



THE COMMISSIONERS OF
INLAND REVENUE.

DUTIES ON LAND VALUES.

(Finance (1909-10) Act, 1910.)

REFERENCE: to be quoted in
all communications.

Darwen, Lancashire

AAH. 1'0.

RETURN TO BE MADE BY AN OWNER OF LAND OR BY ANY PERSON
RECEIVING RENT IN RESPECT OF LAND.

(Penalty for failure to make a due Return, not exceeding £50.)

Reference to the accompanying Sheet of Instructions (Form 2—Land).	Particulars extracted from the Rate books	Parish Number of Poor Rate Name of Occupier Description of Property Situation of Property Estimated extent Gross Estimated Rental (or Gross Value in Valuation List*) Rateable Value (* Applicable to the Metropolis only.)	This space is not for the use of the person making the Return. <i>Darwen</i> <i>12.</i> <i>Evans Jones</i> <i>House & Land</i> <i>Rhingriafol</i> Acres Roods £ <i>11 0 0 0</i> £ <i>98 19 0</i>
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IMPORTANT.—As the Land is to be valued as on 30th April, 1909, the particulars should be furnished, so far as possible, with reference to the circumstances existing on that date.

I. Particulars required by the Commissioners, which must be furnished so far as it is in the power of the person making the Return to give them.

See Instruction 3	(a) Parish or Parishes in which the Land is situated.	<i>Darwen and Pinfolds</i>
See Instruction 4	(b) Name of Occupier.	<i>Evans Jones</i>
See Instructions 1 and 3	(c) Christian Name and Surname and full postal address of the person making the Return.	<i>Marjorie Francis Pinfolds, Darwen Lancashire</i>
See Instruction 6	(d) Nature of Interest of the person making the Return in the Land:— (1) Whether Freehold, Copyhold, or Leasehold. (2) If Copyhold, name of the Manor. (3) If Leasehold, (i.) term of lease and date of commencement (including, where the lease contains a covenant for renewal, the period for which the lease may be renewed), and (ii.) name and address of lessor or his successor in title.	1 <i>Freehold</i> 2 3 (i.) 3 (ii.)

Form 4—Land.

(25) (75149) Wt. 6597/1445 240000 5-10 W B & L

Reference to the
accompanying
Sheet of
Instructions
(Form 2—Land).

SEE
INSTRUC-
TION
2

(e) Name, and precise situation of the Land.

Phingiafol, Danwen

(f) Description of the Land, with particulars of the buildings and other structures (if any) thereon, and the purposes for which the property is used.
(House, Stable, Shop, Farm, etc.)

Farm, and usual outbuildings. The land is wholly agricultural.

(g) Extent of the Land, if known.

Acres	Roods	Perches	Yards
<i>Not known</i>			

(h) If the Land is let by the person making the Return, state:—

(i.) Whether let under Lease or Agreement, or

(i.) *Agreement (verbal)*

(ii.) If there is no Lease or written Agreement, whether let by the Year, Quarter, Month, or Week.

(ii.) *Let by the year*

(iii.) If let under Lease or Agreement—

(a) Term for which granted.

(iii.) (a)

(b) Date of commencement of term.

(b)

(c) Whether granted for any consideration in money, paid or to be paid by the Tenant, in addition to the Rent reserved,* or

(c)

(d) Upon any condition as to the Tenant laying out money in Building, Rebuilding, or Improvements.*

(d)

(iv) Amount of Yearly Rent receivable.
(*If so give full particulars.)

(iv.) £ *110*

(i) If the person making the Return is also the Occupier, state the Annual Value; i.e., the Sum for which the Property is worth to be Let to a Yearly Tenant, the Owner keeping it in repair.

Annual Value £ *✓*

(k) Amount of Land Tax (if any) and by whom borne.

£ *Not known* borne by *tenant*

(l) Amount of Tithe Rentcharge, or of any payment in lieu of Tithes, for the year 1909, and by whom borne.

£ *Not known*
borne by *tenant*

(m) Amount of Drainage, or Improvement Rate, or of any similar charge, and by whom borne.

£
borne by *✓*

See
Instructions,
page 1,
footnote†

See
Instruction
5

(n) Whether all usual Tenants' Rates and Taxes are borne by the Occupier, and, if not, by whom.

Tenant

(o) By whom is the cost of Repairs, Insurance, and other expenses necessary to maintain the Property, borne?

Owner

(p) Whether the Land is subject to any:—

(i.) Fixed Charges (exclusive of Tithe Rentcharge entered in space (l)) and, if so, the Annual Amount thereof.

Annual Amount £

(ii.) Public Rights of Way.

(iii.) Public Rights of User.

(iv.) Right of Common.

(v.) Easements affecting the Land.

(vi.) Covenant or Agreement restricting the use of the Land, and, if so, the date when such Covenant or Agreement was entered into or made.

Date when made

(Full particulars should be given in each case.)

(q) Particulars of the last sale (if any) of the Land within 20 years before 30 April, 1909, and of Expenditure since the date thereof:—

(i.) Date of Sale.

(i.)

(ii.) Amount of Purchase-money and other consideration (if any).

(ii.)

