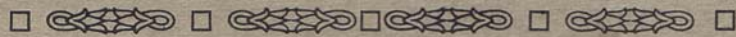


THE
BELLAMOUR HALL
ESTATE,
STAFFORDSHIRE.



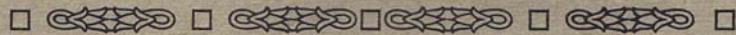
To be offered for SALE BY AUCTION

AT THE

SWAN HOTEL, STAFFORD

On SATURDAY, the 4th JUNE, 1921,

At THREE o'clock p.m.



Auctioneers :

Messrs. WINTERTON & SONS,
St. Mary's Chambers,
LICHFIELD.

Land Agents :

Messrs. E. HEATON & SONS,
Endon,
Near STOKE-ON-TRENT.

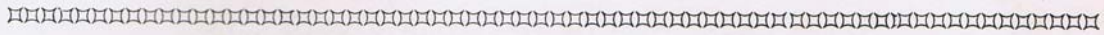
Solicitors :

Messrs. MAY, HOW, CHILVER & MAY,
49, Lincoln's Inn Fields,
LONDON, W.C. 2.

By Instructions from H. L. HORSFALL, Esq.

STAFFORDSHIRE,

On the borders of Cannock Chase, in a picturesque and beautiful part of the County,
One Mile from Rugeley, Seven from Stafford, Eight from Lichfield, and
Three-and-a-quarter hours' journey from London by L. & N. W. Main Line.



Particulars, Plan & Conditions of Sale

OF THE

FREEHOLD RESIDENTIAL & AGRICULTURAL

PROPERTY

KNOWN AS THE

Bellamour Hall Estate,

Extending to an area of

391½ Acres,

Comprising The Manor or Reputed Manor of Colton; The capital stone-built Mansion distinguished as Bellamour Hall, standing in a well timbered Park, having Two Entrance Lodges, extensive Pleasure Grounds, Lawns and Ornamental Water and Boat House, and productive Gardens; The Home Farm and Plantations; a delightful Georgian Residence known as Colton House; Residence and Land called "Parchfields"; New House Farm; several Small Holdings, Dwelling Houses and Accommodation Lands, in or near the Village of Colton,

TO BE OFFERED FOR SALE BY AUCTION BY

Messrs. WINTERTON & SONS

At THE SWAN HOTEL, STAFFORD,

On SATURDAY, the 4th June, 1921, at 3 o'clock in the afternoon precisely

Either as a whole or in a number of convenient Lots as within described.

Copies of these Particulars and any further information may be obtained from—

THE AUCTIONEERS, St. Mary's Chambers, Lichfield;

Messrs. E. HEATON & SONS, Land Agents and Surveyors, Endon, near Stoke-on-Trent;
and from

Messrs. MAY, HOW, CHILVER & MAY, Solicitors, 49, Lincoln's Inn Fields, London, W.C. 2.

STIPULATIONS.

TO BE DEEMED PART OF THE CONDITIONS OF SALE.

1. **THE WHOLE OF THE GROWING TIMBER** upon each Lot, and also the Mines and Minerals, will be included in the Sale. It is believed that the seams of Coal which are being worked at the Brereton Colliery, about two miles away, exist under the Estate, although at a greater depth from the surface.
2. **THE APPORTIONMENT OF THE TITHE** Rent-charge and the Land Tax has been made for the convenience of prospective Purchasers, and no legal apportionment shall be required.
3. **EXCEPT AS MENTIONED IN THE** Particulars of Lots 1 and 7, all such fixtures as belong to the Vendor only and are usually denominated as Landlord's fixtures, are included in the Sale. Those which are the property of the Tenants, whether mentioned in the Particulars or not, are excluded.
4. **THE CULTIVATIONS** of the various fields given in the Schedules are believed to be correctly stated, but Purchasers must satisfy themselves as to their accuracy, and no claim for compensation shall arise in respect of any land described as meadow or pasture which the tenant may have the right to plough up before the end of his tenancy.
5. **SUCH OF THE FENCES** as are marked with a T on one side thereof on the Plan are and shall be taken to be erected upon and form part of the Lot upon which such T is marked on the said Plan.
6. **SHOULD ANY DISPUTE ARISE** between the Vendor and Purchaser as to the boundaries of any of the Lots, or the Plan and Particulars, or the interpretation of any part thereof, the question in dispute shall be referred to the arbitration of the Auctioneers, whose decision shall be binding on all the parties, and the Auctioneers shall also decide how the cost of such reference shall be borne.
7. **THE PLANS AND QUANTITIES** have been compiled from the Ordnance Survey and are believed to be correct, but their accuracy is not guaranteed and no claim can be admitted nor any compensation allowed for any errors or discrepancies.
8. **THE VENDOR** reserves the right to hold a Sale or Sales of Furniture and other effects upon Lot 1 prior to the completion of the Purchase.

