

978

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133/215-112
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131

Robert Harger dec^d

Copy

Valuation of
freehold and leasehold
properties by Mr.
Wm Parslow.

Freehold £ 19297
Leasehold. " 1305
Total. £ 20602

01111
+ 11511
221191

Wm Rudd
Liverpool
Solicitor

32 1860

W. Parslow
F.R.I.B.A.
Architect

Telephone 7120

July 1st 1904

GRECIAN CHAMBERS

57 Dale Street,
Liverpool.

VALUATION

I have surveyed the following properties belonging to the Estate of the late Mr. Robert Harger decd. of Liverpool. I have valued the same for probate and I attach my valuation of each Property as annexed thereto:-

ADLINGTON ST: small plot of land No. 4 and used as a Contractors yard, Tenure Freehold, weekly rent 4/- Gross annual rental £10. 8. 0.

Purchased 10/100 1882

I value this property at the sum of - - - 70 0 0

ARROW ST: Six houses Nos. 7,9,11,13,15 & 17, Tenure Leasehold from the Marquis of Salisbury about 33 -- years to run with an annual ground rent of ~~£6.18.3.~~ ^{10:7:8} Weekly rental 30/- Gross annual rental £78

Cort 470 1889

I value this property at the sum of ³ 460 0 0

BEAN LANE Two small houses Nos. 1 & 3 Tenure --- Freehold, weekly rentals 8/- Total annual rental £20. 16. 0.

I value this Property at the sum of - - - 95 0 0

BEVINGTON ST: Four houses Nos. 17,19,43, & 45 -- also Four Court Houses Nos. 1.2.3. & 4 in No. 3 Court. Also plot of land formerly site of Seven Houses --- adjoining No. 17 containing about 860 square yds:

595.0.0
~~615 0 0~~

Brought forward

595:0:0

~~615:0:0~~

weekly rentals 29/- Total Gross Annual rental £75

Cost £1675

8/- Tenure Freehold

I value this Property at the sum of - - 800 0 0

BURLINGTON ST: Two Houses Nos. 195 & 197 the latter

having a shop, Tenure freehold. Also four Court

houses at the rear in disuse and empty for years --

Weekly rentals 14/6 Gross annual rental £37.14.

I value this Property at the sum of 280 0 0

BENLEDI ST: Two houses Nos. 98 & 100. Tenure ----

Freehold. Weekly rentals 11/- Gross annual rental

£28. 12/-

I value this Property at the sum of 150 0 0

BOSTOCK ST: off Scotland Road Nos. 23 & 25 being small stable and yard also dwellinghouse adjoining

thereto No. 27. Tenure freehold. Also plot of land containing about 70 square yards formerly site

of small house No. 42. Tenure Leasehold for 1000

years. Also small house No. 46 Tenure Freehold.

Also small house No. 72 Tenure Freehold. Weekly ---

rentals 21/6. Gross annual rental £55.18/-

I value this property at the sum of 322 0 0

Proportion of value of above Leasehold £35

BAPTIST ST: ~~Two small houses~~ Nos. ~~36 & 38~~ 36 + 38

Freehold dilapidated and blocked up. The land has

a passage through it subject to Right of way.

I value this property at the sum of 45 0 0

CHAUCER ST: Small house No. 4 Also shop and house

~~212:0:0~~

2170:0:0

17 Court 110
19 - 185
45 lbs
#21 of house 230
Sale of 7
houses
Court in 1866
with houses
standing
Sold
£350
Yamoune

with small land
No. 50

Colyma

Cost 200 in 1895

Cost 315

2 houses
not 1

Cost 125

(1897)

Sold
Colyma

911

Brought forward

2170:0:0
~~2272:0:0~~

No. 6 Also Three Court Houses Nos. 1, 2 & 3 in No. 2 Court. No. 1 is in disuse and blocked up - Tenure Freehold Weekly rental 18/6 Gross rental Rental £48. 2/-

with 23/9
1906

I value this property at the sum of 200 0 0

CAZNEAU ST: Four houses Nos. 4, 6, 8 & 10 Also four houses in No. 2 Court & 2 Houses in No. 4 Court --- Tenure Freehold. Weekly rental 50/- Gross annual rental £130 and net annual rental for advertising on gable of No. 4 £3

see plan
1906

I value this property at the sum of 850 0 0

CLARE ST: Small house No. 17 Tenure Freehold --- weekly rental 10/- Gross annual rental £26

