

1107 Reference No. Map. No. XXX-13
Situation Worston Hall Farm
Description House, Outbuildings & Land, & Cottages & Garden
Extent 1.75a - 1/2 - 16p. 11.9 acres (R.B.) 180a or 10p
Gross Value { Land £ 21419.0 Rateable Value { Land £ 19014.0
Buildings £ Buildings £
Gross Annual Value, Schedule A, £
Occupier J. Kerneyhough
Owner George Elliot & Meakin, Breswell Hall, Staffs
Interest of Owner Freehold
Superior interests

Subordinate interests
Occupier's tenancy, Term Annual Agreement from 25th March 1908
How determinable
Actual (or Estimated) Rent, £ 283.0.0 33/6 an ac.
Any other Consideration paid No
Outgoings—Land Tax, £ 6.14.0 paid by Landlord
Tithe, £ 32.7.7 paid by Landlord
Other Outgoings
Who pays (a) Rates and Taxes (b) Insurance Occupier @ Landlord's cost
Who is liable for repairs Landlord except repairs to which he
Fixed Charges, Easements, Common Rights and Restrictions provides materials

Note as far as I am aware
Public Right of way, Bridge Road & 2 public footpaths
Former Sales, Dates 1907 The amount of purchase money
Interest to the value of the property in the Parish of Worston
Consideration including the occupation of the property by Mr. Kerneyhough & Meakin
Subsequent Expenditure including the purchase of the property by Mr. Kerneyhough & Meakin
Owner's Estimate. Gross Value £9250
Full Site Value
Total Value
Assessable Site Value

Site Value Deductions claimed
Roads and Sewers. Dates of Expenditure
Amounts
Value of Spent Rights
Value of Property the annual value of which is less than the annual value of the property as a whole
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Reference No. 30/10/12
Particulars, description, and notes made on inspection
House feeding farm well farmed tenants good
Plenty of hedgerow timber for shade fields 40-50 cows
House 11 bedrooms large attic new front porch
exterior 3 sitting rooms large kitchen
with bay window cellar with 2 dry cellars 2 pantries dining
milk room 2 good dry cellars
Charges, Easements, and Restrictions affecting market value of Fee Simple
Buildings Good well arranged convenient in excellent repair

Valuation—Market Value of Fee Simple in possession of whole property
in its present condition Rent £283
Land tax 6.14.0 less 81.10.0
Tithe 32.7.7 £201-10-0 x 314p say 6250
Repro etc 15% 42.9.0 Timber 100
£81-10-7 Sponting 150
£36 an acre £ 6,500

Deduct Market Value of Site under similar circumstances,
but if divested of structures, timber, fruit trees, and
other things growing on the land
£25-10-0 an acre £ 4,245
Difference Balance, being portion of market value attribut-
able to structures, timber, &c. £ 1775

Divided as follows
very low Buildings and Structures £1500/450
Machinery £150
Timber £100
Fruit Trees £25
Other things growing on land £200

Market Value of Fee Simple of Whole in its present condition
(as before) £ 6,500
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) £ 975
Restrictions... £ 25 £ 1000
GROSS VALUE... £ 9500