Fixtures.
—

*Cultivations
of various
lands*
—

Fences.
—

*Boundaries
dispute*
—

*Plans, quantities
as stated*
—

Sale of furniture.
—

SUMMARY OF THE LOTS.

LOT	TENANTS	DESCRIPTION	AREA			ESTIMATED OR APPORTIONED RENTS		
			A.	R.	P.	£	s.	d.
1.	In Hand	Bellamour Hall, Gardens, Pleasure Grounds and Plantations	156	3	7	{	*300 0 0	
	Mr. G. R. Gregory ...	Part of Bellamour Home Farm, including the Homestead and two Cottages					185 0 0	
	Messrs. C. C. & G. Mellor	Land near Bellamour Hall					126 0 0	
2.	Mr. G. R. Gregory ...	Eva's Cottages, Buildings, and part of Bellamour Home Farm	57	3	14	{	115 0 0	
	In Hand	Plantations					— —	
3.	Mr. G. R. Gregory ...	Land fronting Uttoxeter Road	8	0	35	{	16 0 0	
4.	Mr. G. R. Gregory ...	Land adjoining River Trent, forming part of Bellamour Home Farm	23	0	19	{	27 10 0	
	In Hand	Plantation and Ozier Bed					— —	
5.	Mr. William Preston ...	Wharf Cottage, Garden and Plantation	17	1	21	{	5 0 0	
	Mr. G. R. Gregory ...	Part of Bellamour Home Farm					24 0 0	
6.	Mr. G. R. Gregory ...	Field known as "Gosmoor Ends"	1	2	1	{	2 10 0	
7.	Mrs. Sampson	"Parchfields," Buildings and Land	24	3	16	{	95 0 0	
	Mr. John Grimley ...	Strip of Land from New House Farm					1 10 0	
8.	Mr. John Grimley ...	New House Farm	58	2	37	{	130 0 0	
9.	Mr. John Grimley ...	Water Meadows, adjoining River Trent	19	2	36	{	32 10 0	
10.	The Derby Oxide and Colour Co., Ltd. ...	Two Enclosures of Land	2	3	10	{	9 0 0	
11.	Colonel Carter	Colton House, Gardens, Pleasure Grounds and Land	16	2	39	{	102 10 0	
12.	Mr. Ravenscroft	Village Smithy (Colton)	0	0	32	{	4 0 0	
	Mr. J. Preston	Cottage and Garden adjoining					13 0 0	
13.	Mr. Shuttleworth... ..	Elm Cottage and Garden (Colton)	0	0	17	{	11 0 0	
14.	In Hand	Field of Accommodation Land (Colton)	3	1	32	{	*10 0 0	
Total ...			391	1	36	{	£1,209 10 0	

*These are Estimated Annual Rental Values.

PARTICULARS.

Lot 1.

The Manor or Reputed Manor of Colton,

BELLAMOUR HALL,

Home Farm and Plantations,

A very Compact and Attractive

Freehold Residential and Agricultural Property,

Situate near the Village of Colton, within One Mile of Rugeley Station,
L. & N. W. Railway, comprising an area of

156 a. 3 r. 7 p.

Forming the Central Portion of the Estate and including the Mansion House,
part of the Home Farm and Plantations.

BELLAMOUR HALL is a stately stone-built Mansion, standing upon a dry subsoil, surrounded by its Gardens, Pleasure Grounds and an Ornamental Sheet of Water (2 acres) and Boat-house, and is situated in a well-timbered Park and approached by two Carriage Drives with Lodge Entrances.

