

HARGER'S REPRESENTATIVES to WEASE.

Carlton Street premises.

COMPLETION

ACCOUNT.

28th June 1921

Purchase money.

£890. 0. 0

DEDUCT

Deposit.

£89. 0. 0.

Property tax of £7. 19. 8 per annum }  
from 5th October 1920. }

£. 16. 7.

Rent paid to 31st July next at )  
£40 per annum. . . . . )

£. 14. 9. 97. 11.

£792. 0.

ADD

Interest on £801. at 6% from 24th }  
June to date 4 days . . . . . )

10.

£792. 10.

Completion 28th June (Tuesday) 11-15.

*Part of Mrs  
Harger's portion  
the division*

HARGER'S EXECUTORS to SWERNEY.

45 Virgil Street Liverpool.

COMPLETION ACCOUNT.

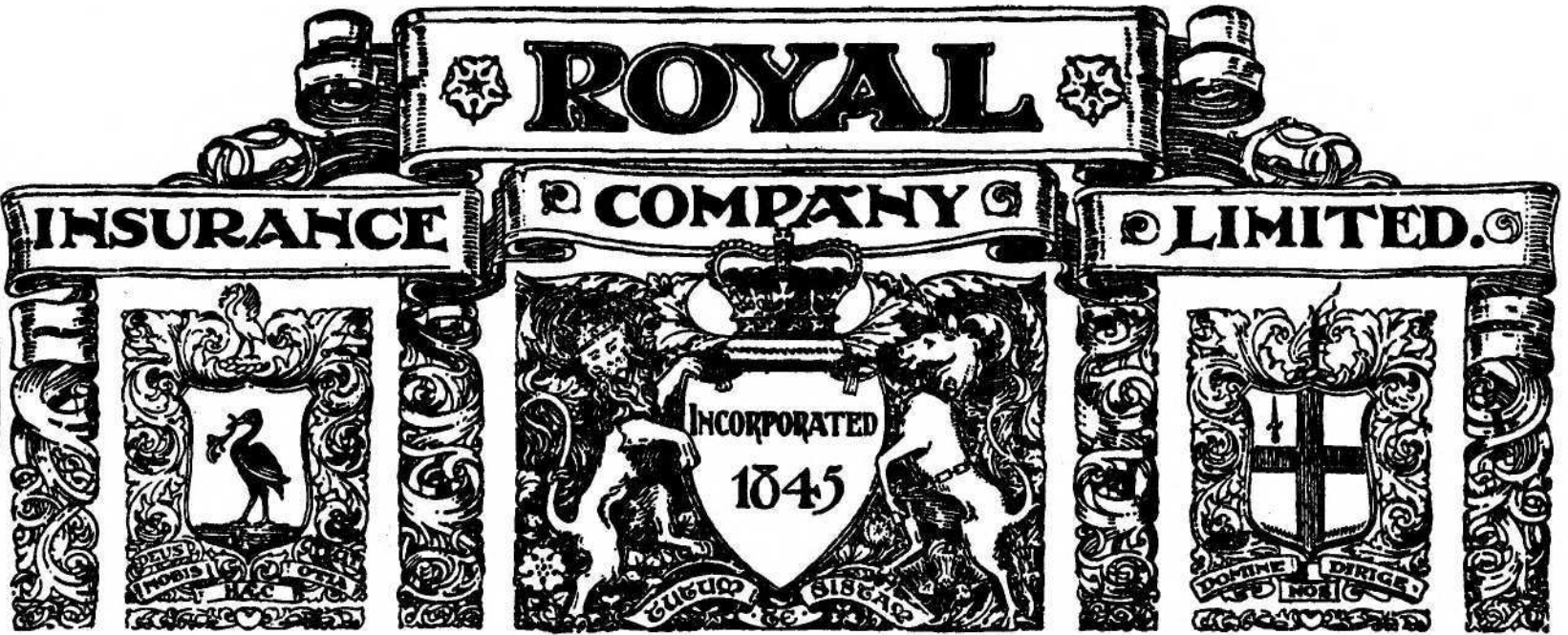
5th October 1921

Purchase price.		£14.	10.	0.
<u>LESS</u>				
Deposit.	£20. 0 . 0.			
Property tax of £3. 19. 10 per ) annum paid to 5th April last ) (half a year owing) . . . . . )		1.19.	1.	
Poor Rate of £4. 17. 1 1/2 per ) annum from 31st March last to ) date (188 days) . . . . . )		2.10	0.	
			24.	9. 11.
			£158.	0. 1.
<u>ADD</u>				
General Rate of £2. 19. 4 per ) annum paid to 31st December ) next (87 days) . . . . . )		14.	2.	
Rent of premises at 12/4d per ) week paid to instant (2 ) days) . . . . . )		3.	6.	
			17.	8.
			£158:	17:

Received from the Executors of Robert Harger  
the sum of £178. 17. 9 being the amount  
due per the sale of no 45 Virgil Street

Harger.





HEAD OFFICE: 1, NORTH JOHN STREET, LIVERPOOL.

In consideration of the Insured named in the Schedule hereto paying to the ROYAL INSURANCE COMPANY, LIMITED (hereinafter called the Company) the First Premium mentioned in the said Schedule

The Company agrees (subject to the Conditions contained herein or endorsed or otherwise expressed hereon which Conditions shall so far as the nature of them respectively will permit be deemed to be Conditions precedent to the right of the Insured to recover hereunder) that if after payment of the premium the Property insured described in the said Schedule, or any part of such Property, be destroyed or damaged by

- (1). Fire (whether resulting from explosion or otherwise) not occasioned by or happening through
  - (a) Its own spontaneous fermentation or heating or its undergoing any process involving the application of heat,
  - (b) Earthquake, Subterranean Fire, Riot, Civil Commotion, Foreign Enemy, Military or Usurped Power, Rebellion or Insurrection;
- (2). Lightning;
- (3). Explosion of Bolders used for domestic purposes only;
- (4). Explosion, in a building not being part of any Gas Works, of Gas used for domestic purposes or used for lighting or heating the building;

at any time before 4 o'clock in the afternoon of the last day of the period of insurance named in the said Schedule or of any subsequent period in respect of which the Insured shall have paid and the Company shall have accepted the premium required for the renewal of this Policy, the Company will pay to the Insured the value of the Property at the time of the happening of its destruction or the amount of such damage or at its option reinstate or replace such Property or any part thereof

Provided that the liability of the Company shall in no case exceed in respect of each item the sum expressed in the said Schedule to be insured thereon or in the whole the total sum insured hereby.

SCHEDULE.

Policy No. <b>14027849</b>  63114.	The Insured. MISS NANCY AGNES HARGER, of Smedley Hydro, Birkdale, Southport.						
Period of Insurance. Commencing Date. 20th February, 1925. Expiry Date. Michaelmas, 1925.	Description of Property insured. The Building situate No. 203, Vauxhall Road, Liverpool occupied as Dwellinghouse and Salesshop communicating by a Fried Fish Dealer. A secure coal-heated stove therein.						
Agency. W. & J. Venmore. "L".	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="width: 15%; text-align: center;">Sum Insured.</td> <td style="width: 25%;"></td> </tr> <tr> <td>£130 of Policy No. 14022993 (3) £260 hereby cancelled and returns allowed, viz:- 2/6d.</td> <td style="text-align: center; vertical-align: top;">£130.</td> <td style="text-align: center;">           Premium.             Annual £ - : 4 : 6.             First £ - : 2 : 6.            Less Returns £ - : 2 : 6.  <hr/>           N I L.         </td> </tr> </table>		Sum Insured.		£130 of Policy No. 14022993 (3) £260 hereby cancelled and returns allowed, viz:- 2/6d.	£130.	Premium.  Annual £ - : 4 : 6.  First £ - : 2 : 6. Less Returns £ - : 2 : 6. <hr/> N I L.
	Sum Insured.						
£130 of Policy No. 14022993 (3) £260 hereby cancelled and returns allowed, viz:- 2/6d.	£130.	Premium.  Annual £ - : 4 : 6.  First £ - : 2 : 6. Less Returns £ - : 2 : 6. <hr/> N I L.					
N.B.—Unless otherwise stated the buildings herein referred to are constructed of brick, stone or concrete, and roofed with slates, tiles, metal, concrete or asphaltic.							

WAL. In Witness whereof, this Policy has been signed this twenty-fourth day of February, 1925.

*Che Evans*

*W. J. Venmore*

GENERAL MANAGER.

MISS NANCY HARGER,

Smedley's Hydro,  
Birkdale.

to

W. & R. HODGE & HALSALL.

1923.

September.

As to sale by you of numbers 91 and 93 Portland Street Liverpool to Mr Williams at the price of £65.

Professional charges for deducing title, perusing and completing Conveyance. Costs as agreed.

£2. 2. 0.

*W. & R. Hodge & Halsall.*

18 Houghton Street,  
Southport.

3rd October 1923.



*in account  
1923*

W. & R. HODGE & HALSALL.

172 BEDFORD ST, SOUTH

172, BEDFORD ST, SOUTH

LIVERPOOL

LIVERPOOL

TEL. 33712

TEL R 3712

Apr 25/26

Dear Sol

I will see what I can do with  
the properties - Cyms estate.

45 Vogel St 7 91, 43  
Portland St come in Schedule  
7 of the deed

I am not sufficiently well acquainted  
with the ins & outs of that document  
to know what Schedules 7 & 8  
refer to

I thought I might tackle 76  
Scotland Rd & make it into a  
lock up shop if I could get  
it at £250 or so but I should  
have to get a builder or architect to  
examine it first.

Yours faithfully  
John Hargreaves

The Estate of the late Mrs E. B. Blymes  
Division of Rents for the quarters ending  
Mar 29<sup>th</sup> 1926 and June 26<sup>th</sup> 1926

Blymes divisions  
refer to this with  
A. Rangers divisions



The Estate of the late Mr. E. E. Blyme  
 Division of two quarters rents up to June 30<sup>th</sup> 1926

Net rents as per Venmore's  
 statements (herewith)

To Mar 29 <sup>th</sup>	£ 21.16.1		
To June 30 <sup>th</sup>	£ 10.12.5	32	8 6
Bank interest to June 1926		1	4 2
Cheque book			5
To Hodge + Halsalls costs to Aug 5 <sup>th</sup> 1926 (Bill herewith)			11 8 6
Balance		26	19 2
		<u>33</u>	<u>12 8</u>

Balance for division

Balance as follows  
 Sept 27 20 19 2

To John Harger  
 1/4 share £5.4.9 5 4

To the Executors of M. A. Harger

1/4 share £5.4.19

Divisible as follows

To Miss M. A. Harger 1/4 share £1.6.2 1/2

To Joseph Harger 1/4 share £1.6.2 1/2

To the Executors M. A. Harger

To Trust of 1/2 share £2.12.5  
 £5.4.10 2 12

To Miss M. A. Harger

1/4 share £5.4.10

Add portion from

Executors M. A. Harger as above 1.6.2 6 11

20 19 2 14 8

Brought forward	20	19	2	14	8	3
To Joseph Harger 1/4 share £5.4.9						
Add portion from Executors of M. A. Harger's portion as shown above £1.6.2				6	10	11
	<u>20</u>	<u>19</u>	<u>2</u>	<u>20</u>	<u>19</u>	<u>2</u>

Received from the Executors of E. E. Blyme  
 the within mentioned sum of  
 Five pounds four shillings & nine  
 pence: being my portion of the  
 rents as stated, up to June 27<sup>th</sup> 1926.

John Harger  
 Sept 27 1926

Cheques drawn as follows

John Harger £5.4.9 ✓

Miss M. A. Harger £6.11.0

Joseph Harger £6.10.11

Executors M. A. Harger  
 Trust of 1/2 share £2.12.6

£20.19.2

**W. & J. VENMORE.**

ESTATE AGENTS, VALUERS.  
&  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
JOHN THOMAS, F.A.I.  
W. CECIL VENMORE, A.A.I.

AV/ND

TELEGRAMS: "VENDORS", LIVERPOOL.

TELEPHONE 1210 NORTH.  
(2 LINES)

200, SCOTLAND ROAD,  
LIVERPOOL.

February 4th 1927.

Joseph Harger Esq.,  
4, Elm Park Road,  
Wallasey.

Dear Sir,

We thank you for your letter of the 2nd instant and note its contents.

NOS:329/333 SCOTLAND ROAD.

Our letter of the 31st ult. was written immediately after an interview with Mr Aspinwall. We are surprised to learn that, without mentioning his intention to us, he got into touch with you during the same afternoon and subsequently increased his offer to purchase to £3325, which we understand has been accepted by you. Mr Aspinwall's action was, of course, not irregular but we are pleased to know that our efforts to negotiate this sale have not been in vain. In our last letter we gave you our honest opinion that £3250 would be quite a satisfactory price. It is pleasing to know that even a slightly higher price has been realised. We need hardly remind you that we have had a long and rather tedious negotiation with Mr Aspinwall. We have had numerous interviews with him both at his own premises and at our offices and have spared no effort to carry this transaction through. We therefore trust that you will recognise that we have thoroughly earned our sale commission and will provide for the payment of the same.

NO:76 SCOTLAND ROAD.

We are communicating again with Miss Prescott the proposed purchaser herein and will report in due course.

NO:63 LIMEKILN LANE.

We note that you are not prepared to accept the Corporation's revised offer. There now appears to be no alternative but to let the Arbitrator decide the value.

Yours faithfully,



PINNED TO 4<sup>TH</sup> FEB 1927 LETTER.

God can see from this  
the way they deal with  
us.  
they could have settled  
this right off!!!

This man Arpinall went to  
John's place in Bedford St  
and he put him on to me  
by <sup>my</sup> phone and it was  
settled in 5 mins

The Buyer is King every time  
with them!!!

Arpinall was once tenant  
of about 1/2 of this property  
The whole lot was bought  
out about 1941/2

THE TRUSTEES OF THE WILL OF THE LATE E. E. GLYMO DECD.

to

W. & R. HODGE & HALSALL.

1933.

Jan'y. 17. Attending Mr. Joseph Harger receiving Instructions to act on sale of Nos. 9 & 11. Strickland Street and 195 & 197 Burlington Street Liverpool to Mr. David Caplan for £600.

March. 16. Professional Charges for deducing title and perusing and completing Conveyance.

£6. 0. 0

*W. & R. Hodge & Halsall*

18. Hoghton Street,

SOUTHPORT.

15th March 1933.



ESTATE AGENTS, VALUERS,  
AND PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.

TELEGRAMS:  
"VENDORS" LIVERPOOL  
TELEPHONE 9032 BANK.  
(2 LINES)

31, North John Street,

Liverpool, 10th March 1933

Mr Joseph Harger.

To W & J Venmore.

1933.

NOS: 9/11 Strickland Street

and

\* 195/197 Burlington Street &c

ny. 17.

