

Page 37  
228-268  
256-263  
279-284  
215-294

IR58/15328

# VALUER'S FIELD BOOK.

Parish of Ramsbottom 201 to 300

AR Todd

17 D116



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113

**IR 58/15328**

12893182

Return by (19/10/2022 07:00:16)

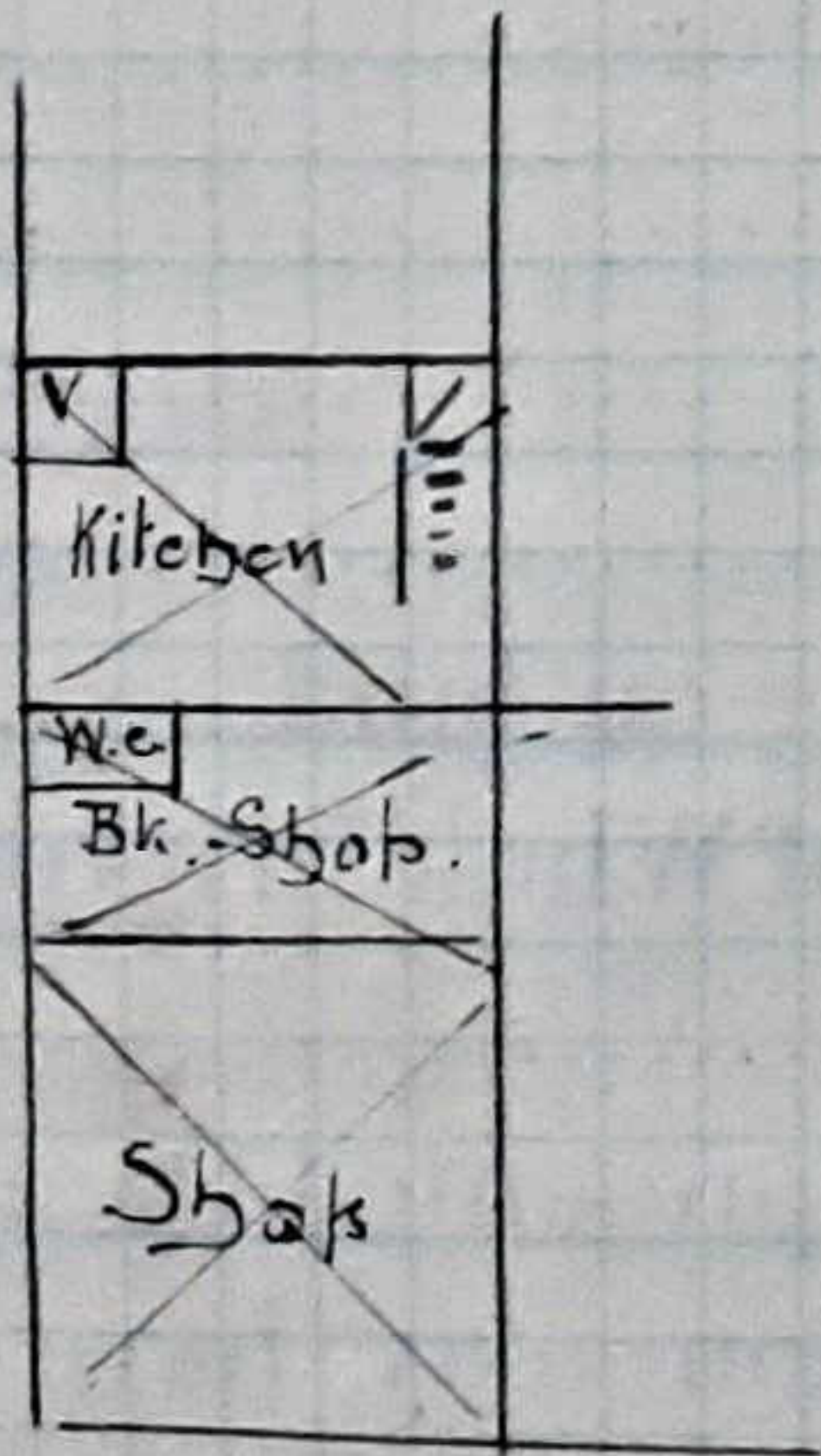
doris sp\9630440 (Andrew Todd)

Closure status: Open





Squadre Street.



Reference No. *202* Map. No. *19-12-NK*  
 Situation *58 Bridge St*  
 Description *Lock up Shop*  
 Extent *98*

Gross Value { Land £  
 Buildings £ *35* Rateable Value { Land £  
 Buildings £ *30*

Gross Annual Value, Schedule A, £

Occupier *William Barlow*

Owner *William Walle, 71 No Promenade, Southport.*

Interest of Owner *leasehold*

Superior interests

Subordinate interests

Occupier's tenancy, Term *Yearly* from

How determinable

Actual (or Estimated) Rent, £ *83* includes *58 & 50 Bridge & Silver A.*

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) *Tenant* (B) *Owner*

Who is liable for repairs *Owner*

Fixed Charges, Easements, Common Rights and Restrictions

*2<sup>d</sup> payable to the Lord of the Manor*

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

Reference No. *202*  
 Particulars, description, and notes made on inspection  
*Sailors shop.*

*Old stone — good — 3 strays & attics.*

*Store rooms & rear taken with 364 & 365.*

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

*620 Rochdale T10659. WSR 24496*

*includes 366. <sup>RV. 17605</sup> Warrington*

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

*est. 45-0-0*  
*R & J. 4-10-0*  
*22 yrs 40-10-0*  
*891-0-*

£ *891*

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

*98 say 116*  
*£ 114 less uplift £13* £ *134*

Difference Balance, being portion of market value attribut-  
 able to structures, timber, &c. £ *757*

Divided as follows:—

Buildings and Structures.....£ *757*

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ *891*

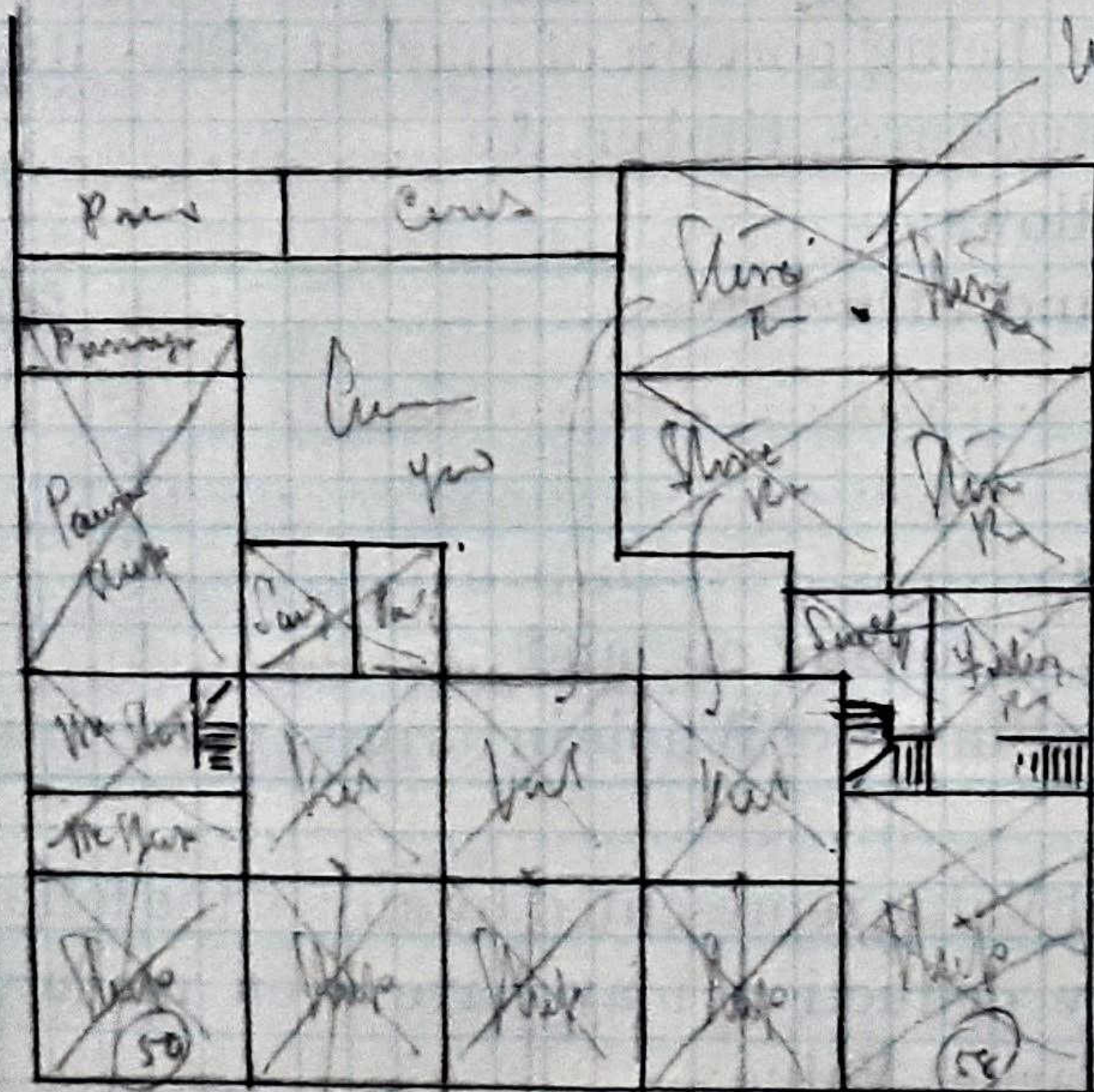
Add for Additional Value represented by any of the following  
 for which any deduction may have been made when  
 arriving at Market Value:—

Charges (excluding Land Tax).....£

Restrictions.....£ *13*

GROSS VALUE...£ *904*





1005 Dupont Avenue  
Silver Spring

1003 Ballparking 60  
Silver

Long  
we

2 stars Room 2 within  
Small area above

2 rooms  
bath

2 rooms  
bath

2 rooms  
bath

2 rooms  
2 w/ dining  
1000s above



..... 203 ..... Reference No.  
Situation 36 Bridge St  
Description House & Shop  
Extent 51

Gross Value { Land £  
Buildings £ 30. Rateable Value { Land £  
Buildings £ 25. 10

Gross Annual Value, Schedule A, £

Occupier George Billington

Owner Williams & Wallis

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term Yearly from

How determinable

Actual (or Estimated) Rent, £ 30.

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) 6 wrot

Who is liable for repairs

Owner

Fixed Charges, Easements, Common Rights and Restrictions

2. payable to the Lord of the Manor

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

Reference No. 203  
Particulars, description, and notes made on inspection  
Store house & loft over at rear.

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

E.D.O. Rochdale V 10539  
" " V 17605  
P.D. " V 24643

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

R.S. 30 0 0  
3-0-0  
22 4/8 27-0-0  
594.

£ 594

Deduct Market Value of Site under similar circumstances,

51. 24. 1/6 but if divested of structures, timber, fruit trees, and  
other things growing on the land

£ 76 less 1/6 £ 11 65

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 529.

Divided as follows:—

Buildings and Structures.....£ 529.

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£

594

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).....£

Restrictions.....£

11

GROSS VALUE...£ 605.



..... 204 ..... Reference No. Map. No. 79 12 NE  
Situation 54 Bridge St  
Description House & Shop  
Extent 51

Gross Value { Land £  
Buildings £30. Rateable Value { Land £  
Buildings £25.10

Gross Annual Value, Schedule A, £

Occupier Jane May

Owner William Wallis

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term Yearly from  
How determinable

Actual (or Estimated) Rent, £30.

Any other Consideration paid

Outgoings—Land Tax, £ paid by  
Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) Owner  
Who is liable for repairs Owner

Fixed Charges, Easements, Common Rights and Restrictions  
2<sup>d</sup> payable to the Lord of the Manor  
out of this and seven other premises

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

Reference No. 204  
Particulars, description, and notes made on inspection  
Store house at rear taken with No 364

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

£20. Rochdale V10539  
" " V. 17605

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

Similar to 202

£ 594  
Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land

£ 65  
Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 529.

Divided as follows:—

Buildings and Structures.....£ 529.

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

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

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).....£

Restrictions.....£

GROSS VALUE...£ 11  
605.



205 Reference No. Map. No. 17 12 N.E.  
Situation 57 Bridge Street  
Description House & Shop  
Extent 68.

Gross Value { Land £  
Buildings £30 Rateable Value { Land £  
Buildings £25.10

Gross Annual Value, Schedule A, £

Occupier James Schepelot

Owner William Walls

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term Yearly from

How determinable

Actual (or Estimated) Rent, £30.

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) Owner

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

Reference No. 205  
Particulars, description, and notes made on inspection

Charges, Easements, and Restrictions affecting market value of Fee Simple  
108. 24497

B.D.O. Rochdale V10539  
" " V. 17605

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

Similar to 203 £594.  
add Scullery say 26  
620 £ 620

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

68 cy. 1/3 £85 less emp't £11 £ 74  
014  
£85

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 546

Divided as follows:—

Buildings and Structures.....£ 546

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 620

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).....£

Restrictions.....£ 11

GROSS VALUE...£ 631



..... 206 ..... Reference No. .  
Situation 50 Bridge St.  
Description Lock up Shop  
Extent 90.

Gross Value { Land £  
Buildings £ 30 Rateable Value { Land £  
Buildings £ 25.10

Gross Annual Value, Schedule A, £

Occupier William Barlow

Owner William Walls

Interest of Owner

Superior interests

Copyhold

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ see 202.

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

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

Reference No. 206  
Particulars, description, and notes made on inspection

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

106/124496

6.20. Rochdale T10539

" " v. 17605.

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

est. £40-0-0.  
R & J. 4-0-0  
22 yrs 36-0-0  
792

Deduct Market Value of Site under similar circumstances,

but if divested of structures, timber, fruit trees, and  
other things growing on the land.

£135 less uplift £12 £ 123

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£ 669

Divided as follows:—

Buildings and Structures.....£ 669.

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£

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).....£

Restrictions.....£

GROSS VALUE...£ 804.



207

Reference No.

Map. No... 79.12.22.E...

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 27. Rateable Value { Land £  
Buildings £ 23.

Gross Annual Value, Schedule A, £

Occupier Oswald Nicholson

Owner H. H. Hays 61 Ramshot Lane

Interest of Owner

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term Monthly from

How determinable

Actual (or Estimated) Rent, £ 27. 6. 0

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) Owner

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

£ 16. 16. 4 for Nos 3 to 9 Square St. 456 Ch. Silver St. and  
42, 46, 48, 56, 68, 70. Bridge Street.

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

Reference No. 207

Particulars, description, and notes made on inspection

Stone built, slate roof

Shop. p.g. window

kitchen, scullery wash boiler.

coals under stairs. 3 bedrooms. cold water

separate yard, waste water closet

all streets paved.

Rent £ 27. 6. 0

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

Repairs 2 14 0  
Insurance 6 0  
3 0 0

Gross Rental £ 27. 6. 0

3 0 0

24 6 0

37 20 57

500

I.V.D. No. 9599

Cost of Emancipation 10

Valuation.—Market Value of Fee Simple in possession of whole property 510

in its present condition

Estimated Rent of License

160 dozen @ 3d. = 2. 0. 0 x 8 28

say 16

£ 526

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

93 Sq Yds @ 1/6 6. 19. 6. x 20 £ 139

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 387

Divided as follows:—

Buildings and Structures.....£ 387

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 526

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).....£

Restrictions.....£

GROSS VALUE...£ 526



208

Reference No.

