

1957

LINCOLNSHIRE

OUTLYING PORTIONS OF THE
HANTON ESTATE

1,416 Acres

*For sale by auction on Tuesday 23rd July 1957
at The Corn Exchange, Market Rasen
at 2 p.m. precisely*



- Solicitors:** FARRER & Co, 66 Lincolns Inn Fields, London, W.C.2. (*Tel. Holborn 9756*)
- Land Agents:** SMITH-WOOLLEY & Co, Collingham, Newark, Notts. (*Tel. 205 and 250*)
Cheyneys Lodge, Ashwell, Herts; and at Folkestone and Oxford.
- Resident Agent:** COLONEL T. B. ELLIOTT, Estate Office, Hainton, Lincs. (*Tel. Burgh-on-Bain 215*)
- Auctioneers:** HENRY SPENCER & SONS, 20 The Square, Retford, Notts. (*Tel. 531-2*)
91 Bridge Street, Worksop, Notts (*Tel. 3347-8*); 9 Norfolk Row, Sheffield, Yorks (*Tel. 25206*)

LINCOLNSHIRE

PARTICULARS, PLANS, AND CONDITIONS OF SALE OF OUTLYING PORTIONS OF THE HAINTON ESTATE

Situated about 16 miles north-east of Lincoln, between Wragby (5 miles), Market Rasen (7 miles), and Louth (10 miles)

INCLUDING THE MAJOR PORTIONS OF THE VILLAGES OF SOUTH WILLINGHAM & BENNIWORTH
AND PROPERTIES IN THE PARISHES OF LEGSBY AND TORRINGTON, SIX HILLS AND
EAST BARKWITH

SEVEN TENANTED FARMS OF 396, 232, 199, 175, 107, 71 & 35 ACRES

TEN COTTAGE HOLDINGS (from 3½ to 18 Acres)

A VILLAGE SHOP · TWO CARPENTER'S SHOPS · BLACKSMITH'S SHOP

TWO HOUSES · 33 COTTAGES · FIVE PLOTS OF LAND

All the above are subject to tenancy and in the main are let to Tenants of long standing at low rents

FOUR AREAS OF LAND AND FIVE COTTAGES ARE IN HAND AND FOR SALE WITH
VACANT POSSESSION

The portions which are let produce a GROSS ANNUAL RENTAL OF

£2,137. 6s. 4d.

THE TOTAL AREA FOR SALE IS ABOUT

1,416 Acres

To be sold by auction in suitable Lots (unless previously sold privately) by

HENRY SPENCER & SONS

on Tuesday, 23 July, 1957, at The Corn Exchange, Market Rasen, at 2 p.m. precisely

(subject to conditions of sale)

Land Agents SMITH-WOOLLEY & Co, COLLINGHAM, NEWARK, NOTTS. (*Telephone 205 and 250*);
CHEYNEYS LODGE, ASHWELL, HERTS; AND AT FOLKESTONE AND OXFORD.

Resident Agent COLONEL T. B. ELLIOTT, ESTATE OFFICE, HAINTON, LINCS. (*Tel. BURGH-ON-BAIN 215*)

Auctioneers HENRY SPENCER & SONS, 20 THE SQUARE, RETFORD, NOTTS. (*Telephone 531-2*);
91 BRIDGE STREET, WORKSOP, NOTTS (*Tel. 3347-8*); 9 NORFOLK ROW, SHEFFIELD, YORKS (*Tel. 25206-7*).

Solicitors FARRER & Co, 66 LINCOLNS INN FIELDS, LONDON, W.C.2. (*Telephone HOLBORN 9756*)

General Remarks and Stipulations

- TENURE.** The whole of the Property is Freehold.
- SITUATIONS.** The Estate lies in and around the Village of Hainton and includes a large part of the villages of South Willingham and Benniworth, about seven miles south-east of Market Rasen, five miles from Wragby, and ten miles from Louth.
- HOW TO VIEW.** The Lots in hand at any time, keys to be had from The Estate Office, Hainton. The other Lots by kind permission of the Tenants, these Sale Particulars constituting an Order to View.
- PLANS AND SCHEDULES.** The Plans are prepared and the quantities in the particulars are stated for the convenience only of purchasers, and are based on or taken from the Ordnance Survey Map, 2nd Edition, 1906, with the sanction of the Controller of Her Majesty's Stationery Office. The plans and particulars are believed to be correct, but their accuracy is not guaranteed.
- DESCRIPTION.** The present state of cultivation of the various fields as shown in the detailed Schedules of Lots, is believed to be correct, but intending Purchasers should satisfy themselves as to the accuracy thereof and as to the rights of any Tenants to vary the same under their agreements or otherwise.
- POSSESSION.** The Lots are sold subject to the tenancies unless otherwise stated. Possession of such Lots as are stated to be in hand will be given on completion of the Purchase. In the event of Service Occupations, no liability shall attach to the Vendors in the event of Service Occupants remaining in occupation after the date fixed for completion of the purchase.
- SPORTING RIGHTS.** These are included in the sale of each Lot. (*See Special Condition No. 10.*)
- FIXTURES AND FITTINGS.** Such of the fixtures on any Lot as are termed Landlord's Fixtures, unless expressly excepted in the Particulars, will be included in the sale. Every effort has been made to omit any building or fixture (except where stated) belonging to the various Tenants, but the properties are sold subject to the Tenants' right of removal, or payment for, as the case may be, any such building or fixture, whether mentioned in the Particulars or not.
- TENANCIES, WAYLEAVES & OUTGOINGS.** Each Lot is sold subject to the tenancies affecting the same, whether stated in the Particulars or not, and to all Wayleaves and Easements for cables, poles, wires, etc, and wayleave agreements affecting the property. Each Purchaser shall assume all the liabilities of the Vendors in respect of claims by Tenants or otherwise affecting his Lot. The various duplicate Tenancy Agreements, Wayleave Agreements, etc, are available for inspection at the Auctioneer's Offices, and will be available in the Sale Room prior to sale, and the Purchaser, whether making such inspection or not, shall be deemed to purchase with full notice of the contents of such documents.
- TIMBER.** The Growing Timber is included with each Lot.
- EASEMENTS, RIGHT OF WAY AND THE LIKE.** Each Lot is sold subject to all existing Rights of Way, Drainage, and other easements and all rights of access as at present enjoyed, whether mentioned in these Particulars or not, unless expressly varied by them. Where the Particulars refer to a right of way as now enjoyed, the Vendors shall not be bound to shew any title to or give any information as to the extent of such right beyond what may be in their possession. Where rights of way are given over lands that are let, the same are subject to the rights of the Tenants.
- FENCES.** Any dispute as to the ownership of or liability for fences or walls dividing the various Lots from each other or from enclosures retained by the Vendors shall be settled by the Auctioneers whose decision shall be final and binding.
- TITHE REDEMPTION ANNUITY.** This has been informally apportioned for the purposes of the Sale.
- METHOD OF OFFERING.** The Vendors reserve the right to alter the arrangement or composition of the Lots and to withdraw any Lots on or before the date of the Sale.
- RESERVES.** Each Lot is offered for sale subject to a reserve price.
- GENERAL.** These Remarks and Stipulations are to be taken as forming part of the Special Conditions of Sale; should any inconsistency arise, the latter shall prevail.

SUMMARY OF LOTS

Lot No.	Colour	Description	Area	Rent			Tenant
				£	s	d	
1	Red	Grange Farms, Sixhills	199.494	200	0	0	B. C. & W. Baker
2	Green	Wood Langham Farm, Legsby	175.454	240	0	0	A. E. Roughton
3	Yellow	Clump Hill Farm, Legsby & Torrington	231.858	261	16	10	W. Baker
4	Brown	Oak Holt Farm, Legsby and Torrington		65	0	0	W. Baker
		Pickerings Wood	87.498	-	-	-	In Hand
5	Red	Eastlands Farm, Barkwith	106.735	140	0	0	G. Chambers & Sons
6	Red	Moor Farm, Benniworth	406.610	490	0	0	L. Olivant
7	Green	Cottage, Buildings, & Land, East Barkwith	14.190	32	5	0	J. Foster & Son
8	Red	Garden Ground, East Barkwith	.125	1	4	0	W. H. Brackenbury
9	Purple	Plot of Land, East Barkwith	.194	1	16	0	W. H. Brackenbury
10	Blue	Cottage and Garden, East Barkwith	.375	5	4	0	W. Prescott
11	Blue	Land in East Barkwith	1.886	4	0	0	J. Garratt
12	Brown	Pair of Cottages, East Barkwith	.625	-	-	-	<i>Vacant Possession</i>
13	Blue	The Old Vicarage, Sixhills	8.469	25	0	0	T. E. Brooks
14	Green	A Cottage Holding, 'Hillcrest', South Willingham	5.723	20	0	0	C. E. Pickwell
15	Purple	A Cottage Holding, South Willingham	3.664	14	0	0	J. E. Collinson
16	Brown	The Carpenter's Shop, Cottage, and Land South Willingham	4.154	18	10	0	J. W. Hobson
17	Green	Semi-detached Cottage & Garden, South Willingham	.296	6	0	0	Miss Babbington
18	Blue	Semi-detached Cottage & Land, South Willingham	.190	7	0	0	C. H. Anderson
19	Yellow	Semi-detached Cottage & Garden, South Willingham	.260	14	5	0	C. E. R. Lee
20	Purple	Semi-detached Cottage & Garden, South Willingham	.260	14	5	0	Mrs. M. A. Pickering
21	Blue	Semi-detached Cottage & Land, South Willingham	.306	6	5	0	W. Johnson
22	Purple	Terrace Cottage & Garden, South Willingham	.306	6	5	0	W. A. Plumtree
23	Green	Terrace Cottage & Garden, South Willingham	.187	-	-	-	<i>Vacant Possession</i>
24	Brown	Terrace Cottage & Garden, South Willingham	.269	10	1	0	J. R. Vickers
25	Yellow	Terrace Cottage & Garden, South Willingham	.296	6	5	0	G. J. Ward & Sons
26	Green	Semi-detached Cottage & Garden, South Willingham	.181	8	18	0	A. L. Johnson
27	Red	Semi-detached Cottage & Land, South Willingham	3.827	14	0	0	Mrs. C. W. Hunt
28	Blue	Village Shop & Smallholding, South Willingham	11.281	34	19	0	T. C. Johnson
29	Yellow	Woodbine Cottage, South Willingham	.337	9	18	0	S. W. C. Saunders
30	Red	Cottage & Garden, South Willingham	.370	-	-	-	<i>Vacant Possession</i>
31	Blue	Semi-detached Cottage & Land, South Willingham	4.082	14	5	0	J. W. Bett
32	Yellow	Semi-detached Cottage & Garden, South Willingham	.712	13	0	0	S. Pickwell
33	Purple	Detached Cottage & Garden, South Willingham	.225	6	1	0	J. Whitlam
34	Yellow	A Plot of Land, South Willingham	.862	10	0	0	South Willingham Churchwardens
35	Brown	The School House, South Willingham	.062	2	11	0	G. B. Kent
36	Blue	Blacksmith's House & Shop, South Willingham	3.407	21	12	6	W. H. Sentance
37	Green	Semi-detached Cottage, South Willingham	1.926	11	12	6	Exors. F. Bett
38	Blue	Semi-detached Cottage, South Willingham	2.456	11	15	0	J. Bontoft
39	Yellow	Rose Cottage Holding, South Willingham	9.826	27	15	0	S. Seabourne
40	Brown	A Cottage Holding, Church Lane, South Willingham	2.508	19	5	0	W. Smith
41	Purple	Detached Cottage & Garden, South Willingham	.287	7	10	0	Mrs. M. A. Catlow
42	Red	Useful Smallholding, South Willingham	17.933	29	7	6	H. Bray
43	Green	Cottage Holding, South Willingham	2.329	12	9	6	F. Holmes
44	Blue	Cottage Holding, South Willingham	5.122	15	9	6	R. Richardson
45	Brown	Useful Cottage Holding, South Willingham	15.892	19	5	0	G. E. Richardson
46	Red	Two Gardens, South Willingham (Pts. O.S. No. 96)	.543	1	0	0	W. Greenwood
47	Red	Grass Field, Barkwith Road, South Willingham	1.722	-	-	-	<i>Vacant Possession</i>
48	Green	Land and Buildings, South Willingham	2.779	-	-	-	<i>Vacant Possession</i>
49	Red	Land, Barkwith Road, South Willingham	.400	-	-	-	<i>Vacant Possession</i>
50	Red	Land in South Willingham	1.500	2	0	0	H. Cordey

Lot No.	Colour	Description	Area	Rent			Tenant
				£	s	d	
51	Red	Old Mill Cottage & Garden, South Willingham . .	.378	10	0	0	R. Huntbach
52	Green	Cottage & Garden adjoining The Old Mill, South Willingham . . . . .	.116	6	0	0	Mrs. H. Cottingham
53	Brown	Manor Farm, Benniworth	34.722	100	0	0	C. Todd
54	Blue	Cottage and Garden, Benniworth . . . . .	.336	9	1	0	Miss D. Waters
55	Green	Cottage and Garden, Benniworth . . . . .	.218	8	9	0	G. Donson, Snr.
56	Blue	Cottage and Land, Benniworth	2.001	7	17	0	Mrs. F. Fowler
57	Purple	Second Duck Coy Cottage, Benniworth	2.022	10	15	0	A. C. Horton
58	Yellow	Cottage and Land, Benniworth	11.863	40	0	0	G. Donson, Jr.
59	Purple	Cottage and Land, Benniworth	3.526	14	10	0	E. Elder
60	Green	Cottage and Garden, Benniworth . . . . .	.300	6	5	0	Mrs. A. E. Allen
61	Blue	Cottage and Land, Benniworth	1.496	9	7	0	L. Olivant
62	Green	Detached House, Carpenter's Shop, and Land, Benniworth	6.046	20	5	0	J. Parrish
63	Red	The Old Homestead, Benniworth	8.555	-	-	-	<i>Vacant Possession</i>
64	Purple	Cottage, Garden, and Paddock, Benniworth	2.647	11	10	0	G. Pickwell
65	Blue	Cottage and Garden, Benniworth . . . . .	.246	-	-	-	<i>Vacant Possession</i>
66	Red	Garden Land, Benniworth . . . . .	.250	-	-	-	<i>Vacant Possession</i>
67	Brown	Buildings and Yard, Benniworth . . . . .	.330	-	-	-	W. Manuel
68	Yellow	Cottage and Garden, Benniworth . . . . .	.356	6	2	0	Mrs. Kingswood
69	Brown	Cottage and Garden, Benniworth . . . . .	.312	5	0	0	J. Chapman
70	Red	Semi-detached Cottage & Garden, Benniworth . .	.094	-	-	-	<i>Vacant Possession</i>
71	Blue	Semi-detached Cottage & Garden, Benniworth . .	.218	-	-	-	<i>Vacant Possession</i>
			<hr/>	<hr/>			
			1416.051	£2137	6	4	
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In the Parish of Sixhills

Lot 1
(COLOURED RED ON SALE PLAN)

GRANGE FARM SIXHILLS

WITH AN AREA OF ABOUT
199 ACRES, 1 ROOD, 39 PERCHES
AS FOLLOWS

SCHEDULE		
Ord. No.	Description	Area
14	Arable	36.769
93	do.	18.194
94	do.	40.387
96	do.	20.261
97	do.	34.883
98	Grass	21.250
99	do.	23.742
128	Pond .....	.110
129	House, Buildings, etc.	2.256
130	Grass	1.642
		<hr/>
		199.494

Water is laid on to O.S. Nos. 14 and 94, and from a spring to O.S. No. 99.

