

FINAL EDITION.



Sale Particulars of the
**Blithfield, Field
and Leigh Estates**

situated between

**UTTOXETER and RUGELEY,
STAFFORDSHIRE.**

Solicitors :

**Messrs. FOYER, WHITE, BORRETT & BLACK,
26, Essex Street, Strand, London, W.C.2**

Auctioneers :

**Messrs. JACKSON STOPS & STAFF,
Stops House, Queen Street, Mayfair, London, W.1
and at Northampton, Leeds, Cirencester and Dublin**

**Messrs. W. S. BAGSHAW & SONS,
Uttoxeter, Ashbourne and Derby.**



29/8

By Direction of the Trustees of the Rt. Hon. Lord Bagot.

STAFFORDSHIRE

Particulars and Conditions of Sale of Blithfield, Field and Leigh Estates

Situated between Rugeley, Uttoxeter, Lichfield and Stafford.

THE ABOVE VALUABLE

Freehold, Residential, Agricultural and Sporting Estates

comprising 37 FIRST-CLASS DAIRY and MIXED FARMS
with comfortable Farmhouses and Buildings.

17 SMALLHOLDINGS ACCOMMODATION LANDS
and 52 COTTAGES, including the Lay Tithe Rent Charge.

The Estate includes portions of the Villages of Newton,
Dapple Heath, Heatley Green, Abbots Bromley, Colton,
Field, Middleton Green and Leigh.

Extending in all to about 6,959 ACRES.

GROSS RENTAL £9,627 : 16 : 1 per annum.

Will be offered for Sale by Auction as a Whole, in Blocks or in Lots (unless
previously disposed of by Private Treaty) at

THE TOWN HALL, RUGELEY, STAFFS

On THURSDAY, 21st SEPTEMBER, 1933

At 11 o'clock prompt.

Illustrated Particulars of Sale with Plans (Price 2/6 each) may be obtained from the
Auctioneers :

Messrs. JACKSON STOPS & STAFF

STOPS HOUSE, QUEEN STREET, MAYFAIR, W.1

ESTATE HOUSE, BRIDGE STREET, NORTHAMPTON

And at Cirencester, Leeds and Dublin

in conjunction with

Messrs. W. S. BAGSHAW & SONS

UTTOXETER, ASHBOURNE and DERBY.

Solicitors :

Messrs FOYER, WHITE, BORRETT & BLACK, 26 Essex Street, Strand, W.C.2

PARTNERS:
JACKSON STOPS.
E. S. BAGSHAW-MONTEFIORE.
SURVEYOR ROBT. GILL.
MEMBERS OF ESTATE AGENTS,
PROFESSORS ARCHITECTURAL INSTITUTIONS.
ENGLISH TRUSTEE SURVEYORS.

Foreword.

FOR generations agricultural land was considered the safest possible form of investment. Many of the richest families in the country owe their position and wealth to the fact that the savings of their forefathers had, with foresight and wisdom, been locked up in the countryside of England. May be a still more striking example of the steady accumulation of wealth that has in the past accrued to investors in land is to be seen in the cases of the older Universities, the Church, whose property is now vested in the Ecclesiastical Commissioners, institutions such as St. Bartholomew's Hospital and many of the wealthier schools, whose original endowments took the form of grants of land. Even now one of the principal sources of income of the Crown is derived from its investments in land. Immediately after the War, when land values reached their peak, numerous owners with foresight comparable with that of those who had gone before them and had founded these fortunes by the buying of land, realised and invested in Government securities which were at the time to be bought to show as much as $5\frac{1}{2}$ to 6 per cent. With Mr. Chamberlain's scheme for the conversion of the War Loan in 1932, this era passed and the holder of gilt-edged stocks was faced with the difficulty of securing the profits that had fallen into his lap like manna from the heavens, for it is generally accepted that gilt-edged values cannot for ever be maintained at the present high level, whilst the man with money to invest at the present time is rightly loath to buy at to-day's levels which show him but a bare 3 to $3\frac{1}{2}$ per cent.

It is not, therefore, to be wondered at that many of the shrewdest business men of to-day are following the precedent of the investors of previous centuries and are taking advantage of the fact that they can now buy land at the rock bottom level, probably at prices lower than in any decade since before the Napoleonic Wars and certainly 33 or 50 per cent. less than figures attained ten years ago. Furthermore, all shades of political opinion are unanimous that it is essential for the future welfare, and in fact very existence, of this country that the agricultural industry should be placed once again on a sound basis. A start has been made and it is safe to predict that whatever party may be in power, the work of reconstruction of agriculture, by far the greatest industry in this country, will be carried forward until its former glories and wealth are restored.

Take advantage of present market conditions to secure land to show you a generous yield with a certain prospect of capital appreciation and increasing security in the future.

Historical Notes.

"ANTIQUUM OBTINENS"

THE family of Bagot can claim, with few others, an authentic Domesday ancestor, one Bagot, or Bagod, who held lands at Bramshall under Robert de Stafford. The entry states "there are 240 acres of wood, and it is worth 20/-s." This early ancestor of the Bagot family probably came over with William the Conqueror—the name Bagot being of French origin from "bague"—"a small gold ring," and it is thought that the herd of goats now in the Bagot Park, and with which the prosperity of the Bagot family is closely interwoven, may have sprung from the goats presented to this early Bagot by William the Conqueror.

The Bagot Estate comprises within its vast acreage, practically all that remains of Needwood Forest as it once existed. This was a favourite hunting ground of John of Gaunt and was 24 miles round, embracing nearly 8,000 acres. The trees of gigantic size which grew there included "The Beggar's Oak" whose branches spread 48 feet from the bole; the "Squitch" oak, 61 feet high and 41 feet in girth near the ground, and the "Walking Stick" with its 75 feet of clean vertical trunk.

A quaint old custom on the Estate is observed every year at Abbots Bromley, known as the "Horn Dance" and said to date from Saxon times. Three men carrying white painted reindeer's heads and three carrying red painted reindeer's heads, dance beside a man who rides a wooden horse and is armed with a bow and arrow.

A certain Captain Symonds in Charles I's reign writes in his diary on May 24th, 1645, a description of the Blithfield Estate: "We marched this day . . . by a house of Sir Hervey Bagot's in the moorelands of Staffordshire, a woody enclosed country all the way except in the Moores or the top of the hills. A black earth where they dig and cut a heathy turfe. A rebellious place."

Throughout the history of Staffordshire and of England we read of Bagots as statesmen and warriors, engaged in the pursuits of their time and gradually increasing the Bagot inheritance. Anthony Bagot was an intimate friend of Queen Elizabeth's favourite, the Earl of Essex; and another, referred to by Queen Elizabeth as the "faithful and ready" Mr. Richard Bagot, often assisted in safeguarding Mary, Queen of Scots, in her forced removals about the country. Very fine family monuments exist in the Bagot church, all with the famous crest, in which the goat is prominent.

Notes and General Remarks.

HOW TO VIEW: These Particulars will admit to View, by permission of the respective tenants, but intending Purchasers are asked to kindly notify the Auctioneers, if possible, who will make all arrangements for them.

Good hotel accommodation can be had at the well-known Hostelry, The Shrewsbury Arms Hotel, Rugeley.

SITUATION.

The geographical position of this Estate is perfect for gentlemen wishing to reside within easy reach of Derby (23 miles), Wolverhampton (19 miles), Birmingham (24 miles), Stafford (8 miles), Lichfield (8 miles), Rugeley (4 miles).

It occupies an elevated and healthy position, between 300 and 500 feet above sea level, and it embraces a delightful countryside, including part of the picturesque and rural villages of Newton, Dapple Heath, Heatley Green, Abbots Bromley, Colton, Field, Middleton Green.

It is splendidly roaded, almost any part of the Estates can be rapidly reached by motor.

MINERALS.

Parts of the Estate are believed to overlie beds of Marl, Gravel, Sand and Clay.

TIMBER.

The Estate is one of the most beautifully timbered properties in the West Midlands.

In addition to the mature timber, which may be taken at valuation (see Stipulation No. 8), there is much growing timber in a very healthy state, rapidly putting on increments, forming an excellent tax-free investment.

FARM HOUSES, BUILDINGS AND COTTAGES.

The Estate has been well maintained, and the Farm Houses are particularly attractive for Gentlemen's Residences. The Farm Buildings are well planned, and ample accommodation is provided for the land.

They are all in good tenantable repair.

There are some excellent Cottages, many of which would form lovely week-end retreats for the business man.

LAND.

The land is some of the finest in the County, chiefly good strong pasture, and there is also a useful area on each farm of very fertile arable land. All the Holdings form first class Dairy, Grazing and Mixed Stock Farms of varying size, let at very reasonable rents to an excellent class of Tenantry. The Farms are chiefly let on 25th March tenancies.

MARKETS.

The important markets of Uttoxeter, Rugeley and Lichfield are well within easy distance.

HUNTING.

Hunting with Meynell, Albrighton and North Staffs.

FISHING.

Excellent fishing can be enjoyed on such Farms as adjoin the Blithe.

SPORTING.

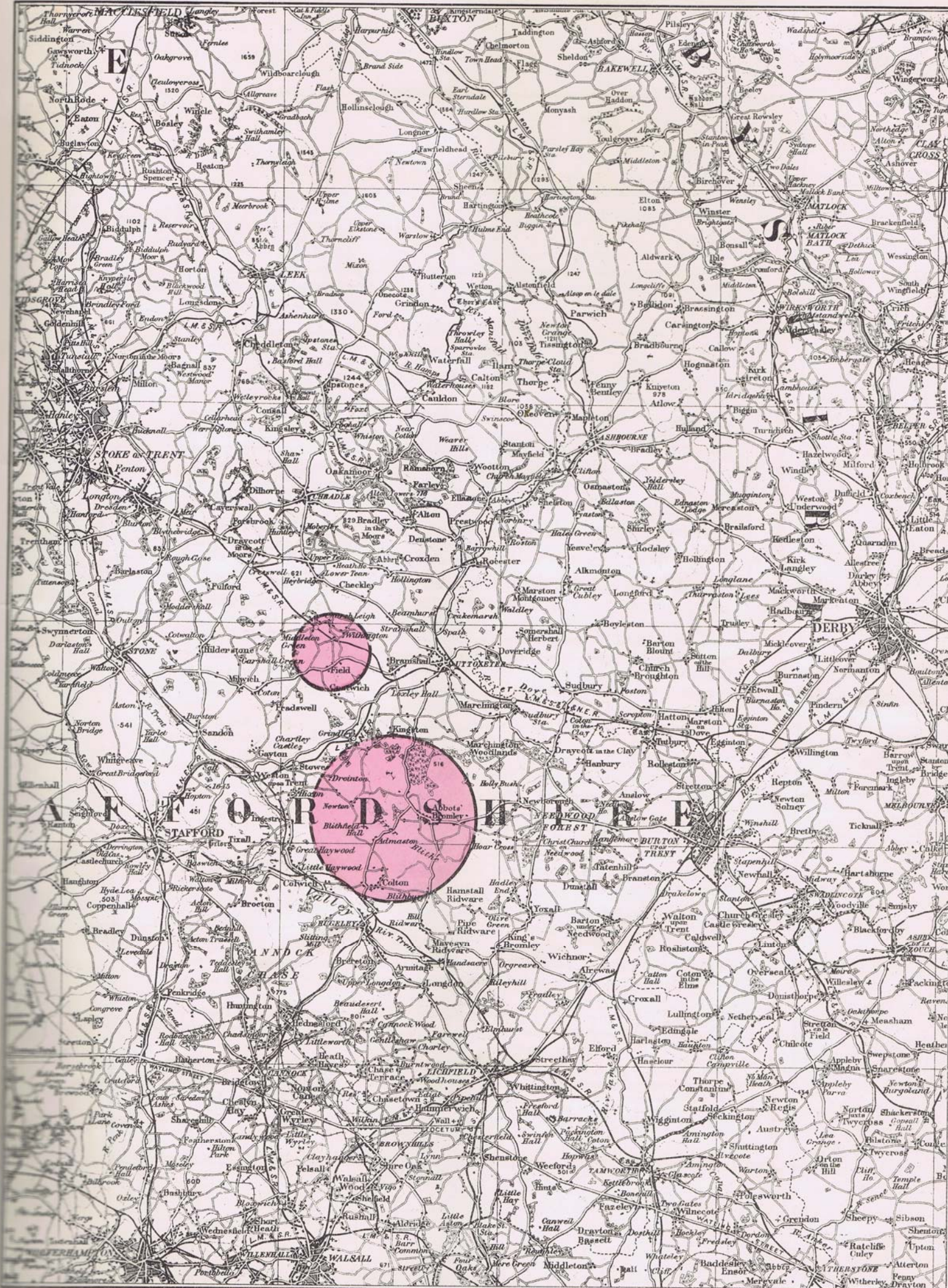
The Estates provide excellent Pheasant and Partridge Shooting.

The sporting is let until the 1st February, 1934, and is reserved until that date, the rent receivable therefrom will not be apportioned on completion (subject to Tenants' Rights under Ground Game Act).

FACILITIES FOR MORTGAGES ON AGRICULTURAL LAND.

Attention is drawn to the provisions of the Agricultural Credits Act, 1928, under which mortgages may be granted on Agricultural land in the form of loans repayable over various periods not exceeding 60 years. For a 60 year loan the half-yearly payment in respect of principal and interest combined is £2 15s. 0d. per £100. This payment covers interest, repayment of loan and all charges other than cost of valuation and stamp duty on the mortgage. In the event of a loan being desired for a shorter period, the half-yearly payment may be adjusted accordingly. The auctioneers will be pleased to furnish any further information desired with reference to this matter.

KEY PLAN. BLITHFIELD & FIELD ESTATES



Stipulations

(which shall be deemed to form part of the Conditions of Sale under which the property will be offered).

1. **SALE PARTICULARS.** The Plan and Quantities are based on the Ordnance Survey, new editions. They, and these particulars, are believed to be correct, and any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation, nor in any circumstances give grounds for an Action at Law.

2. **RIGHTS, OUTGOINGS and EASEMENTS.** The property is sold with the benefit of and subject to all rights of way, water, sewerage, support, light and other easements (if any), and to all outgoing or charges connected with or chargeable upon it whether mentioned in these particulars or not. Except where otherwise specified in the particulars, each Lot is sold or retained with the benefit of and subject to an easement or easements whether mentioned in these particulars or not for the continuance of any means of supply (where these exist) of water, light or electricity through or over any other Lot, and for the continuance of any drainage facilities over or through any other Lot as at present existing, together with all necessary rights of access for maintenance, renewal and repair, and the conveyance of each Lot shall contain such reservation and covenants as the Vendor is advised are necessary or expedient for his protection in connection with these stipulations and such exceptions and reservations.

3. **APPORTIONMENTS OF OUTGOINGS and RENTS.** For the convenience of purchasers the Rents and Outgoings are approximately shown, but the Vendor shall not be liable to cause formal apportionments to be made.

4. **BOUNDARIES, APPORTIONMENTS, ETC.** Each purchaser shall be deemed to have knowledge of the various lots and the boundaries thereof but if any dispute arise between the vendors and any purchasers as to the ownership or position of any boundary of any lot or the several apportionments referred to in the General Conditions of 1925 or any point whatsoever arising out of these particulars or in the interpretation of the particulars the matter in dispute shall be referred to the arbitration of Robert Gill, Chief Surveyor, Estate House, Bridge Street, Northampton, whose decision shall be conclusive and binding on all parties and whose costs shall be paid as he may decide and all parties shall accept as final the awards of the said arbitrator. Except where otherwise stated in the particulars, boundaries between Lots shall be ascertained and owned as follows:—

- (a) Where the lands are separated by a ditch with a bank or hedge the ownership of the site of the ditch and bank or hedge shall go according to the custom of the country, although this may render inaccurate the stated acreage of adjoining fields; and
- (b) In all other cases the boundary shall be that adopted on the last Ordnance Survey and shall be a party boundary.

5. **PRIVATE ROADS.** The Purchaser shall take over all the Vendor's rights and liabilities in any watercourses or private roads leading to or adjoining the property sold.

6. **TENANT RIGHT, ETC.** The land is sold subject to all rights, statutory or otherwise, of the tenants and outgoing occupiers (if any), and each Purchaser shall indemnify the Vendor against all claims (if any) in respect of the usual tenant right according to the custom of the country or the Agricultural Holdings Act 1923, and any sum payable to the Vendor or tenants for unexhausted manorial values, or disturbances, shall be apportioned according to acreage between the Lots, and no set off for dilapidations or waste shall be made by the Purchaser against the Vendor. The descriptions of the cultivation of the lands are believed to represent their present state, but are not intended to determine which lands are arable and which are permanent pasture within the meaning of the term of the tenancy conditions, and such descriptions shall not affect the rights of any tenants to alter such cultivation, or to compensation for laying down lands to permanent pasture, and the lands are sold subject to such rights (if any).

7. **FIXTURES.** All such fixtures as are usually denominated Landlord's fixtures and belong to the Vendor are included in the sale, but Tenants' Fixtures, whether mentioned in the Particulars or shown on the plan or not, are expressly excluded.

8. **TIMBER.** A moderate valuation has been placed on the timber and the purchaser has the option of taking to such timber on day of Sale (21st September, 1933). Should he decline to do so, the vendor will retain the same, reserving the right to cut and remove the trees as blazed, marked or numbered on or before the 25th of March, 1936, without compensation for wilful damage or unnecessary damage caused by the Timber Merchants by such removal.

The remainder of the timber left unmarked on the Farms or in woodlands will be included in the purchase price.

Should any claim for wilful or unnecessary damage arise, it shall be a question to be settled between the purchaser of the timber and the purchaser of the Freehold, and one in which the vendor or his agents are not concerned.

RIGHTS OF WAY TO AND FROM WOODS AND SPINNEYS. The following rights of way are specially reserved to and from the woods for the removal of timber and all other purposes.