Map. No. .... 7.9. 12. 21. E  
5.

Situation  
Description  
Extent

46 Bridge St.  
House & Shop

Gross Value { Land £  
Buildings £ 25. Rateable Value { Land £  
Buildings £ 21.

Gross Annual Value, Schedule A, £

Occupier *Kliza Walsh*Owner *A. A. Hays*

Interest of Owner

Superior interests

*Leasehold 999 years**Sir J. Grant Lawson*

Subordinate interests

Occupier's tenancy, Term *Monthly* from

How determinable

Actual (or Estimated) Rent, £ *22. 2. 0*

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) *Servant* (B) *Owner*

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

*see 207.*

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

Reference No. .... 208

Particulars, description, and notes made on inspection

*Stone built. Slate roof**moderate condition**Shop. p.g. window.**kitchen, scullery. 2 bedrooms**separate yard. w. w.c.**Rent £ 26. 0. 0. all Rates*

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

*I.V.O. Rs. 9599*

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

Repairs. *26. 0*Insurance *4. 0**2. 10. 0*Gross Rental *26. 0. 0**2. 10. 0**23. 10. 0**20. 42**480**Cost of Enfranchisement**10**490*

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

*83 Sq Yds @ 1/6 6. 4. 6. x 20 £ 124*

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ *366*

Divided as follows:—

Buildings and Structures..... £ *366*

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition

(as before) ..... £ *490*

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)..... £

Restrictions..... £

GROSS VALUE... £ *490*

209

Map. No. 79.12.22.  
5

Reference No.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 26.Rateable Value { Land £  
Buildings £ 22.

Gross Annual Value, Schedule A, £

Occupier Joseph Cottrell

Owner Joseph Cottrell, Tithes View Ramothorn

Interest of Owner

Superior interests A. H. Keys &amp; J. P. Keys.

Subordinate interests

Occupier's tenancy, Term

How determinable

Actual (or Estimated) Rent, £ 30

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

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

Who is liable for repairs do

Fixed Charges, Easements, Common Rights and Restrictions

Chief Rent £ 12.0

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

Reference No. 209

Particulars, description, and notes made on inspection

Stone built, slate roof  
Shop. workshop.

Moderate condition.

2 Rooms upstairs + 2 water closets

Rent £

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

170. 22. 9492.

Valuation.—Market Value of Fee Simple in possession of whole property  
in its present conditionRepairs. 3. 0. 0  
6. 0. 0  
3. 6. 0Gross Rental £ 30. 0. 0  
3. 6. 026. 14. 0  
27. 20. 3

542

Cost of enfranchisement. 12.  
£ 554Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land

92 sq Yds @ 1/6 = 6. 18. 0. x 20 £ 138

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 416

Divided as follows:—

Buildings and Structures.....£ 416

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 554

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).....£

Restrictions.....£

GROSS VALUE.....£ 554



WORKSHOP

SHOP

OFFICE

40

42



210

Reference No. Map. No. 79...13...22E

Situation *40 Bridge St.*  
 Description *Lock up Shop*  
 Extent

Gross Value { Land £  
 Buildings £15 10 Rateable Value { Land £  
 Buildings £16.

Gross Annual Value, Schedule A, £

Occupier *Joseph Cottrell*Owner *J. W. Markland & Sons Reas 65 King St., Manchester.*Interest of Owner *Leasehold 999 years*Superior interests *Self grant Lawson*

Subordinate interests

Occupier's tenancy, Term *Weekly* from  
 How determinable

Actual (or Estimated) Rent, £ *7/3 per week*

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance *(A) Tenant (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

Reference No. 210

Particulars, description, and notes made on inspection

*Stone built slate roof moderate condition*  
*Office + workshop behind. vertical boiler*  
*42 + 40 Bridge Street. one tenant + joined in one.*

Rent *7/3 a week.*

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

*Vol. Con. 25. 124 73. IND. R. 15565*

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

Repairs 1. 16 0  
 Insurance 3. 0  
 1. 19. 0

Gross Rental £ 18. 17. 0  
 1. 19. 0  
 16. 18. 0  
 20. 1  
 say. 340

Cost of Enfranchisement. 8  
 £ 348

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

*82 Sq Yds @ 1/6 = 6. 3. 0. x 20* £ 123

Difference Balance, being portion of market value attribut-  
 able to structures, timber, &c. £ 225

Divided as follows:—

Buildings and Structures.....£ 225  
 Machinery .....£  
 Timber .....£  
 Fruit Trees .....£  
 Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
 (as before) .....£ 348

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).....£

Restrictions.....£

GROSS VALUE...£ 348



..... 211 ..... Reference No. Map. No. .... 79.12... 21E  
5.

Situation 44 Bridge St  
Description Lock up Shop  
Extent

Gross Value { Land £  
Buildings £ 26. Rateable Value { Land £  
Buildings £ 22.

Gross Annual Value, Schedule A, £

Occupier H. Awarth

Owner Heirs of Jas. Marshland

Interest of Owner Freehold

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 26.

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) Owner

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

J.R. 11.11.2 see Ref. 199.

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

Reference No. ....

Particulars, description, and notes made on inspection  
moderate condition.

Stone built, slate roof  
Shop. p. g. window  
kitchen cold water 2 bedrooms  
yard covered.

water closet & ashpit

All streets paved etc.

Rent £ 26. + Rates.

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

Repairs	2. 12. 0	Gross Rental.	£ 26 0. 0
Insurance	4 0		2. 16. 0
	2. 16. 0		23 4. 0
		UP	20 2
			470

Cost of enfranchisement 10  
£ 480

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

87 Sq Yds @ 1/6 6 10. 6 x 20 £ 130

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 350

Divided as follows:—

Buildings and Structures.....	£ 350
Machinery .....	£
Timber .....	£
Fruit Trees .....	£
Other things growing on land .....	£

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

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).....£

Restrictions.....£

GROSS VALUE...£ 480



212

Reference No.

Map. No. *14-12-11E*

Situation

Description

Extent

Gross Value { Land £  
Buildings £ *26* Rateable Value { Land £  
Buildings £ *22*

Gross Annual Value, Schedule A, £

Occupier

Owner *Wm. H. Greenwood.*Interest of Owner *Leasehold.*

Superior interests

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ *26* *all.*

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

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

*GLL 2-0-0.*

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

Reference No. *212*

Particulars, description, and notes made on inspection

*Stone built. grey slates  
in good condition  
all streets paved*

*as 216.*

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

*EDOR 22, 234 EDO RV. 26905. AV. 3315E*

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

*As 216*

*Add Cost of Enfrt* *317 373*  
*48 48*

£ *365 433*

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

£ *83 124*

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£ *282 309*

Divided as follows:—

Buildings and Structures.....£ *282 309*

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£

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).....£

Restrictions.....£

GROSS VALUE...£ *365 433*



213

Reference No.

Map. No. 79-12-NF

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 26- Rateable Value { Land £  
Buildings £ 22-0-0.

Gross Annual Value, Schedule A, £

Occupier H. Lonsdale

Owner Wm. H. Greenwood

Interest of Owner Leasehold

Superior interests

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ 26 0 all.

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance Occupier &amp; Owner

Who is liable for repairs Owner

Fixed Charges, Easements, Common Rights and Restrictions

GR £2 -

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

Reference No. 213

Particulars, description, and notes made on inspection

No 216.  
3 down & 2 up.

Charges, Easements, and Restrictions affecting market value of Fee Simple  
EDD. RV. 22, 23H EDD. RV. 26908. RV. 33156

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

No 216.

add cost of Enfranchisement 373  
£ 48. 48.

£ 365 433

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

£ 88 124

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 283 309

Divided as follows:—

Buildings and Structures..... £ 283 309

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition

(as before) ..... £

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)..... £

Restrictions..... £

GROSS VALUE... £ 365 433



..... 214 ..... Reference No.

Map. No. 12-115

Situation 34-22 Bridge St  
Description Lock up Shop.  
Extent

Gross Value { Land £  
Buildings £16 — Rateable Value { Land £  
Buildings £13-10 —

Gross Annual Value, Schedule A, £

Occupier Mrs H. Greenwood.

Owner

Interest of Owner Leasehold.

Superior interests

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 16 —

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance Occupier & Owner

Who is liable for repairs Owner.

Fixed Charges, Easements, Common Rights and Restrictions

Gr. £2.

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

Reference No. 214

Particulars, description, and notes made on inspection

Formerly a Metal workers shop.  
one room up & 1 down. Stone built  
now being made like No 32 at a cost of about £170.

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

EDD. KV2234 EDD. V. 26908 AV. 33156

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

GR. 2-0-0	Value as April 1909	rent. £6-0-0.
2-0-0		3-15-0
1-12-0		12-5-0
3-15-0		15-5-0
	add G.R. £2 x 24 yds.	148 2/3
		148 48

£ 231 2/3

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

Land £3 1/2 x 24 yds. £ 88 24

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 148 153

Divided as follows:—

Buildings and Structures.....	£ 148 153
Machinery .....	£
Timber .....	£
Fruit Trees .....	£
Other things growing on land .....	£

Market Value of Fee Simple of Whole in its present condition  
(as before) £ 231 2/3

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).....	£
Restrictions.....	£

GROSS VALUE...£ 231 2/3



..... 215 ..... Reference No.

Situation *32 Bridge St*  
Description *House & Shop*  
Extent

Gross Value { Land £  
Buildings £ 23- Rateable Value { Land £  
Buildings £ 19 10 0

Gross Annual Value, Schedule A, £

Occupier *Mr. G. Scowcroft*

Owner *Wm. A. Greenwood*

Interest of Owner *Leasehold*

Superior interests

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 28-8. *7 all.*

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 *Owner*

*Occupier & Owner*

Fixed Charges, Easements, Common Rights and Restrictions

*Gr £2-0-0.*

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

Map. No. *79 12 115*

Reference No. .... 215  
Particulars, description, and notes made on inspection

*Shop. House & Sullary.  
Two bed rooms.  
Stone built*

*No 217*

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

*£. D.O. R.V. 22,234 E.D.O. R.V. 26908. R.V. 33156*

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

*No 217*

*add. cost of impmt*

*283 332  
48 12  
48*

£ *331 392*

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

£ *83 124*

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

*248 268*

Divided as follows:—

Buildings and Structures..... £ *248 268*

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition

(as before) ..... £

*331 392*

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)..... £

Restrictions..... £

GROSS VALUE... £ *331 392*



..... 216 ..... Reference No.  
 Situation *30 Bridge St*  
 Description *House & Shop.*  
 Extent  
 Gross Value { Land £  
 Buildings £ *21* - Rateable Value { Land £  
 Buildings £ *22-0-0*  
 Gross Annual Value, Schedule A, £  
 Occupier *John Haworth.*  
 Owner *Wm. G. Greenwood.*  
 Interest of Owner *Household.*  
 Superior interests  
 Subordinate interests

Occupier's tenancy, Term from  
 How determinable  
 Actual (or Estimated) Rent, £ *26 & all.*  
 Any other Consideration paid  
 Outgoings—Land Tax, £ paid by  
 Tithe, £ paid by  
 Other Outgoings  
 Who pays (a) Rates and Taxes (b) Insurance *Occupier & Owner (b)*  
 Who is liable for repairs *Owner.*  
 Fixed Charges, Easements, Common Rights and Restrictions  
*GR £2-*

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

Reference No. .... 216 .....  
 Particulars, description, and notes made on inspection  
*Shop. house & kitchen*  
*Two Bed rooms.*  
*Butcher's shop window*  
*Stone built*  
*as 217.*

Charges, Easements, and Restrictions affecting market value of Fee Simple  
 £ D.D. R.V. 22, 23H E.D. R.V. 269 08. R.V. 33135

Valuation.—Market Value of Fee Simple in possession of whole property  
 in its present condition *Rent £26-0-0.*

<i>GR £2-0-0.</i>	<i>17-15-11.</i>	<i>4-17-0.</i>	<i>21-3-0.</i>	<i>373</i>
<i>plus 4-6</i>				<i>12</i>
<i>Rpts £2-12-6.</i>	<i>add GR</i>	<i>add cost of repair</i>	<i>48.</i>	<i>48</i>
<i>£4-17-0</i>	<i>£2 x 24 1/2.</i>			<i>£433</i>
				<i>£ 365.433</i>

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

*Land 83 yds a 1/4 x 20 yd.* £ *83 124*  
 Difference Balance, being portion of market value attribut-  
 able to structures, timber, &c. .... £ *282 309*

Divided as follows:—

Buildings and Structures.....	£ <i>282 309</i>
Machinery .....	£
Timber .....	£
Fruit Trees .....	£
Other things growing on land .....	£

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

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).....	£
Restrictions.....	£

GROSS VALUE...£ *365.433*



Situation *28 High St*  
 Description *House & Shop*  
 Extent

Gross Value { Land £  
 Buildings £23-0-0 } Rateable Value { Land £  
 Buildings £ 19-10-0 }

Gross Annual Value, Schedule A, £

Occupier *Thomas Scowcroft*

Owner *Mrs. A. Greenwood*

Interest of Owner *Leasehold*

Superior interests *Sir J. Grant Lawson Bart.*

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ *23-8-0 & all*

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (c) Occupier (d) Owner

Who is liable for repairs *Owner*

Fixed Charges, Easements, Common Rights and Restrictions

*GR £200*

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

*Shop, house & kitchen } low rooms.  
 Two bed rooms  
 Stone built in good repair.  
 Good shop window, all streets paved.*

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

*£500 RV. 22,234 EDO RV. 26908. RV. 33156*

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

*Rent £23-8-0  
 GR £2-0-0  
 Lp 2-6-0  
 £4-11-0*

*add. G.R. £ x 24 yk. 17 1/2 15 1/2  
 add. Grod of cut out. 283  
 48  
 331*

*332  
 12  
 48*

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

*Land 83 yds 2 x 1 1/2 x 20 yk.*

Difference Balance, being portion of market value attributable to structures, timber, &c. £ *248 268*

Divided as follows:—

Buildings and Structures.....£ *248 268*  
 Machinery .....£  
 Timber.....£  
 Fruit Trees .....£  
 Other things growing on land .....£

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

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).....£  
 Restrictions.....£

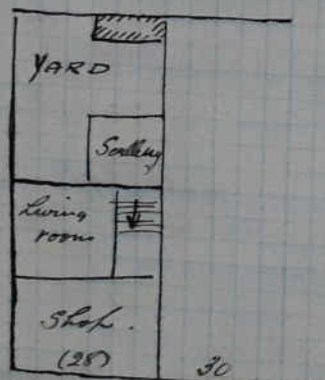
GROSS VALUE...£ *331 392*



217

Reference No.

Index letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
	<i>Est cost of Enfranch. 1/5 of Rent. Rents &amp; Stamps say</i>			<i>£5. £4. £12.</i>			



Bridge St.

Reference No. 217

GROSS VALUE.....£	<i>331. 392</i>
Less Value attributable to Structures, timber, &c. (as before) £	<i>248 268</i>
FULL SITE VALUE.....£	<i>83 124</i>
Gross Value (as before).....£	<i>331. 392</i>
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 .....	£
Other Burden or Charge arising by operation of law or under any Act of Parliament £	
If Copyhold, Estimated Cost of Enfranchisement.....	£ <i>12</i>
Public Rights of Way or User .....	£
Rights of Common.....	£
Easements .....	£
Restrictions .....	£

TOTAL VALUE.....£ *331 380*

Less Value attributable to Structures, timber, &c. (as before) .....	£ <i>248 268</i>
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.....	£ <i>248 268</i>

ASSESSABLE SITE VALUE .. £ *83 112*

If Agricultural land, the value for Agricultural purposes including Sporting Rights .....