To our Commission negotiating the sale by Private  
Treaty of the two above Freehold properties:-

Nos: 9/11 Strickland Street - £250

" 195/197 Burlington St &c - 350

£600 @ 2½%

£ 15. 0. 0

Received. 10th March 1933

£15



W & J Venmore

*Income statement*  
 18/03  
 6 7 6  
 5  
 75 19 6  
 7 0 0  
 86

CLYMO'S TRUSTEES to CA LAN

Strickland Street and Burlington Street.

COMPLETION STATEMENT.

16th March 1933.

Purchase money.

600. 0. 0.

Deposit.

60. 0. 0.

540. 0. 0.

9 & 11, Strickland St

ADD

Consolidated Rates @ £12. 4. 3.  
 per ann from 15th to 31st March  
 1933.

18. 5.

Property Tax @ £6. 7. 6. per  
 ann from 15th March to 5th April  
 1933.

8. 0.

195 & 197 Burlington St.

ADD

Consolidated Rates @ £5. 10. 6.  
 per annum from 15th to 31st  
 March 1933. (No. 195).

5. 5.

The like at £2. 7. 1. (No. 197).

9. 3.

Property Tax @ £7. 0. 0. from  
 15th March to 5th April 1933.

8. 10.

542. 9. 11.

DEDUCT

Rent of No. 195 paid in advance.

10. 0.

541. 19. 11.

3 days interest on £540. 0. 0. @ 5%  
 per annum

4. 5.

Less tax.

1. 1.

3. 4.

£542 3. 3.

1478

TELEGRAMS:-  
"VENDORS" LIVERPOOL.

TELEPHONE:-  
9032 BANK (2 LINES).

**W. & J. VENMORE**

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.

JD/NS

BRANCH OFFICE:-  
6, GT NELSON STREET,  
LIVERPOOL.  
TELEPHONE 91 NORTH.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

August 7th. 1935.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Sir,

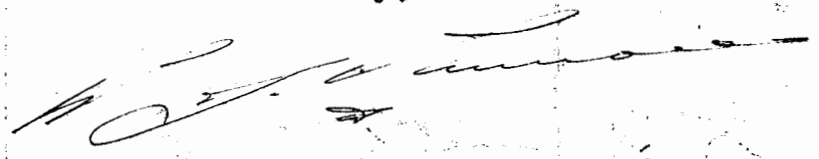
VERNON HOUSE  
-----

In accordance with your verbal instructions received yesterday, we have now arranged with the contractor, Mr. Rearden, for the completion of the work at Vernon House to our satisfaction. With regard to the north gable, we have given instructions for four piers to be built to support the upper wall and in addition, the wall itself is to be rebuilt where necessary, and carried up so as to cover the whole of the adjoining gable. It is then to be cleaned off and skinned with cement. The instructions have been given subject to the receipt of a written estimate that the work is to be satisfactorily carried out at the sum of £40.0.0.

Perhaps you will be good enough to write us confirming the arrangements made.

We enclose a copy of a letter we have received today, from Messrs. Peter Walker & Sons Ltd.,

Yours faithfully,





**General Contractor.**

5, ETRUSCAN ROAD, STONEYCROFT, LIVERPOOL.

*M* ~~ESSBS~~ W. & J. Venmore. Estate Agents.

October 14th 1935.

Account for Demolition and repair work executed at Site of Vernon House, Scotland Road.

Demolition and leveling of site contract executed all as per my estimate of The 27th. June.

68-- 0-- 0

Repairs to North Gable executed all as per your letter of the 7th August.

*Refer Enc. 7th enclosed*

40-- 0-- 0

Extra work executed to the North gable over and above work included in above letter. as detailed below.

Taking down the whole of the unsafe gable also the two chimney breasts attached to same supplying and fixing necessary R.S.V. to carry weight of wall from the new four brick piers. all as directed by Building Surveyor, and yourselves.

~~5-- 0-- 0~~

Total.

£

~~113-- 0-- 0~~

*Total agreed 2/12/35.*

*£ 108 0 0*



*Contractors to*  
MERSEY DOCKS AND  
HARBOUR BOARD.  
LIVERPOOL CORPORATION.  
G.P.O. Etc.  
DEMOLISHING.  
EXCAVATING A SPECIALITY.

STATEMENT.

**JOHN REARDEN,**  
CONTRACTOR,  
5 ETRUSCAN ROAD, STONEYCROFT.  
Telephone, OLD SWAN 871.

*All Classes of*  
SECOND-HAND  
BUILDING MATERIALS  
AND PLANT FOR SALE.

*Second-hand*  
*Building Material Yard:*  
362 WALTON BRECK RD.  
Phone Anfield 520.

*Other Yards:*  
12 BURROUGHS GARDENS,  
and  
LIVERPOOL RD., TARBOCK.

*Messrs W. & J. Venmore*  
*Estate Agents.*  
*31 North John Street*  
*Liverpool 2.*

*Liverpool, 13, Dec 30, 1935.*

*Dec. = a/c rendered = £ 108-0-0*

No.

*Dec. 30, 1935.*

Received from *W. & J. Venmore*

*One hundred & eight* Pounds,  
Shillings, Pence.

Signature

*with receipt*  
*John Rearden*

£ 108 : 0 : 0



THE EXECUTORS OF THE LATE  
MISS NANCY AGNES HARGER DECEASED.

to

*Ample charges paid  
by the Corporation*

W. & R. HODGE & HALSALL.

1935.			
Sept.	9.	Attending Mr. Harger on his handing us Notice to Treat and Form of Claim in respect of No. 36 Titchfield Street and we were to ascertain why the property in Back Portland Street was being dealt with in a different manner.	<del>6. 8.</del>
	13.	Perusing Notice to Treat.  Writing Town Clerk Liverpool informing him of your absence and requesting extension of time in which to deliver particulars of your claim.  Writing Mr. Joseph Harger informing him that the Compulsory Purchase Orders appeared to relate only to 74/80 Back Portland Street and 36a Titchfield Street and that until we had inspected the plans annexed to the Clearance Orders we could not state whether the neighbouring properties were affected.	<del>3. 4.</del>  3. 6.  3. 6.
Nov.	12.	Attending Mr. Joseph Harger receiving Instructions to prepare Claim in respect of Nos. 74 to 80 Back Portland Street Liverpool and to communicate with the Town Clerk regarding the vacant plots forming the sites of 137 to 141 and 95 to 99 Back Portland Street in addition to the plot of land at the corner of Back Portland Street and Titchfield Street.  Perusing Title deeds.  Drawing Claim.	<del>6. 8.</del>  10. 0.
	14.	Writing Town Clerk Liverpool furnishing particulars of the properties in respect of which no Notices to Treat had been received and requesting same.	3. 6.
	18.	Preparing Claims in respect of Nos. 41. Titchfield Street 95 to 99 and 137 to 141 Back Portland Street.  Writing Mr. Harger therewith for your signature.	<del>1. 0. 0.</del> 3. 6.
Dec.	12.	Attending Mr. Joseph Harger when he informed us that you understood your claim to certain sites had been disputed and you were to request Messrs Venmore to furnish us with particulars of this Claim.	6. 8.
		Carried Forward.	2 3. 7. 4.

1936.

18 2

Oct. 13.

Attending Mr. Joseph Harger when he handed to us copy letters received by Messrs Venmore from the Town Clerk offering to purchase the property in Back Portland Street and we were to await your further instructions in the matter after you had heard from Messrs Venmore.

28.

Attending Mr. Joseph Harger on his handing us letter received from Messrs Venmore and receiving instructions to require them to call on the local authority to explain how the areas specified in their letters were fixed as he felt the site of the adjoining passages and roadways had not been taken into account in the Corporation's offer to purchase.

6. 8.

Writing Messrs Venmore referring to the discrepancies between the figures mentioned by the local authority and the deeds and requesting them to ascertain how the figures put forward by the local authority had been fixed.

3. 6.

29.

On receipt of letter from Messrs Venmore. Copy for Mr. Harger.

1. 0.

Writing him therewith.

3. 6.

30.

Attending Mr. J. Harger returning to him Messrs Venmore's letter addressed to him together with his observations annexed and informing him that so far as we could ascertain there was no ruling as to the right of the Corporation to exclude the sites of passages and roadways in calculating the prices to be paid.

6. 8.

£ 4. 8. 8.



*£2/2/-*  
*Settlement Agreed @ £2/2/-*

*W. & A. Halsall*  
18. Houghton Street,  
Southport.

19/1/36

20th. March 1937.

*Reduced to 2 guineas*

*Mis atc  
Paid by & yours  
Personal by  
I told Halsall that  
there was nothing due  
at 25 had been  
by the Corporation  
he her name  
will pay  
should be  
through the*

APPORTIONMENT ACCOUNT

of OUTGOINGS in respect of NOS 74/80 BACK PORTLAND  
STREET and No. 36. TITCHFIELD STREET, LIVERPOOL  
to 22nd March 1937.

The following amounts are due to the  
Vendor on completion.

9 days Consolidated Rates in respect of Nos. 74/80 Back Portland St at £10. 15. 10. per ann to 31st March 1937.	- 5. 4.
14 days Property Tax in respect of Nos 74/80 Back Portland Street at £4. 19. 9. per ann to 5th April 1937.	- 3. 10.
9 days Consolidated Rates in respect of No. 36. Titchfield Street at £2. 13. 11. per annum to 31st March 1937.	- 1. 4.
14 days Property Tax in respect of No 36 Titchfield Street at £1. 19. 2. per ann to 5th April 1937.	- 1. 6.
Rents - - - - -	<u>Nil</u>
	<u>- 12. 0.</u>

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
9032 BANK (2 LINES).

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.

BRANCH OFFICE:-  
6, GT NELSON STREET,  
LIVERPOOL.

TELEPHONE 91 NORTH.  
AV/OR.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*  
20th October, 1937.

J. Harger, Esq.,  
103, Roe Lane,  
Southport.

Dear Sir,

X We have to-day received a notice from the Town Clerk intimating that the site Nos. 231/235, Scotland Road is to be included in a redevelopment area and asking for particulars of the freeholder and mortgagees if any.

In order that we may supply the Corporation with the necessary particulars, we shall be glad if you will kindly confirm that the tenure is freehold, and that the property is not subject to any mortgage or other charges.

203, Vauxhall Road.

We have inspected this property, and as it is included in the same notice as the adjoining properties, we would suggest that you make no move in the matter until some steps towards demolition are taken by the adjoining owners.

We return the Notice, for the loan of which we thank you.

Yours faithfully,

*W. J. Venmore*

*Please return  
all*



Cheques drawn as follows	£	s	d
To Mr J. Carter £7.19.2 + 1/2 2.6	9	1	8
To Mrs Deves	3	19	7
To Miss Ellis	3	19	7
To Mrs Haworth	2	13	0
To the Manager			
To credit a/c A + B with			
£2.13.1 each			
	<u>5</u>	<u>6</u>	<u>2</u>
	25	.	.

Received the above sum of three pounds  
 nineteen shillings & 7 pence £3.19.7  
 being the amount due to me as stated within



Received the above sum of two pounds & thirteen  
 shillings £2.13.0 being the amount due to  
 me as shown herein

Mrs Haworth  
 May 25 1938





The Estate of Nancy Agnes Harger Deceased

Division of the proceeds of the Sale to the Liverpool Corporation of No 59 Gill St Liverpool

	£	s	d	£	s	d		£	s	d	£	s	d
Sold Oct 1937								23	17	6			
Sale completed Mar 29 <sup>th</sup> 1938													
Purchase money	25	-	-										
Apportionment of													
Balance due vendors 4/8													
This to rent of													
Let out of pocket expenses negotiating this sale over a period of time visiting Liverpool many times													
To Mr J. Harger Capital £1.26				1	2	6							
Balance for division				23	17	6							
				25									
Balance brought forward								23	17	6			
To the Beneficiaries as follows													
To Mr J. Harger 1/3 share											7	19	2
To Mrs Deves 1/6 share													
To Mrs Ellis 1/6 share											3	19	7
To Mrs Haworth 1/9 share											3	19	7
To Mr J. R. Harger 1/9 share											2	13	0
To Mr G. H. Harger 1/9 share											2	13	1
											23	17	6
											23	17	6

1

H. M. Inspector of Taxes,

SOUTHPORT 2nd DISTRICT

6362/CHM/IM.

21st June, 1938.

Messrs. W. & R. Hodge & Halsall,  
18, Houghton Street,  
SOUTHPORT.

Gentlemen,

Estate of Nancy Harger decd.

With reference to the above, I beg to inform you that the tax due is as follows :-

1936-37	-	War Loan Interest	£31.	10.	0.			
		Less Bank Interest relief	<u>10.</u>	<u>0.</u>	<u>0.</u>			
			£21.	10.	0.	0.	4.	9. =
							£5.	2.
1937-38	-	Bank Interest	16.	5.	0.			
		do do	<u>1.</u>	<u>6.</u>	<u>0.</u>			
			£17.	11.	0.	17.	10.	0.
							£4.	7. 6.
							9.	9. 4.

*Capital a/c x 2 sd  
Income a/c x 4 1 3 sent to office on request  
4. 7. 6 6 3 this one sent before  
aug 20th.*

AS you wish to discharge the liability forthwith, will you please quote the following references with your remittance to the Collector. -

1936-37 2/D.0287 a/c.39.  
1937-38 2/D.0451 do

Yours faithfully,

(Signed)

H. M. Inspector of Taxes.



**INCOME TAX & LAND TAX.**

Year ending 5 April, 1938, in respect of Income Tax,  
and 24 March, 1938, in respect of Land Tax.

Parish or Place of.....

Inspector's District SOUTHPORT

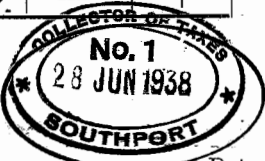
Name of Person Assessed, or Occupier (Schedule A) *Wife of Nancy Marge Reed.*

Description of Property (Schedules A & B) .....

No. of Assessment	INCOME TAX	Amount on which tax is chargeable at the reduced rate	Amount chargeable at the standard rate	First Instalment, or tax where payable in one sum			Second Instalment		
				£	s.	d.	£	s.	d.
	Schedule A	—	—						
	Less any relief due and not otherwise allowed .. .. .								
<i>2.</i>	Schedule B	—	—						
<i>0451.</i>	Schedule D	.. .. .	.. .. .	<i>4</i>	<i>1</i>	<i>3</i>			
	Schedule E	.. .. .	.. .. .	<i>one</i>	<i>o/c</i>	<i>/</i>			
	Half-Yearly Assts. Half-Year ended 5....., 193	} .. .. .							
	LAND TAX	Amount on which tax is chargeable.	Rate in the £ for the year.						
	PAID BY	RECEIVED the sum of £			<i>4</i>	<i>1</i>	<i>3</i>		

\*Cheque  
\*M.P.  
\*P.O.  
\*Delete as necessary.

*W. Seamons*  
Collector.



Notes.—Income Tax, Schedule A: .....

