

Parti
Compack
Burlington
A. Living
B. Barn vs
C. Barn vs
D. Cottage

Cha

Va

Ken
Kapa

60^{ac} off-shoot

paid by

paid by

(a) Occupier

Owner

Restrictions

2. J & K

57
£

1st 1907

Particulars, description, and notes made on inspection
Reference No. 12
Compact farm. Plenty good water. Very bad access. Insects chiefly sheep & PR.
Buildings stone & grey slate. in fair repair. Land varies. Some rough moss
A. Living room, pantry, cellar, & 3 bedrooms. Meadow fair
B. Barn & chaffon 6 & 7 gals. chaffon for 3 & loose box. Hay over.
C. Barn & chaffon 12 & 13 Hay over.
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
60 ac of shooting value £3 x 20 yf --	
	Timber 20
	7/2 = £150 4
	60
	£1584
	£ 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
(as before)£ 1584

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
	£ 18
GROSS VALUE....	£ 1602

404	2.878	P
403	5.536	P
319	12.292	P
318	16.112	RP
317	180	Beds
251	30.103	moor
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	Beds
	106.210	

Remarks

grey slate

Reference No. 4260

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 Sporting Rights £ 1524
excluding £ 60

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







Scale $\frac{1}{1250}$

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PRICE 2/6 NET