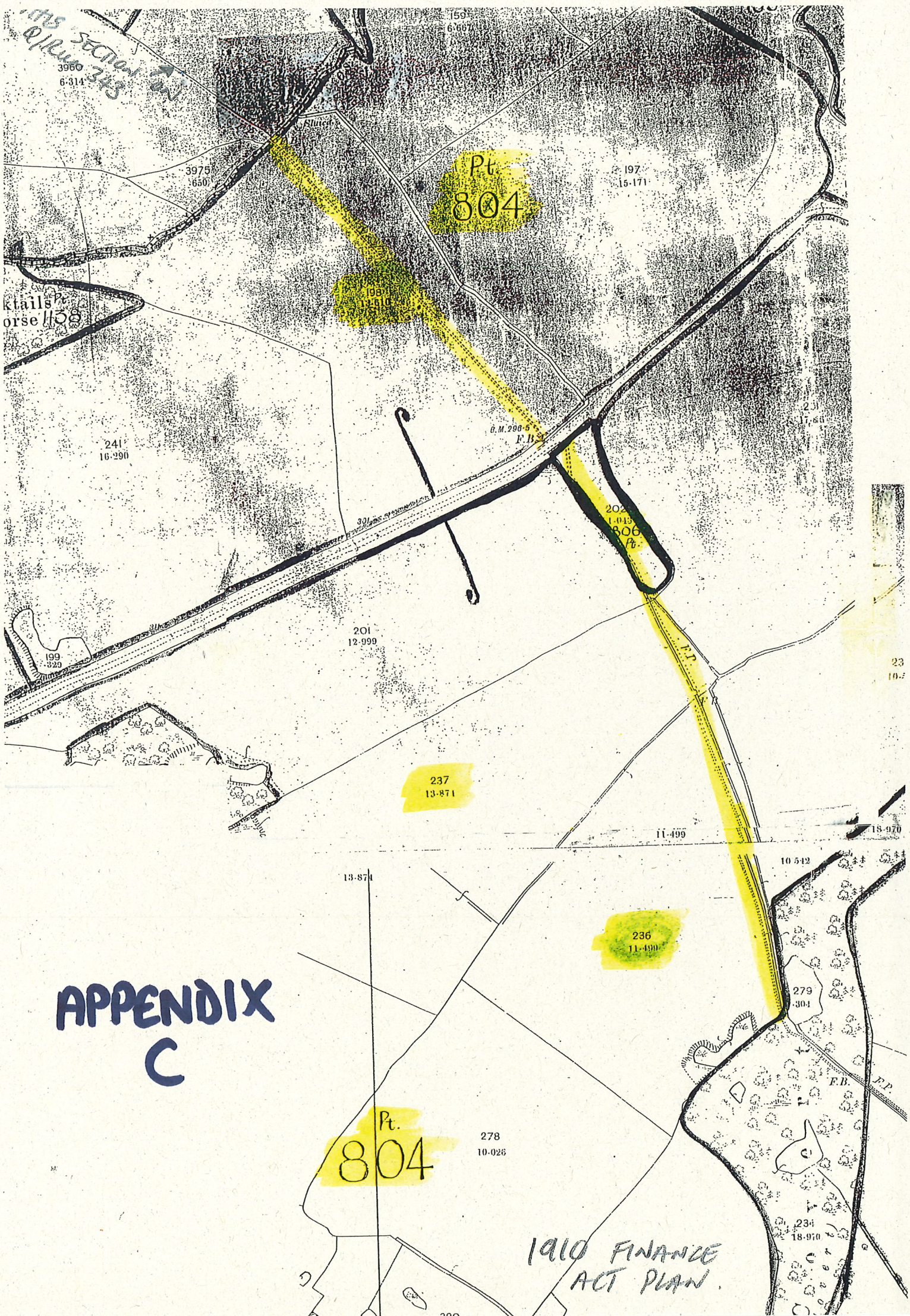