Lot No.	Plantation.	Roadway over No. on Plan.	Width of road.	Between Points on Plan
1	Spencers Plantation ...	38	30 ft.	A, B
	Round Plantation ...	44	30 ft.	C, D
6	Holly Lane Plantation ...	449, 448, 467	30 ft.	C, D, E
11	One Acre Plantation ...	287, 285	30 ft.	A, B
14	Dapple Heath Plantation, Nos. 82 & 85 and Newton Gorse, Lot 40	95	30 ft.	A, B
16	Hillfield Plantation ...	336	30 ft.	C, D
	Newton Gorse and Nos. 82, 85 and 76 ...	81	Roadway	A, B
41	Black Hough ...	676, 675, 176	30 ft.	E, F, G
51	Fenfield Pit ...	71	30 ft.	C, D
52	Floyers Coppice ...	67	50 ft.	A, B
	Frame Bank ...	37	30 ft.	C, D, E
	Glasshouse Bank, The Cliffs, etc.	and Pt. 29		
57	Birch Coppice ...	6 and 7	30 ft.	F, G
59	Blackgutter Plantation ...	341	40 ft.	A, B
74	738 ...	738	15 ft.	

9. **SHOOTINGS.** The Shooting is let until the 1st of February, 1934, and is reserved until that date, the rent receivable therefrom will not be apportioned on completion (subject to Tenants' Rights under Ground Game Act).

10. **ORDER OF SALE.** The Vendor reserves the right to sell the whole Estate or any Block or Lot, or part of it, before the auction, to alter the order of sale, to amalgamate Lots, or to withdraw the whole or any Lots, or parts thereof, without declaring the reserve price.

11. If and so far as the foregoing stipulations may be inconsistent with the Conditions of Sale, the latter shall prevail.

Blithfield Hall Estate.

SUMMARY OF LOTS.

BLOCK A.

Lot. No.	Description.	Tenant.	Area.	Rent.		
				£	s.	d.
1	Lea Lane Farm	S. Archer	344.729	542	16	0
2	Hamley House Farm	J. T. Wint & Son	236.125	343	5	8
3	Jonghams Cottage	W. P. Roberts	8.332	15	16	0
4	Crabtree Farm	H. W. Kent	108.434	196	11	0
5	Colton Manor Farm	Mr. G. & Miss E. Mellor	310.536	451	0	0
6	St. Stephen's Hill	Exors. of J. Wint	374.158	522	15	0
7	Two Pasture Fields	E. Allsop	7.635	11	0	0
8	One Arable Field	In hand	12.758			
9	Do.	Do.	9.000			
10	Pasture Field	L. Neighbour	1.027	2	0	0
			1,412.734	£2,085	3	8

BLOCK B.

Lot. No.	Description.	Tenant.	Area.	Rent.		
				£	s.	d.
11	New Buildings Farm	A. H. Cooper	265.343	418	0	0
12	Upper Newton Farm	Exors. of J. Shipley & Sons	197.930	326	0	0
13	Middle Farm, Newton	P. Kent	111.015	201	0	6
14	Manor Farm	J. Shipley	252.120	336	0	0
15	Smallholding at Newton	Exors. of J. Parsons	15.913	43	6	0
16	Rectory Land	W. & C. Kent	85.215	149	0	0
17	Field adjoining Gates Inn	Bunting, Ltd.	2.980	6	0	0
18	Cottage near New Buildings Farm	A. H. Cooper ... ..	.231	3	0	0
19	Cottage at Newton	Mrs. Bentley ... ..	.301	3	0	0
20	Two Cottages	F. Tavernor, Mrs. Shipley	.481	5	0	0
21	House at Newton	G. Wright ... ..	.370	4	0	0
22	Two Cottages at Newton	J. Shipley, Mrs. Chilton	2.094	7	4	0
23	Cottage at Newton	Mrs. F. Perkins ... ..	.291	2	12	0
24	Two Cottages at Newton	Kendrick & C. Kent ... ..	.453	4	0	0
25	Cottage at Newton	Miss Harvey ... ..	.365	4	0	0
26	Do.	H. Brown ... ..	.266			
27	Two Cottages at Newton	J. Shipley ... ..	.558	7	16	0
28	Cottage at Newton	A. H. Cooper ... ..	.195	4	0	0

BLOCK B—continued.

29	Pasture Field at Newton ...	Exors. of Mrs. J. Parsons	.918	2	0	0
30	Dapple Heath Farm ...	J. Dean ...	50.226	52	9	0
31	Tollgate ...	Exors. of S. Lane ...	8.340	18	14	0
32	Cottage at Dapple Heath ...	E. Astley ...	.180	4	0	0
33	Holding at Dapple Heath ...	Mrs. Heathcote ...	3.238	5	0	0
34	Cottage at Dapple Heath ...	In hand ...	.095			
35	Do. Do. ...	T. C. Harris ...	.152	4	0	0
36	Do. Do. ...	J. Shipley ...	.192	4	0	0
37	Do. Do. ...	Mrs. W. Grundy ...	.335	5	0	0
38	Allotments at Dapple Heath ...	Various ...	5.149	8	16	0
39	3 Pasture Fields, Dapple Heath	T. C. Harris ...	21.077	30	0	0
40	Newton Gorse Woodland ...	In hand ...	27.236			
41	3 Fields & Woodland, Droniton	G. Hampson ...	23.824	24	10	0
			1,077.083	£1,682	7	6

BLOCK C.

Lot. No.	Description.	Tenant.	Area.	Rent.		
				£	s.	d.
42	Newton Hurst ...	W. P. Roe ...	60.625	88	0	0
43	Holding at Newton Hurst ...	Mrs. Heathcote ...	10.523	20	3	6
44	Cottage, Newton Hurst ...	R. Houldcroft ...	.156	4	0	0
45	Heatley Green Farm ...	T. Bettson ...	86.772	115	0	0
46	Heatley Hall Farm ...	A. J. Batkin ...	179.191	220	0	0
47	Heatley Bank Farm ...	G. Brandrick ...	101.565	99	14	0
48	The Nursery, Heatley ...	The Misses Brown ...	21.681	19	16	0
49	Small Holding, Heatley Green	Exors. of T. Miller ...	11.052	18	0	0
			471.565	£584	13	6

BLOCK D.

Lot. No.	Description.	Tenant.	Area.	Rent.		
				£	s.	d.
50	Broomfields, Abbots Bromley ...	B. Bettson ...	124.118	125	0	0
51	Hightrees, Abbots Bromley ...	S. J. Ridout ...	175.373	196	18	0
52	Marl Pit, Abbots Bromley ...	T. & W. T. Whieldon ...	284.619	305	0	0
53	Small Holding, Parkstile, Abbots Bromley	G. Hollins ...	20.241	33	0	0
54	Glasshouse Farm, Gorsty Hill	J. T. Hollingsworth ...	109.978	146	0	0
55	Moat Spring Farm, Gorsty Hill	E. J. Hollingsworth ...	131.072	174	10	0
56	Bagots Park Lodge, Abbots Bromley	WITHDRAWN.				
57	Duns Field Farm, Marchington	A. Harris ...	126.934	122	0	0
			972.335	£1,102	8	0

BLOCK E.

Lot. No.	Description.	Tenant.	Area.	Rent.
				£ s. d.
58	Parkside, Abbots Bromley ...	E. H. Chadfield ...	75.849	68 0 0
59	3 Pasture Fields opp. Moors Farm	G. W. Perkin ...	64.524	66 0 0
60	4 Do. near Do.	R. F. Charles ...	21.847	32 0 0
61	3 Do. near Do.	L. W. Neighbour ...	21.412	25 0 0
62	5 Do. near Do.	C. J. Smithard ...	32.766	41 0 0
63	Holding, Radmore Wood, Abbots Bromley	L. Neighbour ...	67.975	69 4 0
64	Dunstall Hall Farm Do.	E. Roberts ...	336.217	395 0 0
65	2 Pasture Fields, Harley Lane, Do.	Lyon & Son ...	4.739	9 0 0
66	Radmore Farm, Do.	E. Smithard ...	80.315	115 10 0
67	Bagots Arms, Do.	J. J. Bagnall ...	42.636	124 6 0
68	Yeatsall Farm, Do.	P. K. Cottrell ...	269.238	370 6 0
69	Small Holding adjoining Lot 68	Miss P. Brown ...	9.339	12 2 0
70	2 Cottages, Bagot St., Abbots Bromley	In hand, Service ...	.325	
71	Laurel Cottage, Do.	Mrs. Onion ...	.168	8 0 0
72	Cottage, Bagot St., Do.	G. Harper ...	.138	5 0 0
73	Bromley House, Do.	Dr. J. M. Anderson ...	2.150	35 0 0
74	Townend Cottages Do.	Smith & Roberts ...	1.474	10 0 0
75	The Cottage Do.	F. Mercer ...	3.168	20 0 0
76	Pasture Field opp. Lot 75 ...	E. Brown ...	2.874	6 0 0
77	Pasture Field, Ashbrook Lane, Abbots Bromley	Representatives of J. Wartham	1.169	16 0
78	3 Pasture Fields, The Lowers, Do.	L. W. Neighbour ...	39.439	68 0 0
79	Allotments, Brick Kiln Bank, Do.	Various ...	2.946	5 10 10
80	2 Cottages and Shop, Do.	Mrs. M. Kent, J. W. Wilton	.210	11 10 0
81	3 Cottages, School Lane, Do.	L. Neighbour, Henry Talbot, Mrs. Willets	.068	10 7 0
82	Allotments, Harley La., Do.	Various ...	.377	1 10 0
83	Garden, Goose Lane, Do.	H. Nash ...	.060	4 0
84	Garden, Goblins Lane, Do.	G. Harley ...	.269	15 0
			1,081.692	£1,510 0 10

BLOCK F.

Lot. No.	Description.	Tenant.	Area.	Rent.
				£ s. d.
85	Forge Farm, Abbots Bromley ...	J. T. Bourne ...	255.719	306 15 0
86	Blythford Farm ...	C. S. Greaves ...	222.927	350 0 0
87	Rookery Farm, Bromley Hurst	Wm. Phillips ...	193.646	200 0 0
88	Land near Blythbury Bank ...	In hand ...	.702	
			672.994	£856 15 0

Field and Leigh Estates, etc.

BLOCK G.

Lot. No.	Description.	Tenant.	Area.	Rent.
				£ s. d.
89	Field Hall Farm, Field ...	H. P. Prince & Son ...	401.086	528 0 0
90	Field Bank Farm, Field ...	Exors. of W. G. Archer	163.801	218 13 10
91	The Moor Farm, Field ...	C. E. & E. J. Freeman ...	249.964	330 0 0
92	Field Mill Farm, Field ...	S. & S. T. Hollins ...	106.618	173 1 6
93	Undivided field at Field ...	A. Williams ...	1.756	2 0 0
94	Moor Farm, Upper Leigh ...	W. & W. Bailey ...	130.520	190 0 0
95	Middleton Green Farm, Leigh ...	G. E. Backhouse ...	135.771	176 0 0
96	2 Pasture Fields, Leigh ...	Exors. of J. Ratcliffe ...	9.420	27 8 0
97	Sherrats Wood, Leigh ...	In hand ...	42.364	
98	3 Pasture Fields, near Uttoxeter ...	C. Motteram ...	21.227	40 0 0
99	Meadow, near Uttoxeter ...	J. H. Statham ...	8.882	8 10 0
			1,271.409	£1,693 13 4
100	Lay Tithe, Abbots Bromley ...	In hand ...	—	112 14 3
				£112 14 3

SUMMARY OF BLOCKS.

Lot No. Inclusive.	Block.		Area.	Rent.	OUTGOINGS.		
					Tithe.	Land Tax.	Other Charges.
1 to 10	A	Lea Lane Farm, etc. ...	1,412.734	2,085 3 8	266 5 1	14 13 6	2 14 0
11 to 41	B	Newton, etc. ...	1,077.083	1,682 7 6	166 13 11	37 4 5	35 0 0
42 to 49	C	Dapple Heath, etc. ...	471.565	584 13 6	31 19 8	13 0 6	—
50 to 57	D	Bromfields, etc. ...	972.335	1,102 8 0	26 8 9	16 15 7	—
58 to 84	E	Parkstile and Abbots Bromley, etc.	1,081.692	1,510 0 10	9 15 9	35 6 10	27 18 0
85 to 88	F	Forge Farm, etc. ...	672.994	856 15 0	46 11 5	14 14 10	—
89 to 99	G	Field and Leigh Estate...	1,271.409	1,693 13 4	153 13 10	42 1 5	5 0 0
100		Lay Tithe Rent ...		112 14 3			—
			6,959.812	£9,627 16 1	£701 8 5	£173 17 1	£70 12 0

The whole Lots (1-100) sold to Messrs. J. H. & J. W. Green Ltd., Timber Merchants, Chesterfield, who sold as many to tenants and others privately as they could and the remainder were put up for auction as advertised.

BLOCK A. Lots 1-10 inclusive.

LOT 1

(Coloured Pink on Plan No. 1)

Area about 344 acres 2 roods 37 poles.

THE DESIRABLE, RESIDENTIAL AND AGRICULTURAL HOLDING

known as

LEA LANE FARM, ADMASTON.

The Residence is substantially built of brick with slated roofs, and contains on the

Ground Floor: ENTRANCE HALL, DINING ROOM, DRAWING ROOM, BREAKFAST ROOM, KITCHEN, SCULLERY and DAIRY.

First Floor: 6 BEDROOMS and BOXROOM.

Second Floor: 5 BEDROOMS.

Excellent Garden, with lawn and fruit trees.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouse for 63, Stables for 11, Cattle Sheds for 20, 5 Horse Boxes, Barn, Mixing Shed, Turnip Shed, 4-bay Cart Shed, Implement Shed, Garage, Coal House and Piggeries.

At No. 64 on Plan there is another range of Farm Buildings comprising: 7-bay Cattle Shed, Barn, Cowhouses (16).

At No. 35 is a 4-bay Cattle Shed and Barn.

There are 5 excellent Cottages, 3 containing 4 rooms, and the other two, 5 rooms and 6 rooms respectively.

THE LAND is chiefly first class pasture, with a portion of fertile arable land, all in a high state of cultivation.

This Lot is sold subject to the right of the owner or occupier of Lot 3 to take water by means of the existing pipe leading into the ditch running alongside O.S. No. 38 as at present enjoyed. The owner or occupier of Lot 3 to have the right to enter on Lot 1 for the purpose of repairing or renewing said pipe and to be liable for the cost of such repairing or renewing.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £75 4s. 8d. 16-0.
Land Tax, £1 12s. 2d.

SCHEDULE LOT 1.

No. on Plan	Description	Area	Remarks
BLITHFIELD			
423	Pond	... .044	
424	Pasture	... 2.845	
425	Do.	... .341	
479	Do.	... .352	
429	Do.	... 31.203	
429a	Pond	... .150	
COLTON			
13	Pasture	... 25.234	
42	Do.	... 7.418	
44a	Pond	... .241	
44	Pasture	... 20.399	For letting see following remark.
56	Do.	... 9.014	
13a	Pond	... .108	
14a	Do.	... .256	
14	Pasture	... 17.992	
15	Do.	... 13.358	
32	Do.	... 16.102	
15a	Spinney	... .619	
31	Pasture	... 12.294	
33	Do.	... 12.263	
34	Do.	... 14.532	
34a	Pond	... .151	

36	Pasture	... ..	8.295	
38	Do.	... ..	40.019	
39	Do.	... ..	15.658	
29	Do.	... ..	6.040	
64	Do.	... ..	6.950	
65	Do.	... ..	3.653	
66	Do.	... ..	2.889	
63	Arable	... ..	13.280	
60	Do.	... ..	16.813	Let on a yearly 25th March tenancy to Mr. S. Archer at a rent of £538 14s. p.a.
58	Do.	... ..	3.909	
59	Pasture	... ..	3.900	
60a	Pond	... ..	.198	
74	Pasture	... ..	12.093	
75	Do.	... ..	9.379	
76	Do.	... ..	8.497	
41	House & Buildings...	... ..	1.937	In hand
39a	Pond	... ..	.189	
40a	3 Cottages & Gardens	... ..	.373	Let on a yearly 25th March tenancy to Mr. T. Houldcroft at a rent of £4 2s. p.a.
40	Pasture	... ..	.646	
35	Barn	... ..	.425	
62	Spinney	... ..	3.083	
12	Do.	... ..	.657	
11	2 Cottages	... ..	.930	
			344.729	

Privately sold to Mr. Archer, the Tenant.

Lot 10 will be offered with this Lot.

LOT 2 & LOT 10.

(Coloured Green on Plan No. 1)

Area about 236 acres 20 poles

A FIRST CLASS RESIDENTIAL AGRICULTURAL FARM

known as

HAMLEY HOUSE COLTON.

The Farm House is a delightful Residence, occupying a fine position, and containing on the

Ground Floor: ENTRANCE HALL, DINING ROOM, DRAWING ROOM, and BREAKFAST ROOM beautifully panelled in oak.

First Floor: 4 BEDROOMS, 2 DRESSING ROOMS.

Second Floor: 4 BEDROOMS.

There is an excellent Garden, approached by a gate with stone gate piers.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses for 62, Calfhouse for 6, 4-bay Cattle Shed and Yard (12), Mixing Room, Barn, Stable for 8, 4-bay Cart Shed, Workshop and Garage.

There is a good Cottage situated at No. 142 on Plan, containing 4 rooms and good Garden.

At No. 97 is a 7 roomed Cottage and large barn.

The land is chiefly superior pasture, with 3 good productive arable fields, all in an excellent state of cultivation.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £66 14s. 9d.
Land Tax, £1 0s. 4d.

£4,500.
4,750.
£5,000..
Withdrawn.
after sale: Dec. 1933.
Reserve price of Lot 2 only; £5,000.
yield = 5 1/2 %
(Timber included 150 trees)

SCHEDULE LOT 2.