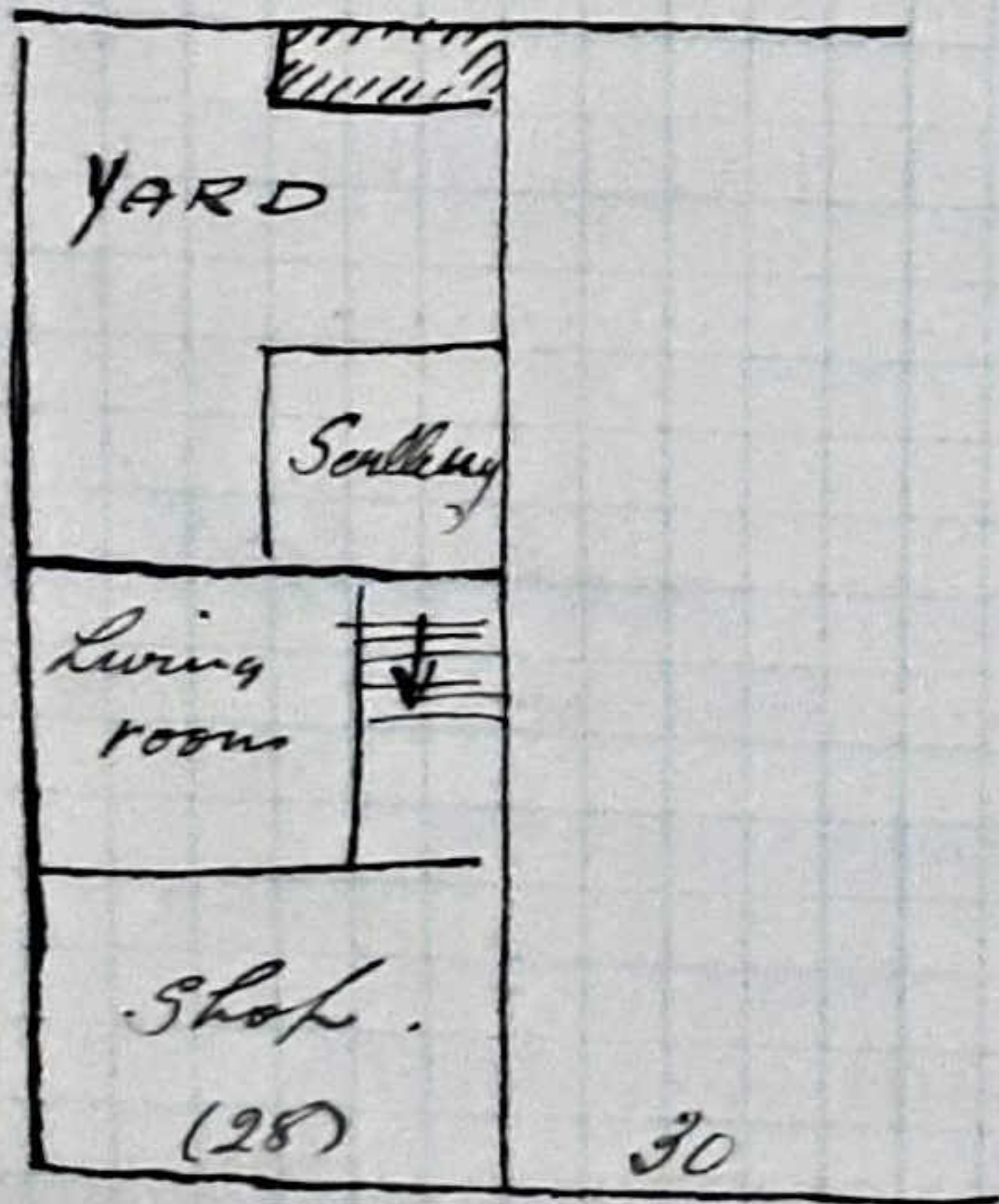
Value of Sporting Rights.....

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

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

For further reference as to Apportionments &c., see





Bridge St.



218

Reference No.

Map. No. .... 7.9. .... 12. N.E.

Situation

Description

Extent 261

Gross Value { Land £

Buildings £ 37.

Rateable Value { Land £

Buildings £ 26. 10

Gross Annual Value, Schedule A, £

Occupier Thomas Schofield

Owner John Barlow, 24 Colton Road West, Ramalbottom

Interest of Owner

Superior interests Sir J Grant Lawson

Subordinate interests

Occupier's tenancy, Term Monthly from

How determinable

Actual (or Estimated) Rent, £ 28. 12. 0

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) Owner

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

Reference No. .... 218

Particulars, description, and notes made on inspection

x has been property of J. Sturge

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

Valuation.—Market Value of Fee Simple in possession of whole property  
in its present conditionIncluding  
219/20

Y.P. 21.

35.0.0  
30.0.0  
18.0.0

Rental 83.0.0.

8.0.0

75.0.0

1575.

£ 1575.

Deduct Market Value of Site under similar circumstances,

26. say 1/6 but if divested of structures, timber, fruit trees, and  
other things growing on the land

Difference Balance, being portion of market value attribut-

able to structures, timber, &amp;c. .... £ 1204

Divided as follows:—

Buildings and Structures..... £ 1204

Machinery ..... £

Timber..... £

Fruit Trees ..... £

Other things growing on land ..... £

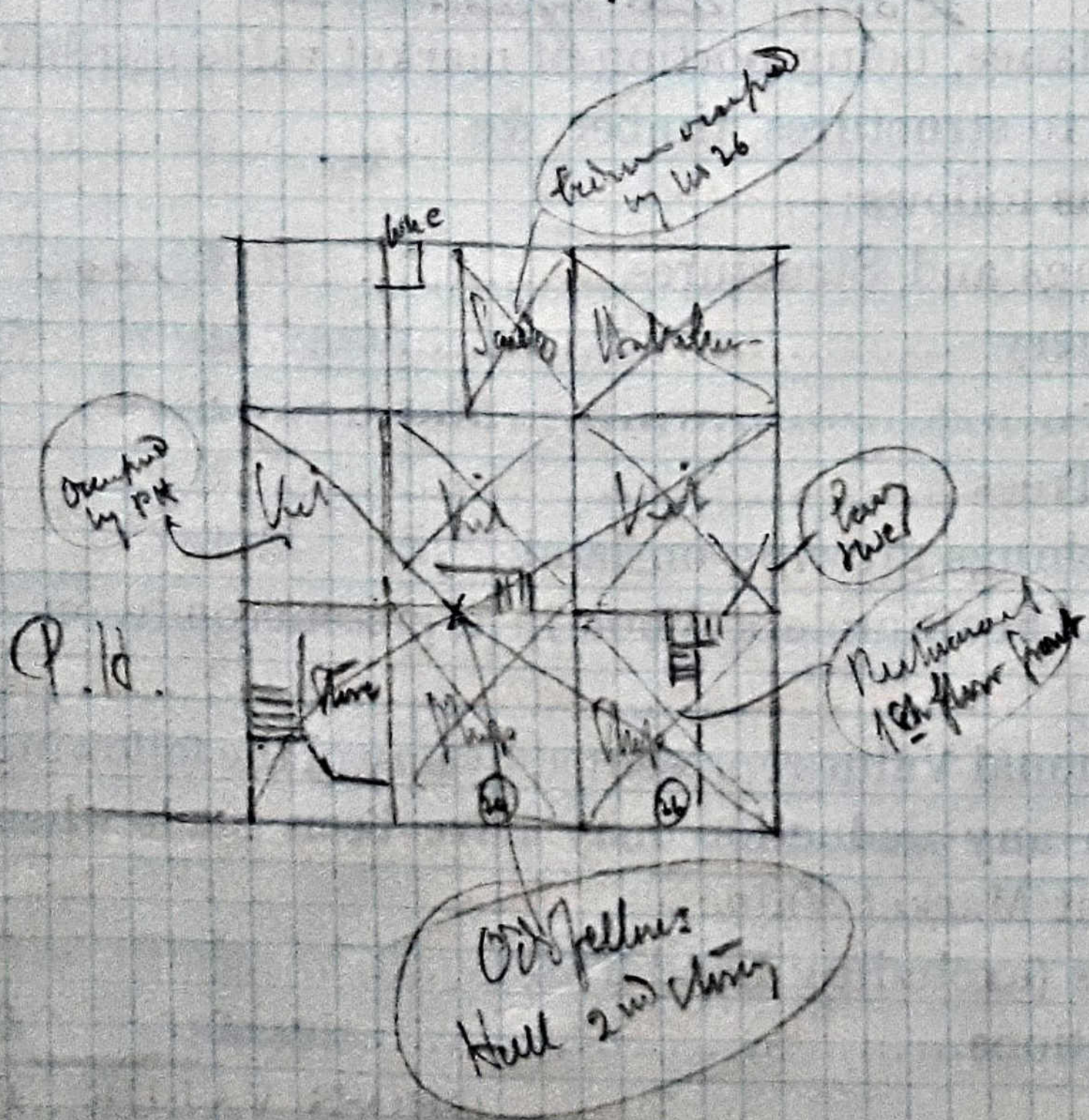
Market Value of Fee Simple of Whole in its present condition  
(as before) ..... £ 1575Add for Additional Value represented by any of the following  
for which any deduction may have been made when  
arriving at Market Value:—

Charges (excluding Land Tax)..... £

Restrictions..... £

GROSS VALUE... £ 1695.







219

Reference No. Map. No.

Situation

Description

Extent

Gross Value { Land £  
Buildings £29. Rateable Value { Land £  
Buildings £24.10

Gross Annual Value, Schedule A, £

Occupier Ernest Clarke

Owner J. Barlow

Interest of Owner

Superior interests

Leasehold 999 yrs.

Subordinate interests

Occupier's tenancy, Term Monthly from

How determinable

Actual (or Estimated) Rent, £26.13.0

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) Owner

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

£2.0.0

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 Reference No. 219

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

Aggregated with 218.

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

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

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

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

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).....£

Restrictions.....£

GROSS VALUE...£



220

Reference No.

Map. No.....

Situation

Description

Extent

Gross Value

{ Land £

Buildings £ 10.

Rateable Value

{ Land £

Buildings £ 5

Gross Annual Value, Schedule A, £

Occupier *Edwards Society*Owner *John Barlow*

Interest of Owner

Superior interests

*Leasehold 999 years**Sir J. Grant Harrison*

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ 6 . 0 . 0

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

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

*6 owners*

Who is liable for repairs

*d*

Fixed Charges, Easements, Common Rights and Restrictions

*Chief Rent £2 . 0 . 0*

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

Reference No.....220

Particulars, description, and notes made on inspection

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*aggregated with 218.*Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the landDifference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£

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).....£

Restrictions.....£

GROSS VALUE...£



221

Reference No.

Map. No. 79...12...NE

Situation  
Description  
Extent

20 Bridge St.  
Beerhouse Swan Inn

Gross Value { Land £  
Buildings £ 149 Rateable Value { Land £  
Buildings £ 41.10

Gross Annual Value, Schedule A, £

Occupier John Howarth

Owner J. W. Warland, 65 King St. Manchester

Interest of Owner Leasehold 999 years

Superior interests Sir J. Grant Lawson

Subordinate interests

Lessors  
Occupier's tenancy, Term 7 years lease from J. W. Warland

How determinable

Actual (or Estimated) Rent, £ 80 per annum to occupier to Beerhouse

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance } By Lessors

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

At the Lord of the Manor includes No 222  
£ 11.8

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

Reference No. 221

Particulars, description, and notes made on inspection

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

VOL CON 2512473

I.V.P. R.V. 22368

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

£ 1618

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

£ 68

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 1550

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 1618

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).....£ 22

Restrictions.....£ 22

GROSS VALUE...£ 1640



..... 222 ..... Reference No. Map. No. ... 29. 12. 22.

Situation 18 Bridge St.  
Description Lock up Shop

Extent 92.

Gross Value { Land £  
Buildings £27. Rateable Value { Land £  
Buildings £23.

Gross Annual Value, Schedule A, £

Occupier William Bracewell

Owner S. W. Warland & Jane Rea.

Interest of Owner Copyhold Leasehold 999 yrs.

Superior interests Sir J. Grant Lawton

Subordinate interests

Occupier's tenancy, Term 5 years from May 1909.

How determinable

Actual (or Estimated) Rent, £32 4all.

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 Owner

Fixed Charges, Easements, Common Rights and Restrictions

see 221

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

Reference No. 222

Particulars, description, and notes made on inspection

Chumist

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

161. 204. RV. 12473. NW 26898.

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

in its present condition Rental. 32. 0. 0

Repairs & Ins. 3. 0. 0

29. 0. 0

40. 21. 609

£ 609

Deduct Market Value of Site under similar circumstances,

999 54. 1/6 but if divested of structures, timber, fruit trees, and  
138 other things growing on the land

£ 138. 1/6 enfranchisement. £ 127.

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 482.

Divided as follows:—

Buildings and Structures.....£ 482.

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 609

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).....£

Restrictions... enfranchisement.....£ 11 £ 11

GROSS VALUE...£ 620



Reference No.

Map. No. .... 79...12...21E

Situation

Description

Extent

Gross Value { Land £  
Buildings £24. Rateable Value { Land £  
Buildings £23.

Gross Annual Value, Schedule A, £

Occupier Thomas Holden

Owner John Barnett Escor of late James Holden, Grange Rd. W. Hartley

Interest of Owner

Superior interests Sir J Grant Lawson

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 (A) Occupier (B) Owner

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

£ 11. 17. 0.

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

Reference No. .... 223

Particulars, description, and notes made on inspection

Stone built, slate roof moderate condition  
Shop kitchen scullery cold water.  
3 bedrooms + bathroom.

separate yard w.w. closet.  
all streets paved.

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

Leasehold Value £522  
Valuation.—Market Value of Fee Simple in possession of whole property

in its present condition

Gross Rental £ 31. 4. 0

Repairs 3. 2. 0

Insurance 4. 0

3. 6. 0

3. 6. 0

37. 18. 0

20. 3

566

12

£ 578

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

96 Sq Yds @ 1/6 = 7. 4. 0 x 20 £ 144  
Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 434

Divided as follows:—

Buildings and Structures..... £ 434

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition

(as before) ..... £ 578

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)..... £

Restrictions..... £

GROSS VALUE... £ 578



Reference No.

Map. No. .... 79.12.8.E

Situation

Description

Extent

Gross Value { Land £

Buildings £24.

Rateable Value { Land £

Buildings £23.

Gross Annual Value, Schedule A, £

Occupier Jane Snello

Owner Ann and Eliza Tennich &amp; Sarah Bentley &amp; Amelia Grantham

Interest of Owner

Superior interests Sir Grant Lawson

Subordinate interests

Occupier's tenancy, Term Monthly from

How determinable

Actual (or Estimated) Rent, £24.

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) Owners

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

Reference No. .... 224

Particulars, description, and notes made on inspection

Home built. slate roof

moderate condition

Shop. n. g. window

kitchen, scullery (used as bakehouse) cold water

attar.