(1) Where the tax is paid by a tenant occupier, the landlord is bound under a penalty of £50 to allow, on production of this Receipt, out of the first payment made on account of Rent after the date of the Receipt, the amount of Income Tax actually paid under Schedule A, up to an amount not exceeding for the whole year the amount of the tax on the Rent payable for the year at the rate or rates of tax paid in respect of such Rent.

(2) Where, after 5 April, 1928, a property is subject to the payment of any annual charge (whether at half-yearly intervals or otherwise), the rate at which tax is deductible from such payment is the standard rate for the Income Tax year in which the payment becomes due.

(3) Repairs.—Where the cost of maintenance, repairs, insurance and management of any lands or houses, according to the average of the preceding five years, exceeds the allowance for repairs already granted in the assessment, a further allowance may normally be claimed by the owner. Further information can be obtained, if desired, on application to the Inspector of Taxes, whose address will be furnished by the Collector on request.

Date.

**P. J. HACKETT & MORGAN,**

SOLICITORS,  
COMMISSIONERS FOR OATHS.

P. J. HACKETT.  
T. D. MORGAN.

TELEGRAPHIC ADDRESS:-  
"DOCUMENTS, LIVERPOOL."

TELEPHONES:-  
BANK 9146 (2 LINES).  
CROSBY 158.  
WAVERTREE 1024.

Encl. 1.

PJH/MJG

Joseph Harger, Esq.,  
105, Roe Lane,  
SOUTHPORT.

Dear Mr. Harger,

Re: Chaucer Street and Meadow Street

We enclose a copy of a letter received to-day from Mr. William Hill. We are sorry to say that efforts to press the matter for a higher price appear to be futile.

Yours faithfully,

*P. J. Hackett & Morgan*

13 1/3  
12 1/3  

---

160  
4  

---

164  
22 1/2  

---

186 m  
2  

---

193

5 1/4  
4 1/4  
20 m  
11  
9, Cook Street,  
Liverpool, 2.

2nd August 1938

11  
7  

---

184  
8  
12  
9  
4  
2 2/3  

---

8

P. J. HACKETT & MORGAN,

SOLICITORS,

COMMISSIONERS FOR OATHS.

P. J. HACKETT.

T. D. MORGAN.

TELEGRAPHIC ADDRESS:-

"DOCUMENTS, LIVERPOOL."

TELEPHONES:-  
{ BANK 9146 (2 LINES).  
CROSBY 158.  
WAVERTREE 1024.

Encl. 1.

PJH/MJG

9, Cook Street,  
Liverpool, 2.

15th August 1938

Joseph Harger, Esq.,  
105, Roe Lane,  
SOUTHPORT.

Dear Mr. Harger,

Re: Chaucer Street and Meadow Street

We enclose a copy of a plan which we have received from Mr. Hill, shewing how the area of 194 yards is arrived at. Please return it to us in due course.

We saw Mr. Hill, personally, this morning and he maintains that he has obtained the utmost price and that such terms as have been offered are better than any others which the Corporation have paid to land owners in the neighbourhood.

*Scotland Rd*

We inspected the plans last week and were informed that your land was set out for shop purposes but that the idea was likely to be <sup>revised</sup> ~~revived~~ insofar as the Police have in mind the erection of premises for their use. If this be so, it may be that a mistake has been made in forwarding the objection to the plan, as already existing, and our idea is that, to make headway in order to obtain value for the site, plans should be submitted by you to the Corporation for the

erection of business premises on the land and such land  
could then be offered to Purchasers with the benefit of the  
plans.

Yours faithfully,

*Francis Morgan*



TELEPHONE  
BANK 9146 (2 LINES)

*9, Cook Street,*

*Liverpool, 215th Dec. 19 38*

Joseph Harger, Esq.,

105, Roe Lane, Southport.

*To P. J. Hackett & Morgan,*  
*Solicitors.*

1936  
March.  
to  
1938  
Decr.

Re Meadow Street and Chaucer Street

To professional charges for attendances upon you conferring and advising as to the Notices served upon you for the compulsory sale of the above property including attendances upon the site and correspondence with the Corporation and with Mr. Cain relative to outstanding piece of land and correspondence and attendances upon Mr. William Hill relative to the price to be obtained and also perusing the Title Deeds to ascertain area etc.

*£5 5 0*  
*£6 6 0*

With the compliments of,

*Extra cost  
on these sales  
Paid by deduction from  
purchase money*

*P. J. Hackett & Morgan*

15th December 1938.



*£5 5 0*  
*P. J. Hackett & Morgan*

**RECEIVED** for THE CORPORATION OF LIVERPOOL the sum stated in printed figures.

£  
ACCOUNT No. 66257411-00-3.6

5416

DATE 15 79



ON PAYMENT OF THIS ACCOUNT AT THE CITY TREASURER'S (CASH) OFFICE, THE RECEIPT WILL BE PRINTED HERE.

City Treasurer.

CITY TREASURER'S (ACCOUNTS) OFFICE,  
MUNICIPAL BUILDINGS.  
(TELEPHONE 8720 BANK. EXTN. 17.)

Mr. Joseph Harger,  
per Messrs. P.J. Hackett & Morgan,  
9 Cook Street,  
LIVERPOOL 2.

15th December 1938.

Dr to THE CORPORATION OF LIVERPOOL.  
HOUSING COMMITTEE.

IN ALL COMMUNICATIONS  
PLEASE QUOTE

460525

9/11 Meadow Street and 1 in 5  
Court Meadow Street.

Due Corporation on Apportionment Account £- 8 6

*Handwritten signature and date: G.P.B. 8/19/38*

E. & O.E.

**RECEIVED** for THE CORPORATION OF LIVERPOOL the sum stated in printed figures

ACCOUNT No. **£ 00.4.8 - 5795**

DATE **DEC 15 38**

ON PAYMENT OF THIS ACCOUNT AT THE CITY TREASURER'S (CASH) OFFICE, THE RECEIPT WILL BE PRINTED HERE.

City Treasurer.

CITY TREASURER'S (ACCOUNTS) OFFICE, MUNICIPAL BUILDINGS.

Mr. Joseph Harger,  
per Messrs. P.J.Hackett & Morgan, (TELEPHONE 8720 BANK. EXTN. 17.)  
9 Cook Street,  
LIVERPOOL 2.

15th December 1938.

Dr to THE CORPORATION OF LIVERPOOL.  
HOUSING COMMITTEE.

IN ALL COMMUNICATIONS  
PLEASE QUOTE  
460526

15 Meadow Street.

Due Corporation on Apportionment account

£- 4 8

*Y.P.B. 8/193.*

1/6  
24  
P. J. HACKETT & MORGAN,

SOLICITORS,  
COMMISSIONERS FOR OATHS.

P. J. HACKETT,  
T. D. MORGAN.

TELEGRAPHIC ADDRESS:-  
"DOCUMENTS, LIVERPOOL."

TELEPHONES:- { BANK 9146 (2 LINES).  
GREAT CROSBY 4158.  
CHILDWALL 1024.

2.  
Encl.....

TDM/SFW.

9, Cook Street,  
Liverpool, 2.

20th January, 19940.

Joseph Harger, Esq.,  
105, Roe Lane,  
SOUTHPORT.

Dear Sir,

Re land at the corner of Scotland Road and  
Hornby Street. Air Raid Shelter.

We enclose a Form of Claim, in duplicate, for compensation for the requisitioning of the above land and shall be glad if you will sign each copy of the Form at the foot of the second page where we have pencilled your initials. At the same time, will you kindly supply the answer to Question 8 and show the date on which possession of the land was taken by the Corporation, because Messrs. W. & J. Venmore tell us that they have not got this information.

You will observe that the amount claimed has not been stated and we shall be glad to have your instructions on this point. Messrs. W. & J. Venmore say that it is extremely difficult to estimate the amount of compensation to which you are entitled as, unless you were going to sell the land, no actual loss would be involved. They suggest that you claim a nominal amount of, say, £1. per annum and reserve the right to make a further claim if a Purchaser is found. The Act of Parliament does not make

Extract of Provisions  
relating to Compensation  
for taking possession  
of land or buildings

Section 2.-(1) The compensation payable under this Act in respect of the taking possession of any land shall be the aggregate of the following sums, that is to say,-

- (a) a sum equal to the rent which might reasonably be expected to be payable by a tenant in occupation of the land, during the period for which possession of the land is retained in the exercise of emergency powers, under a lease granted immediately before the beginning of that period whereby the tenant undertook to pay all usual tenant's rates and taxes and to bear the cost of the repairs and insurance and the other expenses, if any, necessary to maintain the land in a state to command that rent, and
- (b) a sum equal to the cost of making good any damage to the land which may have occurred during the period for which possession thereof is so retained (except in so far as the damage has been made good during that period by a person acting on behalf of His Majesty), no account being taken of fair wear and tear or of damage caused by war operations, and
- (c) in a case where the land is agricultural land, a sum equal to the amount (if any) which might reasonably have been expected to be payable in addition to rent by an incoming tenant, in respect of things previously done for the purpose of the cultivation of the land and in respect of seeds, tillages, growing crops and other similar matters, under a lease of the land granted immediately before possession thereof was taken in the exercise of emergency powers, and
- (d) a sum equal to the amount of any expenses reasonably incurred, otherwise than on behalf of His Majesty, for the purpose of compliance with any directions given on behalf of His Majesty in connection with the taking possession of the land:

(2) Any compensation under paragraph (a) of the preceding subsection . . . . shall be paid to the person who for the time being would be entitled to occupy the land but for the fact that possession thereof is retained in the exercise of such powers;

(3) Any compensation under paragraph (b) of sub-section (1) of this section shall accrue due at the end of the period for which possession of the land is retained in the exercise of emergency powers, and shall be paid to the person who is then the owner of the land.

(5) Any compensation under paragraph (d) of sub-section (1) ~~of this section~~ shall accrue due at the time when the expenses in respect of which the compensation is payable were incurred.

Joseph Harger, Esq.

provision, however, for reserving the right to increased compensation in the future. The relative section provides, in effect, that the compensation payable shall be the aggregate of:-

- (a) a sum equal to the rent which might reasonably be expected to be payable by a tenant in occupation of the land.
- (b) a sum equal to the cost of making good any damage to the land.
- (c) a sum equal to the amount of any expenses reasonably incurred for carrying out directions given in connection with taking possession.

but that no account is to be taken of any appreciation of values due to the War.

The time limit for claims is six months from taking possession, or six months from 1st September 1939 which ever is the later.

If you will return the Forms to us, duly signed, with your instructions as to the amount to be claimed, we will lodge them with the Town Clerk.

Yours faithfully,

*P. S. Wadsworth Morgan*



Joseph Harger, Esq.

provision, however, for reserving the right to increased compensation in the future. The relative section provides, in effect, that the compensation payable shall be the aggregate of:-

- (a) a sum equal to the rent which might reasonably be expected to be payable by a tenant in occupation of the land.
- (b) a sum equal to the cost of making good any damage to the land.
- (c) a sum equal to the amount of any expenses reasonably incurred for carrying out directions given in connection with taking possession.

but that no account is to be taken of any appreciation of values due to the War.

The time limit for claims is six months from taking possession, or six months from 1st September 1939 which ever is the later.

If you will return the Forms to us, duly signed, with your instructions as to the amount to be claimed, we will lodge them with the Town Clerk.

Yours faithfully,

*P. S. Wainwright Morgan*

COPY.

AV/LB

Century Buildings,  
31, North John Street,  
LIVERPOOL, 2.

March 11th 1940.

Messrs. P. J. Hackett & Morgan,  
9, Cook Street,  
Liverpool, 2.

Dear Sirs,

*X The Estate of Robert Harger*

~~MR. JOSEPH HARGER'S~~ PROPERTY  
Hornby Street.

We have today discussed with the District Valuer the ~~annual rental to be paid~~ under the Compensation (Defence) Act 1939 in respect to the above premises which you will remember have been requisitioned as a site for the erection of an Air Raid Shelter. You will remember that in the claim signed by Mr. Harger he suggested a rental of £10 per annum, tenant paying rates.

We fear that he will be disappointed to learn that the rental suggested by the District Valuer is only 5/- per annum. He states that this is assessed upon the full basis which are being paid in all similar cases.

*X* We assure you that we have used every possible argument and have endeavoured to point out to the District Valuer that this land having been taken over prevents its development in other directions either by sale or by letting.

The powers given to the authorities under the Compensation (Defence) Act 1939 are stringent however. We enclose a memorandum which sets out the main provisions of this Act and we are left with the impression that your Client has no alternative but to accept the present very low offer. It is of course understood that all rates are to be paid by the Corporation and that the premises will be properly re-instated as soon as the present emergency ends and the property handed back.

If we can do anything further in the matter we shall be pleased to hear from you.

Yours faithfully,  
W. & J. Venmore.

P. J. HACKETT & MORGAN,

SOLICITORS,  
COMMISSIONERS FOR OATHS.

P. J. HACKETT.  
T. D. MORGAN.

TELEGRAPHIC ADDRESS:-  
"DOCUMENTS, LIVERPOOL"

TELEPHONES:- { BANK 9146 (2 LINES).  
GREAT CROSBY 4158.  
CHILDWALL 1024.

Encl... 2.

TDM/SFN.

9, Cook Street,  
Liverpool, 2.

12th March, 1940.

J. Harger, Esq.,  
105, Roe Lane,  
SOUTHPORT.

Dear Mr. Harger,

Re Air Raid Shelter.  
~~Scotland Road & Hornby Street site.~~

We enclose a copy of a letter which we have to-day received from Messrs. W. & J. Venmore and also an extract from the Statutory Provisions relating to Compensation upon which we shall be glad to have your instructions.

Yours faithfully,

P. J. Hackett Morgan

TELEGRAMS—  
"VENMORS," LIVERPOOL.

TEL. CENTRAL 9032.

**W. & J. VENMORE**

ESTATE AGENTS, VALUERS  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.

CENTURY BUILDINGS,

31, NORTH JOHN STREET,

LIVERPOOL, 2.

17th February 1944.

DEAR SIR, (~~OR MADAM~~),

WAR DAMAGE ACT, 1943.

*No war damage has been  
paid on 176 or 203  
Vauxhall Rd Aug 31 1943  
JLL*

176. 203. Vauxhall Road. 24/26 Virgill Street.

We beg to inform you that we have received from the War Damage Commission notification that in their opinion the war damage to the above property involves "total loss" as defined in Section 7 of the War Damage Act, 1943. This is not a final decision by the Commission, who have stated their willingness to consider any written arguments made on your behalf if their decision does not meet with your approval. However, we have considered the position in relation to your property and have come to the conclusion that no useful purpose would be served by disputing the Commission's decision. Perhaps you will be good enough to let us know that you agree with this advice in which case no further action need be taken until the notification of the amount of compensation is received from the War Damage Commission at which time we will communicate with you again. There is a right of appeal if the amount of this compensation cannot be agreed by negotiation.

