



Cornwall Council

FORM OF APPLICATION FOR MODIFICATION ORDER

Wildlife and Countryside Act 1981

Definitive Map and Statement for the former District / Borough\* of Penwith / Kerrier / Carrick / Restormel / North Cornwall / Caradon\*

To: Cornwall Council

of: New County Hall, Treyew Road, Truro TR1 3AY

I/We

of hereby apply for an Order under section 53(2) of the Wildlife and Countryside Act 1981 modifying the definitive map and statement for the area by:

(a) Deleting the *footpath / bridleway / restricted byway / byway open to all traffic\**

from: .....Grid Ref.....

to: .....Grid Ref.....

(b) Adding Restricted Byway

from: County Road B3283 Gridref: SW40322516

to: County Road B3315 Gridref: SW41242389

(c) Upgrading to a

from:

to:

(d) Varying /adding to the particulars relating to the *footpath/bridleway/restricted byway/byway open to all traffic \**

from: .....Grid Ref.....

to: .....Grid Ref.....

by providing that *historical evidence has been discovered to establish a public right of way*

and shown on the map accompanying this application.

\* Please delete text as applicable

I / We attach copies of the following documentary evidence (including statement of witnesses) in support of this application:

DOCUMENTARY EVIDENCE IS ATTACHED

.....  
.....  
.....  
.....  
.....

.....

Signed: .

.....

..... Dated: 24 February 2020 .....

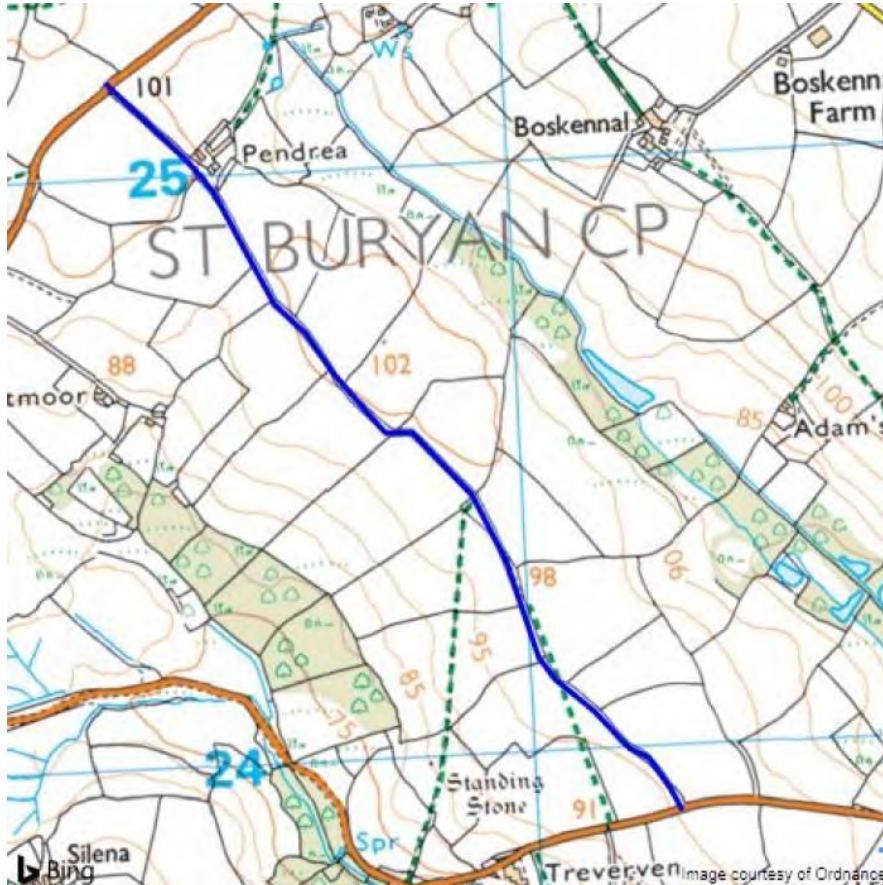
# Application Details

Our Path Reference: 110/R02 Grid Reference: SW408245

Parish: St Buryan

Map of Path:

Route applied for is shown in blue.



Description of Path:

Path starts at County Road B3283 SW40322516 and ends at County Road B3315 SW41242389. The old wide lane, Crasken Lane, past Pendrea connects two B-Roads

Current Recorded Status:

Path is not recorded on the Definitive Map. Path is not recorded on the List of Streets.

Status being applied for: Restricted Byway

Notes:

This very old named lane always has been ridden and walked regularly by all. Along one part of the lane there is a substantial raised stone side 'pavement' to avoid an area that may be flooded. It is joined by three definitive footpaths at various points along its length.

Our Path Reference: 110/R02 Grid Reference: SW408245

Path starts at County Road B3283 SW40322516 and ends at County Road B3315 SW41242389

## Documentary Evidence

### Evidence from Maps:

Old maps provide very good evidence of the history of roads and other paths. Whilst such maps themselves do not record any user rights, any routes must have been significant enough to be mapped and the maps were intended for use by the public. If old maps clearly show the way marked as a road or old lane it is very good supportive evidence of the way being a road.

#### OS One Inch Ordnance Survey Maps - One-inch England and Wales, 1809 to 1913

Ordnance Survey First Series, Sheet 33 1856 route clearly shown as a road demonstrating the history and importance of the route. Similarly shown on the 1895 revision.

#### Ordnance Survey Maps - 25 inch England and Wales, 1841-1952

Cornwall LXXVIII.3 Surveyed: 1875 Path is clearly shown as a road or lane, single plot no. 1727.

#### OS Six Inch Ordnance Survey Maps - Six-inch England and Wales, 1888 to 1913

Cornwall LXXVIII.NE & SE Surveyed: 1876 Published: 1887 Path is clearly shown as a road.

#### Bartholomew's Half Inch to the Mile Maps of England and Wales, 1919-1924

These half-inch to the mile (1:126,720) maps were produced with recreation use by motorists and tourists in mind, these maps were popular and influential.

Sheet 37 - 1903 Path is shown as Road or lane

#### Johnston's Motoring Touring maps of England and Wales

Clearly shown on 2in and 1957 3mi to an inch

#### Martyns Map

Depiction of a route on the Martyns Map 1748 shows the existence of the route at that time. Given the small scale and age of this map, it is most likely that the route was significant and used by all. It is unlikely that footpaths would be depicted.

Martyns Map 1748 - Clearly shown in same style as all other nearby public roads. The depiction of this route on the Martyns map is strong evidence of the existence and significance of the route at the time.

### Primary Evidence:

#### Inland Revenue Valuation Records - Finance (1908-10) Act 1910

These maps on their own can provide very good evidence of a RoW. If a track is uncoloured on the map and lying between hereditaments, this is very good evidence that it was excluded as being a public road. Footpaths and bridleways are usually included in the hereditament (plot area) but there is a deduction for them in the valuation.

IR128/5/943 - Southern end is excluded from hereditaments but most of the lane is clearly included in hereditament St Buryan 56.

Form 37 survey for hereditament 56 has been examined at Kresen Kernow and the remarks for plot 1727 state 'Right of Way through farm'. The Field Book at National Archive makes the statement that a 'main road runs' through the farm (hereditament) Please see separate Appendix I with detailed analysis and document images of Form 37 and Field Book.