2 bedrooms &amp; attic separate yard.

w. w. closet common

Rent £31. 1. 0. all Rates &amp; water

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

£70. 25 13358 £00. 25 25756

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

Further information and valuation identical with property No. 225

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

79. 12. 8.E Difference Balance, being portion of market value attributable to structures, timber, &amp;c. .... £ 460

Divided as follows:—

Buildings and Structures.....£ 460

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 578

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).....£

Restrictions.....£

GROSS VALUE...£ 578



..... 225 ..... Reference No. Map. No. .... 79...12...NE  
 Situation *12 Bridge St*  
 Description *Lock up shop*  
 Extent  
 Gross Value { Land £  
 Buildings £ 31 Rateable Value { Land £  
 Buildings £ 26.10.  
 Gross Annual Value, Schedule A, £  
 Occupier *Elizabeth Buck*  
 Owner *(as before)*  
 Interest of Owner *Leasehold 999 yrs.*  
 Superior interests *Sir J Grant Lawson*  
 Subordinate interests

Occupier's tenancy, Term *7 years* from *28 Sept 1908*  
 How determinable  
 Actual (or Estimated) Rent, £ *31*  
 Any other Consideration paid  
 Outgoings—Land Tax, £ paid by  
 Tithe, £ paid by  
 Other Outgoings  
 Who pays (a) Rates and Taxes (b) Insurance (A) *Tenant* (B) *Owners*  
 Who is liable for repairs  
 Fixed Charges, Easements, Common Rights, and Restrictions  
*J R £1. 14. 6.*

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

Reference No. .... 225 .....  
 Particulars, description, and notes made on inspection  
*Stone built, slate roof*  
*Shop. p. g. window.*  
*kitchen, scullery. cold water. cellar*  
*2 bedrooms on 1<sup>st</sup> floor + 2 attics*  
*moderate condition*

Rent £ 31. 4. 0. + all Rates  
 Charges, Easements, and Restrictions affecting market value of Fee Simple  
*EDD. NV. 25756*  
*ETD. RJ. 13358*  
*Leasehold Value £ 525.*

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

	Gross Rental. £ 31. 4. 0
	3 4 0
Repairs	3 0 0
Insurance	4 0
	3 4 0
	90 20 21
	566
	12
	£ 578

79 Deduct Market Value of Site under similar circumstances,  
 but if divested of structures, timber, fruit trees, and  
 other things growing on the land  
*79 9 9 20 @ 1/6 5. 18. 6 x 20* £ 118  
 Difference Balance, being portion of market value attribut-  
 able to structures, timber, &c. £ 460

Divided as follows:—

Buildings and Structures.....	£ 460
Machinery .....	£
Timber .....	£
Fruit Trees .....	£
Other things growing on land .....	£
Market Value of Fee Simple of Whole in its present condition (as before) .....	£ 578
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).....	£
Restrictions.....	£
GROSS VALUE.....	£ 578



226

Reference No.

Map. No. 79... 13... 14 E

Situation  
Description  
Extent

2 Railway St. Public House Railway Hotel

Gross Value { Land £  
Buildings £225 Rateable Value { Land £  
Buildings £191

Gross Annual Value, Schedule A, £

Occupier J. L. Le manage for

Owner Brown Brewery Co. Ltd. Rochdale Road, Bury.

Interest of Owner Copyhold

Superior interests Sir J. Grant Harrison

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 150.

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

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

Who is liable for repairs do

Fixed Charges, Easements, Common Rights and Restrictions

J.R. £1.14.0 and £20.0.0.

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

Reference No. 226

Particulars, description, and notes made on inspection

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

226/227 included

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

£ 4950.

£ 830

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

4120

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

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

4950

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).....£ 90

Restrictions.....£

90

GROSS VALUE...£ 5040



227

.....Reference No.

Map. No.....

Situation

Description

Extent

Gross Value { Land £  
Buildings £2.Rateable Value { Land £  
Buildings £1.10.0

Gross Annual Value, Schedule A, £

Occupier

Owner *Brown Brewing Co*

Interest of Owner

Superior interests *Sir J Grant Hanson*

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

*see 226 included*

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

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

*Owners*

Who is liable for repairs

*do*

Fixed Charges, Easements, Common Rights and Restrictions

*see 226*

Former Sales. Dates

*May 28<sup>th</sup> 1900*

Interest

Consideration

*£12075.0.0.*

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  
AmountsReference No.....*227*

Particulars, description, and notes made on inspection

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*Included in 226.*Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the landDifference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

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

Restrictions.....£

GROSS VALUE...£



228

Reference No.

Map. No. 79.13.2.E.

Situation

3 Bk Union St

Description

Extent

Gross Value { Land £  
Buildings £ 7.Rateable Value { Land £  
Buildings £ 5.10

Gross Annual Value, Schedule A, £

Occupier William Gordon

Owner S.W. Markland &amp; Jane Rea

Interest of Owner

Superior interests

Leasehold 999 years

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

3/3 per week.

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

Reference No.

228

Particulars, description, and notes made on inspection

Stone built, slate roof  
kitchen, scullery, cold water, wash boiler  
2 bedrooms

moderate condition

no yard.

4 waste water closets + ashpit, common.

All streets paved etc.

Rent 3/3 + district rate

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

Vol. CON. RV. 12473

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

in its present condition

Door Rate	17.0
Window Rate	1.10
Water Rate	14.0
Repairs	16.0
Insurance	2.0
	2.10.10

Gross Rental £ 8.9.0

2.10.10

5.18.2

29. 14

say 80

Cost of enfranchisement

£ 6

£ 86

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

44. Sq Yds @ 6" = 12.0. x 20 £ 22

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 64

Divided as follows:—

Buildings and Structures.....£ 64

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 86

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).....£

Restrictions.....£

GROSS VALUE...£ 86



5 Bk. Union St.  
House

### Amounts

GROSS VALUE...£ 72



230

Reference No.

Map. No....29...12...21.E

Situation  
Description  
Extent

Gross Value { Land £  
Buildings £6. Rateable Value { Land £  
Buildings £5.

Gross Annual Value, Schedule A, £

Occupier *Arthur Kay*

Owner

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

Reference No.

230

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 229

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

VOL. CON. 20. 12473

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

Further information and valuation

identical with property No. 229

£ 72

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

£ 16

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£ 56

Divided as follows:—

Buildings and Structures.....£ 56

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 72

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).....£

Restrictions.....£

GROSS VALUE...£ 72



Reference No.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7.Rateable Value { Land £  
Buildings £ 5.10

Gross Annual Value, Schedule A, £

Occupier Henry Rostron

Owner

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

3/3 per week

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

Reference No.....231

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 228

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

104. CON 20.124 70

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

Further information and valuation

identical with property No. 228

Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the landDifference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 64

Divided as follows:—

Buildings and Structures.....£ 44

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 86

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).....£

Restrictions.....£

GROSS VALUE...£ 86



Reference No. ....

Situation  
Description  
Extent

House  
2 Union St.

Gross Value { Land £  
Buildings £ 9. 0 Rateable Value { Land £  
Buildings £ 7. 10

Gross Annual Value, Schedule A, £

Occupier John S. Kay

Owner J. W. Marshall and Jane Rea

Interest of Owner

Superior interests Sir J. Grant Leasehold 999 years

Subordinate interests

Occupier's tenancy, Term Weekly from

How determinable

Actual (or Estimated) Rent, £ 4/6 per week

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

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

Who is liable for repairs do

Fixed Charges, Easements, Common Rights and Restrictions

2<sup>d</sup> to the Lord of the Manor  
£4. 5. 0.

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

Stone built, slate roof moderate condition  
kitchen, scullery, cold water, wash boiler.  
2 bedrooms water closet upstairs  
no yard.

4 waste water closets + ashpit common

All Streets paved etc.

Rent 4/6 + district rate:

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

VOL. CON. RT. 12473

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

in its present condition

Poor Rate 1. 3 9

Burial Rate 2 6

Water 19. 0

Repairs 1. 0. 0

Insurance 2. 0

3. 7. 3

Gross Rental £ 11. 14. 0

3 7 3

8 6 9

99. 14

say 115

Cost of Enfranchisement 6

£ 121

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

67 Sq Yds @ 6<sup>d</sup> - 1. 13. 6. x 20 £ 33  
Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 88

Divided as follows:—

Buildings and Structures..... £ 88

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition  
(as before) ..... £ 121

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)..... £

Restrictions..... £

GROSS VALUE... £ 121



233

Map. No. .... 79...13...21.6

Reference No. ....

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7Rateable Value { Land £  
Buildings £ 5.10

Gross Annual Value, Schedule A, £

Occupier

Owner

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

Reference No. .... 2133

Particulars, description, and notes made on inspection

Stone built, slate roof

kitchen, scullery cold water

2 bedrooms

no yard

waste water closets &amp; ashpit common

All streets paved etc.

Rent 3/3 + district rate

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

VOL. CON. R. 12473

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

in its present condition

Door Rate	17.0
Basal Rate	1.10
Water Rate	14.0
Refuse	16.0
Insurance	2.0
	2.10.10

Gross Rental £ 8 9.0

2 10.10

5.18.2

G.P. 14

80

Cost of Enfranchisement 6

£ 86

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

£ 22

44 Sq. Yds @ 6<sup>d</sup> = 1.2.0 x 20  
Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....

£ 64

Divided as follows:—

Buildings and Structures.....£ 64

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 86

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).....£

Restrictions.....£

GROSS VALUE...£ 86



..... 234 ..... Reference No.

Map. No. .... 7.9.13.9.5

Situation  
Description  
Extent

6 Union St.  
House

Gross Value { Land £  
Buildings £ 6. Rateable Value { Land £  
Buildings £ 5.

Gross Annual Value, Schedule A, £

Occupier Mary Jane Wynne

Owner (as before)

Interest of Owner

Superior interests Sir J. Grant Lawson Leasehold 999 yrs.

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 2/9 per week.

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

Reference No. .... 234 .....  
Particulars, description, and notes made on inspection

Stone built slate roof  
kitchen, one bedroom, cold water moderate condition  
no yard  
4 waste water closets & ashpit common  
All streets paved etc.

Rent 2/9 + district rate  
Charges, Easements, and Restrictions affecting market value of Fee Simple  
VOL. CON. 25.12473

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

in its present condition	Gross Rental £ 7. 3. 0
Poor Rate 15. 10	2. 7. 6
Parish Rate 1. 8	4. 15. 6
Water 12. 0	39 14
Repairs 16. 0	66
Insurance 2. 7. 6	Cost of Enfranchisement 6
	£ 72

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

33 Sq Yds @ 6 <sup>d</sup> 16. 6 x 20	£ 16
Difference Balance, being portion of market value attribut- able to structures, timber, &c. ....	£ 56

Divided as follows:—

Buildings and Structures.....	£ 56
Machinery .....	£
Timber.....	£
Fruit Trees .....	£
Other things growing on land .....	£

Market Value of Fee Simple of Whole in its present condition  
(as before) ..... £ 72

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).....	£
Restrictions.....	£
GROSS VALUE.....	£ 72



235

Reference No.

Map. No. .... 79.12.2.E

Situation  
Description  
Extent

8 Union House

Gross Value { Land £  
Buildings £ 6. Rateable Value { Land £  
Buildings £ 5.

Gross Annual Value, Schedule A, £

Occupier J. S. Wynne

Owner (as before)

Interest of Owner leasehold 999 yrs.

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 2/9 per week

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

Reference No. .... 235

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 234

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

264. CON. R. 12473

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

Further information and valuation

identical with property No. 234

£ 72

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

£ 16

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

£ 56

Divided as follows:—

Buildings and Structures..... £ 56

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition

(as before) ..... £ 72

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)..... £

Restrictions..... £

GROSS VALUE... £ 72



236

Reference No.

Map. No. .... 79...12...NE

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 8Rateable Value { Land £  
Buildings £ 6.10

Gross Annual Value, Schedule A, £

Occupier *Eliza Sharple*

Owner

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

Reference No. .... 236

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. .... 233

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

*Vol. CON. 2V 12473*Valuation.—Market Value of Fee Simple in possession of whole property  
in its present condition

Further information and valuation

identical with property No. .... 233

£ 86

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

£ 22

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 64

Divided as follows:—

Buildings and Structures..... £ 64

Machinery ..... £

Timber..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition

(as before) ..... £ 86

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)..... £

Restrictions..... £

GROSS VALUE... £ 86



237

Reference No.

Map. No. 79.13.2.6

Situation

Description

Extent

12 Union St. House

Gross Value { Land £  
Buildings £10

Rateable Value { Land £  
Buildings £8

Gross Annual Value, Schedule A, £

Occupier George Knowles

Owner (as before)

Interest of Owner

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

4/6 per Week.

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

Reference No.

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 232

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

Vol. Con. RV 12473

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

Further information and valuation

identical with property No. 232

£ 121

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

£ 33

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£ 88

Divided as follows:—

Buildings and Structures.....£ 88

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 121

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).....£

Restrictions.....£

GROSS VALUE...£ 121



Situation

14 Union St.  
House

Description

Extent

85 Sq. Yds

Gross Value { Land £

Buildings £ 9.

Rateable Value { Land £

Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier John Lavin

Owner J. Grant Lawson

Interest of Owner

Copyhold

Superior interests

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

4/6 per week

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

} Owner except D. &amp; R. R. R.

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

Stone built, slate roof.

moderate condition

kitchen, scullery. cold water, wash boiler  
2 bedrooms.

separate yard, privy + ashpit

All streets paved.

Rent 4/8 + District Rate.

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

500 av. 33306

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

Foot Rate	1 2. 2
Curial Rate	2. 4
Water	18. 0
Repairs	1. 4. 0
Insurance	2. 0
	3. 8. 6

Gross Rental £ 12. 2. 8

3. 8. 6

8. 14. 2

18

156

Cost of Enfranchisement 7

£ 163

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

85 Sq. Yds @ 8/- = 2. 14. 8. @ 20 £ 56

Difference Balance, being portion of market value attribut-

able to structures, timber, &amp;c. £ 107

Divided as follows:—

Buildings and Structures.....£ 107

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 163Add 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).....£

Restrictions.....£

GROSS VALUE...£ 163



239

Reference No.

Map. No. 79.12.2.6

Situation

16 Union St.

Description

House

Extent

Gross Value { Land £  
Buildings £ 7.Rateable Value { Land £  
Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier

Owner J. Grant Lawson

Interest of Owner

Copyhold

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

Reference No.

239

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 238

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

£00.00.333.06

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

Further information and valuation

identical with property No. 238

£ 163

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

£ 56

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

£ 107

Divided as follows:—

Buildings and Structures.....£ 107

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 163Add 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).....£

Restrictions.....£

GROSS VALUE...£ 163



..... 240 ..... Reference No. Map. No. ... 7.9... 13. 2. 8. 6

Situation 18 Union St  
Description House  
Extent

Gross Value { Land £  
Buildings £ 9. Rateable Value { Land £  
Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier

Owner J Grant Lawson

Interest of Owner copyhold

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

Reference No. 240  
Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 238

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

£ 0. 0. 0. 33306

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

Further information and valuation

identical with property No. 238

£ 163

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

£ 26

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 107

Divided as follows:—

Buildings and Structures..... £ 107

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition  
(as before) ..... £ 163

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)..... £

Restrictions..... £

GROSS VALUE... £ 163



..... 241 ..... Reference No. Map. No. .... 79... 12... 21.6  
Situation 20 Union St  
Description House  
Extent

Gross Value { Land £  
Buildings £ 9. Rateable Value { Land £  
Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier

Owner J. Grant Lawson

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

Reference No. .... 241 .....  
Particulars, description, and notes made on inspection

Further information and valuation  
identical with property No. 238

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

Ed. No. 33306

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

Further information and valuation

identical with property No. 238

£ 163

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

£ 56

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 107

Divided as follows:—

Buildings and Structures..... £ 107

Machinery ..... £

Timber..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition

(as before) ..... £ 163

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)..... £

Restrictions..... £

GROSS VALUE... £ 163



Reference No.