THE HOUSE

is built of stone, and has a slate roof. It is a house of character, of some age, in pleasant surroundings, and contains:

GROUND FLOOR: ENTRANCE HALL. SITTING ROOM. SITTING ROOM. LIVING KITCHEN. BACK KITCHEN with sink (*hot and cold water*). Storeplace. Cellar. PANTRY. Side door to Passage; Coalhouse; Storeplace.

FIRST FLOOR: Landings. TWO FRONT BEDROOMS. BEDROOM with cylinder cupboard. BATH-ROOM with panelled-in bath and washbasin (*both hot and cold water*). Separate W.C. Front and Back Stairs.

SERVICES. Electric Light. Main Water.

OUTSIDE. Garden. Closet.

There are TWO USEFUL COTTAGES near to the House. Built of brick and slate, they join the road.

THE FIRST contains: Living Room. Pantry. Scullery with sink (*main water*). Cupboard under stairs. Good Bedroom. Two Small Bedrooms.

THE SECOND COTTAGE contains: Living Room. Back Kitchen with sink (*main water*). Pantry. Two Bedrooms. Boxroom.

Services: Electric Light and Main Water to each.

Outside: Each has Coalhouse, Wash House, Pan Closet, and Garden.

THE FARM BUILDINGS

are built of brick with slate and tiled roofs, and consist of:

Three Loose Boxes. One-stall Stable with Loose Box adjoining. Beast Place to tie four. Three-stall Stable with Chaff Place adjoining. Open Crewyard with four Loose Boxes and Seven-bay Shed.

(The wood and corrugated-iron shed in this yard belongs to the Tenants.)

Barn. Two-bay Implement Shed with Chamber over. Two-bay Implement Shed adjoining. Loose Box. Two Poultry Places.

NOTE: The Nissen-type Shed in the Stackyard and the wood and corrugated Shed on the west side of the buildings are also the property of the Tenants.

OUTGOINGS: Tithe Redemption Annuity £7. 0s. 6d.

RATING: Rateable Value: Farmhouse £18; Cottages £12.

NOTE: The Vendors reserve the right to lay and maintain a six-inch land drain from east to west across O.S. No. 14 in a position to be agreed with the Agricultural Executive Committee for the purpose of draining O.S. Nos. 15 and 16 and such other of the Vendors' neighbouring land as may be agreed (see *Special Condition No. 11a*).

TENANCY : This Lot is let to Messrs. B. C. & W. Baker on an annual 6th April tenancy, at a RENT OF £200 PER ANNUM.

In the Parishes of Legsby and East Torrington

Lot 2

(COLOURED GREEN ON SALE PLAN)

WOOD LANGHAM FARM

WITH AN AREA OF ABOUT
175 ACRES, 1 ROOD, 32 PERCHES

AS FOLLOWS:

SCHEDULE

Ord. No.	Description	Area
96	Arable	31.179
105	do.	15.182
106	do.	5.533
107)	do.	10.640)
108)	.....	.515)
122	Grass, with permission to plough out.	7.136
124	Grass, with permission to plough out.	6.436
125	Cottages, about 4½ Acres Grass, rest Arable	18.249
126	Arable	12.422
130	do.	10.181
131	Pond in O.S. No. 132 .....	.219
132	Arable	10.107
133	Grass	4.473
134	House, Buildings, etc.	1.366
135	Orchard594
136	do.687
148	Arable	6.734
149	do.	12.991
150	do.	9.461
160	do.	11.349
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		175.454

THE HOUSE

is double fronted and built of brick with a pantiled roof. It contains:

GROUND FLOOR: Entrance. **SITTING ROOM** with modern tiled fireplace. Another **SITTING ROOM** with modern tiled fireplace. **LIVING KITCHEN** with combination range and sink (*hot and cold water*).

PANTRY. DAIRY.

FIRST FLOOR: **TWO FRONT BEDROOMS.** **BEDROOM** in which is airing cupboard. **BATHROOM** with bath and washbasin (*both hot and cold water*). **BOXROOM.**

SERVICES: Water Supply piped from a spring. *The 'Calor' gas plant belongs to the Tenant.*

OUTSIDE: Garden. Wash House. Coalhouse. W.C.

There is a **GOOD PAIR OF COTTAGES**, built of brick with slate roofs, not far from the House and Buildings, and adjoining the road.

EACH contains: Living Room. Scullery with tap. Pantry. Three Bedrooms.

Services: Piped Water Supply *as above.*

Outside: Wash House and Coalhouse combined. Pig Sty. Pan Closet. Garden.

THE FARM BUILDINGS

Mainly of brick and tile construction, consist of:

Duck House. Pig Box. Meal House. Pig Box. Two-bay Implement Shed. Drill House. Three-stall Stable with Chamber over. Open Crewyard with Three-bay Shed. Three Loose Boxes. Two other Open Crewyards, each with Three-bay Shed. Stable for six with Chop House adjoining. Beast Place for four. Poultry Place. Three-bay Implement Shed. Barn adjoining. Stackyard.

NOTE: *Permission has been given to the Tenant to plough up and remove the fence between O.S. Nos. 122 and 124, provided that he agreed to re-seed in the last year of the tenancy at his own expense.*

WATER: (*See Special Condition No. 11b.*)

RATING: Rateable Value: Farmhouse £14; Two Cottages £20.

TENANCY: This Lot is let, with other land, to Mr. A. E. Roughton, on an annual 6th April tenancy, at a **APPORTIONED RENT OF £240 PER ANNUM.**

In the Parishes of Legsby and East Torrington

Lot 3
(COLOURED YELLOW ON SALE PLAN)

CLUMP HILL FARM

WITH AN AREA OF ABOUT
231 ACRES, 3 ROODS, 17 PERCHES

AS FOLLOWS:

SCHEDULE

O.S. No.	Description	Area
24	Arable	12.016
25	Grass	29.197
26	Arable	27.522
27	Road .....	.372
28	Arable	21.371
29	Pond in O.S. No. 30 .....	.120
30	Grass	4.222
31	Cottages and Gardens .....	.423
33	Buildings and Stackyard	1.675
34	House and Garden .....	.286
35	Grass	21.074
36	Pond in O.S. No. 35 .....	.120
37	Arable	44.809
38	do.	45.349
41	do.	23.302
		<hr/>
		231.858

Water is laid on to O.S. Nos. 35, 25, and 26.

THE HOUSE

is double fronted, and stands in a pleasant position with good views over the surrounding country.
It is built of brick with a slate roof, and contains:

GROUND FLOOR: HALL. SITTING ROOM. SITTING ROOM with cupboard off. **TWO DAIRIES.** PANTRY. CELLAR. LIVING KITCHEN with *Stanalough* modern combination range. **BACK KITCHEN.** Back Place from which opens a Coalhouse. Back Stairs to **MAN'S ROOM.**

FIRST FLOOR: Landing. **FRONT BEDROOM.** Another **FRONT BEDROOM** with hanging cupboard off and another cupboard. Hanging cupboard opening from Landing. **BEDROOM. BEDROOM.** Good-sized **BATHROOM** with panelled bath, washbasin (*both hot and cold water*), airing cupboard, and fireplace.

SERVICES: Main Water. *The 'Calor' gas installation belongs to the Tenant.*

OUTSIDE: Garden. Closet.

There are **TWO COTTAGES** not far from the House and Buildings, built of brick with slate roofs.

THE FIRST contains: Porch. Living Room. Back Kitchen (*with main water*). Pantry. Four Bedrooms.

THE SECOND COTTAGE contains: Living Room. Small Sitting Room. Pantry (*with main water*). Two Bedrooms.

Services: Main Water.

Outside: Each has Wash House, Coalhouse, Closet, and Garden.

THE FARM BUILDINGS

are mainly of brick with pantiled roofs, and comprise:

Meal House. **BEAST PLACE** to tie four. Three Loose Boxes. Open Crewyard with Six-bay Shed. Loose Box and **STORE.** Four-stall Stable with Chop Place adjoining. Open Crewyard with Five-bay Shed and two other Sheds (one with Loose Box). **BARN.** Coalplace. Four-bay Implement Shed with Granary over. Paraffin House. Two Calf Boxes. Chicken House. Wood and corrugated Three-bay Implement Shed with Binder House and Drill House adjoining.

OUTGOINGS: Tithe Redemption Annuity, £5. 14s. 5d. per annum.

RATING: Rateable Value: Farmhouse £15; Cottages £10.

TENANCY: This Lot is let to Mr. W. Baker on an annual 6th April tenancy at a RENT OF £261. 16. 10. PER ANNUM (including interest on the cost of installing main water).

In the Parishes of Legsby and East Torrington

Lot 4

(COLOURED BROWN ON SALE PLAN)

OAK HOLT FARM

WITH AN AREA OF ABOUT

87 ACRES, 1 ROOD, 39 PERCHES

AS FOLLOWS:

SCHEDULE

O.S. No.	Description	Area
Pt. 3	Cottage and Garden .....	.260
7	Arable	14.338
16	House and Buildings .....	.540
17	Grass	5.025
18	Arable	4.292
18A	Grass	3.030
152	Arable	11.392
161	do.	14.963
264	Pond in O.S. No. 161 .....	.117
265	Part of Roadway .....	.186
266	Arable	8.287
267	do.	8.223
153	Pickering Wood, in hand	16.845
		<hr/>
		87.498

Water is laid on to O.S. No. 17.

THE HOUSE

of stone and brick, has a tiled roof, and contains:

GROUND FLOOR: Entrance. LIVING ROOM. SITTING ROOM. BACK KITCHEN (*with main water*). PANTRY. Coal Place.

FIRST FLOOR: TWO GOOD-SIZED BEDROOMS. SMALL BEDROOM. BOXROOM. BACON CHAMBER. STORE ROOM.

SERVICES: Main Water. **OUTSIDE:** Garden. Coalplace. Closet.

THE COTTAGE is built of brick with a pantiled roof. It contains

Living Room. Storeplace. Pantry. Two Bedrooms.

Outside: Garden. Coalhouse. Pig Sty. Closet.

THE FARM BUILDINGS

Mainly of brick with pantiled roofs, consist of:

Two-stall Stable. Open Crewyard with Five-bay Shed. Two Loose Boxes. Barn. Two-bay Implement Shed with Granary over. Large Loose Box with Chop House adjoining. Stackyard.

RATING: Rateable Value: Farmhouse £8; Cottage £4.

TENANCY: This Lot, with the exception of O.S. No. 153, which is in hand, is let to Mr. W. Baker on an annual 6th April tenancy, at an APPORTIONED RENT OF £65 PER ANNUM.

In the Parish of East.Barkwith

Lot 5

(COLOURED RED ON SALE PLAN)

EASTLANDS FARM

THIS FARM IS AT PRESENT ATTESTED

AND HAS AN AREA OF ABOUT

106 ACRES, 2 ROODS, 38 PERCHES

AS FOLLOWS:

SCHEDULE

O.S.No.	Description	Area
14	Arable	15.932
16	do.	15.640
20	do.	11.762
21	Grass	9.308
22	Moat .....	.180
23	Arable	8.346
25	do.	10.327
26	Grass	2.014
27	House and Garden .....	.296
28	Stackyard and Buildings .....	.513
29	Arable	5.518
32	do.	10.090
33	Grass	4.061
34	do.	12.748
		<hr/> 106.735

Main Water is laid on to O.S. No. 34.

THE HOUSE

stands well back from the road, is double fronted, built of brick with a slate roof, and contains:

GROUND FLOOR: Entrance. SITTING ROOM with modern tiled fireplace. SITTING ROOM with modern tiled fireplace and with built-in cupboard each side. LIVING KITCHEN. SCULLERY with sink (hot and cold water). DAIRY. Store under stairs.

FIRST FLOOR: TWO FRONT BEDROOMS. TWO OTHER BEDROOMS BATHROOM with bath and washbasin (both hot and cold water) and low-flush W.C.

NOTE: There is a cylinder in one of the bedrooms, and the cupboard round it was put in by the Tenants. The Back Porch belongs to the Tenants, who also installed electricity throughout the house and buildings.

SERVICES: Main Water. Electric Light (see note above as to installation by Tenants).

OUTSIDE: Yard. Wash House. Storeplace. Coalhouse. Closet. Log Place. Garden.