✓

I value this Property at the sum of 110 0 0

CHRISTIAN ST: House & Shop No. 43 Tenure Freehold weekly rental 10/- Gross annual rental £26. Also plot of vacant land adjoining containing about 50 sq: yards

9/1
Sold
Year 1906

+ site of 45

I value this property at the sum of 180 0 0

CIRCUS ST: Small house. Tenure Freehold weekly rental 4/- Gross Annual rental £10. 8/-

no 45

I value this property at the sum of 35 0 0

CHISENHALE ST: Three houses Nos. 25, 27, & 29 Also House with stable & yard Nos. 6. & 63 Also some - vacant land on North side of the Street. Total -- contents about half an acre in all. Tenure ---- Freehold Weekly rental 22/-. House No. 29 is --- dilapidated and bricked up - Gross annual -----

2420
2/11

3063 sq yds

Forward

~~3587:0:0~~
3545:0:0

Brought forward ~~£3587 0 0~~ 3545 0 0

rental £57. 4. Also a Plot of Land the site of

✓ three small houses, Tenure Leasehold for 1000 years

*Sold
Tales
1918*

I value this property at the sum of 2320 0 0

Proportion of value of above leasehold £170

CLEMENT ST: Three houses Nos. 41, 43 and 44 Also

*Sold
1915*

*Sold
Tales
1905*

Plot 4081

*Sold 9, 10, 11
to Tales*

plot of vacant land forming site of four small ----

Sold

houses in what was called Harrisons Court about 60 *about 101 sq yds* *W. ends*

yards, Tenure Freehold Weekly rentals 10/6 Gross

✓ annual rentals £27. 6.

I value this property at the sum of 165 0 0

CARLTON ST: Vacant Land containing about 447 dqr:

*Sold
1917*

yards. Tenure Freehold

I value this property at the sum of 223 10 0

DENISON ST: Six houses Nos. 10, 12, 14, 16, 42 & 46

Also two Court Houses No. 3 in 4 Court and No. 1 in

10 Court. House No. 42 is in disuse and dilapidated

weekly rentals 32/6 Monthly rentals £4 Total ----

amount annual rental £132. 10/-

Walter

I value this property at the sum of 740 0 0

Tenure Freehold

ELDON ST: Vacant Land and sites of small houses

containing about 635 1/3 sq: yds. Also two Court

houses Nos. 2 & 3 in ²⁸20 Court. Weekly rentals 5/6

Total annual rental £14. 6/-

*Sold to
Corp what was
20/2/12 of
1910*

*20-3 in 28 Ct
Pulled down
by Corp
£20 Compens
allowed*

I value this property at the sum of 368 0 0

Tenure freehold

MOOR ST: Two houses Nos. 111 & 112 Also Court ---

*with
Richard's Garden
SOLD*

forward ~~£7403 10 0~~
£7361 10 0

Brought forward ~~7403:10:0~~ 7361:10:0

house No. 2 in 17 Court Weekly rentals 10/6

Also plot of land with rag sheds thereon let at ---
£45 per annum. Tenure freehold Net annual rental
£45 & gross further annual rental £27. 6/- Total
annual rental £72. 6/-

✓
swed
£500

I value this property at the sum of 710 0 0

GROSVENOR ST: Shop and dwellinghouse over with --
separate entrance Nos. 11 & 13 Tenure freehold --
weekly rentals 7/6 Gross annual rental £19.10/-

elli
swed

I value this property at the sum of 95 0 0

GERARD ST: Two houses Nos. 39 & 41 Tenure freehold
Monthly rentals £3. 6. 0. Gross Annual rental ----
£39. 12. 0.

clay
swed

I value this property at the sum of 240 0 0

GIBRALTER ROW Three houses Nos. 28, 30 & 32 Also
four Court Houses No. 1 in 12 Court & Nos. 1, 2 & 3
in 14 Court. Tenure freehold Weekly rentals 26/6
Gross annual rentals £68. 18.