No. on Plan	Description	Area	Remarks
COLTON			
55a	Pond111	Let on a yearly 25th March tenancy to Messrs. J. T. Wint & Son at a rent of £343 5s. 8d. p.a.
55	Pasture	... .. 7.988
54	Do.	... .. 28.453
82	Do.	... .. 20.101
88	Do.	... .. 3.879
89	Do.	... .. 18.474
90	Spinney	... .. .212
91	Do.	... .. .310
92a	Pond	... .. .111
92	Pasture	... .. 22.278
78	Arable	... .. 14.550
95	Do.	... .. 12.311
121	Pasture	... .. 2.677
154a	Pond	... .. .119
154	Pasture	... .. 3.424
126	Do.	... .. 3.268
127	Do.	... .. 9.053
126a	Pond	... .. .232
185	Pasture	... .. 3.990
184	Do.	... .. 7.941
141	Do.	... .. .453
103	Do.	... .. 18.404
157	Do.	... .. 4.902
171	Do.	... .. 18.331
170	Do.	... .. 8.841
432	Do.	... .. 8.379
98	Do.	... .. 10.704
125	House & Buildings	2.140	
125a	Orchard	... .. .556
142	Cottage	... .. .256
97	Do. & Buildings	.647	
96	Arable	... .. .289
120	Pasture	... .. .357
83	Spinney 2.384	In hand
			236.125

LOT 3

(Coloured Blue on Plan No. 1)

Area about 8 acres 1 rood 13 poles

A SPLENDID SMALLHOLDING
known as
JONGHAMS,
COLTON.

The House is built of brick and tiled, and contains on the
Ground Floor: 2 ROOMS, SCULLERY, DAIRY and PANTRY.
First Floor: 2 BEDROOMS.
There is a good Garden.
The outbuildings comprise Cowhouse for 3, 2 Piggeries, Calfhouse.
Adjoining the House is a Cottage containing 4 rooms.
The land is all good pasture.
This Lot is sold with the right to take water from Lot 1 as set out in the particulars of Lot 1, the purchaser to be liable for the cost of repairing and renewing the pipe as mentioned in particulars of Lot 1.
Timber, etc., see Stipulation No. 8.
Shootings, see Stipulation No. 9.
Outgoings: Tithe, 19s. 6d.

Privately sold to Mrs. W. P. Roberts, the mother of tenant, for £300.

(as interest)

Lysons acted.

SCHEDULE LOT 3.

No. on Plan	Description	Area	Remarks
67	Pasture	... 2.612	Let on a yearly 25th March tenancy to Mr. W. P. Roberts at a rent of £13 4s. p.a.
68	Do.	... 4.064	
71	Pond	... .241	
72	Do.	... .280	
73	Do.	... .220	Cottage let on a yearly 25th March tenancy to Messrs. J. T. Wint & Son at a rent of £2 12s. p.a.
70	Cottages and Buildings	.915	
			8.332

LOT 4

(Coloured Pink on Plan No. 1)

Area about 108 acres 1 rood 29 poles.

THE DESIRABLE FARM

known as

CRABTREE,
COLTON.

*£2,200
£2,400
£2,500
£2,600*



*£2,200
so
the
Ga
of
Sto*

The attractive Farm House is built of brick with tiled roofs, and contains on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, WASH HOUSE, DAIRY and PANTRY.

First Floor: 5 BEDROOMS.

There is a good Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses (30), Calfhouse (8), Stable (4), Mixing Room, Loose Box, 4-bay Cart and Implement Shed, Hay House, Poultry House, 2 Piggeries.

The land is excellent pasture and the arable field is heavy cropping. The land is in an excellent state of cultivation. Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe, £34 4s. 1d.

Poor of Colton, £2 14s. 0d. See Special Conditions of Sale.

SCHEDULE.

No. on Plan	Description	Area	Remarks
87	Arable ...	9.441	Let on a yearly 25th March tenancy to Mr. H. W. Kent at a rent of £196 11s. per annum.
84	Do. ...	11.848	
51	Pasture ...	8.533	
Pt. 188	Do. ...	15.531	
190	Do. ...	4.293	
191	Do. ...	16.339	
191a	Pond ...	.104
187a	Do. ...	.154
187	Pasture ...	9.140	
186	Do. ...	8.230	
236	Do. ...	2.231	
240	Do. ...	16.031	
85	Do. ...	5.231	
51a	Spinney & Pond	.400	
86	House, Garden & Buildings	.928	
		108.434	

LOT 5

(Coloured Yellow on Plan No. 1)

Area about 310 acres 2 roods 6 poles.

THE HISTORICAL FARM

known as

COLTON MANOR

SITUATED IN COLTON VILLAGE.

The Farm House is substantially built of brick with tiled roofs, containing on the

Ground Floor: ENTRANCE HALL, DINING ROOM, DRAWING ROOM, KITCHEN, SCULLERY, PANTRY and DAIRY.

First Floor: 6 BEDROOMS.

Second Floor: 6 BEDROOMS.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses (44), 5-bay Cattle Shed with yard, 5 Loose Boxes, 3-bay Cart Shed, Calfhouse (4), Stable (6).

At No. 234 is a range of buildings comprising: 6-bay Cattle Shed and Yard (22), Mixing Room, Barn, Cowhouse (4), Loose Box and Hay House, Cart Shed and Granary.

The land is chiefly first class pasture, with a portion of splendid arable land, all in a good state of cultivation.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £53 10s. 8d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
241	Pasture ...	13.641	For letting see following remark.
192	Do. ...	6.637	
233	Do. ...	3.285	
235	Do. ...	4.865	
193	Do. ...	14.085	
232	Do. ...	25.987	
231	Do. ...	11.754	
242	Do. ...	14.497	
243	Do. ...	16.324	
261	Do. ...	14.035	
267	Do. ...	9.746	
177	Arable ...	4.317	

295	Pasture ...	10.455
293	Do. ...	8.447
291	Do. ...	10.074
298	Do. ...	20.791
404	Do. ...	3.346
456	Do. ...	1.033
581	Do. ...	9.609
449	Do. ...	18.700
388	Do. ...	28.649
451	Pond ...	.260
387	Arable ...	12.162
327	Pasture ...	11.678
327a	Pond ...	.109
385	Arable ...	14.161
386	Pasture ...	13.019
452	Do. ...	5.643
446	Buildings ...	.942
448	House & Garden ...	1.304
447	Pasture ...	.761
234	Barn ...	.220
		310.536

Let on a yearly 25th March tenancy to Mr. G. & Miss E. Mellor at a rent of £451 p.a.

£5,000.

£5,250.

£5,500.

withdrawn

Price asked

after attempt

at auction = £

20000

yield = 6%

LOT 6

(Coloured Mauve on Plan No. 1)

Area about 374 acres 25 poles.

THE VERY ATTRACTIVE FARM

known as

ST. STEPHEN'S HILL,

ADMASTON.



The superior Farm Residence is built of brick with tiled roof, and contains on the

Ground Floor: ENTRANCE HALL, DINING ROOM, DRAWING ROOM, BREAKFAST ROOM, KITCHEN, BACK KITCHEN, DAIRY and PANTRY.

First Floor: 6 BEDROOMS, BATHROOM, W.C.

Second Floor: 4 BEDROOMS.

There is a delightful Garden, with lawn well shaded by ornamental trees.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses for (65), Calves Houses (16), Mixing Room, Loose Boxes (7), Stables for 7, Hay House, Turnip Shed, 3-bay Cart Shed, Barn, 2 Implement Sheds, Garage, Tool House.

At No. 461 is another range of Buildings, comprising 2 Cattle Sheds and 2 Loose Boxes.

There are 3 Cottages built of brick with tiled roofs, containing 5 rooms each.

£7,000.

7,500.

7,750.

£8,000.

Withdrawn

Price

asked

subsequ

to attempt

at auction

£8,500.

No. of trees

included

160.

yield = 5

The pasture land is of exceptional quality, and there is only one arable field of highly productive land. All is in a first class state of cultivation.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £24 8s. 2d. £26 " 8 " 1.
Land Tax, £11 18s. 0d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
437	Pasture	21.823	
446	Do.	12.811	
435	Do.	13.950	
444	Do.	12.034	
451	Do.	16.755	
453	Do.	5.650	
452	Do.	28.351	
456	Do.	15.411	
457	Do.	15.095	
455	Do.	8.139	
458	Do.	20.121	
197	Do.	4.239	
460	Do.	42.544	
462	Do.	55.228	
467	Arable	21.715	
433	Pasture	47.497	Let on a yearly
449	Do.	16.918	25th March tenancy to the Exors.
406	Spinney	.608	of Mr. J. Wint at
445	Do.	1.473	a rent of
450	Do.	.757	£522 15s. p.a.
434	Do.	.540	
446a	Pond	.202	
450a	Do.	.172	
435a	Do.	.130	
459	Old Marl Pit	.765	
449a	Do.	.162	
463	Pasture	.141	
464	Do.	1.125	
447	House, Garden & Buildings	2.548	
448	Farm Buildings	1.147	
466	Lane	.499	
465	Cottage & Garden	.279	
468	2 Cottages & Gardens	.390	
469	Garden	.479	
405	Garden	.365	In hand.
461	Barn	.616	
Pt. 356	Stream	.300	
Pt. 443	Do.	2.120	Garden to Blith-
Pt. 454	Do.	1.059	moor Lodge
		374.158	

not included in sale

LOT 7

(Coloured Yellow on Plan No. 1)

Area about 7 acres 2 roods 22 poles.

TWO EXCELLENT FIELDS

situated on Sherracop Lane, Admaston.

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe, 12s. 0d.
Land Tax, 3s. 0d.

£100.
125.
150.
175.

£200.

Withdrawn.

Price asked subsequent to attempted auction:-

£200.

Timber - nil.

yield 5 1/4%.

SCHEDULE.

No. on Plan	Description	Area	Remarks
46	Pasture	4.522	Let on a yearly 25th March tenancy to Mr. E. Allsop at an apportioned rent of £11 p.a.
45	Do.	2.949	
45a	Pond	.164	
		7.635	

WITH EARLY POSSESSION.

LOT 8

(Coloured Mauve on Plan No. 1)

Area about 12 acres 3 roods 1 pole. *Private sold.*

A FERTILE ARABLE FIELD, *Arable*

situated on the Admaston and Rugeley Road.

Possession of Land in roots will be given when crop is removed.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, £6.

SCHEDULE.

No. on Plan	Description	Area	Remarks
57	Arable	12.758	In hand

WITH EARLY POSSESSION.

LOT 9

(Coloured Yellow on Plan No. 1)

Area about 9 acres.

A SIMILAR FIELD,

situated opposite the above, being part of No. 79.

Possession as above.

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe apportioned, £4 11s. 3d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
79	Arable (undivided)	9.000	In hand

£125
£140.
£150.
With

This Lot will be offered with Lot 2. *Withdrawn.*

LOT 10

(Coloured Pink on Plan No. 1)

Area about 1 acre 4 poles.

A CLOSE OF EXCELLENT PASTURE LAND, *Price asked for Lot 10 alone, subsequent to attempted auction*

situated near the above, and being No. 81.

Let on a yearly 25th March tenancy to Mr. L. W. Neighbour at a rent of £2. *£35-*

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Timber - nil. yield = 6%

BLOCK B. Lots 11-41 inclusive.

WITH VACANT POSSESSION, 25th MARCH, 1934.

LOT 11
(Coloured Pink on Plan No. 1)

Area about 265 acres 1 rood 15 poles.

THE CAPITAL DAIRY AND STOCK FARM
known as
NEWBUILDINGS,
NEWTON.



The Farm House is substantially built of brick with tiled roof, and contains on the

Ground Floor: DRAWING ROOM, DINING ROOM, BREAKFAST ROOM, KITCHEN, PANTRY and DAIRY.

First Floor: 4 BEDROOMS, BATHROOM, CHEESE ROOM.

Second Floor: 1 BEDROOM.

Good productive Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses for 73, 3 Loose Boxes, Stables for 8, Cattle Sheds (12), Barn, Turnip Shed, Mixing Room, 4 Piggeries, 2 Poultry Houses, Garage, 4-bay Cart Shed.

The land is chiefly rich feeding pasture, and the arable is highly productive.

Lot 18 has a joint right with this Lot to the water supply which is derived from a spring at No. 275 on Lot 13.

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe, £45 17s. 0d.
Land Tax, £9 9s. 7d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
285	Pasture	8.352	For letting see following remark.
285a	Do.	6.708	
287	Do.	12.392	
295	Do.	6.405	
285b	Do.	5.124	
291	Do.	8.722	
304	Do.	5.494	
302	Do.	3.176	
300	Do.	7.691	
296	Do.	2.737	
297	Do.	5.702	
298	Do.	5.075	

Timber included. 5000. £5,250. Withdrawn. Price asked subsequent to attempted auction: £6,250. 1/2 of trees included 200. 6%.

273	Pasture	25.215	Let on a yearly 25th March tenancy to Mr. A. H. Cooper at a rent of £418 p.a.
272	Do.	8.410	
309	Do.	19.214	
308	Do.	4.769	
306	Do.	13.781	
305	Do.	4.343	
307	Do.	9.013	
317	Do.	11.495	
316	Do.	5.848	
315	Do.	8.535	
318	Do.	6.952	
314	Do.	8.429	
289	Arable	6.054	
290	Do.	11.211	
292	Do.	6.489	
293	Do.	6.983	
283	Do.	10.848	
294	Do.	4.684	
303	Do.	6.713	
301	Do.	4.980	
309a	Ponds ... ..	.119
273a	Do. ... ..	.109
284	House, Garden & Buildings	1.459	
286	Pond ... ..	.810
288	Spinney	1.302	In hand
		265.343	

LOT 12

(Coloured Green on Plan No. 1)

Area about 197 acres 3 roods 29 poles.

THE MIXED HOLDING

known as

UPPER NEWTON FARM,
NEWTON.

Privately sold.

The commodious Farm House is pleasantly situated, built of brick with tiled roof, and contains on the

Ground Floor: DINING ROOM, DRAWING ROOM, BREAKFAST ROOM, DAIRY, PANTRY, COALS and WASH HOUSE.

First Floor: 9 BEDROOMS.

THE FARM BUILDINGS

are chiefly constructed of brick with tiled roofs, and provide the following accommodation: Cowhouses for 34, Calves House (4), Stables (4), 4 Loose Boxes, Implement Shed, Mixing Room, Barn, Turnip Shed, Hay House, 3 Piggeries.

The pasture land is of excellent quality, and the arable field is fertile. All is in a good state of cultivation.

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe, ~~£27 7s. 6d.~~ £40 11s. 1d.
Land Tax, £7 19s. 3d.
Poor of Blithfield, £10. See Special Conditions of Sale.

SCHEDULE.

No. on Plan	Description	Area	Remarks
319	Pasture	5.371	The whole of this Lot is let on a yearly 25th March tenancy to Messrs. J. Shipley & Sons at a rent of £336 p.a., subject to rebate of £10 p.a.
322	Do.	15.537	
321	Do.	11.503	
313	Do.	7.406	
312	Do.	19.623	
266	Do.	7.240	
267	Do.	5.369	
269	Do.	5.441	
311	Do.	3.372	
270	Do.	7.166	
271	Do.	10.802	

243	Pasture	...	...	10.993
265	Do.	...	...	10.610
242	Do.	...	...	15.854
213	Do.	...	...	12.241
239	Do.	...	...	11.711
238	Do.	...	...	13.077
215	Do.	...	...	13.332
180	Do.	...	...	.384
181	Do.	...	...	.770
182	Do.	...	...	.658
203	Do.	...	...	.718
204	Do.	...	...	.310
268	Arable	...	...	6.316
271a	Pond	...	...	.100
216	Old Marl Pit	...	...	.350
205	House & Buildings	...	...	1.676
				197.930

LOT 13

(Coloured Mauve on Plan No. 1)

Area about 111 acres 2 poles.

THE USEFUL HOLDING

known as

**THE MIDDLE FARM,
NEWTON.**

The Farmhouse is built of brick with tiled roof, and contains on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, DAIRY and PANTRY.

First Floor: 4 BEDROOMS, CHEESE ROOM.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses (22), Stable (3), Turnip Shed, Calves House (6), 3 Piggeries.

At No. 144 is a Cowhouse for (5), and Implement Shed. The Cottage is built of brick roughcast, with tiled roof, containing 6 rooms and Garden.

The pasture land is first class grazing, and the arable is easy working and fertile.

The right of water is reserved in favour of Lots 11 and 18 to the supply on No. 275.

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe, ~~£9 2s. 0d.~~ £10 " 18 " 7.
Land Tax, £4 5s. 4d.

SCHEDULE LOT 13.

No. on Plan	Description	Area	Remarks
146	Arable	6.394	
277	Do.	6.844	
276	Do.	9.136	
278	Pasture	5.426	
275	Do.	19.681	
274	Do.	8.339	
146a	Do.	3.349	
145	Do.	3.622	Let on a yearly
175	Do.	4.257	25th March ten-
174	Do.	.463	ancy to Mr. P.
173	Do.	1.305	Kent at a rent of
147	Do.	13.700	£201 Os. 6d. p.a.
179	Do.	1.918	
201	Do.	6.101	
217	Do.	7.466	
218	Do.	11.851	
144	Buildings	.379	
Pt. 171	House, Cottage & Buildings	.696	
Pt. 170	Garden	.088	
			111.015

Privately sold.

LOT 14

(Coloured Blue on Plan No. 1)

Area about 252 acres 19 poles.

THE VALUABLE HOLDING

known as

**MANOR FARM,
NEWTON.**

The attractive and substantial Farmhouse is built of brick with tiled roof, and contains on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, DAIRY and PANTRY.

First Floor: 4 BEDROOMS and BATHROOM.

Second Floor: 4 BEDROOMS.

There is a good Garden.

THE FARM BUILDINGS

are chiefly built of brick and tiled, and comprise the following accommodation: Cowhouses for 54, Stable (4), Loose Box, Calf House (10), 3 Piggeries, 2-bay Cart Shed, Cooling Room and Boiler House.