We consider all this evidence is substantial proof that the lane is a highway.

### Tithe Records

The tithe maps and apportionments are an important source of information about the history and topography of a parish. They provide details of land ownership and occupation, and the type of cultivation of the land. They were produced in order to assess the tithe payable in cash to the parish church for the support of the church and its clergy. Roads were specifically excluded from tithe payments and thus can provide valuable evidence for the existence of Rights of Way. The tithe apportionment often describes public tracks as "Common, wastes and roads" or sometimes "Roads and rivers", which are all areas which generated no tithes for the church. Often such areas excluded from tithe are shaded in a sienna coloured wash. Tithe records can provide reputable evidence on their own taken in support of other standards of public records.

St Buryan - Path is clearly shown as plots 805 and 587. Apportionment 805 is described as 'Farm Lanes, Dwelling, Fold etc' and 587 is described as 'Lane'.

### Parish Area Books

St Buryan - Plot no 1727 is described as 'Road'.

### Other Evidence:

#### Definitive Map Records

Three definitive footpaths terminating at the Lane are suggestive that the lane was regarded as a public road. If it had a status lower than a road, eg footpath or bridleway, it would have been recorded on the definitive map. The Survey Schedules for FPs 29 and 31 give starting point or termination as Crasken Lane. The Definitive map and statement for FP 29 says 'FP from B3315 east of Selena to road south of Pendrea.' For FP31 the definitive statement says 'FP from B3315 east of Treverven House to road south of Pendrea'.

#### Land Ownership

Exclusion of a path from land registrations on either side is very indicative of public rights. However where an adjacent registration includes a path this does not give any indication against public rights. Land registrations sometimes deliberately or inadvertently extend ownership beyond that shown on the original deeds.

Land Registry shows the southern part of the lane is excluded from registration yet plots either side are all registered. This is strongly suggestive of an ancient public highway.

## Summary and Statement of Reasons:

The Inland Revenue map shows most of the road included in hereditament 56 Pendrea Farm. However the associated Form 37 Survey clearly identifies the lane as a 'Main Road through the farm' and for plot 1727 specifically remarks 'Right of Way through farm'. This is exceptionally good evidence of the status of the path as a road.

This evidence is confirmed by the tithe map describing the route as a Lane. The Area Book also describes the lane as Road.

The depiction of the lane on all old maps and especially the Martyns Map underlines the importance and likely status of the lane as highway.

The status of the path is further confirmed by the definitive map and statement and path surveys for the two footpaths that connect with the lane. The statements state that the paths connect to Crasken Lane and to 'Road' South of Pendrea.

It should be remembered that legislation states that definitive rights of way have to connect from highway to highway or to 'a place of popular resort'.

The fact that the lane is known as Crasken Lane indicates its importance and likely status. We submit that it must have been a route of more than purely private significance in order to be named. The large width of the lane (very wide for a farm lane) is indicative of its use and importance.

The combination of the evidence from Old Maps, Inland Revenue map 1910, Tithe and Area Book gives exceptionally strong indication that the path is highway and now should be recorded with Restricted Byway Status.

In order to be able to modify the definitive map and statement, the Surveying Authority needs to have a discovery of evidence which shows, on the balance of probabilities, that highway rights exist. While no single piece of evidence is necessarily conclusive, the applicant believes that taken as a whole the evidence demonstrates highway reputation.



## APPENDIX I - Documents and Photos

View from B3283



View from B3315



View along the old wide lane



OS One Inch Ordnance Survey Maps - One-inch England and Wales, 1809 to 1913

Ordnance Survey First Series, Clearly shown as a road.