It contains, on the GROUND FLOOR, Entrance Hall 22 ft. x 15 ft., Vestibule, Study 16 ft. x 12 ft., Drawing Room 32 ft. x 21 ft., 10 in., Morning Room 32 ft. 6 in. x 22 ft., Library 21 ft. 10 in. x 21 ft. 10 in., Dining Room 40 ft. x 22 ft.—the height of these rooms being 14 ft. 9 in.—Housekeeper's Room, Store Room, Kitchen 22 ft. x 16 ft., Scullery, Larder, Dairy, Butler's Pantry, five small Bedrooms and two W.C's.

ON THE FIRST FLOOR are 11 Bed and Dressing Rooms, Workroom, Housemaid's Closet, two Bathrooms and two W.C's.

ON THE SECOND FLOOR eight Bedrooms and Boxroom.

IN THE BASEMENT are Servants' Hall, and extensive range of cellaring and heating apparatus.

Gas is laid on throughout the house, and the ground floor is heated with hot-water pipes.

THE STABLING, at a convenient distance from the House, comprises five Stalls and two Loose Boxes, two large Coach-houses and Saddle Room, with two Rooms and Lofts over the whole; Motor Garage for two Cars.

THE PLEASURE GROUNDS, which are fully matured and artistically laid out, include a fine expanse of Lawns stretching down to the Fish Pond and a charming Rhododendron Walk known as "The Dell."

On the North-East side is a capital walled Kitchen and Fruit Garden of a most productive character, containing two Peach-houses, two Vineries, Melon Pits and Fernery.

In a secluded part of the grounds stands "OLD BELLAMOUR HALL," dating from 1639, a very interesting stone-built structure, for some time past unoccupied, but which at a moderate expense might be restored.

Included in this Lot is the portion of the

Home Farm

and other lands surrounding the Mansion, occupied in part by Mr. G. R. Gregory and in part by Messrs. C. C. and G. Mellor, and consisting mainly of old turf land of the best quality.

It comprises a Farm-house and two Cottages immediately adjoining, the former containing Entrance Hall, House-place, Parlour, Kitchen, Scullery, Dairy, Pantry and seven Bedrooms, with outside Wash-house and Store Room over.

The two Cottages each contain Living Room, Kitchen and two Bedrooms.

THE FARM BUILDINGS include Milking Shed for 30 Cows with Mixing House in centre, four-stall Stable and Loose Box with Loft over, Barn and two Bays, Calf Houses, Bull Pen, Trap House, Hay and Corn Stores, Cart and Implement Sheds, Loose Box, Men's Mess Room, Piggeries, Fowl-house, Work Shops, etc.

SCHEDULE.

Name of Tenant	No. on Plan	Description	Area			Total Area		
			A.	R.	P.	A.	R.	P.
In Hand	531 ...	Bellamour Hall, Pleasure Grounds, Stabling, etc.	6	2	18			
	484 ...	The Dell and Shrubberies	3	0	18			
	Pt. 485 ...	Kitchen Garden	1	0	26			
	Pt. 486 ...	Orchard	1	0	22			
	534 ...	Fish Pond and Boat House... ..	1	3	32			
	532 ...	Paddock	4	0	30			
	536 ...	Colwich Lodge	0	0	36			
	Pt. 535 } 557 }	Rugeley Lodge	0	1	20			
	477 ...	Garden	0	1	21			
	483 ...	Plantation	0	1	6			
	533 ...	Boat House Spinney	1	1	25			
	Pt. 538 ...	Plantation	0	1	5			
	Pt. 553 ...	Ditto	0	2	23			
						21	3	2
Mr. G. R. Gregory ...	474 ...	Farm House and two Cottages (the two latter in hand)	0	2	20			
	Pt. 485 ...	Farm Buildings and Yard	0	1	28			
	Pt. 486 ...	Cart Shed and Rickyard	0	2	2			
	478 ...	Pasture	21	1	27			
	479 ...	Meadow	7	1	18			
	Pt. 481 ...	Arable	5	2	36			
	Pt. 537 ...	Pasture	16	2	0			
	Pt. 587 ...	Ditto	0	1	6			
	Pt. 588 ...	Ditto	1	2	0			
	Pt. 554 ...	Pasture	8	3	26			
	555 ...	Ditto	6	3	7			
	556 ...	Belt of Trees	0	1	0			
	Pt. 535 ...	Park (Pasture)	21	3	14			
						92	0	24
Messrs. C. C. & G. Mellor	560 ...	Pasture	17	1	2			
	529 ...	Pool	0	1	10			
	528 } 562 }	Plantations	0	3	27			
	559 ...	Pasture	11	3	32			
	558 } 583 }	Plantations	0	2	10			
	584 ...	Pasture	11	2	4			
	585 ...	Plantation	0	1	16			
						42	3	21
						Total...	156	3 7

