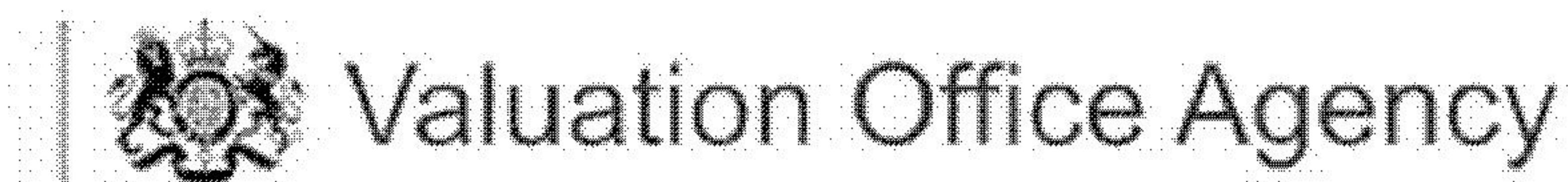
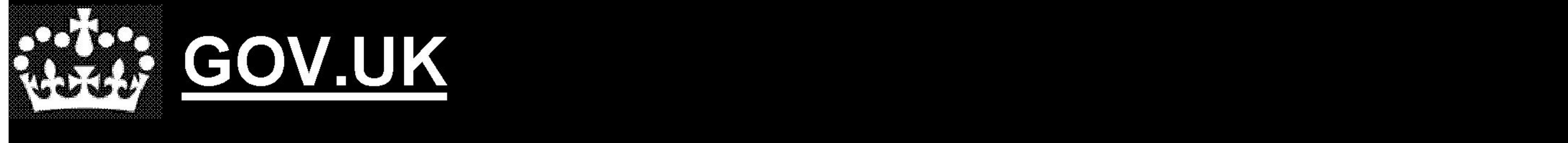


Nick Stickland

From: ctinbox@voa.gov.uk
Sent: 31 October 2025 15:07
To: [REDACTED]
Subject: 2025-10-31-WYKEHURST PARK HOUSE COLWOOD LANE, BOLNEY, HAYWARDS HEATH, RH17 5QQ



Dear customer

Subject: Property Attribute Data (PAD)

Address: WYKEHURST PARK HOUSE COLWOOD LANE, BOLNEY, HAYWARDS HEATH, RH17 5QQ

Thank you for your enquiry.

Disclosure legislation

The Valuation Office Agency (VOA) is part of HM Revenue and Customs (HMRC) and must comply with the Commissioners for Revenue and Customs Act (CRCA) 2005. This means a duty of confidentiality covers all the information we hold and CRCA 2005 outlines when we can disclose information.

Please see below for the details we hold on your property and an explanation of what they mean:

- Group: 14 - Country mansions and halls pre 1919
- Type : HD - Detached house (Includes link detached)
- Age: A - Pre 1900
- Area: 3000 Square Metres
- Heating: Y - Central Heating
- Rooms: 30
- Bedrooms: 14
- Bathrooms: 3
- Floors: 3
- Parking: O9 - Open parking space (within/reflected in unit of assessment) for 9 cars
- Conservatory: not available as we don't hold this information in our records
- Conservatory Area:
- Value Significant Code:
- Plot Size: (no longer collected)

The number of rooms will include living rooms, separate dining rooms, bedrooms and box rooms.

Kitchens, utility rooms, bathrooms and dining areas within other rooms, are not included in the room count as they are part of another room.

Measurement of houses and bungalows

When measuring houses and bungalows we measure all the area covered within the external walls, excluding:

- Eaves overhang
- Open balconies
- Covered ways and external passages
- Unconverted loft areas
- Attached and integral garages
- Washhouses and fuel stores/coal bunkers
- Conservatories and porches

We exclude internal areas with a head height of below 1.5m, other than areas under stairs.

To maintain consistency, we add a notional wall thickness to each dimension before calculating the areas. For example, a chalet bungalow or loft conversions with sloping ceilings.

I can confirm that the property shown above is in Council Tax band H with an effective date of 10/07/2006

If you would like more information about Council Tax, please go to GOV.UK and search 'How Council Tax works'.

Please note: If you are sending documents by email, the Valuation Office Agency can only accept emails up to size limit 25MB and we cannot access links to file sharing sites eg: cloud storage. If your email is above this size, you will need to split the information over several emails. Please use the same subject name and add for example 1 of 2, 2 of 2. If possible please save any attachments in PDF or JPG format.

Alternative formats and using your personal information

If you would like information in an alternative format such as large print, braille, or something else you can contact us on 03000 501501 (Text relay prefix 18001).

To find out more about how we use your personal information (data protection) go to GOV.UK and search 'Valuation Office Agency Personal information charter'.

Yours sincerely

Customer Service Centre

If you're unsure an email is from the VOA:

- Do not reply to it or click on any links
- Report the suspicious email to the Government - to find out how, go to [GOV.UK](#) and search for 'Avoid and report internet scams and phishing'



OFFICIAL