THE FARM BUILDINGS

Mainly of brick and pantile construction, consist of:

Cowhouse for eight. Stable for three. Chop House adjoining. Open Crewyard with Two-bay Shed, from which open Calf Box and Pig Box. Open Crewyard with Three-bay Open Shed, from which open two Loose Boxes. Open Crewyard with Two-bay Open Shed. Barn. Two-bay Implement Shed with Chamber over. Wood and corrugated lean-to Shed with wood and corrugated-iron Implement Shed adjoining. Two Duck Houses.

NOTE: The new granary floor over part of the barn was installed by the Tenants with the Landlord's consent in writing. The Tenants claim that part of the alterations to the Cowhouse were made by them with the Landlord's consent, but not in writing. The Nissen Shed and the wood and corrugated wash-up Shed and the Nissen-type Dairy belong to the Tenant.

RATING: Rateable Value: Farmhouse, £15.

TENANCY: This Lot is let, with other land, to Messrs. S. G. Chambers & Sons, on an annual 6th April tenancy, at an APPORTIONED RENT OF £140 PER ANNUM.

In the Parish of Benniworth

Lot 6
(COLOURED RED ON SALE PLAN)

MOOR FARM

WITH AN AREA OF ABOUT
406 ACRES, 2 ROODS, 17 PERCHES

AS FOLLOWS:

SCHEDULE		
O.S. No.	Description	Area
2	7 Acres Grass, rest Grass ploughed out.	21.796
3	Grass	18.046
4	Arable (grass ploughed out)	41.740
5	Arable and 12 Acres Grass ploughed out	26.264
6	Grass	9.663
7)	Grass	{
7A)	3 Acres Grass, rest Arable .....		(29.435
8	Grass	8.581
9	do.	4.613
11	do.	10.088
13	Arable	15.728
14	Shed in O.S. No. 13 .....	.333
15	Arable	10.467
16	2 Acres Waste, rest Arable	25.210
17	Arable	39.277
19	do.	40.131
25	do.	21.457
26	Grass	7.778
27	House and Buildings	2.095
152	Road to Farm	1.786
153	Arable	48.770
154	do.	23.051
Pt. 268	Cottage in Village .....	.301
		<hr/>
		406.610

THE HOUSE

Stands well back from the road, in a pleasant position, with good views over the surrounding country. It is built of brick, part plaster faced, with a slate roof, and contains :

GROUND FLOOR: ENTRANCE HALL. DRAWING ROOM with tiled fireplace. DINING ROOM with modern tiled fireplace. LIVING KITCHEN with modern *Rutland* combination range. PANTRY. STORE ROOM. DAIRY. BACK KITCHEN with sink (*hot and cold water*).

NOTE: *The gas cooker belongs to the Tenant.* Steps leading to TWO MEN'S ROOMS.

FIRST FLOOR: Landings. FRONT BEDROOM with airing cupboard and hanging cupboard. BEDROOM with fireplace, and cupboard off. BEDROOM with fireplace, and cupboard off. SMALL BEDROOM. BEDROOM with bath and washbasin (*both hot and cold water*).

SERVICES: Electric Light (*installed by Tenant*) and wired for mains. Water from well.

OUTSIDE: Yard. Battery Houses. Wash House. Coal House. E.C. Garden.

NOTE: *The wooden engine house belongs to the Tenant.*

A BRICK PLASTER-FACED COTTAGE

with a slate roof, in Pasture Lane (Silver Street), is let with the Farm. It is Pt. O.S. No. 268, and contains:

Living Room. Back Kitchen. Wash Place (*main water and sink (Tenant)*). Pantry. Three Bedrooms.

Services: Electric Light and Main Water (*installed by the Tenant*).

Outside: Wash House. Coalhouse. Pan Closet. Pig Sty. Garden.

THE FARM BUILDINGS

are mainly of brick and pantile construction, and comprise :

Nag Stable now Loose Box. Garage. Five-stall Stable. Four-bay Cart Shed with Chamber over. Mill House. Tractor House. Barn. Calf Box. Two-bay Open Shed. Beast Place now Loose Box. Two Wood Stores. Pig Place. Open Crewyard with Three-bay Shed. Loose Box. Two Pig Places. Open Crewyard with Five-bay Shed. Open Crewyard with two Four-bay Sheds. Wood and corrugated-iron Implement Shed (*old*).

There is a Shed in field O.S. No. 13.

In O.S. No. 70 there is a further Range of Buildings, comprising: Wood and tiled Open Crewyard with Five-bay Shed, Loose Box, Implement Shed.

RATING: Rateable Value: Farmhouse £21; Cottage £9.

TENANCY: This Lot is let to Mr. L. Olivant on an annual 6th April tenancy, at a RENT OF £490 PER ANNUM.

In the Parish of East Barkwith

Lot 7

(COLOURED GREEN ON SALE PLAN)

A Cottage with Buildings and Land

WITH A TOTAL AREA OF ABOUT

14 ACRES, 0 ROODS, 30 PERCHES

AS FOLLOWS:

SCHEDULE

O.S. No.	Description	Area
37	Grass	1.812
39	do.	2.196
58	do.	7.982
Pt. 105	Cottage and Garden .....	.351
110	Grass and Buildings	1.052
116	Garden .....	.321
Pt. 117	Land adjoining .....	.476
		<hr/> 14.190

THE HOUSE

stands near to the cross-roads in the Village, and with the Garden has a frontage to two of them.

It is built of brick with a slate and part pantiled roof, and contains:

GROUND FLOOR: Entrance. **SITTING ROOM.** **LIVING ROOM** with combination range. **DAIRY.**
KITCHEN with sink. **FIRST FLOOR : TWO BEDROOMS.**

Services: Main Water.

NOTE: *The hot water system was installed by the Tenants, and so was the electricity to both the house and the buildings.*

Outside: Wood and pantiled Wash House and Store. Coalhouse. Closet (*converted to W.C. by Tenants*).
Pig Box.

THE BUILDINGS

which are of wood and pantile construction, are situated in O.S. No. 110, and consist of:

Cowhouse for four (*from which milk of T.T. standard is sold*). **Loose Box** adjoining. **Dairy** with main water.
Food Store.

NOTE: *In the Cowhouse the water bowls have been installed by the Tenants. The Carpenter's Shop, Timber Store, Paint Shop, and Engine Place are claimed by the Tenants.*

RATING : Rateable Value, £8.

TENANCY: This Lot is let to Messrs. J. Foster & Son on an annual 6th April tenancy at a RENT OF
£32. 5s. 0d. PER ANNUM.

In the Parish of East Barkwith

Lot 8

(COLOURED RED ON SALE PLAN)

Garden Ground

being Part O.S. No. 138

WITH AN AREA OF ABOUT

20 PERCHES

TENANCY: This Lot is at present let to, and used as part of the Garden with his house, by Mr. W.H. Brackenbury, at an APPORTIONED RENT OF 24/- PER ANNUM.

In the Parish of East Barkwith

Lot 9

(COLOURED PURPLE ON SALE PLAN)

A Plot of Land

SUITABLE FOR BUILDING

(Subject to Planning permission)

Near to the cross-roads, and being Part O.S. No. 105, with an area of about

31 PERCHES

and a Frontage of about 132 feet to the South Willingham Road

NOTE: *The old wood and pantile buildings on the property are claimed by the Tenant.*

RATING: Rateable Value £2.

TENANCY: This Lot is at present let to Mr. W. H. Brackenbury at an APPORTIONED RENT OF 36/- PER ANNUM.

In the Parish of East Barkwith

Lot 10

(COLOURED BLUE ON SALE PLAN)

Cottage and Garden

being Part O.S. No. 100, with an Area of about

1 ROOD, 20 PERCHES

on the eastern outskirts of the Village of East Barkwith

THE COTTAGE is built of brick, with a slate roof, and contains:

Entrance. **KITCHEN. LIVING ROOM. DAIRY. BOXROOM. TWO BEDROOMS.**

Services: Water to standpipe. **Outside:** Coalhouse. E.C.

THERE IS A GOOD AREA OF GARDEN

RATING: Rateable Value: £9.

TENANCY: This Lot is let to Mr. W. Prescott, at a RENT OF £5. 4s. 0d. PER ANNUM.

In the Parish of East Barkwith

Lot 11

(COLOURED BLUE ON SALE PLAN)

A Close of Land

Joining the road between East Barkwith and Hainton, being Ord. No. 38, and having an Area of about

1 ACRE, 3 ROODS, 22 PERCHES

TENANCY: This Lot is let to Mr. J. Garratt on an annual tenancy at a RENT OF £4 PER ANNUM.

In the Parish of East Barkwith

Lot 12

(COLOURED BROWN ON SALE PLAN)

**A Pair of Cottages
AND GARDENS**

Being O.S. No. 35, with an Area of about

2 ROODS, 20 PERCHES

With possibilities for conversion into one very pleasant country property.

Both are built of brick and pantile, and the first contains:

LIVING ROOM. PANTRY. TWO BEDROOMS.

SERVICES: Main Water to standpipe.

OUTSIDE: Coalhouse. Wash House. Pan Closet. Pig Sty. Garden.

THE SECOND COTTAGE, which adjoins the first, is of similar construction, and contains:

LIVING ROOM. SITTING ROOM. PANTRY. TWO BEDROOMS.

SERVICES: Main Water to standpipe.

OUTSIDE: Wash House. Coalhouse. Pan Closet. Pig Sty. Garden.

THIS LOT IS FOR SALE WITH VACANT POSSESSION

In the Parish of Sixhills

Lot 13

(COLOURED BLUE ON SALE PLAN)

The Old Vicarage

SIXHILLS

WITH AN AREA OF ABOUT
8 ACRES, 1 ROOD, 35 PERCHES

AS FOLLOWS:

SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
74	Grass	4.222
78	House, Garden, and Buildings.....	.972
79	Grass	3.275
		<hr/>
		8.469

THE HOUSE

is built of brick and stone, with a pantiled roof.

THE BACK PORTION is occupied by the tenant, Mr. T. E. Brooks, and contains :

GROUND FLOOR : Entrance. **SITTING ROOM** with fireplace. **LIVING ROOM** with modern *Rutland* combination range. Another **SITTING ROOM** with modern tiled fireplace. **SCULLERY** with sink (*hot and cold water*). **PANTRY**. Passage to back door and **Dairy**. **Wash House** and **Coalhouse** combined.

FIRST FLOOR : Landing. **BEDROOM** with fireplace. **BEDROOM** with fireplace and airing cupboard, and from this opens **BATHROOM** with panelled-in bath and washbasin (*both hot and cold water*). Another **BEDROOM**.

SERVICES: Electric Light. Main Water.

OUTSIDE : Pan Closet. Garden.

THE REMAINDER OF THE HOUSE

(the front part) is sub-let to Mr. E. Marchant, and contains :

GROUND FLOOR : ENTRANCE LOBBY. **HALL** with sink (*main cold water*) and **Storeroom** off, and with door to garden. **SITTING ROOM**. **LIVING ROOM** with combination range and back boiler.

NOTE : *Point for cooker and plug point installed by Tenant.*

FIRST FLOOR : Landing. Good **BEDROOM**. **TWO SMALL BEDROOMS**. **W.C.**

SERVICES: Electric Light (*some of which has been installed by the Tenant*). Main Water.

OUTSIDE : Garden.

THE BUILDINGS

which are up to T.T. standard, are of stone, brick, and tile construction. They are also in the occupation of Mr. T. E. Brooks, and consist of :

Meal Store. **Engine Place and Store**. **Cowhouse for three**. **Beast Place for three**, with Chamber over all these. **Cowhouse for four**. **Two Pig Stys**.

NOTE: *The wooden buildings belong to the Tenant. So does the Garage.*

The other Garage in the yard has been erected by the sub-tenant, Mr. E. Marchant, as has the wood and fell Coalhouse.

RATING: Rateable Value, £26.

NOTE: The Vendors reserve the right to put down and maintain a water main through Ord. Nos. 74 & 78. (*See Special Condition No. 11c.*)

TENANCY: The whole of this Lot is let to Mr. T. E. Brooks, on an annual 6th April tenancy at an APPORTIONED RENT OF £25 PER ANNUM, Tenant paying Rates. *

In the Parish of South Willingham

Lot 14

(COLOURED GREEN ON SALE PLAN)

A Cottage Holding

known as "Hillcrest", Barkwith Road

AND HAVING AN AREA OF ABOUT

5 ACRES, 2 ROODS, 35 PERCHES

AS FOLLOWS:

SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
<i>2nd Edn. 1906</i>		
Pt. 132	House, Garden, and Buildings.....	.345
133)	Grass Paddock .....	.427
133A)	Grass Paddock .....	.908
139	Grass Paddock	2.027
80	Grass Paddock	2.016
		<hr/>
		5.723

THE HOUSE

which is built of brick with a slate roof, contains :

FRONT ENTRANCE PORCH. LIVING ROOM with range, tap, and cupboards. **SITTING ROOM** with fireplace. **SCULLERY** with sink and tap. Cupboard under stairs. **PANTRY. TWO FRONT BED-ROOMS** with fireplaces. **BACK BEDROOM.**

SERVICES: Electricity. Main Water. Village Drainage.

OUTSIDE : Yard with pump. Brick and slate Range comprising: Pan Closet, Pig Sty, Storeplace, Wash House, Store, Loose Box, and Cowhouse for three (*the tubular fittings are claimed by the Tenant*), Engine House.

NOTE: The timber buildings are claimed by the Tenant.

RATING : Rateable Value : £11.

TENANCY: This Lot is let on an annual tenancy to Mr. C. E. Pickwell at an APPORTIONED RENT OF £20 PER ANNUM.

In the Parish of South Willingham

Lot 15

(COLOURED PURPLE ON SALE PLAN)

A Cottage Holding

situated on Barkwith Road

AND HAVING AN AREA OF ABOUT

3 ACRES, 2 ROODS, 26 PERCHES

AS FOLLOWS:

SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
Pt. 93	Cottage and Garden .....	.256
Pt. 132	Yard and Stable.....	.062
79	Paddock	1.713
89	do.	1.633
		<hr/>
		3.664

THE HOUSE

which is built of brick with a pantile roof, contains :

Entrance to Passage. **LIVING ROOM** with combination range and cupboards (*claimed by Tenant*). **Pantry**. **SITTING ROOM** with modern tiled fireplace (*claimed by Tenant*). Cupboard under stairs. **LARGE BEDROOM**, off which are **THREE SMALLER BEDROOMS**, one with cylinder airing cupboard. **BATHROOM** with panelled bath and pedestal washbasin.

