

20-13-RS  
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26.1. ABCNO

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.....Reference No.

Map. No.....

Situation

Wrayton,

Description

Land, Houses & Buildings.

Extent

Gross Value { Land £  
Buildings £

Rateable Value { Land £  
Buildings £ 136-10-0

Gross Annual Value, Schedule A, £

Occupier Frederick Tomlinson

Owner Alexander Burrow, Wrayton, Kirkby Lonsdale.

Interest of Owner Freehold

Superior interests

Subordinate interests

Occupier's tenancy, Term yearly from  
How determinable

Actual (or Estimated) Rent, £ 156

Any other Consideration paid

Outgoings—Land Tax, £ paid by  
Tithe, £ 8-10-0 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

Interest

Consideration

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

2532

Particulars, description, and notes made on inspection *Wrayton Hall Farm* A very good farm, mostly grazing land. The land on *Wemington* side is somewhat hilly & not so good as remainder. Practically all ~~the~~ live fences, in fair repair - House is old but in good order, water from pump, good supply. Buildings are modern & in good order but some doors want re-newing, out barn old.

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

*Title (afford)* £ 8.5.0 x 27 YP = say £ 220  
*Public Footpaths* £ 50  
*Easements. Rights of way* £ 20.

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

	<i>Est. AV.</i>	£ 156-0-0
		<u>25-0-0</u>
<i>less title</i>	8.5.0	£ 131-0-0
<i>Ins</i>	1.5.0	
<i>Reps</i>	15-12-0	
	<u>25-20</u>	
	<i>Add pt timber</i>	3537-0-0
	<i> sporting £1.10 x 20</i>	<u>40-0-0</u>
		30-0-0
		<u>£ 3607</u>

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

£ 2332

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

1275

Divided as follows:—

Buildings and Structures.....	£ 1000
Machinery .....	£
Timber .....	£ 95
Fruit Trees .....	£ -
Other things growing on land <i>Hedges</i> .....	£ 180

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 3607

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).....	£ 220	
Restrictions.....	£ 70	£ 290

GROSS VALUE...£ 3897

Index letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
	<p><u>House</u> Back Kit, water from Cistern, living Kitchen, small Dairy, Parlour                      5 Bed Rooms. water from pump good supply                      Stone built, cement dashed. Re-roofed about 10 years. Concrete yard</p>						
	<p><u>Buildings</u> 3 Stall Stable box (lofted) 2 pig sty's. Cart House                      Drag Shippers for 12 &amp; 10. Calf shipper for 7. Good barn (5 bays)                      3 good boxes. Bull hull. Large covered manure shed.                      Implement house - Horse bin for machinery in box next                      Manure shed.                      All fairly modern &amp; in good repair stone built &amp; slated                      Outbar and Shippers in ORD N<sup>o</sup> 240. Old. Fair order.</p>						

Totals

pt 202 ✓	.973	±6
" 203 ✓	5.6185	±5
17 ✓	10.444	
18 ✓	5.345	
213 ✓	2.514	±9
219 ✓	14.987	14
227 ✓	6.180	7
pt 241 ✓	.334	
240 ✓	22.276	20
257 ✓	16.606	15
259 ✓	2.139	8
236 ✓	4.147	5
30 ✓	6.491	
31 ✓	4.935	4
32 ✓	3.814	
	<u>106.870</u>	<u>±93</u>

CHECKED.

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Reference No.....

GROSS VALUE.....£ 3897

Less Value attributable to Structures, timber, &c. (as before) £ 1275

FULL SITE VALUE.....£ 2622

Gross Value (as before).....£ 3897

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 ..... £ 220

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 .....£ 50

Rights of Common.....£

Easements .....£ 20

Restrictions .....£

£ 290

TOTAL VALUE.....£ 3607

Less Value attributable to Structures, timber, &c. (as before) .....£ 1275

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.....£

£ 1275

ASSESSABLE SITE VALUE.....£ 2332

If Agricultural land, the value for Agricultural

purposes <sup>including</sup> <sub>excluding</sub> Sporting Rights .....£ 3577

Value of Sporting Rights.....£ 30

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

Liable to Undeveloped Land Duty as from .....

For further reference as to Apportionments &c., see