Sheet 358 - : 1895 clearly shown as road

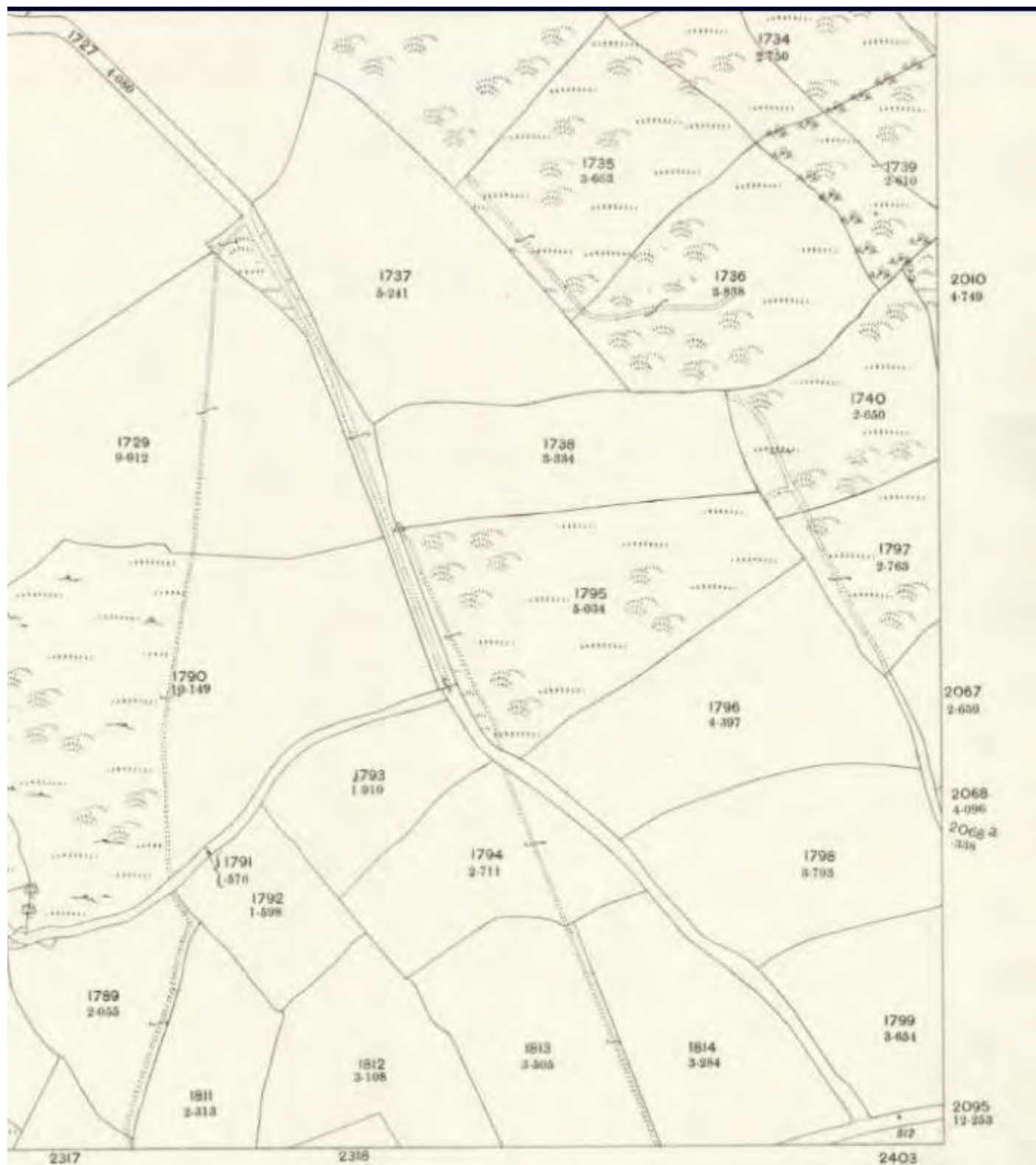




Ordnance Survey Maps - 25 inch England and Wales, 1841-1952

Plot 1727





## OS Six Inch Ordnance Survey Maps - Six-inch England and Wales, 1888 to 1913

Clearly shown as road



## Bartholomew's Half Inch to the Mile Maps of England and Wales, 1919-1924

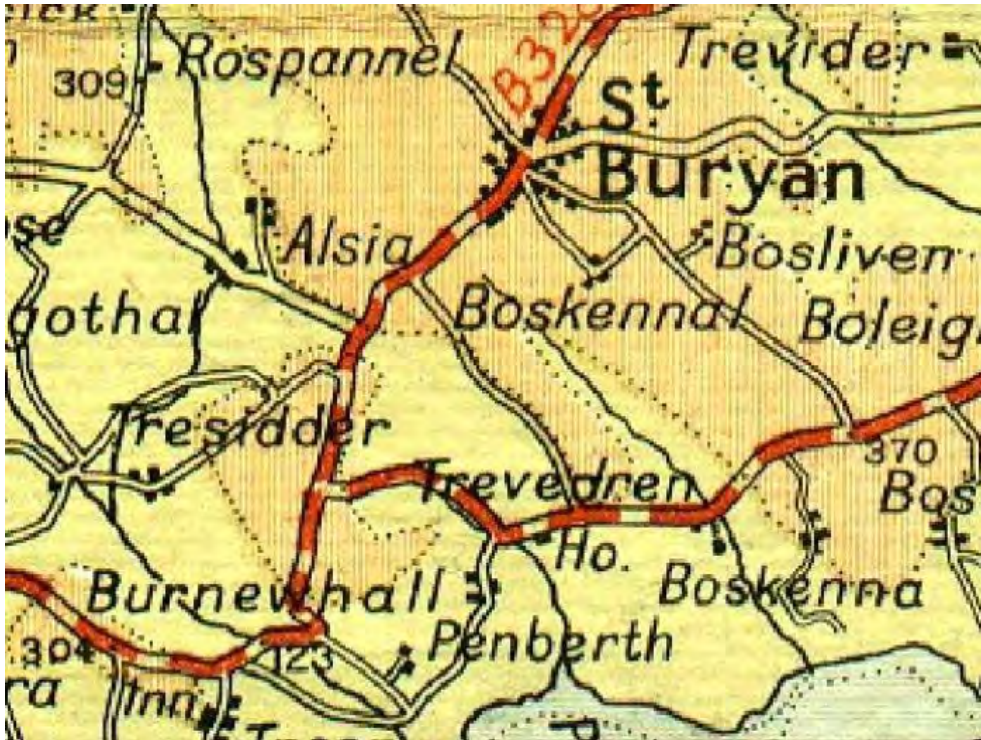
Lane is clearly shown





Johnston's Motoring Touring maps of England and Wales

Lane clearly shown as a road



Martyns Map

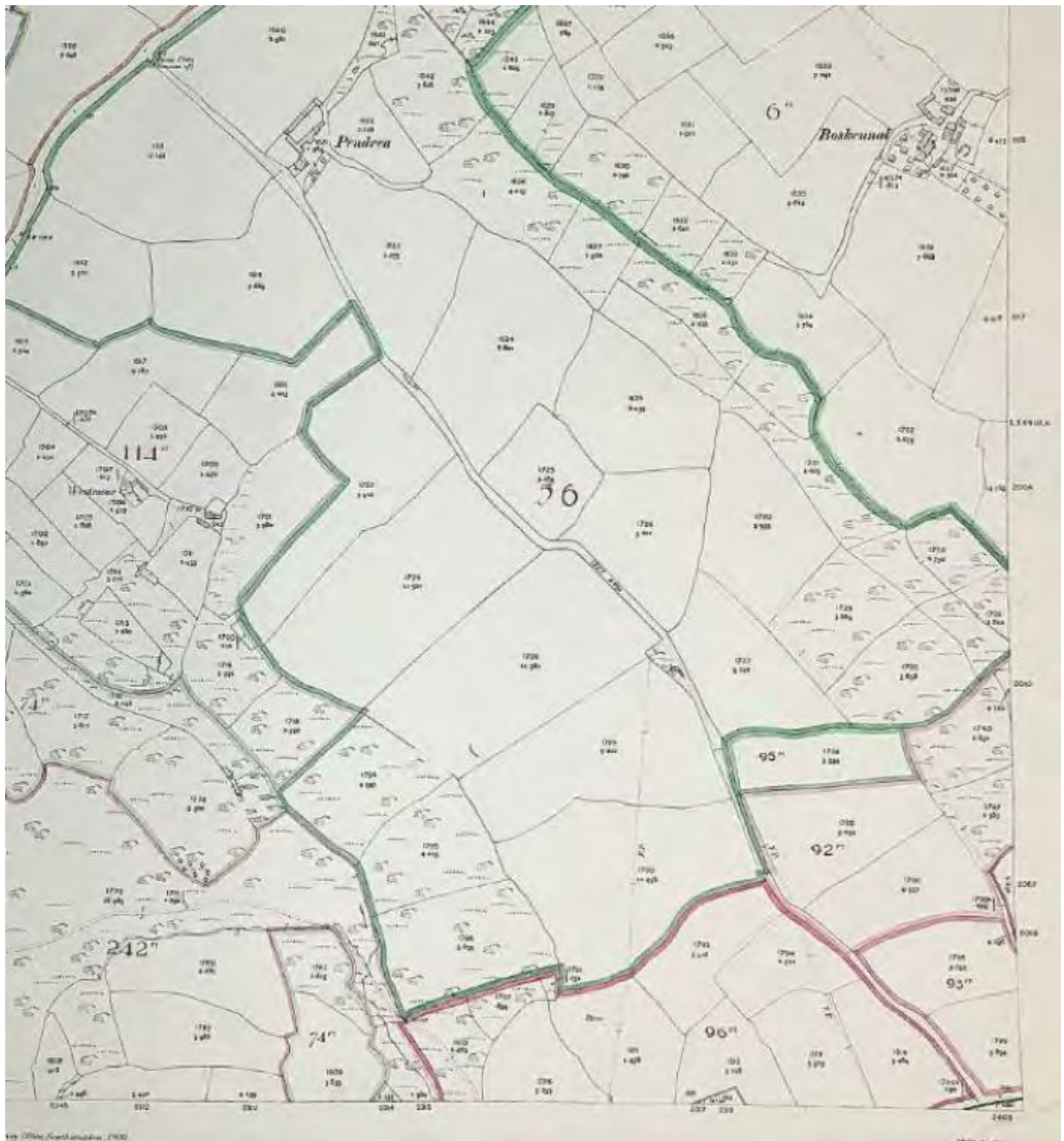
Shown as an important through route





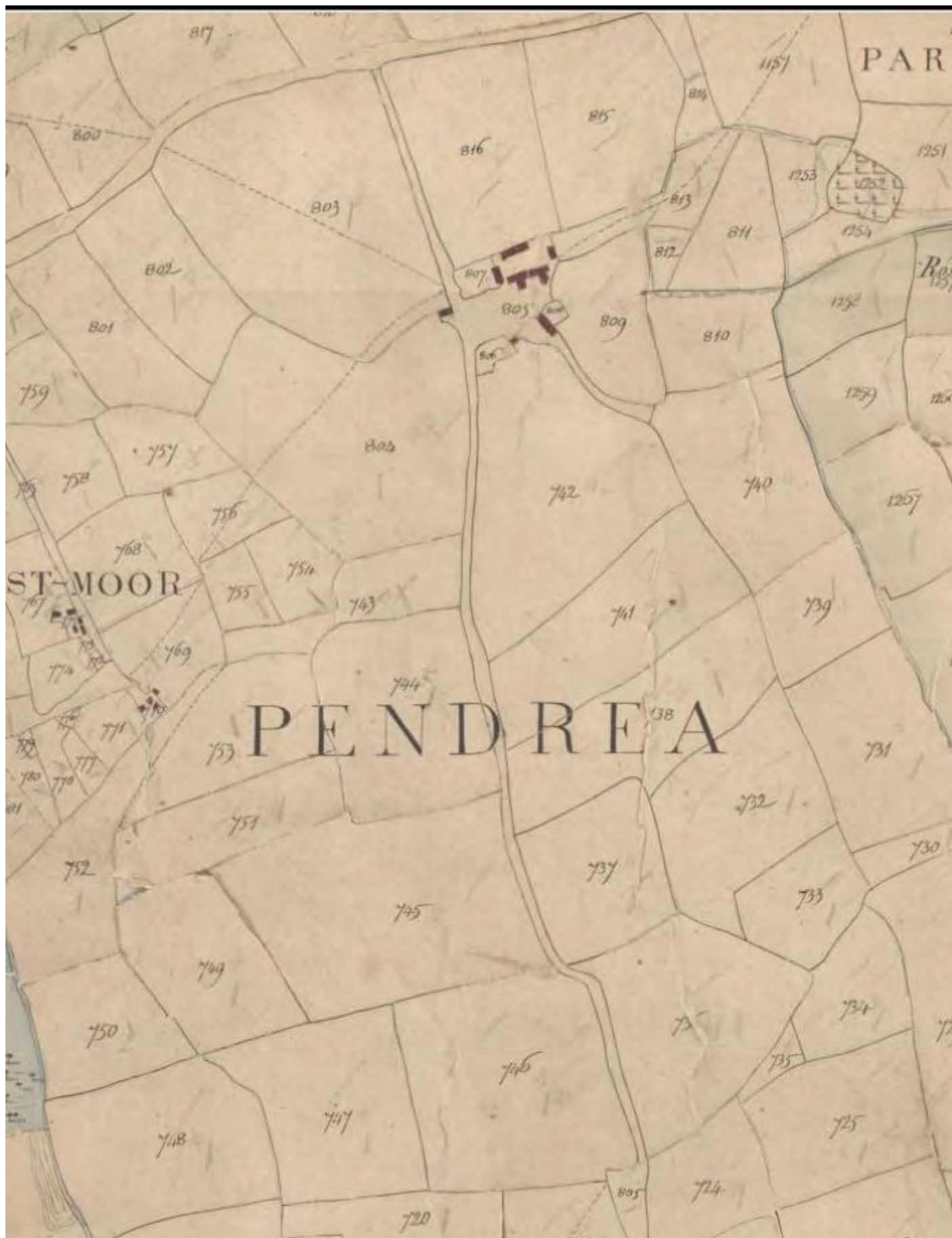
## Inland Revenue Valuation Records - Finance (1908-10) Act 1910

Most of lane is included in hereditament 56



Tithe Records

Plot 805





Plots 805 and 587



Apportionments 805,587

807	Homstead, Mowhay, &c.	no.	0	2	30
806	Ditto.		1	0	
753	Doreoth.				30
719	Ereskin Down.	Arable.	2	3	12
805	Farm Yard, Lanes, Dwellings, Fold, &c.	Croft.	3	7	
			4	3	24

TREVERVIN DOWNS.					
Sampson Thomas	569	The Moor.	Moor	3	0 21
	572	Trevervin Downs.	Croft.	3	2 14
	573	Ditto.	Arable.	1	3 11
	570	Moor.	do.	2	37
	587	Lane.		1	0 4
	571	Little Moor.			35
	586	Trevervin Downs.	Arable.	3	5
	579	Ditto.	do.	1	1 30
	585	Ditto.	do.	1	0 31
	584	Ditto.			