Map. No....79...13...26

Situation

Description

Extent

Gross Value { Land £  
Buildings £9Rateable Value { Land £  
Buildings £7

Gross Annual Value, Schedule A, £

Occupier

Owner J. Grant

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

Reference No....242

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 238

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

E.O. av. 33306

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

Further information and valuation

identical with property No. 238

£ 163

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

£ 56

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

£ 107

Divided as follows:—

Buildings and Structures.....£ 107

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 163Add 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).....£

Restrictions.....£

GROSS VALUE...£ 163



243

Reference No.

Map. No. 79.12.216  
S.T.Situation  
Description  
Extent24 Union St.  
HouseGross Value { Land £  
Buildings £ 9.Rateable Value { Land £  
Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier

Owner J. Grant

Lawson

Interest of Owner

Superior interests

Copyhold

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

Reference No. 243

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 238

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

Eqv. av. 23306

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

Further information and valuation

identical with property No. 238

£ 163

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

£ 56

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

£ 107

Divided as follows:—

Buildings and Structures.....£ 107

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

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

£ 163

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).....£

Restrictions.....£

GROSS VALUE...£ 163



Situation  
Description  
Extent

26 Union St  
House

Gross Value { Land £  
Buildings £ 9. Rateable Value { Land £  
Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier

Owner

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

Further information and valuation

identical with property No. 238

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

£ 00. 2V. 333 16

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

Further information and valuation

identical with property No. 238

£ 163

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

£ 56

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 107

Divided as follows:—

Buildings and Structures.....£ 107

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 163

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).....£

Restrictions.....£

GROSS VALUE...£ 163



245

Reference No.

Map. No. 79.13.9.6

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 9.Rateable Value { Land £  
Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier

Owner

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

Reference No.

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 238

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

EDD. AV. 93306

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

Further information and valuation

identical with property No. 238

£ 163

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

£ 56

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

£ 107

Divided as follows:—

Buildings and Structures.....£ 107

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 163

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).....£

Restrictions.....£

GROSS VALUE...£ 163



246

Reference No.

Map. No. 79.13.26

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 9. Rateable Value { Land £  
Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier

Owner J. Grant Lawson

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

Reference No.

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 238

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

£ 0.0V. 33316

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

Further information and valuation

identical with property No. 238

£ 163

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

£ 56

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 107

Divided as follows:—

Buildings and Structures.....£ 107

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 163

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).....£

Restrictions.....£

GROSS VALUE...£ 163



Reference No. *32 Union St.* Map. No. *79...12...9.E*  
 Situation *House*  
 Description  
 Extent  
 Gross Value { Land £  
 Buildings £ *9* Rateable Value { Land £  
 Buildings £ *7*  
 Gross Annual Value, Schedule A, £  
 Occupier  
 Owner *J Grant Lawson*  
 Interest of Owner *copyhold*  
 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

Reference No. *247*  
 Particulars, description, and notes made on inspection

## Further information and valuation

identical with property No. *238*

Charges, Easements, and Restrictions affecting market value of Fee Simple  
*£000V 33306*

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

## Further information and valuation

identical with property No. *238*

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

Difference Balance, being portion of market value attribut-  
 able to structures, timber, &c. £ *107*

## Divided as follows:—

Buildings and Structures.....£ *107*  
 Machinery .....£  
 Timber.....£  
 Fruit Trees .....£  
 Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
 (as before) .....£ *163*

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).....£  
 Restrictions.....£  
 GROSS VALUE...£ *163*



248

Reference No.

Map. No. 29.12.22.5

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 9. Rateable Value { Land £  
Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier

Owner

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

Reference No.

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 238

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

EDC.RV. 33306

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

Further information and valuation

identical with property No. 238

£ 163

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

£ 56

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

£ 107

Divided as follows:—

Buildings and Structures.....£ 107

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 163

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).....£

Restrictions.....£

GROSS VALUE...£ 163



Reference No.

Map. No. 79.12.14.E

Situation

Description

Extent

Gross Value { Land £  
Buildings £4Rateable Value { Land £  
Buildings £3

Gross Annual Value, Schedule A, £

Occupier Ann Marshall

Owner J. Grant Lawson

Interest of Owner

Superior interests

Copyhold

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ 2/6 per week

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

Owner except D.C. Rate

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

Stone built. slate roof

kitchen. one bedroom

cellar under used for storeroom

privy + ashpit common

Poor condition

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

200.2V. 333.6

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

Rate	9.6
Dues	1.0
Repairs	12.0
Water	8.0
Insurance	2.0
	1.12.6

Gross Rental	£ 16 10.0
	1.12.6
	4.17.6
	16
	77

Cost of Enfranchisement	5
	£ 82

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

70 sq Yds @ 6. 15. 0 x 20 £ 35

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 47

Divided as follows:—

Buildings and Structures.....£ 47

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 82Add 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).....£

Restrictions.....£

GROSS VALUE...£ 82



250

Reference No.

Map. No. 79. 12. N.E.

Situation

Description

Extent

Gross Value { Land £  
Buildings £4. Rateable Value { Land £  
Buildings £3.

Gross Annual Value, Schedule A, £

Occupier

Owner

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

Reference No.

250

Particulars, description, and notes made on inspection

Stone built slate roof  
kitchen + one bedroom

poor condition

cellar under used for storeroom.  
privy + ashpit common.

Rent 2/6 + district rate.

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

E.D. 2V. 33306

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

Further information and valuation

identical with property No. 249

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

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

Divided as follows:—

Buildings and Structures.....£ 47

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 82

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).....£

Restrictions.....£

GROSS VALUE.....£ 82



251

Reference No.

Map. No. 79.13.14

Situation

Description

Extent

Gross Value { Land £  
Buildings £4.10 Rateable Value { Land £  
Buildings £3.10

Gross Annual Value, Schedule A, £

Occupier Thomas James

Owner Sir J. Grant Lawson

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

3/3 per week

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

Reference No. 251

Particulars, description, and notes made on inspection

brick built, slate roof

poor condition

kitchen, scull. cold water,  
one bedroom

2 privies &amp; ashpit common.

Rent 3/3 + District Rate.

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

ED 00V 33306

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

Door Rate	11.1		£ 8.9.0
Curial Rate	1.2		2.7.3
Water	9.0		
Repairs	1.4.0		39 6.1.9
Insurance	2.0		
	2.7.3		96
			5
			£ 101

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

82 Sq Yds @ 6/- 2.1.0 x 20. £ 41

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 60

Divided as follows:—

Buildings and Structures.....	£ 60
Machinery .....	£
Timber .....	£
Fruit Trees .....	£
Other things growing on land .....	£

Market Value of Fee Simple of Whole in its present condition  
(as before) £ 101

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).....	£
Restrictions.....	£
GROSS VALUE...	£ 101



252

Reference No.

Map. No. 79. 12. NE  
5.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 4 10 Rateable Value { Land £  
Buildings £ 3 10

Gross Annual Value, Schedule A, £

Occupier *H. A. Barnett*Owner *J. Grant Hansen*

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, £

Tithe, £

Other Outgoings

paid by

paid by

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

Reference No.

252

Particulars, description, and notes made on inspection

*Brick build, slate roof**kitchen, small scull.**fine condition**cold water.**2 privies + ashpit common**Rent 8/3 + district rate*

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

*EDC. RV. 33316*

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

**Further information and valuation**identical with property No. 251

£ 10/

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

£ 4/

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£ 60

Divided as follows:—

Buildings and Structures.....£ 60

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 10/

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).....£

Restrictions.....£

GROSS VALUE...£ 10/



Reference No.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 4.10 Rateable Value { Land £  
Buildings £ 3.10

Gross Annual Value, Schedule A, £

Occupier *Alfred Brerley*Owner *Sir J. Grant Lawson*

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

Map. No. *79.12.11.6*Reference No. *253*

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. *251*

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

*£0.0.0V 33306*

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

Further information and valuation

identical with property No. *251*

£ 101

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

£ 41

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£ 60

Divided as follows:—

Buildings and Structures.....£ 60

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 101

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).....£

Restrictions.....£

GROSS VALUE...£ 101



254

Reference No.

Situation *22 Prince St.*Description *House*

Extent

Gross Value { Land £  
Buildings £6.10. Rateable Value { Land £  
Buildings £5.

Gross Annual Value, Schedule A, £

Occupier *James Barlow*Owner *J. Grant Lawson*

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ *4/6 per week*

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  
AmountsMap. No. *79.13.1.E*

S.

Reference No. *254*

Particulars, description, and notes made on inspection

*Brick built, slate roof**poor condition**kitchen scull**2 bedrooms**cold water**4/6 + district rate*

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

*£0.0V 333 06*Valuation.—Market Value of Fee Simple in possession of whole property  
in its present condition

Door Rate	15.10
Basal	1.8
Water	13.0
Repairs	1.7.0
Insurance	2.0
	<u>2.19.6</u>

Gross Rental	£ 9.2.0
	<u>2.19.6</u>
	6.2.6
	<u>16</u>
	98.
	<u>5</u>
	£ 103

Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land*94 Sq Yds @ 6/-* *2.7.0 x 29* £ *47.*Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ *56*

Divided as follows:—

Buildings and Structures.....	£ 56
Machinery .....	£
Timber .....	£
Fruit Trees .....	£
Other things growing on land .....	£

Market Value of Fee Simple of Whole in its present condition

(as before) £ *103*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).....	£
Restrictions.....	£
GROSS VALUE...£	<u>103</u>



255

Reference No.

Map. No. 79...13...N.E

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 5Rateable Value { Land £  
Buildings £ 4

Gross Annual Value, Schedule A, £

Occupier Mary Ann Brown

Owner J. Grant Lawson

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, £

Tithe, £

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

Reference No.

255

Particulars, description, and notes made on inspection

Brick built, slate roof  
kitchen, one bedroom

privies + ashpit common

Rent 2/9 + district rate

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

E.D.O. 2V. 33306

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

Pool Rate	12. 8
Burial Rate	1. 4
Water	10. 0
Repairs	1. 1. 0
Insurance	2. 0
	2. 7. 0

Gross Rental £ 7. 3. 0

2. 7. 0

4. 16. 0

16

76

5

£ 81

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

82 by 94 @ 1" = 2. 1. 0 x 20 £ 41

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 40

Divided as follows:—

Buildings and Structures.....£ 40

Machinery .....£

Timber.....£

Fruit Trees.....£

Other things growing on land.....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 81Add 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).....£

Restrictions.....£

GROSS VALUE...£ 81



256

Reference No.

Map. No. 79.13.46

Situation

29 Union St.  
House

Description

Extent

Gross Value { Land £  
Buildings £ 6. Rateable Value { Land £  
Buildings £ 5.

Gross Annual Value, Schedule A, £

Occupier Robert Newmann Chapman

Owner Abraham Duckworth, Bolton St. Ramsbottom

Interest of Owner

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term Weekly from

How determinable

Actual (or Estimated) Rent, £ 3/- per week

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 { Owner except D. &amp; Rate

Fixed Charges, Easements, Common Rights and Restrictions

Ground Rent £ 9.9.7 includes Ref. Nos. 256 to 261 and 279 to 284

Former Sales. Dates 21<sup>st</sup> April 1902

Interest

Consideration £ 710. includes Ref. Nos. 256 to 261 and 279 to 284

Subsequent Expenditure £ 40.

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Roads and Sewers. Dates of Expenditure  
Amounts

Reference No. 256

Particulars, description, and notes made on inspection

Stone built, slate roof

moderate condition

kitchen, one bedroom cold water  
no yard.

3 waste water closets &amp; ashpit common

Rent 3/- &amp; district rate.

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

Boor Rate 15.10  
Dwelling Rate 1.8  
Water 12.0  
Repairs 16.0  
Ins. 2.0  
2.7.6

Gross Rental. £ 7.16.0

2.7.6

Y.R. 5.8.6

14

say 70

Cost of enfranchisement 6

£ 76

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

30 Sq Yds @ 6/- = Land 15/- x 20 £ 15

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 61

Divided as follows:—

Buildings and Structures.....£ 61

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 76

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).....£

Restrictions.....£

GROSS VALUE.....£ 76



257

Reference No.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 6.Rateable Value { Land £  
Buildings £ 5.

Gross Annual Value, Schedule A, £

Occupier *Richard Morgan*Owner *A. Duckworth*

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

*3/ per week*

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

*see 256*

Fixed Charges, Easements, Common Rights and Restrictions

*see 256*

Former Sales. Dates

Interest

*see 256*

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  
AmountsMap. No. *79.13.9.E**5*Reference No. *257*

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. *256*

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

Further information and valuation

identical with property No. *256*£ *74*Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land£ *15*Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£ *61*

Divided as follows:—

Buildings and Structures.....£ *61*

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ *76*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).....£

Restrictions.....£

GROSS VALUE...£ *76*



Situation

25 Union St. House

Description

Extent

Gross Value { Land £

Buildings £ 7

Rateable Value { Land £

Buildings £ 5.10

Gross Annual Value, Schedule A, £

Occupier Margaret Perrott

Owner A. Duckworth

Interest of Owner

Superior interests Copyhold 999 years  
Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

3/6 per week

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

see 266

Fixed Charges, Easements, Common Rights and Restrictions

see 266

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

Stone built slate roof

moderate condition

kitchen, scullery

cold water

2 bedrooms

no yard.

3 waste water closets + ashpit common

all streets paved &amp;c

Rent 3/6 + district rate

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

Foot Rate	17.5
Build Rate	2.6
Water	14.0
Repairs	18.6
Inc	2.0
	2.12.0

Gross Rental £ 9.2.0

2.14.0

6.8.0

4.1.14

say 85

Cost of enfranchisement £ 6

91

Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land37 Sq Yds @ 6<sup>s</sup> Land 18/6 x 20 £ 18Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 73

Divided as follows:—

Buildings and Structures.....£ 73

Machinery .....£

Timber.....£

Fruit Trees.....£

Other things growing on land.....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 91Add 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).....£

Restrictions.....£

GROSS VALUE.....£ 91



259

Reference No.

Map. No. 79.12.4.6

5.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7.Rateable Value { Land £  
Buildings £ 5.10

Gross Annual Value, Schedule A, £

Occupier John Willie Goodman

Owner A. Duckworth

Interest of Owner

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

3/6 per week

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

see 256

Fixed Charges, Easements, Common Rights and Restrictions

see 256

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

Reference No. 259

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 258

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

Further information and valuation

identical with property No. 258

£ 91

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

£ 18

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

£ 73

Divided as follows:—

Buildings and Structures.....£ 73

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 91Add 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).....£

Restrictions.....£

GROSS VALUE...£ 91



260

Reference No.

