

878-9-80-1

Reference No.

Map. No. 24, 12 A B C G H I J

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

Particulars  
*built  
The  
house  
farm  
moorland  
all built*

Charges  
*Dist*  
*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  
 farms, 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

Duties 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 Duties 6-3-6  
 Reps. 21-0-0  
 Ins. 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 attribut-  
 able 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/	16-0-0				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 3400</u>

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 Charge  
Fee Farm  
rents,  
Any other  
Tithe  
Other B  
of law  
If Copyho  
ment...  
Public R  
Rights o  
Easemen  
Restricti  
  
Less Value a  
(as be  
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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 Sporting Rights .....£ 4910  
excluding

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'.