

includes 395 & 397/1000 ✓

396 Reference No. Map No. XXXXV ✓

Situation *Healdley Wood Farm*

Description *Building Land & Premises*

Extent *192. 0. 20 (193. 2. 3)*

Gross Value { Land £ Buildings £ Rateable Value { Land £ 72. Buildings £ 16

Gross Annual Value, Schedule A, £

Occupier *J. W. & B. Gardner*

Owner *Selma Petar, Rose E. Petar, Constance E. Petar, Whybourn*

Interest of Owner *Part Freehold Part Copyhold of Bishop's Sutton*

Superior interests *1000 (1000)*

Subordinate interests

Occupier's tenancy, Term *Yearly* from

How determinable

Actual (or Estimated) Rent, £ *187*

Any other Consideration paid

Outgoings—Land Tax, £ *10/4* paid by } *Owner*
Tithe, £ *3/9 per acre approx* paid by }

Other Outgoings

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

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

Quit Rent on this & adjoining property £ 1. 12. 11.

Former Sales. Dates

Interest

Consideration *No separate sale has taken place*

Subsequent Expenditure

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Reduction in claim

Roads and Sewers. Dates of Expenditure
Amounts

Reference No. *Nov 1912.*

Particulars, description, and notes made on inspection

Mixed farm, poor quality land, much under water, very poor sandy soil and meadows marshy. Old farm premises, used by tenant at £25 per annum. Small farmhouses etc by tenant & 5 cottages all old - Farm bldgs in fair repair except when needed. The higher land with red frontage has some value on its own but the main portion is from £5 to £15 per acre. The sporting value may be put at £20 per acre. The timber is negligible only & of poor quality.

Alton

Charges, Easements and Restrictions affecting market value of Fee Simple

Value of copyhold portion including Farmhouse, 3 Cottages & Farm bldgs and 108 acres at £60 x 1 1/2 yrs purchase = £90 less of enfranchisement - see letter from Manselutton re Manor of Bishopscote Cullton. Rent on the holding appraised at 10/6 x 25 = £20 2/6

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

<i>Est Annual Value (see Rubric Value) £156 (including rent £20)</i>		
<i>less T.C. (est) £30</i>	<i>46</i>	
<i>Repairs at 10% 15</i>	<i>110 x 25 =</i>	<i>2750</i>
<i>Dut. Rent & Inc Tax 46</i>	<i>grazing lands 250</i>	<i>£ 3000 £</i>
		<i>3000</i>

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

£ *1480*

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

1520

Divided as follows:-

Buildings and Structures.....	£	<i>1420</i>
Machinery	£	
Timber.....	£	<i>100</i>
Fruit Trees.....	£	
Other things growing on land	£	

Market Value of Fee Simple of Whole in its present condition (as before)

3000

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).....	<i>TRC £ 720</i>	
Restrictions.....	<i>GRV 25</i>	
	<i>F.P. £ 25</i>	£

770

GROSS VALUE

20
7
5
25
28
399
400

Reference No.....

GROSS VALUE.....£ 3770

Less Value attributable to Structures, timber, &c. (as before) £ 1520

FULL SITE VALUE.....£ 2250

Gross Value (as before).....£ 3770

Less deductions in respect of—

Fixed Charges, including—

Fee Farm Rent, rent seek, quit rent, chief rents, rent of Assize£ 25

Any other perpetual rent or Annuity.....£ 720

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.....£ 100

Public Rights of Way or User£ 25

Rights of Common.....£

Easements£

Restrictions£

TOTAL VALUE.....£ 840
2900

Less Value attributable to Structures, timber, &c. (as before)£ 1520

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.....£ 1520

ASSESSABLE SITE VALUE.....£ 1380

If Agricultural land, the value for Agricultural

purposes ^{including} _{excluding} Sporting Rights£ 2350

Value of Sporting Rights.....£ 300

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

Liable to Undeveloped Land Duty as from

202

includes 30.00 + 397/100. ✓

11

Reference No.

Index letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
	Large House old bk stone & tile fair repair & Bldg Batt for w.c. & Recip. usual office, kitchen & woodhouse						500 398
	Assembly adjacent very old Compton T & T Barn T. stone & T old htp htm used as a store with lift over a grassy						120 39
	Bldg. Next Old bk tile & stone partly EC. Well water, Old wood & coal stable						250 39
	Feasibly adjacent Compton Barn, Carshed, 2 stall stable with lift over Post box & loan box						100 39
	Pair of Semidet. bldgs. Old bk & tile 4 rooms, wood shed, & EC						150 39
	ditto old one hark rooms on 2 rooms Well & EC						100
	Det. do. fair order bk & tile 4 rooms EC Well water						150
	Barn & lumber & tile						50
							<u>1420</u>

Ord No	Area	Ord No	Area
Freshhold portion		Cottingham portion	
439	6.00	640	3.598
440	5.535	639	7.121
478	11.797	572	8.574
479	4.451	573	4.21
444	12.758	638	6.349
443	1.866	580	7.804
446	10.205	581	11.497
445	5.978	571	9.750
448	2.267	574	1.603
419	16.655	575	6.16
418	1.343	476	12.196
417	8.954	475	5.727
420	7.35	578	11.586
450	3.608	472	10.980
474	5.973	473	2.794
	<u>85.725</u>	469	2.480
		468	2.966
		467	4.91
		476	0.94
		470	5.89
		447	1.322
			<u>108.508</u>

During Freshhold portion
 These areas, do not
 agree with those given
 on Form H but are in
 accordance with Miss Peter
 letter of Nov 19, 1912