	£	s.	d.
Commuted Tithe Rent-charge	30	17	5
Land Tax	6	1	1

Vacant possession of Bellamour Hall and the fields in Messrs. Mellor's occupation may be had on the completion of the purchase.

The remainder of the Home Farm is let to Mr. Gregory with other lands on an annual tenancy.

Certain fixtures and planned furniture belonging to the Vendor in and about Bellamour Hall, of which a detailed list will be produced at the time of Sale, shall be taken by the Purchaser at the amount of a Valuation made by the Auctioneers.

*No bid
for Lot 1.
Fixtures
£208.17.0.*

Lot 2.

A Convenient Small Farm

extending to

57 a. 3r. 14 p.

now forming part of the Home Farm, situate adjacent to the road leading to Uttoxeter, comprising

Two Semi-detached Cottages,

Brick-built and tiled, known as

“Eva’s Cottages,”

each containing Parlour, Kitchen, Pantry and three Bedrooms with detached Wash-house;

A Range of Out-buildings

comprising Stable for three Horses, Loose Box with Loft over, Barn and Bay, Tying for 12 Cows, Implement Shed and Loose Box and Piggeries; together with eight closes of excellent Land and two small Plantations.

SCHEDULE.

Name of Tenant	No. on Plan	Description	Area			Total Area			
			A.	R.	P.	A.	R.	P.	
Mr. G. R. Gregory ...	425 ...	“Eva’s Cottages,” Outbuildings, Garden and Yard	0	2	29				
	424 ...	Croft ...	1	1	20				
	476 ...	Road ...	0	0	30				
	423 ...	Pasture ...	15	3	28				
	422 ...	Arable ...	7	3	35				
	418 } 537 }	Meadow ...	8	3	19				
	165 ...	Ditto ...	1	2	28				
	167 ...	Ditto ...	8	1	22				
	168 ...	Ditto ...	6	0	28				
	415 ...	Pasture ...	3	2	8				
	417 } Pt. 111 }	Road ...	0	1	32				
							55	0	39
	In Hand ...	166 ...	Hell Hole Covert ...	1	1	28			
419 ...		Barn Close Pit ...	1	0	27				
							2	2	15
						Total...	57	3	14

	£	s.	d.
Commuted Tithe Rent-charge ...	23	7	11
Land Tax (apportioned) ...	2	17	0

£2,100.
Mrs. Saunders,
Walsall.

Lot 3.

Two Enclosures of Valuable Grazing Land,

Situate near Lot 2, having a long frontage to the Uttoxeter Road and intersected by the Moreton Brook, comprising an area of

8 a. 0 r. 35 p.

There is an Open Shed in one of the fields.

SCHEDULE.

Name of Tenant	No. on Plan	Description	Area		
			A.	R.	P.
Mr. G. R. Gregory ...	429 ...	Pasture	4	2	21
	412 ...	Ditto	3	2	14
Total...			8	0	35

Commuted Tithe Rent-charge	16/-
Land Tax (apportioned)	8/6

Saunders.
£400.
—

Lot 4.

Four Fields of Pasture and Arable Land, with Plantation and Ozier Bed,

Situate between the Trent and Mersey Canal and the River Trent, comprising an area of

23 a. 0 r. 19 p.

and now occupied with the Home Farm.

SCHEDULE.