Map. No. 79.12.215  
5.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7.Rateable Value { Land £  
Buildings £ 5 10

Gross Annual Value, Schedule A, £

Occupier Joseph Galpin

Owner A. D. Dushworth

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, £

Tithe, £

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

Reference No. 260

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 258

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

Further information and valuation

identical with property No. 258

£ 91

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

£ 18

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 73

Divided as follows:—

Buildings and Structures.....£ 73

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 91

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).....£

Restrictions.....£

GROSS VALUE...£ 91



261

Reference No.

Map. No. .... 79. 12. 7. E

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 4.Rateable Value { Land £  
Buildings £ 5. 10.

Gross Annual Value, Schedule A, £

Occupier John Knowles

Owner A. Duckworth

Interest of Owner

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

3/6 per week

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

see 256.

Fixed Charges, Easements, Common Rights and Restrictions

see 256.

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

Reference No. .... 261

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. .... 258

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

Further information and valuation

identical with property No. .... 258

£ 91

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

£ 18

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 73

Divided as follows:—

Buildings and Structures ..... £ 73

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition  
(as before) ..... £ 91

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) ..... £

Restrictions ..... £

GROSS VALUE... £ 91



262

Reference No.

Map. No. 79.12.2E T  
79.12.2E E

Situation

Palatine Street

Description

Stable

Extent

274 Sq. Yds

Gross Value { Land £  
Buildings £5Rateable Value { Land £  
Buildings £4

Gross Annual Value, Schedule A, £

Occupier Hugh Ramsay

Owner Richard Hutchinson, Palatine St., Ramsbottom.

Interest of Owner

Superior interests Sir J. Grant Ramsay

Subordinate interests

Occupier's tenancy, Term Quarterly from

How determinable

Actual (or Estimated) Rent, £ 4. 16. 0

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) Owner

Who is liable for repairs

Owner

Fixed Charges, Easements, Common Rights and Restrictions

see 263

Former Sales. Dates

Interest

see 263

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

Reference No. 262

Particulars, description, and notes made on inspection

Part. Back + Stone built + slate roof..

fair condition

3 Stalled Stable. + carriage house.

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

IND. PV. 13141 E.O. 21. 34048

Valuation.—Market Value of Fee Simple in possession of whole property  
in its present condition72.5 x 34 = 2465 @ 5/9 per sq ft. - say £ 700  
Cost of enfranchisement 120Land 274 Sq Yds @ 6/- x 20 £ 137  
849Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land

274 Sq. Yds @ 6/- = £ 6.17. 0 x 20 £ 137

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 712

Divided as follows:—

Buildings and Structures.....£ 712

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 849Add 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).....£

Restrictions.....£

GROSS VALUE...£ 849



Reference No. *Palatine Street*  
 Situation *Warehouse*  
 Description  
 Extent

Gross Value { Land £  
 Buildings £25  
 Rateable Value { Land £  
 Buildings £21

Gross Annual Value, Schedule A, £

Occupier *Hutchinson Bros.*

Owner *R. Hutchinson*

Interest of Owner *Leasehold 999 years*

Superior interests *Sir J. Grant Hanson*

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 (A) *Tenant* (B) *Owner*

Who is liable for repairs

*Owner*

Fixed Charges, Easements, Common Rights and Restrictions

*Ground Rent £6.2.9 includes No. 262.*

Former Sales. Dates

Interest

Consideration *£400.*

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

Reference No. *263*  
 Particulars, description, and notes made on inspection

*Part Stone + Brick built + Slate roof*

*fair condition*

*Large Warehouse*

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

*IND RN 13141.*

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

*Aggregated with 262.*

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

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

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

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

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).....£

Restrictions.....£

GROSS VALUE...£



Reference No.

Map. No. 79...12...SE

Situation

Description

Extent

Gross Value { Land £  
Buildings £5Rateable Value { Land £  
Buildings £4

Gross Annual Value, Schedule A, £

Occupier Herbert Romax

Owner Richard Livesey, 133 Richmond St. Accrington

Interest of Owner copyhold 999 years

Superior interests Sir J. Grant Hanson

Subordinate interests

Occupier's tenancy, Term Weekly from

How determinable

Actual (or Estimated) Rent, £ 6 10

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

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

Who is liable for repairs do

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

Reference No. 264

Particulars, description, and notes made on inspection

Stone built slate roof

moderate condition

kitchen. one bedroom

cold water

4 waste water closets + ashpit common

all streets paved etc.

Rent 2/6 &amp; district rate

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

Poor Rate	12. 8
Burial	1. 4
Water	10. 0
Repairs	13. 0
Insurance	2. 0
	1. 19. 0

Gross Rental £ 6. 10. 0

1. 19. 0

38. 4. 11. 0

63

Cost of enfranchisement. 5  
£ 68Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land

35 4y Yds

17. 6 x 20

£ 17

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 51

Divided as follows:—

Buildings and Structures.....£ 57.

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 68Add 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).....£

Restrictions.....£

GROSS VALUE.....£ 68



265

Reference No.

Map. No. .... 79. 12. 16

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7. 10 Rateable Value { Land £  
Buildings £ 6

Gross Annual Value, Schedule A, £

Occupier *as Blackmore Smith*Owner *H. Hinesey*

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ 9. 2. 0

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance *Grosser*Who is liable for repairs *do*

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

Reference No. ....

265

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 266

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

Further information and valuation

identical with property No. 266

£ 101

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

£ 23

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

£ 78

Divided as follows:—

Buildings and Structures.....£ 78

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

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

£ 101

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).....£

Restrictions.....£

GROSS VALUE...£ 101



266

Reference No.

Map. No. .... 79.12.18

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7. 10      Rateable Value { Land £  
Buildings £ 6.

Gross Annual Value, Schedule A, £

Occupier James Bosgrove

Owner Richard Kiresey

Interest of Owner

Superior interests

copyhold 999 years  
Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ 9. 2. 0

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance 6 months

Who is liable for repairs do.

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

Reference No. .... 266

Particulars, description, and notes made on inspection

moderate condition

stone built slate roof  
kitchen scullery cold water  
two bedrooms  
waste water closets & ashpit common  
all streets paved etc.

Rent. 3/6. + district

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

Poor Rate 19. 0  
Burial Rate 2. 0  
Water 15. 0  
Sewage 18. 0  
Municipal 2. 0  
2. 4. 0

Gross Rental £ 9. 2. 0  
2. 4. 0  
6. 16. 0  
14

95

Cost of enfranchisement 6  
£ 101

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

47 8/9 1. 3. 6 £ 23

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 78

Divided as follows:—

Buildings and Structures.....£ 78

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 101

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).....£

Restrictions.....£

GROSS VALUE...£ 101



267

Reference No.

Map. No. .... 79. 12. 18

Situation  
Description  
Extent

9 Union St  
House

Gross Value { Land £  
Buildings £ 7. 10 Rateable Value { Land £  
Buildings £ 6.

Gross Annual Value, Schedule A, £

Occupier Deborah Hershaw

Owner W. H. Mahin, Bankfield, Anisworth N. Bolton

Interest of Owner Copyhold Leasehold 999 years

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term Weekly from

How determinable

Actual (or Estimated) Rent, £ 11 14 0

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

£ 2. 12. 2 includes Nos. 268 & 269.

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

Reference No. .... 267

Particulars, description, and notes made on inspection

Stone built slate roof

moderate condition

kitchen, scull, cold water

2 bedrooms

waste closets &amp; ashpit common

Rent 11. 14. 0.

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

Nos. 9. 7. 7a.

V.D.R. 22364

E.D. 6. B. 1482

1489

= £ 8653.

350.

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

Poor Rate 19. 0  
Burial 2. 0  
Water 15. 0  
Repairs 1. 2. 0  
Insurance 2. 0  
3. 0. 0

Gross Rental £ 11. 14. 0  
3. 0. 0

8. 14. 0

29. 14

121

Cost of enfranchisement 6  
£ 127

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

90

2. 5. 0

£ 45

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 82

Divided as follows:—

Buildings and Structures..... £ 82

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition

(as before) ..... £ 127

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)..... £

Restrictions..... £

GROSS VALUE... £ 127



268

Reference No.

Map. No. 79.13.4.6

Situation

Description

Extent

Union House

Gross Value { Land £  
Buildings £ 7.10 Rateable Value { Land £  
Buildings £ 6.

Gross Annual Value, Schedule A, £

Occupier Kate Garrett

Owner Mrs H. Mahin

Interest of Owner Copyhold leasehold 999 years

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term Weekly from

How determinable

Actual (or Estimated) Rent, £ 11 14 0

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 { Owner except D. &amp; Rate

Fixed Charges, Easements, Common Rights and Restrictions

see 267

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

Reference No. 208

Particulars, description, and notes made on inspection

Stone built. Slate roof

moderate condition

kitchen scull, 2 bedrooms, wash boiler, cold water

4 w.c. &amp; ashpit common

all streets paved

4/6 + district Rate.

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

600 NW 8053. NW 22364

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

Further information and valuation

identical with property No. 267

£ 127

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

£ 45

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£ 82

Divided as follows:—

Buildings and Structures.....£ 82

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 127

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).....£

Restrictions.....£

GROSS VALUE...£ 127



269

Reference No.

Map. No. .... 79.13.46

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 9.Rateable Value { Land £  
Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier Holden &amp; Scholes

Owner Mr. E. Waplin

Interest of Owner Copyhold Leasehold 999 years.

Superior interests Mr. J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 10 8 0

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 { Owner except D.B. Rate

Fixed Charges, Easements, Common Rights and Restrictions

see 267

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

Reference No. 269

Particulars, description, and notes made on inspection

Large Room, on ground floor  
" " on first floor.

Rent. £ 10. 8. 0. + district rate.

Charges, Easements, and Restrictions affecting market value of Fee Simple  
No. 2655. 1000 22364Valuation.—Market Value of Fee Simple in possession of whole property  
in its present condition

Poor Rate	1. 2. 2
Burial	2. 4
Water	18. 0
Repairs	1. 0. 0
Insurance	2. 0
	3. 4. 6

Gross Rent £ 10. 8. 0

3. 4. 6

714

100

Cost of enfranchisement 6

£ 106

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

90 @ 6" 2. 5. 0 x 20 £ 45

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 61

Divided as follows:—

Buildings and Structures	£ 61
Machinery	£
Timber	£
Fruit Trees	£
Other things growing on land	£

Market Value of Fee Simple of Whole in its present condition

(as before) £ 106

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) £

Restrictions £

GROSS VALUE £ 106



270

Reference No.

Map. No. .... 7.9.12. 16

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 8Rateable Value { Land £  
Buildings £ 6 10

Gross Annual Value, Schedule A, £

Occupier John J. Foster

Owner Mrs Bridge &amp; Mrs Thompson

Interest of Owner Copyhold

Superior interests Sir J. Grant Hanson

Subordinate interests

Occupier's tenancy, Term *Monthly* from

How determinable

Actual (or Estimated) Rent, £ 9 17 2

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (4) *Tenant* (8) *Owner*Who is liable for repairs *Owner*

Fixed Charges, Easements, Common Rights and Restrictions

Former Sales. Dates *Sept. 26/08*

Interest

Consideration £ 70

Subsequent Expenditure £ 50

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Roads and Sewers. Dates of Expenditure  
Amounts

Reference No. .... 1270

Particulars, description, and notes made on inspection

271

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

Further information and valuation

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

£ 102

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 78

Divided as follows:—

Buildings and Structures..... £ 78

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition

(as before) ..... £ 102

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)..... £

Restrictions..... £

GROSS VALUE... £ 102



271 Reference No. 3 Union House  
 Situation  
 Description  
 Extent  
 Gross Value { Land £  
 Buildings £ 8. Rateable Value { Land £  
 Buildings £ 6.10  
 Gross Annual Value, Schedule A, £  
 Occupier Jas. Worthington  
 Owner (as before)  
 Interest of Owner Copyhold  
 Superior interests Sir. J. Grant Lambson  
 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 as 270.  
 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

Reference No. 271  
 Particulars, description, and notes made on inspection  
 Stone built slate roof moderate condition

hd. scull. cold water  
 2 bedrooms  
 4 w.w.c. & ashpit common

3/10 x district rate

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

Poor Rate	1. 0. 7	
Funeral	2. 2	
Insurance	2. 0	
Water	16. 0	
Repairs	18. 0	
	2. 18. 9	
		£ 9. 17. 2
		2. 18. 9
		6. 18. 5
		14
		96
		Cost of Enfranchisement 6
		£ 102

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

48 Sq. Yds. @ 6<sup>d</sup> 1 4 0 £ 24

Difference Balance, being portion of market value attribut-  
 able to structures, timber, &c. £ 78

Divided as follows:—

Buildings and Structures.....	£ 78
Machinery .....	£
Timber .....	£
Fruit Trees .....	£
Other things growing on land .....	£

Market Value of Fee Simple of Whole in its present condition  
 (as before) £ 102

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).....	£
Restrictions.....	£
GROSS VALUE.....	£ 102



272

Reference No.

Map. No. 79. 12. 48

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 8.Rateable Value { Land £  
Buildings £ 6.10

Gross Annual Value, Schedule A, £

Occupier J. W. Whittaker

Owner (as 240)

Interest of Owner

Superior interests J. Grant Lawton

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

Reference No.

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 371

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

Further information and valuation

identical with property No. 371

£ 102

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

£ 24

48 Sq. Yds

174.0

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

£ 78

Divided as follows:—

Buildings and Structures.....£ 78

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

£ 102

(as before) .....

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).....£

Restrictions.....£

GROSS VALUE...£ 102



Situation  
Description  
Extent

8 King St  
House

Gross Value { Land £  
Buildings £ 8. Rateable Value { Land £  
Buildings £ 10

Gross Annual Value, Schedule A, £

Occupier

Owner

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

Further information and valuation

identical with property No. 371

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

Further information and valuation

identical with property No. 371

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

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

Divided as follows:—

Buildings and Structures.....£ 78  
Machinery .....£  
Timber.....£  
Fruit Trees .....£  
Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 102

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).....£  
Restrictions.....£

GROSS VALUE.....£ 102



274

Reference No. Map. No. 79.12.48  
 Situation 10712 Railway St  
 Description Barhouse "Wellington Inn"  
 Extent 214 yards  
 Gross Value { Land £ Rateable Value { Land £  
 Buildings £43. Buildings £36.10  
 Gross Annual Value, Schedule A, £  
 Occupier Richard Glive  
 Owner Brown Brewing Co Ltd Rochdale Rd. Burny  
 Interest of Owner Copyhold  
 Superior interests J Grant Lawson  
 Subordinate interests

Occupier's tenancy, Term Quarterly from  
 How determinable  
 Actual (or Estimated) Rent, £ 50.0.0  
 Any other Consideration paid  
 Outgoings—Land Tax, £ paid by  
 Tithe, £ paid by  
 Other Outgoings  
 Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) Owner  
 Who is liable for repairs Owner  
 Fixed Charges, Easements, Common Rights and Restrictions  
 2<sup>d</sup> per year to the Lord of the Manor  
 J.R. £3.4.6  
 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

Reference No. 274  
 Particulars, description, and notes made on inspection

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

	£ 17 00
Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees, and other things growing on the land	£ 84
Difference Balance, being portion of market value attribut- able to structures, timber, &c. ....	£ 16 16
Divided as follows:—	
Buildings and Structures.....	£ 16 16
Machinery .....	£
Timber.....	£
Fruit Trees .....	£
Other things growing on land .....	£
Market Value of Fee Simple of Whole in its present condition (as before) .....	£ 17 00
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).....	£ 23
Restrictions.....	£
GROSS VALUE....	£ 17 23



275

Reference No.

