115 Reference No. Map. No. 24. 8. RS 24. 12 ABEGH

Situation Ihwaite House
Description House buildings & land
Extent 76 – 2.
Gross Value { Land, £ / Buildings, £ } £7-10 Rateable Value { Land, £ £1 / Buildings, £ }
Gross Annual Value, Schedule A, £
Occupier Ay Ireland
Ay Coulston
Owner
Interest of Owner
Superior interests

Subordinate interests

Occupier's tenancy, Term from
How determinable
Actual (or Estimated) Rent, £
Any other Consideration paid
Outgoings—Land Tax, £ paid by
Tithe, £ paid by
Other Outgoings
Who pays (*a*) Rates and Taxes (*b*) Insurance
Who is liable for repairs
Fixed Charges, Easements, Common Rights and Restrictions

Former Sales. Dates
Interest
Consideration
Subsequent Expenditure
Owner's Estimate. Gross Value
Full Site Value
Total Value
Assessable Site Value
Site Value Deductions claimed

Roads and Sewers. Dates of Expenditure
Amounts

24. 5. RS
24. 12 ABEGH

nd

£ 81
ngs, £

Reference No. 115

Particulars, description, and notes made on inspection of House buildings & land known as Thwaite House
The House & buildings are fair, poor repair
damp. Mostly grazing land & live fences.
Moss land is wet & poor.

Let @ £120.

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

Apprt. 2 tithe 83 ac @ 6/- = £25 × 27 = £675

Public Footpaths £50.

Valuation.—Market Value of Fee Simple in possession of whole property in its present condition B & Av. £130-0-0

less repairs 13-0-0
Mns. 15-0 — 13-15-0

116-5-0 × 27 yrs

Sporting £1 × 20 — 3140 / 20

less tithe

Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees, and other things growing on the land £3160 − 675 = 2485

£3-1-2. 1485

£ ~~2160~~

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

Divided as follows :—

Buildings and Structures..... £700
Machinery ..... £
Timber £30
Fruit Trees..... £10
Other things growing on land. Hedges..... £160

Market Value of Fee Simple of Whole in its present condition (as before) .. .. £ ~~3160~~ 2485

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) £675
Restrictions ..... £50 — £ 725 ~~50~~

GROSS VALUE... £ 3210

Reference No.	Index Letter	Description of Buildings	Dimensions: Frontage	Dimensions: Depth	Dimensions: Height	Cubical Contents	Condition	Remarks
		House (formerly 2) Kitchen, back kitchen dairy, attic, 3 bedrooms. Kitchen, 2 sitting rms. hall pantry, cellar, 5 bedrooms.						
		Buildings Barn with 4 stall stable new drag shippon for 17, double shippon for 14, 3 Cooze boxes, Barn. shippon for 12 (Iron roof) new cistern. pig stys. E.C.						

Ord No. 375 4·544
384. 7·088
382 6·999
383. 3·666
391. 16·345
388 1·741
387. ·679
386 1·132 House, bldgs etc.
385. ·071 Road
394. 5·138 m
394. 4·269 p
393. 1·725 a
397. 2·875 p
396. 2·179 p
395. 4·563 pt m & p.
402. 4·870 m
401 3·941 p
400 5·817 a
358 2·599 m
357. ·323 Road

80·564 Camforth

32 2·703 Bolton le Sands.

83·267 = 83-1-2.

Parish of Camforth - 80-2-10 £1525
" Bolton le Sands. 2-2-32. = £60

Reference No. 115

GROSS VALUE.....£ 3210

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

FULL SITE VALUE.....£ 2310

Gross Value (as before) .....£ 3210

Less deductions in respect of—

Fixed Charges, including—

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

Any other perpetual rent or Annuity ...£

Tithe or Tithe Rent Charge .....£ 675

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 .....£ 50

Rights of Common .....£

Easements .....£

Restrictions .....£

725

£ 50

TOTAL VALUE.....£ ~~3160~~ 2485

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.....£ ~~2160~~ 1585

If Agricultural land, the value for Agricultural purposes ~~including~~ excluding Sporting Rights.....£ ~~1440~~ 2465

Value of Sporting Rights .....£ 20

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

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

For further reference as to Apportionments, &c., see