NOTE: *The bath, washbasin, and upstairs water system are claimed by the Tenant as is the electric immersion heater.*

SERVICES: Electricity. Main Water. Village Drainage.

OUTSIDE: Dairy. Wash House with sink, tap, and copper. Storeplace. Pump. Coalhouse. Pan Closet. Cowhouse for four (*has tubular standings which are claimed by the Tenant*). Cowhouse for two adjoining (*the divisions are claimed by the Tenant*). Cowhouse for two (*the fittings are claimed by the Tenant*). Poultry Shed adjoining.

RATING : Rateable Value: £11.

TENANCY: This Lot is let on an annual tenancy to Mr. J. E. Collinson at an APPORTIONED RENT OF £14 PER ANNUM.

In the Parish of South Willingham

Lot 16
(COLOURED BROWN ON SALE PLAN)

The Carpenter's Shop COTTAGE AND LAND

WITH AN AREA OF ABOUT
4 ACRES, 0 ROODS, 24 PERCHES

AS FOLLOWS:

SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
Pt. 93	House, Shop, and Yard.....	.531
92	Paddock	1.727
95	do.	1.896
		<hr/> 4.154

THE HOUSE, which is built of stone and brick with a pantile roof, contains:

SMALL ENTRANCE HALL with cupboard. **SITTING ROOM** with modern tiled fireplace (*installed by Tenant*). **LIVING ROOM** with range and tap; cupboard. **SCULLERY** with sink and tap. **PANTRY**.
THREE BEDROOMS.

SERVICES: Main Water. Electricity. Village Drainage.

OUTSIDE : Wash House with sink, tap, and copper. Pan Closet. Carpenter's Shop. Lean-to concrete and asbestos Saw Shed. Beast Place. Timber, brick, and pantile Wood Store. Two timber, brick and asbestos Pig Boxes.

NOTE: The timber buildings are claimed by the Tenant.

RATING : Rateable Value: £22.

TENANCY: This Lot is let on an annual tenancy to Mr. J. W. Hobson at an APPORTIONED RENT OF £18. 10s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 17
(COLOURED GREEN ON SALE PLAN)

A SEMI-DETACHED **Cottage and Garden**

in Barkwith Road

WITH AN AREA OF ABOUT
1 ROOD, 7 PERCHES

and being Part O.S. No. 94.

THE COTTAGE, which is brick built with a pantile roof, contains :

Entrance to **SCULLERY** with sink and tap. **PANTRY** off. Cupboard under stairs. **LIVING ROOM** with range and cupboards. **FRONT BEDROOM** with fireplace and cupboard. **Small BEDROOM.**

SERVICES: Main Water and Electricity. Village Drainage.

OUTSIDE : Wash House. Coalhouse. Ashpit. Garden.

RATING : Rateable Value: £6.

TENANCY: This Lot is let to Miss Babbington at a RENT OF £6 PER ANNUM.

In the Parish of South Willingham

Lot 18

(COLOURED BLUE ON SALE PLAN)

**A SEMI-DETACHED
Cottage and Garden**

IN BARKWITH ROAD

WITH AN AREA OF ABOUT

30 PERCHES

being Part O.S. No. 94.

THE COTTAGE, which is built of brick with a pantiled roof, has the following accommodation:
Entrance to **SCULLERY** with sink and tap. Cupboard under stairs. **PANTRY** off. **LIVING ROOM** with range, tap, and cupboards. **FRONT BEDROOM**. **BATHROOM** with bath (*no water*). **GLAZED PORCH** (*claimed by Tenant*).

SERVICES: Main Water. Electricity. Village Drainage.

NOTE: *The power points in the Scullery, Living Room, and Bedroom, and the light points in the Wash-house and yard, and the two-way switch in the Bedroom were installed by the Tenant.*

OUTSIDE: Storeplaces. Coalhouse (*built by Tenant*). Pan Closet. Pump. Garden.

RATING: Rateable Value: £6.

TENANCY: This Lot is let to Mr. C. H. Anderson at a RENT OF £7 PER ANNUM.

In the Parish of South Willingham

Lot 19

(COLOURED YELLOW ON SALE PLAN)

**A SEMI-DETACHED
Cottage and Garden**

IN BARKWITH ROAD

WITH AN AREA OF ABOUT

1 ROOD, 1 PERCH

being Part O.S. No. 94.

THE COTTAGE is built of brick with a pantile roof, and contains:
Entrance to **SCULLERY** with **PANTRY** off, with sink and tap. (**NOTE:** *the Back Porch is claimed by the Tenant*). Cupboard under stairs. **LIVING ROOM** with modern tiled fireplace and cupboards. **FRONT BEDROOM** with fireplace. **SMALL BEDROOM**.

SERVICES: Electricity. Main Water. Village Drainage.

NOTE: *The electricity points in the Wash House were installed by the Tenant.*

OUTSIDE: Wash House with sink (*installed by Tenant*). Elsan Closet (*installed by Tenant*). Garden.

NOTE: *The timber sheds are claimed by the Tenant.*

RATING: Rateable Value: £8.

TENANCY: This Lot is let to Mr. C. E. R. I. cc at a RENT OF £14. 5s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 20

(COLOURED PURPLE ON SALE PLAN)

A SEMI-DETACHED

Cottage and Garden

IN BARKWITH ROAD

AND HAVING AN AREA OF ABOUT

1 ROOD, 1 PERCH

being Part O.S. No. 94.

THE COTTAGE is built of brick with a pantile roof, and contains:

Entrance to **SCULLERY** with sink and tap. Cupboard under stairs. **PANTRY** off. **SITTING ROOM** with modern tiled fireplace and cupboards. **FRONT BEDROOM. SMALL BEDROOM.**

SERVICES: Electricity. Main Water. Village Drainage.

OUTSIDE : Yard. Wash House with copper, and Elsan Closet. Coal House. Store Shed.

NOTE: The timber shed in the yard is claimed by the Tenant.

RATING : Rateable Value: £7.

TENANCY: The Cottage is let to Mrs. A. Pickering at a RENT OF £14. 5s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 21

(COLOURED BLUE ON SALE PLAN)

A SEMI-DETACHED

Cottage and Garden

IN BARKWITH ROAD

HAVING AN AREA OF ABOUT

1 ROOD, 9 PERCHES

being Part O.S. No. 96

THE COTTAGE is built of brick with a pantile roof, and contains:

Entrance to **SCULLERY** with sink and tap. **PANTRY** off. Cupboard under stairs. **LIVING ROOM** with range (*claimed by Tenant*) and built-in cupboard. **FRONT BEDROOM. Small BEDROOM.**

SERVICES: Electricity (*installed by Tenant*). Main Water. Village Drainage.

NOTE: The Back Porch is claimed by the Tenant.

OUTSIDE : Wash House with copper and fireplace. Pan Closet. Garden.

NOTE: The wooden Shed belongs to the Tenant.

RATING : Rateable Value: £8.

TENANCY: The Cottage is let to Mr. W. Johnson at a RENT OF £6. 5s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 22

(COLOURED PURPLE ON SALE PLAN)

A TERRACE

Cottage and Garden

IN HAINTON ROAD

AND HAVING AN AREA OF ABOUT

1 ROOD, 9 PERCHES

being Part O.S. No. 96

THE COTTAGE is built of brick with a pantile roof, and contains:

Entrance Passage. PANTRY off, with sink and tap. Cupboard under stairs. LIVING ROOM with range and cupboards. FRONT BEDROOM. SMALL ROOM.

NOTE: *Back Porch claimed by Tenant.*

SERVICES: Main Water. Electricity. (NOTE: *The Tenant installed the light under the stairs.*)

OUTSIDE: Wash House. Coalhouse. Earth Closet. Pig Sty. Garden.

RATING: Rateable Value: £8.

TENANCY: The Cottage is let to Mr. M. A. Plumtree at a RENT OF £6. 5s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 23

(COLOURED GREEN ON SALE PLAN)

A TERRACE

Cottage and Garden

IN HAINTON ROAD

HAVING AN AREA OF ABOUT

30 PERCHES

being Part O.S. No. 96

THE COTTAGE is built of brick with a pantile roof, and contains:

Entrance to Passage, off which is a PANTRY with sink and tap. Cupboard under stairs. LIVING ROOM with range and cupboards. FRONT BEDROOM with fireplace. SMALL ROOM.

SERVICES: Electricity and Main Water. Village Drainage.

OUTSIDE: Wash House and Coalhouse. Earth Closet. Pig Sty. Garden.

RATING: Rateable Value: £6.

THIS LOT IS FOR SALE WITH VACANT POSSESSION

In the Parish of South Willingham

Lot 24

(COLOURED BROWN ON SALE PLAN)

A TERRACE

Cottage and Garden

IN HAINTON ROAD

WITH AN AREA OF ABOUT
1 ROOD, 3 PERCHES

being Part O.S. No. 96

THE COTTAGE is built of brick with a pantile roof, and contains :

Entrance Passage. PANTRY off, with sink and tap. Cupboard under stairs. LIVING ROOM with modern combination range and tap. FRONT BEDROOM with fireplace. SMALL ROOM.

SERVICES: Electricity. Main Water. Village Drainage.

OUTSIDE : Wash House. Earth Closet. Pig Sty. Garden.

RATING : Rateable Value: £6.

TENANCY: The Cottage is let to Mr. J. R. Vickers at a RENT OF £10. 1s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 25

(COLOURED YELLOW ON SALE PLAN)

A TERRACE

Cottage and Garden

IN HAINTON ROAD

WITH AN AREA OF ABOUT
1 ROOD, 7 PERCHES

being Part O.S. No. 96

THE COTTAGE is brick built with a pantile roof, and contains :

Entrance Passage. PANTRY with sink and tap. Cupboard under stairs. LIVING ROOM with range and cupboard. FRONT BEDROOM. SMALL ROOM.

SERVICES: Electricity. Main Water. Village Drainage.

OUTSIDE : Wash House. Coalhouse. Earth Closet. Pig Sty. Garden.

RATING : Rateable Value: £8.

TENANCY: The Cottage is let on an annual tenancy to Messrs. G. J. Ward & Sons at an APPORTIONED RENT OF £6. 5s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 26

(COLOURED GREEN ON SALE PLAN)

**A SEMI-DETACHED
Cottage and Garden**

being Part O.S. No. 101

AND HAVING AN AREA OF ABOUT
29 PERCHES

THE COTTAGE is built of brick with a pantile roof, and contains :

Covered Entrance and Back Porch with cupboard. **KITCHEN** with range, sink, and taps. **SITTING ROOM** with modern tiled fireplace and cupboard. **PANTRY** off. **TWO BEDROOMS. SMALL BEDROOM**

SERVICES: Main Water and Electricity.

OUTSIDE : Yard. Wash House with copper. Coalhouse. Pan Closet. Pig Sty.

RATING : Rateable Value: £8.

TENANCY: This Lot is let to Mr. A. L. Johnson at a RENT OF £8. 18s. 0d. PER ANNUM.

In the Parish of South Willingham

LOT 27

(COLOURED RED ON SALE PLAN)

**A SEMI-DETACHED
Cottage and Land**

WITH AN AREA OF ABOUT
3 ACRES, 3 ROODS, 12 PERCHES

AS FOLLOWS:

SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
Pt. 101	Cottage and Buildings .....	.546
103	Paddock	1.737
106	do.	1.544
		<hr/>
		3.827

THE COTTAGE is of brick construction with a slate roof, and contains :

Covered Entrance and Back Porch with cupboard. **KITCHEN** with sink and tap. **SITTING ROOM** with modern tiled fireplace and cupboard. **PANTRY** off. **TWO BEDROOMS. SMALL BEDROOM.**

SERVICES: Main Water. Electricity.

OUTSIDE : Yard. Wash House with copper. Coalhouse. Pan Closet. Pig Sty. Brick and pantile Beast Place. Calf Box. Barn.

RATING : Rateable Value: £8.

TENANCY: This Lot is let on an annual tenancy to Mrs. C. W. Hunt at a RENT OF £14 PER ANNUM.

In the Parish of South Willingham

Lot 28

(COLOURED BLUE ON SALE PLAN)

The Village Shop & Smallholding

HAVING AN AREA OF ABOUT
11 ACRES, 1 ROOD, 5 PERCHES

AS FOLLOWS:

SCHEDULE

O.S. No.	Description	Area
Pt. 101	Shop, House, and Buildings . . . . .	.444
146	Grass	5.483
167	do.	5.354
		<hr/>
		11.281

THE PREMISES are built of brick with a slate roof, and comprise :

MAIN SALE SHOP with fireplace. **LIVING ROOM** with range and tap. **DAIRY** off. **BACK KITCHEN** with sink, tap, and fireplace. **SITTING ROOM** with tiled fireplace. Cupboard under stairs. **TWO FRONT BEDROOMS** with fireplaces. **TWO SMALLER BEDROOMS**.

NOTE: *The Back Porch is claimed by the Tenant.*

SERVICES: Main Water. Electricity. Village Drainage.

OUTSIDE: Small Store. Pan Closet. Workshop. Two Storeplaces. Two Pig Places. Stable. Garage. Store.

RATING : Rateable Value: £26.

TENANCY: This Lot is let to Mr. T. C. Johnson at a RENT OF £34. 19s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 29

(COLOURED YELLOW ON SALE PLAN)

A Detached Cottage

known as "WOODBINE COTTAGE"

WITH AN AREA OF ABOUT
1 ROOD, 14 PERCHES

being Part O.S. No. 126

THE COTTAGE is built of stone and brick with a thatched roof, and contains:

Entrance Passage. **SCULLERY** with sink, tap, and fireplace, and cupboards. **PANTRY** off. **LIVING ROOM** with range and cupboards. **ROOM** off with fireplace. **TWO ROOMS** under roof.