Map. No. 79...13...*St. E*

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7 10      Rateable Value { Land £  
Buildings £ 6.

Gross Annual Value, Schedule A, £

Occupier *Emily Bailey*Owner *Richard Livesey 133 Richmond St. Acrrington*

Interest of Owner

Superior interests *Leasehold 999 years.*

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ *9 2 0*

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance *Givnet*Who is liable for repairs *do.*

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

Reference No. *275*

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. *266*

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

Further information and valuation

identical with property No. *266*

£ 101

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

£ 23

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

£ 78

Divided as follows:—

Buildings and Structures.....£ 78

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

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

£ 101

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).....£

Restrictions.....£

GROSS VALUE...£ 101



.....Reference No. Map. No. ....79...12...46  
 Situation *16 King St*  
 Description *House*  
 Extent

Gross Value { Land £ Rateable Value { Land £  
 Buildings £ 7.10 Buildings £ 6.

Gross Annual Value, Schedule A, £

Occupier *Mrs. M. Laughlin*

Owner *G. Hivesey*

Interest of Owner

Superior interests *Leasehold 999 yrs.*  
*Leasehold 999 yrs.*

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ 9.2.0

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

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

Who is liable for repairs *do.*

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

Reference No. ....276  
 Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. ....266

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

Further information and valuation

identical with property No. ....266

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

*47 sq Yds* 1.3.6 6 X 20 £ 23

Difference Balance, being portion of market value attribut-  
 able to structures, timber, &c. ....£ 78

Divided as follows:—

Buildings and Structures.....£ 78

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
 (as before) .....£ 101

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).....£

Restrictions.....£

GROSS VALUE...£ 101



277 Reference No. 18 King St. House  
Situation  
Description  
Extent

Gross Value { Land £  
Buildings £5 Rateable Value { Land £  
Buildings £4

Gross Annual Value, Schedule A, £

Occupier E. J. Simpson

Owner R. Hivesey

Interest of Owner

Superior interests Sir J. Grant Lawson babyhold 999 years

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 6.10.0

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

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

Who is liable for repairs do.

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

Reference No. 277  
Particulars, description, and notes made on inspection  
Stone built. slate roof

kitchen + one bedroom cold water  
+ privies + ashpit common

Rent 2/6 + district rate

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

Further information and valuation

identical with property No. 264

£ 68  
Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land

£ 17  
Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 57

Divided as follows:—

Buildings and Structures.....£ 57

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 68

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).....£

Restrictions.....£

GROSS VALUE...£ 68



278

Reference No.

Map. No. 79. 13. 9. E  
5Situation  
Description  
Extent

20 King St. Hanse

Gross Value { Land £  
Buildings £ 9. Rateable Value { Land £  
Buildings £ 7.

Gross Annual Value, Schedule A, £

Occupier Catherine Kelly

Owner R. Livesey

Interest of Owner

Superior interests

Copyhold 999 yrs  
Lawson

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ 10. 8

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

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

Who is liable for repairs do.

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

Reference No. 278

Particulars, description, and notes made on inspection

Stone built, slate roof

moderate condition

kitchen, scullery. 2 bedrooms. cold water  
4 privies & ashpit common.

Rent 4/0 &amp; district rate

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

Valuation.—Market Value of Fee Simple in possession of whole property  
in its present conditionGross Rental £ 10. 8. 0  
3. 4. 6

Prop. Rate.	1. 2. 2
Burial	2. 4
Water	18. 0
Repairs	1. 0. 0
Insurance	2. 0
	3. 4. 6

48	7. 3. 6
	100

Cost of enfranchisement.	6
	106

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

67 Ag Gds @ 60 113. 6 x 20 £ 33

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 73

Divided as follows:—

Buildings and Structures.....	£ 73
Machinery .....	£
Timber .....	£
Fruit Trees .....	£
Other things growing on land .....	£

Market Value of Fee Simple of Whole in its present condition  
(as before) £ 106Add 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).....	£
Restrictions.....	£

GROSS VALUE... £ 106



279

Reference No.

Map. No. 79.12.71.5

Situation

22 King St House

Description

Extent

Gross Value { Land £  
Buildings £7Rateable Value { Land £  
Buildings £5.10

Gross Annual Value, Schedule A, £

Occupier Charles A. Purdy

Owner A. Duckworth, Bolton St. Ramsbottom

Interest of Owner

Superior interests

Leasehold 999 years  
Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

3/6 per week

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

{ Owner except D.C. Rate

Fixed Charges, Easements, Common Rights and Restrictions

J.R. 9.9.7 includes Nos. 256 to 261 &amp; 279 to 284.

Former Sales. Dates

21<sup>st</sup> April 1902

Interest

Consideration

£710 includes Nos. 256 to 261 &amp; 279 to 284.

Subsequent Expenditure

£40

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Roads and Sewers. Dates of Expenditure  
Amounts

Reference No.

279

Particulars, description, and notes made on inspection

Stone built, slate roof

kitchen, scullery, cold water,

moderate condition

2 bedrooms

3 waste water closets common &amp; ashpit

no yard

all streets paved etc

Rent 3/6 + district rate

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

Poor Rate	17.5
Burial Rate	2.6
Water	14.0
Repairs	18.1
Insurance	2.0
	2.14.0

Gross Rental	£9.2.0
	2.14.0
	6.8.0

48	14
----	----

say 85

Cost of Encroachment	6
	£ 91

Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land37 Sq. Yds @ 6<sup>d</sup>. Land. 8/6 x 20 £ 18Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 73

Divided as follows:—

Buildings and Structures.....£ 73

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 91Add 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).....£

Restrictions.....£

GROSS VALUE...£ 91



280

Reference No.

Map. No. .... 7.9.12.28  
5

Situation

Description

Extent

Gross Value { Land £  
Buildings £7.Rateable Value { Land £  
Buildings £5.10

Gross Annual Value, Schedule A, £

Occupier *Ester Kennedy*Owner *as 279*Interest of Owner *leasehold 999 years*Superior interests *Sir J. Grant Lawson*

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ *3/6 per week*

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

*as 279*

Fixed Charges, Easements, Common Rights and Restrictions

*as 279*

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

Reference No. 280

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 379

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

Further information and valuation

identical with property No. 379

£ 91

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

£ 18

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. .... £ 73

Divided as follows:—

Buildings and Structures ..... £ 73

Machinery ..... £

Timber ..... £

Fruit Trees ..... £

Other things growing on land ..... £

Market Value of Fee Simple of Whole in its present condition  
(as before) ..... £ 91

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) ..... £

Restrictions ..... £

GROSS VALUE... £ 91



281

Reference No.

Map. No. 79.12.25

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7

Rateable Value { Land £  
Buildings £ 5.10

Gross Annual Value, Schedule A, £

Occupier *No any Foley*

Owner

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

*3/6 per week*

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

*as 279*

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

Reference No.

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 279

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

Further information and valuation

identical with property No. 279

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

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 73

Divided as follows:—

Buildings and Structures.....£ 73

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 91

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).....£

Restrictions.....£

GROSS VALUE.....£ 91



Reference No.

Map. No. .... 79...13...216  
5

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7Rateable Value { Land £  
Buildings £ 5.10

Gross Annual Value, Schedule A, £

Occupier John Nuttall

Owner as 279

Interest of Owner Copyhold 999 years

Superior interests Self grant Lawson

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 3/6 per week

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 as 279

Fixed Charges, Easements, Common Rights and Restrictions

as 279

Former Sales. Dates

Interest

Consideration as 279

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

Further information and valuation  
identical with property No. 279

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

Valuation.—Market Value of Fee Simple in possession of whole property  
in its present conditionFurther information and valuation  
identical with property No. 279Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the landDifference Balance, being portion of market value attrib-  
able to structures, timber, &c. £ 73

Divided as follows:—

Buildings and Structures.....£ 73

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 91Add 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).....£

Restrictions.....£

GROSS VALUE.....£ 91



Reference No.

Map. No. 79.12.2.E

Situation

Description

Extent

Gross Value { Land £  
Buildings £6.Rateable Value { Land £  
Buildings £5.

Gross Annual Value, Schedule A, £

Occupier John Howgate Pilkington

Owner as 249

Interest of Owner

Superior interests copyhold 999 years.  
Sgt. Grant Lawson

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ 3/- per week

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

as 249

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

Shore built, slate roof  
kitchen. one bedroom

moderate condition

no yard

3 waste water closets + ashpit, common

All streets paved &amp;c

Rent 3/- + district rate.

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

Door Rate	15.10
Burial Rate	1.8
Water	12.0
Repairs	16.0
Insurance	2.0
	2.7.6

Gross Rental £ 7.16.0

2.7.6

5.8.6

99 14

say 70

Cost of Enfranchisement 6

£ 76

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

30 Sq Yds @ 6/- Land 15/- x 20

£ 15

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 61

Divided as follows:—

Buildings and Structures.....£ 61

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 76Add 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).....£

Restrictions.....£

GROSS VALUE...£ 76



284

Reference No.

Map. No. 79.12.21.E  
5

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 6.Rateable Value { Land £  
Buildings £ 5.

Gross Annual Value, Schedule A, £

Occupier John Lowe

Owner

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

3/- per week

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

Reference No. 284

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 283

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

Further information and valuation

identical with property No. 283

Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the landDifference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 61

Divided as follows:—

Buildings and Structures.....£ 61

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 76

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).....£

Restrictions.....£

GROSS VALUE...£ 76



285

Reference No.

Map. No. 79.13.22.5

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7. 10 Rateable Value { Land £  
Buildings £ 6.

Gross Annual Value, Schedule A, £

Occupier

Owner Mrs Bridge &amp; Mrs Thompson

Interest of Owner Copyhold

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 9. 17. 2.

Any other Consideration paid

Outgoings—Land Tax, £ paid by

Tithe, £ paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (A) Tenant (B) Owner

Who is liable for repairs Owner

Fixed Charges, Easements, Common Rights and Restrictions

Former Sales. Dates Sept 26/08

Interest

Consideration £ 70

Subsequent Expenditure £ 5.

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Roads and Sewers. Dates of Expenditure  
Amounts

Reference No. 285

Particulars, description, and notes made on inspection

Stone built, slate roof

kitchen, scullery. cold water

2 bedrooms

no yard.

2. waste water closets + ashpit common

Street paved etc

moderate condition

Rent 3/9 1/2 + district Rate.

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

Poor Rate 19. 0  
Sewer Rate 2. 0  
Water 15. 0  
Repairs 19. 0  
Insurance 2. 0  
2. 17. 0

Gross Rental. £ 9. 17. 2

2. 17. 0

98. 74. 0. 2

98

Cost of enfranchisement 6

£ 104

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

48 Sq Yds @ 6. 1. 4 0. x 20 £ 24

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 80

Divided as follows:—

Buildings and Structures.....£ 80

Machinery .....£

Timber.....£

Fruit Trees.....£

Other things growing on land.....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 104

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).....£

Restrictions.....£

GROSS VALUE...£ 104



286

Reference No.

Map. No. .... 79.13.96 S

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7. 10 Rateable Value { Land £  
Buildings £ 6.

Gross Annual Value, Schedule A, £

Occupier

Owner

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

Reference No. .... 286  
Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 285

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

Further information and valuation

identical with property No. 285

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

41 Sq Yds @ 6<sup>d</sup> 1 0 6. x 20 £ 20

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 84

Divided as follows:—

Buildings and Structures.....£ 84

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 104

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).....£

Restrictions.....£

GROSS VALUE...£ 104



287

Reference No.

Map. No. 79.13. A.C.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 4. 10 Rateable Value { Land £  
Buildings £ 6.

Gross Annual Value, Schedule A, £

Occupier

Owner

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, £

Tithe, £

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

Reference No. 284  
Particulars, description, and notes made on inspection

Further information and valuation  
identical with property No. 285

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

Further information and valuation  
identical with property No. 285

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

43 Sq. Yds @ 6' 1. 1. 6 x 20 £ 21  
Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 83

Divided as follows:—

Buildings and Structures.....£ 83  
Machinery .....£  
Timber.....£  
Fruit Trees.....£  
Other things growing on land.....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 104

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).....£  
Restrictions.....£  
GROSS VALUE.....£ 104



288

Reference No.

Map. No. 79.12.16. B.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 7.10 Rateable Value { Land £  
Buildings £ 6.

Gross Annual Value, Schedule A, £

Occupier

Owner

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

Reference No. 288

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 285

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

Further information and valuation

identical with property No. 285 £ 104

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

43 Sq Yds @ 6" 1 1 6 x 20 £ 21  
Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 83

Divided as follows:—

Buildings and Structures.....£ 83  
Machinery .....£  
Timber.....£  
Fruit Trees .....£  
Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 104

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).....£  
Restrictions.....£  
GROSS VALUE.....£ 104



289

Reference No.

Map. No. 72.13.46

Situation *31 King St.*  
 Description *House*  
 Extent

Gross Value { Land £  
 Buildings £ 7.10 Rateable Value { Land £  
 Buildings £ 6

Gross Annual Value, Schedule A, £

Occupier

Owner *as 285*Interest of Owner *copy hold*Superior interests *Sir J. Grant Lawson*

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 *as 285*

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

Reference No. 289

Particulars, description, and notes made on inspection

Further information and valuation  
 identical with property No. 285

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

Further information and valuation  
 identical with property No. 285

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

43 Sq Yds 1.16 x 20 £ 21

Difference Balance, being portion of market value attribut-  
 able to structures, timber, &c. £ 83

Divided as follows:—

Buildings and Structures.....£ 83

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
 (as before) .....£ 104

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).....£

Restrictions.....£

GROSS VALUE...£ 104



290

Reference No.

Map. No. 79.12.13 E

Situation  
Description  
Extent

29 King St.  
House

Gross Value { Land £  
Buildings £8.10 Rateable Value { Land £  
Buildings £6.10

Gross Annual Value, Schedule A, £

Occupier John Taylor

Owner R. Duckworth 45 Bolton St.

Interest of Owner Copyhold 999 years

Superior interests Sir J. Grant Hanson

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 4/3 per week

Any other Consideration paid

Outgoings—Land Tax, £

Tithe, £

Other Outgoings

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

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

£3.0.0

Former Sales. Dates Nov 29/02

Interest

Consideration £570

Subsequent Expenditure £30.

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Roads and Sewers. Dates of Expenditure  
Amounts

Reference No. 290

Particulars, description, and notes made on inspection  
Stone built, slate roof moderate condition

kitchen, scullery cold water

2 bedrooms

separate yard, waste water closet + ashbin  
Pavement paved etc.

Rent 4/3. + district rate

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

29/-  
Valuation.—Market Value of Fee Simple in possession of whole property  
in its present condition

Door Rate 1.0.7  
Burial Rate 2.2  
Water 17.0  
Repairs 1.2.0  
Insurance 2.0  
3.3.9

11.1.0

3.3.9

7.17.3

18.12

142

6

148

17.

