



Lane Fox

Surveyors and Valuers
Land and Estate Agents

20 Horse Fair, Banbury
Oxfordshire OX16 0AH

0295 273592

OXFORDSHIRE

Banbury 5 miles, Bicester 11 miles, Oxford 16 miles, M40 (Junction 10) 7 miles, London 73 miles.

THE DEDDINGTON ESTATE DEDDINGTON OXFORD

A PREDOMINANTLY LANDED AGRICULTURAL ESTATE
Comprising Manor Farm, Deddington and College Farm, Hempton
Well located in the rolling North Oxfordshire Countryside

5 Bedroom Farmhouse. Adjoining Range of Modern Livestock Buildings.
Site with Planning Permission for A New Farmhouse and Buildings.
Stone Barn with Planning Permission for Conversion to a Five Bedroom House.
A Detached Three Bedroom Cottage.

Mostly Arable Land with about 50 Acres of Pasture.

ABOUT 1016 ACRES IN ALL

FOR SALE BY PRIVATE TREATY IN 19 LOTS

Head Office: **15 Half Moon Street, London W1Y 8AT 071-499 4785**

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YOUR ATTENTION IS DRAWN TO THE NOTICE PRINTED OVERLEAF.

Lane Fox



30 Horse Fair, Barbury
Oxfordshire OX18 6AH
0295 273555

Land and Estate Agents
Surrey and Valleys

OXFORDSHIRE

10.5 miles from Oxford, 11 miles from Banbury, 10 miles from Bicester, 10 miles from Farnham, 10 miles from Henley, 10 miles from Reading, 10 miles from Wallingford, 10 miles from Witney, 10 miles from Woodstock, 10 miles from York.

THE DEDDINGTON ESTATE DEDDINGTON OXFORD

A PREDOMINANTLY LANDED AGRICULTURAL ESTATE
Comprising Manor Farm, Deddington and College Farm, Henley
Well located in the rolling North Oxfordshire countryside.

A Detached Three Bedroom Cottage
Stone Barn with Planning Permission for Conversion to a Five Bedroom House.
Site with Planning Permission for a New Farmhouse and Buildings.
2 Bedroom Farmhouse. Adjoining Range of Modern Livestock Buildings.

Mostly Arable Land with about 50 Acres of Pasture.

ABOUT 1016 ACRES IN ALL

FOR SALE BY PRIVATE TREATY IN 19 LOTS

Lane Fox (Residential) Ltd. - registered in England No. 1759787. Registered office: 15 Half Moon Street, London W1Y 8AT

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Lane Fox or the vendors or lessors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors do not make or give and neither Lane Fox nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

SITUATION

The Estate is mainly situated around the well known and popular village of Deddington and the smaller village of Hempton, to the west. Deddington offers an excellent range of local amenities, including a variety of shops, a primary school and a Medical Centre, whilst the nearby market town of Banbury, to the north, and The City of Oxford, to the south, offer a more extensive range of shopping and leisure facilities. Communications to the area are good with the M40 Motorway, Junction 10, only 7 miles away and there are main line railway stations at Banbury, Bicester and Oxford.

DESCRIPTION

The Deddington Estate was purchased by The M & G Reinsurance Company PLC in the late 1960's and has, until recently, been let on two separate Farm Tenancies. Both Farms have now become vacant and are to be sold with Vacant Possession. The major portion of The Estate is centered around Manor Farm, Deddington, whilst College Farm is situated around the village of Hempton to the west. Although the main arable buildings have been lost to a Housing Development, planning permission has been granted for a new Farm Dwelling and Buildings in Lot One. A further range of Buildings and a Farmhouse are situated at College Farm, Hempton.

The agricultural land is predominantly arable and is mostly classified as Grade 3 under the MAFF Land Classification Series. The fields are of good size and, in most cases, have good road access. The soil is principally a fine loam over ironstone with clay loam on the lower reaches.

GENERAL REMARKS

1. DIRECTIONS

From Junction 10 of The M40 Motorway, take the A43 towards Northampton. At the first roundabout turn left towards Aynho. In Aynho turn left signposted Deddington and Chipping Norton. Go straight through Deddington and The Estate is situated between Deddington and Hempton.