The pasture land is exceptionally useful, and the arable is easy working, all being in a fine state of cultivation.

This Lot is sold subject to the right of the owners or occupiers of Lots 25, 26 and 27 to take water therefrom by means of the pipe leading therout as at present enjoyed. The owners or occupiers of Lots 25, 26 and 27 to have the right to enter on Lot 14 for the purpose of repairing or renewing the said pipe and to bear the cost of such repair or renewal in equal shares.

This Lot is sold subject to a right of way for all purposes over O.S. No. 95 in favour of Lots 40, 30, 31 and 32.

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe, ~~£44 16s. 0d.~~ £48 " 17 " 10.

Land Tax, £7 19s. 3d.

Minister and Clerk of Woodley, £25. See Special Conditions of Sale.

SCHEDULE LOT 14.

No. on Plan	Description	Area	Remarks
87	Pasture	6.900	
88	Do.	15.681	
89	Do.	10.511	
86	Do.	4.618	
80	Do.	6.243	
92	Do.	16.086	
94	Do.	10.531	
95	Do.	4.727	
140	Do.	8.782	
150a	Do.	16.418	
162	Do.	17.000	
188	Do.	19.964	
200	Do.	20.826	Let on a yearly
219	Do.	8.762	25th March ten-
219a	Do.	2.950	ancy to Mr. J.
200a	Do.	5.224	Shipley at a rent
166	Do.	2.676	of £336 p.a.
148	Do.	4.937	
150	Arable	25.399	
141	Do.	5.390	
142	Do.	6.652	
90	Do.	6.153	
143	Do.	3.943	
91	Do.	8.622	
93	Do.	5.970	
89a	Pond	.122	
187	Do.	.428	
164a	Do.	.116	
Pt. 149	House, Garden & Buildings	1.385	
76	Woodland	2.914	
139	Do.	.594	In hand
Pt. 199	Stream	1.596	
			252.120

Privately sold to Mrs. Percy Kent.

Lots 13, 18, 19, 22, 28 + 29. £3,600.

LOT 15

(Coloured Yellow on Plan No. 1)

Area about 15 acres 3 roods 26 poles.

THE SPLENDID SMALLHOLDING

at
NEWTON.

The picturesque and old-world cottage is built of brick, with thatched roof, and contains on the

Ground Floor: SITTING ROOM, KITCHEN, SCULLERY, DAIRY and COAL HOUSE.

First Floor: 4 BEDROOMS.

THE OUTBUILDINGS built of brick with tiled roofs, comprise: Stable (1), Cowhouse (4), Cattle Shed (8), Implement Shed.

The land is all pasture, and is of the best feeding qualities.

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe, £2 10s. 0d. £2 " 14 " 8.
Land Tax, 19s. 0d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
178	Pasture ...	2.427	Let on a yearly 25th March tenancy to the Exors. of J. Parsons at an apportioned rent of £43 6s. p.a.
209	Do. ...	8.588	
208	Do. ...	2.134	
211	Do. ...	2.257	
210	Old Marl Pit ...	.280	
206	House & Buildings	.227	
		15.913	

LOT 16

(Coloured Pink on Plan No. 1)

Area about 85 acres 35 poles.

THE DESIRABLE PASTURE AND ARABLE FIELDS,

adjoining the Rectory Farm, Blithfield.

The pasture land is rich feeding, and the arable is very fertile.

In field No. 358 is a brick and tiled Implement Shed.

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe apportioned, £14 5s. 9d. £15 " 5 " 9.
Land Tax apportioned, £3 4s. 5d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
336	Pasture ...	7.456	Let on a yearly 25th March tenancy to Messrs. W. & C. Kent at an apportioned rent of £149 p.a.
334	Do. ...	7.366	
333	Do. ...	9.970	
337	Do. ...	16.648	
374	Do. ...	7.717	
329	Do. ...	3.103	
377	Do. ...	2.491	
328	Do. ...	6.037	
323	Do. ...	3.946	
330	Do. ...	4.080	
331	Do. ...	2.110	
332	Do. ...	6.726	
375	Arable ...	4.340	
332a	Pond ...	.164
335	Spinney ...	1.430		In hand
376	Do. ...	1.631	
		85.215	

LOT 17

(Coloured Blue on Plan No. 1)

Area about 2 acres 3 roods 37 poles.

THE SPLENDID PASTURE FIELD

of rich feeding adjoining the Gate Inn and Lea Heath, being Nos. 280a and 280 on Plan.

Let on a yearly 25th March tenancy to Messrs. Bunting, Ltd., at a rent of £6 per annum.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Land Tax, 3s. 2d.
Tithe 1/-

LOT 18

(Coloured Green on Plan No. 1)

Area about 37 poles.

THE ATTRACTIVE COTTAGE

situated near the above Lot, built of brick with tiled roof, and containing 4 Rooms, with outside Barns.

There is an excellent Garden.

Water is derived from a spring on Lot 13, on the field No. 275.

Let on a yearly 25th March tenancy to Mr. A. H. Cooper, at a nett rent of £3 per annum.

LOT 19

(Coloured Yellow on Plan No. 1)

Area about 1 rood 8 poles.

A COMFORTABLE BRICK-BUILT AND TILED COTTAGE

situated at Newton, Blithfield, containing on the

Ground Floor: 2 ROOMS.

First Floor: 2 BEDROOMS, OUTSIDE BARN, EXCELLENT GARDENS.

Let on a monthly tenancy to Mrs. Bentley, at a nett rent of £3 per annum.

LOT 20

(Coloured Yellow on Plan No. 1)

Area about 1 rood 37 poles.

A PAIR OF EXCELLENT, SEMI-DETACHED, BRICK-BUILT AND TILED COTTAGES,

situated at Newton, each containing on the

Ground Floor: ENTRANCE PORCH, 2 ROOMS.

First Floor: 3 BEDROOMS, OUTSIDE BARN, EXCELLENT GARDENS.

One is let on a Service Tenancy to Mr. F. Tavenor and the other is let on a monthly tenancy to Mrs. Shipley, at a gross rent of £5 per annum.

LOT 21

(Coloured Yellow on Plan No. 1)

Area about 1 rood 19 poles.

THE DESIRABLE HOUSE,

situate in Newton Village, built of brick with tiled roof, and containing on the

Ground Floor: DINING ROOM, DRAWING ROOM, LIVING ROOM, PANTRY and WASH HOUSE.**First Floor:** 5 BEDROOMS.**Outside:** 2 PIGGERIES and COAL HOUSE.

Excellent Garden and Orchard.

Let on a monthly tenancy to Mr. G. Wright, at a nett rent of £4 per annum.

LOT 22

(Coloured Pink on Plan No. 1)

Area about 2 acres 15 poles.

TWO CHARMING, PICTURESQUE, TIMBERED BRICK AND THATCHED COTTAGES,

situated at Newton Village, and containing 4 Rooms each. Excellent Gardens and small grass Paddock.

There is a range of brick tiled Cowhouses for 8, and Barns and Piggeries.

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe, 3s. 0d.
Land Tax, 1s. 0d.**SCHEDULE.**

No. on Plan	Description	Area	Remarks
Pt. 183	Buildings, 2 Cottages	.265	Let on a monthly tenancy to Mr. J. Shipley and Mrs. Chilton at a rent of £5 4s. p.a.
Pt. 167	Gardens ...		
Pt. 186	Do. ...	.250	Let on a yearly 25th March tenancy to Exors. of J. Parsons at an apportioned rent of £2.
184	Pasture ...	.708	
185	Spinney ...	.571	In hand.
		2.094	

LOT 23

(Coloured Yellow on Plan No. 1)

Area about 1 rood 6 poles.

A DELIGHTFUL WEEK-END COTTAGE,

situated in the Village of Newton, built of brick with thatched roof, and containing 4 rooms.

Large Garden.

Outside Barns.

Let on a monthly tenancy to Mrs. F. Perkins, at a nett rent of £2 12s. 0d. per annum.

LOT 24

(Coloured Yellow on Plan No. 1)

Area about 1 rood 32 poles.

TWO TIMBERED, BRICK, THATCHED COTTAGES,

situated at Newton, containing 4 rooms each, with outside Domestic Offices and excellent Gardens.

Let on a service tenancy to Mr. Kendrick, and the other it let on a yearly 25th March tenancy to Mr. C. Kent at a nett rent of £4 per annum.

LOT 25

(Coloured Yellow on Plan No. 1)

Area about 1 rood 18 poles.

A CHARMING OLD-WORLD COTTAGE,

pleasantly situated near the Manor Farm, Newton, built of brick and thatched, containing 4 Rooms and Scullery. Excellent Garden.

Let on a monthly tenancy to Miss Harvey, at a nett rent of £4 per annum.

This Lot has the right to take, jointly with Lots 26 and 27, water from Lot 14 by means of the pipe leading from Lot 14 as at present enjoyed subject to the liability of the owner or occupier of this Lot to bear the cost of repairing and renewing such jointly with the owners and occupiers of Lots 26 and 27 in equal shares.

LOT 26

(Coloured Green on Plan No. 1)

Area about 1 rood 2 poles.

THE PLEASANT AND SUBSTANTIAL, BRICK BUILT AND TILED COTTAGE,

situated near the Manor Farm, Newton, containing 5 Rooms and Scullery, with outside Domestic Offices.

See Lot 25 as to rights to take water.

Let on a service tenancy to Mr. H. Brown.

LOT 27

(Coloured Pink on Plan No. 1)

Area about 2 roods 9 poles.

A PAIR OF SUBSTANTIAL, BRICK BUILT AND TILED COTTAGES,

situated near the Manor Farm, Newton, and containing 5 Rooms each, with outside Domestic Offices.

Excellent large Gardens.

See Lot 25 as to rights to take water.

Let to Mr. J. Shipley on a yearly 25th March tenancy, at a nett rental of £7 16s. 0d. per annum.

LOT 28

(Coloured Pink on Plan No. 1)

Area about 31 poles.

A SEMI-DETACHED COTTAGE,

built of brick and roughcast, situated at Newton, and containing 6 Rooms and outside Domestic Offices.

Let to Mr. A. H. Cooper on a yearly 25th March tenancy, at a nett rent of £4 per annum.

*Not offered.
Withdrawn.**Price asked
subsequent
to auction
sale:- £250.**Privately
sold to**Mrs. Percy
Kent.**See note to
Lot 13.**Privately
sold to**Mrs. Percy
Kent.**Sub-sold by
Kent to Mrs.
Perkins, wife
of Henry
Perkins of
Newton, Farm
Labourer for**£100.*

LOT 29

(Coloured Green on Plan)

Area about 3 roods 27 poles.

A FIRST-CLASS

ACCOMODATION PASTURE FIELD,

situated in the Village of Newton.

Let on a yearly 25th March tenancy to the Exors. of J. Parsons at an apportioned rent of £2.

Outgoings: Tithe, ~~3s. 0d.~~ 4/-
Land Tax, 1s. 0d.**LOT 30**

(Coloured Green on Plan No. 1)

Area about 50 acres 36 poles.

A CAPITAL SMALLHOLDING

known as

DAPPLE HEATH,

BLITHFIELD.

The Farm House is substantially built of brick with tiled roof, containing on the

Ground Floor: LIVING ROOM, PARLOUR, KITCHEN, DAIRY.**First Floor:** 3 BEDROOMS.

Good Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Calf House (3), Cow-houses (8), 2 Piggeries.

At No. 73 on Plan is a further range comprising 2-bay Cattle Shed, 2 Loose Boxes, Cart and Implement Sheds.

The land is all useful and healthy pasture.

This Lot is sold subject to a right of way for all purposes over O.S. No. 81 in favour of Lots 40, 31 and 14. The Lot has the benefit of a right of way over Lot 14 (O.S. No. 95) to and from the roadway No. 81 as at present enjoyed.

Timber, etc., see Stipulation No. 8.

Shooting, see Stipulation No. 9.

Outgoings: Tithe, ~~£8 10s. 8d.~~ £9 5 11.
Land Tax, £1 5s. 5d.**SCHEDULE.**

No. on Plan	Description	Area	Remarks
47	Pasture ...	6.425	Let on a yearly 25th March tenancy to Mr. J. Dean at a rent of £52 9s. p.a.
48	Do. ...	2.204	
84	Do. ...	2.504	
83	Do. ...	2.471	
79	Do. ...	6.647	
78	Do. ...	4.179	
73	Do. ...	6.047	
71	Do. ...	10.077	
98	Do. ...	3.875	
131	Do. ...	1.365	
129	Do. ...	.528
130	House & Buildings .	.320	
82	Woodland ...	1.153		In hand
85	Do. ...	.270
Pt. 39	Stream ...	.324
81	Roadway ...	1.837	
		50.226	

LOT 31

(Coloured Pink on Plan No. 1)

Area about 8 acres 1 rood 14 poles.

AN EXCELLENT SMALLHOLDING

known as

THE TOLLGATE,

DAPPLE HEATH, BLITHFIELD.

The House is built of brick with tiled roof, and contains 4 Rooms with outside Domestic Offices.

Good Garden.

THE FARM BUILDINGS

are of brick with tiled roofs, and provide the following accommodation: Cowhouse (4), Calf House (2), 2 Piggeries.

The land is all good grazing pasture.

The Lot has the benefit of a right of way for all purposes over Lot 14 (O.S. No. 95) and Lot 30 (O.S. No. 81).

Timber, see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, ~~4s. 0d.~~ 16 9.
Land Tax, 8s. 5d.**SCHEDULE.**

No. on Plan	Description	Area	Remarks
77	Pasture490	Let on a yearly 25th March tenancy to the Exors. of Mr. S. D. Lane at a rent of £18 14s. p.a.
134	Do. ...	2.765	
137	Do. ...	.700
138	Do. ...	4.151	
136	Do. ...	.234
		8.340	

LOT 32

(Coloured Yellow on Plan No. 1)

Area about 29 poles.

THE PICTURESQUE COTTAGE

situated at Dapple Heath, Newton, built of brick and tiled, and containing 4 Rooms and Scullery, with outside Domestic Offices.

Good Garden.

Let on a monthly tenancy to Mr. Ed. Astley at a nett rent of £4 per annum.

The Lot has the benefit of a right of way for all purposes over Lot 14 (O.S. No. 95).

LOT 33

(Coloured Mauve on Plan No. 1)

Area about 3 acres 38 poles.

TWO EXCELLENT PASTURE FIELDS,

adjoining the above lot, with good road frontage to Booth Lane.

Timber, see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, ~~7s. 0d.~~ 8/-
Land Tax apportioned, 2s. 6d.**SCHEDULE.**

No. on Plan	Description	Area	Remarks
96	Pasture ...	.875	Let on a yearly 25th March tenancy to Mrs. Heathcote at an apportioned rent of £5 p.a.
74	Do. ...	2.363	
		3.238	

WITH VACANT POSSESSION.

LOT 34
(Coloured Pink on Plan No. 1)

Area about 15 poles.

A COMFORTABLE COTTAGE

at Dapple Heath
adjoining the above, built of brick with tiled roof, and containing 3 Rooms with outside Offices.

Small Garden.

Has benefit of right of way for all purposes over Lot 38.

LOT 35

(Coloured Pink on Plan No. 1)

Area about 24 poles.

A SIMILAR COTTAGE,

at Dapple Heath
adjoining the above and containing 4 Rooms.

Good Garden.

Has benefit of right of way for all purposes over Lot 38.

Let on a yearly 25th March tenancy to Mr. T. C. Harris at an apportioned rent of £4 per annum.

LOT 36

(Coloured Blue on Plan No. 1)

Area about 31 poles.

A SIMILAR COTTAGE

at Dapple Heath
adjoining the above, built of brick with tiled roof, and containing 4 Rooms.

Has benefit of right of way for all purposes over Lot 38.

Let on a yearly 25th March tenancy to Mr. J. Shipley at a rent of £4 per annum.

LOT 37

(Coloured Blue on Plan No. 1)

Area about 1 rood 14 poles.

A PLEASANTLY SITUATED COTTAGE

at Dapple Heath, Blithfield, built of brick with tiled roof, and containing 6 Rooms with outside Domestic Offices.

Large Garden.

Has benefit of right of way for all purposes over Lot 38.

Let on a monthly tenancy to Mrs. W. Grundy at a nett rent of £5 per annum.

LOT 38

(Coloured Yellow on Plan No. 1)

Area about 5 acres 24 poles.

THE VALUABLE ALLOTMENT GARDENS

situated at Dapple Heath.

Let to various tenants at a rental of £8 16s. 0d., and portion is in hand.

Subject to a right of way for all purposes in favour of Lots 37, 36, 35 and 34.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, 13^s 2^d.
Land Tax, 4s. 2d.

LOT 39

(Coloured Mauve on Plan No. 1)

Area about 21 acres 12 poles.

THREE SUPERIOR GRAZING FIELDS,

situated at Dapple Heath, Blithfield.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, £3.
Land Tax apportioned, 15s. 0d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
72	Pasture ...	8.153	Let on a yearly 25th March tenancy to Mr. T. C. Harris at an apportioned rent of £30 p.a.
99	Do. ...	6.332	
100	Do. ...	4.632	
127	Woodland .	.302	In hand
128	Do. ...	.808	
Pt. 39	Stream ...	.100	
Pt. 199	Do. ...	.750	
		21.077	

LOT 40

(Coloured Yellow on Plan No. 1)

Area about 27 acres 38 poles.

THE WOODLAND

known as

NEWTON GORSE, NEWTON.

The Wood contains such timber as is unmarked.

This Lot has the benefit of a right of way for all purposes over Lot 30 (O.S. No. 81) and Lot 14 (O.S. No. 95).

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe,
Land Tax,

SCHEDULE.

No. on Plan	Description	Area	Remarks
NEWTON GORSE			
46	Woodland ...	... 27.236	In hand

Privately sold.

£50.
60.
70.
80.
90.

£100
Withdrawn.

£80.
90.

£100 sold to Mrs. Mary Neighbour, wife of Lancelot Neighbour.