Cost of Enfranchisement

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

61 Sq Yds @ 4 1.0.4

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 128

Divided as follows:—

Buildings and Structures.....£ 128

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 148

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).....£

Restrictions.....£

GROSS VALUE.....£ 148



291 Reference No. Map. No. 79.12. A.E.  
 Situation 27 King St  
 Description House  
 Extent  
 Gross Value { Land £  
 Buildings £8. 10 Rateable Value { Land £  
 Buildings £6. 10  
 Gross Annual Value, Schedule A, £  
 Occupier Bertha Legg  
 Owner A. Duchmuth  
 Interest of Owner Copyhold 999 yrs  
 Superior interests Sir J. Grant Lawson  
 Subordinate interests

Occupier's tenancy, Term from  
 How determinable  
 Actual (or Estimated) Rent, £ 4/3 per week  
 Any other Consideration paid  
 Outgoings—Land Tax, £ paid by  
 Tithe, £ paid by  
 Other Outgoings  
 Who pays (a) Rates and Taxes (b) Insurance as 290  
 Who is liable for repairs  
 Fixed Charges, Easements, Common Rights and Restrictions see 290

Former Sales. Dates  
 Interest  
 Consideration see 290.  
 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

Reference No. 291  
 Particulars, description, and notes made on inspection

Further information and valuation  
 identical with property No. 290

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

Further information and valuation  
 identical with property No. 290

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

Difference Balance, being portion of market value attrib-  
 utable to structures, timber, &c. £ 128

Divided as follows:—

Buildings and Structures.....£ 128  
 Machinery .....£  
 Timber .....£  
 Fruit Trees .....£  
 Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
 (as before) .....£ 148

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).....£  
 Restrictions.....£  
 GROSS VALUE.....£ 148



Reference No.

Map. No. 79. 12. 26  
E.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 8.10      Rateable Value { Land £  
Buildings £ 6.10

Gross Annual Value, Schedule A, £

Occupier *Thomas Leigh*Owner *A. Duckworth*

Interest of Owner

Superior interests *Copyhold 999 years*  
*See J. Grant Lawson*

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

*4/3 per week*

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

*as 290*

Fixed Charges, Easements, Common Rights and Restrictions

*see 290*

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

Reference No. 292  
Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 290

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

Further information and valuation

identical with property No. 290

£ 148  
Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land

£ 20  
Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 128

Divided as follows:—

Buildings and Structures.....£ 128  
Machinery .....£  
Timber .....£  
Fruit Trees .....£  
Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 148

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).....£  
Restrictions.....£

GROSS VALUE...£ 148



Reference No.

Map. No....79...12...46

Situation

23 King St House

Description

Extent

Gross Value { Land £  
Buildings £ 8.10 Rateable Value { Land £  
Buildings £ 6.10

Gross Annual Value, Schedule A, £

Occupier *Fredrick Aelsopp*Owner *A. Dorchmouth*

Interest of Owner

Superior interests

*Leasehold 999 years.*  
*Sir J. Grant Lawson*

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

*4/3 per week*

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

*as 290*

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

Reference No.

Particulars, description, and notes made on inspection

Further information and valuation

identical with property No. 290

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

Further information and valuation

identical with property No. 290

£ 148

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

£ 20

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

£ 128

Divided as follows:—

Buildings and Structures.....£ 128

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£ 148

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).....£

Restrictions.....£

GROSS VALUE...£ 148



Situation  
Description  
Extent

King St.  
Stable

Gross Value { Land £  
Buildings £ 3. Rateable Value { Land £  
Buildings £ 2.10

Gross Annual Value, Schedule A, £

Occupier Joseph Mercer

Owner A. Duchworth

Interest of Owner

Superior interests Sir. J. Grant Lawson 999 years.

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £

1/6 per week

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

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

as 290.

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

very poor condition

Stone built + Slate roof

3 Stalled Stable

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

Poor Rate 7.11  
Burial 10  
Water 6.0  
Repairs 8.0  
Insurance 2.0  
1.4.9

Gross Rental £ 3.18.0  
1.4.9  
2.13.3  
14.5

37

Cost of enfranchisement 5  
£ 42

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

98 Sq Yds @ 3<sup>d</sup> = 1.4.6 x 20 £ 24

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 18

Divided as follows:—

Buildings and Structures.....£ 18

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition  
(as before) .....£ 42

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).....£

Restrictions.....£

GROSS VALUE...£ 42



.....Reference No.

Situation

Description

Extent *5/6/54.*

Gross Value { Land £

{ Buildings £ 3

Rateable Value

{ Land £

{ Buildings £2 10

Gross Annual Value, Schedule A, £

Occupier

Owner *A. D. Ackworth*

Interest of Owner

Superior interests *Leasehold 999 years*  
*in J. Grant Lawson*

Subordinate interests

Occupier's tenancy, Term

How determinable

from

Actual (or Estimated) Rent, £

Any other Consideration paid

Outgoings—Land Tax, £

Tithe, £

paid by

Other Outgoings

paid by

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

Who is liable for repairs

*as 290.*

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  
AmountsMap. No. *79.13.45*  
*E*Reference No. *295*

Particulars, description, and notes made on inspection

*Included in 294*

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£  
Deduct Market Value of Site under similar circumstances,  
but if divested of structures, timber, fruit trees, and  
other things growing on the land£  
Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. ....£

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

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

Restrictions.....£

GROSS VALUE...£



296

Reference No.

Situation

Description

Extent

Gross Value { Land £  
Buildings £ 8.Rateable Value { Land £  
Buildings £ 6.10

Gross Annual Value, Schedule A, £

Occupier

Owner

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ 9. 19. 4

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

J.R. L. 3. 10-0 includes 296 to 300

Former Sales. Dates

V.6406 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

Map. No. 79. 13. 46

Reference No. 296

Particulars, description, and notes made on inspection

Stone built, slate roof  
kitchen, scullery, cold water

poor condition ✓

2 bedrooms

common yard

2 water closets &amp; ashpit

Rent 3/10

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

S/D RV 3000

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

Rental.	9. 19. 4.
1. 3. 9.	
1. 0. 7.	3. 3. 4.
	6. 16. 0
12. 8. 8.	81. 12. 0

£ 82.

Deduct Market Value of Site under similar circumstances,

but if divested of structures, timber, fruit trees, and  
other things growing on the land449. 0. 4  
150. 5. 0  
299. 5. 4Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 68

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber.....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£

Add for Additional Value represented by any of the following

for which any deduction may have been made when

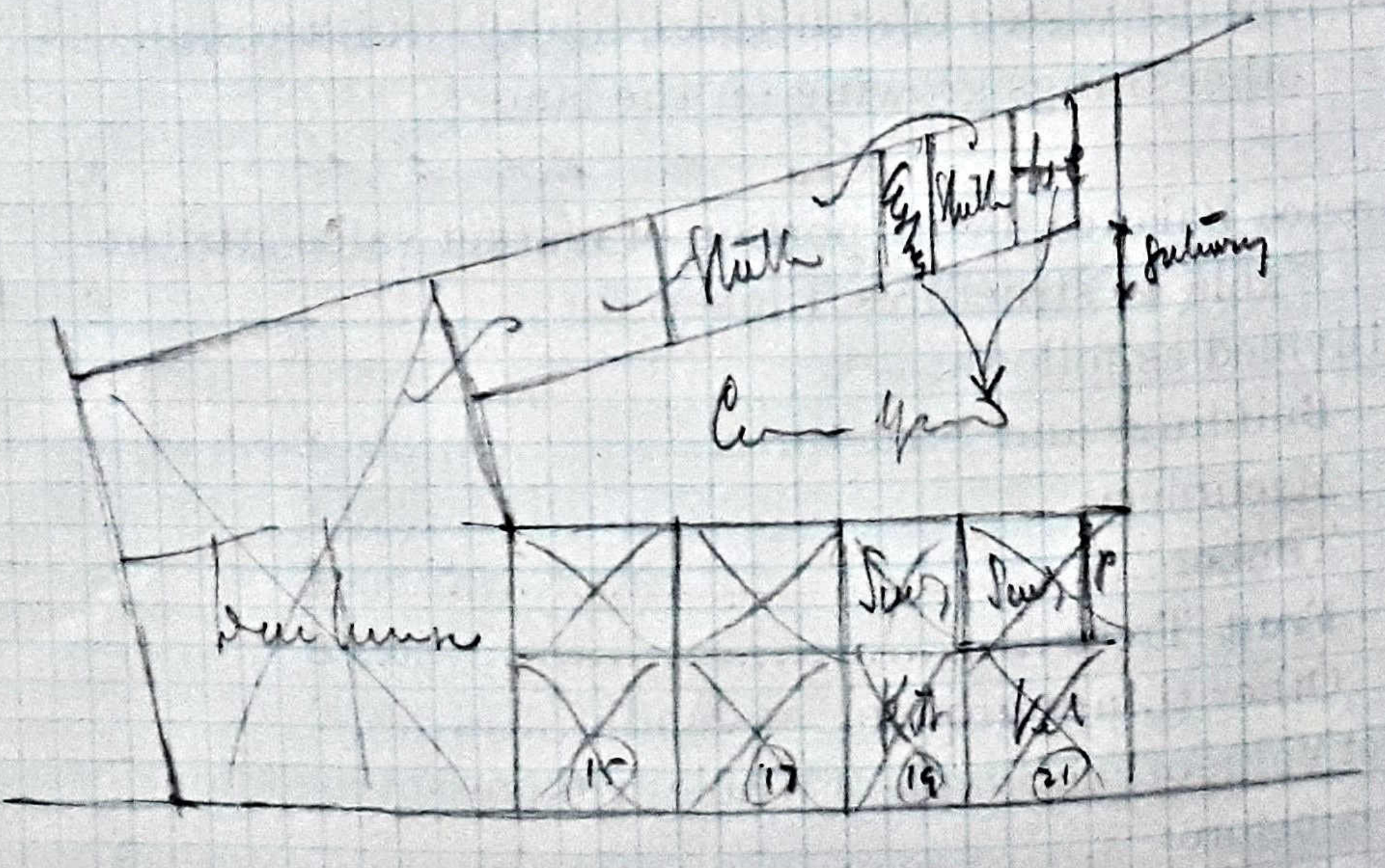
arriving at Market Value:—

Charges (excluding Land Tax).....£

Restrictions.....£

GROSS VALUE...£ 88







Situation  
Description  
Extent

19 King St  
Horne

Map. No. 79.12.46  
E

Gross Value { Land £  
Buildings £ 8.10 Rateable Value { Land £  
Buildings £ 4.10.

Gross Annual Value, Schedule A, £

Occupier John Nuttall

Owner Hugh R. Horne

Interest of Owner

Superior interests Sir J. Grant Lawson Leasehold 999 years

Subordinate interests

Occupier's tenancy, Term Weekly from  
How determinable

Actual (or Estimated) Rent, £ 7. 3. 0 2/10 + D.R.

Any other Consideration paid

Outgoings—Land Tax, £

Tithe, £

Other Outgoings

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

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

100 296

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

Stone built slate roof  
kitchen, scullery, cold water  
2 bedrooms

poor condition

Common yard. 2 water closets + ashpit

Rent 7.3.0

Charges, Easements, and Restrictions affecting market value of Fee Simple  
H.R. 2006.

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

as 296. 82  
smaller house 16  
66

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

£ 66

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c. £ 52

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£

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).....£

Restrictions.....£

GROSS VALUE...£ 72



Situation 17 Ring St.  
Description House  
Extent

Gross Value { Land £  
Buildings £ 7. 10 Rateable Value { Land £  
Buildings £ 6

Gross Annual Value, Schedule A, £

Occupier Sarah Wilkinson

Owner Hugh R. Horne

Interest of Owner Leasehold 999 yrs.

Superior interests Sir J. Grant Lawson

Subordinate interests

Occupier's tenancy, Term from

How determinable

Actual (or Estimated) Rent, £ 9. 19. 4

Any other Consideration paid

Outgoings—Land Tax, £

Tithe, £

Other Outgoings

paid by

paid by

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

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

see 296.

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

Further information and valuation

identical with property No. 296

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

see 296

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

See 296

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

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

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber .....£

Fruit Trees .....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present condition

(as before) .....£

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).....£

Restrictions.....£

GROSS VALUE...£ 88.



299. Reference No. Map. No. 79 12 S.E.  
Situation 15 King St.  
Description House  
Extent

Gross Value { Land, £  
Buildings, £ 7. 10 Rateable Value { Land, £  
Buildings, £ 6

Gross Annual Value, Schedule A, £

Occupier Chas. E. Cooper

Owner Hugh R. Horne

Interest of Owner

Superior interests

Leasehold 999 years.  
Sir J. Grant Hanson

Subordinate interests

Occupier's tenancy, Term

from

How determinable

Actual (or Estimated) Rent, £ 9. 19. 4

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

as 296

Fixed Charges, Easements, Common Rights and Restrictions

see 296

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



Reference No. \_\_\_\_\_

Particulars, description, and notes made on inspection

296

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

as 296.

£ 82.

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

£ 14

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c.....£ 68

Divided as follows:—

Buildings and Structures.....£

Machinery .....£

Timber .....£

Fruit Trees.....£

Other things growing on land .....£

Market Value of Fee Simple of Whole in its present con-  
dition (as before) .....£

Add for Additional Value represented by any of the follow-  
ing for which any deduction may have been made  
when arriving at Market Value:—

Charges (excluding Land Tax) .....£

Restrictions .....£

GROSS VALUE.....£

88.

Reference No. \_\_\_\_\_

Index Letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			

314 RV 4006



Map. No. 79.12.1.E  
E

300

Reference No.

Situation

Description

Extent

Gross Value { Land, £  
Buildings, £22

Rateable Value { Land, £  
Buildings, £ 18. 10

Gross Annual Value, Schedule A, £

Occupier

Owner

Interest of Owner

Superior interests

Subordinate interests

Occupier's tenancy, Term

How determinable

Actual (or Estimated) Rent, £

Any other Consideration paid

Outgoings—Land Tax, £

Tithe, £

Other Outgoings

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

Who is liable for repairs

Fixed Charges, Easements, Common Rights and Restrictions

*see 296.*

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



Reference No.

Particulars, description, and notes made on inspection

Stone built slate roof

Poor condition ✓

2 Halled Stable

Large Warehouse + Cartshed.

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	13. 0. 0
Repairs + Ins.	2. 10. 0
12 Yrs.	10. 10. 0
	126.

£ 126.

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

£ 70 less Lapanch. to £ 64

Difference Balance, being portion of market value attribut-  
able to structures, timber, &c.....£ 62

Divided as follows:—

Buildings and Structures.....	£ 62
Machinery .....	£
Timber .....	£
Fruit Trees.....	£
Other things growing on land .....	£

Market Value of Fee Simple of Whole in its present con-  
dition (as before) .....Add for Additional Value represented by any of the follow-  
ing for which any deduction may have been made  
when arriving at Market Value:—

Charges (excluding Land Tax) .....

Restrictions .....

GROSS VALUE...£ 132.

Reference No.

Index Letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			



Reference No.

GROSS VALUE.....£ 132.  
 Less Value attributable to Structures, timber, &c. (as before) £ 62.  
 FULL SITE VALUE.....£ 70.  
 Gross Value (as before) .....£ 132.

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 opera-  
 tion of law or under any Act of Parliament £

If Copyhold, Estimated Cost of Enfranchise-  
 ment.....£ 6.

Public Rights of Way or User .....£

Rights of Common .....£

Easements .....£

Restrictions .....£

TOTAL VALUE.....£ 126

Less Value attributable to Structures, timber, &c.  
 (as before) .....£ 62

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 .....£ 62.

ASSESSABLE SITE VALUE.....£ 64

If Agricultural land, the value for Agricultural

purposes including Sporting Rights... £  
 excluding

Value of Sporting Rights .....£

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

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

For further reference as to Apportionments, &c., see