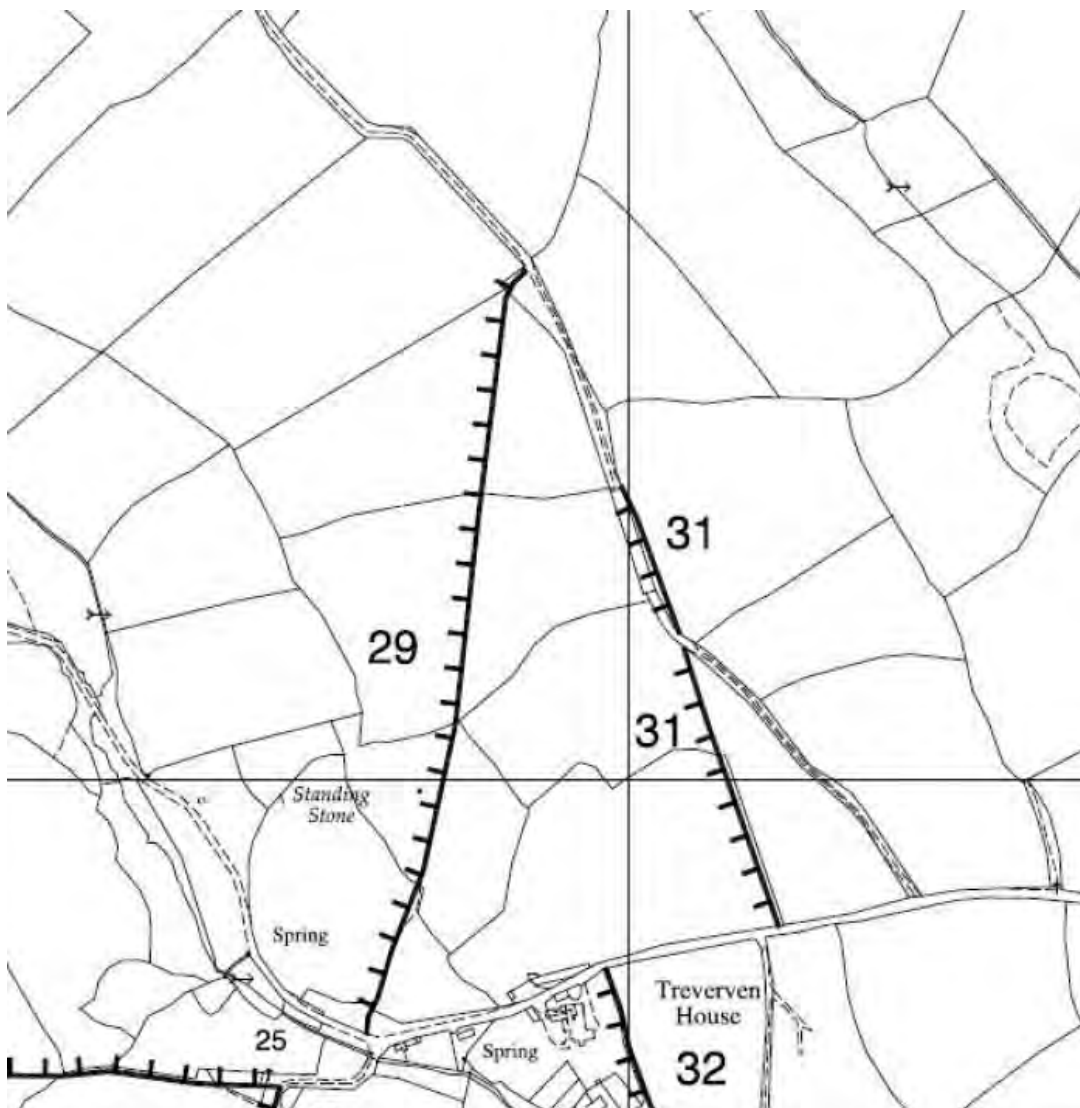
## Parish Area Books

Plot 1727 'Road'

1677	3.903	Pasture.	1720	.110	Garden.
1678	1.770	Pasture.	1721	3.980	Arable, &c.
1679	1.846	Pasture.	1722	2.776	Arable.
1680	5.622	Arable.	1723	5.117	Arable.
1681	1.201	Pasture.	1724	11.529	Pasture.
1682	6.709	Pasture.	1725	3.264	Arable.
1683	2.303	Arable.	1726	5.211	Arable.
1684	1.985	Arable.	1727	4.080	Road.
1685	1.399	Arable.	1728	11.882	Arable.
1686	.972	Pasture.	1729	9.012	Pasture, &c.
1687	.450	Road.	1730	5.995	Pasture, &c.
1688	1.207	Arable.	1731	4.005	Rough pasture, furze, &c.
1689	2.118	Pasture.	1732	6.220	Pasture, &c.
1690	1.905	Pasture.	1733	.448	Rough pasture.
1691	5.933	Arable, &c.	1734	2.750	Rough pasture, furze
1692	3.224	Rough pasture and			

## Definitive Map Records

Definitive map showing FPs 29 and 31 and Crasken Lane





FP survey says destination of path Crasken Lane

CORNWALL COUNTY COUNCIL			
NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT, 1949: PART IV.			
Survey of Public Rights of Way			
West Cornwall R.D.		Schedule to accompany Map No. <u>W97/98/3</u>	St. Mary's.
Council.		Parish of	
Serial Number of Path as shown on Map.	Type of path, e.g. footpath, bridleway, or Road used as public path.	Name of Path (if any).	Starting Point of path.
29.	Footpath		Barneshall Bridge.
Concise information to be given here about features occurring on the path, including the nature of obstructions, the full wording of notice boards or signs, of damage or of repairs required, particulars of the stile and gates and any symbols shown on the Map which require further explanation.			
Stiles intact, paths in poor state in winter time.			
Concise information to be given here as to the average width and general condition of the path (particularly whether it is metalled or ploughed).			
Fields under cultivation, path rarely used. Unmetalled and undefined. Lane to Sandrove in poor condition.			
Reasons to be given here for believing the path to be public, e.g. "Awarded," "Repaid at Public Expense (with date)," or "Uninterrupted user for 20 years," together with particulars of any documentary evidence available.			
Uninterrupted user by public for 20 years.			
Survey carried out between " July. and " Sept. by: J. Harvey.			
Date 29 - 9 - 51. Jno. Harvey.			
*Appropriate dates to be inserted			

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**Contents**

Parish of	Reference Number
St. Andrew	100
St. George	101
St. John	102
St. Mark	103
St. Matthew	104
St. Paul	105
St. Peter	106
St. Thomas	107
St. Timothy	108
St. Titus	109
St. Luke	110
St. James	111
St. Philip	112
St. Andrew	113
St. George	114
St. John	115
St. Mark	116
St. Matthew	117
St. Paul	118
St. Peter	119
St. Thomas	120
St. Timothy	121
St. Titus	122
St. Luke	123
St. James	124
St. Philip	125
St. Andrew	126
St. George	127
St. John	128
St. Mark	129
St. Matthew	130
St. Paul	131
St. Peter	132
St. Thomas	133
St. Timothy	134
St. Titus	135
St. Luke	136
St. James	137
St. Philip	138
St. Andrew	139
St. George	140
St. John	141
St. Mark	142
St. Matthew	143
St. Paul	144
St. Peter	145
St. Thomas	146
St. Timothy	147
St. Titus	148
St. Luke	149
St. James	150
St. Philip	151
St. Andrew	152
St. George	153
St. John	154
St. Mark	155
St. Matthew	156
St. Paul	157
St. Peter	158
St. Thomas	159
St. Timothy	160
St. Titus	161
St. Luke	162
St. James	163
St. Philip	164
St. Andrew	165
St. George	166
St. John	167
St. Mark	168
St. Matthew	169
St. Paul	170
St. Peter	171
St. Thomas	172
St. Timothy	173
St. Titus	174
St. Luke	175
St. James	176
St. Philip	177
St. Andrew	178
St. George	179
St. John	180
St. Mark	181
St. Matthew	182
St. Paul	183
St. Peter	184
St. Thomas	185
St. Timothy	186
St. Titus	187
St. Luke	188
St. James	189
St. Philip	190
St. Andrew	191
St. George	192
St. John	193
St. Mark	194
St. Matthew	195
St. Paul	196
St. Peter	197
St. Thomas	198
St. Timothy	199
St. Titus	200

Small, round, tan, B.D.

Survey of Public Rights of Way  
Schedule to accompany Map No. W.R./Jf.3.  
Parish of St. Mary's.  
Council.

**Council.**

Parish of

• *Journal of the American Medical Association*

Serial Number of Path	Type of path, e.g. looppath, breadthway
1	Looppath
2	Breadthway
3	Looppath
4	Breadthway
5	Looppath
6	Breadthway
7	Looppath
8	Breadthway
9	Looppath
10	Breadthway
11	Looppath
12	Breadthway
13	Looppath
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99	Looppath
100	Breadthway

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408</
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as Road used as public path.

Name of Path (if any):

Inserting Point of Path

Ultimate destination of path

21.

For the use of

**Abstract**

Coastline information to be given here about features occurring on the path, including the nature of obstructions, the full working of intense beacons or direction posts, the nature of damage or of repairs required, particulars of the tides and gales and any symbols shown on the Map which require further explanation.

Footpaths across fields subject to ploughing and unafforded for lack of care. Slides in poor condition.

Locust information to be given here as to the average width and general condition of the path (particularly whether it is wooded or grassy).

Path ploughed and very little used except during dry periods in winter.

Statements to be given here for relieving the public, e.g., "Awarded," "Repaid as Public Expense (with date)," or "Unrecovered cost to public. See page." The case may be, together with pertinent one of any documentary evidence available.