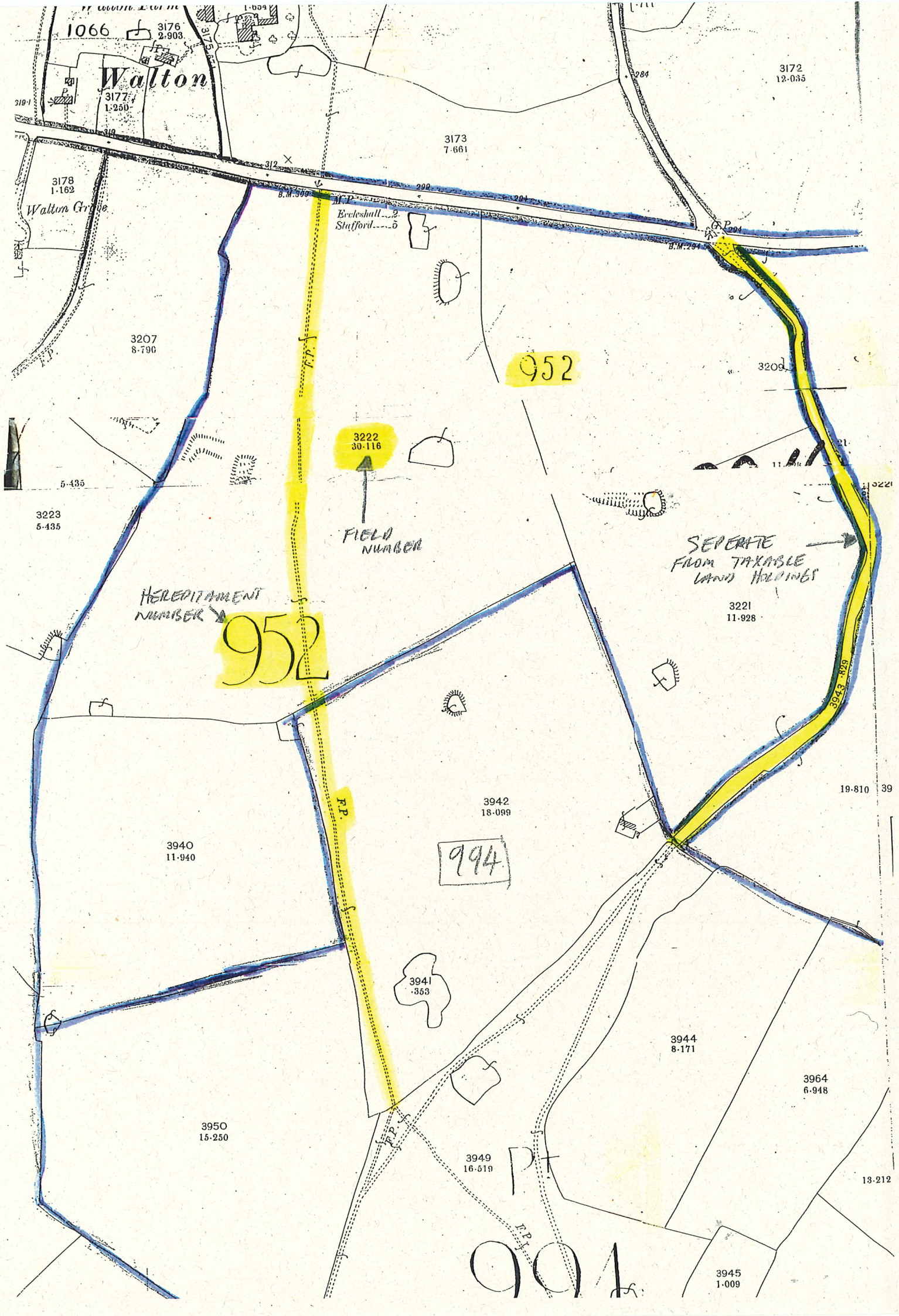

