



DUTIES ON LAND VALUES.

THE COMMISSIONERS OF
INLAND REVENUE.

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

REFERENCE: to be quoted in
all communications.

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).		This space is not for the use of the person making the Return.	
SEE INSTRUCTION 2	Particulars extracted from the Rate books	Parish	LLANBLETHIAN
		Number of Poor Rate ...	170
		Name of Occupier ...	J. G. H. Bird
		Description of Property ...	Wan-y-gaer
		Situation of Property ...	LLANBLETHIAN
		Estimated extent ... Acres	1 Roods $\frac{3}{30}$
		Gross Estimated Rental (or Gross Value in Valuation List*) ... £	9.10
Rateable Value £	9		

(* Applicable to the Metropolis only.)

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		
See Instruction 4	(a) Parish or Parishes in which the Land is situated.	Llanblethian
	(b) Name of Occupier.	J. G. Harold Bird
See Instructions 1 and 3	(c) Christian Name and Surname and full postal address of the person making the Return.	J. G. Harold Bird 14 High Street Cambridge
	(d) Nature of Interest of the person making the Return in the Land:—	Owner
	(1) Whether Freehold, Copyhold, or Leasehold.	1 Freehold
See Instruction 9	(2) If Copyhold, name of the Manor.	2
	(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.	3 (i.) 3 (ii.)

SEE INSTRUCTION 2

(e) Name, and precise situation of the Land.	Wacen - 7 - Gaer			
(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.)	Pasture Whole of East + Part of South Side bounded by River Acre & a half (Cont'd p Rivers) Stable, Smith & Wheelwright shops - & shed -			
(g) Extent of the Land, if known.	Acres 1	Roods $\frac{3}{30}$	Perches	Yards
(h) If the Land is let by the person making the Return, state:— (i.) Whether let under Lease or Agreement, or (ii.) If there is no Lease or written Agreement, whether let by the Year, Quarter, Month, or Week. (iii.) If let under Lease or Agreement— (a) Term for which granted. (b) Date of commencement of term. (c) Whether granted for any consideration in money, paid or to be paid by the Tenant, in addition to the Rent reserved,* or (d) Upon any condition as to the Tenant laying out money in Building, Rebuilding, or Improvements.* (iv) Amount of Yearly Rent receivable. (*If so give full particulars.)	(i.) No. (ii.) (iii.) (a) (b) (c) (d) (iv.) £ 12 from Wheelwrights & Blacksmiths Shops (Jones Paid by land lord)			
(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 £ <u>£12.00</u> for Shops £ 9.10.00 Field			
(k) Amount of Land Tax (if any) and by whom borne.	£ borne by			
(l) Amount of Tithe Rentcharge, or of any payment in lieu of Tithes, for the year 1909, and by whom borne.	£ borne by Owner - who is Occupier			
(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

<p>(n) Whether all usual Tenants' Rates and Taxes are borne by the Occupier, and, if not, by whom.</p>	<p><i>By owner &</i></p>
<p>(o) By whom is the cost of Repairs, Insurance, and other expenses necessary to maintain the Property, borne?</p>	
<p>(p) Whether the Land is subject to any:—</p> <p>(i.) Fixed Charges (exclusive of Tithe Rentcharge entered in space (l)) and, if so, the Annual Amount thereof.</p> <p>(ii.) Public Rights of Way</p> <p>(iii.) Public Rights of User</p> <p>(iv.) Right of Common</p> <p>(v.) Easements affecting the Land ...</p> <p>(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.</p> <p>(Full particulars should be given in each case.)</p>	<p>Annual Amount \pounds $\frac{1}{2}$ = to herd but a cheif Rent \pounds15.0.0 Int in Money borrowed for Purchase</p> <p>Pathway from corner of stable belonging to Butcher's rooms, to N.W. corner of Wain & goal adjoining churchyard wall</p> <p>Date when made</p>
<p>(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:—</p> <p>(i.) Date of Sale.</p> <p>(ii.) Amount of Purchase-money and other consideration (if any).</p> <p>(iii.) Capital Expenditure upon the Land since date of Sale.</p>	<p>Bought from Representatives of the late Nathaniel Young Bird Feb 1894</p> <p>\pounds20 (Twenty pounds)</p> <p>(i.) Feb 1894</p> <p>(ii.) \pounds300 plus Lawyers Charges \pounds100</p> <p>(iii.) \pounds60 for Workshops etc</p>
<p>(r) Observations, with description, extent, and precise situation of any part of the Land which the Owner requires to be separately valued.</p>	
<p>(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.</p>	

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

See Instruction 6

- * (t) (i) Does the person making the Return own the minerals comprised in the Land? (i.)
- (ii) If so, state:— (ii.) (a)
- (a) Whether the minerals were, on 30 April, 1909, comprised in a mining lease or being worked by the proprietor.
- (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 (u) 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 30 day of September 1910 .

J. Harold Bird {Signature of person making the Return.
Surveyor + Commissioner {Rank, Title, or Description.

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

See Instructions 7, 8, and 9

- (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.)

See Instructions 7, 8, and 9

(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.

See Instructions 8 and 10

(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 £

Signature.

Date.