J. Harger Esq.,

Yours faithfully,

*W. & J. Venmore*

TELEGRAMS:-  
"VENDORS" LIVERPOOL.

Central 9032.

**W. & J. VENMORE**

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.

AV/LB

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

February 22nd 1944.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Sir,

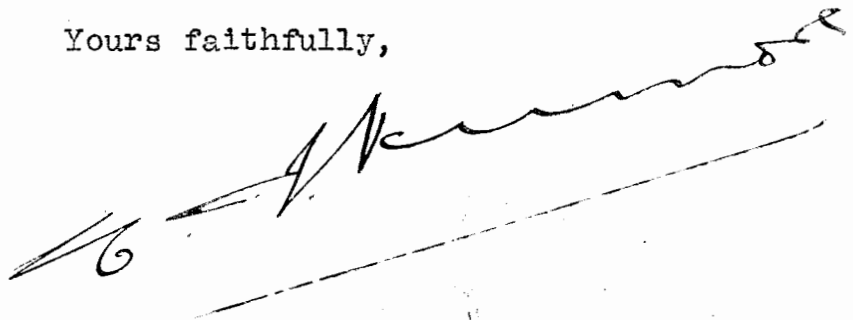
NO: 176 VAUXHALL ROAD

Further to our letter of the 13th January we beg to state that the Corporation have now told us that they will not defer any longer attending to the notices which they served us that the defective drain at the above had to be put right. They state that unless the work is put in hand at once, they will have no alternative but to take proceedings through the Court.

We shall be obliged if you will see us upon the subject at your earliest convenience.

The position is most unsatisfactory as it is obvious that the expense of putting the drain right is not justified by the character of the premises. Both ourselves and the Corporation have utterly failed to find alternative accommodation for the tenant.

Yours faithfully,



TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON F.A.I., P.A.S.I.  
(CHARTERED SURVEYOR)

JD/BW.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

August 8th 1945.

Joseph Harger Esq.,  
105 Roe Lane,  
Southport.

Dear Mr. Harger,

### NO. 203 VAUXHALL ROAD.

This property was included in the Vauxhall Road Clearance Area before the war and it is now in such poor condition that further occupation is considered by the Corporation to be dangerous. Accordingly the tenant has moved out and we are not proposing to let the place again. We think you ought to be informed about this in case you should wish to raise any question upon the Local Authorities decision.

Yours faithfully,

*W. C. Venmore*

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL-9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON F.R.I., F.A.I.,  
(CHARTERED SURVEYOR)

JD/BW.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*  
August 27th 1945.

Joseph Harger Esq.,  
105 Roe Lane,  
Southport.

Dear Sir,

### NO. 203 VAUXHALL ROAD.

We have received a notice from the Liverpool Corporation requiring us to demolish this property within 48 hours as it has become dangerous. We have, therefore, obtained an estimate from our demolition contractors, Messrs. John Rearden & Co., who have agreed to demolish the building and clear the site for the sum of £48. You will appreciate that under the circumstances there is no alternative but to get on with the job and we have accordingly given Messrs. Rearden's instructions to proceed. We have had to arrange with the adjoining owner of No. 205 for his building to be pulled down at the same time and it has been agreed that the cost will be shared equally between you and the adjoining owner.

So far as No. 203 is concerned this property was in a Clearance Area before the war but has subsequently been declared a total loss by the War Damage Commission and consequently we shall endeavour to obtain the cost of demolition from the Commission. We will let you know what happens about this later on.

Yours faithfully,

*W. J. Venmore*

TELEGRAMS:-  
"VENDORS," LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

# W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.S., F.A.I.  
(CHARTERED SURVEYOR)

JD/BW.

J. Harger Esq.,  
105 Roe Lane,  
Southport.

Dear Sir,

SITE OF NO. 203 VAUXHALL ROAD.

Some years ago we had an enquiry from a person who was prepared to buy the above site which contains about 45 sq.yds., but at the time you instructed us to quote a figure of £225., which we are afraid was rather on the high side. We have just had another enquiry as to whether you would sell this land and shall be much obliged if you will kindly let us know whether you are prepared to sell and if so what price you will accept. For your information we think the land is worth about £2., per yard but suggest we should quote £100 in the first instance.

Yours faithfully,

*I asked £250 last time  
I saw Venmore about 4 months ago*

*W & J Venmore  
He wants this for Tates  
It's a small site  
in the planning of  
the site*

*Century Buildings,  
31, North John Street,  
Liverpool, 2.  
September 6th 1945.*

*Tate & Lyle own all  
the land at the rear  
purchased from us  
28 years ago*



# W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I. AV/LB  
W. J. GIL VENMORE, F.A.I.

J. Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Sir,

NOS: 24 and 26 VIRGIL STREET

We thank you for your letter of the 18th instant returning the Forms Val.5, which have come from the War Damage Commission and also information as to the Probate Valuation in October 1931 and the site value as quoted in the deeds.

The latter (267 square yards) is now valued by the War Damage Commission at £135 or roughly 10/- per yard. We do not advise objecting to this estimate.

As a matter of fact we do not think that it will be of much use objecting to the whole valuations as they are slightly in excess of the Probate valuation of 1936. If it is your wish however that we should ask for an increase, we might submit the following:-

No:24.

(1) Before damage	£200	to	£225
(2) After do	60		60
Value payment	<u>£140</u>		<u>£165</u>

P.T.O.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

September 20th 1944.

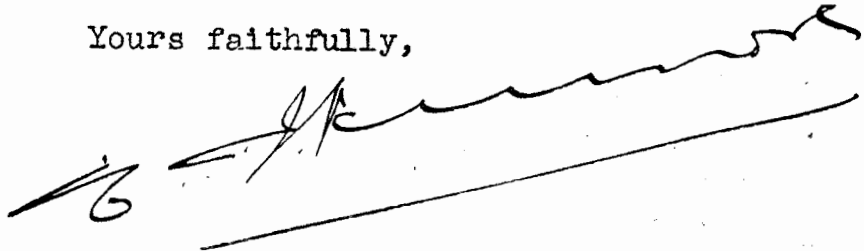
*Replied  
I leave it to you*

No: 26.

(1) before damage	£225	to	£250
(2) after do	<u>75</u>		<u>75</u>
Value payment	<u>£150</u>		<u>£175</u>

Upon receipt of your instructions we shall take the necessary steps on your behalf.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'J. K. ...', written over a horizontal line.

# W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.

W. CECIL VENMORE, F.A.I.  
JAMES DODSON F.S.I., F.A.I.,  
(CHARTERED SURVEYOR)

JD/EW.

Joseph Harger Esq.,  
105 Roe Lane,  
Southport.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

October 10th 1945.

Dear Sir,

## NOS. 24/26 VIRGIL STREET.

The District Valuer has now approached us to agree the value payments in respect of the total loss of the above properties. We set out below the figures which were claimed and those which we have been able to provisionally agree with the District Valuer.

### No. 24. Virgil Street.

In its state before damage  
In its state after damage

£225.  
60.

### Agreement.

£220.  
60.

Estimated value payment

£165.

£160.

### No. 26 Virgil Street.

In its state before damage  
In its state after damage

£250.  
75.

£230.  
75.

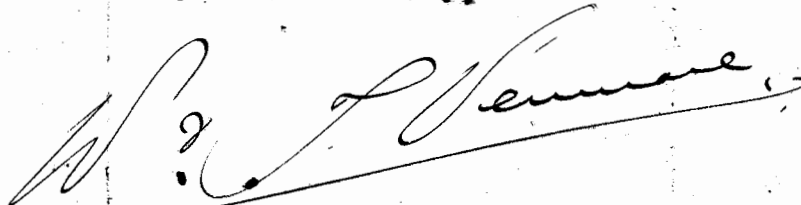
Estimated value payment

£175.

£155.

In our opinion this provisional settlement is fair and reasonable and we should be much obliged if you would let us have instructions to accept them as soon as possible.

Yours faithfully,



# W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

AV/BW.

*Century Buildings,  
31, North John Street,  
Liverpool.*

July 23rd 1946.

J. Harger Esq.,  
105 Roe Lane,  
Southport.

Dear Sir,

NOS. 176 & 203 VAUXHALL ROAD, LIVERPOOL.

We have now received from the War Damage Commission the value payment figures in respect of the total loss of the above properties. The figures are as follows:-

<i>about 48-50</i>	No. 203 Vauxhall Road.	£85. 0. 0.	<i>to M.A. Harger</i>
<i>60</i>	No. 176 Vauxhall Road.	£125. 0. 0.	<i>" M.A. Harger</i>

These properties were included in Clearance Areas before the war and accordingly the compensation is based only on site value. We have considered the figures and believe them to be ~~fair and reasonable.~~ We shall be glad, therefore, to have your authority to accept them, so that as and when value payments are made, you will be in a position to receive the sums due.

Yours faithfully,

*W. J. Venmore*

*If we accept the above figures  
the compensation will take over  
at these figures  
£85 for 203 Vauxhall Rd site?*

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I. JD/Bw.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

Joseph Harger Esq.,  
105 Roe Lane,  
Southport.

Dear Sir,

NOS. 24/26 VIRGIL STREET.

You will remember that we recently settled the war damage compensation in respect of the total loss of the above properties and we have now had an enquiry as to whether you would sell the ~~property~~ and if so at what price. The War Damage Commission reckoned the site of the two properties were worth £135 and if the Local Authority bought them they would do so at this figure. Under these circumstances we suggest that you give us instructions to quote £200 to our enquirers and we will see if we can get them to make us a reasonable offer. Please let us have instructions as soon as possible.

Yours faithfully,

*W. J. Venmore*

*Century Buildings,  
31, North John Street,  
Liverpool, 2.  
October 22nd 1946.*

**W. & J. VENMORE**

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F. A. I.  
W. CECIL VENMORE, F. A. I.  
JAMES DODSON, F. S. I., F. A. I.  
(CHARTERED SURVEYOR)

AV/LB

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

November 28th 1946.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Mr Harger,

VERNON HOUSE, SCOTLAND ROAD

*you know well that  
it was not*

I made it my business to personally inspect this site this morning and must tell you frankly that I am entirely convinced that our Mr. Berry was perfectly correct when he stated that the wall carrying the new advertisement sign is not yours but belongs to No:243. I can only imagine that either you must have been mistaken when you said that the old wall of Vernon House was not pulled down or alternatively that it has been pulled down since you saw it. There is ample evidence that the wall was pulled down, as the 9" footings are plainly to be seen showing above the level of the ground. Vernon House was evidently a two storey building as the outline of the roof is shown by weather marks on the gable wall of No:243. The wall in question has not been rendered in cement or prepared for an advertising sign.

*No: 231 233 + 235 only*

I would be personally very much obliged if you would make it your business to go round and confirm these facts by looking at the property yourself.

Under these circumstances I think you will agree that we can only approach the adjoining owner (No:243) upon two grounds

- (a) That he trespassed on your land to fix the advertisement sign
- (b) That the new advertisement sign projects from 3" to 4" over your land.

I do not think that (a) means very much as trespass is not a crime unless damage is also involved but under (b) we might get the adjoining owner to allow you to participate to some extent in the rent he receives. I rather doubt it however.

I shall be very pleased to see you again about this matter but I shall be in London all next week.

With kind regards.

Yours faithfully,

*Arthur Venmore*

# W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
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ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

AV/LB

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

December 20th 1946.

J. Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Mr Harger,

## NOS: 23/27 & 46 BOSTOCK STREET

Since our interview on Tuesday last I have been looking into this matter and I find that all the above houses have been the subject of a "value payment" claim by us on your behalf from the War Damage Commission.

I am under the impression that you have already been notified as to the result. In any case I recite below the agreed figures:-

<u>No:</u>	<u>Before Damage</u>	<u>After Damage</u>	<u>Value Payment</u>
23 -	£75	£15	£40
25 -	£75	£35	£40
27 -	£45	£35	£10
46 -	£80	£35	£45

If we can prove that you have been put to expense in clearing the sites I believe that we can make a further claim. The only item I see in our books is a payment to G. Harding & Sons on June 23rd 1942 of £35. If you will kindly look up the vouchers which were sent to you with the statement to the end of June 1942 and let us have this receipt we shall see what can be done.

## SITE OF VERNON HOUSE

I have written to Mr Ellis, the adjoining owner, with regard to the advertising sign. Today I had a telephone message from Arthur Maiden Ltd., Advertising Contractors, that it had been passed to them and that they were looking into the matter and they will communicate with us further.

(continued)

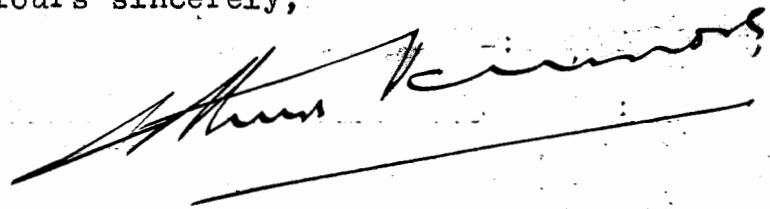
BROWN

NO: 203 VAUXHALL ROAD

We are in close touch with Messrs Tate & Lyle Ltd. in this connection and hope to receive an offer shortly when we shall report to you.

May I take this opportunity of sending you every good wish for Christmas and the New Year.

Yours sincerely,





*Please return  
this*

JOSEPH HARGER PROPERTIES.

WAR DAMAGE

Property.

W. & J. VENMORE.

PROVISIONAL SETTLEMENT.

	<u>Before Damage</u>	<u>After Damage</u>	<u>Value Payment</u>	<u>Before Damage</u>	<u>After Damage</u>	<u>Value Payment</u>
24/26 Virgil Street.	£475.	£135.	£340.	£450.	£135.	£315.
46 Bostock Street.	80.	35.	45.	80.	35.	40.
23/27 Bostock Street.	195.	105.	90.	195.	105.	90.
Nos.10/16. 46 Denison Street.	Included in Clearance Orders.			After damage value for war damage agreed at:-		
	No.10.		£290.			
	Nos.12/16.		£830.			
	No.46.		£140.			
No.203 Vauxhall Road.	Included in Clearance Order.			After value for war damage agreed at £85.		
No.176 Vauxhall Road.	Included in Clearance Order.			After value for war damage agreed at £125.		

*War damage paid  
War damage paid  
net 142.19.5*

*Why was this clearance  
statement sent to me?  
y.l.b.*

*23/27 Bostock st  
£60 was paid to the. for clearing this site  
for clearing this site  
damage payment  
increase  
net payment £142.19.5*

*1240: 1000  
damage 40.0.0  
return 15.0.0  
Costs for demer...  
£35 paid by ch  
June 28 1942  
Costs for demer...  
should be refunded!*

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

# W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F. A. I.  
W. CECIL VENMORE, F. A. I.  
JAMES DODSON, F. S. I., F. A. I.  
(CHARTERED SURVEYOR)

AV/BW.