SERVICES: Electricity. Main Water. Village Drain.

OUTSIDE : Coalhouse. Pan Closet. Storeplace. Pig Sty. Garden.

RATING : Rateable Value: £6.

TENANCY: This Lot is let to Mr. S. W. C. Saunders at a RENT OF £9. 18s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 30

(COLOURED RED ON SALE PLAN)

A Thatched Cottage and Garden

WITH AN AREA OF ABOUT

1 ROOD, 19 PERCHES

being Part O.S. No. 126

THE COTTAGE, which is built of brick, colourwashed, with a thatched roof, joins the road to Benniworth and contains :

LIVING KITCHEN with range. **SCULLERY** with sink and tap. **LIVING ROOM** with fireplace and cupboard. **STOREROOM**. **PANTRY**. **TWO SMALL ROOMS** under roof.

SERVICES: Electricity. Main Water.

OUTSIDE: Coalhouse. Wash House with copper. Pan Closet. Pig Sty. Garden.

RATING : Rateable Value: £6.

THIS LOT IS FOR SALE WITH VACANT POSSESSION

In the Parish of South Willingham

Lot 31

(COLOURED BLUE ON SALE PLAN)

A SEMI-DETACHED Cottage and Land

IN BARKWITH ROAD

AND HAVING AN AREA OF ABOUT

4 ACRES, 0 ROODS, 13 PERCHES

AS FOLLOWS:

SCHEDULE		
<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
Pt. 141	House and Garden .....	.187
142	Paddock and Buildings	1.860
Pt. 143	do do .....	.268
170	do do	1.767
		<hr/> 4.082

THE COTTAGE is brick and stone built, with a pantile roof, and contains :

Entrance to Porch. **SITTING ROOM** with modern tiled fireplace and cupboard. **LIVING ROOM** with range and cupboard under stairs. **SCULLERY** with sink and tap. **DAIRY** off. **THREE BED-ROOMS**.

SERVICES: Main Water. Electricity. Village Drainage.

OUTSIDE : Wash House with sink, tap, and copper. Pan Closet. Coalhouse. Storeplace.

There is also a Range of brick and pantile Buildings comprising: Storeplace, Old Closet, Beast Place for four (now used for pigs), and a timber and pantile range of Three Piggeries, Loose Box.

RATING : Rateable Value: £11.

TENANCY: This Lot is let on an annual tenancy to Mr. J. W. Bett at a RENT OF £14. 5s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 32

(COLOURED YELLOW ON SALE PLAN)

**A SEMI-DETACHED
Cottage and Garden**

OFF BARKWITH ROAD

AND HAVING AN AREA OF ABOUT

2 ROODS, 34 PERCHES

being Part O.S. No. 143

THE COTTAGE is built of brick with a pantile roof, and has the following accommodation :

Entrance to **LIVING ROOM** with range, tap, and cupboards. **SCULLERY** with sink, tap, and **Pantry**. **SITTING ROOM** with fireplace. Cupboard under stairs. **LARGE BEDROOM** with division. **SMALL BEDROOM**.

SERVICES: Main Water. Electricity.

OUTSIDE : Wash House with copper. Pig Sty. Earth Closet.

Brick and pantile Range comprising : **Calf Box, Loose Box, Cow Stable for two, Stable for four, Chop House** off.

RATING : Rateable Value: £9.

TENANCY: This Lot is let to Mr. S. Pickwell on an annual tenancy, at an **APPORTIONED RENT OF £13**.

In the Parish of South Willingham

Lot 33

(COLOURED PURPLE ON SALE PLAN)

**A DETACHED
Cottage and Garden**

IN BARKWITH ROAD

AND HAVING AN AREA OF ABOUT

36 PERCHES

being Part O.S. No. 131

Built of brick with a thatched and pantile roof, the Cottage contains :

Entrance. **LIVING ROOM** with range, tap, and cupboards. **SCULLERY** with sink and tap. **Pantry** off. **Downstairs ROOM** with fireplace. **TWO SMALL BEDROOMS** (one with cupboard).

SERVICES: Electricity. Main Water. Village Drainage.

OUTSIDE : Elsan Closet. Coalhouse. Wash House. Storeplace.

RATING : Rateable Value: £6.

TENANCY: This Lot is let on an annual tenancy to Mr. J. Whitlam at a **RENT OF £6. 1s. 0d. PER ANNUM**.

In the Parish of South Willingham

Lot 34

(COLOURED YELLOW ON SALE PLAN)

A Plot of Land

ADJOINING THE BENNIWORTH ROAD, SOUTH OF THE RAILWAY

HAVING AN AREA OF ABOUT

3 ROODS, 18 PERCHES

being Pt. O.S. No. 181 (0.862 Acres)

TENANCY: This Lot is let to South Willingham Churchwardens at a RENT OF 10/- PER ANNUM.

In the Parish of South Willingham

Lot 35

(COLOURED BROWN ON SALE PLAN)

The School House

BLACKSMITH'S LANE

AND HAVING AN AREA OF ABOUT

10 PERCHES

being Part O.S. No. 101

THE HOUSE is built of brick with a pantile roof, and contains :

Entrance to **LIVING ROOM** with modern range. **SCULLERY** off, with sink and tap. **PANTRY**.
SITTING ROOM with fireplace. **TWO BEDROOMS**.

SERVICES: Electricity. Main Water.

OUTSIDE : Coalhouse. Pan Closet. Wash House.

RATING : Rateable Value £9.

TENANCY: The Property is let to Mr. G. B. Kent at a RENT OF £2. 11s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 36
(COLOURED BLUE ON SALE PLAN)

The Blacksmith's House and Shop

WITH AN AREA OF ABOUT
3 ACRES, 1 ROOD, 25 PERCHES

AS FOLLOWS:

SCHEDULE

O.S. No.	Description	Area
Pt. 125	House, Buildings, and Smithy . . . .	.362
123	Paddock	3.045
		<hr/>
		3.407

THE HOUSE is built of brick with a pantile roof, and contains :

Entrance to **KITCHEN** with sink and tap (*the electric water heater is claimed by the Tenant*). **PANTRY** off. Three cupboards. **LIVING ROOM** with range and tap. Cupboard. **SITTING ROOM** with modern tiled fireplace. Cupboard. Stairs off the **Upstairs Store**. **TWO BEDROOMS**. **SMALL ROOM**.

SERVICES: Electricity. Main Water.

OUTSIDE

Wash House with copper (*the sink is claimed by the Tenant*). **Two Storeplaces**. **Earth Closet**. **Large Yard** with pump. Timber and slated **Shed** with double doors. Brick and slated **Blacksmith's Shop** with forge, and **Shoeing Shed** off, and **Store** over. **Coalhouse**. Brick and pantile range, comprising: **Loose Box** (*with partition claimed by Tenant*). **Beast Place for two** with box. **Loose Box**. Old timber **Lean-to**.

NOTE: *the timber huts are claimed by the Tenant, as is the Nissen-type hut.*

RATING: Rateable Value: £15.

TENANCY: This Lot is let on an annual tenancy to Mr. W. H. Sentance at a RENT OF £21. 12s. 6d. PER ANNUM.

In the Parish of South Willingham

Lot 37
(COLOURED GREEN ON SALE PLAN)

A Semi-Detached Cottage

IN STATION ROAD

AND WITH AN AREA OF ABOUT
1 ACRE, 3 ROODS, 28 PERCHES

being O.S. Nos. 121, and Part O.S. No. 124

THE COTTAGE is built of brick with a pantile roof, and contains:

Entrance to **SCULLERY** with sink and tap. Cupboard under stairs. **PANTRY** off. **LIVING ROOM** with range and cupboards. **TWO BEDROOMS**.

SERVICES: Main Water and Electricity.

OUTSIDE: Yard. **Wash House** with copper. **Coalhouse**. **Beast Place for two**. **Storeplace**. **Pan Closet**. **Pig Sty**. NOTE: *The timber sheds are claimed by the Tenant.*

RATING: Rateable Value: £7.

TENANCY: This Lot is let on a statutory tenancy to the Executor of Mr. F. Bett (Mrs. F. Jobson) at a RENT OF £11. 12s. 6d. PER ANNUM.

In the Parish of South Willingham

Lot 38
(COLOURED BLUE ON SALE PLAN)

A Semi-Detached Cottage

IN STATION ROAD

AND HAVING AN AREA OF ABOUT
2 ACRES, 1 ROOD, 33 PERCHES

being O.S. No. 120, and Pt. O.S. No. 124.

THE COTTAGE is brick built with a pantile roof. It contains :

Entrance. LARGE PANTRY with sink and tap. **Lobby** under stairs. **LIVING ROOM** with modern range and cupboards. **TWO BEDROOMS.**

SERVICES: Electricity. Main Water.

OUTSIDE : Yard. Wash House with copper. Coalhouse. Small Store. Earth Closet. Two Loose Boxes. Pig Sty. Garden.

RATING : Rateable Value: £7.

TENANCY: This Lot is let on an annual tenancy to Mr. J. Bontoft, at a RENT OF £11. 15s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 39
(COLOURED YELLOW ON SALE PLAN)

Rose Cottage Holding

WITH AN AREA OF ABOUT
9 ACRES, 3 ROODS, 12 PERCHES

AS FOLLOWS:

SCHEDULE

O.S.No.	Description	Area
147	House, Buildings, and Yard .....	.417
Pt. 148	Yard .....	.286
149	Paddock	2.806
154	Grass	6.317
		<hr/>
		9.826

THE HOUSE is brick built with a pantile roof, and contains :

Entrance Hall with large cupboard under stairs. **SITTING ROOM** with fireplace and cupboards. **LIVING ROOM** with range, tap, and cupboard. **SCULLERY** with sink and tap. **PANTRY** off. **TWO BEDROOMS. TWO ATTIC ROOMS.**

SERVICES: Electricity. Main Water.

OUTSIDE

Milk Room (*the sink, tap, and electricity were installed by the Tenant*). **Coalhouse. Small Storeplace. Earth Closet.** Brick and pantile **Cowhouse for three** (*the tubular divisions and concrete standings were installed by the Tenant*). Two timber and slate **Pig Boxes. Loose Box.**

NOTE: *The timber and corrugated buildings are claimed by the Tenant, as is the timber and felt hut.*

RATING : Rateable Value: £18.

TENANCY: This Lot is let on an annual tenancy to Mr. S. Seabourne at a RENT OF £27. 15s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 40
(COLOURED BROWN ON SALE PLAN)

A Cottage Holding

IN CHURCH LANE

WITH AN AREA OF ABOUT
2 ACRES, 2 ROODS, 1 PERCH

AS FOLLOWS:

SCHEDULE

O.S. No.	Description	Area
Pt. 148	House, Buildings, and Yard . . . . .	.275
166	Paddock . . . . .	.487
118	Grass	1.746
		<hr/> 2.508 <hr/>

THE HOUSE is built of brick and stone, with a pantiled roof, and contains:

Entrance to SCULLERY with sink and tap. PANTRY off. LIVING ROOM with range, tap, and cupboards. TWO BEDROOMS.

SERVICES: Electricity. Main Water.

OUTSIDE: Timber and pantile lean-to Storeplace. Meal House. Pan Closet. Pig Sty. Brick and pantile Loose Box.

NOTE: *The lean-to timber and felt Store Shed is claimed by the Tenant.*

RATING : Rateable Value: £7.

TENANCY: This Lot is let to Mr. W. Smith on an annual tenancy at a RENT OF £19. 5s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 41
(COLOURED PURPLE ON SALE PLAN)

A DETACHED Cottage and Garden

being Ord. No. 165

AND HAVING AN AREA OF ABOUT
1 ROOD, 6 PERCHES

THE COTTAGE is built of brick with a pantile roof, and contains :

Small Entrance with sink and tap. Cupboard under stairs and small cupboard. PANTRY off. LIVING ROOM with modern range and tap. BEDROOM with modern tiled fireplace. TWO SMALL BEDROOMS on first floor.

SERVICES: Electricity. Main Water.

OUTSIDE: Storeplace. Wash House with copper, sink and tap. Pan Closet.

RATING : Rateable Value: £6.

TENANCY: This Lot is let to Mrs. M. A. Catlow at a RENT OF £7. 10s. 0d. PER ANNUM.

In the Parish of South Willingham

Lot 42

(COLOURED RED ON SALE PLAN)

A Useful Smallholding

WITH AN AREA OF ABOUT
17 ACRES, 3 ROODS, 29 PERCHES

AS FOLLOWS:

SCHEDULE		
O.S. No.	Description	Area
151	House, Garden, and Buildings....	.962
152	Grass	5.722
153	do.	2.283
158)		
159)	do.	8.966
160)		
		<hr/>
		17.933

THE HOUSE

is built of stone and brick with a pantile roof. It contains :

Front Entrance with cupboard under stairs. **SITTING ROOM** with fireplace and cupboards. **LIVING ROOM** with range. **Large STORE**. Good-sized **PANTRY**. **SCULLERY** with sink and tap. **TWO FRONT BEDROOMS**. **SMALL BEDROOM**. **TWO ATTIC ROOMS**.

SERVICES: Electricity. Main Water. Village Drainage.

OUTSIDE

Brick and pantile range, comprising : **Large Store** with double doors, off which are **Pan Closet** and **Coalhouse**; **Loose Box** with **Granary** over last two. **Two Calf Boxes**. **Modern Cowhouse** for six, with concrete standings and tubular divisions (*conversion by Tenant*). **Modern Milk Room** (*the fittings are claimed by the Tenant*). Two lean-to timber, concrete, and breeze and asbestos **Pig Places**. **Range of four modern concrete, breeze and asbestos Piggeries** (*built by Tenant*). Brick and pantile range, comprising : **Loose Box** with **Box** off. **Meal House**. **Calf Box**. **Old Storeplace**.

NOTE: *The timber Poultry Houses are claimed by the Tenant.*

RATING : Rateable Value: £15.

