

Land Valuation 1910

Reference no. 2396

Map no. 72.10.SW

Situation 2 Higher Cloughfold

Description House

Gross Value Land £

Rateable Value land £

Gross Value Buildings £ 7

Rateable Value Buildings £ 6

Occupier Jas Hey Ormerod

Owner Chas Turner, 28 Park Ave, Bedford

Interest of owner Copyhold

Superior interests Clitheroe Estate Co Ltd

Occupier's tenancy, term weekly from

Actual (or estimated) rent, £ 10-10-2

Who pays (a) rates and taxes owner

(b) insurance owner

Who is liable for repairs owner

Particulars, description and notes made on inspection

2 up and 2 down (small rooms)

cold water

old property

Charges, Easements and Restrictions affecting market value of Fee Simple

Valuation

Market/Value of Fee Simple in possession of whole property in its present condition

Rental £10-10-2

Rates 2-8-0

4- 1 -2

Water 12-0

6- 9- 0

Rep & Ins 1-1-2

13

Say £84 100

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

Land £10 less cost of enf. £5 = £5 10

Difference Balance, being portion of market value attributable to structures, timber etc £79 90

Divided as follows:

Buildings and structures £79

Machinery

Timber
Fruit trees
Other things growing

Market/Value of Fee Simple in possession of whole in its present condition as before £84 100

Add for additional value represented by any of the following:

Charges (excluding land tax)

Restrictions enf £5

Gross Value £89 105

Less value attributable to structure etc as before £79 90

Full site value £10 15

Less deductions in respect of:

If copyhold, estimated cost of enfranchisement £5

Total value £84 100

Less value attributable to structure etc as before £79 90

Expense of clearing site £79 90

ASSESSABLE SITE VALUE £5 10