



**WALSHAW & LANCASHIRE MOOR**  
**ASSESSMENT FOR COMPENSATION CLAIM.**

Based upon the consent granted in 1995 the owner of the moor embarked upon a strategy of increasing the number of brace shot from a five year (2001-2005) average of 455 brace to a five year average of 5300 brace by 2020.

All the processes necessary to achieve this are in line with the consent issued in 1995 and if Natural England is successful in amending the consent along the lines indicated this will have the direct and immediate effect of preventing the further development of the moor to achieve this target and would, in fact, have such a detrimental effect on the present bag as to reduce this back to the levels achieved in 2001-2005.

The calculation below demonstrates that if the moor is allowed to continue the improvements embarked upon the potential value in 2020 would be some £31.8m with a further addition of some £3m in respect of properties as at today's value and a premium to reflect the "trophy" aspect of the moor at that time. To achieve this valuation the cost would be in the order of £4m for running the moor and £2m of capital expenditure, therefore the loss to the estate would be in the order of £26m plus trophy premium for this prestigious large moor. This also discounts any increase in the value per brace of grouse in 2020.

CALCULATION:	£
5yr Average 5,300 brace x £6000	31,800,000
PROPERTY (Conservative 2011 values)	3,000,000
Less 10 year running costs	(4,000,000)
Capital Expenditure	(2,000,000)
Value of Moor with N.E. restriction 455 brace x £6000	(2,730,000)
Compensation total	26,070,000
+ Trophy premium	?
+ Increase in value per brace at 2020	?