Pt.
804
Pt.
804
APPENDIX
C
1910 FINANCE
ACT PLAN.


Walton
1066
3176
2·903
3177
1·250
3178
1·162
Walton Grove
3173
7·661
3172
12·035
3207
8·790
952
3209
3222
30·116
FIELD NUMBER
3223
5·435
SEPERATE FROM TAXABLE LAND HOLDINGS
HEREDITAMENT NUMBER
952
3221
11·928
3943
·829
3942
18·099
994
3940
11·940
3941
·353
3944
8·171
3964
6·948
3950
15·250
3949
16·519
3945
1·009
994

now including 945, 954, 956 & Eccleshall 992

952 Reference No. Map. No. ~~XXXVI~~ 4 ~~XXX~~ 12 & 13 ~~XXXVII~~ 1 ~~XXXI~~ 16

Situation Little Bridgford. Sheet No.

Description Land.

Extent 84A 2R. 375-6 acres

Gross Value { Land £ / Buildings £ 100. 5. 0 } Rateable Value { Land £ / Buildings £ 92. 5. 0 }

Gross Annual Value, Schedule A, £

Occupier R. Brown

Owner Edward Estcourt Esq. Estate Office Rugeley Staff Agent for Earl of Lichfield.

Interest of Owner

Superior interests

Subordinate interests Included in Eccleshall 992.

Occupier's tenancy, Term from

How determinable

Actual (~~or Estimated~~) Rent, £488 p.a. including 3 cotts

Any other Consideration paid

Outgoings—Land Tax, £ 2. 11. 3. paid by Landlord.

Tithe, £ 16. 3. 2 / 41. 18. 6 paid by

Other Outgoings NIL

Who pays (a) Rates and Taxes (b) Insurance (a) Occupier (b) Owner

Who is liable for repairs Owner.

Fixed Charges, Easements, Common Rights and Restrictions

Former Sales. Dates

Interest

Consideration

Subsequent Expenditure

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Roads and Sewers. Dates of Expenditure

Amounts

P.V.

Reference No. 952

Particulars, description, and notes made on inspection

Scullery, kitchen, press house, dairy, 2 larders, large stone front kitchen, 2 cellars, dining & Drawing room, bath room & w.c., 4 bedrooms & maid's room: 4 bedrooms & large cheese room. Water gravitates to top of house. Shooting over whole farm.

Charges, Easements, and Restrictions affecting market value of Fee Simple

Public Footpaths through enclosures no. 3968, 3222

& Eccleshall 992

Including ref. nos. 945 & 954 & 956

Valuation.—Market Value of Fee Simple in possession of whole property in its present condition

Annual Value	£488	
Deduct 15%	£72	137:12
" Land Tax	18:14:5	355:7
" Tithe	41:18:6	285:5P
		10125
Add Timber & Sporting	£	500
		10625

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

383.224 acres on 26" O.S. £ 7450

Difference Balance, being portion of market value attributable to structures, timber, &c. £ 3175

Divided as follows:—

Buildings and Structures 1/5 £2500

Machinery £

Timber 5/- p. acre, (capitalised £120) £215

~~Fruit Trees~~ Sporting 1/9 £285

Other things growing on land 1/60 £175

Market Value of Fee Simple of Whole in its present condition (as before) £ 10625

Add for Additional Value represented by any of the following for which any deduction may have been made when arriving at Market Value:—

Charges (excluding Land Tax) Tithe £1195

Restrictions Footpaths £ 10 £ 1205

GROSS VALUE £ 11830

Reference: INS 79075
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P.V. Amended P.V.

8044 Reference No. Map. No.

Situation Grange Farm Leighford.

Description Farm House Buildings & Agricultural Land

Extent ~~207 A. 2 R. 0 P.~~ ~~210 A. 0 R. 2 P.~~ 209a-2r-34p

Gross Value { Land £ 250 / Buildings £ } Rateable Value { Land £ 225/10/0 / Buildings £ }

Gross Annual Value, Schedule A, £

Occupier F. Parrott.

Owner Charles E. Old. Esq.

Interest of Owner Freehold.

Superior interests

Includes 803.

Subordinate interests

Occupier's tenancy, Term Annual from

How determinable Agreement

Actual (~~or Estimated~~) Rent, £ 250. 0. 0.