2. VIEWING

All appointments to view should be made through the Selling Agents.

3. SPORTING

All Sporting Rights are included in the sale. Hunting in the area is with The Heythrop.

4. SERVICES

Mains water is connected to the various lots where stated in the particulars.

2 Manor Farm Cottage is connected to mains drainage. College Farm House has septic tank drainage.

There is mains gas connected to the village of Deddington.

5. AUTHORITIES

County: Oxfordshire County Council, County Hall, New Road, Oxford OX1 1ND.

Tel: 0865 792422.

Local: Cherwell District Council. Bodicote House, Bodicote, Banbury OX15 4AA.

Tel: 0295 252535.

Water: Thames Water Utilities, PO Box 1850, Swindon SN1 4TW.

Tel: 0345 200800.

Gas: British Gas Southern, Oxford District, PO Box 3, Whitehouse Road, Oxford OX1 4NB.

Tel: 0865 791777.

Electricity: Southern Electric, Faraday Road, Dorcan, Swindon SN3 5EY.

Tel: 0793 511211.

6. RIGHTS & WAY & EASEMENTS

The Estate is offered subject to and with the benefit of any rights of way, either public or private, any wayleaves, easements and other rights, whether or not specifically referred to, but in particular:

- (i) The Purchasers of Lots 8 will be given a right of way at all times and for all purposes along Deddington Mill Lane.
- (ii) The Purchasers of Lots 7 & 9 will be given a right of way along Deddington Mill Lane for agricultural purposes.

7. TENURE & POSSESSION

- (i) Vacant Possession will be given on the whole estate upon completion on 29th September 1993.
- (ii) 2 Manor Farm Cottage is let on an Assured Shorthold Tenancy which expires in August 1993. A Notice to Quit has been served on the tenants.

8. TENANT RIGHT

An Ingoing Valuation will be charged on completion in the normal way for items including cultivations, growing crops, foddors in the store and stores, including fuel. There will be no counterclaim by the Purchasers upon the Vendor.

9. FIXTURES & FITTINGS

All items of fixed farm equipment and fittings mentioned in these sale particulars are included with the Freehold. Those items normally denoted as Tenant's Fixtures and Fittings, not described herein, are specifically excluded from the sale.

10. TOWN & COUNTRY PLANNING

The Estate is offered for sale with the benefit of two Planning Permissions:

- (i) Lot 1: A Farm Dwelling and Farmbuildings: located at SP 458 324 on The Ordnance Survey map (Application No CHN 757/88)
- (ii) Lot 8: Bloxham Bridge Barn: for conversion of the redundant agricultural buildings to a single dwelling. (Application No CHN 485/90)

Copies of these approvals are available from the agents.

11. VAT

The Purchaser should be aware that any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

12. SET ASIDE

The land has all, where appropriate, been registered with MAFF for the purposes of IACS. The retiring tenants will retain payments for 1993. The purchaser will be required to abide by the rules and conditions laid down by MAFF.

13. OUTGOINGS

For the purposes of The Council Tax:

- (i) College Farmhouse, Hempton is in Charge Band G.
- (ii) 1 Manor Farm Cottage is in Charge Band C.

14. IMPORTANT NOTICE

"These particulars have been carefully prepared to give a fair overall description of the property but are not intended to constitute part of an offer or contract. They are drawn up so as to comply with The Property Misdescriptions Act 1991 and, whilst some descriptions are inevitably subjective, all the information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact. All measurements are approximate and internal room dimensions are given to the nearest 3 inches. Any photographs and the plan are deemed to be representative of the property but no assumptions should be made in respect of the parts of the property or locality which might not be shown."