*Century Buildings,  
36 North John Street,  
Liverpool 2.*

December 30th 1946.

Joseph Harger Esq.,  
105 Roe Lane,  
Southport.

Dear Mr. Harger,

*231 232 233 only*  
NO. 243 SCOTLAND ROAD. *243 not ours*

We have now heard from the Advertising Contractors who have the advertisement on the wall adjoining your property and they have agreed to pay an acknowledgement right of £1.0.0. per annum in respect of the trespass over your land. We enclose the agreement herewith and shall be glad if you will sign it and return it to us as soon as possible, provided of course you are agreeable to the terms and conditions laid down in it.

Yours faithfully,

*Arthur Venmore*



TOWN CLERK'S OFFICE  
MUNICIPAL BUILDINGS

W. H. BAINES, C.B.E., LL.M.,  
TOWN CLERK

LIVERPOOL 2

TELEPHONE NO. CENTRAL 8433

PLEASE ADDRESS LETTERS  
THE TOWN CLERK

DEFENCE (GENERAL) REGULATIONS, 1939

To: Messrs. W. & J. Venmore,  
31, North John Street,  
Liverpool, 2.

TAKE NOTICE that, acting on behalf of a  
Competent Authority, I have this day given  
up possession of the

Land on the North side of Hornby  
Street, Liverpool,

of which possession was taken by me on the  
17th day of October, 1939 in exercise of  
the powers delegated to me under and by  
virtue of Regulation 51 of the Defence  
(General) Regulations, 1939.

A handwritten signature in cursive script, appearing to read 'W. H. Baines'.

Town Clerk.

Dated this 5th day of March, 1947.

Please quote C.74/61.P.

## COMPENSATION (DEFENCE) ACT, 1939.

Requisition No. C 74/61 P.

N.B.--This form should be completed in TRIPLICATE and all three copies sent to :—

THE TOWN CLERK, .

MUNICIPAL BUILDINGS,

LIVERPOOL, 2.

NOTICE OF CLAIM FOR MAKING GOOD DAMAGE UNDER SECTION 2 (I) (b) OF THE ACT IN RESPECT OF THE TAKING OF POSSESSION OF LAND AND/OR BUILDINGS ON BEHALF OF HIS MAJESTY.

<p>(1) Name of Claimant</p> <p>Address</p> <p>Business or description.</p>	<p>Joseph Harger</p> <p>105, Roe Lane, Southport.</p>
<p>(2) Situation and precise description of the property requisitioned.</p>	<p>Site situated on the North side of Hornby Street and west side of Scotland Road.</p>
<p>(3) Nature of interest.</p>	<p>Freeholder</p>
<p>(4) Value of land and/or buildings requisitioned at date of taking possession.</p>	<p>£3. per yard</p>
<p>(5) Particulars of mortgages, charges or other incumbrances, stating names and addresses of mortgagees, chargees or other incumbrancers.</p>	<p>Nil</p>
<p>(6) Date possession taken by competent authority.</p>	<p>17th October 1939</p>
<p>(7) Date of possession relinquished.</p>	<p>5th March 1947</p>

(8) Particulars of claim showing in detail

(a) the items of damage occurring to the land and/or buildings during the period of possession in respect of which compensation is claimed.

(b) the amount claimed as equal to the cost of making good each of such items of damage.

Site left unlevelled.

One hundred and fifteen pounds (£115)

(see attached estimate)

DATED the

day of

19

Signature of Claimant

Name and address of Solicitor (if any)

Name and address of Surveyor (if any)

C O P Y  
-----

AV/LB

March 14th 1947.

Messrs Arthur Maiden Ltd.,  
Advertising Contractors,  
24, Mount Pleasant,  
Liverpool. 3.

Dear Sirs,

REF: S, DH/DE  
NO: 243 SCOTLAND ROAD

*Nos 231 233 & 235  
only belong to  
us rd*

We have now heard from our client the owner of the vacant land formerly the site of Nos: 239/241 Scotland Road in reference to your letter of the 27th December last. He is not satisfied with your proposal to compensate him for trespass upon his land in fixing the sign on No: 243 Scotland Road and he instructs us to request you to take immediate steps to remove the sign from the gable.

We shall be pleased to hear from you that this is being done.

Yours faithfully,

(Signed) W. & J. VENMORE.

TELEGRAMS-  
"VENDORS", LIVERPOOL.

TELEPHONE-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

AV/LB

*Century Buildings,  
34 North John Street,  
Liverpool 2.*

March 14th 1947.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Mr Harger,

I am sorry that I missed you when you called here today. I came in shortly after you left. I have to go to London this afternoon and shall be working in North Wales next week. I may probably be here the week after.

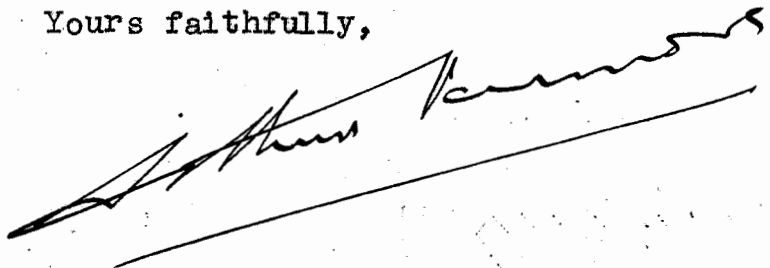
ADVERTISING SIGN, NOS: 239/241 SCOTLAND ROAD

I enclose a letter which I have written to Messrs Arthur Maiden Ltd., the Advertising Contractors concerned. I trust that you agree with what I have said and I shall let you know when I hear from them in reply.

I shall certainly not advise the fixing of any notice board over their sign as it might involve you in litigation.

With kind regards,

Yours faithfully,



**W. & J. VENMORE**

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.S., F.A.I.  
(CHARTERED SURVEYOR)

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

March 18th 1947.

Joseph Harger Esq.,  
105 Roe Lane,  
Southport.

Dear Mr. Harger,

We had a call this week from a representative of the Bill Posting Company who have the advertisement which is partly on your land in Scotland Road. They ask for what sum you would be prepared to settle the matter and we shall be glad if you will let us know what figure we may accept so that the Bill Posting Company may leave the advertisement in its present place.

Yours faithfully,

*How long has he  
been there  
who pulled down our gable  
& when?*

TO  
ALBION ADVERTISING CONTRACTORS LTD.  
Advertising Contractors  
24 Mount Pleasant  
LIVERPOOL 3

OFFICE REFERENCE.....

*235 in the end of our  
side gable*

In consideration of your paying me an acknowledgement of.....£1...0...0d.....  
per annum, I, the undersigned, hereby grant you the right of free access over my land and  
premises to the property situate at.....243, Scotland Road, Liverpool.....  
.....for the purpose of erecting and maintaining  
advertisements upon the said property for such term and period as you may rent and occupy  
such advertising site.....

I have the sole rights of granting you access to the said property and hereby undertake  
that no power of entry or similar easement shall be given by me to any individual, firm, or  
company requiring access for the purpose of maintaining and exhibiting advertisements on  
the said property.

Signed ..... Date.....  
State whether owner, agent, or tenant.....  
Address .....



TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
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ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

AV/BW.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

March 28th 1947.

Joseph Harger Esq.,  
105 Roe Lane,  
Southport.

Dear Mr. Harger,

We recently wrote to you about the advertisement on the wall in Scotland Road and asked you for further instructions on the offer from Messrs. Arthur Maiden. In the meantime, another firm have come along and made us an offer of £15.p.a., and rates for an advertising structure to be erected on the site, 20' long by 10' high. Apparently this would cover Messrs. Maiden's advertisement but that does not seem to concern the firm who have made this new offer.

Will you please let me have instructions as soon as possible.

Yours faithfully,



Contractors to  
MERSEY DOCKS AND  
HARBOUR BOARD.  
VARIOUS CORPORATIONS.  
G.P.O. Etc.

All Classes of  
SECOND-HAND  
BUILDING MATERIALS  
AND PLANT FOR SALE.

Our Ref. JSR/00.

Yours Verbal over Phone.

DEMOLISHING. EXCAVATING A SPECIALITY.

## JOHN REARDEN & SONS (L'POOL) Ltd.

Contractors,

5 Etruscan Road, Stoneycroft,  
Liverpool, 13.

Telephone STONEYCROFT 3871.

Directors: JOHN REARDEN.  
JOHN REARDEN, JNR.  
J. S. REARDEN.  
A. REARDEN.

Yards:

OLD BARRACKS,  
West Derby Village.  
12 BURROUGHS GARDENS.  
LIVERPOOL RD., Tarbock.

April 3rd. 1947.

Messrs W.J. Venmore  
Estate Agents  
31 North John street  
LIVERPOOL. 2.

Site of late Vernon House  
Scotland Road. LIVERPOOL.

Dear Sirs,

We thank you for your enquiry and have pleasure  
in quoting you, as under, for work required at above site.

Yours faithfully.

FOR AND ON BEHALF OF

JOHN REARDEN & SONS (L'pool) Ltd.

*James S. Rearden*  
DIRECTOR

We will undertake to supply all labour, tools, etc. required.  
excavate, load up and remove the whole of the surplus debris  
on the above site (Estimated at 250 Cube Yards.) supply all  
haulage and tips required. pay all tip fees.

Leave the whole of the site level to the pavement of the various  
roadways and cover same with a 3" layer of ashes and roll.

All for the £115--0--0 (One Hundred & Fifteen Pounds,)

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

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AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

AV/BW.

Joseph Harger Esq.,  
105 Roe Lane,  
Southport.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

April 9th 1947.

Dear Sir,

We have received the enclosed claim forms from the Liverpool Corporation in connection with the de-requisition of the site at the corner of Hornby Street which was used for an N.F.S. Tank.

We have got an estimate of the cost of levelling the site and this amounts to £115.

Will you please sign all four (4) copies of the claim form, and return them to us as soon as possible so that we can send them in to the Town Clerk.

Yours faithfully,

*W. J. Venmore*

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

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AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

AV/LB

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

May 1st 1947.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Mr Harger,

*243 is not ours & Co.*  
SITE - NO: 243 SCOTLAND ROAD

I have had a further interview with Messrs Arthur Maiden Ltd., the Advertising Contractors for the sign on the adjoining ~~gable~~. After some difficulty I have persuaded them to agree to pay a rental of £10. 0. 0. per annum to you for this sign.

May I have your instructions to settle the matter upon this basis.

Yours faithfully,

*Arthur Maiden*  
*When did this advert first appear  
And who pulled down our gable?*

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

**W. & J. VENMORE**

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AND  
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W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

AV/LB

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Mr Harger,

SITE OF NO:243 SCOTLAND ROAD

I have been waiting to hear from you in reply to my letter of the 1st instant when I told you that I had managed to get Messrs Arthur Maiden Ltd. to agree to pay a rental of £10. per annum for their sign. Would it help to settle this dispute if I could possibly persuade Maiden's to increase their offer to £15? I am not sure that I can get it but will do my best.

Your early instructions will much oblige.

Yours faithfully,

*Arthur Venmore*

*to 243 not out  
up to 235 only 21 cents*

TELEGRAMS:-

"VENDORS", LIVERPOOL.

TELEPHONE:-

CENTRAL 9032 (2 LINES)

# W. & J. VENMORE

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JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

JD/LB

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

November 11th 1947.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Sir,

*cheque £48 3 16/2*

*+ NOS: 24/26 VIRGIL STREET*

*VIA Harger*

*NOS: 25/27 & 46 BOSTOCK STREET*

*for Harger*

We now enclose herewith cheques from the War Damage Commission in respect to the "total losses" of the above properties. The amounts include the 45% increase recently announced by the Government plus 2½% interest from the date of the damage.

We also enclose a statement setting out the position of your accounts in our office together with a note of our fees for assessing the war damage and total loss with the District Valuer.

Yours faithfully,

*W & J Venmore*

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
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ARTHUR VENMORE, F.A.I.  
A. W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

JD/NL.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

17th November, 1947.

Mr. Joseph Harger,  
105, Roe Lane,  
Southport.

Dear Sir,

### RE LAND IN HORNBY STREET.

Messrs. Vernon's have applied to us for the use of the above land as a Car Park during the day and offered us a rental of £20 per annum payable quarterly. We should be glad to have your views on the matter.

Yours faithfully,

*W. Venmore*  
*J.D.*

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

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JAMES DODSON, F.R.I.C.S., F.A.I.  
(CHARTERED SURVEYOR)

AV/LB

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

January 8th 1948.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Sir,

### SITE OF VERNON HOUSE

We are pleased to report that, after very considerable difficulty, we have succeeded in arranging for Messrs Arthur Maiden Ltd., the Advertising Contractors, to pay you an annual consideration of Twenty pounds (£20) for the trespass they have committed in fixing their advertising sign against the gable of No:243 Scotland Road. It is proposed that this payment should commence from the 1st January 1948. To put the matter in order we shall be obliged if you will sign the enclosed trespass agreement before a witness and return it to us.

There are several matters which the writer (Mr Arthur Venmore) would like to discuss with you. He will not be at this office during next week, but will be here on Wednesday and Thursday, the 21st and 22nd instant, if you could call then.

We remain,

Yours faithfully,

*[Signature]*  
How & when did he get possession  
who pulled down our gable wall  
& when? - -



# W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

AV/LB

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.S.I., F.A.I.  
(CHARTERED SURVEYOR)

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

January 23rd 1948.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.


Dear Sir,

SITE OF VENMORE HOUSE

We refer to your letter of the 8th instant and regret that you were not able to call here to see the writer (Mr Arthur Venmore) this week as then suggested.

We shall be obliged if you will sign and return the Trespass Agreement which we sent you so that we may dispose of this outstanding matter.

Yours faithfully,



TO  
ARTHUR MAIDEN LTD.  
Advertising Contractors  
24 Mount Pleasant  
LIVERPOOL 3

*231, 233 + 235 only  
I know nothing of  
OFFICE REFERENCE 237, 239,  
or 241*

In consideration of your paying me an acknowledgement of twenty pounds (£20) per annum, I, the undersigned, hereby grant you the right of free access over my land and premises to the property situate at Nos: 239/241 Scotland Road Liverpool

..... for the purpose of erecting and maintaining advertisements upon the said property for such time and period as you may rent and occupy such advertising site. No: 243 Scotland Road Liverpool

I have the sole rights of granting you access to the said property and hereby undertake that no power of entry or similar easement shall be given by me to any individual, firm, or company requiring access for the purpose of maintaining and exhibiting advertisements on the said property.

Signed ..... Date.....

State whether owner, agent, or tenant..... Owner

Address c/o Messrs W. & J. Venmore, 31 North John St, Liverpool. 2.

Witness to the signature.....