Name of Tenant	No. on Plan	Description	Area			Total Area
			A.	R.	P.	
Mr. G. R. Gregory ...	598 ...	Pasture	4	2	14	
	597 ...	Ditto	3	2	11	
	Pt. 666 ...	Part of River Trent	0	2	19	
	595 ...	Arable	5	1	12	
	593 ...	Pasture	6	0	15	
	Pt. 594 ...	Part of River	1	1	28	21 2 19
In Hand	Pt. 548 ...	Plantation and Ozier Bed	1	2	0	1 2 0
Total...			23	0	19	

Commuted Tithe Rent-charge	£ s. d.
	7 18 9
Land Tax (apportioned)	1 0 0

Edwd Radford.
£670
—

Lot 5.

A Desirable Small Holding

Comprising the Dwelling-house known as

“Wharf Cottage,”

Together with

Four Enclosures of Superior Land,

Having a total area of

17 a. 1r. 21p.

Situate adjoining the Trent and Mersey Canal, and bounded on two sides by the Canal and Railway.

The Cottage contains Parlour, Living Room, Pantry, Coal-house and two Bedrooms, with detached Scullery, Fowl-house and Piggery.

SCHEDULE.

Name of Tenant	No. on Plan	Description	Area			Total Area		
			A.	R.	P.	A.	R.	P.
Mr. Wm. Preston	... 549 ...	Wharf Cottage, Garden & Plantation	0	3	14			
Mr. G. R. Gregory	Pt. 539 ...	Arable	4	2	0			
	Pt. 550 ...	Ditto	6	0	3			
	Pt. 590 ...	Ditto	5	2	1			
	Pt. 589 ...	Meadow	0	2	3			
			16			2	7	
		Total...	17	1	21			

Commuted Tithe Rent-charge	...	...	...	£	s.	d.
Land Tax (apportioned)	...	...	...	9	4	10
				0	17	6

Wm. Morrell.
£530.

Lot 6.

A Piece of Meadow or Pasture Land,

known as

“Gosmoor Ends,”

Situate adjoining the Trent and Mersey Canal, numbered Pt. 601 on Plan, and containing

1a. 2r. 1p.

as now in the occupation of Mr. G. R. Gregory.

Commuted Tithe Rent-charge	...	..	...	14	/	8
Land Tax (apportioned)	...	...	...	2	/	2

Saunders.
£40.

Lot 7.

The Attractive Country Residence

called

PARCHFIELDS,

Situated at a short distance from Rugeley Station, and approached through an avenue of trees, together with the capital Garden, Farm Buildings and Agricultural Land, the whole extending to an area of

24 a. 3 r. 16 p.

as now or recently occupied by Mrs. Sampson.

The House contains on the ground floor three Reception Rooms, Kitchen, Pantry, Dairy, Larder and Scullery; on the first floor are four Bedrooms, Dressing Room, Bathroom and W.C., and on the second floor four Rooms, Boxroom and large Cupboard.

The Buildings are substantial and ample, and comprise three-stall Stable, another Stable for two Horses with Loft over, Loose Box, Coach-house, Tying for eight Cows and Fodder-bin, Barn and Mixing House, Cart Shed, Open Cattle Shed and Yard, Piggeries and Fowl-house.

A Cottage adjacent to the House contains Living Room, Kitchen and three small upstairs rooms.

The Land is all old turf, very productive and well shaded and watered.

SCHEDULE.

Name of Tenant	No. on Plan	Description	Area A. R. P.
Mrs. Sampson	622 ...	House, Outbuildings, Cottage, Garden, etc.	1 3 24
	647 ...	Avenue from Road	0 2 19
	620 ...	Pasture	4 0 10
	621 ...	Ditto	2 2 32
	623 ...	Ditto	5 1 24
	611 ...	Ditto	3 0 26
	577 } 578 }	Ditto	5 3 26
	612 ...	Plantation	0 2 16
Mr. John Grimley	Pt. 625 ...	Strip of Land from New House Farm	0 1 39
Total...			24 3 16

W. R. Gregory.

Commuted Tithe Rent-charge £ s. d.
2 10 9

*£ 2,700.
and
Furniture
£ 45.*

Possession of this Lot can be given on the completion of the purchase, or earlier by arrangement. The purchaser must erect on this Lot and hereafter maintain a good and sufficient fence, to be approved of both as to materials and height by the Vendor or his Agent, to enclose the strip of land laid to this Lot from New House Farm (Part No. 625 on Plan) for the purpose of widening the Avenue.

