

Land Valuation 1910

Reference no. 2394

Map no. 72.10.SW

Situation 4 Higher Cloughfold

Description House

Gross Value Land £

Rateable Value land £

Gross Value Buildings £8

Rateable Value Buildings £7

Occupier Edward Spencer

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, £ 14-8-2

Who pays (a) rates and taxes owner

(b) insurance owner

Who is liable for repairs owner

Particulars, description and notes made on inspection

Parlour, kitchen, scullery 1, 2 bedrooms + Boxroom

Old ston 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 £14-8-2
Rates	£2-16-0	
Water	15-0	
Rep + ins	£1-10-2	
		£ 5-1-2
		£ 9-7-0
		15
		Say £ 145 £150

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

Land £20 less cost of enf. £5 = ~~£15~~ £20

Difference Balance, being portion of market value attributable to structures, timber etc ~~£130~~ £140

Divided as follows:

Buildings and structures ~~£130~~ £140

Machinery

Timber

Fruit trees

Other things growing

Market/Value of Fee Simple in possession of whole in its present condition as before ~~£145~~ £160

Add for additional value represented by any of the following:

Charges (excluding land tax)

Restrictions Enf. £5

Gross Value ~~£150~~ £165

Less value attributable to structure etc as before ~~£130~~ £140

Full site value ~~£30~~ £25

Less deductions in respect of:

If copyhold, estimated cost of enfranchisement £5

Total value ~~£145~~ £165

Less value attributable to structure etc as before ~~£130~~ £140

Expense of clearing site ~~£130~~ £140

ASSESSABLE SITE VALUE ~~£15~~ £25