

1258/4 3256.

VALUER'S FIELD BOOK.

Parish of Darnoldswick

2621

Reference No.

Map. No. 184-1-H

Situation

Lainhall

Description

Land & Buildings
acres 43 1/2 and 20 1/2

Extent

Gross Value

{ Land, £125
Buildings, £15

Rateable Value

{ Land, £104.5-0
Buildings, £15-15-0

Gross Annual Value, Schedule A, £

Occupier

R. Nelson

Owner

J. Wilkinson

Interest of Owner

Freehold

Superior interests

Subordinate interests

Occupier's tenancy, Term year from

How determinable

Actual (or Estimated) Rent, £158

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 and (c)

Fixed Charges, Easements, Common Rights and Restrictions

Occupier

Owner

Former Sales. Dates

Interest

Consideration

Subsequent Expenditure

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed Yes

Roads and Sewers. Dates of Expenditure
Amounts

Include

Particulars, description

Rayhall Farm contains
35 acres are good
a Waterway runs through
the farm. The farm is
in the parish of
Rayhall, House K
Charges, Easements
The farm is

Valuation.—Mark
in its present

Buildings @ 2/6

Deduct Mark
but if
other tDifference Bal
able

Divided a

Building

Machin

Timber

Fruit

Other

Market Value

(as before)

Add for Addi

for which

arriving

Char

Restr

184-1-H

£109.50
ings, £15-150

Include Renter 16
Includes Renter 16.

Particulars, description, and notes made on inspection Reference No. 1020

Hayfield Farm contains in all about 142 Acres, of which 35 Acres are good meadows, pasture land rough & barren in parts. A Waterway cuts the farm, which is a branch of the Leeds & Liverpool Canal. Buildings contain 30, Stable 3 Stalls, but the 16 Charges, Easements, and Restrictions affecting market value of Fee Simple. The farm is very poorly fenced.

Footpath $\frac{1}{2} \times 10 = 5$
£ 42

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

Rental 158.00
Deduct 15.00

Buildings @ 2/6 & 7/8 YD $\frac{142}{28} = 5.07$
£ 4044

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. £ 35746
Divided as follows:—

Buildings and Structures.....£ 504
Machinery£
Timber.....£ 40
Fruit Trees£
Other things growing on land£

Market Value of Fee Simple of Whole in its present condition (as before)£ 4084

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.....£ 40 £ 42

GROSS VALUE...£ 4126

465	13.129
13	35.385
1	5.982
2	2.356
3	5.088
5	9.593
8	10.769
11	8.70
12	40.385
25	1.560
6	4.000
	129.122
5	1.487
49	2.14
	130.823

Include Timber 16

Remarks

	Reference No.....	
Less Value attributable to Structures, timber, &c. (as before) £	GROSS VALUE.....£	4126
	FULL SITE VALUE.....£	544
Gross Value (as before).....£		3582
Less deductions in respect of—		4126
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	£	
Rights of Common.....	£	42
Easements	£	
Restrictions	£	
	TOTAL VALUE.....£	42
Less Value attributable to Structures, timber, &c. (as before)	£	4084
Value directly attributable to—		544
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.....	£	544
	ASSESSABLE SITE VALUE	3540
If Agricultural land, the value for Agricultural purposes including		
Sporting Rights	£	4084
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		