Certain fixtures belonging to the Vendor in the Garden or elsewhere upon this Lot, of which a detailed list will be produced at the time of Sale, shall be taken by the purchaser at the amount of a Valuation made by the Auctioneers.

Lot 8.

New House Farm

A compact and very desirable Dairy Farm extending to

58 a. 2 r. 37 p.

Situated on the main road close to Rugeley Station and within half a mile of the centre of the Town, having an excellent House and convenient Buildings.

The House contains three Sitting Rooms, Kitchen, Scullery, Dairy, Pantry, six Bedrooms, Bath Room and W.C. Town water is laid on.

The Buildings comprise Milking Shed for 22 Cows and Hay Store, Barn and two Bays, two-stalled Stable and Loose Box, Trap House, Calf House and Cart Shed with Granary and Lofts over, and three Piggeries.

SCHEDULE.

Name of Tenant	No. on Plan	Description	Area		
			A.	R.	P.
Mr. John Grimley ...	627 ...	House, Buildings, Rickyard, etc. ...	0	2	9
	626 ...	Croft ...	2	1	21
	629 ...	Plantation ...	0	0	32
	646 ...	Pasture ...	5	1	15
	Pt. 625 ...	Meadow ...	6	1	19
	624 ...	Pasture ...	2	3	33
	609 ...	Ditto ...	8	0	0
	610 ...	Ditto ...	5	2	25
	579 ...	Meadow ...	2	1	31
	608 ...	Pasture ...	3	3	11
	582 ...	Meadow ...	3	3	11
	605 ...	Ditto ...	8	3	39
	606 ...	Arable ...	8	0	31
Total...			58	2	37

£ s. d.
Commuted Tithe Rent-charge 13 2 10

*Enoch Evans,
Walsall.
£3,300.*

Lot 9.

A Valuable Tract of Water Meadows

Now forming part of New House Farm, situated between the Railway and River Trent, close to Rugeley Station, and approached by an Archway under the Railway, comprising an area of

19 a. 2 r. 36 p.

with an Open Cattle Shed and Yard in No. 644.

SCHEDULE.

Name of Tenant	No. on Plan	Description	Area		
			A.	R.	P.
Mr. J. Grimley ...	643 ...	Meadow ...	12	1	26
	644 ...	Ditto ...	6	0	19
	Pt. 666 ...	Part of River Trent ...	1	0	31
Total...			19	2	36

£ s. d.
Commuted Tithe Rent-charge 7 18 9

*Enoch Evans,
£1050.*

Lot 10.

Two Enclosures of Land

Adjoining Lot 9, as now let on a Lady Day yearly tenancy to the Derby Oxide & Colour Co., Ltd., being Nos. 662 and 663 on Plan, containing an area of

2 a. 3 r. 10 p.

Together with a right of way for all purposes over the roadway (coloured red), constituting No. 668 on Plan.

	£	s.	d.
Commuted Tithe Rent-charge	1	5	3
Land Tax	0	2	5

*Coloured
Works.
£285.*

Lot 11.

The Delightful Georgian Residence

KNOWN AS

COLTON HOUSE,

Situated in the Village of Colton and standing in old-world gardens and grounds of much natural beauty, with Range of Stabling and other Buildings, excellent walled Kitchen Garden, Vinery and Greenhouse, Tennis Lawn, Fishpond and Plantation, and two closes of Land, the whole comprising an area of

16 a. 2 r. 39 p.

as now occupied by Colonel Carter.

The House is comfortably arranged and contains Entrance Hall, Dining Room, Drawing Room, Morning Room and Conservatory, Kitchen, Scullery, Larder, Pantry, Maids' Sitting Room, Lavatory and extensive Cellars.

On the first floor are five Bedrooms, Dressing Room, Bathroom and W.C.

On the second floor one large Bedroom with alcove and four smaller Bedrooms.

The Buildings, in an enclosed Yard adjacent to the House, comprise Stabling for three Horses, Harness Room, large Coach-house with Laundry over, Cow Shed for six, Cart Shed, Dairy and Game Larder, two Piggeries and Fowl-house.

In the Yard is also a four-roomed Gardener's Cottage.

SCHEDULE.