SUMMARY OF LOTS

		Acreage	Price Guide
Lot 1	Arable Land with Planning Permission for an agricultural dwelling and buildings.	152.04	£200,000
Lot 2	Arable Field	15.15	£20,000
Lot 3	Arable Land	153.06	£155,000
Lot 4	Arable Land	83.21	£90,000
Lot 5	2 Manor Farm Cottage	0.15	£75,000
Lot 6	Accommodation Land	8.37	£21,000
Lot 7	Arable Land	95.08	£105,000
Lot 8	Bloxham Bridge Barn	5.04	£90,000
Lot 9	Accommodation Land	9.56	£20,000
Lot 10	Accommodation Land	5.93	£6,000
Lot 11	Accommodation Land	6.85	£13,000
Lot 12	Arable Land	133.97	£150,000
Lot 13	Arable Land	42.51	£50,000

		Price Guide	Acreage
Lot 14	Arable Land	25.62	£30,000
Lot 15	College Farm House	0.40	£150,000
Lot 16	College Farm Buildings and Land	201.52	£250,000
Lot 17	Accommodation Land	8.81	£20,000
Lot 18	Arable Land	63.05	£70,000
Lot 19	Accommodation Land	5.96	£12,000
	Total	1016.28	

PARTICULARS OF SALE:

Lot One

**A South Facing Block of Arable land
with Planning Permission for
A Farm Dwelling and Farmbuildings**

ABOUT 152.04 ACRES

Planning Permission was granted in October 1988 (Application No CHN 757/88) and renewed in March 1993 (Application No CHN 47/93) for the construction of a 5 bedroomed Farmhouse of approximately 3,000 square feet, together with a selection of farmbuildings, including a large Grain Store, a Hay Barn, an Implement Shed, Fertiliser Store and a covered Stock Building. The location of the site is indicated by the dark shaded area on the sale plan. Copies of the Planning Permission and detailed plans are available from the Selling Agents.

The land is south facing and Grade 2 & 3 on the MAFF Classification Series.

Lot Two

**A Level Arable Field
with good road frontage**

ABOUT 15.15 ACRES

This Grade II land has good road frontage to the B4031. Mains water is available from the road but not connected but may be connected subject to Thames Water approval.

Lot Three

A South Facing Block of Predominantly Arable Land

ABOUT 153.06 ACRES

This block of land has access from the Oxford Road and Plumdon Lane. The land is mostly Grade 3, although some is Grade 4, adjoining the brook. In the north eastern corner there is a small pit, which has recently had a licence to dump inert waste material. This has now expired.

Lot Four

A Useful Block of Agricultural Land

ABOUT 83.21 ACRES

This Lot is situated on the east side of the Oxford Road and has access from this road and Chapmans Lane. It is all arable and adjoins the brook along the southern boundary.

Lot Five

2 Manor Farm Cottage

**A USEFUL DETACHED COTTAGE
well situated in the village of Deddington**

ABOUT 0.15 ACRES

The Cottage is situated on the Hempton Road. Built in 1960 it was constructed of Bradstone under a tiled roof and is surrounded by its own garden. The accommodation is laid out on two floors with a Hall, Sitting Room, Dining Room and Kitchen on the Ground Floor with three Bedrooms and a Bathroom on the First Floor. Attached to the Cottage, on the east side, is a small Workshop and separate W.C. The Cottage is currently vacant.

Lot Six

**A Useful Block of Accommodation Land
situated on the north side of Deddington**

ABOUT 8.37 ACRES

The Land has potential to be used as a pony paddock, being situated so close to the village. It is currently down to grass and has access from The Daedings Housing Development to the south. Although water is currently connected to the land, The Purchaser will be required to make a new connection from The Daedings.

Lot Seven

A Block of Arable Land
situated on the north side of Deddington

ABOUT 95.08 ACRES

This excellent block of Arable Land is well accessed from the Banbury Road to the east, the Milton Road to the north east, Deddington Mill Lane to the north and from a public vehicular right of way on the western side. The Purchaser of this lot will be given a right of way for agricultural purposes along Deddington Mill Lane. The fields are of good sizes and are easily worked. Although part of this land faces north it is mainly classified Grade 3 and is in parts Grade 2.

Lot Eight

Bloxham Bridge Barn

A Period Stone Barn for Conversion
set in lovely rural surroundings

ABOUT 5.04 ACRES

This is a rare opportunity to create a five bedroom country house in the open countryside. The Barn and its adjoining buildings are, in the main part, constructed of Hornton stone under a Stonesfield slate roof. Planning Permission was granted in November 1990 (Application No CHN 485/90) for the conversion of the redundant traditional agricultural buildings to form a single detached dwelling with an Annexe and Garaging.