Any other Consideration paid ———

Outgoings—Land Tax, £ ——— paid by ———

Tithe, £ ——— paid by ———

Other Outgoings ———

Who pays (a) Rates and Taxes (b) Insurance (a) Occupier (b) owner

Who is liable for repairs Owner.

Fixed Charges, Easements, Common Rights and Restrictions

Former Sales. Dates

Interest

Consideration

Subsequent Expenditure

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Roads and Sewers. Dates of Expenditure

Amounts

Reference No. 8044

Particulars, description, and notes made on inspection 4. 5. 11

Old No. 274. 313. 319. 320. 277. 278. 236. 237. 239. 241. 198. 159. 234. 235. 92. 114. 275. 238. 197. 201. 203. 321. P. 324. Total. 210. 3. 1.

Brick & Tile. Accomodation 4 Room in Roof 4 Large Bedroom 1 Small Bedroom 2 Bacroom. Cheese room. Dressing R. Dining Room Front Kitchen. Pantry. Dairy Kitchen. Pantry. (Private).

For Farmbuildings etc see sketch.

209.5.46

Mod. good. Roof in fair condition. Good.

Charges, Easements, and Restrictions affecting market value of Fee Simple

Footpaths Through. 236. 237. & 198.

Valuation.—Market Value of Fee Simple in possession of whole property in its present condition

Rent	250 - 0 - 0	
less. 15%.	37 - 10 - 0	
	212 - 10 - 0	
	28	
	5950 - 0 - 0	
Timber 10/- acre £104	315	
Sporting 1/- acre 211 / 315	6265 - 0 - 0	
	63 - 0 - 0	
Cottage	£6202.	6095.

Remarked Rent £211 0. 0. Recovery 27 10 0. 27½ Y.P. 5844. 15. 0. Timber 104. Sporting 211. 6158 - 0 - 0. Cottage 68. 6095.

Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees, and other things growing on the land £4547 4440

Difference Balance, being portion of market value attributable to structures, timber, &c. £1655. 1655

Divided as follows:—

Buildings and Structures. ⅙ of £250a. 28r. 0p. £1655

Machinery £

Timber £104

Fruit Trees £

Other things growing on land ... ⅙ in £250. 28r. 0p. Sporting £986.

Market Value of Fee Simple of Whole in its present condition (as before) £ 6202 6095

Add for Additional Value represented by any of the following for which any deduction may have been made when arriving at Market Value:—

Charges (excluding Land Tax) £

Restrictions £ 30. £ 30.

GROSS VALUE £ 6232. 6125

Reference: TNS 79074
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..... Reference No. Map. No.....

Situation Lucke Farm Walton

Description House Buildings & Land

Extent 13/ie. & 13/p.

Gross Value { Land £ / Buildings £ 200 } Rateable Value { Land £ / Buildings £ 180 }

Gross Annual Value, Schedule A, £

Occupier P. J. Hoit

Owner Lord Lichfield

Interest of Owner Freehold

Superior interests

Subordinate interests

Yearly Agreement

Occupier's tenancy, Term yearly from 25 March 1897

How determinable

Actual (or Estimated) Rent, £ 200

Any other Consideration paid

Outgoings—Land Tax, £ 8. 8. 2 paid by } Owner.
Tithe, £ 5. 18. 4 paid by }
Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance a. tenant b. owner

Who is liable for repairs owner

Fixed Charges, Easements, Common Rights and Restrictions

One alleged public footpath

Former Sales. Dates
Interest
Consideration
Subsequent Expenditure

Owner's Estimate. Gross Value
Full Site Value
Total Value
Assessable Site Value

Site Value Deductions claimed

Roads and Sewers. Dates of Expenditure
Amounts

Reference No. 994

Particulars, description, and notes made on inspection June 1913

House Bldgs & Land. House contains: Dining Rm. Parlour. Dairy. Kitchen. Pantry. Cellar. 7 Bedrooms. Drinking water good & plentiful. Buildings brick tiled in mod. fair repair. Bldgs as sketch. Land is about 80 arable & rest pasture - well fenced & watered - fences poor (wire plentiful). Shooting ~~too~~ not reserved. Timber chiefly oak. 20 fruit trees. Rent £200. Bad r.d. each to Homestead

Charges, Easements, and Restrictions affecting market value of Fee Simple

Agreed as to total value only
H.B.K.
4/12/13.

Valuation.—Market Value of Fee Simple in possession of whole property in its present condition

Gross Rent £200. Deduct Outgoings
Less Repairs & Management 25%
Tithe 5.18.4
Land Tax 8.8.2 }
39 10
160 10
26/2 7.P.
£ 1040
4250
Timber 60 60
Fencing £ 90 4100
4400
4150

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

138ac 0r 13/p £ 3350

Difference Balance, being portion of market value attributable to structures, timber, &c. £ 1050

Divided as follows:—

Buildings and Structures £ 800
Machinery £ 90
Timber £ 60
Fruit Trees £ } 100
Other things growing on land £ }

Market Value of Fee Simple of Whole in its present condition (as before) £ 4400

Add for Additional Value represented by any of the following for which any deduction may have been made when arriving at Market Value:—

Charges (excluding Land Tax) Tithe £ 155
Restrictions Footpath £ 20 £ 175

GROSS VALUE £ 4575

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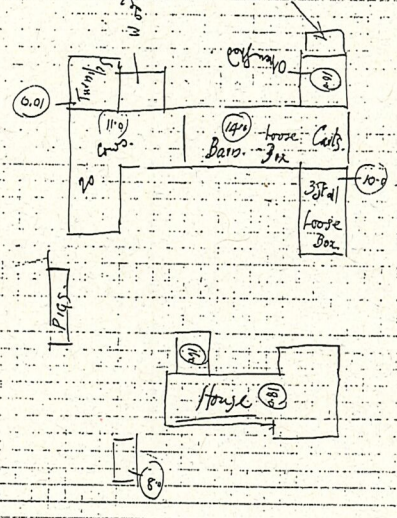
T158 S9950

.....Reference No.

Index letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			

Schedule

Parcel No.	Ac
3950	15·250
3961	·353
3962	18·099
3949	16·519
3944	8·171
3964	6·948
3945	1·669
3946	·872
3948	9·850
3958	2·941
3947	1·384
3961	8·833
3962	9·117
3959	5·082
3967	3·770
3963	13·212
3973	9·723
3960	6·314
3975	·650
	138·049



Reference No.....

GROSS VALUE.....£ 4575

Less Value attributable to Structures, timber, &c. (as before) £ 1050

FULL SITE VALUE.....£ 3525

Gross Value (as before).....£ 4575

Less deductions in respect of—

Fixed Charges, including—

Fee Farm Rent, rent seck, quit rent, chief rents, rent of Assize.....£

Any other perpetual rent or Annuity.....£

Tithe or Tithe Rent Charge.....£ 175

Other Burden or Charge arising by operation of law or under any Act of Parliament £

If Copyhold, Estimated Cost of Enfranchisement.....£

Public Rights of Way or User .....£ 20

Rights of Common.....£

Easements .....£

Restrictions .....£

£ 175

TOTAL VALUE.....£ 4400

Less Value attributable to Structures, timber, &c. (as before) .....£ 1050

Value directly attributable to—

Works executed .....£

Capital Expenditure .....

£

Appropriation of Land.....£

Redemption of Land Tax.....£

Redemption of other Charges.....£

Enfranchisement of Copyhold, if enfranchised .....£

Release of Restrictions.....£

Goodwill or personal element.....£

Expense of Clearing Site.....£ £ 1050

ASSESSABLE SITE VALUE £ 3350

If Agricultural land, the value for Agricultural purposes ~~including~~ excluding Sporting Rights .....£ 4310

Value of Sporting Rights.....£ 90

If Licensed Property, the annual license value.....£

Liable to Undeveloped Land Duty as from .....

For further reference as to Apportionments, &c., see

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