

Reference No.

	GROSS VALUE.....£	3485
Less Value attributable to Structures, timber, &c. (as before)	£	1165
	FULL SITE VALUE.....£	2320
Gross Value (as before)	£	3485

Less deductions in respect of—

Fixed Charges, including—

Fee Farm Rent, rent seek, quit rent, chief rents, rent of Assize <i>Burgage Rent</i>£	18
Any other perpetual rent or Annuity ...£	
Tithe or Tithe Rent Charge	£ 302
Other Burden or Charge arising by operation of law or under any Act of Parliament	£
If Copyhold, Estimated Cost of Enfranchisement	£ 20
Public Rights of Way or User	£ 13
Rights of Common	£
Easements	£ 2
Restrictions	£
	£ 355

TOTAL VALUE.....£ 3130

Less Value attributable to Structures, timber, &c.

(as before)£ 1165

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	£ 1165
	£ 1965
ASSESSABLE SITE VALUE.....£	

If Agricultural land, the value for Agricultural

purposes ^{including} ~~excluding~~ Sporting Rights.....£ 3060

Value of Sporting Rights£ 90

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

Liable to Undeveloped Land Duty as from

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

arks

£

960

40

90

20

295

120

40

95

15

75

late

re

1 R 58 44280

VALUER'S FIELD BOOK.

Parish of Lathom

done

LXXXIV 11. U
13. R
15. F
16. AGN

Map. No.

Situation *Woodcock Hall Farm Newburgh*
Description *Farm*
Extent *74a 1p.*

Gross Value { Land, £
Buildings, £ 135 } Rateable Value { Land, £
Buildings, £ 125 }

Gross Annual Value, Schedule A, £
Occupier *Thomas Wilkie*
Owner *N. D. Woodcock, The Elms, Wigan*

Interest of Owner *Freehold*
Superior interests

Subordinate interests

Occupier's tenancy, Term *Yearly* from *2nd Feb 1904*
How determinable

Actual (or Estimated) Rent, £ *135*

Any other Consideration paid
Outgoings—Land Tax, £ *Redeemed* paid by
Tithe, £ *10/2/8* paid by *Owner*
Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance *Tenant*
Who is liable for repairs *Landlord*

Fixed Charges, Easements, Common Rights and Restrictions
Public footpath through part of Farm.

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
*2000
Water Farm
Wigan*

Particulars
Large con
work
a conde
condition
purpo
Settle
other
Charg
Acc. 5
Dining
Kitchen
shed. A
Appo
Valu

Shoo
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Particulars, description, and notes made on inspection 18/11/11. H.A.H.

Large compact mixed farm. All the land is stiff, clay subsoil. Heavy to work. Land slopes gradually upwards from north to south. Fields are of a convenient size, + divided by thorn fences which, however, are in poor condition for the most part. The house is far too large for ordinary purposes + has at one time been a Country residence of the owner of the Estate. It is built of tom. brick + rooed with grey slate. 3 pediments forming attic to front + back. 3 stories high with small cellar 12' x 9'.

Charges, Easements, and Restrictions affecting market value of Fee Simple
Acc: 5 attic rooms. 4 bedrooms + large bathroom + etc. Drawing room. Dining room with Ingle fireplace. Large square entrance hall. Dairy + pantry. Kitchen (a one story annex 12 ft. mean). Buildings. 3 hay cart implements shed. Stone ends, built against shippens. 14 ft. mean. Small shoppens for 5

Apportioned Tithe 10.1.8. Burgeage rent. 12/1

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

		Rent	£ 135. 0. 0
Deduct Tithe	10. 1. 8		25. 13. 9
Burgeage rent	12. 1		109. 6. 3
Repairs	13. 10. 0		28 1/2
Insurance	1. 10. 0		
			3060

Shooting Val. 79 acres @ 1/6 = 5.18.6 x 15 1/2 p. say 90
Ded. cost of Lupanishment say £20 £ 3130

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

79.242 = 79.0.38 @ 1/6 = £2000
Less Easement 2
Footpaths say 13 £ 1965

Difference Balance, being portion of market value attributable to structures, timber, &c..... £ 1165

Divided as follows:—

- Buildings and Structures..... £ 1030
- Machinery £
- Timber Timber Various £ 25
- Fruit Trees..... say £ 10
- Other things growing on land... Fences..... £ 100