TELEGRAMS:-  
"VENDORS" LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. GECIL VENMORE, F.A.I.  
JAMES DODSON, F.R.I.C.S., F.A.I.  
(CHARTERED SURVEYOR)

AV/LB

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

February 23rd 1948.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Sir,

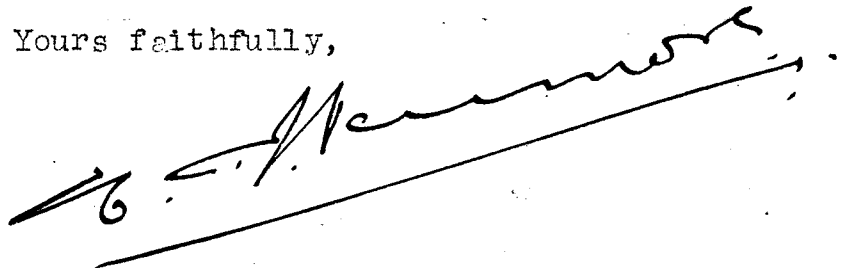
The writer (Mr Arthur Venmore) will be very pleased if you can make it convenient to call to see him sometime this week. There are a number of important matters which he would like to discuss with you.

Please bring with you the form of Trespass Agreement re Site of Vernon House which we sent to you on the 8th January.

We trust that your inability to reply to our previous letters has not been caused by illness.

Mr Venmore will have to go to Chester on Thursday morning but will be back soon after 3 p.m. He will not be here after 12 noon on Friday next, the 27th instant. Any other time will suit him.

Yours faithfully,



A handwritten signature in cursive script, appearing to read 'A. Venmore', is written over a horizontal line.

TELEGRAMS:-

"VENDORS" LIVERPOOL

TELEPHONE:-

CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F. A. I.

W. GECIL VENMORE, F. A. I.

JAMES DODSON, F. S. I., F. A. I.  
(CHARTERED SURVEYOR)

AV/LB

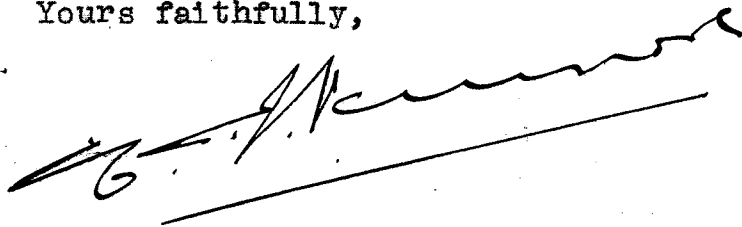
Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Sir,

You will remember that we wrote you a fortnight ago asking you to try and make it convenient to call here to see the writer, Mr Arthur Venmore.

He will be here during the next two or three days and we shall be much obliged if you could make it convenient to come. ~~If this is impossible, kindly let us hear from you.~~

Yours faithfully,



A handwritten signature in dark ink, appearing to read 'A. Venmore', is written over a horizontal line. The signature is fluid and cursive.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

March 9th 1948.

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.R.I.C.S., F.A.I.  
(CHARTERED SURVEYOR)

AV/LB

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

August 13th 1948.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Sir,

SITE OF VERNON HOUSE

*nos 231, 233, 235 only  
I know nothing of  
no 243*

We wrote to you on the 8th January and on several subsequent occasions, stating that we had been able to arrange with Messrs Arthur Maiden Ltd. Advertising Contractors, to pay you an annual consideration of £20 (Twenty pounds) for the trespass they have committed in fixing their advertising sign against the gable of No:243 Scotland Road. It was proposed that this payment should commence from the 1st January 1948 and on the 8th January they handed us their cheque for £20 as the first instalment.

We wrote you immediately asking you to sign the trespass agreement which we then enclosed before a witness and to return it to us. The whole matter has been held up including the cashing of the cheque, which we hold, pending your reply and the receipt of the trespass agreement.

We really do feel that this matter should be disposed of without further delay and we shall be obliged if you will let us have the agreement and signify your approval so that if necessary we can have the cheque re-dated and paid to your account.

Yours faithfully,

*[Handwritten signature]*

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.R.I.C.S., F.A.I.  
(CHARTERED SURVEYOR)

AV/LB

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

August 26th 1948.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

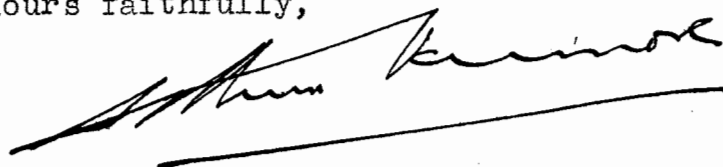
Dear Mr Harger,

### SITE OF VERNON HOUSE

I am disappointed that you have not replied to my letter of the 13th instant. I would really like to get this matter disposed of upon the lines suggested in my previous letters. Please therefore let me have the Trespass agreement which is in your hands and your instructions as to whether I may close the deal.

If you prefer to see me personally, I may say that I shall not be here during next week, but hope to be at the office on the 8th, 9th and 10th of September.

Yours faithfully,



Dear Fred

Yours of the 11<sup>th</sup> inst to hand  
I don't see why we should produce  
deeds in the first place, to get these  
lots valued for the owners of them  
they have been valued for death  
duties several times lately  
no deeds were produced!

How did you manage Mrs Ellis's  
valuation?

There is the Partition deed of which  
you will have a copy

The Robt Hanger properties are not in  
that, but Denison St & 203 Vauxhall St (N. 14. 17)

176 Vauxhall Rd (MAN) 4/26 Virgil St (N.A. 17)

No 4 Adlington St (N.A. 23/27) Bortoch St (N.A.)

46 + 72 Bortoch St (N.A.)

site of No 42 Bortoch St (N.A. Hangers)

This transfer of this site of 42 was transferred to the owner  
of No 46 against his claim for damages  
for lack of support to his gable he had to  
demolish his house about 10 years ago  
and sites of No 5 & 11 Wetheringlow St (N.A.)  
are set out in this Partition deed

I have all the deeds of all the unold  
properties

x But if we have to deduce titles to  
each of them in the same way as for  
a sale of property its going to cost  
us something!

I can't decide about a surveyor  
You have gone into these things  
What do you think?

I note what you say about  
The part Co + Gib - Row

Regarding the claim against  
the Corp Re gable at Vernon  
House 231/5 Scotland Rd  
I understand from you,  
that the Corporation were  
the owners of no 237 Scotland Rd  
when they pulled down no 237  
you say in 1937, our gable would  
have to go with it! —  
What claim could we have?  
I presume that no 237 was in  
a dangerous condition & had  
to be demolished  
Had our gable anything to do  
with it? ?

I presume that for these valuations  
& claim of ownership  
the Executors in each case would  
be the owners  
and not the beneficiaries under  
the wills of R. Harger, M. Harger  
M. Harger &c  
I wonder if this is so? Joe

TELEGRAMS:  
LOVLANE, LIVERPOOL.TELEPHONE:  
NORTH 2161 (6 LINES).

## TATE &amp; LYLE, LIMITED.

REGISTERED OFFICE:  
52, CADOGAN SQUARE, LONDON, S.W.1.SUGAR REFINERIES:  
LOVE LANE REFINERY, LIVERPOOL, 3.  
THAMES REFINERY, SILVERTOWN, LONDON, E.16.  
PLAISTOW WHARF REFINERY, VICTORIA DOCKS, LONDON, E.16.

BY APPOINTMENT

LOVE LANE SUGAR REFINERY,  
LIVERPOOL, 3.

OUR REF.	YOUR REF.
ASWS/KJ	

27th October 1948.

Mr. F.W. Delves,  
Bracken Hill,  
Denholme,  
Bradford,  
YORKS.

Dear Sir,

We thank you for your letter of 23rd October advising us that your wife is a trustee of No. 203 Vauxhall Road, Liverpool, and that you wish to dispose of this property.

If you would be good enough to advise us of the price which you are asking, we should be glad to consider the matter further.

Meanwhile, we note that your letter refers to a property, but you are no doubt aware that the site in question is only bare land with no buildings standing thereon, the buildings having been demolished in 1938.

Yours faithfully,  
For TATE & LYLE, LIMITED.

*A. L. Lingard*



TELEGRAMS:  
LOVLANE, LIVERPOOL.TELEPHONE:  
NORTH 2161 (6 LINES).

# TATE & LYLE, LIMITED.

REGISTERED OFFICE  
52, CADOGAN SQUARE, LONDON, S.W.1.  
SUGAR REFINERIES  
LOVE LANE REFINERY, LIVERPOOL, 3.  
THAMES REFINERY, SILVERTOWN, LONDON, E.16.  
PLAISTOW WHARF REFINERY, VICTORIA DOCKS, LONDON, E.16.



BY APPOINTMENT

LOVE LANE SUGAR REFINERY,  
LIVERPOOL, 3.

OUR REF.	YOUR REF.
ASWS/KJ	

9th November 1948.

Mr. F.W. Delves,  
Bracken Hill,  
Denholme,  
BRADFORD.

Dear Sir,

Site 203 Vauxhall Road.

We have for acknowledgement your letter of 30th October, from which we note that the price which you quote for the above property is £300 (£6. 13. 4. per sq.yd.), and have to inform you that we could not entertain the idea of purchasing at such a figure.

You will no doubt appreciate that, under the provisions of the Land Development Act, the existing value of this plot of land is the value based on the actual use to which it was put during the period 7th January 1937 to 7th January 1947. As the only building on the land was demolished, as being unfit for habitation, in 1938, the value in this case is NIL. In consequence, any purchaser (or even the existing owner) will have to pay Development Charges immediately the land is put to any use whatsoever.

Under these circumstances the land has virtually no market-value but we are prepared to make you an offer, to take it off your hands for £100, subject, of course, to your producing Title Deeds to the complete satisfaction of our solicitors. Perhaps you will be good enough to say, at your convenience, whether you are interested in our offer.

Yours faithfully,  
For TATE & LYLE, LIMITED.

*A.P. King to Land*

Bracken Hill  
 Kenholme  
 Bradford

11. 12. 48.

Dear Uncle Joe

I have received your  
 letter dated 10. 12. 48 no 19.

\* We have not contacted  
 the Surveyor yet.

\* We have not yet traced  
 the Beniam Street deeds.

\* The address of The Liverpool  
 Adhesive Tape Co is Robert Street  
 Liverpool and the telephone number  
 is Liverpool Central 2086. (which  
 number is still in the Telephone  
 Directory).

Bosothy and Kelly have  
 finally decided to use Kennore  
 for their claim on Beniam Street,  
 and I have written Kennore  
 accordingly. Kennore is still  
 collecting a rent, and was  
 instrumental in proving that the

Mr J. Hargre.  
(continuation of 53)

Brackley Hill<sup>4</sup>  
Kensington.  
N. 12. 48

will and is aware of the "Probate Value"  
etc.

With kind regards.

Yours sincerely

Jed

P.S.

Borothy & Kitty send their love;  
and would you please let them  
know the address of.

Hackett & Pitons

Soho, South port.

Jed.

also. Hodge & Halsall  
South port.

WILLIAM HILL, F.R.I.C.S. & SON.

CHARTERED SURVEYOR.

TELEPHONE NOS.  
CENTRAL 0893-0650

12, Tithebarn Street,

Liverpool 2.

29th April 1949.

Joseph Harger Esq.,  
105, Roe Lane,  
S O U T H P O R T.

Dear Sir,

TOWN & COUNTRY PLANNING ACT 1947.

We enclose herewith an S.I. form in respect of each of  
the following properties:-

No. 4.	Adlington Street.	✓
" 23/27.	Bostock Street.	✓
" 46.	Bostock Street.	✓
" 72.	Bostock Street.	✓
" 28/32.	Gibraltar Row.	✓
" 231/235.	Scotland Road.	✓
90.	Vauxhall Road.	✓
176.	Vauxhall Road.	✓
203.	Vauxhall Road.	✓
24/26.	Virgil Street.	✓
5/11.	Worthington Street.	✓

Please fill in the forms where marked with a pencilled  
cross, sign them, and return them to us, together with a location  
plan of each of the vacant sites.

Yours faithfully,

William Hill and Son,

The above completed  
forms received from  
Mr. Harger

16th June 1949  
William Hill

P. J. HACKETT & TETLOW.

SOLICITORS.

COMMISSIONERS FOR RATHS.

J. L. TETLOW.

TELEGRAPHIC ADDRESS:

"DOCUMENTS, LIVERPOOL."

TELEPHONES: | CENTRAL 9146/7.  
| BIRKENHEAD 881

*Chamber of Commerce Building,*

*1, Old Hall Street,*

*Liverpool, 3.*

JLT/MAH.

20th. June 1949.

Encl. -----

J. Harger, Esq.,  
105, Roe Lane,  
Southport.

Dear Mr. Harger,

Town and Country Planning Act, 1947.

Time is getting short for filing claims under the provisions of the above-mentioned Act and I am not certain whether you decided to put in a claim or not.

If you wish to claim I will be pleased to do what I can to help you although it is essentially a matter for a Valuer. If I can be of assistance it will be necessary for me to see the deeds and I shall be glad, therefore, if you could bring them to Liverpool on Wednesday or Thursday of this week as I will be away on holiday after Friday.

Yours faithfully,

*J. L. Tetlow*

I have just received this

This is the man who tried  
by letter, to the adhesive tape Co  
to locate our Gibraltar Row  
site (we had no reply)

I have had no replies from him  
on the subject

Why ship in now! — — —

I have written him

that Mr Hill has all the forms ~~we~~  
as supplied by him, and duly  
filled in with all details as  
taken from the deeds by me

in the case of land standing  
in a large open space

as 20<sup>th</sup> Vanehall Rd 24/26 Vargil St  
no 4 Adlington St etc

Mr Hill undertook to get particulars  
from the Ord. Survey maps at  
the Surveyors office where  
numbers can be located

There are no plans on most of the deeds

Mc

see Part - Deeds  
no plan on  
2<sup>nd</sup> deed

NORMAN LEE, ARMISTEAD & ROBERTS,  
*Solicitors,*

COMMISSIONERS FOR OATHS.

NORMAN N. LEE.  
J. H. ARMISTEAD, M.A.  
W. D. ROBERTS, B.A.

TELEPHONE NO 4374 27121

JHA/MR

*Lloyds Bank Chambers,  
Hustlergate,  
Bradford.*

30th August, 1949.

Dear Dorothy,

re Joseph Smith.

We have received a letter from the Chief of Police of Jamestown, U.S.A.

From this letter it appears Joseph Smith formerly of 138 Falconer Street died on 5th October 1934. He had one son Ewart Smith who died 5th February 1919. Ewart Smith married Mary Cole and had two children. Mary Cole has remarried and is now Mrs. Morris Butts of 15 W. Columbia Avenue W.E., Jamestown, New York.

As Ewart Smith died in 1919 it appears clear his two children, if still alive, must both now be over twenty one, and entitled in equal shares to the £300.

We are writing Mrs. Butts for particulars of these children. On hearing from her we shall have to consider what proof of identity should be required before you can distribute the £300.

