

APPENDIX D

605

Reference No.

GROSS VALUE..... £ 7740

Less Value attributable to Structures, timber, &c. (as before) £ 2037

FULL SITE VALUE..... £ 5703

@ 28 Gross Value (as before) £ 7740

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

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

Rights of Common

Easements

Restrictions

£ 7740

£ 2037

£ 5703

£ 7740

£ 1105

TOTAL VALUE..... £ 6635

Less Value attributable to Structures, timber, &c.

(as before)

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

£ 2037

ASSESSABLE SITE VALUE..... £ 4598

If Agricultural land, the value for Agricultural

purposes including Sporting Rights..... £ 6433
excluding

Value of Sporting Rights

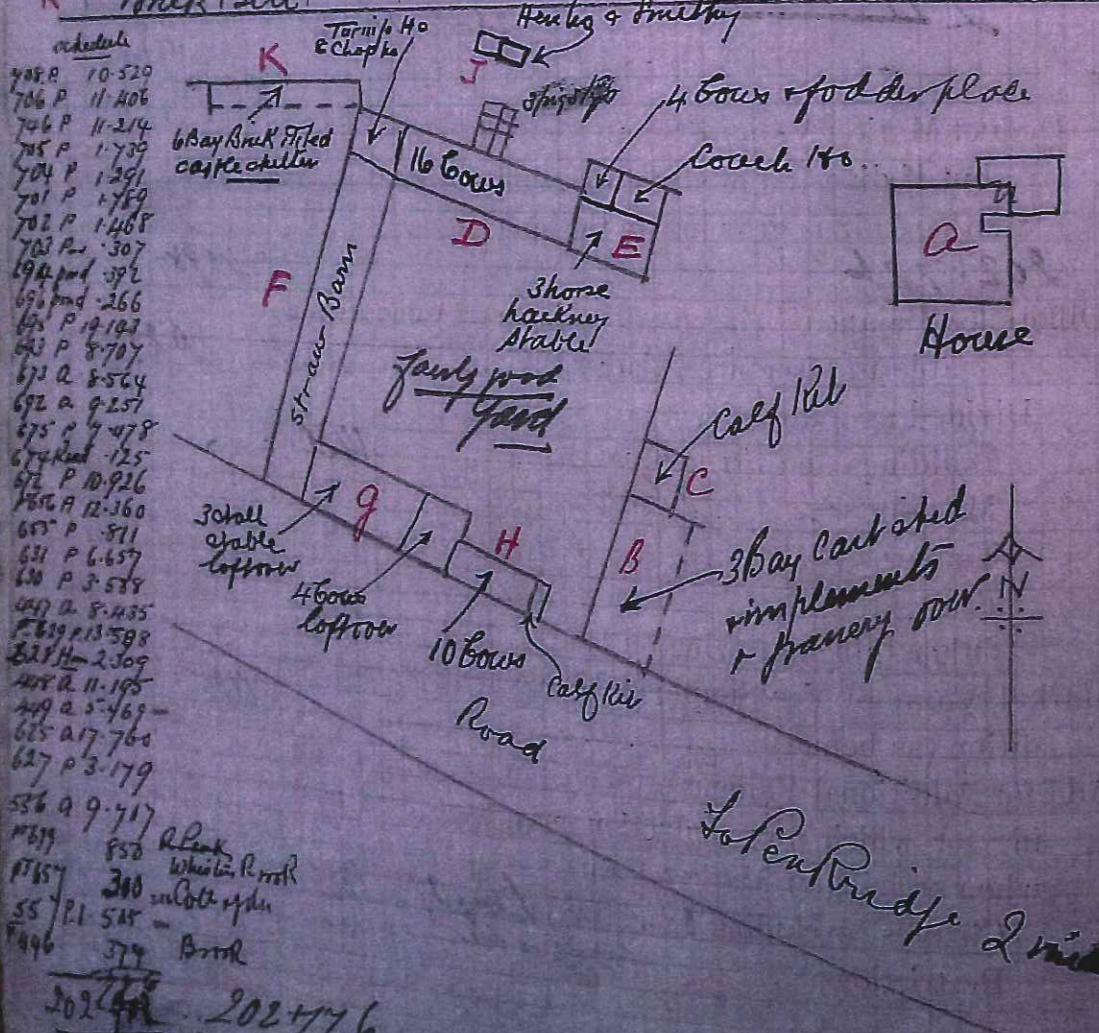
£ 961

If Licensed Property, the annual license value

Liable to Undeveloped Land Duty as from

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

Index Letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
A	Buck. Lille			18		old broken fair condition	
B	do			6'		partly half timbered back	
C	do			10'		good	
D	Buck. slate			12		mod	
E	Buck. tile			20		fair	
F	Brick, slate			16		mod	
G	do			12		fair	
H	Buck. tile			mod		not wide enough	
I	Buck. tile			mod			



2024776

This No. includes properties formerly No. 605 Goffenhall

Reference No. 605
 Situation Wiston Hall Parkedge
 Description Home Farm Buildings. Cottage & Barn + PT
 Extent 101 - 3 - 38 202 - 3 - 44
 Gross Value Land, £ 23 3 Rateable Value (Land, £ 213 - 15
 Buildings, £ 54 Buildings, £ 45
 Gross Annual Value, Schedule A, £ 213 15
 Occupier A. R. Stubbs & W. Daskin
 Owner Col. W. Morris Congreve V. C. Chadd Hall
 Interest of Owner by Robert Townsend Wixhams
 Superior interest Lupton St Werburgh Chambers
 Subordinate interests Alfred Taylor Mintonshire Chester
 Alfred Taylor Mintonshire Chester

Occupier's tenancy, Term Yearly from 25 March 1908
 How determinable
 Actual (or estimated) Rent, £ 313 ✓ Herbert Hope