The Barn will form a two storey section of the house, whilst the single storey extension to the rear will provide the Flat and ancillary Buildings with a courtyard behind. The accommodation of the Barn provides four Reception Rooms, a Playroom, Kitchen/Breakfast Room, five Bedrooms and three Bathrooms with an Annexe. The total floor area proposed will be about 4,300 square feet.

Copies of the Planning Permission and detailed plans are available from the Selling Agents.

The land surrounding The Barn is, at present, arable and will need to be seeded down by the Purchaser to grass if required. The Purchaser of this Lot will be required to fence in the area purchased. A right of way and a right to install services will be given in favour of Lot 8 from the Milton Road to the property.

Lot Nine

A Block of Amenity Land
with frontage onto The River Swere

ABOUT 9.56 ACRES

Situated between Deddington Mill Lane and The River Swere, this useful block of land has potential as additional land to Bloxham Bridge Barn or as Pony Paddocks. It is currently arable land and water is available nearby. The northern boundary adjoining The River Swere has recently been straightened with the adjoining landowner. There is a Deed of Exchange, dated March 1976, between the two parties to compensate for the change in land ownership. This has little effect on the overall acreage.

Lot Ten

A Block of Amenity Land
adjoining The River Swere

ABOUT 5.93 ACRES

This land is similar in nature to the previous lot, except that it is situated on the eastern side of the Milton Road. There has again been some slight alteration to the northern boundary, which is not shown on the sale plan.

Lot Eleven

A Block of Accommodation Land

ABOUT 6.85 ACRES

With access from The Daedings, this land is currently arable but has potential to be used as Pony Paddocks. The Purchaser will be required to erect a stock proof fence along the western and southern boundary and to make his/her own arrangement for a water supply to be connected to the land subject to Thames Water regulations.

Lot Twelve

A Block of Arable Land

ABOUT 133.97 ACRES

Situated to the north of the Hempton Road, this land is currently all arable apart from a small piece of woodland. The land is predominantly classified Grade 2 on the MAFF Classification Series, although it is Grade 3 on the north facing slope. The main access to this land is from the Hempton Road, although there is also access from a track along the eastern boundary.

Lot Thirteen

Two Good Arable Fields

ABOUT 42.51 ACRES

Access to this land is obtained from Snakehill Lane and the Hempton Road.

Lot Fourteen

Three Arable Fields

ABOUT 25.62 ACRES

This land has access from Snakehill Lane. This land is classified as being Grade 3 on the MAFF Classification Series.

Lot Fifteen

College Farm House

An Attractive Red Brick Farmhouse
well situated in the village of Hempton
3 Reception Rooms, Kitchen, Six Bedrooms,
Garden and Garaging

ABOUT 0.40 ACRES

College Farmhouse is believed to have been built in the early part of the century and is constructed of brick under a tiled roof and has attractive sash windows. The House will no longer be approached from the existing driveway, but The Purchaser will be required to open a new access in the south western corner of this Lot onto Lot 16, over which a right of way will be granted.

At present there is no central heating system, the hot water is heated by immersion heaters and an Esse cooker. The accommodation is spacious and well laid out, on two floors, as follows:

ON THE GROUND FLOOR

Covered Porch with front door to

HALL

Space under stairs, telephone point.

SITTING ROOM (W)

About 14' 9" x 12' 9", open fireplace with fitted iron grate with stone surround and hearth and wooden mantelpiece.

DRAWING ROOM (W)

About 14' 9" x 12' 9", open fireplace with brick surround, mantelpiece and hearth.

INNER LOBBY

CLOAKROOM

Wash basin & W.C., hanging space, fitted hanging cupboard with sliding doors, with cupboard over.

DINING ROOM (S&E)

About 14' 9" x 10' 9", open fireplace with slate hearth and wooden surround and mantelpiece, television point, built in shelved cupboards.

KITCHEN (N)

About 14' x 11' 9", solid fuel Esse with double ovens, connected to the hot water system.

Lot Sixteen

A Productive Mixed Farming Unit
with a modern range of Livestock Buildings

Covered Yard, two Cattle Sheds,
Further Lean to Cattle Shed, Implement Shed/ Hay Barn, Silage
Clamp.

