

42 Reference No. Map No. 184-2-T+K

Situation *Fiddling Clough Thornton*

Description *Land House + Buildings Cottages*

Extent *106 acres @ Roads 33 perches*

Gross Value { Land, £ *65* Rateable Value { Land, £ *57*
 Buildings, £ } Buildings, £ }

Gross Annual Value, Schedule A, £

Occupier *John Lowcock*

Owner *R.W. A.E. Ayre*

Interest of Owner *Freehold*

Superior interests

Subordinate interests

Occupier's tenancy, Term *Yearly* from *January 1st 1907*

How determinable

Actual (or Estimated) Rent, £ *65*

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (a) *Occupier*

Who is liable for repairs (r b) *Owner*

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

Partic
 Compact
 Building
 A. Living
 B. Barn
 C. Barn
 D. Cottage

Cha

Va
 Rep
 60 of shoot

2: J + K

57
£

1st 1907

Particulars, description, and notes made on inspection
 Reference No. 42
 Compact farm. Plenty good water. Very bad access. Incompletely stony & P.R.
 Buildings stone & grey slate. In fair repair. Land varies. Some rough moss
 A. Living room, pantry, cellar, & 3 bedrooms. Meadow fair
 B. Barn & chaffon. 67 gals. chaffon for 3 & loss box. Hay ones.
 C. Barn & chaffon. 12 & Hay ones
 D. Cottage (under) Living room, Kitchen, pantry & 2 bedrooms.
 Scattered Timber £20.

Charges, Easements, and Restrictions affecting market value of Fee Simple
 Footpath £18

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

Rent	£ 65 : 0 : 0		
Repairs	4 : 17 : 0		
	£ 60 : 3 : 0	x 25	7/8 = £ 1504
60 ^{ac} of shooting	Value £ 3 x 20	7/8	--
			60
			£ 1584

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

£ 1236

Difference Balance, being portion of market value attribut-
 able to structures, timber, &c.

£ 348

Divided as follows:—

Buildings and Structures.....	£ 325
Machinery	£
Timber	£ 20
Fruit Trees	£
Other things growing on land	£ 3

Market Value of Fee Simple of Whole in its present condition

£ 1584

(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.....	£ 18

GROSS VALUE... £ 1602

42

Reference No.

Index letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
A	House	45	20	15		Fair	Stone & grey slate
B	Barn & Whiffon	48	25	15		Fair	" " "
	lean to	25	15	12		"	" " "
C	" "	50	27	15		"	" " "
D	Lodging	22	19	15		Bad	" " "

- 404 2.874 P
- 403 5.536 P
- 319 12.292 P
- 318 16.112 RP
- 317 .180 Bedgs
- 281 30.103 wood
- 307 A .251 m.
- 307 2.603 m.
- 306 2.272 P
- 309 .362 P.
- 305 2.338 m.
- 304 1.173 m.
- 310 5.186 P
- 312 3.921 RP
- 313 2.393 m.
- 314 2.436 RP
- 315 1.129 RP
- 316 9.500 m.
- 308 .205 Bedgs.
- 106210

Remarks

agry slate

Reference No. *1126*

Less Value attributable to Structures, timber, &c. (as before) £ *348*
 GROSS VALUE.....£ *1602*
 FULL SITE VALUE.....£ *1254*

Gross Value (as before).....£
 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.....£
 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£ *18*
 Rights of Common.....£
 Easements£
 Restrictions£

TOTAL VALUE.....£ *1584*

Less Value attributable to Structures, timber, &c. (as before)£ *348*

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.....£ *348*
 ASSESSABLE SITE VALUE.....£ *1236*

If Agricultural land, the value for Agricultural purposes ~~including~~ ^{excluding} Sporting Rights£ *1524*

Value of Sporting Rights.....£ *60*
 If Licensed Property, the annual license value.....£
 Liable to Undeveloped Land Duty as from£
 For further reference as to Apportionments, &c., see



Three Acre Glough

Darrk

Linné

Windie Field

Low Laithe

Old Quarren

Pudding Though

Pudding Glough

95

33

42



79

42

Star Peak

Lone Lake

Fading Creek

Fading Creek

Fading Creek

Fading Creek

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Scale 1/250

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293
3-504

294
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296
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339
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334
1-255

333
2-183

331
2-128

Three Acre Clough

Gall Land

B.M. 5076

B.M. 5079

296
10-013

500 ft

91° 00' 00"