 Any other Consideration paid
 Outgoings—Land Tax, £ 14 1/2 paid by Tenant Purchaser
 Tithe, £ 39 3 0/2 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

None admitted

Former Sales, Dates

Interest

Consideration

Subsequent Expenditure

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Yrs

Roads and Sewers. Dates of Expenditure
 Amounts

Map. No. 6-1-5
 XLIV 14 P Brook
 XLIV 130

600

Reference No.

Particulars, description, and notes made on inspection 9. 2. 14
 farm is situated 2 miles from Parkedge. The land slopes generally from South
 towards Bldgs convenient to road but to much at org end of farm for working
 House: 8 Bedrooms, 3 Reception, Kitchen, Scullery, Pantry + Dairy. The Bldgs
 as per sketch about adequate on 106 acres pasturing 7 cows arable. Tenant
 just come here (his father before) keeps 3 cows. Chiefly a feeding farm, cattle
 & sheep land generally is of medium loam. That by brook is liable
 to floods. Pasture fair. Hedges, fence + ditches moderate. Sporting
 Charges, Easements, and Restrictions affecting market value of Fee Simple
 reserved.

106 acre pasture

97 " arable

Valuation.—Market Value of Fee Simple in possession of whole property
 in its present condition £ 4591 50 Annual Value £ 313 0 0

Land 129	39. 2. 6	
" Ditch	40. 3. 10	
	<hr/>	
	£ 79. 6. 4	
		Outgoings 104
		79. 0. 0
		<hr/>
		£ 234. 0. 0
		<hr/>
		Sporting Timber 631 9
		<hr/>
		317
		<hr/>
		£ 6635

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

262 177 6 £ 4598

Difference Balance, being portion of market value attribut-
 able to structures, timber, &c. £ 2037

Divided as follows:—

Buildings and Structures £ 1420

Machinery £ 202

Timber £ 115

Fruit Trees £

Other things growing on land £ 201 £ 300

Market Value of Fee Simple of Whole in its present con-
 dition (as before) £ 6635

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

Charges (excluding Land Tax) £ 171 10/0

Restrictions £ 20 £ 1105

GROSS VALUE £ 7740