TENANCY: This Lot is let on an annual tenancy to Mr. H. Bray at a RENT OF £29. 7s. 6d. PER ANNUM.

In the Parish of South Willingham

Lot 43

(COLOURED GREEN ON SALE PLAN)

A Cottage Holding

WITH AN AREA OF ABOUT
2 ACRES, 1 ROOD, 12 PERCHES

being O.S. Nos. 163, and Part O.S. No. 164

THE HOUSE which is built of brick with a pantile roof, contains :

Entrance to **KITCHEN** with sink and tap. **PANTRY** off. **LIVING ROOM** with range, tap, and cupboards. **FRONT BEDROOM**. **TWO SMALL ROOMS**.

SERVICES: Electricity (*three points installed by Tenant*). Main Water.

OUTSIDE : **Coalhouse**. **Wash House** with copper and tap. **Closet**. **Garden**.

THE BUILDINGS comprise : timber and corrugated lean-to **Shed** (*claimed by Tenant*), **Beast Place** for two, **Calf Box**, **Pig Sty**.

RIGHT OF WAY: (*See Special Condition No. 11d.*)

RATING : Rateable Value: £8.

TENANCY: This Lot is let on an annual tenancy to Mr. F. Holmes at a RENT OF £12. 9s. 6d. PER ANNUM.

In the Parish of South Willingham

Lot 44
(COLOURED BLUE ON SALE PLAN)

A Cottage Holding

WITH AN AREA OF ABOUT
5 ACRES, 0 ROODS, 19 PERCHES

COMPRISED AS FOLLOWS:

SCHEDULE		
<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
Pt. 164	House and Buildings.....	.369
161	Grass	1.509
162	do.	1.623
162A	do.	1.621
		<hr/>
		5.122

THE HOUSE, which is built of brick with a pantile roof, contains :

Entrance to **KITCHEN** with sink and tap. **PANTRY** off. **LIVING ROOM** with range, tap, and cupboards. **BEDROOM** and **TWO SMALL ROOMS**.

SERVICES: Electricity (NOTE: *Two power points installed by Tenant*). **Main Water**.

OUTSIDE : Coalhouse. Wash House with copper and tap. Closet. Garden.

THE BUILDINGS comprise: Timber and corrugated lean-to **Shed** (*claimed by Tenant*), **Beast Place** for two, **Calf Box**, **Pig Sty**.

RATING : Rateable Value: £8.

RIGHT OF WAY: (*See Special Condition No. 11e.*)

TENANCY: This Lot is let on an annual tenancy to Mr. R. Richardson at a **RENT OF £15. 9s. 6d.** PER ANNUM.

In the Parish of South Willingham

Lot 45

(COLOURED BROWN ON SALE PLAN)

A Useful Cottage Holding

WITH AN AREA OF ABOUT

15 ACRES, 3 ROODS, 22 PERCHES

AS FOLLOWS:

SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
183	House, Gardens, Buildings, & Grass	1.357
184	Grass	8.200
182	do.	2.417
185	do.	3.918
		<hr/>
		15.892

THE HOUSE

which is built of brick, part rendered, with a slate roof, adjoins the Benniworth Road, and contains :

Front Entrance. SITTING ROOM with fireplace. **LIVING ROOM** with range, tap, and built-in cupboards. Cupboard under stairs. **KITCHEN** with sink and tap. **DAIRY** off. **TWO FRONT BED-ROOMS** with fireplaces (one with cupboard. **SMALL ROOM.**

SERVICES: Electricity (*part installed by Tenant*). **Main Water** (*free of Water Rates*).

OUTSIDE : Wash House with copper.

THE BUILDINGS comprise : Brick and pantile range of buildings with **two Loose Boxes** used as Stores, timber and corrugated **Garage** (*claimed by Tenant*), **Stable** now used as **two Piggeries, Meal House, Beast Place** for three with tap, **Pig Sty, Loose Box, Pan Closet.**

RATING : Rateable Value: £11.

TENANCY: This Lot is let on an annual tenancy to Mr. G. E. Richardson at a RENT OF £19.5s.0d. PER ANNUM.

In the Parish of South Willingham

Lot 46

(COLOURED RED ON SALE PLAN)

Two Gardens

being Parts O.S. No. 96

WITH AN AREA OF ABOUT

2 ROODS, 7 PERCHES

TENANCY: This Lot is let to Mr. W. Greenwood at a RENT OF £1 PER ANNUM.

In the Parish of South Willingham

Lot 47

(COLOURED RED ON SALE PLAN)

**A Grass Field
OFF BARKWITH ROAD**

being O.S. No. 140

AND HAVING AN AREA OF ABOUT

1 ACRE, 2 ROODS, 35 PERCHES

**THIS LOT IS IN HAND, AND IS FOR SALE WITH
VACANT POSSESSION ON COMPLETION**

In the Parish of South Willingham

Lot 48

(COLOURED GREEN ON SALE PLAN)

Land and Buildings

WITH AN AREA OF ABOUT

2 ACRES, 3 ROODS, 4 PERCHES

AS FOLLOWS:

SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
Pt. 131	Land and Buildings .....	.633
144	Paddock	2.146
		<hr/>
		2.779

THE BUILDINGS are of stone, brick, and pantile construction, and comprise : 2 Boxes, Small Store.

The wooden Shed belongs to the previous Tenant who has the Landlord's permission to remove it unless the Purchaser of this Lot wishes to take it.

**THIS LOT IS IN HAND AND IS FOR SALE WITH
VACANT POSSESSION ON COMPLETION**

In the Parish of South Willingham

Lot 49

(COLOURED RED ON SALE PLAN)

An Area of Land

being O.S. No. Pt. 131

WITH AN AREA OF ABOUT

1 ROOD, 24 PERCHES

**THIS LOT IS IN HAND AND IS FOR SALE WITH
VACANT POSSESSION ON COMPLETION**

In the Parish of South Willingham

Lot 50

(COLOURED RED ON SALE PLAN)

A Grass Field

being the eastern Part O.S. No. 45, and joining Moors Lane

WITH AN AREA OF ABOUT

1 ACRE, 2 ROODS, 0 PERCHES

TENANCY: Let to Mr. H. Cordey at a RENT OF £2 PER ANNUM.

In the Parish of South Willingham

Lot 51

(COLOURED RED ON SALE PLAN)

The Old Mill Cottage
AND GARDEN

WITH AN AREA OF ABOUT
1 ROOD, 20 PERCHES

being Part O.S. No. 84

THE COTTAGE is built of brick with a slate roof, and contains :

Entrance with cupboard under stairs. **KITCHEN** with range and tap. **LIVING ROOM** with fireplace and cupboard. **PANTRY** off. **FRONT BEDROOM** with fireplace. **SMALL FRONT ROOM**. **SMALL ROOM** with fireplace. Cupboard on landing.

SERVICES: Water from joint pump. (*See Special Condition No. 11f.*)

OUTSIDE

Wash House with copper. **Pan Closet**. Large timber and pantile **Store Shed**. Brick and pantile range, comprising: **Three Store Places**, two timber and pantile **Store Places**, two **Pig Stys**, timber **lean-to**.

The old Mill is included in the sale.

RATING : Rateable Value: £7.

TENANCY: This Lot is let on an annual tenancy to Mr. R. Huntbach at an APPORTIONED RENT OF £10 PER ANNUM.

In the Parish of South Willingham

Lot 52

(COLOURED GREEN ON SALE PLAN)

A Cottage and Garden
Adjoining the Old Mill

WITH AN AREA OF ABOUT
18 PERCHES

being Part O.S. No. 84

THE COTTAGE contains : **Small Entrance** with cupboard off, under stairs. **KITCHEN** with range and copper. **LIVING ROOM** with fireplace. **PANTRY** off. **FRONT BEDROOM** with fireplace. **SMALL FRONT ROOM**. **SMALL ROOM** with fireplace. Cupboard on Landing.

SERVICES: Water from joint pump. (*See Special Condition No. 11g.*)

OUTSIDE: Coalhouse. Closet. Garden.

RATING : Rateable Value: £7.

TENANCY: This Lot is let to Mrs. H. Cottingham at a RENT OF £6 PER ANNUM.

In the Parish of Benniworth

Lot 53

(COLOURED BROWN ON SALE PLAN)

MANOR FARM

BENNIWORTH

WITH AN AREA OF ABOUT

34 ACRES, 2 ROODS, 35 PERCHES

AS FOLLOWS:

SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
78	Arable	5.998
Pt. 79	Grass, pastured when taken.....	3.240
94)	Grass	1.210
96)	do.	3.392
95	Arable	5.212
Pt. 100	House and Buildings.....	.550
Pt. 115	Road .....	.207
118	Grass	1.771
119	do.	2.085
120	Arable	11.057
		<hr/>
		34.722

THE FARM HOUSE

which is built of brick and stone with a pantile roof, contains :

Front Entrance Hall and cupboard under stairs. **SITTING ROOM** with modern tiled fireplace. **LIVING KITCHEN** with combination range and tap, built-in cupboards. **SCULLERY** off, with sink and tap. **PANTRY**. **BATHROOM** with bath and washbasin (*no tap*) (*installed by Tenant*). **STORE ROOM** with door to road.

FIRST FLOOR: STORE ROOM. FRONT BEDROOM and TWO SMALL BEDROOMS.

SERVICES : Electricity and Main Water.

OUTSIDE : Two Storeplaces. Earth Closet. Calf Box.

THE BUILDINGS

stand close to the House, and comprise :

Pig Sty, brick and pantile range of **three Loose Boxes** and **Open Cart Shed** with **Store** over. **Barn**. **Small Yard** with **Two-bay** timber and pantile **Open Shed** and **Large Box**. **Pig Box**. Timber and asbestos **Garage** with brick floor and **Two-bay Open Cart Shed** adjoining.

RATING : Rateable Value: £15.

TENANCY: This Lot is let to Mr. C. Todd on an annual 6th April tenancy, dated 28th January 1955, at a RENT OF £100 PER ANNUM.

In the Parish of Benniworth

Lot 54

(COLOURED BLUE ON SALE PLAN)

A Cottage and Garden

IN CHURCH LANE, BENNIWORTH

WITH AN AREA OF ABOUT

1 ROOD, 14 PERCHES

being Part O.S. No. 97

Built of brick with a pantile roof, the COTTAGE contains :

Small Entrance with cupboard. LIVING ROOM with modern tiled fireplace. SMALL ROOM off. SCULLERY. PANTRY. TWO SMALL BEDROOMS.

OUTSIDE : Pump. Wash House with copper. Coalhouse. Small Box. Pan Closet. Pig Sty. Garden.

SERVICES : Electricity.

RATING : Rateable Value: £8.

TENANCY: The Cottage is let to Miss D. Waters at a RENT OF £9. 1s. 0d. PER ANNUM.

In the Parish of Benniworth

Lot 55

(COLOURED GREEN ON SALE PLAN)

A Cottage and Garden

IN SCHOOL LANE, BENNIWORTH

WITH AN AREA OF ABOUT

35 PERCHES

and being Part O.S. No. 115

THE COTTAGE is built of brick with a thatched roof, and contains :

LIVING ROOM with fireplace. PANTRY off. BEDROOM. Cupboard. Store in roof.

SERVICES: Electricity. Water from pump in garden of adjoining cottage. (*See Special Condition No. 11h.*)

OUTSIDE : Earth Closet. Wash House with copper. Coal Place. Pig Sty.

NOTE: *The wooden Sheds belong to the Tenant.*

RATING : Rateable Value: £5.

TENANCY: This Lot is let to Mr. G. Donson, Snr, at a RENT OF £8. 9s. 0d. PER ANNUM.

In the Parish of Benniworth

Lot 56

(COLOURED BLUE ON SALE PLAN)

A COTTAGE AND LAND

KNOWN AS

The First Duck Coy Cottage

WITH AN AREA OF ABOUT

2 ACRES, 0 ROODS, 0 PERCHES

being Part O.S. No. 139, 141 & Pt. 109

THE COTTAGE is built of brick with a thatched roof, and contains :

Entrance to **SCULLERY** with sink and tap. **LIVING ROOM** with fireplace and cupboard. **PANTRY** off. **DOWNSTAIRS BEDROOM. FIRST-FLOOR BEDROOM.**

SERVICES : Electricity. Main Water.

OUTSIDE : Wash House with copper. Pan Closet. Coalhouse.

Two brick and pantile **Loose Boxes** in field, and **Loose Box** opposite.

RIGHT OF WAY : (*See Special Condition No. 11c.*)

RATING : Rateable Value: £9.

TENANCY : The Property is let to Mrs. F. Fowler at a RENT OF £7. 17s. 0d. PER ANNUM.

In the Parish of Benniworth

Lot 57

(COLOURED PURPLE ON SALE PLAN)

The Second Duck Coy Cottage

WITH AN AREA OF ABOUT

2 ACRES, 0 ROODS, 3 PERCHES

being Part O.S. Nos. 138 and 139

THE COTTAGE is built of brick with a thatched roof, and contains :

Front Entrance with cupboard under stairs. **LIVING ROOM** with fireplace. **SCULLERY** with sink and tap. **PANTRY** off. **STORE ROOM. TWO BEDROOMS** (one with cupboard).

SERVICES : Electricity. Main Water.

OUTSIDE : Wash House. Coalhouse. Pan Closet. Pig Sty. Store Place. Two Loose Boxes.

RIGHT OF WAY : (*See Special Condition No. 11j.*)

RATING : Rateable Value: £9.

TENANCY : This Lot is let on an annual tenancy to Mr. A. C. Horton at a RENT OF £10. 15s. 0d. PER ANNUM.

In the Parish of Benniworth

Lot 58

(COLOURED YELLOW ON SALE PLAN)

A Cottage and Land

WITH AN AREA OF ABOUT

11 ACRES, 3 ROODS, 18 PERCHES

AS FOLLOWS:

SCHEDULE		
<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
116	Grass	9.697
Pt. 138	Garden .....	.262
Pt. 139	Cottage and Buildings .....	.123
140	Grass	1.781
		11.863

THE COTTAGE is built of brick with a pantile roof, and contains :

Front Entrance with cupboards off. **LIVING ROOM** with range. **SCULLERY** with sink and tap. **PANTRY** off. **BEDROOM** on First Floor. **ATTIC ROOM**.

