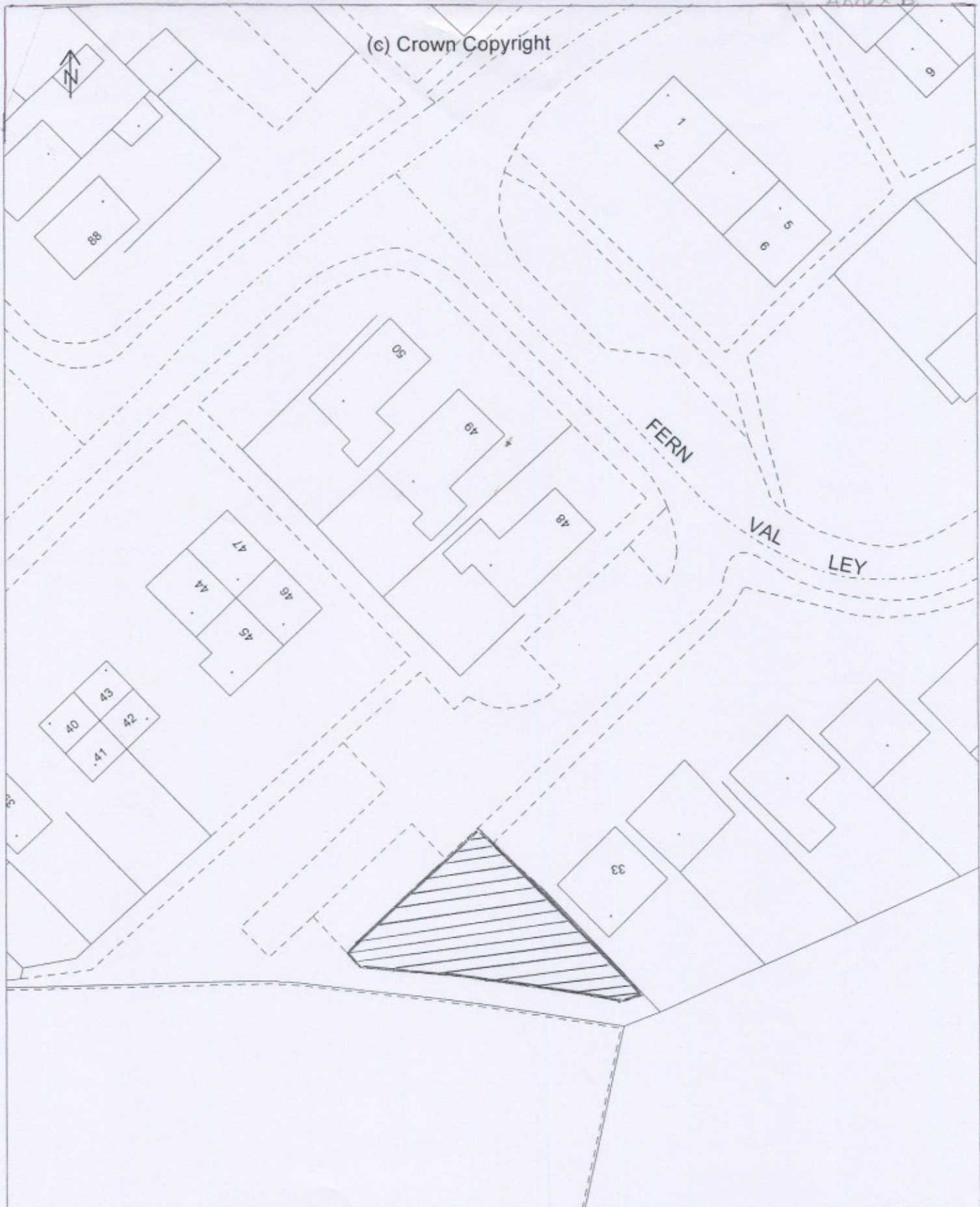
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MAP REF: NZ1730SW

Annex A



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Land adj. to 33 Fern Valley, Crook

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1:500  
NZ1534NE





E PLACE

# Eldon Lane

SCALE: 1:1250  
MAP REF: NZ2227NE

## Land to rear 1 & 2 High St Eldon Lane

### WEAR VALLEY DISTRICT COUNCIL

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Bungalow at Leeholme Recreation Ground

**WEAR VALLEY DISTRICT COUNCIL**

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SCALE: 1:2000  
MAP REF: NZ2430SE

Annex D





New School Site

School Sports Field

Existing Graveyard

CHURCH HILL

ST CUTHBERTS RC  
PRIMARY SCHOOL

Convent

Presby

Our Lady Immaculate  
and St Cuthberts Church

Cherke

Wyller's  
Cottages

Parish Hall

Trestops

Glenash  
Lodge

Simpson's  
Yard

Richard's  
Yard

STREAM

WVDC

R. JAYSON

NORTH

Old Hall

Mrs  
E.  
Vitty

REVA 01-11-05

Drawing scale altered and house numbers added