

Land Valuation 1910

Reference no. 2395

Map no. 72.10.SW/9

Situation 3 Higher Cloughfold

Description House

Gross Value Land £

Rateable Value land £

Gross Value Buildings £7

Rateable Value Buildings £6

Occupier Jas Ferguson

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, £ 9-4-2

Who pays (a) rates and taxes owner

(b) insurance owner

Who is liable for repairs owner

Particulars, description and notes made on inspection

2 places down and one bedroom

cold water, old property + gn

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 £ 9-4-2
Rates £2-8-0	3-19-2
Water 14 -0	5- 5-0
Rep & Ins 19-2	14
	Say £70

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

Difference Balance, being portion of market value attributable to structures, timber etc £65

Divided as follows:

Buildings and structures £65

Machinery

Timber
Fruit trees
Other things growing

Market/Value of Fee Simple in possession of whole in its present condition as before £70

Add for additional value represented by any of the following:

Charges (excluding land tax)

Restrictions £5

Gross Value £75

Less value attributable to structure etc as before £65

Full site value £10

Less deductions in respect of:

If copyhold, estimated cost of enfranchisement £5

Total value £70

Less value attributable to structure etc as before £65

Expense of clearing site £65

ASSESSABLE SITE VALUE £5