

Land Valuation 1910

Reference no. 2387 (includes 2388-9-90-1)

Map no.72.10.SW 9

Situation Springhill

Description House, Garden, Outbuildings, Billiard Room, Lodge

Extent 1 acre 1 rood 14 perches

Gross Value Land £

Rateable Value land £

Gross Value Buildings £30

Rateable Value Buildings £25-10-0

Occupier Robert J.H. Mitchell

Owner same as no 2386

Interest of owner -do--

Superior interests -do--

(2386 - House, Higher Cloughfold, owner Charles Turner, 28 Park Ave, Bedford, Copyhold, Clitheroe Estate Co Ltd.)

Occupier's tenancy, term 5 Years from September 1909

Actual (or estimated) rent, £ 30 for ½

Who pays (a) rates and taxes Tenant

(b) insurance Owner

Who is liable for repairs Owner

Particulars, description and notes made on inspection

This house has now been made into two. One containing Hall, 2 Dining Rooms, Kitchen, scullery, 3 Cellars, 4 Bedrooms, Bathroom and Study. The other contains Hall, Large Dining Room, Kitchen, Scullery, Pantry and Store, 3 Bedrooms and attic. There is also a detached Billiard Room, small Lodge and leanto buildings for garden utensils - large garden and kitchen garden as rear with stabling. The whole was in one occupation at April 3 1909.

This valuation includes hereditaments 2388-9-90-0.

NB Owner has spent considerable amount of money since 1909

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

Estimate for whole £80.0.0

Repairs and insurance £10.0.0

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Say £ 1260

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

Land: kitchen garden 2836 sq yds @ 1/6 wyp say £30
home and garden 2634/5470 @ 3/4 say £170
=£200, - 25 =£175.

Difference Balance, being portion of market value attributable to structures, timber etc £1085

Divided as follows:

Buildings and structures £1085

Machinery

Timber

Fruit trees

Other things growing

Market/Value of Fee Simple in possession of whole in its present condition as before £1260

Add for additional value represented by any of the following:

Charges (excluding land tax)

Restrictions £25

Gross Value £1285

Less value attributable to structure etc as before £1085

Full site value £200

Gross value as before £1285

Less deductions in respect of:

If copyhold, estimated cost of enfranchisement £25

Total value £1260

Less value attributable to structure etc as before £1085

Expense of clearing site £1085

ASSESSABLE SITE VALUE £175

2388 , Springhill Billiard Room, Gross Value of buildings £4 in occupation of Robert JH Mitchell otherwise 'same as 2387'

2389, Springhill House, Gross Value of buildings £27 otherwise 'same as 2387'.

2390 Springhill House, Gross Value of buildings £4 occupier Sarah Mitchell, term weekly, rent £5-19-2. Otherwise 'same as 2387' .

2391 Springhill buildings Gross value £6 otherwise 'same as 2387'