

Land Valuation 1910

Reference no. 2393

Map no. 72.10.SW

Situation Rose Cottage

Description House off Edge Lane

Extent 332 sq yrds

Gross Value Land £

Rateable Value land £

Gross Value Buildings £27-10-0

Rateable Value Buildings £23-20-0

Occupier Harold Rawlinson

Owner Wm H A Royds, Primrose Hill, Poulton le Fylde

Interest of owner Copyhold

Superior interests Accrington New HoldManor

Occupier's tenancy, term seven years from 1st July 1909

Actual (or estimated) rent, £25

Who pays (a) rates and taxes Tenant
(b) insurance

Who is liable for repairs Outside repairs owner, inside repairs tenant

Particulars, description and notes made on inspection

Hall, 2 Sitting Rooms, Kitchen, Scully, Pantry, Cellar, 4 Bedrooms, Bathroom and small Boxroom. Old house – flag floors and damp. No front garden

Charges, Easements and Restrictions affecting market value of Fee Simple

Valuation

Market/Value of Fee Simple in possession of whole property in its present condition

Rental	£25-0-0
Repairs and Insurance	£ 3-0-0
	18
	£ 396

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

Land £35 less cost of enf. £10 = **£25**

Difference Balance, being portion of market value attributable to structures, timber etc **£371**

Divided as follows:

Buildings and structures **£371**

Machinery

Timber

Fruit trees

Other things growing

Market/Value of Fee Simple in possession of whole in its present condition as before **£396**

Add for additional value represented by any of the following:

Charges (excluding land tax)

Restrictions **£10**

Gross Value **£406**

Less value attributable to structure etc as before **£371**

Full site value **£35**

Gross value as before **£406**

Less deductions in respect of:

If copyhold, estimated cost of enfranchisement **£10**

Total value **£396**

Less value attributable to structure etc as before **£371**

Expense of clearing site **£371**

ASSESSABLE SITE VALUE £25