ABOUT 201.12 ACRES

UTILITY ROOM (N)

About 9' x 7' 9", stainless steel sink unit with cupboard under, range of formica work tops, part tiled walls, plumbing for washing machine and dishwasher, range of fitted shelves; access to roof space.

To the rear of the House of a COVERED PORCH with

FREEZER ROOM (S)

About 10' x 9' 9", plasterwood walls, concrete floor, fitted shelf.

ON THE FIRST FLOOR

LANDING

Built in airing cupboard with hot water cylinder and immersion heater and slatted shelves, access to roof space.

BEDROOM ONE (W)

About 14' 9" x 13', boarded fireplace, fitted hanging cupboard.

BEDROOM TWO (S)

About 14' 9" x 10' 9".

BOX ROOM

BEDROOM THREE (E)

About 8' 9" x 8'.

BEDROOM FOUR (N)

About 13' 3" x 12' max, fitted wardrobe cupboard, boarded fireplace.

BEDROOM FIVE (W)

About 13' 3" x 12' 10", boarded fireplace.

BATHROOM

Cast iron bath, wash basin with cupboard under, W.C., electric radiator, part tiled walls.

The property has private septic tank drainage.

OUTSIDE

There is a large area of lawn in front of the house with attractive flower beds on the northern side with some Leylandi hedging along the western boundary.

Double Car Port. The House is currently occupied by the former farm tenant on an Assured Shorthold Tenancy. A notice to quit will be served to give vacant possession on completion.

Adjoining College Farm House, to the south, this block of land has the main agricultural buildings of The Estate, which are as follows:

COVERED YARD

About 90' x 50' open front steel Portal frame under a corrugated asbestos roof with concrete blocks on three sides to 6'3".

CATTLE SHED

About 60' x 34', constructed of steel under a corrugated asbestos roof with Yorkshire boarding to concrete block sides. In addition, there are concrete feeders down one side.

IMPLEMENT SHED/
HAY BARN

About 150' x 30'. This building is open on all sides and is constructed of steel with a corrugated asbestos roof.

SILAGE CLAMP

Reinforced concrete block sides and concrete base, it measures about 75' x 45'.

TWO CATTLE SHEDS.

Each about 75' x 75', they are constructed of steel and corrugated asbestos roofing, concrete walling to 6ft and Yorkshire boarded cladding. There are two feeding passages with feeders and access out either end of the buildings. Behind these sheds is a holding yard.

The land is all to the south of the buildings in one block, and there is a water supply to the top half of it. In addition, in field number 3800 on the western side, there is a cattle shelter of part stone and concrete block construction with an overall measurement of about 60' x 19'. The land is either Grade 2 or 3 on the MAFF Classification and is mostly arable, although there is presently about 38 acres of grassland.

Lot Seventeen

A Useful Paddock

situated on the western side of Hempton

ABOUT 8.81 ACRES

This field has good road frontage to the B4031 and is currently an arable field. Mains water is available in the road and would need to be connected by a purchaser if a supply of water was required.

Lot Eighteen

A Workable Block of Mostly Grade 2 Arable Land

ABOUT 63.05 ACRES

Situated on the far western side of The Estate, this land has good access from the B4031 and the Nether Worton Road. It has a water supply along the northern boundary and is split into four easily workable fields.

Lot Nineteen

A Potential Pony Paddock

ABOUT 5.96 ACRES

Accessed off the Nether Worton Road, this small field adjoins the brook and is currently permanent pasture.