Market Value of Fee Simple of Whole in its present condition (as before) £ 3130

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)	Tithe 10/1/8 x 30 Yr. £ 302		
Restrictions	Burgeage Rent 12/1 x 30 Yr. £ 18		
Footpaths	13		£ 355
Basement	2		
	£ 15		
		GROSS VALUE... £	3,485
	£ 20		

Map No. LXXXIV H 16
AGN

Reference No. 523

particulars, description, and notes made on inspection 12/11/11. H.A.H.
 Large compact raised farm. All the land is stiff, clay subsoil. Heavy to work. Land slopes gradually upwards from north to south. Fields are of a convenient size & divided by thorn fences which, however, are in poor condition for the most part. The house is far too large for ordinary purposes & has at one time been a Country residence of the owner of the Estate. It is built of Am. brick & rooed with grey slate. 3 pediment forming attic to front & back. 3 stories high with small cellar 10' x 9'.

Charges, Easements, and Restrictions affecting market value of Fee Simple
 Acc. 5 attic rooms. 11 bedrooms & large bathroom etc. Drawing room, Dining room with single fireplace. large square entrance hall. Dairy pantry kitchen (a one story annex 13 ft mean). Buildings 3 bay cart implement shed, stone ends, built against stables. 14 ft mean & smaller stables for 5.

Apportioned Tithe £10 1 8. Barge rent 10/11

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

		Rent	£ 135 0 0
Deduct	Tithe		95 13 9
	Barge rent		109 6 3
	Repairs		28 1/2
	Insurance		2060

Shooting kiln 99 acres @ 1/6 = 5.18.6 x 15 1/2 day 90
 Ded. cost of repairment say £20 £ 3130

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

99. 2/3 = 79 0 28 2/3	Less	Leasehold	£ 2	
		Leasehold	£ 13	1965
Difference Balance, being portion of market value attributable to structures, timber, &c.				£ 1165

Divided as follows:—

Buildings and Structures	£ 1030
Machinery	£

Map No. LXXXIV H 16
AGN

Land, £
 Buildings, £ 120

Low, 10 years

Due 4 Aug 1904

Owner

Amount
 Amount paid
 restrictions

Reference No.

Index Letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
	House.	50	35	33	57750	c4	£ 960
	Kitchen annex	18	14	12	3024	c3	say 40
	Stable	26	20	17	8840	2 1/2	.
	Mixing place	22	10	10	2200	2	say 20
	Sheppens etc.	75	20	19	28500	2 1/2	" 295
	Barrow	50	20	19	19000	1 1/2	" 120
	Implements.	48	15	14	10080	2	" 40
	Looseboxes.	75	15	10	11250	2	" 95
	- - -	25	8	10	2000	2	" 15
							1675

1240	4.441
747	2.592
662	1.637
661	5.582
663	2.889
750	2.962
664	3.864
657	6.248
656	4.957
665	5.712
667	2.819
666	4.319
657	8.093
655	7.414
658	.978
654	1.211
653	4.703
646	8.823
79.242	

Woodland
- -

Buildings (Contd)

loft over. Range. loosebox with loft. Barrow open to roof. Stone bricks + grey slate
Very fair repair. 19 ft mean / Range of 5 looseboxes. 3 lower than the
other two. bb + grey slate, say av. mean heights 10 ft.

Stable for 4 + loft over. b.b. etc. 19 ft mean. Leanto prov. + mixing room. Stone
+ flag slate. 10 ft mean

Fruit trees. about 60 in count, mostly young

Timber in Spinney, various kinds, oak, elm, beech etc. Some of the beeches
are fairly well grown, but the oaks are small + not very straight.

Estimated value including Hodgerow timber £25.



PD 45680
23.12.40
83,922 acres

PD 26670
24.9.36
2600
83,922 acres

PD 57334
15.1.45
15,745
83,922 acres

PD 6255
27.2.46
440
3,335

34pt
PD 83004
23.10.45
1,114

PD 61106
23.10.45
7225
48,997 acres

PD 80467
21.3.48
17,430 acres
2500
96pt

PD 40884
30.3.41
1,733
281
1,819
52pt
110

182

35

Hawkslough Wood

Beacon Covert

D A L T O N



523 pt

528 pt

528 pt

977 pt

PD 45680
 23.1240 f6000
 83.922³⁴⁹/_{8.932} acs.

PD 26690
 24.9.36
 f2600
 83.922 acs.

PD 57334
 15.1.45
 f5.700

PD 6355
 27.2.46
 f440
 3.335³⁵⁹/_{3.559} acs.

The Old School

35