SERVICES : Main Water. Electricity.

OUTSIDE : Lean-to timber Wash House. Pig Sty. Pan Closet. Loose Box. Coalhouse.

RIGHT OF WAY : (*See Special Condition No. 11k.*)

RATING : Rateable Value: £11.

TENANCY : This Lot is let on an annual 6th April tenancy, dated 1956, to Mr. G. Donson, Jnr, at a RENT OF £40 PER ANNUM.

In the Parish of Benniworth

Lot 59

(COLOURED PURPLE ON SALE PLAN)

A Cottage and Land

OFF SILVER STREET

WITH AN AREA OF ABOUT

3 ACRES, 2 ROODS, 4 PERCHES

AS FOLLOWS:

SCHEDULE		
<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
165	Grass	1.847
166	do.	1.379
Pt. 268	Cottage and Garden .....	.300
		3.526

Built of brick and cement rendered, with slate roof, **THE COTTAGE** contains :

Entrance to **KITCHEN** with cupboard under stairs. **PANTRY** off. **LIVING ROOM** with fireplace and cupboards. **TWO BEDROOMS**. **SMALL ROOM**.

SERVICES : Electricity. Main Water (*installed by Tenant to yard*).

OUTSIDE : Yard with Coalhouse, Wash House, Pan Closet.

NOTE : *The timber Sheds are claimed by the Tenant.*

Two Loose Boxes in field opposite.

RATING : Rateable Value: £9.

TENANCY : The Holding is let on an annual tenancy to Mr. E. Elder at a RENT OF £14. 10s. 0d. PER ANNUM.

In the Parish of Benniworth

Lot 60

(COLOURED GREEN ON SALE PLAN)

A Cottage and Garden

OFF SILVER STREET

WITH AN AREA OF ABOUT

1 ROOD, 8 PERCHES

being Part O.S. No. 268

THE COTTAGE is built of brick, part rendered, and has a slate roof. It contains :

Front Entrance to **LIVING ROOM**, with fireplace and cupboards. **ROOM** off, with fireplace.
PANTRY. TWO BEDROOMS. SMALL ROOM.

SERVICES : Electricity. Water from pump on roadside.

OUTSIDE : Yard with Wash House, Coalhouse, Pan Closet. Pig Sty. Garden.

RATING : Rateable Value: £8.

TENANCY: The Cottage is let to Mrs. A. E. Allen at a RENT OF £6. 5s. 0d. PER ANNUM.

In the Parish of Benniworth

Lot 61

(COLOURED BLUE ON SALE PLAN)

A Cottage and Land

OFF SILVER STREET

WITH AN AREA OF ABOUT

1 ACRE, 1 ROOD, 39 PERCHES

being O.S. No. 273

THE COTTAGE is brick built and part rendered, with a slate roof, and contains :

Entrance. **KITCHEN** with cupboard under stairs. **PANTRY** off. **LIVING ROOM** with fireplace and cupboards. **LOBBY** off, with sink and tap. **TWO BEDROOMS** and **SMALL ROOM.**

SERVICES : Electricity. Main Water.

OUTSIDE : Yard. Wash House. Coal House. Pan Closet. Garden.

RATING : Rateable Value: £10.

TENANCY: The Cottage is let to Mr. L. Olivant at a RENT OF £9. 7s. 0d. PER ANNUM.

In the Parish of Benniworth

Lot 62
(COLOURED GREEN ON SALE PLAN)

A DETACHED HOUSE
Carpenter's Shop and Land

WITH AN AREA OF ABOUT
6 ACRES, 0 ROODS, 7 PERCHES

AS FOLLOWS:

SCHEDULE		
<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
41	House and Garden .....	.441
37	Paddock	4.166
Pt. 61	Arable .....	.464
Pt.66 & Pt.64	Shops, Shed, and Woodyard ....	.975
		<hr/> 6.046 <hr/>

THE HOUSE is built of brick with a slate roof, and contains :

FRONT ENTRANCE HALL with cupboard under stairs. SITTING ROOM with fireplace. LIVING ROOM with modern combination range and built-in cupboards. BACK KITCHEN with sink and pump. (NOTE: *the stove is claimed by the Tenant*). THREE BEDROOMS. STORE ROOM. BATHROOM with bath and washbasin (*no taps*) (*installed by Tenant*).

SERVICES : Water from pump. Electricity.

OUTSIDE : Wash House with copper. Coalhouse. Earth Closet.

Across the road is a brick and pantile CARPENTER'S SHOP, Sawpit, and Paint Shop.

Timber and pantile Store Shed. Old lean-to Shed. Range of brick and pantile buildings, comprising :
Four Loose Boxes and Pig Place.

RATING : Rateable Value: £18.

TENANCY: This Lot is let on an annual tenancy to Mr. J. Parrish at a RENT OF £20. 5s. 0d. PER ANNUM.

In the Parish of Benniworth

Lot 63

(COLOURED RED ON SALE PLAN)

A Cottage Holding

OFF PANTON ROAD

KNOWN AS

“ OLD HOMESTEAD ” . BENNIWORTH

WITH AN AREA OF ABOUT

8 ACRES, 2 ROODS, 9 PERCHES

AS FOLLOWS:

SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
Pts.64 & 66	House, Paddock, and Buildings . . .	2.352
65	Garden (now Paddock).....	.441
68	Arable	5.762
		<hr/>
		8.555

THE COTTAGE, which stands on the outskirts of the Village, is built of brick with a thatched roof, and contains :

SITTING ROOM with fireplace. FAR SITTING ROOM with brick floor (at present used as Store Room). LIVING ROOM with range. PANTRY. TWO BEDROOMS.

SERVICES : Electric Light. Water from pump.

THE BUILDINGS are mainly of brick and tile construction, and comprise :

Wash House and Coalhouse combined. Pan Closet. Loose Box. Stable (now Loose Box). Meal Place adjoining. Two wood and corrugated-iron Pig Places.

NOTE: *The Porch belongs to the Tenant as do all the other wooden buildings on the holding.*

RATING : Rateable Value: £9.

TENANTRIGHT. *The Purchaser of this Lot shall pay whatever valuation is due in respect of Tenantright and willnot have any claim in respect of dilapidations to the House and Buildings.*

THIS LOT IS COMING IN HAND AND IS SOLD WITH

VACANT POSSESSION ON 11th OCTOBER 1957

In the Parish of, Benniworth

Lot 64

(COLOURED PURPLE ON SALE PLAN)

A Cottage, Garden and Paddock

ADJOINING MEADOW LANE

AND HAVING AN AREA OF ABOUT

2 ACRES, 2 ROODS, 23 PERCHES

AS FOLLOWS:

SCHEDULE		
<i>O.S.No.</i>	<i>Description</i>	<i>Area</i>
Pt. 58	Cottage and Garden .....	.247
70	Paddock	2.400
		2.647

THE HOUSE is built of brick, part rendered, with a pantile roof, and contains :
Entrance to LIVING ROOM, with fireplace and cupboards. LOBBY with cupboards, and PANTRY
off. SCULLERY. TWO BEDROOMS.

SERVICES : Electricity. Main Water in Garden.

OUTSIDE : Yard. Wash House. Coal House. Pan Closet.

Also across the road are a brick and pantile Loose Box and a Stable (now used for poultry).

NOTE : The wooden Sheds belong to the Tenant.

RATING : Rateable Value: £6.

TENANCY: This Lot is let to Mr. G. Pickwell on an annual tenancy at a RENT OF £11. 10s. 0d.
PER ANNUM.

In the Parish of Benniworth

Lot 65

(COLOURED BLUE ON SALE PLAN)

THE ADJOINING

Cottage and Garden

WITH AN AREA OF ABOUT

39 PERCHES

being Part O.S. No. 58

THE COTTAGE is built of brick, rendered, with pantile roof, and contains :

ENTRANCE PORCH. SMALL SITTING ROOM with fireplace. LIVING ROOM with range
and built-in cupboards. SCULLERY with sink and tap. PANTRY off. Cupboard under stairs. TWO
BEDROOMS. TWO SMALL ROOMS. Cupboard.

SERVICES : Main Water. Electric Light.

OUTSIDE : Wash House with copper. Pan Closet. Coalhouse. Garden.

RATING : Rateable Value: £9.

THIS LOT IS IN HAND AND FOR SALE WITH
VACANT POSSESSION

In the Parish of Benniworth

Lot 66
(COLOURED RED ON SALE PLAN)

An Area of Garden Land

WITH AN AREA OF ABOUT

1 ROOD

being Part O.S. No. 59

**THIS LOT IS IN HAND AND FOR SALE WITH
VACANT POSSESSION**

In the Parish of Benniworth

Lot 67
(COLOURED BROWN ON SALE PLAN)

A Building and Yard

on the Outskirts of the Village

being Ord. No. 67

AND HAVING AN AREA OF ABOUT

1 ROOD, 13 PERCHES

THE BUILDINGS are of brick and pantile and comprise Five-bay Shed with Box.

This Lot is at present occupied by Mr. W. Manuel.

In the Parish of Benniworth

Lot 68
(COLOURED YELLOW ON SALE PLAN)

A Cottage and Garden

HAVING AN AREA OF ABOUT

1 ROOD, 17 PERCHES

and being Part O.S. Nos. 58 and 63

Built of brick with a slate roof, **THE COTTAGE** contains :

Entrance to **BACK KITCHEN** with **PANTRY** off. **LIVING ROOM** with fireplace and cupboards.
Cupboard off. **TWO BEDROOMS. SMALL ROOM.**

SERVICES : Electricity. Main Water to Garden.

OUTSIDE : Yard. Coal House. Wash House. Earth Closet.

RATING : Rateable Value: £8.

TENANCY : This Lot is let to Mrs. Kingswood at a RENT OF £6. 2s. 0d. PER ANNUM.

In the Parish of Benniworth

Lot 69
(COLOURED BROWN ON SALE PLAN)

A Cottage and Garden

WITH AN AREA OF ABOUT
1 ROOD, 10 PERCHES
and being Part O.S. Nos. 58 and 63

THE COTTAGE is built of brick with a slate roof, and contains :
Front Entrance to LIVING ROOM, with fireplace and cupboard. LOBBY with cupboard under stairs. BACK KITCHEN with PANTRY off. TWO BEDROOMS.

SERVICES : Electricity. Main Water tap in garden.

OUTSIDE : Coalhouse. Wash House. Storeplace. Earth Closet.

RATING : Rateable Value: £7.

TENANCY : This Lot is let to Mr. J. Chapman at a RENT OF £5 PER ANNUM.

In the Parish of Benniworth

Lot 70
(COLOURED RED ON SALE PLAN)

A SEMI-DETACHED Cottage and Garden

WITH AN AREA OF ABOUT
15 PERCHES
being Part O.S. No. 115

THE COTTAGE is built of brick with pantile roof, and contains :
ENTRANCE PORCH with cupboard under stairs. KITCHEN with fireplace and cupboard. LIVING ROOM with range. PANTRY off. TWO FRONT BEDROOMS. SMALL ROOM. Cupboard.

SERVICES : Electricity. Water from joint pump. (*See Special Condition No. 11b.*)

OUTSIDE : Wash House with copper. Timber and corrugated Coal Shed. Pan Closet. Pig Sty. Garden.

RATING : Rateable Value: £7.

THIS LOT IS IN HAND AND FOR SALE WITH
VACANT POSSESSION

In the Parish of Benniworth

Lot 71
(COLOURED BLUE ON SALE PLAN)

A SEMI-DETACHED Cottage and Garden

WITH AN AREA OF ABOUT
34 PERCHES
being Part O.S. No. 115

THE COTTAGE is built of brick with pantile roof, and contains :
ENTRANCE PORCH with cupboard under stairs. KITCHEN with sink. LIVING ROOM with range, tap, and cupboard. PANTRY off. TWO FRONT BEDROOMS. SMALL ROOM. Cupboard.

SERVICES : Electricity. Water from Joint Pump. (*See Special Condition No. 11m.*)

OUTSIDE : Store Shed. Pit. Pan Closet. Garden.

RATING : Rateable Value: £7.

THIS LOT IS IN HAND AND FOR SALE WITH
VACANT POSSESSION

Special Conditions of Sale

1. The several Lots are sold subject to the following Special Conditions of Sale The National Conditions of Sale (16th Edition) a print whereof is open for inspection at the sale, and the General Remarks prefacing the Particulars so far as the same are not varied by or inconsistent with these Special Conditions.

2. The Vendors' Solicitors are Messrs Farrer & Co whose office is at 66 Lincoln's Inn Fields London W C 2.

3. The date fixed for completion of the purchase of each Lot is the 30th day of September 1957.

4. A deposit of 10 per cent of the purchase money shall be paid to the Auctioneers as Agents for the Vendors.

5. The Vendors are Peter Edward Findlay Heneage Esquire and Sir Walter Leslie Farrer, K.C.V.O, the statutory owners and as such will sell and convey as Trustees in exercise of the powers conferred upon them by the Settled Land Act 1925.