Yours sincerely,

*J. H. Armistead*

Mrs. D. Delves,  
Bracken Hill,  
Denholme,  
Nr. Bradford.

TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.R.I.C.S., F.A.I.  
(CHARTERED SURVEYOR)

AV/NL.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

5th September, 1949.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

Dear Sir,

24 & 26, Virgil Street, Liverpool.

We have now received the Notice to Treat from the Liverpool Corporation to purchase compulsorily the site of the above property.

The After Value for War Damage, as agreed with the Commission in 1945 was £135, and we propose to claim this sum, although it is possible that under the Town & Country Planning Act 1947 you may have to take something rather less. However, we shall do our best on your behalf and shall be glad to have your authority to put in the claim on the lines suggested above.

Yours faithfully,

*W. & J. Venmore*



TELEGRAMS:-  
"VENDORS", LIVERPOOL.

TELEPHONE:-  
CENTRAL 9032 (2 LINES)

## W. & J. VENMORE

ESTATE AGENTS, VALUERS,  
AND  
PROPERTY AUCTIONEERS.

ARTHUR VENMORE, F.A.I.  
W. CECIL VENMORE, F.A.I.  
JAMES DODSON, F.R.I.C.S., F.A.I.  
(CHARTERED SURVEYOR)

AV/NL.

*Century Buildings,  
31, North John Street,  
Liverpool, 2.*

19th September, 1949.

Joseph Harger Esq.,  
105, Roe Lane,  
Southport.

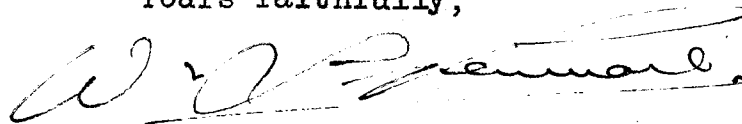
Dear Sir,

Site of Nos. 2/4, Addlington Street, Liverpool.

We have received a notification from the Liverpool Corporation to the effect that they have decided to compulsory purchase this site within fourteen days from the date of the notice. We do not think it is worthwhile to object, and advise you to let matters take their natural course.

Unless we hear from you to the contrary, we shall assume that you agree.

Yours faithfully,



W. & J. Venmore,  
Estate Agents,

31 North John Street,  
LIVERPOOL 2.

24th October 1950.

Messrs. W. & R. Hodge & Halsall,  
18 Houghton Street,  
SOUTHPORT

Dear Sirs,

Site of 203 Vauxhall Road, Liverpool 3.

Further to our letter of the 19th October, we have now received a letter from Tate & Lyle Ltd, in which they state that in 1948 they made an offer direct to Mr. F.W.Delves of £1000. for the site. We understand that they pointed out at the time that the provisions of the Town and Country Planning Act 1947 had diminished the value of this site, but as their interests were centred in this neighbourhood they would still consider purchasing the land. They now confirm their offer of £100. subject to contract.

Perhaps you will communicate this offer to your Clients, and we shall be obliged if you will let us know what figure your Clients have in mind for the land.

Yours faithfully,

(signed) W. & J. Venmore,

*Mr Delves reports*

*that he has sold 203 port 200  
direct to Tate & Lyle Nov 3<sup>rd</sup> 1950*

W & R HODGE & HALSALL

SOLICITORS  
COMMISSIONERS FOR OATHS.

GUTHBERT R. HALSALL, LL.B.  
THE HONORABLE ASPIFWALL.  
WALLEN BARTY.  
MARGELA G. WHITE.

TELEPHONE N° 2297 (2 LINES)

IN YOUR REPLY PLEASE QUOTE

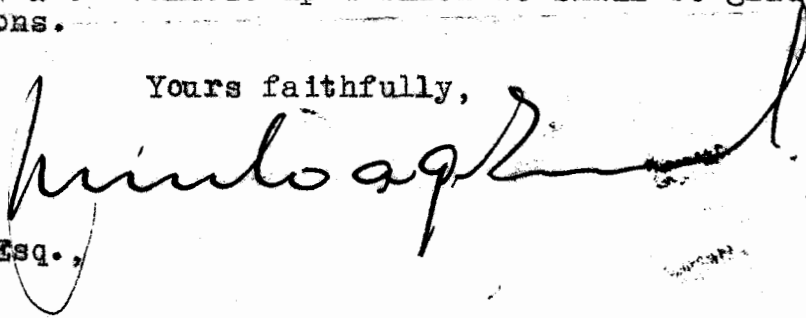
GRG/BV

Dear Sir

Executors N.A.Harger deceased,  
re: 203 Vauxhall Road, Liverpool 3, Lanes

We enclose herewith a copy of a letter we have today received from Messrs. W. & J. Venmore upon which we shall be glad to receive your instructions.

Yours faithfully,



Joseph Harger Esq.,  
105 Roe Lane,  
SOUTHPORT.

18, HOUGHTON STREET

SOUTHPORT.

25th October 1950.

COPY/

W. & J. VENMORE  
Estate Agents.

Century Buildings,  
31 North John Street,  
LIVERPOOL, 2.

CRM/LB.

October 30th 1950

Messrs. W. & R. Hodge & Halsall,  
18 Houghton Street,  
Southport.

Dear Sirs,

Your ref GRC/BV  
Executors of N.A. Harger deceased.  
Site of No. 203 Vauxhall Road, Liverpool.

We have received a communication from Messrs. Tate & Lyle Lrd. indicating that they are prepared to increase their offer for this land to £150. They feel that having offered this sum in the past it might facilitate a prompt deal if they were to confirm it now.

This offer is almost £3. a square yard which compares very favourably with values of other sites in the neighbourhood, and we do feel that your client would be well advised, in view of the restricting provisions of the Town & Country Planning Act 1947, to consider selling at this figure.

Perhaps you will let us have further instructions in due course.

Yours faithfully,

(Signed) W. & J. Venmore.

W. & R. HODGE & HALSALL,

SOLICITORS  
COMMISSIONERS FOR OATHS.

CUTHBERT R. HALSALL, LL.B.  
E. GREY ASPINWALL.  
G. ALLEN BATTY.

TELEPHONE N<sup>o</sup> 2297.

IN YOUR REPLY PLEASE QUOTE

GRC.

18, HOGHTON STREET,  
SOUTHPORT.

31st October 1950.

Dear Sirs,

Exors. N.A. Harger decd. & Tate & Lyle Ltd.  
Site of 203 Vauxhall Road, Liverpool.  
Your ref. CRM/LB.

We enclose herewith a copy of a letter which we have to-day received from Messrs. W. & J. Venmore.

Kindly let us know whether the Executors are prepared to accept the revised offer.

Having regard to the restrictive nature of the Town & Country Planning Act 1947, it may be that an ordinary buyer would not give anything like the price now offered, but in view of the proposed Purchaser's special interest in this site the offer would appear to be a firm one.

We await hearing from you as to your views in the matter, before replying to Messrs. W. & J. Venmore's letter.

Yours faithfully,

*W. Hodge & Halsall*

Joseph Harger Esq.,  
105 Roe Lane,  
SOUTHPORT.

COPY/

W. & J. Venmore,  
Estate Agents,

Century Buildings,  
31, North John Street,  
LIVERPOOL 2.

7th November 1950.

Messrs. W. & R. Hodge & Halsall,  
18 Houghton Street,  
SOUTHPORT.

Dear Sirs,

Site of 203 Vauxhall Road.

We have today heard from Tate & Lyle Ltd, that they have agreed to purchase this land from Mr. F.W.Delves of Bradford acting on behalf of Mr. Harger. In accordance with your letter of the 18th October, we went to some considerable trouble to revive this matter, and we now hear that the sale has been effected direct with the owner.

We should be much obliged if you would let us know what the actual position is and how we stand in the matter.

Yours faithfully,

(signed) W. & J. Venmore.

Pracken Hill  
Decker Ave  
3. 11. 50

203 Vauxhall Rd

Dear Uncle Joe

Inclosed please  
find ~~copy~~ of letter from Tate & Lyle,  
and copy of letter sent to them.

X  
no copy  
letter  
enclosed  
!!

Borothy understands  
you will now deal with the  
Solicitor.

Yours

beeds

Taken to Hodges' office  
now 6<sup>th</sup>

with Tate's letter

R HODGE & HALSALL,

SOLICITORS

COMMISSIONERS FOR OATHS.

CURTISBERT R. HALSALL, LL.B.

E. AUBREY ASPINWALL,

GAILLEN BATTY.

PAMELA G. WHITE.

TELEPHONE No 2297 (2 LINES)

IN YOUR REPLY PLEASE QUOTE

GRC/BV

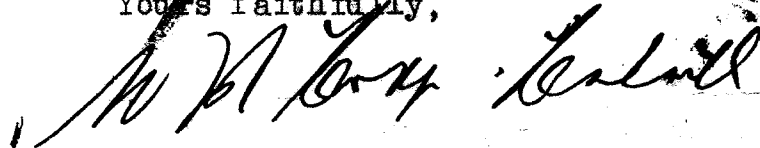
Dear Sir,

Executors N.A.Harger, and Tate and Lyle Ltd,  
203, Vauxhall Road, Liverpool.

We enclose herewith a copy of a letter which we have today received from Messrs. W. & J. Venmore, upon which we shall be glad to have your observations and instructions.

For your guidance we have already prepared the draft contract, and have forwarded this to the Solicitors acting for the Purchaser for approval.

Yours faithfully,



J. Harger Esq.,  
105, Roe Lane,  
SOUTHPORT.

18, HOUGHTON STREET,  
SOUTHPORT.

8th November 1950.



References TS. 4491. GEAT/GL

10/3/S. 910

which should be quoted in all correspondence.

To: Exors. Nancy A. Harger,  
C/o Messrs. Wm. Hill & Son,  
12, Fithelbarn Street, Liverpool, 2.

Valuation Office, Inland Revenue. (Liverpool 1),

Address. Burton Chambers, Church Alley,

Church Street,

Liverpool, 1.

Date 29 NOV 1950

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1947 — PART VI. CLAIMS FOR DEPRECIATION OF LAND VALUES

NOTICE OF STATEMENT OF PROPOSED DEVELOPMENT VALUE

1. Your claim for a payment under the Scheme to be made under Section 58 of the above-named Act in respect of the freehold/leasehold interest in land situate at 24/26, Virgil Street, Liverpool.

has been considered with a view to ascertaining the development value and in accordance with the provisions of the Act and the Claims for Depreciation of Land Values Regulations, 1948, S.I. 1948 No. 902, I hereby give notice that it is proposed to determine the development value as stated below on the basis of the following figures:—

Unrestricted Value ..... £ 190 = 14/-

Restricted Value ..... £ 110 = 8/-

Development Value ..... £ 80

275 YARDS

by 19/6

2. If you agree with the development value stated above, please complete and return Part I of the attached form. The Board will then proceed to make their determination.

3. If you object, you should give notice in writing within 60 days after the service of this notice, with a statement of the grounds of your objection and the amount or amounts which you consider should be specified in lieu. This notification may be made on Part II of the attached form, which should be returned to me. Your grounds of objection will then be considered before the Board make their determination.

4. This notice relates to the proposed assessment of development value of the interest in land mentioned above and should not be taken as indicating the amount of any payment that may be made in respect of the claim. That is a matter for the Treasury Scheme for the distribution of payments.

Yours faithfully,

A. W. Larkham

District Valuer, Licensed Property Valuer, Mineral Valuer for and on behalf of the Central Land Board.

References TS. 4491. GEAT/GL

10/3/S. 910

Address of Claimant.....

To: The District Valuer, Licensed Property Valuer/Mineral Valuer (for and on behalf of the Central Land Board),

(Liverpool 1), Burton Chambers, Church Alley,

Church Street, Liverpool, 1.

TOWN AND COUNTRY PLANNING ACT, 1947 — PART VI. CLAIMS FOR DEPRECIATION OF LAND VALUES

PART I

With reference to the notice of statement of development value in respect of the freehold/leasehold interest in land situate at 24/26, Virgil Street, Liverpool.

I agree that the development value should be determined at £ 80.

Signature of Claimant.....

Date.....

References... TS.2146. WB/GL  
10/13/S.3734

Valuation Office, Inland Revenue. (Liverpool 1),  
Address... Burton Chambers, Church Alley,  
Church Street,  
Liverpool, 1.

which should be quoted in all  
correspondence.

To: J. Harger, Esq.,  
C/o. Messrs. Wm. Hill & Son,  
12, Tithebarn Street, Liverpool, 2.

Date... 4 DEC 1950

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT, 1947 — PART VI. CLAIMS FOR  
DEPRECIATION OF LAND VALUES**

**NOTICE OF STATEMENT OF PROPOSED DEVELOPMENT VALUE**

1. Your claim for a payment under the Scheme to be made under Section 58 of the above-named  
Act in respect of the freehold/leasehold interest in land situate at... 5. & 11, Worthington Street,  
Liverpool.

has been considered with a view to ascertaining the development value and in accordance with the  
provisions of the Act and the Claims for Depreciation of Land Values Regulations, 1948, S.I. 1948  
No. 902, I hereby give notice that it is proposed to determine the development value as stated  
below on the basis of the following figures:—

Unrestricted Value .....	£ 35	10/-	70 YARDS.
Restricted Value .....	£ Nil		
Development Value .....	£ 35		

2. If you agree with the development value stated above, please complete and return Part I of the  
attached form. The Board will then proceed to make their determination.

3. If you object, you should give notice in writing within 60 days after the service of this notice,  
with a statement of the grounds of your objection and the amount or amounts which you consider  
~~should be specified in lieu.~~ This notification may be made on Part II of the attached form, which  
should be returned to me. Your grounds of objection will then be considered before the Board  
make their determination.

4. This notice relates to the proposed assessment of development value of the interest in land  
mentioned above and should not be taken as indicating the amount of any payment that may be  
made in respect of the claim. That is a matter for the Treasury Scheme for the distribution of  
payments.

Yours faithfully,

*A. W. Larkham*

District Valuer, ~~Licensed Property Valuer, Mineral Valuer~~  
for and on behalf of the Central Land Board.

References... TS.2146. WB/GL  
10/13/S.3734

Address of Claimant.....

To: The District Valuer, ~~Licensed Property Valuer/Mineral Valuer~~  
(for and on behalf of the Central Land Board),  
(Liverpool 1), Burton Chambers, Church Alley,  
Church Street, Liverpool, 1.

**TOWN AND COUNTRY PLANNING ACT, 1947 — PART VI. CLAIMS FOR  
DEPRECIATION OF LAND VALUES**

**PART I**

With reference to the notice of statement of development value in respect of the freehold/  
leasehold interest in land situate at... 5. & 11, Worthington Street, Liverpool.

I agree that the development value should be determined at £ 35

Signature of Claimant.....

Date.....

T.S. Ref. T.S.4491. GEAT/MH.

C.L.B. Ref. 10/3/S.9104.