(iii.) Capital Expenditure upon the Land since date of Sale.

(iii.)

(r) Observations, with description, extent, and precise situation of any part of the Land which the Owner requires to be separately valued.

(s) If the person making the Return desires that communications should be sent to an Agent or Solicitor on his behalf, the name and full postal address of such Agent or Solicitor.

*At Messrs. Robert
G. &
Co. 11, Abchurch Lane.*

See
Instruction
6

* (t) (i) Does the person making the Return own the minerals comprised in the Land?

(i.) Yes (if any)

(ii) If so, state:—

(a) Whether the minerals were, on 30 April, 1909, comprised in a mining lease or being worked by the proprietor.

(ii.) (a)

(b) Whether the minerals are now comprised in a mining lease or being worked by the proprietor.

(b)

(iii.) If not, state the name and address of the proprietor of the minerals.

(iii.)

(* Minerals not comprised in a mining lease or being worked, are to be treated as having no value as minerals unless the proprietor of the minerals fills up space (w) below.)

I hereby declare that the foregoing particulars are in every respect fully and truly stated to the best of my judgment and belief.

Dated this 16 day of Sept 1910..

Margaret Francis

{ Signature of person
making the Return.

Widow

{ Rank, Title, or
Description.

II. Additional particulars which may be given, if desired.

(u) Value of the Land as defined in Instruction 7, and estimated by the Owner, with particulars how arrived at:—

(i.) Gross Value.

(i.) £

(ii.) Full Site Value.

(ii.) £

(iii.) Total Value.

(iii.) £

(iv.) Assessable Site Value.

(iv.) £

(v.) Particulars how Values arrived at.*

(v.)

(* May be given on a separate sheet of paper, if desired.)

(v) If the Owner does not desire to furnish his estimate of the Value of the Land, but intends to claim a Site-value deduction under Instruction 7 (iv.), (a), (b), (c), or (d), or under instruction 9 (i.), (a), the intention should be stated. A form will then be sent in due course for particulars of the claim to be given.

(w) Nature, and estimate of the Capital Value of any minerals not comprised in a mining lease and not being worked, which have a value as minerals.

Nature

Capital Value £

See
Instructions
7, 8, and 9

See
Instructions
7, 8, and 9

See
Instructions
6 and 10

Signature.

Date.



THE COMMISSIONERS OF
INLAND REVENUE.

FINANCE (1909-10) ACT, 1910.
DUTIES ON LAND VALUES.

The name of the parish
and number of the here-
ditament should be
quoted in all communi-
cations.

PROVISIONAL VALUATION.

Description of Property				
Situation	County MONTGOMERY, Parish <i>Pharyngol: Darowen</i>			
Name of Occupier	<i>Evans Jones</i>			
Extent	Acres <i>614</i>	Roods <i>3</i>	Perches <i>22</i>	Yards

The Commissioners of Inland Revenue have caused to be made the following Provisional Valuation of the land described above:—

ORIGINAL GROSS VALUE.....£		<i>3239</i>			
Deductions from Gross Value					
(a) To arrive at Full Site Value		(b) To arrive at Total Value			
Difference between Gross Value and Value of the Fee Simple of the Land divested of Buildings, Trees, &c.	<i>775</i>	Fee Farm Rent, Rent Seck, Quit Rent, Chief Rent, or Rent of Assize	<i>15</i>	Public Rights of Way or User	<i>2</i>
		Other perpetual Rent or Annuity		Right of Common	
		Tithe or Tithe Rent Charge	<i>224</i>	Easements	
		Burden or charge arising by operation of law, or imposed by Act of Parliament		Restrictions under Covenant or Agree- ment	
		If Copyhold, Cost of Enfranchisement		Total Deductions	<i>239</i>
ORIGINAL FULL SITE VALUE, £	<i>2464</i>	ORIGINAL TOTAL VALUE.....£		<i>3000</i>	

Deductions from Total Value to arrive at Assessable Site Value						
Deductions from Gross Value to arrive at Full Site Value (as above)		<i>775</i>		Enfranchisement of Copyholds		<i>2</i>
Works executed				Release of Restrictive Covenants		
Capital Expenditure				Goodwill or personal elements		
Appropriation of Land for streets, roads, open spaces, &c.				Cost of clearing Site		
Redemption of Land Tax or Fixed Charge				Total Deductions		<i>775</i>
ORIGINAL ASSESSABLE SITE VALUE				£		<i>2225</i>
Value of Agricultural Land for Agricultural purposes where different from Assessable Site Value.....				£		<i>2875</i>

Given under my hand this _____ day of _____ 191 .

WELSHPOOL.

{Valuer appointed by the
{Commissioners of Inland Revenue,
District.

Form 37—Land.

[7328] 750m 3/14n G & S 374i 444F

A copy of the foregoing Provisional Valuation was served on the undermentioned persons on the dates and in the manner specified below:—

	Name and Address	When copy served	How copy served	Initials of the person serving the Notice
Owner	Mrs. Mary Francis Burlington Wachynilleth			
Where a lessee is owner	Persons entitled to leasehold reversion exceeding 21 years			
	Person entitled to fee simple reversion			
	Persons interested in the land, who have applied for copy			