THE DEDDINGTON ESTATE
Schedule of Acreages

O.S. NO	DESCRIPTION	ACREAGE		O.S. NO	DESCRIPTION	ACREAGE	
LOT ONE				LOT FOUR			
6861	Arable	17.90		1793	Arable	0.16	
Pt 8167	Arable	5.63 est		2586	Arable	2.84	
Pt 9464	Arable	1.22 est		0375	Arable	5.41	
5530	Woods, Roads, Building etc	1.48		1975	Arable	11.11	
7436	Arable	17.55		3774	Arable	5.88	
6231	Woods, Roads, Buildings etc	0.66		1058	Arable	14.61	
Pt 0035	Arable	24.19		4451	Arable	14.51	
7000	Arable	20.83		1443	Redundant Buildings	0.22	
9100	Arable	7.66		0147	Arable	6.64	
0003	Arable	23.00		9037	Arable	6.28	
7278	Arable	13.26		0131	Arable	6.82	
0077	Arable	18.13		2841	Arable	7.22	
Pt 2748	Arable	0.53 est	152.04	8921	Arable	1.53	83.21
LOT TWO				LOT FIVE			
5070	Arable	15.15	15.15	Pt 6955	Cottage	0.15	0.15
LOT THREE				LOT SIX			
6947	Arable	7.98		2221	Grass	8.37	8.37
9039	Arable	13.71		LOT SEVEN			
0030	Arable	14.32		Pt2200	Arable	28.83 est	
0051	Arable	17.14		0076	Arable	3.93	
3242	Arable	8.74		Pt0067	Arable	10.00 est	
5045	Arable	13.14		0069	Arable	4.57	
7541	Arable	.94		2264	Arable	5.00	
8248	Woods, Buildings Roads etc	1.82		2949	Arable	6.51	
6846	Arable	4.31		1746	Arable	5.61	
7437	Arable	3.56		4525	Arable	30.63	95.08
7025	Arable	1.83		LOT EIGHT			
6721	Arable	.02		Pt 2200	Woods, Roads, Buildings etc	5.04 est	5.04
8418	Arable	.04		LOT NINE			
8517	Arable	0.05		1321	Waste	0.40	
0014	Arable	6.04		1322	Waste	0.14	
3315	Arable	7.38		1512	Arable	3.34	
2610	Copse	.44		Pt 0003	Arable	5.68 est	9.56
4000	Arable	10.23					
6027	Arable	7.08					
4620	Arable	8.25					
7228	Arable	1.01					
5600	Arable	9.28					
5700	Ditch	.18					
6600	Arable	8.59					
6082	Arable	6.98	153.06				

O.S. NO	DESCRIPTION	ACREAGE		O.S. NO	DESCRIPTION	ACREAGE	
LOT TEN				LOT SIXTEEN			
2336	Woods, Roads, Buildings etc	0.04		Pt4174	Farm Buildings, etc	2.25 est	
2328	Woods, Roads, Buildings etc	1.03		3746	Grass	13.90	
2719	Arable4	4.86	5.93	5135	Arable	14.93	
LOT ELEVEN				6152	Arable	10.48	
Pt 1000	Arable	5.00 est		Pt7163	Arable	6.25 est	
Pt 0002	Arable	1.85 est	6.85	Pt 7837	Grass	6.38	
LOT TWELVE				7924	Woods, Roads, Buildings Etc	1.90	
0056	Arable	25.69		6530	Arable	5.90	
3842	Arable	10.25		6816	Arable	6.46	
0038	Arable	4.89		6800	Arable	6.61	
3424	Arable	13.14		3800	Grass & Arable	24.08	
0020	Arable	11.53		5300	Grass	3.72	
4215	Woods	0.52		2000	Grass	19.63	
5424	Woods	0.39		3079	Grass	9.48	
4918	Arable	4.95		5972	Grass	10.71	
5818	Woods	1.26		3068	Arable	7.84	
3300	Arable	7.64		3255	Arable	12.43	
7300	Arable	42.24		2438	Arable	8.38	
4400	Arable	6.37		4336	Arable	10.12	
Pt 1000	Arable	5.10 est	133.97	6243	Arable	19.63	
				7722	Arable	0.04	201.12
				LOT SEVENTEEN			
				1718	Arable	8.81	8.81
LOT THIRTEEN				LOT EIGHTEEN			
0035	Arable	20.18		8153	Arable	12.08	
1200	Arable	16.93		0051	Arable	24.50	
1615	Arable	5.40	42.51	0025	Arable	10.09	
LOT FOURTEEN				0011	Arable	7.97	
4829	Arable	10.07		0004	Arable	8.41	63.05
6935	Arable	7.93		LOT NINETEEN			
7023	Arable	7.62	25.62	0016	Grass	5.84	
LOT FIFTEEN				9519	Grass	0.12	5.96
4174	College Farmhouse	0.40	0.40	Total			
						1016.28	

