

1R58/43230

VALUER'S FIELD BOOK.

Parish of Barnoldswick

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Particulars, description, and notes made on inspection Reference No. 37

about 2 acres fronting Long Ing Lane is suitable for building purposes. The remainder of land comprising a very deep cutting formerly a quarry with canal in the bottom. The owner now obtains £30 p.a. water rent for supplying water to a new shed which has been erected since '09 on adjoining land. Rough grazing on banks of cutting. Charges, Easements, and Restrictions affecting market value of Fee Simple Public right of way over tunnel to Satterforth. £20

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

Back land cutting. 10.925 ac. @ £15 p.ac.	£ 165
Frontage 2.058 ac. @ £480 p.ac.	984
Water Right	200
<u>Ag. Value: 240 @ 316.00</u>	
11 ac @ 12/6 = £6.17 6	
25.5-6 x 25.7p = £320	£ 1352
Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees, and other things growing on the land	

Difference Balance, being portion of market value attributable to structures, timber, &c. £ 1352

Divided as follows:—

Buildings and Structures.....	£
Machinery	£
Timber.....	£
Fruit Trees	£
Other things growing on land	£

Market Value of Fee Simple of Whole in its present condition (as before) £

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).....	£
Restrictions.....	£ 20

GROSS VALUE...£ 1372

[illegible]

	Reference No.	
Less Value attributable to Structures, timber, &c. (as before) £	GROSS VALUE.....£	1372
	FULL SITE VALUE.....£	1372
Gross Value (as before).....£		1372
Less deductions in respect of—		
Fixed Charges, including—		
Fee Farm Rent, rent seek, quit rent, chief rents, rent of Assize.....£		
Any other perpetual rent or Annuity.....£		
Tithe or Tithe Rent Charge.....£		
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.....£	20	
Rights of Common.....£		
Easements.....£		
Restrictions.....£		
	TOTAL VALUE.....£	20
Less Value attributable to Structures, timber, &c. (as before).....£		1352
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.....£		
	ASSESSABLE SITE VALUE ..£	1352
If Agricultural land, the value for Agricultural purposes ^{including} excluding Sporting Rights.....£		320
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		

Reference No.....

GROSS VALUE.....£

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

FULL SITE VALUE.....£

Gross Value (as before).....£

Less deductions in respect of—

Fixed Charges, including—

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

Any other perpetual rent or Annuity.....£

Tithe or Tithe Rent Charge.....£

Other Burden or Charge arising by operation
of law or under any Act of Parliament £If Copyhold, Estimated Cost of Enfranchise-
ment.....£

Public Rights of Way or User£

Rights of Common.....£

Easements£

Restrictions£

TOTAL VALUE.....£

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

Value directly attributable to—

Works executed£

Capital Expenditure£

Appropriation of Land.....£

Redemption of Land Tax.....£

Redemption of other Charges.....£

Enfranchisement of Copyhold, if en-
franchised£

Release of Restrictions.....£

Goodwill or personal element.....£

Expense of Clearing Site.....£

ASSESSABLE SITE VALUE£

If Agricultural land, the value for Agricultural

purposes including Sporting Rights£

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