Name of Tenant	No. on Plan	Description	Area
			A. R. P.
Col. Carter	519	"Colton House," Stabling, Gardens, Pleasure Grounds and Plantation	2 3 31
	520	Meadow	5 1 14
	Pt. 497	Plantation	3 2 7
	496	Fish Pond	0 3 26
	Pt. 495	Pasture and Shed	4 0 1
Total...			16 2 39

	£	s.	d.
Commuted Tithe Rent-charge	3	3	10

Possession of this Lot will be given on the 25th October, 1921.

*£2,300.
W.D.*

Lot 12.

The Village Smithy, Cottage & Garden

IN

Colton Village,

In the respective occupations of Messrs. Ravenscroft and J. Preston as quarterly tenants, comprising an area of

32 perches, or thereabouts.

The Cottage contains Parlour, Living Room, Back Kitchen, Pantry and three Bedrooms, and has detached Wash-house, Coal Shed and Piggery.

The Trade premises include the Blacksmith's Shop with two hearths, Pent-House and two Loose Boxes.

There is a good Garden.

Commuted Tithes Rent-charge	...	...	...	1/5
Land Tax (apportioned)	...	...	...	2/8

The owner of this Lot and his tenants are to have the right in common with the owner of Lot 13 and his tenants to the use of the Well and Pump on Lot 13, and each owner is to be liable for half the cost of the maintenance thereof.

The purchaser of this Lot is also to have access at all times over the site of the passage-way on Lot 13 between certain of the buildings on the respective Lots for the purpose of getting access to his back premises.

*Wm Morrell
for:-
Same Coardrey.
29 Mundella
Terrace,
Heaton,
Newcastle-on-
Tyne.
£465.*

Lot 13.

A Detached House and Garden

CALLED

“Elm Cottage,”

Situate adjacent to the last Lot, and let to the Colton School Managers as quarterly tenants, and now in the occupation of Mr. Shuttleworth, comprising an area of

17 perches or thereabouts.

The House contains Parlour, Living Room, Scullery and three Bedrooms, with detached Wash-house.

Land Tax (apportioned)	2/8
------------------------	-----	-----	-----

The owner of this Lot is to be subject to the privileges conferred upon the owner of Lot 12 mentioned above.

12

*Managers,
Colton Schools.
£300.*

Lot 14.

A Valuable Field of Accommodation Land

*Capt.
Oldham*
£260.
—

Numbered 491 on Plan,

Situate in the Village of Colton, with a frontage to the main road, and bounded on one side by the Moreton Brook, containing an area of

3 a. 1 r. 32 p.

and now in hand.

	£	s.	d.
Commuted Tithe Rent-charge	1	1	2



(Before 1926).

CONDITIONS OF SALE.

(and see Stipulations at front).

[NOTE:-- Some covered by General conditions of 1925.]

Highest bidder to be purchaser, & re-arrangement of lots.

Bidding.

Payment of deposit & signing contract & paying for fixtures.

Balance of purchase money & possession given to purchaser.

Objections and Requisitions.

ditto. & rescission of contract.

Title.

Statutory Declaration in support.

Boundaries &c. of manor.

No further evidence of identity of any property to be required.

Indemnity against errors.

Rights, easements, quits, chief & other rents, walls, fences &c.

1. The highest bidder shall be the Purchaser, the Vendor fixing a reserve price for each Lot, and reserving the right to bid up to such price by himself or his Agent, and also the right to consolidate, sub-divide and rearrange Lots.

2. No person shall advance less than the sum to be fixed by the Auctioneer on each bidding, or retract a bidding. And if any dispute arise, the Lot in dispute shall be put up again at the last undisputed bidding, or the Auctioneer may determine the dispute.

3. Each Purchaser shall at the close of the Sale to him pay to the Solicitors (hereinafter named as Agents for the Vendor and his Settled Land Act Trustees) a deposit of 10 per cent. on the amount of his purchase money, and shall sign an agreement in the form subjoined to these conditions. The Purchaser of Lot 1 and the Purchaser of Lot 7 shall, in addition to the amount of his bidding, pay for such of the Fixtures on the Lot purchased by him as are referred to in the Particulars at the amount of the Auctioneers' valuation, and the amount of such valuation shall for all the purposes of these conditions (including payment of the deposit) be deemed part of his purchase money.

