

PRINT AT A3 SIZE

This No. includes properties formerly No. *1083 Lully*
1083 Bood
 15 L-2- a.g. n.p.t.
 Map. No. L-1- F K O U
 L-3- F
 L-6- A
 Reference No. **610**
 Situation *Joy Ho. Whinton*
 Description *Hous. Bldgs, Land & 3 cottages + 1st Whinton Brook*
 Extent *213 a 1 r 6 p 213-5 373-223-7-5-9*
 Rateable Value { Land, £ *186*
 Buildings, £ *27*
 Gross Value Buildings, £ *52*
 Gross Annual Value, Schedule A, £
 Occupier *W. W. Shible*
 Owner *Jas. Oeykin*
 Interest of Owner *Tenhold*
 Superior interests

Subordinate interests *under terms of a 7-yr lease which exp. at Ladyday 1909 + subsequently on a yearly from Ladyday*

Occupier's tenancy, Term

How determinable

Actual (or Estimated) Rent, £ *279-7-0* (*including sporting*)

Any other Consideration paid

Outgoings—Land Tax, £ *3-15-5* paid by } *Owner*
 Tithe, £ *34-14-6* 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

Public right road over 3 ^{Down} fields use for surface water from road into Brain the meadow at Back 1079

Former Sales. Dates

Interest *None*

Consideration

Subsequent Expenditure

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Yes

Roads and Sowers. Dates of Expenditure
 Amounts

Reference No. **010**

Particulars, description, and notes made on inspection *24-11-13*

Hous. 2 aces, 5 barm and bath Room, Reception room Kitchen Dining room and outfields. Good pump water (Bldg as per sketch) are about adequate. The site is at extreme north end of farm, adjacent to good County road 2 miles from Pukridge station heavy level land. A slight slope down from South. Grass acre, 161 acres pasture. Land generally medium quality rather clayey subsoil. Meezerow timber. Altitude 290 feet. Jobs fences etc. fair. Mod well farmed.

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

Public path across fields as on ord. Map

Valuation.—Market Value of Fee Simple in possession of whole property in its present condition *£279-7-00 (full)*

Less Repairs at 12 1/2 % 35

Tithe 34-14-6 70 0 0 equal to 209-7-0 + 25-10 = 523 1-0

Less Timber 130

Net Value under 2/4/14 583 5613

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

213-279-223-779 *£3688 3933*

Difference Balance, being portion of market value attributable to structures, timber, &c. *£1680 1680*

Divided as follows:—

Buildings and Structures	£1100
Machinery <i>apportioning</i>	£200
Timber	£130
Fruit Trees	£
Other things growing on land	£250

Market Value of Fee Simple of Whole in its present condition (as before) *£583 5613*

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

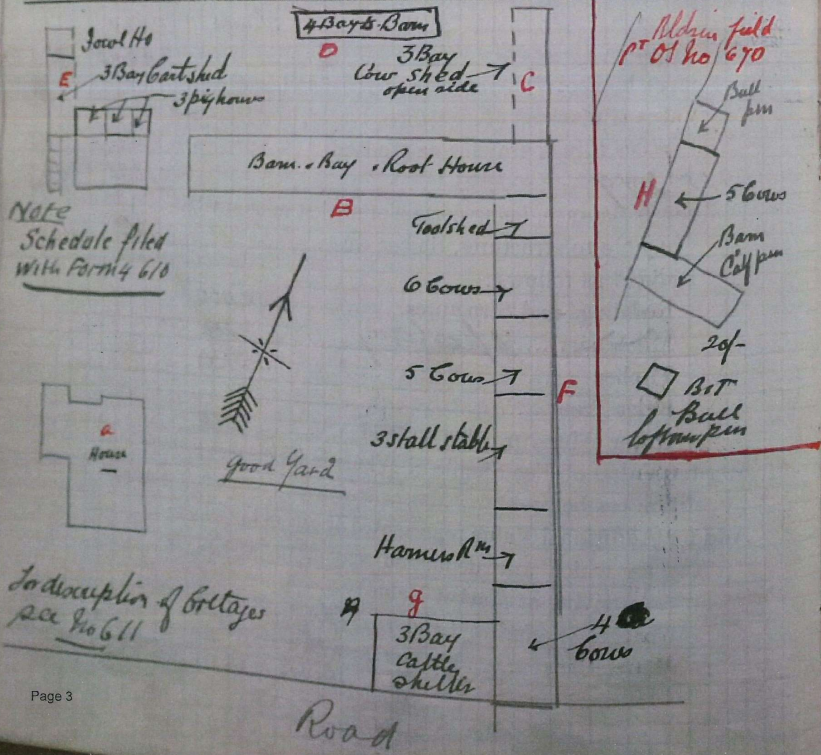
Charges (excluding Land Tax) *W. 25-1/2 P. £ 890*

Restrictions *foot path* £ 20 £ 890

GROSS VALUE... £ 1153 6505

1083 Luffley
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Index Letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
a	Quar. Qua					Fair	
b	do					Mod	
c	do					Sound	
d	Ironing, Wood supports					Good	
e	Brick. Diled					Good	Plugging in good
f	Brick. Slate					Mod	
g	Iron					Good	
h	Brick. Diled					fairly sound	
	Also ab. Hole disused Chapel opposite, in former plan						



Reference No.	610
GROSS VALUE.....	£ 6253 6503
Less Value attributable to Structures, timber, &c. (as before)	£ 1680 1680
FULL SITE VALUE.....	£ 4573 4823
Gross Value (as before).....	£ 6253 6503
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 ...	£
Tithe or Tithe Rent Charge	£ 890
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	£
TOTAL VALUE.....	£ 590
Less Value attributable to Structures, timber, &c. (as before)	£ 1680
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	£ 1680
ASSESSABLE SITE VALUE.....	£ 3933
If Agricultural land, the value for Agricultural purposes including Sporting Rights.....	£ 3936 5413
excluding Sporting Rights	£ 250
If Licensed Property, the annual license value ...	£
Liable to Undeveloped Land Duty as from	£
For further reference as to Apportionments, &c., see	