

115

Map. No. 24. F. RS
24. 12 ABEGH

Reference No.

Situation

Description

Extent

Gross Value

Gross Annual Value, Schedule A, £

Occupier

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. 8. 75
24. 12 ABEQH

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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
 Appx. 2 1/2 ac @ 27. = £ 25 x 27 = £ 675

Public Footpaths £50.

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

	B + W.	£ 130-0-0
less repairs		13-15-0
Ins.		15-0
		116-5-0
		27 YP
		3100
		20

Deduct Market Value of Site under similar circumstances,
 but if divested of structures, timber, fruit trees, and
 other things growing on the land
 83-1-2.

	£ 3160
	675
	2485
	1685
	£ 2160

Difference Balance, being portion of market value attribut-
 able 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	725
Restrictions	£ 50	50
		£ 3210

Index Letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
	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 shippow for 17, double shippow for 14, 3 loose boxes, Barn shippow for 12 (Iron roof) new cistern. pig sty. E.C.

Parish of Camforth - 80-2-10 £1525
 Bolton & Sands. 2-2-37. = £60

Ord No.	375	4.544	
	384.	7.088	
	382	6.999	
	383.	3.666	
	391.	16.345	
	388	1.741	
	387.	1.679	
	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	pl-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 & Sands.
83.267 = 83-1-2.

Remarks

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Less Value attributable to Structures, timber, &c. (as before)	£	3210
Gross Value (as before)	£	2900
FULL SITE VALUE	£	<u>2310</u>
Less deductions in respect of—	£	3210
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	£	
		<u>725</u>
	£	<u>50</u>

TOTAL VALUE.....£ 3160
 2485

Less Value attributable to Structures, timber, &c. (as before)	£	2900
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	£	<u>2900</u>
ASSESSABLE SITE VALUE	£	<u>2160</u>

If Agricultural land, the value for Agricultural purposes including Sporting Rights.....£ 3140
excluding 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