

Venmoor Farm, Woodbury, Exmouth, Devon

KING, MILES & CO.
F.A.I.

J. K. Froud, F.A.I.
(Consultant)

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J. A. King, F.A.I.

G. L. Brice, F.A.I.

Chartered Auctioneers
and Estate Agents

CHEW MAGNA
Nr. Bristol

INVENTORY AND

Valuation

- of -

Tenant's Fixtures, Hay, Straw, Roots, Tenant's Pastures, Cultivations,
Manure, Unexhausted Manures and Dilapidations between

R. J. P. CRABB (Outgoing Tenant)

G. B. HOUSE (Incoming Tenant)

THE CLINTON DEVON ESTATES (Landlord)

as at 29th September, 1961

I N V E N T O R Y

SECTION I

TENANT'S FIXTURES

Galvanised Drinking Trough
36 Cow Chains
10 Double and 1 Single Drinking Bowl

HAY

The Rick of Baled 1960 Meadow Hay situated in O.S. No. 1202
at consuming value, thatched and with rick fence.
The 1961 Baled Clover and Meadow Hay situated in the Farm
Buildings at consuming value

STRAW

The 1961 Baled Barley Straw situated in the Farm Buildings at
consuming value.
The 1961 Baled Oat Straw situated in the Farm Buildings at
consuming value
The 1961 Baled Dredge Straw situated in the Farm Buildings at
consuming value

ROOTS

The standing crop of Marrow Stemmed Kale in Part O.S. No. 1188
(Garden) and in Part O.S. Nos. 1269 and 1271 (2½ acres)
at consuming value.
The growing crop of Mangolds in Part O.S. Nos. 1269 and 1271
(1½ acres) at consuming value.

TENANT'S PASTURES

The face value of pastures laid down at the expense of the outgoing tenant in O.S. Nos. 1266, 1200, 1202, 1204, 1486, 1203 and 1265.

CULTIVATIONS

O.S. 1264 (9.158 acres) once ploughed

MANURE

Quantity of Farm Yard Manure in Manure Pit to Yard.
Heap of Farm Yard Manure hauled to O.S. 1268.

UNEXHAUSTED MANURES

The unexhausted manurial value of artificial manures applied to the holding and the residual manurial value of purchased feeding stuffs consumed on the holding

SECTION II

The dilapidations accrued to the holding (excluding the farmhouse and exterior of the farm buildings) under the terms of the Tenancy Agreement dated 29th July, 1925

VALUATION

WE, the undersigned, having inspected the aforementioned items and having made due allowance for the items in Section II, do value the same in the sum of TWO HUNDRED AND FIFTY SEVEN POUNDS NINETEEN SHILLINGS AND EIGHTPENCE (£257. 19s. 8d.) which sum shall be payable by the Incoming Tenant to the Outgoing Tenant forthwith.

Signed *J. J. Crabb* F.R.I.C.S., F.A.I.,
of Messrs. Husseys, 17 Gandy Street, Exeter.
Agents for and on behalf of the Outgoing Tenant
(Mr. Crabb)

Signed *Robert Crabb* A.R.I.C.S., F.A.I.,
of Messrs. King Miles & Co. CHEW MAGNA, Bristol, Somerset.
Agents for and on behalf of the Landlord (The Clinton
Devon Estates) and the Incoming Tenant (G. B. House).

Dated this 18th day of December, 1961.