Privately sold.

£100.
120.

£130.
Withdrawn.

Privately sold.

Privately sold.

LOT 41

(Coloured Pink on Plan No. 1)

Area about 23 acres 3 roods 12 poles.

THREE VALUABLE PASTURE FIELDS,

with frontage to the Drointon and Uttoxeter road, near Drointon, and an area of well-grown woodland of young oak.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Land Tax, 6s. 11d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
176	Pasture ...	10.405	Let on a yearly 25th March tenancy to Mr. G. Hampson at a rent of £24 10s. p.a.
675	Do. ...	3.787	
676	Do. ...	4.662	
20	Woodland	4.970	In hand
		<u>23.824</u>	

BLOCK C Lots 42-49 inclusive.

LOT 42

(Coloured Blue on Plan No. 1)

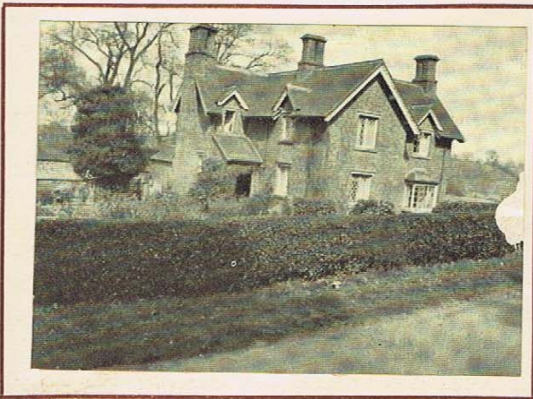
Area about 60 acres 2 roods 20 poles.

THE ATTRACTIVE, DESIRABLE SMALL FARM

at

NEWTON HURST,

BLITHFIELD.



The Farm House is substantially built of brick with tiled roof, and containing on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, PANTRY, DAIRY.

First Floor: 5 BEDROOMS.

Second Floor: 1 BEDROOM.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses for 13, Calves Houses (9), Stable (3), Barn, 2 Loose Boxes, Cart Shed, 2 Piggeries.

The land is useful pasture and in good condition.

Timber, see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £20 12s. 1d. *£21.*

Land Tax, £2 3s. 1d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
55	Pasture ...	5.862	Let on a yearly 25th March tenancy to Mr. W. P. Roe at a rent of £88 p.a.
54	Do. ...	5.654	
56	Do. ...	4.166	
57	Do. ...	2.743	
59	Do. ...	.120
60	Do. ...	4.838	
61	Do. ...	5.471	
62	Do. ...	2.750	
63	Do. ...	1.764	
67	Do. ...	8.921	
108	Do. ...	2.329	
109	Do. ...	12.797	
58	Arable ...	2.509	
64	House & Buildings	.701	
		<u>60.625</u>	

LOT 43

(Coloured Pink on Plan No. 1)

Area about 10 acres 2 roods 4 poles. *Privately sold.*

A FIRST CLASS SMALLHOLDING,

situated at Newton Hurst, Admaston.

The House is built of brick with tiled roof, containing on the

Ground Floor: DINING ROOM, KITCHEN, BACK KITCHEN, and WASH HOUSE.

First Floor: 3 BEDROOMS.

THE OUTBUILDINGS are built of brick and tiled, and provide the following accommodation: Cowhouses (6), Implement Shed, 2 Piggeries, Dairy.

The land is excellent pasture.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, £1 10s. 0d. *£1 13 " 8.*

Land Tax apportioned, 10s. 6d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
101	Pasture ...	1.714	Let on a yearly 25th March tenancy to Mrs. Heathcote at an apportioned rent of £20 3s. 6d. p.a.
102	Do. ...	2.308	
126	Do. ...	1.927	
103	Do. ...	3.389	
Pt. 104	Do. ...	.616	
124	House & Buildings	.319	
Pt. 127	Woodland ...	.250	In hand
		<u>10.523</u>	

Privately sold.

LOT 44

(Coloured Yellow on Plan No. 1)

Area about 25 poles.

**A PLEASANTLY SITUATED
COTTAGE**

at Newton Hurst, Blithfield, built of brick with tiled roof, and containing 4 Rooms, Scullery and Pantry, with good Garden.

Let on a yearly 25th March tenancy to Mr. R. Houldcroft at an apportioned nett rent of £4.

LOT 45

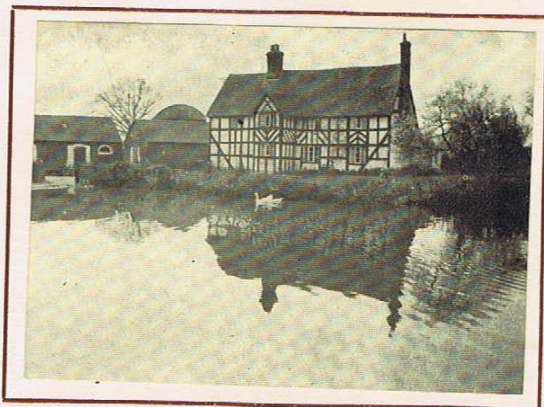
(Coloured Pink on Plan No. 1)

Area about 86 acres 3 roods 3 poles.

THE ATTRACTIVE FARM

known as

**HEATLEY GREEN,
HEATLEY.**



The charming brick built, old, timbered House with tiled roof, and interesting chimney shafts, containing on the

Ground Floor: DINING ROOM, partly panelled in oak, DRAWING ROOM, KITCHEN, DAIRY, PANTRY.

First Floor: Approached by a beautiful oak staircase, 3 BEDROOMS, BOXROOM.

Second Floor: 3 BEDROOMS.

The house overlooks a small pond, and there is a good Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses (20), Stable (3), Barn, Mixing Room, 3 Piggeries, Cart Shed.

The pasture land is good and the arable land crops well.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, £2 8s. 2d.

Land Tax, £2 16s. 11d.

Subject to right of way for all purposes in favour of Lot 49 over O.S. No. 150.

£1800.

2000.

2,100.

£2,200.

Withdrawn.

SCHEDULE.

No. on Plan	Description	Area	Remarks
156	Pasture ...	5.955	Let on a yearly 25th March tenancy to Mr. T. Bettson at a rent of £115 p.a.
155	Do. ...	5.171	
154	Do. ...	6.366	
132	Do. ...	5.595	
131	Do. ...	1.868	
137	Do. ...	1.357	
138	Do. ...	1.696	
139	Do. ...	5.800	
140	Do. ...	8.432	
136	Do. ...	11.664	
134	Do. ...	1.186	
153	Do. ...	6.217	
185	Do. ...	5.302	
152	Do. ...	6.081	
150	Do. ...	1.646	
151	Do. ...	.527
186	Arable ...	4.587	
222	Do. ...	5.832	
151a	Pond ...	.162
132a	Old Marl Pit ...	.359
135a	House, Garden & Buildings ...	.694
Pt. 135	Do. ...	.275
		86.772	

LOT 46

(Coloured Blue on Plan No. 1)

Area about 179 acres 31 poles.

THE HOLDING

known as

**HEATLEY HALL,
HEATLEY.**

Privately sold.

The substantial, brick built and tiled Farm House containing on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, DAIRY and PANTRY.

Second Floor: 5 BEDROOMS.

Third Floor: 3 ROOMS.

Good Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roof, and provide the following accommodation: Cowhouses for 35, Calves Box (2), Cattle Shed (8), Stable (5), Loose Box, 4-bay Cart Shed, Turnip Shed, Barn, Implement Shed, 5-bay Dutch Barn.

Adjoining is a good Cottage built of brick and tiled, containing 6 Rooms.

The pasture land is good, and the arable yields heavy crops. All is in a high state of cultivation.

Timber, see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, £4 12s. 2d.
Land Tax, £4 17s. 10d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
126	Pasture	7.427	
127	Do.	9.120	
128	Do.	7.844	
129	Do.	20.674	
130	Do.	5.006	
125	Do.	12.242	
157	Do.	14.657	
159a	Do.	4.922	
159	Do.	4.634	
190	Do.	8.545	
187	Do.	5.727	
189	Do.	3.746	
213	Do.	4.728	
214	Do.	2.854	Let on a yearly
216	Do.	.172	25th March tenancy to Mr. A. J.
220	Do.	.553	Batkin at a rent of £220 p.a.
232	Do.	8.811	
233	Do.	3.340	
234	Do.	7.673	
235	Do.	10.178	
158	Arable	9.979	
183	Do.	4.168	
188	Do.	4.748	
192	Do.	6.540	
219	Do.	4.009	
221	Do.	3.466	
158a	Pond	.363	
159b	Old Marl Pits	.400	
217	House, Garden & Buildings	1.392	
218	Orchard & Buildings	.591	
184	Spinney	.682	
			179.191

LOT 47

(Coloured Pink on Plan No. 1)

Area about 101 acres 2 roods 10 poles.

THE DESIRABLE FARM

known as

HEATLEY BANK, HEATLEY.

The Farm House is substantially built of brick with tiled roof, and contains on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, PANTRY and DAIRY.

First Floor: 4 BEDROOMS and BOXROOM.

THE FARM BUILDINGS

are built of brick with tiled roofs, and provide the following accommodation: Cowhouse (25), Stable (3), 2 Piggeries, Barn, Cart Shed, Calves House (8), Mixing Room, Poultry House

The pasture land is useful, and the arable land yields good crops.

The right to the joint use of water in pond (No. 197) on Lot 48 is reserved for the benefit of this Lot.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, £2 1s. 6d. Land Tax, £2 12s. 2d.

Privately sold.

SCHEDULE.

No. on Plan	Description	Area	Remarks
464	Pasture	2.006	
111	Do.	9.340	
119	Do.	6.663	
120	Do.	9.279	
121	Do.	8.186	
124	Do.	5.364	
161	Do.	4.991	
164	Do.	8.631	Let on a yearly
165	Do.	6.938	25th March tenancy to Mr. G.
176	Do.	4.640	Brandrick at an
195	Do.	2.941	apportioned rent of £99 14s. p.a.
Pt. 198	Do.	4.695	
199	Do.	3.601	
173	Do.	1.775	
174	Do.	.299	
160	Arable	9.176	
163	Do.	3.443	
177	Do.	3.336	
112	Spinney	.635	
122	Do.	.650	
175	House, Garden & Buildings	.510	
172	Woodland	4.466	In hand.
			101.565

LOT 48

(Coloured Green on Plan No. 1)

Area about 21 acres 2 roods 29 poles.

THE COMPACT SMALLHOLDING OR POULTRY FARM

known as

THE NURSERY, HEATLEY.

The House is built of brick with tiled roof, and containing on the

Ground Floor: LIVING ROOM, PARLOUR, KITCHEN and PANTRY.

First Floor: 2 BEDROOMS and BOXROOM.

There is a good Garden.

THE OUTBUILDINGS comprise Cowhouse (4), Calf House, Barn, 2 Piggeries.

The land is all useful pasture.

The Woodland is in hand.

The right is reserved for the benefit of Lot 47 to use jointly the water in pond at No. 197.

Timber, see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, 8s.3d. Land Tax,

Privately sold.

SCHEDULE.

No. on Plan	Description	Area	Remarks
191	Pasture	1.633	
210	Do.	2.025	
211	Do.	4.906	Let on a yearly
196	Garden	.272	25th March tenancy to the Misses
197	Pond	.378	Brown at a rent
Pt. 198	Pasture	.009	of £19 16s. p.a.
197a	Do.	.004	
212	Cottage, Garden & Pasture	4.484	
193	Plantation	1.621	In hand
209	Do.	6.349	
			21.681

LOT 49
(Coloured Green on Plan No. 1)

Area about 11 acres 8 poles.

A SIMILAR HOLDING

situated at Heatley Green, Heatley.

The substantial House is built of brick with tiled roof, containing on the

Ground Floor: SITTING ROOM, KITCHEN, SCULLERY.

First Floor: 3 BEDROOMS.

Attic Floor: 1 ROOM.

THE OUTBUILDINGS comprise: Cowhouse (3), Mixing Room, 2 Piggeries.

The land is all excellent pasture.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, apportioned, 7s. 6d.
Land Tax,

To be sold with benefit of right of way for all purposes over Lot 45 (O.S. No. 150).

SCHEDULE.

No. on Plan	Description	Area	Remarks
223	Pasture	2.437	} Let on a yearly 25th March tenancy to the Exors. of T. Miller at a rent of £18 p.a.
149	Do. ... ..	.413
147	Do. ... ..	.225
146	Do.	2.692	
141	Do.	2.203	
142	Do.	2.053	} In hand
Pt. 135	Cottage & Buildings	1.029	
		11.052	

BLOCK D. Lots 50-57 inclusive.

LOT 50

(Coloured Blue on Plan No. 2)

Area about 124 acres 19 poles.

THE PARTICULARLY ATTRACTIVE HOLDING

known as

**BROOMFIELDS,
ABBOTS BROMLEY.**

The delightful Farm House is built of brick with tiled roof, and containing on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, DAIRY, PANTRY.

First Floor: 5 BEDROOMS.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses (23), Stable (3), Mixing Room, Loose Box, Tool Shed, 2 Piggeries, 2-bay Cart Shed, Poultry House.

The land is chiefly useful pasture, and in good heart.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, £2 12s. 3d.
Land Tax, £3 2s. 3d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
2	Arable	9.938	} Let on a yearly 25th March tenancy to Mr. B. Bettson at a rent of £125 p.a.
75	Do.	4.074	
77	Do.	4.525	
79	Do.	5.785	
76	Pasture	7.400	
83	Do.	2.258	
80	Do.	4.675	
81	Do.	9.279	
84	Do. ... ..	.674
86	Do.	6.130	
103	Do.	6.117	
102	Do.	3.324	} In hand
104	Do. ... ..	.872
106	Do.	12.454	} In hand
108	Do.	8.636	
109	Do.	6.760	
110	Do.	4.074	
82	House, Garden & Buildings	.847	
87	Woodland499	} In hand
107	Do.	2.992	
113	Do.	22.805	
		124.118	

LOT 51

(Coloured Pink on Plan No. 2)

Privately sold.

Area about 175 acres 1 rood 20 poles.

THE USEFUL STOCK FARM

known as

**HIGHTREES,
ABBOTS BROMLEY.**

The Farm House is substantially built of brick with tiled roof, containing on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, PANTRY.

First Floor: 4 BEDROOMS.

Attic Floor: 3 ROOMS.

Good Garden and Orchard.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses for 45, Stable (4), Loose Box, Granary, Mixing Room, 4-bay Cart Shed, Poultry House.

The pasture land is first class storeland with an area of excellent arable.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, £4 2s. 3d.
Land Tax, £5 5s. 5d.

*£250.
£300.
£310.
£320.
£350.
£350. sold.
to Mrs. Ernest Hawley of Longton.*

Privately sold.

SCHEDULE.

No. on Plan	Description	Area	Remarks
3	Arable	10.019	
4	Pasture	6.023	
5	Do.	7.509	
6	Do.	12.665	
69	Do.	6.392	
71	Do.	2.162	
73	Do.	11.133	
74	Do.	9.994	
90	Do.	16.352	
91	Do.	8.739	
89	Do.	15.659	Let on a yearly 25th March ten- ancy to S. J. Ridout at a rent of £196 18s. p.a.
94	Do.	7.912	
64	Do.	14.793	
63	Do.	12.130	
62	Do.	13.949	
44	Do.	8.545	
100	Do.	1.991	
100a	Orchard	1.001	
95	Do.	.362	
97	Do.	.238	
99	Pasture	.770	
98	Pond	.328	
96	House, Garden & Buildings	1.304	
92	Road	2.283	
70	Woodland	3.120	In hand
		175.373	

LOT 52

(Coloured Green on Plan No. 2)

Area about 284 acres 2 roods 19 poles.

A SPLENDID STOCK FARM

known as

**MARL PIT,
ABBOTS BROMLEY.**

The House is built of brick with tiled roof, containing on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, BACK KITCHEN, DAIRY and PANTRY.

First Floor: 5 BEDROOMS.

Second Floor: 2 BEDROOMS.

Good Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouse (40), 2-bay Cattle Shed (12), Loose Box, Stables (6), Calf House (8), Mixing Room, 4-bay Cart Shed, Granary, 4 Piggeries, Poultry House.

The pasture is good storeland, and the arable yields good crops.

Included is the Woodland known as Floyers Coppice, which is in hand.

A right over Ordnance No. Pt. 29 is reserved for the benefit of Lot 53 and for the benefit of the Vendors' remaining Estate.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, £6 7s. 3d.
Land Tax, £7 12s. 3d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
11	Arable	6.113	
13	Do.	6.555	
17	Do.	1.142	
7	Pasture	7.634	
8	Do.	8.054	
9	Do.	5.980	
10	Do.	4.295	
14	Do.	6.495	
15	Do.	4.388	
16	Do.	10.379	
18	Do.	7.641	
19	Do.	3.201	
20	Do.	2.902	
22	Do.	3.780	
23	Do.	8.950	
24	Do.	6.812	
25	Do.	.661	
24a	Do.	5.840	
26	Do.	12.434	Let on a yearly 25th March ten- ancy to Messrs. T. & W. T. Whiel- don at an appor- tioned rent of £305 p.a.
27	Do.	12.913	
30	Do.	.798	
32	Do.	6.839	
33	Do.	5.158	
34	Do.	8.223	
35	Do.	7.385	
36	Do.	5.131	
40	Do.	5.216	
41	Do.	5.286	
42	Do.	6.468	
68	Do.	6.403	
27a	Do.	3.128	
43	Do.	28.772	
45	Do.	8.324	
66	Do.	4.826	
67	Do.	14.587	
68a	Do.	.117	
93	Do.	10.804	
47	Do.	6.629	
67a	Pond	.244	
43a	Do.	.129	
21	Do.	.303	
32b	Do.	.112	
37	Orchard	1.152	
31a	Do.	.588	
31b	Pond	.126	
32a	Do.	.120	
31	House & Buildings	.540	
28	Buildings	.798	
65	Woodland	18.499	} In hand
Pt. 29	Lane	1.745	
		284.619	

LOT 53

(Coloured Mauve on Plan No. 2).