RH

I value this property at the sum of 315 0 0

GILL ST: House No. 59 with stable at back. Tenure
Corperation Leasehold with about 38 years to run --
weekly rentals 13/- Gross annual rental £33. 16/-

swed

I value this property at the sum of ~~65 0 0~~ 110:0:0

Harrison St: 2 houses nos 3 & 5. Tenure freehold
Weekly rentals 6/- Gross annual rental £15.12/-
I value this property at the sum of

65:0:0

HENDERSON ST: This Street is now called New -----
Henderson Street though formerly known as Henderson
St. The houses once known as 55, 57 & 59 have long
ago disappeared and cannot be traced. The 16½ square

Forward ~~8828:10:0~~ 8896:10:0

Brought over

~~£ 8828 10 0~~
8896:10:0
forms the back
yards of 101 & 102
Wolke St

yards of land formerly belonging to this estate and
at the rear of these said houses appear to be ----
absorbed in the street footpath newly made by -
the Corporation and cannot be traced

Nil

John
sold

KEW ST: Plot of land forming site of two houses --
Nos. 9 & 11 containing about 140 sq: yards not in
use. Tenure freehold

I value this property at the sum of

£ 85
70 0 0

LIMEKILN LANE small house No. 63 unoccupied and
dilapidated. Also plot of land site of No. 194
and one Court House at the rear in disuse and ----
dilapidated approached from Woodstock Street ----
Tenure freehold

I value this property at the sum of

68 0 0

all
sold ✓

MEADOW ST: Five houses Nos. 9, 11, 15, 23 & 25 also
two Court houses Nos. 1 & 2 in 5 Court Tenure ----
freehold. Weekly rental 27/9. Gross annual rental
£72. 3. 0.

I value this property at the sum of

310 0 0

all

MORGAN ST: Small house No. 2 Tenure freehold ---
weekly rental 3/6 Gross annual rental £9. 2.

I value this property at the sum of

25 0 0

250
911 x 15
50 x 12 = 600

MARYBONE Two small plots of land one the site of
small house No. 26 now vacant The other let at a
weekly rental of 2/- and the bill posting on the -
hoarding around same let for an annual rental net
£10 - Further gross annual rental £5. 4. Total ----

John
sold

~~730/10/0~~
9369:10:0

Brought forward

~~9369:10:0~~
~~9304:10:0~~

annual rental £15. 4. Tenure freehold

I value this property at the sum of 196 0 0

✓ NORRIS ST: Two houses Nos. 30 & 32 Tenure -----
freehold weekly rental 12/- Gross annual rental
£31. 4/-

Sold £350
1954

I value this property at the sum of 156 0 0

Sold £350 Sept 26th 1954 purchaser paid costs

PORTLAND ST: Two houses Nos. 91 & 93 also two --
immediately at the rear known as 91 & 93 Green St.
The latter two are in disuse and bricked up. Also
four houses Back Portland Street Nos. 74, 76, 78 &
80. Also vacant land and sites of six small ----
houses Nos. 95, 97, 99, 137, 139 & 141 Also small ---
✓ plot of land containing about 48½ yards. Tenure
freehold. Weekly rentals 20/- Gross annual rental
£52

Sold 1965

I value this property at the sum of 364 0 0

PITT ST: Two houses with shops Nos. 42 & 44 Also
two do. 49 & 51 Tenure Liverpool Corporation Lease
the former having about 12½ years to run and the --
latter 17 years to run. Weekly rentals 28/6 and --
monthly rental £2 Gross annual rental £48. 2. &
✓ £50 respectively on the Leases

Out

I value this property at the sum of 290 0 0

PLAN ST: Three houses Nos. 1, 3 & 3a Tenure -----
Leasehold from Lord Salisbury having 25½ years to
run with an annual ground rent of £11. 5/- Weekly
rentals 21/- Total annual rental £54. 12/-

Ellis
Cont

I value this property at the sum of 230 0 0

Forward

~~10536:10:0~~
£10604:10:0

Brought forward £ ~~10536 10 0~~ ^{10604 10 0}

Sold with the house 74200 ✓

Sold with extra

out

Sold

Sold 250 143 ✓

SUMMER SEAT House No. 10 not in use, dilapidated and built-up bricked up

Sold with

I value this property at the sum of 75 0 0

Tenure is freehold

St. MARTINS ST: Stable and loft Nos. 48 & 50 ---

also small house No. 52 now unoccupied Tenure --- freehold Weekly rentals 10/6 Gross Annual rental £27/6

