

IR 58 / 995

VALUER'S FIELD BOOK.

Parish of Little Mitton &c.
Book 5

401 to 500

439 Reference No.

Map No. LV 6

Situation
Description
Extent

Sheepcote Farm.
Bgs & Land.

Gross Value { Land £
Buildings £5/-10 0
Rateable Value { Land £
Buildings £45-15 0

Gross Annual Value, Schedule A, £

Occupier George Walsh.

Owner J. R. Reddick, Trustee of S. Langworth. decd.

Interest of Owner Thold

Superior interests

Subordinate interests

Occupier's tenancy, Term yearly.

from 2nd Feb'y 1908 Land
12 May 1908 Bgs.

How determinable

Actual (or Estimated) Rent, £50-0-0

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (a) Tenant (b) Owner

Who is liable for repairs

Owner.

Fixed Charges, Easements, Common Rights and Restrictions

No.

Former Sales. Dates

Interest

none

Consideration

Subsequent Expenditure

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

@ Reddick & Dixon.

Subs. B. Brown.

Roads and Sewers. Dates of Expenditure
Amounts

CHECKED *JD*

Tenant *Goldwell* Rent £50

Reference No.

Particulars, description, and notes made on inspection 31/7/13

Farm Bldg. Fair stone bldg with grey slate roof. Contng 4 rooms Porch down + 3 bedrooms in fair repr

Farm Bldg Fabric as above. Shippens for 12 cows. Stable for 1. Pigstn. Calf shed, *Cartshed* + Covered Manurestead. Bubble outbarn shippens for 6 cows in Meadow

in very bad repr in 1909 but new roof put on about 18 months ago. Water supply is only moderate being liable to dry up. Land is on hillside above *Diswell* top pasture is practically morland, but the rent is reasonable.

Charges, Easements, and Restrictions affecting market value of Fee Simple

The field No 40 on New OM. 557 is let to the quarry (Ref 583) though the tenant of this farm has the pasturage on the same. The field is not included in this valuation

Good lane is repr'd by local authy
Footpaths about 540 lin yds (pt thro M) say £15
Highway thro P. (repaired by local auth) ... 10

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

in its present condition say Rent without any part of field No 40. £48

See Repts & Ins

£48
 + 4
 £44 x 25 yd

£1100

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

760

£

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

340

Divided as follows:—

Buildings and Structures £300

~~Machinery~~ *Fences* (many new p.r.) £ 40

Timber £

Fruit Trees £

Other things growing on land £

Market Value of Fee Simple of Whole in its present condition
 (as before) £ 1100

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 *as above* £ 25 £ 25

GROSS VALUE... £ 1125

Tenant Goldwell Rent £50

Reference No.

Particulars, description, and notes made on inspection 31/7/13

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about 540 lin yds (pt thro M) say £15
Highway thro P. (repaired by Local Auth) 10

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

in its present condition

Say Rent without any part of field No 40. £48
Less Repts + Ins 4

£44 x 25 y/p

£1100

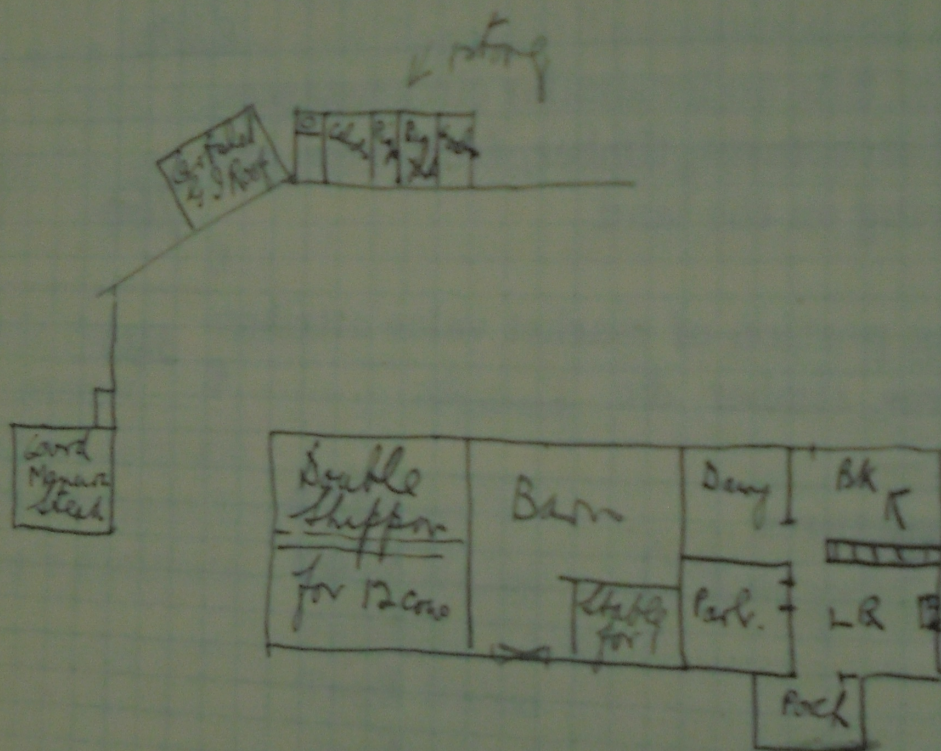
Deduct Market Value of Site under similar circumstances,

but if divested of structures, timber, fruit trees, and

other things growing on the land

760

Index letter	Description of Buildings	Reference No.			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
	Area from 077. new E.H.						
	Field No. 79.	11.	568	M			
	81	-	850	old wall.			
	82	-	670	P			
	26	14.	759	P			
	27	1.	435	P			
	28	10.	647	R.P.			
	75	1.	189	-			
	76	1.	696	-			
		42.	814	=	42	3	
					10		



Reference No.....

GROSS VALUE.....£ 1125

Less Value attributable to Structures, timber, &c. (as before) £ 340

FULL SITE VALUE.....£ 785

Gross Value (as before)£ 1125

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 Enfranchise-
ment£

Public Rights of Way or User£ 25

Rights of Common£

Easements£

Restrictions£

£ 25

TOTAL VALUE.....£ 1100

Less Value attributable to Structures, timber, &c.

(as before)£ 340

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£ 340

ASSESSABLE SITE VALUE.....£ 760

If Agricultural land, the value for Agricultural

purposes ~~excluding~~ ^{including} Sporting Rights£ 1100

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