APPENDIX D

This No. includes properties formerly No. 611 Coppenhall + 1085 Brewood
13 L-2- a. g. n. p. T.

Map. No. L-1- F K O U
L-5- F
L-6 A.

610 Reference No.

Situation Ivy Ho. Whiston

Description House. Blds, Land & 3 Cottages + Pt Whiston Brook

Extent ~~213a 1r 1p~~ 201 213a 1r 5p 273 223a 3r 6p

Gross Value ~~Land, £ 222~~ Buildings, £ 32

Rateable Value Land, £ 186 Buildings, £ 27

Gross Annual Value, Schedule A, £

Occupier W. W. Stubbs

Owner Jas: Deykin. Station Road. Wylde Green B'ham

Interest of Owner Freehold

Superior interests

Subordinate interests under terms of a 7. yrs lease which exp: at Ladyday 1909 + subsequently on a

Occupier's tenancy, Term Yearly from Ladyday

How determinable

Actual (or ~~Estimated~~) Rent, £ 279 . 7 . 0 (includes 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 of road over 3 (~~Brown~~) fields Use for surface water from road into Drain through meadow at Bickford

Former Sales. Dates

Interest

Consideration None

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

015

Reference No.

Particulars, description, and notes made on inspection 24 . 11 . 13

House Dairies, 5 bedrooms and bath Room 3 Reception rooms Kitchen Scullery & usual outoffices Good supply of water (Blds as per sketch) are about adequate but situated at extreme north end of farm, adjacent to good County road 2 miles from Penkridge station Fairly level land. A slight slope down from South 52 acres arable, 161 acres pasture. Land generally medium quality rather clayey subsoil Hedgerow Timber. Altitude 290 feet. Gates fences ditches &c 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 (gross)

Less (Repairs &c 12½% 35 }
Tithe 34 - 14 - 6) 70 0 . 0 equal Net £ 209 . 7 . 0 s d × 25 YP
= £5233 130

~~Timber~~ ~~[illegible]~~

No Increase Amended Timber 130

P.V. yet DR 2/4/14 £ ~~5363~~ 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 £3683 3933

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

Divided as follows :—

Buildings and Structures.......................£1100

~~Machinery~~ ...sporting...............£200

Timber £130

Fruit Trees....................................£

Other things growing on land..............£250

Market Value of Fee Simple of Whole in its present condition (as before) ....£~~5363~~ 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) tithe × 25 YP. £ 870

Restrictions ....footpath.......£ 20 £ 890

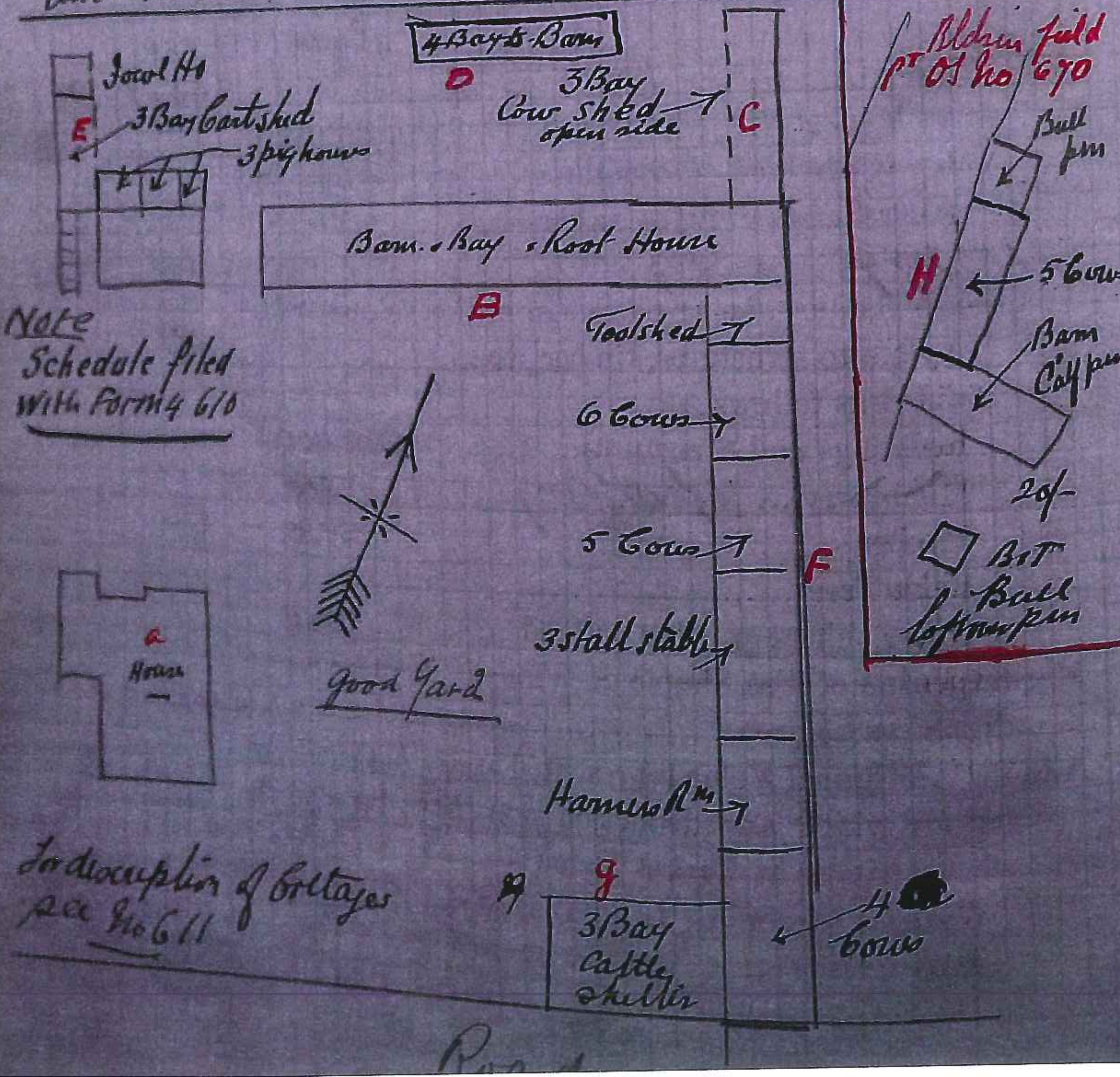
GROSS VALUE...£ ~~6253~~ 6503

This No. includes properties formerly No 1611 Coppenhall

Reference No. 610

Index Letter	Description of Buildings	Dimensions: Frontage	Dimensions: Depth	Dimensions: Height	Cubical Contents	Condition	Remarks
						Fair	
a	Brick & Tiled					Mod	
b	do					Sound	
c	do					Good	
d	Iron roof, Wood supports					Sound Good	& Piggeries are good
e	Brick & Tiled					Mod	
f	Brick & Slate					Good	
g	Iron					Fairly Sound	
H	Brick & Tile						

Also a B. & Slate disused chapel opposite, use for store place



Note
Schedule filed with Form 4 610

For description of Cottages see No 611

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 seck, quit rent, chief rents, rent of Assize ....£

Any other perpetual rent or Annuity ...£

Tithe or Tithe Rent Charge ....£ 870

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 ....£

£ 890

TOTAL VALUE......£ ~~5363~~ 5613

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......£ ~~3683~~ 3933

If Agricultural land, the value for Agricultural purposes ~~including~~ excluding Sporting Rights..............£ ~~3136~~ 5418 5136

Value of Sporting Rights ....£ 200

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

Liable to Undeveloped Land Duty as from ....

For further ... Apportionments, &c., see