Unauthorized use of public for 20 years.

July • Survey carried out between

September

... ..

\* Appropriate dates to be inserted.

**Index**

9-9-24

Pro. Harvey.

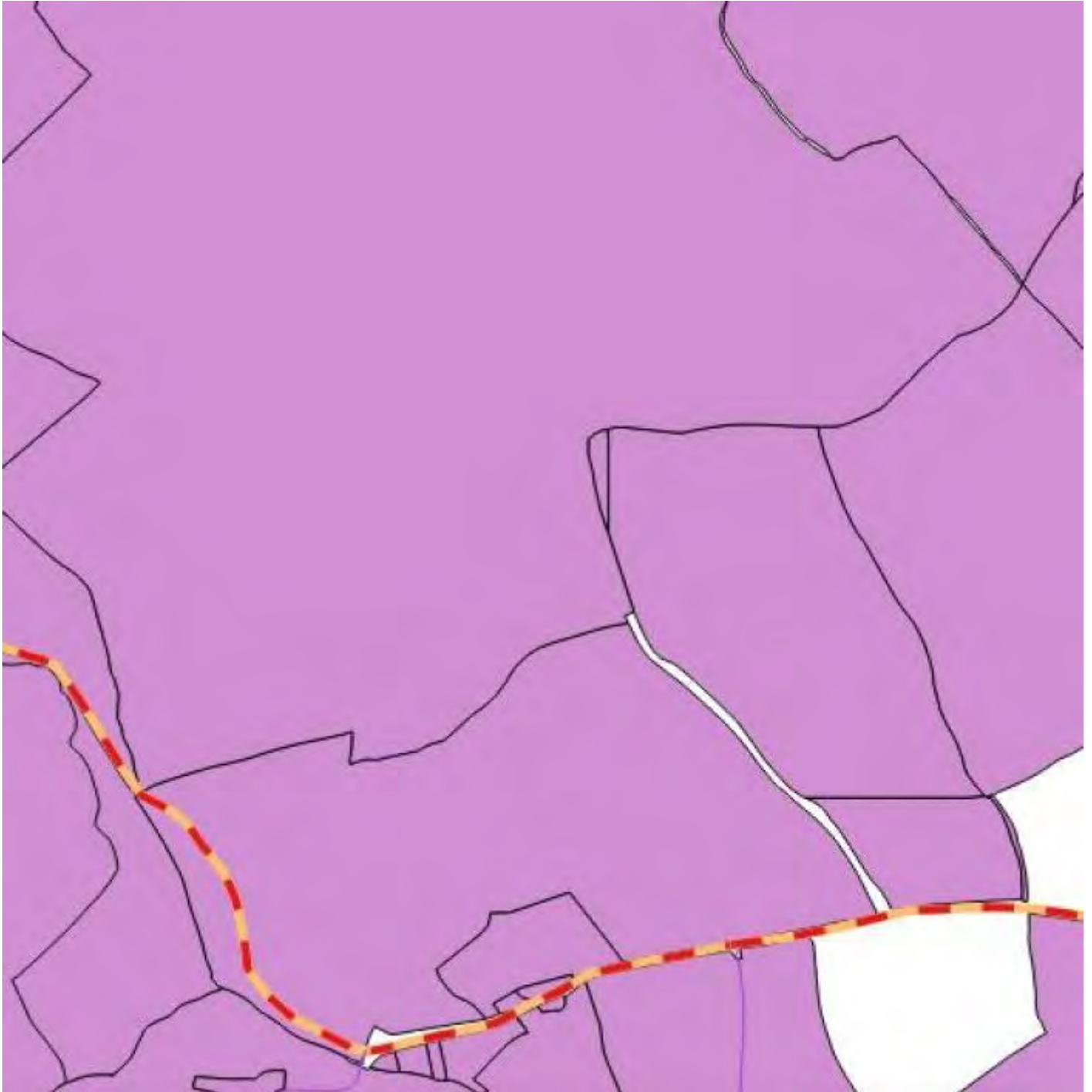
1997

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## Land Ownership

Registered land in purple - bottom part of old lane is NOT registered



LR 'Inspire' Map





## Appendix II

### Detail of Inland Revenue 1910 Map and Assessments

#### 1. Overview

The southern 200m of the lane is excluded from hereditaments lying between hereditaments 93 and 96.

The next 130 metres appears to be included in hereditament 92.

The remaining 1300 metres is included within hereditament 56 pertaining to the holding of Pendrea Farm.

##### Hereditament 56 Pendrea Farm.

The hereditament is of area 242 acres in total with the route being applied for running broadly through the middle of the hereditament. The old farmhouse sits on the eastern side of the old lane near the northern end.

The lane applied for is a single plot number 1727 of area 4.094 acres.

##### Hereditament 92

The hereditament is drawn to include a short section of the old lane running along side plot numbers 1795 and 1796. Plot 1795 contains what is now a public FP running in the field alongside the lane. The lane is a separate plot from these appears to be braced with the main lane plot 1727

#### 2. Examination of the Valuation Survey and Field Book for Hereditament 56

- Forms 37 St Buryan – Cornwall Records Office Cat. No. DV/3/9/7
  - The Valuation Survey (Form 37) describes the old lane (plot 1727) as ‘Road’.
  - The remark against this plot is “Right of way through farm”
  - There is a deduction of £26 specified for “Public Rights of Way or User”.
  - The whole area of the old lane is included in summary under Buildings and Roads.
- Field Book for the hereditament in the National Archive Cat. No. IR 58/85362

The description of the hereditament in the Field Book is:

- ‘Good quality dairy and feeding farm. Good land and Buildings ***situated on both sides of good main road.***’
- The lane subject to the application is the only ‘road’ through the hereditament.
- The book also confirms £26 deduction for “R of Way Rds footpaths £1 x 26YP”
- Note the specific reference to Rds (Roads) in this statement.

#### 3. Examination of the Valuation Survey and Field Book for Hereditament 92

Hereditament 92, from coloured boundary, includes a short section of the lane. the Form 37 plot survey sheet for this plot lists the lane (1727) as Croft and Waste.

#### 4. **Summary, Conclusions and Evidence of Highway**

The field book and valuation survey gives unequivocal evidence that it was believed that the 'road' which is subject to this application was a public right of way of highway status. The plot number of the road is accompanied by the remark : 'Right of Way through the farm'.

The farm is described as 'lying either side of a main road'. It should be noted that in the context of this statement the 'farm' is the whole of the hereditament being valued.

The valuation evidence is consistent and conclusive in how it describes the route subject to the application.

It should also be noted that the plots which have what are now definitive footpaths running through them have the simple remark 'footpath' against them (apart from hereditament 92).

## 5. Images of the documents examined

### Plot 56 Form 37 Valuation Survey page 1

LXXVIII. 3.

**FINANCE (1909-10) ACT, 1910.**

**DUTIES ON LAND VALUES.**

The name of the parish and number of the hereditament should be quoted in all communications.

**PROVISIONAL VALUATION.**

THE COMMISSIONERS OF INLAND REVENUE.

