

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 Bishopscott Sutton. 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 (on Ratable Value) £156 (includes portion of £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 & Lev Tax 46</i>	<i>gravelly lands 250</i>	<i>£ 3000 £ 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	£
		£* 840
	TOTAL VALUE.....	£ 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 en-	
	franchised	£
	Release of Restrictions.....	£
	Goodwill or personal element.....	£
	Expense of Clearing Site.....	£ 1520
	ASSESSABLE SITE VALUE.....	£ 1300
	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, E.C.						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
							1420

Ord No	Area	Ord No	Area
Freehold portion		Copyhold portion	
439	6.00	640	3.598
440	5.535	639	7.121
478	11.797	572	8.574
479	4.431	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
	55.725	469	2.480
		468	2.966
		467	4.91
		476	0.94
		470	5.89
		477	1.322
			108.508

During the last 100 years
 These areas, do not
 agree with those given
 on Form H but are in
 accordance with Miss Peter
 letter of Nov 19, 1912