Area about 20 acres 39 poles.

THE SMALLHOLDING

known as

**PARK STILE,
NEAR MARL PIT FARM, ABBOTS BROMLEY.**

The House is built of brick with tiled roof, containing on the

Ground Floor: LIVING ROOM, KITCHEN, PANTRY,

First Floor: 3 BEDROOMS.

**ADJOINING IS A SIMILAR COTTAGE
CONTAINING 5 ROOMS.**

£400.

450.

475.

£500. sold.

to Mrs. J. B.

Follows of
Stafford.

THE OUTBUILDINGS built of wood and tiled, comprise Cowhouse (3), Stable (1), 2 Piggeries.

The land is all useful storeland.

This Lot is sold with the benefit of a right of way over Lot 52 Ordnance No. Pt. 29 and is subject to right of way over this Lot for the Vendors' remaining benefit of the Estate.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe,
Land Tax, 15s. 8d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
38	Pasture ...	2.810	Let on a yearly 25th March tenancy to Mr. G. Hollins at a rent of £30 p.a.
48	Do. ...	.237	
49	Do. ...	.906	
51	Do. ...	8.700	
51a	Do. ...	5.017	
39	Spinney ...	.881	
Pt. 29	Lane ...	1.100	
50	House, Cottage, Buildings and Garden ...	.590	Cottage let on a yearly 25th March tenancy to Messrs. T. & W. T. Whieldon at an apportioned rent of £3 p.a.
			20.241

LOT 54

(Coloured Blue on Plan No. 2)

Area about 109 acres 3 roods 36 poles.

THE ATTRACTIVE FARM

known as

GLASSHOUSE,

GORSTY HILL, MARCHINGTON WOODLANDS.

The Farm House is built of brick with tiled roof and containing on the

Ground Floor: SITTING ROOM, PARLOUR, KITCHEN, BACK KITCHEN, DAIRY and PANTRY.

First Floor: 4 BEDROOMS, CHEESE ROOM.

Attic Floor: 2 ROOMS,

Good Garden and Orchard .

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses (24), Stable (3), 3 Loose Boxes, 3-bay Cart Shed, 2 Piggeries, Granary. The land is chiefly good healthy pasture, with an area of productive arable.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £1 8s. 6d.
Land Tax,

SCHEDULE.

No. on Plan	Description	Area	Remarks
215	Pasture and Arable .	9.631	Let on a yearly 25th March tenancy to J. T. Hollingsworth at a rent of £146 p.a.
228	Pasture ...	3.059	
266	Do. ...	5.154	
268	Do. ...	5.902	
275	Do. ...	15.826	
276	Do. ...	5.416	
277	Do. ...	1.910	
278	Do. ...	9.678	
279	Do. ...	13.715	
281	Do. ...	4.314	
282	Do. ...	2.371	
285	Do. ...	9.969	
286	Do. ...	8.934	
55	Do. ...	5.219	
56	Do. ...	3.835	
57	Do. ...	2.380	
259	Orchard ...	1.410	
260	House, Garden & Buildings	1.255	
		109.978	

LOT 55

(Coloured Pink on Plan No. 2)

Area about 131 acres 11 poles.

THE CAPITAL FARM

known as

**MOAT SPRING,
GORSTY HILL.**

The comfortable Farm House is built of brick with tiled roof, containing on the

Ground Floor: DINING ROOM, LIVING ROOM, PANTRY, DAIRY and BREW HOUSE.

First Floor: 4 BEDROOMS.

Second Floor: 4 BEDROOMS.

Good Orchard and Garden.

THE FARM BUILDINGS

are chiefly built of brick and tiled and provide the following accommodation: Cowhouses (27), Calves House (4), 2 Loose Boxes, 3-bay Cart Shed with Granary, Implement Shed.

The land is chiefly sound and healthy pasture with a good yielding arable field.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe apportioned, £6 13s. 9d.
Land Tax,

Value of timber £132 - not included in purchase price.

£2,500. sold to Mrs. W. Garden purchaser of Lot 4 also.

*£2,100.
2,300.
2,400.
2,500.*

*£2,500.
2,600.
2,700.
2,800.*

*£2,900.
sold Mrs. W. Martin of Maresfield.*

SCHEDULE.

No. on Plan	Description	Area	Remarks
288	Pasture ...	7.629	
289	Do. ...	3.433	
290	Do. ...	9.537	
291	Do. ...	4.492	
292	Do. ...	9.426	
295	Do. ...	5.784	
344	Do. ...	10.263	
345	Moat ...	.499	
346	Pasture ...	.866	
347	Do. ...	3.028	
348	Do. ...	3.799	
378	Do. ...	3.204	Let on a yearly
379	Do. ...	14.008	25th March ten-
410	Do. ...	7.080	ancy to E. J. Hol-
412	Do. ...	3.109	lingsworth at an
287	Do. ...	5.729	apportioned rent
265	Do. ...	5.756	of £174 10s. p.a.
264	Do. ...	7.258	
238	Do. ...	2.698	
239	Do. ...	4.985	
263	Arable ...	5.624	
262	Orchard ...	5.272	
261	Do. ...	.217	
240a	Do. ...	.707	
344a	Pond ...	.100	
240	House, Garden & Buildings ...	.851	
411	Woodland ...	5.718	In hand
		<u>131.072</u>	

LOT 56
WITHDRAWN.

LOT 57
(Coloured Green on Plan No. 2)

Area about 126 acres 3 roods 29 poles.

THE PASTURAL HOLDING
known as
DUNS FIELD FARM,
MARCHINGTON WOODLANDS.

The Farm House is built of brick with tiled roof, and contains on the

Ground Floor: DINING ROOM, LIVING ROOM, KITCHEN, DAIRY, WASH HOUSE.

First Floor: 4 BEDROOMS.

Attic Floor: 3 ROOMS.

Garden and Orchard.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs and comprise: Cowhouse (20), Stable (4), Mixing Room, 3 Loose Boxes, 2-bay Implement Shed, Garage.

The land is all storeland pasture.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £5 4s. 9d.
Land Tax,

The Vendors reserve a right of way over this Lot for the benefit of their remaining properties.

*£1500.
1600.
1650.
1700.
£1725.
timber included.
withdrawn.*

SCHEDULE.

No. on Plan	Description	Area	Remarks
283	Pasture ...	8.331	
1	Do. ...	4.671	
3	Do. ...	7.149	
5	Do. ...	4.774	
417	Do. ...	6.549	
6	Do. ...	13.331	
7	Do. ...	2.968	
419	Do. ...	8.258	Let on a yearly
420	Do. ...	7.710	25th March ten-
421	Do. ...	11.219	ancy to A. Harris
422	Do. ...	4.783	at a rent of
496	Do. ...	3.363	£122 p.a.
115	Do. ...	9.428	
116	Do. ...	7.092	
117	Do. ...	4.139	
127	Do. ...	7.732	
128	Do. ...	9.306	
130	Do. ...	5.143	
126	House, Garden & Buildings ...	.988	
		<u>126.934</u>	

BLOCK E. Lots 58-84 inclusive.

LOT 58
(Coloured Pink on Plan No. 2)

Area about 75 acres 3 roods 16 poles.

THE HOLDING
known as
PARKSIDE,
ABBOTS BROMLEY.

The picturesque Farm House is built of brick, timbered and tiled, containing on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, SCULLERY, DAIRY.

First Floor: 4 BEDROOMS.

Good Garden.

THE FARM BUILDINGS

are chiefly built of wood, brick and corrugated iron roofs, and comprise: Cowhouse (16), 2-bay Cattle Shed, Loose Box, 2 Piggeries.

The land is all sound healthy storeland.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, 6s. 5d.
Land Tax, £1 5s. 6d.

*£900.
1000.
1050.
1100.
£1150.
sold to
Mr. J. B.
Follows
of Stafford*

SCHEDULE.

No. on Plan	Description	Area	Remarks
309	Pasture ...	1.481	
310	Do. ...	2.121	
311	Do. ...	19.630	
312	Do. ...	2.230	
313	Do. ...	3.694	
314	Do. ...	4.569	Let on a yearly
324	Do. ...	10.008	25th March ten-
305	Do. ...	13.926	ancy to Mr. E. H.
306	Do. ...	2.400	Chadfield at an
322	Do. ...	4.924	apportioned rent
323	Do. ...	9.907	of £68 p.a.
308	Pasture and Buildings	.626	
307	House, Garden & Buildings ...	.333	
		<u>75.849</u>	

LOT 59

(Coloured Green on Plan No. 2)

Area about 64 acres 2 roods 4 poles.

THREE SPLENDID PASTURE FIELDS

situated opposite the Moors Farm, Abbots Bromley.

There is a wood and corrugated iron roofed Cowhouse for (10), and Cattle Shed (4).

The Woodland is in hand.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, 2s. 3d.
Land Tax,

SCHEDULE.

No. on Plan	Description	Area	Remarks
341	Pasture ...	10.322	Let on a yearly 25th March tenancy to Mr. G. W. Perkin at a rent of £66 p.a.
342	Do. ...	4.059	
485	Do. ...	38.278	
462	Plantations	6.598	In hand.
501	Do. ...	5.267	
		64.524	

LOT 60

(Coloured Blue on Plan No. 2)

Area about 21 acres 3 roods 15 poles.

FOUR CAPITAL PASTURE FIELDS,

situated near the Moors Farm, Abbots Bromley.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, 3s. 9d.
Land Tax,

SCHEDULE.

No. on Plan	Description	Area	Remarks
469	Arable ...	4.194	Let on a yearly 25th March tenancy to Mr. R. F. Charles at a rent of £32 p.a.
466	Pasture ...	4.709	
465	Do. ...	3.285	
480	Do. ...	4.861	
481	Do. ...	4.798	
		21.847	

LOT 61

(Coloured Pink on Plan No. 2)

Area about 21 acres 1 rood 27 poles.

THREE SIMILAR FIELDS

adjoining the above Lot.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, 3s. 6d.
Land Tax,

SCHEDULE.

No. on Plan	Description	Area	Remarks
470	Pasture ...	4.636	Let on a yearly 25th March tenancy to Mr. L. W. Neighbour at a rent of £25 p.a.
471	Do. ...	8.190	
482	Do. ...	4.784	
483	Do. ...	3.802	
		21.412	

LOT 62

(Coloured Mauve on Plan No. 2)

Area about 32 acres 3 roods 3 poles.

FIVE SPLENDID FIELDS

of good sound turf, situated adjoining the above Lot.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, 3s. 11d.
Land Tax, £2 10s. 4d.
Poor of Abbots Bromley, £5. See Special Conditions of Sale.

SCHEDULE.

No. on Plan	Description	Area	Remarks
330	Pasture ...	8.211	Let on a yearly 25th March tenancy to Mr. C. J. Smithard at a rent of £41 p.a.
331	Do. ...	6.194	
332	Do. ...	4.707	
333	Do. ...	2.413	
472	Do. ...	11.241	
		32.766	

LOT 63

(Coloured Yellow on Plan No. 2)

Area about 67 acres 3 roods 36 poles.

A PASTURAL HOLDING

of good sound land, situated near Radmore Wood, Abbots Bromley.

THE BUILDINGS are chiefly built of brick with tiled roofs and comprise: 4-bay Cattle Shed (16), Loose Box, and in Field No. 505 is another shed.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £1 9s. 9d.
Land Tax, £2 8s. 11d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
479	Pasture ...	7.321	Let on a yearly 25th March tenancy to Mr. L. Neighbour at a rent of £69 4s. p.a.
502	Do. ...	27.685	
503	Do. ...	2.379	
504	Do. ...	2.274	
Pt. 505	Do. ...	1.475	
524	Do. ...	2.654	
528	Pasture & Buildings	2.517	
528a	Pond	.133	
529	Pasture	3.760	
530	Do. ...	3.854	
531	Do. ...	8.278	
548	Do. ...	5.645	
		67.975	

Privately sold to Mrs. L. Neighbour for £2,500. 06 59, 62 + 63.

Privately sold to Mrs. Neighbour for £ See marginal note to Lot 59.

Privately sold.

Privately sold to Mrs. Neighbour for £ See marginal note to Lot 59.

Privately sold.

LOT 64
(Coloured Green on Plan No. 2)

Area about 336 acres 35 poles.

THE HIGHLY IMPORTANT RESIDENTIAL AGRICULTURAL HOLDING

known as

**DUNSTALL HALL,
ABBOTS BROMLEY.**



The superior Farm Residence is approached by a carriage drive, which terminates at the Front Entrance. The Residence is built of brick and partly roughcast, with tiled roofs, and contains on the

Ground Floor: ENTRANCE HALL, well proportioned DINING ROOM, DRAWING ROOM, BREAKFAST ROOM, SITTING ROOM, KITCHEN and SCULLERY.

First Floor: Approached by main and secondary staircases, 6 BEDROOMS, BATHROOM, W.C., 4 men servants' BEDROOMS.

Second Floor: 3 BEDROOMS.

Extensive Domestic Offices including: Larder, China Pantry, Milk Cooling Room, Dairy, Salt House.

In the Basement is large cellarage.

The Garden is delightfully laid out with ornamental trees and lawn, and a large walled-in vegetable garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs and provide the following accommodation: Cowhouses for (62), 4-bay Cattle Shed (20), Turnip Shed, Stables (8), 2 Dutch Barns (of 6 and 7-bays), Mixing Room, 2 Granaries, 3 Calf Houses (15), 10 Loose Boxes, 6 Piggeries, 2 Stores, 5-bay Cart Shed, Workshop, Garage, Potting Shed.

In Field No. 682 is a 6-bay Cattle Shed, and there is another Shed in Field No. 703.

THE COTTAGE

at No. 750 on Plan, is built of brick with tiled roof, and contains 6 rooms.

The pasture land is of good quality, and the arable land is very fertile. The whole forming an exceptionally good Dairy or Stock Farm.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £1 6s. 7d.
Land Tax, £9 19s. 11d.
Poor of Abbots Bromley, £10 8s. 0d. See Special Conditions of Sale.

£5000.
5250.
5500.
£5,750.
(timber included)

Withdrawn

Price asked subsequent to attempted auction: -
£6,200.
No. of trees included =
230.

priced = 6%.

SCHEDULE.

No. on Plan	Description	Area	Remarks
280	Pasture	22.114	
671	Do.	11.107	
474	Do.	10.248	
475	Do.	7.534	
476	Do.	9.157	
477	Do.	5.557	
506	Do.	4.004	
509	Do.	7.448	
668	Do.	7.344	
566	Do.	10.359	
568	Do.	7.790	
567	Do.	8.512	
664	Do.	10.286	
665	Do.	16.092	
666	Do.	6.725	
667	Do.	1.201	
670	Do.	8.862	
707	Do.	8.051	Let on a yearly 25th March tenancy to Mr. E. Roberts at an apportioned rent of £395 p.a., the Landlord having agreed to provide 10 tons of slag per annum as from the 25th March, 1933
673	Do.	7.623	
674	Do.	9.744	
675	Do.	1.569	
680	Do.	3.430	
706	Do.	21.515	
708	Do.	11.334	
712	Do.	3.207	
705	Do.	24.662	
704	Do.	9.552	
682	Do.	9.787	
684	Do.	7.786	
703	Do.	12.723	
716	Arable	9.384	
715	Do.	9.102	
713	Do.	4.815	
714	Do.	9.360	
710	Do.	9.705	
664a	Pond	.117	
705a	Do.	.149	
785c	Do.	.028	
509a	Do.	.012	
475a	Do.	.136	
672	Do.	.388	
280a	Do.	.114	
281a	Do.	1.517	
676a	Orchard	.969	
676	House, Garden & Buildings	3.552	
750	Cottage & Garden	.253	
681	Spinney	.448	
677	Do.	.300	In hand.
512	Lane	.545	
		336.217	

Not included in sale

LOT 65
(Coloured Pink on Plan No. 2)
Area about 4 acres 2 roods 38 poles.

TWO VERY FINE FEEDING PASTURE FIELDS,

situated off Harley Lane, Abbots Bromley.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, 1s. 0d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
751	Pasture	2.064	Let on a yearly 25th March tenancy to Messrs. Lyon & Son at a Rent of £9 p.a.
752	Do.	2.675	
		4.739	

Privately sold to Mrs. M. E. Oswald.
£200.

First Floor: 4 BEDROOMS, BATHROOM, W.C., 2 BOXROOMS.

Second Floor: 8 BEDROOMS.

There is an attractive Garden partly walled in.

THE FARM BUILDINGS

are large and commodious, built of brick with tiled roofs, and provide the following accommodation: Cowhouse for (67), Cattle Shed (20), 2 Loose Boxes, Stables (8), Saddle Room, Barn, Mixing Room, 3 Piggeries, Workshop, Boiler House, 4-bay Cart Shed.

In Field No. 857 is a range of 6-bay Cattle Sheds and Yard (20).

The pasture land is of superior quality, and will carry a large head of stock. The arable land yields grand crops, all being in a fine state of cultivation.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

A right of road 12 feet wide is reserved between the points A and B on plan, for the benefit of Lot 69.

Outgoings: Tithe apportioned, £1 15s. 10d.

Land Tax apportioned, £9 16s. 6d.

Poor of Blithfield, £5. See Special Conditions of Sale.

SCHEDULE.

