

Land Valuation 1910

Reference no. 2386

Map no. 72.10.SW/9

Situation Higher Cloughfold

Description House

Gross Value Land £

Rateable Value land £

Gross Value Buildings £7

Rateable Value Buildings £6

Occupier Annie Ormerod

Owner Charles 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, £ 7-16-0

Who pays (a) rates and taxes owner

(b) insurance owner

Who is liable for repairs owner

Particulars, description and notes made on inspection

Kitchen and small scullery, 2 Bedrooms, cold water

Detached cottage fair condition

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

	Est rental	£10-8-0
Rates	£ 2-8-0	
Water	14-0	
Rep + Ins	£ 1-0-0	
		£ 4-2-0
		£ 6-6-0
		16 2/3
		£110

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

Land £15 less cost of enf. £5 =£10 (crossed out) £15.

Difference Balance, being portion of market value attributable to structures, timber etc £95

Divided as follows:

Buildings and structures £95

Machinery

Timber

Fruit trees

Other things growing

Market/Value of Fee Simple in possession of whole in its present condition as before £105 (crossed out) £110.

Add for additional value represented by any of the following:

Charges (excluding land tax)

Restrictions £5

Gross Value ~~£110~~ £115

Less value attributable to structure etc as before £95 £95

Full site value ~~£15~~ £20

Gross value as before ~~£110~~ £115

Less deductions in respect of:

If copyhold, estimated cost of enfranchisement £5

Total value ~~£105~~ 3110

Less value attributable to structure etc as before £95

Expense of clearing site ~~£95~~ £95

ASSESSABLE SITE VALUE ~~£10~~ £15