

**Star Cottage and Wynfield Meadow Lane Fulbrook OX18 4BW
CAM/38UF/oAF/2022/0004**

Valuation date	17-Aug-22		
Unexpired term	6 months		
Entirety value		£1,060,000	
Site percentage	28.00%		
Site value		£296,800	
s15 rent	5.00%	£14,840	
YP 50 years at 5%		<u>18.2559</u>	£270,918
Standing House Value reflecting Sch 10		£945,000	
PV 50.5 years at 5%		<u>0.085127</u>	<u>£80,445</u>
Total			<u>£351,363</u>

Premium say £351,360