

.....Reference No.

Map. No.....

Situation

Description

Extent

Wrayton House, Buildings & Land, ..

Gross Value { Land £  
Buildings £

Rateable Value { Land £  
Buildings £ 80-10-0.

Gross Annual Value, Schedule A, £

Occupier *Bathbert Burrow.*

Owner *Thomas Burrow, Freeholds, Wrayton Hy. Lonsdale.*

Interest of Owner *Freehold.*

Superior interests

Subordinate interests

Occupier's tenancy, Term *yearly.* from

How determinable

Actual (or Estimated) Rent, £ *95.*

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ *4-2-8* 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

Former Sales. Dates *Feb'y 1897*

Interest

Consideration *£2400.*

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

Particulars, description, and notes made on inspection *Wrayton Farm*  
*The land is of good quality, all grass. Practically*  
*all live fences. House is old fashioned*  
*in very fair repair but poor water supply.*  
*Buildings are only moderate.*

*Let at £95*

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

*Tithe £4. 2. 8 x 27 YP = say £110*

*Public Footpath & bridle road. (little used) £15*

Valuation.—Market Value of Fee Simple in possession of whole property  
in its present condition

		<i>STAR. £95-0-0</i>
		<i>14-8-0</i>
<i>less reps =</i>	<i>9. 10. 0</i>	<i>80. 12. 0 27 YP</i>
<i>Ins.</i>	<i>* 15. 0</i>	
<i>Tithe</i>	<i>4. 2. 8</i>	<i>2095. 0. 0</i>
	<i>14. 8. 0</i>	<i>Add pt hldn 50-0-0</i>

£ 2145

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

£ 1375

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

770

Divided as follows:—

Buildings and Structures.....	£ 600
Machinery .....	£ 575
Timber .....	£ 95
Fruit Trees .....	£
Other things growing on land <i>Hedges</i> .....	£ 100

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 2145

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).....	£ 110	
Restrictions.....	£ 15	£ 125

GROSS VALUE...£ 2270