

878-9-80-1

Reference No.

Map. No. 24, 12, ABE GHTING

Situation
Description
Extent

Carnforth

*Land. Moss.
22-1-39*

Gross Value { Land £
Buildings £ 37 of Rateable Value { Land £
Buildings £ 35.

Gross Annual Value, Schedule A, £
Occupier *John Walker*
Owner *John Walker*
Interest of Owner *Freehold*
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 } *owner.*
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

Particular
*built
The
house
farm
moorland
all built*
Charge
Asst
Publ

Value

A B E G H I N O

£35.

le Sands

Reference No.

Particulars, description, and notes made on inspection of House buildings & Land known as Mount Pleasant. The House & buildings are in excellent repair, house is cemented & roughcasted, good grazing farm, well managed. About 27 ac of rough moorland is now being laid down, light soil, all live fences. good water supply.

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

Tithe 3-10-6
2-13-0
6-3-6 x 27 Y.P. = say £170
Public footpaths - £100.

Valuation.—Market Value of Fee Simple in possession of whole property in its present condition

less Tithe 6-3-6
Reps. 21-0-0
Dut. 1-0-0
28-3-6

Est. A.V. £210
28-3-6
181-16-0
27

£ 4910

Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees, and other things growing on the land

£ 3400

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

£ 1510

Divided as follows:—

Buildings and Structures.....£ 1200
Machinery£
Timber.....} £ 60
Fruit Trees} £
Other things growing on land. Hedges....£ 250

Market Value of Fee Simple of Whole in its present condition

(as before)£ 4910

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).....£ 170
Restrictions.....£ 100 £ 270
GROSS VALUE...£ 5180

Reference No.

Index letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
<u>Bolton le Sands.</u>							
	<u>Carnforth</u>						
@ 47	7-16-0	O.S. 389	3.823		Ord No. 11.	2.132	Value
		392	6.005		26.	7.389	£6
35/	10-10-0				24	1.397	£15
		Pt 391	1.547		25.	1.031	£1-10
24/	1-10-0				28.	12.293	£35
		378	7.208		31.	2.353	£24
50/	18-0-0				33.	2.839	£4
		379	3.60		34	3.703	4-10
	7-10-0				35.	3.905	3-5
		380	4.444		38.	2.535	7-4-10
	2-0-0	381	1.729			<u>38.577</u>	£104-15
			24.116				
	27-0-0	407	27.098		<u>Nether Kellet</u>		
		399	1.424		Ord No 57.	2.896	£4
	3-0-0	398	1.794		58.	4.604	4-15
					59	3.346	5-10
£81.16.0		<u>53.432</u>			60.	5.646	9-
						<u>16.492</u>	£23-5

Parish	area	
Carnforth	53-1-29	= £ 1310 1430
Bolton le Sands	38-2-12	= £ 1340 1440
Nether Kellet	16-1-38	= £ 450 530
	<u>108-2-0</u>	<u>£3100</u> 3400

House - Hall, 2 sitting rooms, kitchen back kitchen, boiler house, pantry, 5 bedrooms with dressing rm, cistern room, well kept.

Buildings - 5 stall stable, cart house with calf hulk, double shippow for 16 2 loose boxes. Barn over all, well built, pig sty & potatoe store, concrete water tank.

Less Value
Gross Value
Less deductions
Fixed Char
Fee Farm
rents,
Any oth
Tithe
Other B
of law
If Copyho
ment...
Public R
Rights o
Easemen
Restricti

Less Value a
(as be
Value d
Work
Capit

Appr
Rede
Rede
Enfr
fra
Rele
Goo
Expen

If
P
Val
If I
Lia
Fo

Remarks

Reference No.....

GROSS VALUE.....£ 5780

Less Value attributable to Structures, timber, &c. (as before) £ 1510

FULL SITE VALUE.....£ 3070

Gross Value (as before).....£ 5180

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.....£ 170

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£ 100

Rights of Common.....£

Easements£

Restrictions£

£ 270

TOTAL VALUE.....£ 4910

Less Value attributable to Structures, timber, &c.

(as before)£ 1510

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.....£ 1510

ASSESSABLE SITE VALUE.....£ 3400

If Agricultural land, the value for Agricultural

purposes ^{including} _{excluding} Sporting Rights£ 4910

Value of Sporting Rights.....£

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

Liable to Undeveloped Land Duty as from

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

Handwritten notes on the left margin including 'Remarks', 'Value', and various calculations like '4-15', '5-10', '9', '23.5', '4', '104-15'.

Handwritten notes at the bottom left including 'room', '16', and 'built'.