No. on Plan	Description	Area	Remarks
735	Arable ...	11.480	
736	Do. ...	6.326	
773	Do. ...	14.551	
774	Do. ...	14.520	
775	Do. ...	11.908	
795	Do. ...	8.532	
794	Pasture ...	2.635	
798	Do. ...	18.972	
797	Do. ...	7.612	
796	Do. ...	15.446	
810	Do. ...	2.705	
857	Do. ...	16.196	
865	Do. ...	9.760	
858	Do. ...	6.454	Let on a yearly 25th March tenancy to Mr. P. K. Cottrell at an apportioned rent of £370 6s. p.a.
806	Do. ...	18.149	
863	Do. ...	21.907	
862	Do. ...	7.619	
907	Do. ...	9.178	
908	Do. ...	7.501	
909	Do. ...	6.034	
905	Do. ...	1.581	
911	Do. ...	17.241	
912	Do. ...	7.342	
910	Do. ...	5.919	
442	Do. ...	2.776	
773a	Pond ...	.015	
796a	Do. ...	.019	
797a	Do. ...	.080	
774a	Do. ...	.004	
861	Old Marl Pit	.121	
809	House, Garden & Buildings	2.682	
805	Spinney ...	.204	
864	Do. ...	1.124	
906	Do. ...	.498	
441	Do. ...	4.651	In hand.
438	Do. ...	6.714	
Pt. 356	Stream ...	.300	
Pt. 955	Do. ...	.482	
		269.238	

LOT 69 *sold offered with Lot 68 (bath Lot withdrawn)*
(Coloured Green on Plan No. 2)

Area about 9 acres 1 rood 14 poles.

A DESIRABLE SMALLHOLDING, adjoining the above Farm.

The House is built of brick with tiled roof, and containing on the

Ground Floor: LIVING ROOM, PARLOUR, SCULLERY, PANTRY.

First Floor: 3 BEDROOMS.

Good Garden.

THE OUTBUILDINGS comprise: Cowhouse (2), Piggery, Poultry House.

The land is all useful pasture.

A right of roadway 12 feet wide is reserved between A and B on plan, over Lot 68.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, 1s. 11d.
Land Tax,

SCHEDULE.

No. on Plan	Description	Area	Remarks
807	Pasture ...	4.317	Let on a yearly 25th March tenancy to Miss P. Brown at a rent of £12 2s. p.a.
916	Do. ...	2.032	
913	Do. ...	2.777	
808	Cottage & Garden ...	.213	
		9.339	

ONE COTTAGE WITH VACANT POSSESSION.

LOT 70

(Coloured Green on Plan No. 2)

Area about 1 rood 12 poles.

BAGOT STREET,

ABBOTS BROMLEY.

Two good Cottages built of brick with tiled roofs, each containing 4 rooms and pantries, with good Gardens and outside Domestic Offices.

Let on a service tenancy to Mr. A. Fleming, and the other Cottage is in hand.

This Lot has the benefit jointly with Lots 72 and 73 to draw water from well on Lots 71 subject to bearing a fair proportion of the expense of maintaining said well.

LOT 71

(Coloured Mauve on Plan No. 2)

Area about 27 poles.

LAUREL COTTAGE,

BAGOT STREET, ABBOTS BROMLEY.

A comfortable Cottage built of brick with tiled roof, and containing on the

Ground Floor: LIVING ROOM, DINING ROOM, KITCHEN, SCULLERY.

First Floor: 3 BEDROOMS and BOXROOM.

Let on a monthly tenancy to Mrs. Onion at a rent of £8.

Outgoings: Land Tax, 2s.

Subject to the right of owners or occupiers of Lots 70, 72 and 73 to take water from well as at present enjoyed.

Privately sold.

Privately sold to Mrs. E. Onion for £250.

Timber, etc., see Stipulation No. 8.
 Shooting, see Stipulation No. 9.
Outgoings: Tithe apportioned, £2 17s. 0d.
 Land Tax, apportioned, £7 12s. 6d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
974	Pasture ...	7.582	} In hand.
984	Do. ...	6.445	
985	Do. ...	4.315	
987	Do. ...	6.368	
1407	Do. ...	5.26	
982	Do. ...	1.041	
1405	Do. ...	4.236	
1408	Do. ...	3.390	
1409	Do. ...	6.586	
1415	Do. ...	4.588	
1401	Do. ...	13.675	
1400	Do. ...	7.215	
990	Do. ...	29.602	
1224	Do. ...	18.822	
1225	Do. ...	13.755	
1356	Do. ...	9.225	
1356a	Pond ...	.137
1357	Pasture ...	11.744	
1392	Do. ...	6.056	
1357a	Pond ...	.142
1392a	Do. ...	.097
1394	Pasture ...	7.486	
1393	Do. ...	5.252	
1421	Do. ...	7.783	
1399	Do. ...	16.407	
1420	Do. ...	16.403	
1420a	Pond ...	.100
1419	Arable ...	6.736	
1395	Pasture ...	3.706	
1417	Do. ...	7.835	
1465	Do. ...	16.884	
210	Do. ...	.240
1396	Do. ...	.349
1397	House & Buildings	1.268	
1398	Old Marl Pit	.868	
974a	Do. ...	.198
1418	Pasture ...	.872
1224a	Pond ...	.120
986	Woodland ...	4.710	
1462	Do. ...	2.345	
Pt. 1410	River Blithe	.610	
		255.719	

LOT 86

(Coloured Blue on Plan No. 2)

£4,500.
£4,450.

Area 222 acres 3 roods 28 poles.

Withdrawn.

THE CAPITAL MIXED HOLDING

known as

**BLITHFORD FARM,
 MAVESYN RIDWARE.**

The substantially brick built and tiled Farm House contains on the

Ground Floor: DINING ROOM, DRAWING ROOM, BREAKFAST ROOM, KITCHEN, BACK KITCHEN, SCULLERY and LARDER.

First Floor: 5 BEDROOMS.

Second Floor: 3 BEDROOMS.

*Price asked subsequent to attempted auction £5,500.
 No. of trees included = 35.
 Note:- yield = 5½%.
 G.S. No. 80 (area 6.113-a) afterwards sold privately to Mr. Joseph H. Hammond, Longaeres Farm, Blithbury for £125.*

There is a good Garden in front of the house.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and comprise: Cowhouses (53), Stables (9), Calf Pens (9), 5 Piggeries, Turnip House, Mixing Room, 4-bay Cart Shed, Cattle Box (6), Garage and Workshop.

In Field No. 24 are 3 Loose Boxes.

There are two good Cottages built of brick with tiled roofs, each containing 5 Rooms with Gardens.

The land comprises some very useful water meadow, with an area of excellent upland pasture. The arable land is productive.

The Fishing in the River Blithe is exceptionally good, and some fine fish are always available.

The Fishing is let to Major C. E. Wood, at a rent of £7 per annum.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £41 19s. 9d.
 Land Tax, £1 19s. 0d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
<i>sold</i> 80	Pasture ...	6.113	} In hand.
220	Do. ...	3.951	
219	Do. ...	5.210	
211	Do. ...	8.921	
213	Do. ...	14.420	
218	Do. ...	15.789	
250	Do. ...	9.588	
252	Do. ...	4.715	
5	Do. ...	4.874	
276	Do. ...	7.397	
275	Do. ...	11.416	
281	Do. ...	5.923	
307	Do. ...	9.741	
280	Do. ...	7.454	
308	Arable ...	7.724	
311	Do. ...	6.676	
19	Pasture ...	7.013	
117	Do. ...	4.467	
41	Do. ...	6.451	
21	Do. ...	4.601	
24	Do. ...	6.195	
27	Do. ...	2.691	
28	Do. ...	4.039	
11	Do. ...	12.636	
9	Do. ...	10.744	
8	Do. ...	6.104	
17	Do. ...	7.246	
16	Do. ...	5.258	
159	Do. ...	7.826	
212	Spinney ...	.130
251	Pasture ...	.620
216	Do. ...	.238
217	House & Buildings	2.349	
222	Buildings ...	.337
15	River Blithe	1.677	
215	Stream ...	.790
10	Do. ...	1.053	
Pt. 209	Do. ...	.550
		222.927	

LOT 87

(Coloured Pink on Plan No. 2)

Area about 193 acres 2 roods 24 poles.

THE DESIRABLE HOLDING

known as

ROOKERY FARM,

BROMLEY HURST, ABBOTS BROMLEY.

The House is pleasantly situated, is built of brick with tiled roofs, and contains on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, DAIRY, PANTRY.

First Floor: 4 BEDROOMS and BOXROOM.

Second Floor: 3 BEDROOMS.

Gated, stone-walled Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses (28), Mixing Room, Barn and Granary, Stable (4), Loose Box, 2 Cattle Sheds (10), 4-bay Cart Shed, Calf Box, 2 Piggeries, Cooling House.

The land is excellent grazing and the arable land yields good crops.

Timber, etc., see Stipulation No. 8.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £1 14s. 8d.
Land Tax, £5 3s. 4d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
1374	Pasture ...	11.421	
1437	Arable ...	5.711	
1444	Pasture ...	1.787	
1491	Do. ...	4.400	
1484	Do. ...	1.157	
1489	Do. ...	16.191	
1490	Do. ...	19.523	
1514	Do. ...	3.010	
1516	Do. ...	14.911	
1519	Do. ...	5.421	
1522	Do. ...	11.763	
1521	Do. ...	5.812	Let on a yearly
1523	Do. ...	10.419	25th March tenancy to Mr. Wm. Phillips at a rent of £200 p.a.
1540	Do. ...	12.762	
241	Do. ...	1.240	
242	Do. ...	.341	
1539	Do. ...	12.613	
1541	Do. ...	6.839	
1542	Do. ...	7.252	
1543	Do. ...	22.990	
1548	Do. ...	13.683	
1538	Do. ...	.367	
1482	Farm House & Buildings ...	1.795	
1481	Pond ...	.352	
1482b	Do. ...	.172	
1482a	Orchard ...	1.714	
		193.646	

*£2,500.
£2750.
Timber included,
Withdrawn.
Price asked subsequent to attempted auction:-
£3,300.
No. of trees included = 10.
Yield 5 3/4%.*

WITH VACANT POSSESSION.

LOT 88

(Coloured Yellow on Plan No. 2)

Area 2 roods 32 poles.

A PORTION OF LAND

occupying a triangular position near Blithbury Bank, Blithbury.

Privately sold.

BLOCK G. Lots 89-99 inclusive.

LOT 89

(Coloured Blue on Plan No. 3)

Area 401 acres 14 poles.

THE EXTREMELY VALUABLE RESIDENTIAL HOLDING

known as

FIELD HALL FARM,

FIELD, NEAR UTTOXETER.



The Residence is approached by a carriage drive, which terminates at the front Entrance.

The Residence is built of brick roughcast and tiled, containing on the

Ground Floor: ENTRANCE HALL, DINING ROOM, DRAWING ROOM, LOUNGE, BREAKFAST ROOM, KITCHEN, PANTRY, WASH HOUSE.

First Floor: A fine oak staircase gives access to the First Floor, on which are 8 well proportioned BEDROOMS, one of which is beautifully panelled in oak. BATHROOM.

Second Floor: STORAGE ROOMS.

Basement: CELLERAGE.

The Garden is attractively laid out with tennis lawn, well shaded by ornamental trees. Good walled-in vegetable garden, and orchard.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses for (59), Stables (9), Mixing Room, Cattle Boxes for (21), 4-bay Cart Shed, 2-bay Implement Shed, 6 Piggeries, Workshop, Saddle Room, Garage, Poultry House.

In Fields Nos. 53a and 141 are further ranges of buildings.

There are three comfortable Cottages, built of brick with tiled roofs, two contain 4 rooms, and the other one 5 rooms, with outside offices, and good Gardens.

*£6000.
£6,500.
£7000.
£7250.
(Timber included).
Withdrawn.
Price asked subsequent to attempted sale by auction:-
£8000.
Timber n
Yield 5 3/4%*

The land is chiefly first class pasture, and the arable land is very productive, all being in a high state of cultivation.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £60 17s. 6d.
Land Tax, £15 19s. 5d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
1117	Pasture ...	9.957	
1122	Do. ...	2.540	
25	Do. ...	9.649	
54	Do. ...	7.900	
56	Do. ...	8.340	
58	Do. ...	1.226	
53a	Do. ...	2.352	
26	Arable ...	9.865	
27	Do. ...	8.855	
53	Do. ...	8.755	
63	Do. ...	6.341	
68	Pasture ...	1.126	
73	Do. ...	3.307	
74	Do. ...	3.610	
76	Do. ...	6.225	
77	Do. ...	8.400	
80	Do. ...	19.122	
83	Do. ...	12.643	
84	Do. ...	17.603	
121	Do. ...	12.705	
122	Do. ...	12.795	
119	Do. ...	3.349	
118	Do. ...	.703	
120	Do. ...	7.692	
139	Do. ...	17.569	
140	Do. ...	6.850	
144	Do. ...	14.225	
151	Do. ...	3.702	Let on a yearly
94a	Do. ...	.049	25th March ten-
117	Do. ...	6.902	ancy to Messrs.
116	Do. ...	14.543	H. P. Prince &
155	Do. ...	16.628	Son at a rent of
115	Do. ...	16.822	£528 p.a.
160	Do. ...	2.171	
159	Do. ...	22.748	
158	Do. ...	9.150	
98	Do. ...	14.961	
154	Do. ...	6.391	
156	Do. ...	.442	
153	Do. ...	.616	
152	Do. ...	.709	
894	Do. ...	10.753	
929	Do. ...	23.008	
931	Do. ...	13.075	
142	Do. ...	.591	
46	Pasture & Cottage	2.145	
75	Pond ...	.305	
82	Do. ...	.240	
79	Do. ...	.309	
103	Pond ...	.131	
894a	Do. ...	.191	
116a	Do. ...	.203	
46a	Orchard ...	.796	
46b	Pond ...	.006	
84a	Do. ...	.120	
47	House, Garden & Buildings	3.644	
47a	Orchard ...	.767	
141	Buildings ...	.594	
67	Cottages & Gardens	.551	
143	Spinney ...	.986	
Pt. 85	Stream ...	1.525	
Pt. 161	Do. ...	.500	
157	Do. ...	.584	In hand.
930	Do. ...	.024	
Pt. 963	Do. ...	.440	
Pt. 1036	Do. ...	.060	
		401.086	

LOT 90

(Coloured Pink on Plan No. 3)

Area about 163 acres 3 roods 7 poles.

THE VALUABLE HOLDING

known as

**FIELD BANK FARM,
FIELD.**

The comfortable Farm House is built of brick with tiled roof, and containing on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, SCULLERY, DAIRY, 2 PANTRIES.

First Floor: 5 BEDROOMS.

Second Floor: 5 BEDROOMS.

Excellent Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs and comprise: Cowhouses for (37), Stables (5), Mixing Room, Calf Houses (6), Loose Bay Implement Shed, 2-bay Cart Shed, 4 Piggeries.

The land is all excellent pasture, and in good heart.

Outgoings: Tithe, £21 13s. 9d.
Land Tax, £7 3s. 9d.

Shootings, see Stipulation No. 9.

£3000.
3500.
3600.
3400.
3,750.
W. D or
sold?

SCHEDULE.

No. on Plan	Description	Area	Remarks
11	Pasture ...	10.109	
12	Do. ...	20.381	
36	Do. ...	1.702	
39	Do. ...	2.837	
40	Do. ...	2.263	
41	Do. ...	7.986	
43	Do. ...	4.899	
124	Do. ...	13.055	
125	Do. ...	6.938	
126	Do. ...	10.349	
128	Do. ...	.002	Let on a yearly
130	Do. ...	6.068	25th March ten-
131	Do. ...	9.755	ancy to Exors. of
132	Do. ...	11.313	Mr. W. G.
133	Do. ...	3.970	Archer at a rent
134	Do. ...	4.340	of £218 13s. 10d.
135	Do. ...	3.942	per annum.
136	Do. ...	10.400	
137	Do. ...	10.598	
44	House, Garden & Buildings	2.180	
129	Pond ...	.609	
38	Lane ...	.289	
45	Pasture ...	9.101	
42	Lane ...	.602	
127	Do. ...	1.331	
78	Spinney ...	.900	
138	Do. ...	.783	In hand.
123	Do. ...	7.099	
		163.801	

LOT 91
(Coloured Pink on Plan No. 3)

Area about 249 acres 3 roods 34 poles.

THE EXCELLENT MIXED HOLDING

known as

THE MOOR FARM, FIELD.

The Farm House is substantially built of brick with tiled roofs, and containing on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, SCULLERY, 2 PANTRIES and DAIRY.

First Floor: 4 BEDROOMS.

Second Floor: 4 BEDROOMS.

Good Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and comprise: Cowhouses for (46), Calf Houses (8), Stables (6), Mixing Room, 6-bay Dutch Barn, 5-bay Cart Shed, 2 Piggeries, Workshop.

The land is generally useful grazing, with an area of good working arable which yields good crops.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £28 8s. 3d.
Land Tax, £10 3s. 9d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
88	Pasture	4.449	
89	Do.	2.778	
90	Do.	14.648	
91	Do.	12.416	
93	Do.	23.682	
95	Do.	4.035	
97	Do.	3.546	
104	Do.	26.883	
107	Do.	16.051	
110	Do.	15.070	
113	Do.	11.219	Let on a yearly 25th March tenancy to Messrs. C. E. & E. J. Freeman at a rent of £330 p.a.
114	Do.	15.870	
164	Do.	7.129	
165	Do.	5.623	
167	Do.	10.282	
169	Do.	11.204	
171	Do.	8.786	
87	Do.	1.670	
86	Do.	15.205	
66	Arable	12.895	
111	Do.	11.373	
112	Do.	7.380	
94	House & Buildings	1.514	
94a	Orchard	.506	
96	Lane	.316	
108a	Pond	.168	
108	Spinney	1.296	
166a	Pond	.200	
166	Quarry	.308	
113a	Pond	.230	
170	Spinney	1.465	
Pt. 85	Stream	1.525	In hand.
Pt. 11	Do.	.142	
		249.964	

£4000.
£4500.
£4,800.
£4900.
Timber included
Withdrawn
Price asked
subsequent to attempted sale by auction = £5,200.
Timber - me.
Yield 5 1/2%.

LOT 92
(Coloured Green on Plan No. 3)

Area about 106 acres 2 roods 19 poles.

THE COMPACT HOLDING

known as

FIELD MILL FARM, FIELD.