District Valuer,  
Liverpool 1 District,  
Burton Chambers,  
Church Alley,  
Church Street,  
Liverpool, 1.

30 DEC 1950

Date .....

Exors. Nancy A. Harger,  
e/o, Messrs. Wm. Hill & Son,  
12, Tithebarn Street,  
LIVERPOOL, 2.

Gentlemen/~~Sirs/Messrs.~~

Town & Country Planning Act 1947, Part VI  
Claims for Depreciation of Land Values

Property 24/26, Virgil Street, Liverpool.

Referring to the Notice of Statement of Proposed Development Value addressed to you on the 29th November 1950, I note from my records that neither Part I nor Part II of the detachable portion of the Notice has yet been returned to this Office.

It would be appreciated if this matter could be given early attention so that if possible agreement may be reached between us before I make my recommendation to the Central Land Board.

I am,  
Your obedient Servant,

*Wm Hill*  
District Valuer.

T.S.30.

WILLIAM HILL & SON,  
CHARTERED SURVEYORS &  
REGISTERED ARCHITECTS.  
12 TITHEBARN STREET,  
CENTRAL LIVERPOOL 2  
0893 0850

WILLIAM HILL & SON,

CHARTERED SURVEYORS.

WILLIAM HILL, F.R.I.C.S.  
EDWARD HILL, A.R.I.C.S.

TELEPHONE:  
CENTRAL 0650-0893.



Liverpool, 2.  
12th. December 1950.

Messrs. W. & R. Hodge & Halsall,  
Solicitors,  
8, Houghton Street,  
Southport.

Dear Sirs,

re 24/26, Virgil Street, Liverpool

We enclose Form C.V. 109 sent by the District Valuer  
in respect of the above sites, which we estimate to be about  
275 square yards.

He has fixed the values as follows :-

Unrestricted Value	£190	=	14/-	per square yard
Restricted Value	<u>110</u>	=	8/-	" " "
Development Value	<u>£80</u>			

We are of opinion that the unrestricted value at 14/-  
is too low, and we think an effort should be made to have this  
raised to 17/6 per square yard. We should be pleased to have  
your instructions.

We advise against signing the slip at the feet of  
Form.

Yours faithfully,

*William Hill and Son*

enc

WILLIAM HILL & SON,

CHARTERED SURVEYORS.

WILLIAM HILL, F.R.I.C.S.  
EDWARD HILL, A.R.I.C.S.

TELEPHONE:  
CENTRAL 0650-0893.



12, Tithebarn Street,

Liverpool, 2.

12th. December, 1950.

Messrs. W. & R. Hodge & Halsall,  
Solicitors,  
8, Houghton Street,  
Southport.

Dear Sirs,

re 5/11, Werthington Street, Liverpool

We enclose Form C.V. 109 sent by the District Valuer in respect of the above sites, which we estimate to be about 70 square yards in area.

He has fixed the values as follows :-

Unrestricted Value	£35 = 10/-
Restricted Value	<u>nil</u>
Development Value	<u>£35</u>

This is a very small site in an industrial area which we would normally have put about £1 per square yard. In view of the smallness of the site we would not, however, advise asking more than 15/- per square yard for the unrestricted value. Please let us have your instructions.

We advise against signing the slip at the foot of the Form.

Yours faithfully,

William Hill and Son.

T.S. Ref. T.S.2143. GEAT/MM.

C.L.B. Ref. 10/13/S.3728.

District Valuer,  
Liverpool 1 District,  
Burton Chambers,  
Church Alley,  
Church Street,  
Liverpool, 1.

18 DEC 1950

Date .....

Exors of Robert Harger,  
c/o, Messrs. Wm. Hill & Son,  
12, Tithebarn Street,  
LIVERPOOL, 2.

Gentlemen/~~Sir/Madam~~

Town & Country Planning Act 1947, Part VI  
Claims for Depreciation of Land Values

Property - 28/32, Gibraltar Row, Liverpool.

Referring to the Notice of Statement of Proposed Development Value addressed to you on the 1st November 1950, I note from my records that neither Part I nor Part II of the detachable portion of the Notice has yet been returned to this Office.

As the period of 60 days referred to in the Notice is due to expire on the 31st December next, would you please give this matter your early attention so that if possible agreement may have been reached between us when I make my recommendation to the Central Land Board.

I am,  
Your obedient Servant,

*R. W. Larkham*

District Valuer.

WILLIAM HILL & SON,

CHARTERED SURVEYORS.

WILLIAM HILL, F.R.I.C.S.  
EDWARD HILL, A.R.I.C.S.

TELEPHONE:  
CENTRAL 0650-0893.

12, Tithelbarn Street,

Liverpool, 2.

19th. December 1950.

Messrs. W.R. Hodge & Halsall,  
Solicitors,  
8, Houghton Street,  
Southport.



Dear Sirs,

re 25/32, Gibraltar Row

We enclose letter from the District Valuer stating that the 60 day period in which one can object to his assessment of the depreciation of land values will expire on the 31st inst. We should be obliged if you would let us know what to do in the matter as we have already sent you Form C.V.109.

We have also had a letter from Messrs. H.H. & J. Robinson with regard to this site, stating that unless they hear from us by the 23rd inst., their offer must be considered as withdrawn.

Yours faithfully,

*William Hill and Son.*

enc.

W. & R. HODGE & HALSALL,

SOLICITORS  
COMMISSIONERS FOR OATHS.

CUTHBERT R. HALSALL, LL.B.

E. AUBREY ASPINWALL.

G. ALLEN BATTY.

PAMELA G. WHITE

TELEPHONE No 2297.

IN YOUR REPLY PLEASE QUOTE

GRC/BV

18, HOGHTON STREET,  
SOUTHPORT.

20th December 1950.

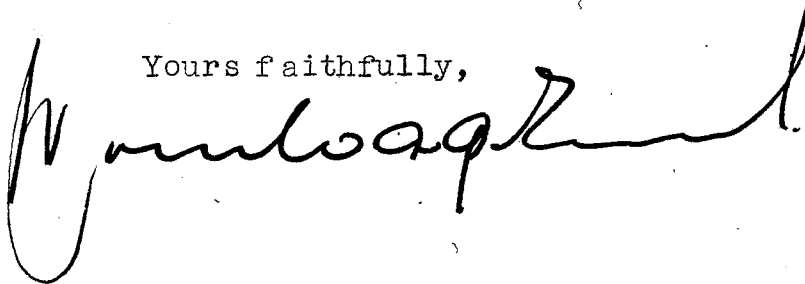
Dear Sir,

re: 25/32 Gibraltar Row.

As arranged we enclose herewith the letter and the enclosure referred to, today received from Messrs. William Hill & Son, concerning the claim for compensation under the Town and Country Planning Act 1947.

No doubt you will give this matter your attention as in the other cases.

Yours faithfully,



J. Harger Esq.,  
105 Roe Lane,  
SOUTHPORT.



W. & R. HODGE & HALSALL,

SOLICITORS  
COMMISSIONERS FOR OATHS.

CUTHBERT R. HALSALL, LL.B.  
E. AUBREY ASPINWALL.  
G. ALLEN BATTY.

TELEPHONE No 2297.

IN YOUR REPLY PLEASE QUOTE

GRC/BV

Dear Sir,

18, HOUGHTON STREET,  
SOUTHPORT.

24th January 1951

Re: Numbers 28 to 32 Gibraltar Row, Liverpool  
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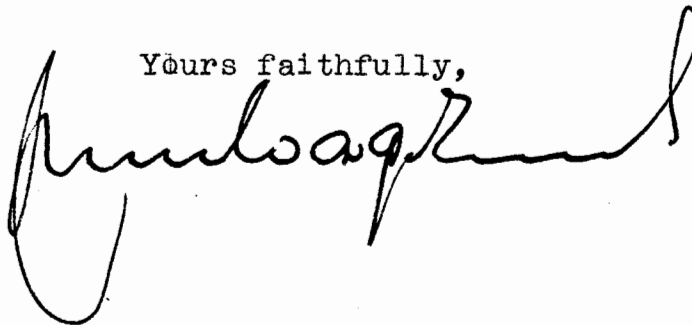
We have today received a telephone call from Messrs. H.H. & J. Robinson enquiring as to whether you were prepared to accept their offer of £85. 0. 0. for the above site.

In the first place Messrs. Robinson desire to know whether you are prepared to sell the site.

In the second place they desire to know whether you are prepared to accept their offer for £85. 0. 0. already made.

Lastly Messrs. Robinson ask that if you are prepared to sell the site, but consider the offer of £85. 0. 0. insufficient whether you will kindly state the price you require for the property.

Yours faithfully,



J. Harger Esq.,  
105 Roe Lane,  
SOUTHPORT.

W. & R. HODGE & HALSALL

SOLICITORS  
COMMISSIONERS FOR OATHS

HERBERT HALSALL, LIME

FRANCIS ASPINWALL

CHARLES CHALLEN, CLERK

TELEPHONE No 2297.

IN YOUR REPLY PLEASE QUOTE

GRG/BV

18, HOUGHTON STREET,  
SOUTHPORT.

19th February 1951

Dear Sir,

Executors Robert Harger deceased,  
28/32 Gibraltar Row, Liverpool.

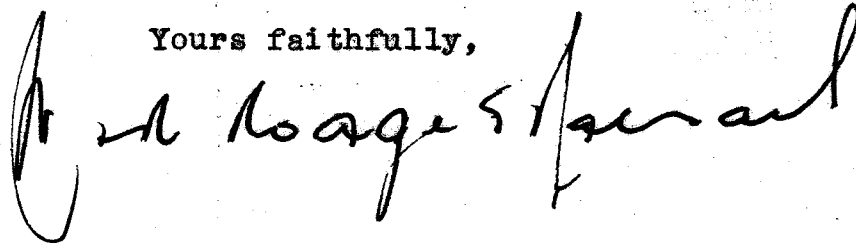
We have today spoken to Messrs. H.H. & J. Robinsen by telephone and communicated to them the terms of your offer for sale of the above site at £2. persquare yard.

Messrs. H.H. & J. Robinsen have pointed out that the land has little tolerance value under the Town and Country Planning Act 1947 and if you are to retain the compensation rights under the Act any Purchaser would be faced with the payment of a full development charge, and a Purchaser could not therefore afford to pay such a price.

However, Messrs. H.H. & J. Robinsen state that if you are prepared to assign the compensation rights with the land, then they are prepared to take their Client's instructions as to the acceptance of your offer to sell at £2. per square yard.

Kindly let us hear from you at your early convenience.

Yours faithfully,



J. Harger Esq.,  
105, Roe Lane,  
SOUTHPORT.

Please return this  
JH

Bracken Hill.

Wendover

22.2.51

Dear Uncle Joe,

Thanks for your letter.

28/32. Cuballs Road, I think it will be all right to accept this offer and transfer any compensation (possible right of getting anything) to the Purchasers.

I return letters herewith.



Yours

Ed



CENTRAL LAND BOARD,  
Regional Office,  
Government Buildings,  
Burton Road,  
West Didsbury,  
Manchester, 20.

## CENTRAL LAND BOARD

### NOTICE OF DETERMINATION OF DEVELOPMENT VALUE FOR THE PURPOSES OF A SCHEME TO BE MADE UNDER SECTION 58 OF THE TOWN AND COUNTRY PLANNING ACT, 1947.

Description of Land..... Sand 11 Worthington St  
Liverpool

Central Land Board's reference number..... 10/13/S 3734

Date of Determination..... 5TH April 1951

To: Joseph Harger per William Hill, Son  
12, T. Thebarn Street Liverpool 2

The Central Land Board hereby give notice that they have determined the development value in respect of the freehold  
~~leasehold~~ interest in the above described land to which your claim refers as

£ 35

£ 35  
£ Nil

being the difference between  
the unrestricted value, and  
the restricted value.

The determination relates to the development value in the said interest in land and should not be taken as indicating the amount of any payment that may be made in respect of the claim. That is a matter for the Treasury Scheme for the distribution of payments.

The Board will communicate with you if they require proof of your title to a payment.

E. Bond  
for Regional Manager

for and on behalf of the Central Land Board.

W. & R. HODGE & HALSALL,

SOLICITORS  
COMMISSIONERS FOR OATHS.

CUTHBERT R. HALSALL, LL.B.  
E. AUBREY ASPINWALL.  
G. ALLEN BATTY.  
PAMELA G. WHITE

TELEPHONE N<sup>o</sup> 2297.

IN YOUR REPLY PLEASE QUOTE

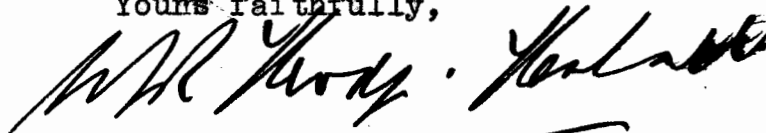
GRC/BV.....

Dear Sir,

Executors Robert Harger deceased,  
5 and 11, Worthington Street, Liverpool.

We enclose herewith a form of notice of determination  
of ~~development value~~ herein in the sum of £35. which has today  
come to hand from Messrs. William Hill & Son.

Yours faithfully,



Joseph Harger Esq.,  
105 Roe Lane,  
SOUTHPORT.

18, HOGHTON STREET,  
SOUTHPORT.

9th April 1951

MESSRS. W. & R. HODGE & HALSALL,

in account with

EXECUTORS OF N.A. HARGER, DECEASED. (Bracken Hill,  
Denholme,  
Yorks.)

1952.

RE 24/26, Virgil Street, Liverpool

May.

BY CASH	Purchase price and costs		£138	1	6
TO PAID	W. & J. Venmore, surveyors fees,	£14. 14. 0.			
TO PAID	Our costs as agreed,	7. 10. 0.	22	4	0
	Balance due to you		£115	17	6

*W. J. Hodge & Halsall*

18, Highton Street,  
Southport.

6th May, 1952.  
GRC/EMB.

EXECUTORS N.A. HARGER, DECEASED.

to the -

LIVERPOOL CORPORATION.

RE Sites of 24/26 Virgil Street, Liverpool.

COMPLETION STATEMENT.

6th May, 1952.

<u>Purchase Price</u>	£110. 0. 0.
Surveyors fees as agreed	14. 14. 0.
Solicitors costs as agreed	7. 10. 0.
	<hr/>
	£132. 4. 0.

ADD

Interest on Purchase money £110  
~~from 27th June 1949 to 5th March~~  
1952 (inclusive) 2 yrs. 253 days  
at 3 $\frac{1}{2}$ % per annum = £10. 7. 3.

Interest on purchase money £110  
from 6th March 1952 to 5th May  
1952 : 61 days at 4 $\frac{1}{2}$ % per annum = 16. 6.

	£11. 3. 9.	
Less tax at 9/6d. in the £.	5. 6. 3.	5. 17. 6.
	<hr/>	<hr/>
		£138. 1. 6.

NB. The Purchasers took possession  
of the site on the 26th June,  
1949.