Description of Property	Houses, <i>leaps</i> Land. "Pendra" & "Panc-an-cady"			
Situation	County	Parish	No. of hereditament	
	Cornwall	St. Buryan.	56	
Name of Occupier	Thomas Guernap.			
Extent	Acres	Roods	Perches	Yards
	242	2	0	—

The Commissioners of Inland Revenue have caused to be made the following Provisional Valuation of the land described above:—

ORIGINAL GROSS VALUE.....£	7900
----------------------------	------

**Deductions from Gross Value**

(a) To arrive at Full Site Value	£	(b) To arrive at Total Value	£		£
Difference between Gross Value and Value of the Fee Simple of the Land divested of Buildings, Trees, &c.	900	Fee Farm Rent, Rent Sack, Quit Rent, Chief Rent, or Rent of Assize		Public Rights of Way or User	26
		Other perpetual Rent or Annuity		Right of Common	
		Tithe or Tithe Rent Charge	424	Easements	
		Burden or charge arising by operation of law, or imposed by Act of Parliament		Restrictions under Covenant or Agreement	
		If Copyhold, Cost of Enfranchisement		Total Deductions	450
ORIGINAL FULL SITE VALUE, £	7000	ORIGINAL TOTAL VALUE.....£	7450		

**Deductions from Total Value to arrive at Assessable Site Value**

Deductions from Gross Value to arrive at Full Site Value (as above)	£	Enfranchisement of Copyholds	£
Works executed	900	Release of Restrictive Covenants	
Capital Expenditure		Goodwill or personal elements	
Appropriation of Land for streets, roads, open spaces, &c.		Cost of clearing Site	
Redemption of Land Tax or Fixed Charge		Total Deductions	900
ORIGINAL ASSESSABLE SITE VALUE .....	£		6550
Value of Agricultural Land for Agricultural purposes where different from Assessable Site Value.....	£		7400

Given under my hand this 7 day of MAR 1914

*W. H. Beckett*

Valuer appointed by the Commissioners of Inland Revenue.

**TRURO.** District.

Form 37—Land.

[3563] 1000m 4/12x2 4 5 3741

A copy of the foregoing Provisional Valuation was served on the undermentioned persons on the dates and in the manner specified below:—

	Name and address	When copy served	How copy served	Initials of the person serving the Notice
Owner	<i>J. C. Tinker Esq. Tottenham St. Mary's Lane, E.C. 4</i>	<i>MAR 1914</i>		<i>R.B. 21</i>
Where a tenant is named				
Tenant entitled to a leasehold interest exceeding 21 years				
Tenant entitled to the complete reversion				
Tenant interested in the land, who has applied for copy				

REG RECT D.D. WILD NO 45

Written by *14*  
 Filed by  
 Examined by  
 Documented by



## Pendrea &amp; Parc-an-Cady Tms St Buryan No 56.

Ordn No.	Description	Acres	Remarks.
1481	Pasture	3.279	
1480	Do.	4.447	
1561	Do	4.913	
1548	cottages & Buildings	4.22	
1547	Pasture	4.366	Footpath
1550	Do	2.630	
1551	Waste	2.297	
1549	Pasture	2.369	
1544	brooks & waste	1.103	
1545	Do	1.020	
1541	Do	.947	Foot path to house
1542	Do	3.826	
1628	Do	4.019	1a rough pasture
1627	Do	1.922	
1626	Do	4.335	1a rough pasture
1731	Do	4.005	
1734	Do	2.750	
1739	Do	2.610	
1735	Do	3.663	2a arable
1736	Do	3.838	
1786	Do	5.639	
1785	Do	4.215	
1784	Do	4.597	
1790	Pasture	10.456	Footpath.
1729	Do	9.020	Do.
1728	Arable	11.781	
1724	Pasture	11.501	
1723	Do	7.921	
1727	Road	4.094	Right of way through town
1737	Pasture	5.241	
Carried Forward		131.226.	

Pendrea & Parc au Cadé Farms St Buryan No 56.

Ord No.	Description	Acres	Remarks
1730	Arable	5.995	
1726	Pasture	5.211	
1625	Do.	6.039	
1725	Do.	3.264	
1624	Do.	8.801	
1623	Arable	7.075	
1622	Pasture	2.226	
1621	House & Buildings	1.363	
1618	Arable	7.689	
1611	Pasture	9.144	
1612	Arable	5.521	
1540	Pasture	8.981	
1546	Arable	3.335	Path
1609	Pasture	5.455	
1610	Arable	5.509	Path
1528	Pasture	6.648	Do.
1529	Do.	6.334	Do.
1538	Do.	5.419	
1535	Arable	3.591	Path.
1532	Groft	1.624	
1533	Do	.743	
1531	Do	1.237	
H. 1697	Road	<del>2.800</del>	
1539	Collage & Garden	<del>2.45.230</del> 2.123	242.553

0.00  
 7.72  
 1.81  
 14.0  
 6.08  
 1.71  
 5.88  
 2.183  
 245.230  
 145.231  
 41.000  
 202.553

Summary:-

Arable & Pasture. 181.911  
 Grofts & Waste. 54.640 242.553  
 Buildings & Roads. 8.679 = ~~245.230~~



# Plot 56 Field Book Held in National Archive (4 images)

Reference No.....

Particulars, description, and notes made on inspection

*Good quality dairy & feeding farm  
good land & Buildings. situated on  
both sides of good main road —*

*14/3/36. House & buildings in fair repair. Land well farmed  
but dregs are in rather a poor state*

Charges, Easements, and Restrictions affecting market value of Fee Simple

*Rd. & footpaths £1 x 26yr. £26.  
Lithr 16/5/8. x 26yr. day 424  
450*

*Land Tax £6.000 x 26yr. 156.  
£616*

Valuation.— Market Value of Fee Simple in possession of whole property  
in its present condition

*Rent. £326.  
Rps. Int. 5%  $\frac{16.6}{310} \times 26yr. day £8066$   
616  
£7450*

Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land

*182ac @ £35. 63ac @ £10 day £7000  
450 £6550*

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 900

Divided as follows:—

Buildings and Structures..... £ 900

Machinery ..... £

Timber..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition  
(as before) ..... £ 7450

Add for Additional Value represented by any of the following  
for which any deduction may have been made when  
arriving at Market Value:—

