

Reference No. 105  
 Situation 6legynant  
 Description farm  
 Extent 550 aca 2 rds 32 perches 560a. 3v. 25p  
 Gross Value { Land £  
 Buildings £  
 Rateable Value { Land £  
 Buildings £58.10.0  
 Gross Annual Value, Schedule A, £  
 Occupier J. + Lewis Richards  
 Owner Sir Wynn Duabon  
 Interest of Owner Freehold  
 Superior interests

Subordinate interests  
 Occupier's tenancy, Term Yearly from 25 March  
 How determinable  
 Actual (or Estimated) Rent, £ 66.10.0  
 Any other Consideration paid  
 Outgoings—Land Tax, £  
 Tithe, £ 1.12.8 paid by occupies  
 Other Outgoings paid by owner  
 Who pays (a) Rates and Taxes (b) Insurance (a) occupies  
 Who is liable for repairs (b) 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

6" 20 NE & NW. 28 V. B.  
28 7.  
 Map. No. 28 6

Reference No. ....  
 Particulars, description, and notes made on inspection  
1/4/14  
Good Shooting on  
from moor.  
 Charges, Easements, and Restrictions affecting market value of Fee Simple  
 P.K. B.K. 14. 10y (waterpower) 3P. 5B. Callished for 12+ B.B.  
 3P. Loft. L.B. 120T. CK + Loft. 3A0B.  
 Wood Store. Chaff Hut + B. (waterpower) 355 + Loft.  
 2 Cart Huts. Fair.

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

Dedu	Rent	
Tithe 1.12.8	66.10.0	
R. & M. Say 97.4	11.10.0	
(15%) 11.10.0	NAV. 55.0.0	
		£55.0.0 + 284/ 1540
		Spd. 1/12 + 16% Jay 200
		£ 1740

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. .... £ 296

Divided as follows:—  
 Buildings and Structures..... £240  
 Machinery ..... £  
 Timber ..... £  
 Fruit Trees ..... £  
 Other things growing on land ..... £ 56  
 Market Value of Fee Simple of Whole in its present condition  
 (as before) ..... £ 1740  
 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) Tithe 328 + 284/ £46  
 Restrictions..... £  
 GROSS VALUE... £ 1786