6. The Title to the several Lots shall begin with the following Deeds:

- (a) **As to parts of Lot 27, 34, 36, 37, 38 and 40**
A Conveyance on sale dated the 11th April 1872 and made between The Ecclesiastical Commissioners for England of the one part and Edward Heneage of the other part.
- (b) **As to Lot 28 and part Lot 45**
An Order of Exchange dated the 3rd February 1881 made by the Inclosure Commissioners for England.
- (c) The title to the Lots or parts of Lots referred to in 7 (a) and 7 (b) shall continue with a Vesting Deed dated the 5th March 1926 and made between The Right Honourable George Edward Baron Heneage and The Honorable Henry Granville Heneage of the one part and the Second Lord Heneage (then George Edward Heneage) of the other part whereby the hereditaments devised by the Will (proved in the Principal Probate Registry on the 31st January 1923 of The Right Honourable Edward (First) Baron Heneage who died seised of the property (with other property) for an estate in fee simple in possession free from incumbrances were declared to be vested in the Second Lord Heneage in fee simple upon and subject to which under the Settlement constituted by the said Will the same ought to be held from time to time and it was thereby declared that the Second Lord Heneage and Henry Granville Heneage were the Trustees of the Settlement for the purposes of the Settled Land Act 1925.
- (d) **As to the remainder of the Lots or parts of Lots.**
A Deed of Disentail dated the 18th July 1890 made between the said First Baron Heneage of the first part the said Second Baron Heneage of the second part and Frederick Willis Farrer of the third part.

7. The Purchaser of Lots 27, 28, 34, 36, 37, 38, 40 and 45 shall make no requisitions or call for production of the Settlement referred to in clause 7 (c) or any copies or abstract thereof or any evidence that the said Lots or part of a Lot are comprised in such Settlement or that the said Second Baron Heneage and the Trustees referred to were respectively the persons in whom the property ought to be so vested and the properly constituted Trustees of the said Settlement.

8. As regards the Title to the remainder of the Lots or parts of Lots referred to in clause 7 (d) under the joint effect of the said Deed of Disentail dated the 18th July 1890 and another Deed of Disentail dated the 16th January 1923 and in the events which have happened the said Second Baron Heneage (who was at the date of the second Disentail tenant

in tail male in possession of the Estates then subject to the trusts of a Settlement dated the 17th December 1861 and made between George Fieschi Heneage of the first part Edward Heneage of the second part and George Anne and Sir Henry Ainslie Hoare of the third part) discharged the said Estates then subject to the trusts of the said Settlement from all estates in tail male or tail of the said George Edward (Second) Baron Heneage and from all estates rights interests and powers to take effect after the determination or in defeasance of such estates in tail male or in tail To the use of the said George Edward (Second) Baron Heneage his heirs and assigns. A Purchaser shall accept the recitals of or references to the said Settlement and the other deeds recited or referred to in the said two Deeds of Disentail as sufficient and shall not require any Abstract or copies of the said Settlement and the other deeds recited or referred to nor make any requisition in respect thereof.

9. The Settlement made on the marriage of the said Edward Heneage with his wife Lady Eleanor Cecilia Heneage (nee Hare) dated the 30th April 1864 created a term of years to secure a jointure rent charge in favour of his intended wife which has long since become a satisfied term and a further term of 1500 years to secure portions for the younger children of the marriage. The portion moneys were duly paid and by virtue of a Deed of Release dated the 16th July 1905 the Estates were released and discharged from the said Portion Charge. A Purchaser shall not require abstracts or copies of the deeds recited or referred to in the said Deed of Release whereby the Portioners transferred their respective interests in the portion monies nor make any enquiry or requisition in respect thereof and shall accept such recitals or references as sufficient evidence of the facts therein recited and shall assume without any further evidence that the said Release was valid and effectual notwithstanding that certain parties thereto failed to execute the Deed.

10. **Sporting Rights** By virtue of a Lease dated the 23rd April 1956 the Sporting Rights over the Vendors' Hainton Estate (which included Lots 1, 2, 3, 4, 5, 7, 9 to 32 inclusive, and 35 to 52 inclusive) were demised for a term of seven years computed from the 2nd February 1955 and thereafter from year to year This Lease included a condition that if the Landlords should sell certain parts of the property included in the Lease and gave notice to the Sporting Tenants they would surrender unto the Landlords all the properties comprised in the sale to take effect on the 2nd February next following the completion of the sale. Due notice of the sale of the above Lots will be served on the Sporting Tenants and the Sporting Rights over the Lots surrendered unto the Landlords as on the 2nd February 1958. The Vendors will include the Sporting Rights over all the Lots contained in the Particulars of Sale but as regards the Lots included in the said Lease the Purchaser's rights of sporting will not be exercisable until the 3rd February 1958 and as regards Lots 1, 4, 7, 9, 10, 11, 13 to 32 inclusive and 35 to 52 inclusive the Vendors will grant only such rights as they have power to do so.

No purchaser of any of the Lots affected thereby shall be entitled to any apportioned rent payable by the sporting tenants under the said lease.

11. (a) **As to Lot 1** The Vendors reserve to themselves in fee simple the right of entry for themselves and their workmen over such parts of the Lot as are necessary to lay and maintain the land drain referred to in the Particulars of this Lot and such right of entry to lay the said drain shall be exercised within 21 years from the date of the Conveyance of the Lot the person or persons entering making good all damage to the surface occasioned by such entry.
- (b) **As to Lot 2** This Lot obtains a water supply from a spring apparently situate on Ordnance Survey No. 4 forming part of the adjoining Farm known as Holtham

Garrs Farm. The Purchaser will be entitled to a continuance of this supply until such time as the Lot takes a supply from the main supply of the Rural District Council subject to the payment of the whole expense of repairing maintaining cleansing and renewing the existing pipes from the source of the supply and shall in the Conveyance covenant with the Vendors accordingly. There shall be reserved in favour of the Vendors and their sequels in title and their workmen the right to enter upon this Lot for the purpose of repairing maintaining cleansing and renewing the said supply pipes.

- (c) **As to Lot 13** The Vendors reserve to themselves in fee simple the right of entry for themselves and their workmen of such parts of this Lot as are necessary to lay and maintain a water main referred to in the Particulars of this Lot and such entry to lay the said water drain shall be exercised within 21 years from the date of the Conveyance of the Lot the person or persons entering making good all damage to the surface occasioned by such entry.
- (d) **Lot 43** Rights of way in fee simple will be reserved to the Vendors out of this Lot for the benefit of the owner or occupier of Lot 43 from the main road along the north-western boundary to the cottage of Lot 43 and from the main road through the roadside gate by the shortest route to the gate in the south-west corner of O.S. No. 162.
- (e) **Lot 44** The Purchaser of this Lot will be granted rights of way as reserved in favour of the Vendors out of Lot 43.
- (f) **Lot 51** This Lot and Lot 52 obtain a supply of water from the pump at the foot of the Old Mill comprising a part of this Lot and this Lot will be sold subject to the rights of the owner and occupier of Lot 52 to a continuance of such supply as now enjoyed. The Purchaser of this Lot will in the Conveyance to him covenant with the Vendors to maintain the said pump and well.
- (g) **Lot 52** This Lot is sold with the benefit of the right to take a supply of water for domestic purposes from the pump on Lot 51 as now enjoyed.
- (h) **Lot 55** This Lot is sold with the benefit of the right to take a supply of water for domestic purposes from the pump situate in the garden of Lot 70 jointly with the owners and occupiers of Lots 70 and 71 with rights of access over the garden to the said pump subject to the Purchaser of this Lot paying one equal third part of the cost of maintaining the well and pump. The Purchaser shall in the Conveyance of the Lot to him covenant with the Vendors to pay on demand the proportionate cost of maintenance as stated above.
- (i) **Lot 56** This Lot is sold with the benefit of a right of way at all times and for all purposes jointly with Lot 57 and O.S. No. 140 forming part of Lot 58 over and along the road forming the north-western boundary of Lot 58.
- (j) **Lot 57** This Lot is sold with the benefit of a right of way at all times and for all purposes jointly with Lot 56 and O.S. No. 140 forming part of Lot 58 over and along the road forming the north-western boundary of Lot 58.

The Vendors reserve to themselves in fee simple a right of way at all times but for agricultural purposes only over the existing footpath from the road across O.S. No. 139 to that part of O.S. No. 138 forming part of Lot 58.

- (k) **Lot 58** A part of this Lot being O.S. No. 138 is sold with the benefit of a right of way at all times but for agricultural purposes only over the existing footpath from the road across O.S. No. 139.

The Vendors reserve to themselves in fee simple a right of way at all times and for all purposes over and along the road forming the north-western boundary of O.S. No. 140 forming part of this Lot for the benefit

of and for the purpose of giving access to Lots 56 and 57.

- (l) **Lot 70** This Lot is sold subject to the rights of the owners and occupiers of Lots 55 and 71 and all others (if any) so entitled to take a supply of water for domestic purposes from the pump situate in the garden of this Lot with rights of access over the garden to the said pump and with the benefit of the covenant entered into by the respective Purchasers of Lots 55 and 71 with the Vendor to pay one equal third part of the cost of maintaining the said well and pump.
- (m) **Lot 71** This Lot is sold with the benefit of the right to take a supply of water for domestic purposes from the pump situate in the garden of Lot 70 jointly with the owners and occupiers of Lots 55 and 70 and with rights of access over the garden to the said pump subject to the Purchaser of this Lot paying one equal third part of the cost of maintaining the well and pump. The Purchaser shall in the Conveyance of the Lot to him covenant with the Vendors to pay on demand the proportionate cost of maintenance as stated above.

12. As to all the Lots

Where under these Conditions rights of way are to be granted or reserved they shall be exercisable in common with the owners and occupiers over which such rights are to be exercisable and any other persons entitled to a like right and except where otherwise stated subject to the liability to contribute a fair proportion of the cost of maintenance.

13. The Vendors shall not be required to define the situation of any springs wells rams tanks or pipes whether or not mentioned in the Particulars of Sale the sale plans or these conditions.

14. No requisition shall be raised or objection taken by any Purchaser as to any inconsistencies between the acreages and rentals referred to in any Lease or Tenancy Agreement and those given in the Particulars and every such Purchaser shall assume that any variations have been duly made with the concurrence of the Tenants and that the Particulars truly represent the present state of such tenancies.

15. As respects any of the Lots the tenants whereof do not hold any written agreement a Purchaser shall be satisfied with such evidence of the terms of such tenancies as the Vendors Agents may be able to supply.

16. No Purchaser shall be entitled to call for particulars of the standard or net rent for the purpose of the Rent and Mortgage Interest Restriction Acts or any of them nor for the production of any notice statutory or otherwise relating to any increase of rent in respect of any part of the property purchased nor to raise any requisition or objection in respect of any other matter arising out of the provisions of the said Acts.

17. Each Lot is sold and if so required by the Vendors will be conveyed subject to the following matters :

- (a) All matters subject to which the same is sold as mentioned in the General Remarks the Particulars of that Lot and these Conditions.
- (b) All quit chief and other rents and outgoing incidents of tenure and rights of way (whether public or private) water light drainage and other easements privileges and rights in the nature of easements and all rights in respect of telegraph telephone or electricity wires cables poles or stays.
- (c) All such quasi easements or rights of way light air drainage watercourses or other rights in the nature of easements now or usually enjoyed over any Lot by or in respect of or for the benefit of any other Lot unless otherwise provided by the Particulars of Sale or these Conditions.

- (d) Any Notices Plans Orders Restrictions Agreements or matters affecting the same under or by virtue of the enactments relating to Town & Country Planning, The National Parks and Access to the Countryside Act 1949, and The Restriction of Ribbon Development Act and any matters registered as Local Land Charges.
- (e) A Purchaser shall be deemed to purchase with knowledge in all respects of the permitted use of any of the Lots for the purposes of the enactments relating to Town & Country Planning.

18. Copies duplicates or original of instruments in writing affecting any of the Lots as mentioned in the Particulars or these Conditions inspection of which is thereby offered and counterparts of existing Leases or Tenancy Agreements will be available for inspection at the office of the Vendors Solicitors for a period of seven days next preceding the day of sale and also in the Auction Room at the time of the sale and each Purchaser shall be deemed to purchase with full notice of the contents of all such documents whether availing himself of such opportunity of inspection or not.

19. In the event of any Lot remaining unsold the Vendors shall stand in the place of the Purchaser of such Lot as regards all rights to be included or reserved out of the Lot and all obligations to be imposed on the Purchasers thereof.

20. If any Lot or part of a Lot is requisitioned by the Government or any Public or Local Authority after the sale

but before completion of the purchase the Purchaser of that Lot shall not be discharged from his Contract but the sale shall be completed subject to any such requisitioning.

21. Any error or omission or misstatement found in the General Remarks Particulars Plans or these Conditions shall not annul the sale or entitle any Purchaser to be discharged from his purchase nor shall the Vendor or any Purchaser claim or be allowed any compensation in respect thereof.

22. The Conveyance of each Lot shall contain all such grants exceptions and reservations covenants and provisions as may be necessary for giving due effect to the General Remarks the Particulars of Sale and these Conditions and in case of difference shall be in such terms as the Vendors Solicitors shall reasonably prescribe.

23. If from any cause whatever other than the wilful default on the part of the Vendors the purchase of any Lot shall not be completed on the day fixed for completion the Purchaser of such Lot shall pay to the Vendors interest on the balance of his purchase money from that day until the actual completion of the purchase at the rate of £5.10.0 per centum per annum.

24. Clause 6, 13, and 16 (3) of the said National Conditions of Sale shall not apply to the sale of any of the Lots.

Memorandum of Agreement

A N A G R E E M E N T made the 25th day of June 1957 BETWEEN

Peter Edward Findlay Heneage of The Red House Kirk Langley in the County of Derby Esquire and Sir Walter Leslie Farrer K.C.V.O. of 66 Lincolns Inn Fields London W C 2 (hereinafter called "the Vendors" by their Agents mentioned below) of the one part and

Alice Pickering

(hereinafter called the Purchaser by his Agent (if any) mentioned below) of the other part WHEREBY IT IS AGREED that the Vendors shall sell and the Purchaser shall purchase the property (Lot 20 described in the annexed Particulars of sale at the price of £ 220 : 0 : 0 subject to the foregoing General Remarks the Special Conditions and the National Conditions of Sale (16th Edition) as varied by the Special Conditions.

AS WITNESS the hands of the parties or their Agents

Henry J. ... and Son


Purchase money	£	220	:	0	:	0
Less deposit	£	22	:	0	:	0
Balance	£	198	:	0	:	0

As Agents for the Vendors we ratify and confirm this Sale and acknowledge receipt of the deposit.

Abstract of Title to be sent to:

