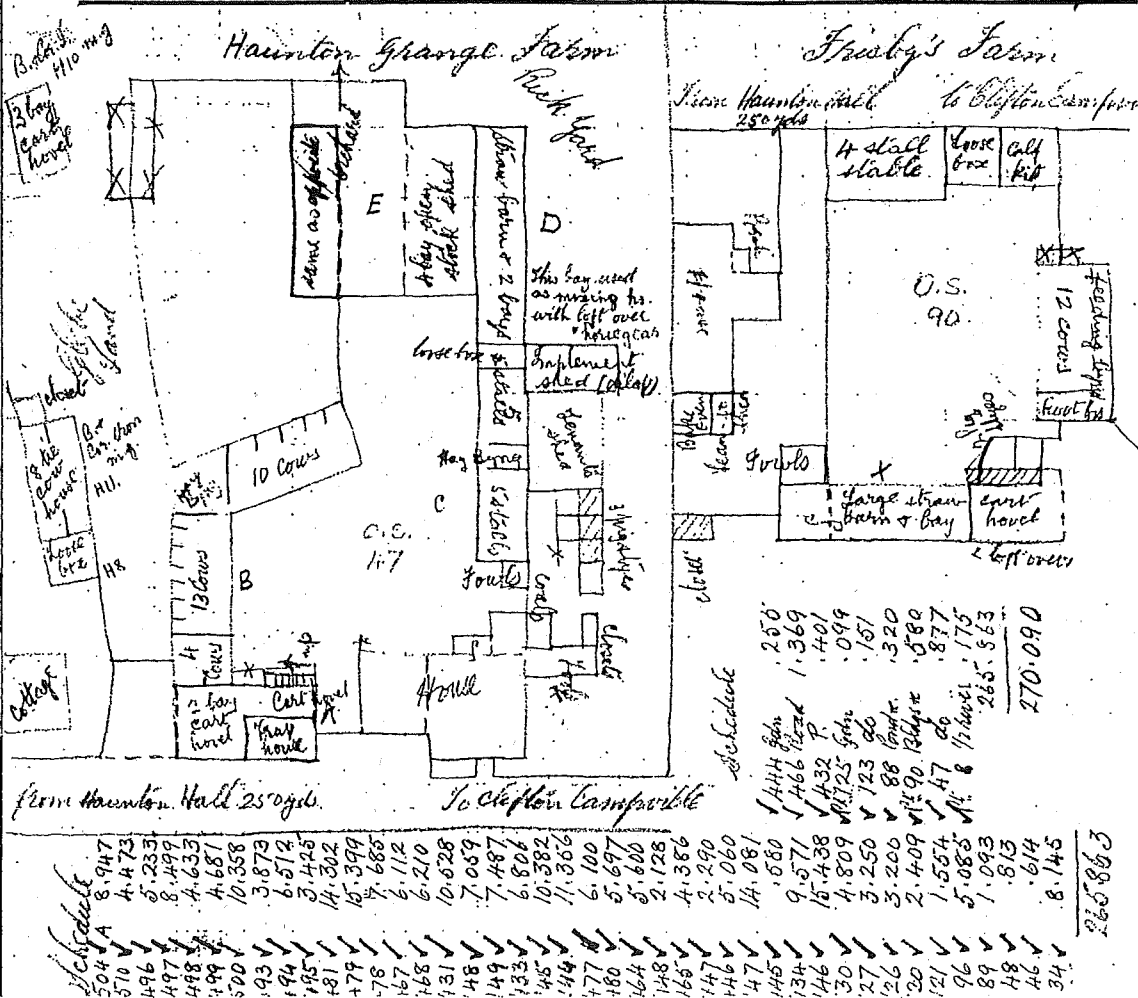


APPENDIX C

Reference No.

Index letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
House	Brick & tiled			32		Spouted	
back do	detached			21			
A	ditto			18		Lofting over	
B	ditto			10			
C	ditto			13		Spouted	
D	do + cor. iron			17			
E	timber + do			11		Spouted	
Grubbers Farm	Brick & tiled			22		good structurally but v. dirty	
X	ditto	47	18.6	18	M. good.		
Y	ditto			12	V. good.	built 1912	
Z	ditto			12	good	Loose boxes left corner of wall + 2nd floor	



P/S

Reference No.

GROSS VALUE.....	£ 9100 7425
Less Value attributable to Structures, timber, &c. (as before)	£ 1990 3170
FULL SITE VALUE.....	£ 7110 4255
Gross Value (as before).....	£ 9100 7425
Less deductions in respect of—	
Fixed Charges, including—	
Fee Farm Rent, rent seek, quit rent, chief rents, rent of Assize	£
Any other perpetual rent or Annuity.....	£ 1375
Tithe or Tithe Rent Charge	£ 1100
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	£ 75
Rights of Common.....	£
Easements	£
Restrictions.....	£
TOTAL VALUE.....	£ 7650 6250

Less Value attributable to Structures, timber, &c. (as before)	£ 1990 3170
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.....	£ 1990 3175
ASSESSABLE SITE VALUE	£ 5660 3085
If Agricultural land, the value for Agricultural purposes ^{including} _{excluding} Sporting Rights	£ 7245 5045
Value of Sporting Rights.....	£ 205
If Licensed Property, the annual license value.....	£
Liable to Undeveloped Land Duty as from	£
For further reference as to Apportionments &c., see	

Reference: **7A 58 49459**

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1 2 3 4 5 6

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Reference: 7158 49459

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APPENDIX C

1944 226
LIII 12

147 Reference No. Map No. 16
 Situation *Haunton Grange & Frisby's Farm*
 Description *House, Buildings & Land*
 Extent *269a. 1r. 24p.* *270a. 0r. 12p.* ✓
 Gross Value { Land £
 Buildings £ Rateable Value { Land £
 Buildings £
 £295-19-6. £266-8-0.
 Gross Annual Value, Schedule A, £
 Occupier *E. E. Walker.* 16 yrs
 Owner *William Wakefield, Esq, Nalsgrave Hall, nr. Coventry.*
 Interest of Owner *Freehold.* 70-90
 Superior interests

Subordinate interests
 Occupier's tenancy, Term *yearly* from
 How determinable *Agreement* 24 yrs
 Actual (or Estimated) Rent, £ *353-5-0* ✓
 Any other Consideration paid
 Outgoings—Land Tax, £ *29-10-2* 39, 40, paid by *Owner.*
 @ 10/2p. act. Tithe, £ *45-18-9* paid by *Owner.*
 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
"We are not aware of any specific rights of way etc., if there are any an inspection will doubtless disclose them."
 Former Sales. Dates *"The last sale of this and other property & the interest particulars are therefore not applicable."*
 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

Including ref. nos 11, 20, 22, 108, 146 & 157. Reference No. 1
 Particulars, description, and notes made on inspection 29.5.13.
 Comprising *farm house & buildings, second set of buildings with dwellinghouse on opposite side of road, cottage & land.*
 Entrance hall with drawing (a) & dining rooms (b)
 Large brew house with 2 coppers, sink & bake oven & man's room over, store room & bath room (c) fitted 1910; office & kitchen, good dairy, pantry, with cheese room over by separate stairs; 2 good bedrooms, 2 other rooms; 2 attics above; good cellarage built & used.
 Charges, Easements, and Restrictions affecting market value of Fee Simple
Frisby's Farm House contains—back kitchen with copper, bake oven & sink, kitchen, dairy, pantry, front sitting room; 3 bedrooms & cheese room

Public Footpaths through O.S. 96.
 O.S. 466 is a public Bridle Road continuing through O.S. 497, 496, 511 & 528
 Valuation.—Market Value of Fee Simple in possession of whole property in its present condition Annual Value £ *353-5-* 107.
 Deduct 15% repairs etc. £ *53-0-*
 " L.T. & T.R.C. *51-16-3*
 £ *104-16-3*
 Add Timber & Shortling
 Immediate repairs to *Grange Farm* *771-0*
 Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees, and other things growing on the land £ *765-0* 6250

270.090 acres £ *566-0* 3080
 Difference Balance, being portion of market value attributable to structures, timber, &c. £ *199-0* 3170
 Divided as follows:—
 Buildings and Structures..... £ *1500* 2000
Fishing 150 yds Shortling *90 yds* *20 yr = £200* £ *205*
 @ 6/10 yds. *very little* Timber..... £ *50*
 Fruit Trees..... £ *15*
 Other things growing on land..... £ *190* 700
 Market Value of Fee Simple of Whole in its present condition (as before)..... £ *765-0* 6250
 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)... T.R.C. £ *157-0*
 Restrictions... *Footpaths etc. (2 ch. 100)* £ *75* £ *1450* 1175
 GROSS VALUE... £ *9100* 7425