

..... 94 Reference No.

Map. No. 26.1.A

Situation *Wrayton*

Description *Wood.*

Extent

Gross Value	{ Land £	Rateable Value	{ Land £
	{ Buildings £		{ Buildings £

Gross Annual Value, Schedule A, £

Occupier *Unoccupied*

Owner *Lord of manor & Parishes of Mellis.*

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

. Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance

Who is liable for repairs

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

Particulars, description, and notes made on inspection *Wood*
near Wrayton ord N^o 224. This wood is said
to belong to the lord of Manor, it is also said
to belong to the Parish. Parishioners cut pea
sticks & coppice regularly. Hedge fences.
Timber value £50. Coppice £5.

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

Public Right of way £5.

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

Area 3.543 ac. @ £8 = £28
Add timber & coppice 55

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

way £ 80

£ 35

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

55

Divided as follows:—

Buildings and Structures..... £

Machinery £

Timber £ 50

Fruit Trees £

Other things growing on land £ 5

Market Value of Fee Simple of Whole in its present condition

(as before) £

80

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)..... £ 5

Restrictions..... £

£ 5

GROSS VALUE... £

85

	GROSS VALUE.....£	85
Less Value attributable to Structures, timber, &c. (as before)	£	55
	FULL SITE VALUE.....£	<u>30</u>
Gross Value (as before).....	£	85
Less deductions in respect of—		
Fixed Charges, including—		
Fee Farm Rent, rent seek, 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	£	5
Rights of Common.....	£	
Easements	£	
Restrictions	£	
		<u>£ 5</u>
	TOTAL VALUE.....£	80
Less Value attributable to Structures, timber, &c. (as before)	£	55
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.....	£	55
	ASSESSABLE SITE VALUE.....£	<u>25</u>
If Agricultural land, the value for Agricultural purposes—		
including Sporting Rights	£	80
excluding	£	
Value of Sporting Rights.....	£	nil
If Licensed Property, the annual license value.....	£	
Liable to Undeveloped Land Duty as from		
For further reference as to Apportionments &c., see		