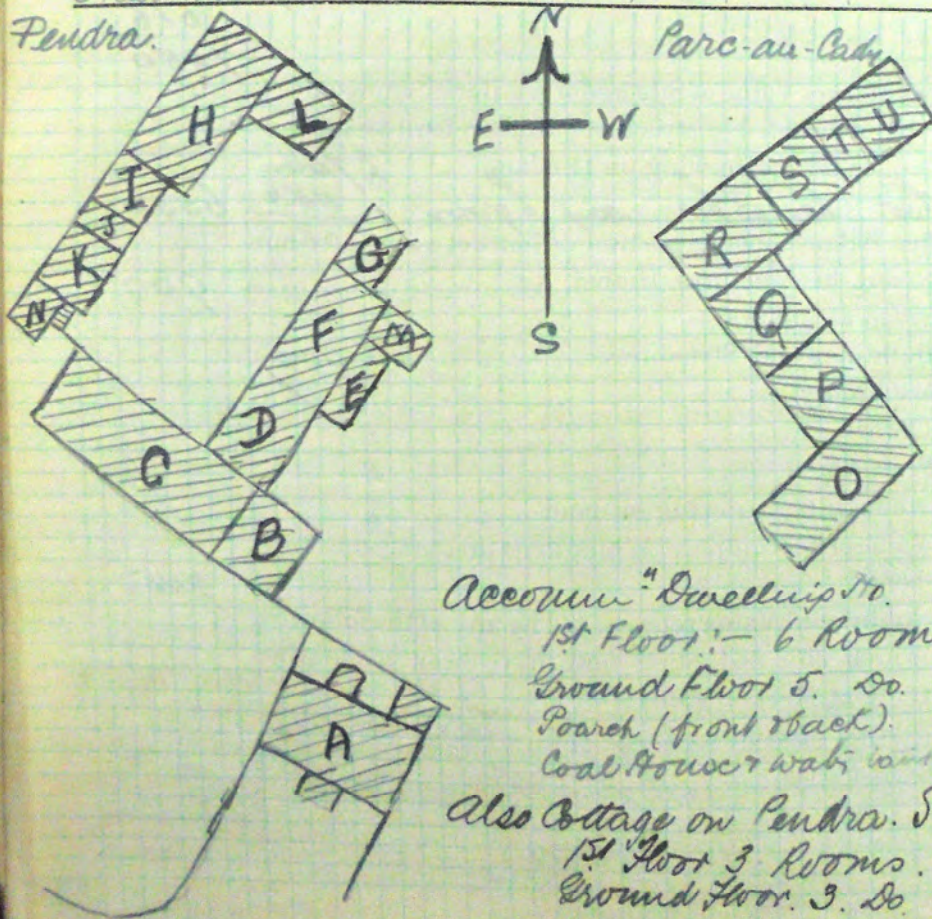
Charges (excluding Land Tax)..... £ 424

Restrictions..... £ 26 £ 450

GROSS VALUE... £ 7900



Index letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
A	Dwelling House, Pendrea.				5.5 x 8.5	Fair	
B	Mixing				5.5 x 8.5	"	
C	Cow Shed (16)						
D	Fattening Shed (13)						
E	Mixing Ho. for Pigs food. (Shed over)						
F	Pigg pens (5)						
G	Do Do (4)						
H	Stables (5) Loose Box.						
I	Calves pen (10)						
J	Fattening Shed (2) - Bulls box						
K	Cow Shed (24) Loft Over.						
L	Implement Lodge						
M	Machine Ho. (all Sawbarn).						
N	Engin Ho. (Galt Rort.						
O	Collage. (Parc-au-Cady) 5 Rooms.						
P	Do						
Q	Cow Shed (8) - Mixing Rm. Loft. Over.						
R	Do (6) Loose Box						
S	Piggies (3) Mixing Rm						
T	Piggery						
U	Coal House.						





Remarks

Reference No. ....

GROSS VALUE.....£ 7900

Less Value attributable to Structures, timber, &c. (as before) £ 900

FULL SITE VALUE.....£ 7000

£ 7900

Gross Value (as before).....

Less deductions in respect of—

Fixed Charges, including—

Fee Farm Rent, rent seek, quit rent, chief rents, rent of Assize .....£

Any other perpetual rent or Annuity.....£

Tithe or Tithe Rent Charge .....£ 424

Other Burden or Charge arising by operation of law or under any Act of Parliament £

If Copyhold, Estimated Cost of Enfranchisement.....£

Public Rights of Way or User .....£ 26

Rights of Common.....£

Easements .....£

Restrictions .....£

£ 450

TOTAL VALUE.....£ 7450

Less Value attributable to Structures, timber, &c. (as before) .....£ 900

Value directly attributable to—

Works executed .....£

Capital Expenditure .....£

Appropriation of Land.....£

Redemption of Land Tax.....£

Redemption of Other Charges.....£

Enfranchisement of Copyhold, if enfranchised .....£

Release of Restrictions.....£

Goodwill or personal element.....£

Expense of Clearing Site.....£

£ 900

ASSESSABLE SITE VALUE.....£ 6550

If Agricultural land, the value for Agricultural purposes including

excluding Sporting Rights .....£

4400

Value of Sporting Rights.....£

If Licensed Property, the annual license value.....£

Liable to Undeveloped Land Duty as from .....£

For further reference as to Apportionments &c., see

60



Reference No.....

Particulars, description, and notes made on inspection

Good quality dairy & feeding farm  
good land & Buildings. situated on  
both sides of good main road —  
24/3/36. House & buildings in fair repair. Land well fenced  
but ditches are in rather a poor state.

Charges, Easements, and Restrictions affecting market value of Fee Simple

Rd. Way Rd. Rds footpaths	£1 x 26 yr.	£26.
Tith	16/5/8. x 26 yr. say	424
		<hr/> 450
Land Tax	£6.000 x 26 yr.	156.
		<hr/> £616.

Valuation.—Market Value of Fee Simple in possession of whole property  
in its present condition



# Plot 92 Form 27 Survey Sheet

Parish of St. Buryan Reference No. 29  
3202  
 Schedule No. 92. Invedran Farm.

Ord. & No.	Description	Timber	Area	Price per acre	Total		
					g	a	d.
2659.	Arable.		1.864.				
2658.	Do.		2.221.				
2610.	Do.		3.932				
2608.	Pasture		2.599.				
2611.	Do.		2.021.				
2606.	Do.		4.832				
2642.	Do.		4.020.				
2548.	Arable.		6.054				
2613.	Pasture		3.272				
2545.	Do.		2.737.				
2546.	Do.		2.863				
2543.	Do.		2.322				
2616.	Do.		1.535				
H. 2616a	Waste.		.629.				
2553.	Orch.		.316				
2552.	Arable.		.382				
1795.	Pasture		5.034.				
1796.	Arable.		4.397.				
1740.	Croft & Wash.		2.650.				
1797.	Do.		2.363.				
2078.	Do.		.400.				
2010.	Do.		4.749				
2537.	House bldg. &		1.031				
2670.	Croft & Wash.		10.000.				
			<u>73.224</u>				

Summary:

Arable & Pasture 52.031.  
 Croft & Wash. 20.192.  
 House bldg.

## APPENDIX III - Evidence Sources

### OS One Inch Ordnance Survey Maps - One-inch England and Wales, 1888 to 1913

National Library of Scotland/Vision of Britain on-line maps.

### Ordnance Survey Maps - 25 inch England and Wales, 1841-1952

National Library of Scotland or old-maps.co.uk on-line maps.

### OS Six Inch Ordnance Survey Maps - Six-inch England and Wales, 1888 to 1913

National Library of Scotland on-line maps.

### Bartholomew's Half Inch to the Mile Maps of England and Wales, 1919-1924

National Library of Scotland on-line maps.

### Johnston's Motoring Touring maps of England and Wales

Scanned paper copy British Horse Society.

### Martyns Map

Martyns Map online at Harvard University.

### Inland Revenue Valuation Records - Finance (1908-10) Act 1910

Photographed at National Archive - British Horse Society.

### Tithe Records

Cornwall Record Office, CD copies.

### Parish Area Books

National Archive --scanned Google/British Horse Society.

### Definitive Map Records - Cornwall Council