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*Changes to legislation: There are currently no known outstanding effects for the Settled Land Act 1925, THIRD SCHEDULE. (See end of Document for details)*

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## THIRD SCHEDULE

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### Modifications etc. (not altering text)

- C1 Power to extend Sch. 3 given by [Agriculture Act 1967 \(c. 22\)](#), [s. 36\(5\)](#) and [Agriculture Act 1970 \(c. 40\)](#), [s. 30\(1\)](#)
- C2 [Sch. 3](#) extended by [S.I. 1968/704](#)

## PART I

### IMPROVEMENTS, THE COSTS OF WHICH ARE NOT LIABLE TO BE REPLACED BY INSTALMENTS

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### Modifications etc. (not altering text)

- C3 [Sch. 3 Pt. I](#) extended by [Landlord and Tenant \(War Damage\) Act 1939 \(c. 72\)](#), [s. 3](#), [Hill Farming Act 1946 \(c. 73\)](#), [s. 11](#) and [S.I. 1951/1816 \(1951 I, p. 45\)](#)
- C4 [Sch. 3 Pt. I](#) modified by [Agricultural Holdings Act 1986 \(c. 5, SIF 2:3\)](#), [ss. 89\(1\), 99](#), [Sch. 13 para. 3](#)

- (i) Drainage, including the straightening, widening, or deepening of drains, streams, and watercourses:
- (ii) Bridges:
- (iii) Irrigation; warping:
- (iv) Drains, pipes, and machinery for supply and distribution of sewage as manure:
- (v) Embanking or weiring from a river or lake, or from the sea, or a tidal water:
- (vi) Groynes; sea walls; defences against water:
- (vii) Inclosing; straightening of fences; re-division of fields:
- (viii) Reclamation; dry warping:
- (ix) Farm roads; private roads; roads or streets in villages or towns:
- (x) Clearing; trenching; planting:
- (xi) Cottages for labourers, farm-servants, and artisans, employed on the settled land or not:
- (xii) Farmhouses, offices, and outbuildings, and other buildings for farm purposes:
- (xiii) Saw-mills, scutch-mills, and other mills, water-wheels, engine-houses, and kilns, which will increase the value of the settled land for agricultural purposes or as woodland or otherwise:
- (xiv) Reservoirs, tanks, conduits, watercourses, pipes, wells, ponds, shafts, dams, weirs, sluices, and other works and machinery for supply and distribution of water for agricultural, manufacturing, or other purposes, or for domestic or other consumption:
- (xv) Tramways; railways; canals; docks:
- (xvi) Jetties, piers, and landing places on rivers, lakes, the sea, or tidal waters, for facilitating transport of persons and of agricultural stock and produce, and of

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manure and other things required for agricultural purposes, and of minerals, and of things required for mining purposes:

- (xvii) Markets and market-places:
- (xviii) Streets, roads, paths, squares, gardens, or other open spaces for the use, gratuitously or on payment, of the public or of individuals, or for dedication to the public, the same being necessary or proper in connexion with the conversion of land into building land:
- (xix) Sewers, drains, watercourses, pipe-making, fencing, paving, brick-making, tile-making, and other works necessary or proper in connexion with any of the objects aforesaid:
- (xx) Trial pits for mines, and other preliminary works necessary or proper in connexion with development of mines:
- (xxi) Reconstruction, enlargement, or improvement of any of those works:
- (xxii) The provision of small dwellings, either by means of building new buildings or by means of the reconstruction, enlargement, or improvement of existing buildings, if that provision of small dwellings is, in the opinion of the court, not injurious to the settled land or is agreed to by the tenant for life and the trustees of the settlement:
- (xxiii) Additions to or alterations in buildings reasonably necessary or proper to enable the same to be let:
- (xxiv) Erection of buildings in substitution for buildings within an urban sanitary district taken by a local or other public authority, or for buildings taken under compulsory powers, but so that no more money be expended than the amount received for the buildings taken and the site thereof:
- (xxv) The rebuilding of the principal mansion house on the settled land:

provided that the sum to be applied under this head shall not exceed one-half of the annual rental of the settled land.

## PART II

### IMPROVEMENTS, THE COSTS OF WHICH THE TRUSTEES OF THE SETTLEMENT OR THE COURT MAY REQUIRE TO BE REPLACED BY INSTALMENTS

**Modifications etc. (not altering text)**

- C5** Sch. 3 Pt. II extended by [Town and Country Planning Act 1971 \(c. 78\), s. 275\(2\)](#)
- C6** Sch. 3 Pt. II extended by [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(c. 9, SIF 123:1\), s. 87](#)

- (i) Residential houses for land or mineral agents, managers, clerks, bailiffs, woodmen, gamekeepers and other persons employed on the settled land, or in connexion with the management or development thereof:
- (ii) Any offices, workshops and other buildings of a permanent nature required in connexion with the management or development of the settled land or any part thereof:

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- (iii) The erection and building of dwelling houses, shops, buildings for religious, educational, literary, scientific, or public purposes, market places, market houses, places of amusement and entertainment, gasworks, electric light or power works, or any other works necessary or proper in connexion with the development of the settled land, or any part thereof as a building estate:
- (iv) Restoration or reconstruction of buildings damaged or destroyed by dry rot:
- (v) Structural additions to or alterations in buildings reasonably required, whether the buildings are intended to be let or not, or are already let:
- (vi) Boring for water and other preliminary works in connexion therewith.

### PART III

#### IMPROVEMENTS, THE COSTS OF WHICH THE TRUSTEES OF THE SETTLEMENT AND THE COURT MUST REQUIRE TO BE REPLACED BY INSTALMENTS

- (i) Heating, hydraulic or electric power apparatus for buildings, and engines, pumps, lifts, rams, boilers, flues, and other works required or used in connexion therewith:
- (ii) Engine houses, engines, gasometers, dynamos, accumulators, cables, pipes, wiring, switchboards, plant and other works required for the installation of electric, gas, or other artificial light, in connexion with any principal mansion house, or other house or buildings; but not electric lamps, gas fittings, or decorative fittings required in any such house or building:
- (iii) Steam rollers, traction engines, motor lorries and moveable machinery for farming or other purposes.

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