The Farm House is substantially built of brick with tiled roof, containing on the

Ground Floor: DINING ROOM, SITTING ROOM, KITCHEN, DAIRY.

First Floor: 3 BEDROOMS.

Second Floor: 3 BEDROOMS.
Good Garden.

THE FARM BUILDINGS

are chiefly built of brick and tiled, and provide the following accommodation: Cowhouses for (36), Stable (3), Turnip Shed, 2-bay Cart Shed, Loose Box (3), Mixing Room.

The land comprises some useful meadow and upland pasture. The arable is productive.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £10 12s. 0d.
Land Tax, £5 11s. 4d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
23	Arable	8.283	
28	Do.	3.472	
6	Pasture	4.300	
7	Do.	4.300	
16	Do.	3.455	
17	Do.	3.587	
18	Do.	4.811	
19	Do.	6.646	Let on a yearly 25th March tenancy to Messrs. S. & S. T. Hollins at a rent of £173 1s. 6d. p.a.
20	Do.	10.089	
20a	Do.	4.107	
21	Do.	2.909	
22	Do.	4.887	
50	Do.	4.446	
52	Do.	6.241	
29	Do.	6.066	
30	Do.	4.388	
49	Do.	18.981	
69	Do.	2.924	
71	Do.	.584	
48	Pond	.105	
51	Lane	.297	
72	House, Garden & Buildings	.700	
Pt. 85	Stream	1.040	In hand.
		106.618	

LOT 93
(Coloured Pink on Plan No. 3)

Area about 1 acre 3 roods 1 pole.

A PORTION OF PASTURE LAND,

being part of the undivided Field No. 15 on Plan.

Shootings, see Stipulation No. 8.

Let on a yearly 25th March tenancy to Mr. A. Williams, at a rent of £2 per annum.

£2000.
Withdrawn
Price asked
subsequent to attempted auction = £2,600.
Timber m
Yield 6 7/8%

£20.
25
£30.
sold.

LOT 94

(Coloured Blue on Plan No. 3)

Area about 130 acres 2 roods 3 poles.

THE FINE STOCK HOLDING

known as

**MOOR FARM,
UPPER LEIGH, LEIGH.**

The attractive and substantial, brick built and tiled Farm House, contains on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, SCULLERY, PANTRY, DAIRY.

First Floor: 4 BEDROOMS.

Second Floor: 3 BEDROOMS.

Excellent Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and provide the following accommodation: Cowhouses (46), Stable (3), 3 Loose Boxes, 2 Piggeries, 2-bay Cart Shed, Granary.

The land is all pasture and is very useful for Dairying and Stock Feeding.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £12 3s. 4d.

Land Tax,

Poor of Leigh, Sir Walter Bagot's Charity, £5. See Special Conditions of Sale.

SCHEDULE.

No. on Plan	Description	Area	Remarks
454	Pasture713	Let on a yearly 25th March tenancy to Messrs. W. & W. Bailey at a rent of £190 p.a.
453	Do.	... .. 2.100
452	Do.	... .. 3.230
450	Do.	... .. 8.440
464	Do.	... .. 1.424
467	Do.	... .. .244
11	Do.	... .. 1.659
10	Do.	... .. 4.858
236	Do.	... .. 5.130
241	Do.	... .. 3.793
239	Do.	... .. 3.711
238	Do.	... .. 2.552
275	Do.	... .. 3.955
440	Do.	... .. 2.736
279	Do.	... .. 7.948
272	Do.	... .. 18.496
242	Do.	... .. 5.002
243	Do.	... .. 8.920
244	Do.	... .. 5.773
331	Do.	... .. 16.350
336	Do.	... .. 3.297
383	Do.	... .. 7.673
381	Do.	... .. 2.975
379	Do.	... .. 6.707
275a	Pond	... .. .130
272a	Do.	... .. .169
329	House & Buildings	1.305	
Pt. 471	Stream490	In hand.
Pt. 382	Do.	... .. .740
		130.520	

LOT 95

(Coloured Green on Plan No. 3)

Area about 135 acres 3 roods 3 poles. *Privately sold.*

A CAPITAL MIXED AND DAIRY FARM

known as

**MIDDLETON GREEN,
LEIGH.**

The comfortable Farm House is built of brick with tiled roof, and containing on the

Ground Floor: DINING ROOM, DRAWING ROOM, KITCHEN, DAIRY.

First Floor: 4 BEDROOMS.

Second Floor: 2 BEDROOMS.

Good Garden.

THE FARM BUILDINGS

are chiefly built of brick with tiled roofs, and comprise: Cowhouses for (40), Mixing Room, Stable (4), Granaries, Loose Box, 2 Piggeries.

The land is chiefly good pasture with an area of productive arable land.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £16 7s. 4d.

Land Tax, £2 16s. 8d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
570	Pasture 9.337	Let on a yearly 25th March tenancy to Mr. G. E. Backhouse at a rent of £176 p.a.
580	Do.	... .. 8.400
568	Do.	... .. 3.037
582	Do.	... .. 11.137
711	Do.	... .. 5.279
581	Do.	... .. 3.989
712	Do.	... .. 6.964
713	Do.	... .. 5.510
546	Do.	... .. 4.547
559	Do.	... .. 10.648
558	Do.	... .. 4.837
589	Do.	... .. 4.381
588	Do.	... .. 5.486
586	Do.	... .. 7.625
587	Do.	... .. 6.313
701	Do.	... .. 5.150
700	Do.	... .. 6.733
726	Do.	... .. .433
702	Do.	... .. 1.005
723	Do.	... .. 1.620
699	Do.	... .. 9.364
775	Arable	... .. 4.254
774	Do.	... .. 6.404
699a	Pond	... .. .100
589a	Do.	... .. .130
702a	Do.	... .. .150
580a	Do.	... .. .140
582a	Do.	... .. .121
725	House, Garden & Buildings	... .. .970
686	Pasture	... .. 1.707
		135.771	

Privately sold

LOT 96
(Coloured Pink on Plan No. 3)

Area about 9 acres 1 rood 27 poles.

TWO FIRST CLASS PASTURE FIELDS,

situated near the Railway Inn, Leigh.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, 6s. 7d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
348	Pasture ...	1.502	Let on a yearly 25th March tenancy to the Exors. of Mr. J. Ratcliffe at a rent of £27 8s. p.a.
349	Do. ...	7.918	
		9.420	

LOT 97

(Coloured Pink on Plan No. 3)

Area about 42 acres 1 rood 18 poles.

SHERRATS WOOD, LEIGH.

The Wood contains some excellent growing Oak, Ash, Larch, etc.

Timber, etc., see Stipulation No. 8.

Outgoings: Tithe, Land Tax,

*£500.
550.
600.*

£650.

Withdrawn.

*£15-10-0.
an acre
with
timber
included.*

LOT 98
(Coloured Pink on Plan No. 4)

Area about 21 acres 36 poles.

THREE FIRST CLASS PASTURE FIELDS,

situated near Timber Lane, Uttoxeter.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, £3 5s. 1d.
Land Tax, 1s. 4d.

SCHEDULE.

No. on Plan	Description	Area	Remarks
1234	Pasture ...	7.130	Let on a yearly 25th March tenancy to Mr. C. Mottram at a rent of £40 p.a.
1235	Do. ...	6.366	
1236	Do. ...	7.731	
		21.227	

LOT 99

(Coloured Pink on Plan No. 4)

Area about 8 acres 3 roods 21 poles.

A FIELD OF EXCELLENT MEADOW LAND,

situated North of the Uttoxeter Racecourse.
Let on a yearly 25th March tenancy to Mr. J. H. Statham at a rent of £8 10s. 0d.

Shootings, see Stipulation No. 9.

Outgoings: Tithe, Land Tax, 5s. 2d.

LOT 100

The Lay Tithe Rent charge of £112 14s. 3d. gross, payable to the Lay Impropiator secured on lands in the Parish of Abbots Bromley, Staffs.

Rates £35.

£500.

600.

£620. sold to Mr. W. Oakden o Stockport, Purchaser Lots 4 & 5.

£80.

£90.

£100.

£110.

120.

130.

£140.

Withdrawn? sold to Mr. G den (above).

£150.

1100.

1150.

1200.

1250.

1300.

1450.

£1500. sold to Mr. Edward Foxshaw, Uttoxeter.

Rent charge
(-count)

Each lot to be so charged will be conveyed to the Purchaser thereof subject to and charged with such rent-charge in exoneration of any other property affected by such rent-charge and the purchaser of each lot to be so charged shall in the conveyance of such lot enter into a proper covenant for the indemnity of the Vendors and the purchasers of the other lots affected thereby and their respective successors in title in respect of such rent-charge and shall (if required) execute and deliver to the Vendors a duplicate of the Conveyance to be prepared and stamped by and at the expense of the Vendors. Each lot will be conveyed to the Purchaser thereof subject to any of such rent-charges which may affect such lot and are not to be so charged thereon but with the benefit of any covenant for indemnity against the same which at the date of such conveyance shall have been entered into by any purchaser of any lot to be so charged as aforesaid. No purchaser shall be entitled to call for any information (except such as may be in the Vendors' possession) as to the origin or creation of any such rent-charges or the extent of the property affected thereby or otherwise in relation thereto or (save as aforesaid) to require any indemnity against the same.

Restrictions
-as to
supplying
title to
small
purchasers

9. The purchaser of any Lot or Lots which shall fetch a price not exceeding £500 shall be satisfied with a Conveyance from the Vendors and other necessary parties in a form which will be furnished free of charge and the Purchaser shall not require any further title or evidence of title to be shewn. But as this Condition is only made to save expense to the Vendors the Purchaser will be at liberty to have the Title commencing with the document forming the root of title mentioned in Special Condition No. 6 abstracted and deduced at his own expense in accordance with Schedule II of the Solicitors' Remuneration Act 1881, as amended by the Solicitors' Remuneration Order 1932, provided he shall require the same by a written notice to the Vendors or their Solicitors within seven days after the signing of the Contract.

- Extra conditions -
See Over.



Memorandum.

I,
of
do hereby acknowledge myself to be the Purchaser of the property described as Lot _____ of the
within Particulars of Sale at the price of £ _____ and having paid to Messrs. Jackson
Stops & Staff, the Auctioneers, for and on behalf of the Vendors, the sum of £ _____
as a deposit and in part payment of the purchase money, I hereby agree to pay the remainder of the
purchase money and complete the purchase in all respects according to the said Particulars of Sale
and the foregoing Conditions of Sale.

AS WITNESS my hand this _____ day of _____ 1933.

Purchase Money ...	£
Timber ...	£
Total ...	£
Deposit ...	£
Balance ...	£

As Agents for the Vendors,
we hereby confirm the above Sale and as Stakeholders acknowledge the receipt of the above deposit.

Abstract of Title to be sent to

10. The present Vendors (Messrs J.H. & F.W.Green Ltd of Old Whittington Chesterfield in the County of Derby) have contracted to purchase from the Special Executors of the late Lord Bagot the properties now offered for sale but have not yet completed their purchase.

The sale to the present Purchaser is subject to the above printed Special Conditions of Sale and the matters and things therein incorporated as modified by Special Conditions 10, 11, 12, 13 and 14^{and 15} hereof.

No Purchaser shall require the said Contract for sale to the Vendors to be abstracted or require his Lot to be conveyed to the Vendors on or before the Conveyance to himself or object to his Lot being conveyed to the Vendors without mention in such Conveyance of the sub-sale thereof to such Purchaser.

If such Contract for sale is not completed by Conveyance to the Vendors before completion of the sub-sale of any Lot the sub-sale of such Lot will be completed by the said Special Executors and all other necessary parties (if any) concurring in the Conveyance to the Purchaser.

If however before actual completion of the sub-sale of any Lot a Conveyance thereof is obtained by the Vendors an Abstract of such Conveyance will be delivered with all reasonable dispatch, and any delay in completion hereunder caused by such Abstract not having been delivered earlier or in the first instance shall not relieve the Purchaser from payment of interest under General Condition 7.

The receipt of the said Special Executors for the whole or any part of the purchase money payable to such Special Executors may if so required by the Vendors be given:

11. The present sale and purchase shall be completed on the 25th day of December 1933 at the offices of the Vendors' Solicitors Messrs Hand Morgan & Co. of 17 Martin Street Stafford.

12. The timber on some parts of the properties comprised in the Particulars was included in the recent sales of timber on the Bagot Estates which took place on the 1st September 1933. Such timber which has been so sold is excepted and reserved out of the present sales together with all such rights and easements of and in connection with the felling cutting and removing thereof as may have been agreed to be granted to the respective Purchasers thereof.

The principal Lots to which such exception and reservation of timber apply are Lots 2, 14, 30, 40, 47, 48, 50, 51, 52, 59, 68 and 85.

As regards the timber not excepted and reserved as aforesaid stipulation 8 of the printed stipulations shall apply.

13. The following amendments are made in the Particulars of Sale :-

Lot 6 - No. 405 garden containing .365 of an acre is not included in the sale and is accordingly deleted from this Lot

Lot 11 - The words "With vacant possession 25th March 1934" are deleted from the particulars of this Lot

Lot 64 - No. 712 Pasture Field containing 3.207 acres is not included in this sale and is accordingly deleted from this Lot

Lot 73 - The words "and 72" in the note to this lot are deleted.

Lots 20, 44, 70, 74 and 88 are not included in this present sale

14. The following corrections are made in the printed particulars as regards Tithe viz :-

Lot 1	the amount of Tithe should read	£75.16.0.	instead of	£75.4.8.
Lot 6	ditto ditto	£26.8.1.	ditto	£24.8.2.
Lot 12	ditto ditto	£40.11.1.	ditto	£37.5.6.
Lot 13	ditto ditto	£10.18.7.	ditto	£9.2.0.
Lot 14	ditto ditto	£48.17.10.	ditto	£44.16.0
Lot 15	ditto ditto	£2.14.8.	ditto	£2.10.0.
Lot 16	ditto ditto	£15.5.9.	ditto	£14.5.9
Lot 17	ditto ditto	- 1.0.	ditto	nil
Lot 29	ditto ditto	- 4.0.	ditto	- 3.0.
Lot 30	ditto ditto	£9.5.11	ditto	£8.10.8
Lot 31	ditto ditto	- 16.9.	ditto	14.0
Lot 33	ditto ditto	- 8.0.	ditto	- 7.0
Lot 38	ditto ditto	- 19.2.	ditto	- nil
Lot 42	ditto ditto	£21.12.0	ditto	£20.12.1
Lot 43	ditto ditto	£1.13.8.	ditto	£1.10.0

15. The deposit shall be paid to the Vendor

(Sale after 1st January 1926)

Special Conditions of Sale. (and see Stipulations at front).

Sale subject to General Conditions of 1925.

Completion.

Special Conditions and Stipulations

Abstract of Title.

Duplicate of Conveyance.

Rentcharges (charitable &c) on certain parts of the property.

1. The Property will be sold subject to the General Conditions of 1925 (except sub-clauses 2 and 4 of Clause 3) and to the following Special Conditions and in case of any variance or inconsistency between these Conditions the said Special Conditions shall prevail.

2. The purchase shall be completed on the 25th day of December 1933 at the Office of the Vendors' Solicitors, Messrs. Foyer White Borrett & Black, at 26 Essex Street, Strand, W.C.2.

3. The Vendors sell as Special Executors.

4. The Draft Assurance shall be sent to the Vendors' Solicitors fourteen days and the Engrossment eight days before the day named for completion.

5. Any Special Conditions noted in the Particulars of Sale and in the Stipulations which precede same shall be deemed to be incorporated with and to form part of these Conditions, as if the same were here repeated at length.

6. The Abstract of Title shall commence as to all the Lots except as hereinafter mentioned with an Indenture of Mortgage dated the 28th August 1890 and shall include an Indenture of Resettlement dated the 11th January 1881 and a Deed Poll dated 15th June 1882. As to the whole or part of Lots 58, 59, 60, 61, 62, 63, 64, 66, 67, 68, 85 and 87 with a Transfer of Mortgage and Further Charge dated the 17th June 1914. And as to the whole or part of Lots 54, 63, 67, 68, 77, 80, 81, 82 and 88 with the said Resettlement of 11th January 1881.

The Mortgage of 28th August 1890 was a consolidating Mortgage made for the purpose of discharging various Mortgages on the Bagot Estates which Mortgages were duly discharged as is recited in the said Mortgage of 28th August 1890 and the Purchaser shall not require any evidence of the discharge of these Mortgages or make any Requisition or objection in respect thereof nor in respect of the Charges and incumbrances referred to in the said Resettlement which have all long since been discharged nor shall he require the Second Schedule to the said Resettlement to be abstracted. The Purchasers of Lots of which the said Mortgage of 28th August 1890 does not form part of the Title shall be entitled to inspect such Mortgage but shall not be entitled to any abstract thereof or extract therefrom.

7. In every case in which a liability is imposed on the Purchaser the Vendors shall be entitled to a duplicate of the Conveyance such duplicate to be prepared and executed by and at the expense of the Purchaser.

8. Certain parts of the property which cannot be precisely identified are subject to certain rent-charges for charitable purposes. Each such rent-charge will be charged exclusively on one lot in exoneration of the other lots in manner following:—

Rent-Charge	Property to be Charged
£5 payable to Poor of Leigh	Lot 94
£5 payable to Poor of Abbots Bromley	" 62
£10 payable to Poor of Blithfield	" 12
£10 8s. 0d. to provide bread for Poor of Abbots Bromley	" 64
£5 payable to Poor of Blithfield	" 68
£2 14s. 0d. payable to Poor of Colton	" 4
£25 Stipend to Minister and Clerk of Woodhey Chapel	" 14

Value of Bagot Estates liable
to death duties (presumably
after deducting mortgages)
on death of The Right Hon.
William Lord Bagot in Decr.
1932 was £104,000.

1.

Estate duty and succession
duty would amount to
£30,000. or thereabouts (the
successor to the title - Gerald
William Bagot, not being a
near relative, would be
liable to succession duty at
the maximum rate).