I value this property at the sum of 120 0 0

ST: JAMES ST: House with shop No. 115 Tenure ---

Liverpool Corporation Lease about ~~4~~ ⁴ years to run

Weekly rental 10/6 Gross Annual Rental £27 6/-

I value this property at the sum of ~~205 0 0~~ ^{400 0 0}

SCOTLAND ROAD House No. 76 boarded up and used as an advertising station Shops and dwellinghouses -

H 22

Nos. 231, 233 & 235 with small stable premises in

the rear (133 Hernby St.) used as Provender Stores

Also six shops and houses Nos. 247, 249 251 253 -

255 & 257 and Mill behind all in disuse and -----

seriously dilapidated Also three shops and -----

dwellinghouses Nos. 329 331 & 333 Net Annual Rental

now derivable £388 Weekly rentals 10/- Tenure --

freehold Total Gross Annual Rental £414

I value this property at the sum of 6740 0 0

STRICKLAND ST: No. 2 Houses Nos 9 & 11 Tenure ---

clymo

Freehold Weekly rentals 15/- Gross annual rental

15/- Gross Annual Rental £39

I value this property at the sum of 230 0 0

Forward ~~17906 10 0~~ ^{17809 10 0}

Brought forward ~~17900 10 0~~ 17809:10:0

TITCHFIELD ST: House and shop No. 36 at present unoccupied Tenure Freehold weekly rental 9/-

Gross annual rental £23 8/- Also house No. 64

✓ Dilapidated and long in disuse and small Court --- house at the rear No. 3 Carnie Place likewise in disuse. The land under these houses containing 27½ and 19½/3 yards respectively Also two plots of vacant land containing 110 sq: yards respectively all freehold

64 + 3 Carnie Pl
sold to Corp -
for £105

I value this property at the sum of 260 0 0

TENDERDEN ST: small house No. 12 dilapidated Also house No. 14 Tenure freehold weekly rental 6/6 -- gross annual rental £16. 18/-

I value this property at the sum of 115 0 0

sold for £15 Feb 16/06

VIRGIL ST: Three houses Nos. 24, 26 & 45 also -- small lockup shop and stable at the rear in Rastul St. No. 5A in disuse and dilapidated Tenure ---- freehold weekly rentals 28/- Gross annual rental £72. 16/-

45 sold for £10
na

I value this property at the sum of 375 0 0

✓ VAUXHALL ROAD shops & Houses Nos. (90) & (176) ----

House No. 201 in disuse unoccupied for years No.

203 formerly let as lock up shop but now -----

unoccupied Also plot of land let as yard for 5/-

per week but £25 per annum is obtained for use of

hoarding as an advertising station. Weekly rentals

31/- Gross annual rental £105. 12/-

I value this property at the sum of 600 0 0

Tenure is Freehold

~~19256 10 0~~
19159:10:0

3
one
41

sold
for £15

75%
sold
na

✓

Brought forward ^{19159:10:0} ~~19256:10:0~~

Sold

WESTMORELAND PLACE Three houses Nos. 99, 101 & 103 No. 101 is one room only not occupied Tenure freehold weekly rental 16/6 Gross annual rental £42. 18/-

I value this property at the sum of 275 0 0

Sold

WRIGHT ST: Plot of vacant land containing about 308 sq: yards Tenure freehold depth too shallow -
✓ for ordinary cottages

I value this property at the sum of 150 0 0

15/400/10

2/10

WORTHINGTON ST: Plot of land forming site of small house amounting to 32 ⁷/₉ sq: yards not in use, --- also small house No. 11 Tenure Freehold weekly rentals rentals 3/- Gross annual Rental £7. 16/-

I value this property at the sum of 37 10 0

WOLFE ST: Fifteen houses Nos. ^{37-39.} 35, ~~27, 29~~, 41, 75, 77

✓ 84, 86, 88, 90, 98, 104, 106, 108 & 110 Nos. 75 & 90 are in disuse and bricked up Tenure freehold ---- weekly rentals 65/- Gross Annual rental £169

John sold

I value this property at the sum of 980 0 0

Total £20602:0:0
~~£20,309. 0. 0.~~

Total valuation of properties as herein set forth:- The sum of Twenty thousand ~~---~~ ^{six} ~~eight~~ hundred and ^{two} ~~nine~~ pounds.

(Signed) WILL^m. PARSLOW
Surveyor