4. Each Purchaser shall pay the remainder of his purchase money on the 29th day of September, 1921, at the office, 49, Lincoln's Inn Fields, in the County of London, of Messrs. May, How, Chilver & May (the Solicitors of the Vendor), at which time and place his purchase shall be completed. And a Purchaser paying his purchase money shall, as from that day, be let into possession or receipt of the rents and profits, and pay all outgoing, and up to that day all rent, rates, taxes, and other outgoing shall (if necessary) be apportioned, and the balance shall be paid by or allowed to the Purchaser on completion. And if from any cause whatever (other than wilful default on the part of the Vendor) the completion of any purchase shall be delayed beyond the before mentioned day the remainder of the purchase money shall bear interest at the rate of 7 per cent. per annum from that day to the day of actual payment thereof.

5. Each Purchaser shall within fourteen days after the delivery of his abstract deliver to the Solicitors of the Vendor at their office aforesaid a statement in writing of all the objections and requisitions (if any) to or on the title or evidence of title, or the abstract, or the particulars, or these conditions. And subject thereto the title shall be deemed accepted. And all objections and requisitions not included in any statement delivered within the time aforesaid shall be deemed waived. And an abstract, though in fact imperfect, shall be deemed perfect except for the purpose of any further objections or requisitions which could not be taken or made on the information therein contained. And an answer to any objection or requisition shall be replied to in writing within ten days after the delivery thereof, and if not so replied to shall be considered satisfactory. And time shall be deemed in all respects as of the essence of this condition.

6. If any Purchaser shall take any objection or make any requisition which the Vendor on the ground of expense or otherwise is unable or unwilling to remove or comply with or if any question shall arise as to the Conveyance, and the Purchaser shall not withdraw such objection or requisition or waive the question within seven days after being required so to do the Vendor may by notice in writing delivered to such Purchaser or his Solicitor and notwithstanding any intermediate negotiation or litigation rescind the contract for sale. And the Vendor shall within one week after such notice repay to the Purchaser whose contract is so rescinded his deposit money which shall be accepted by him in satisfaction of all claims on any account whatever. And the Purchaser whose contract is so rescinded shall return forthwith all abstracts and papers in his possession which have been furnished by or on behalf of the Vendor.

7. The Title shall commence with the Will (dated the 15th day of August, 1873, and redeclared on the 10th of May, 1875) of the late Thomas Berry Horsfall, Esq., who died on the 22nd of December, 1878. If required by any Purchaser a Statutory Declaration will, at his expense, be furnished to the effect that the Lot purchased by him has for 12 years or upwards next preceding the day of Sale been enjoyed in accordance with the title deduced under such Will. And upon this evidence it shall be assumed (as is believed to be the case) that the Testator was at his death seised or entitled in unincumbered fee simple in possession. And no purchaser shall require the production of or investigate, or make any requisition or objection in respect of the prior title, whether the same shall appear to be in the Vendor's possession or power or not.

8. The Vendor shall not be required to show the boundaries extent, nature or constituents of the Manor or reputed Manor of Colton, or to furnish any evidence or information in relation thereto.

9. No further or other evidence shall be required of the identity of the Lot or Lots described in the particulars with the property to which title is shown by the abstract besides such evidence (if any) as may be gathered from the descriptions in the documents abstracted.

10. The several Lots are believed to be and shall be taken as correctly described, and any incorrect statement, error or omission found in the particulars, stipulations or these conditions, shall not annul the sale nor entitle any Purchaser to be discharged from his purchase, nor shall the Vendor or any Purchaser claim or be allowed any compensation in respect thereof.

11. The several Lots are sold subject to all quit, chief and other rents, rights of way, water, drainage, light and other easements (if any) affecting the same, and to any subsisting liability to repair party walls, fences or roads. The parts of Lot 1 which are numbered 528, 529, 560 and 562 on the Sale Plan are or may be subject to a condition that no building

shall at any time be erected thereon without the consent of the owner for the time being of Bellamour Lodge, and those parts of Lot 1 are sold and will be conveyed subject to that condition if and so far as the same is still subsisting.

12. Lots 1, 5, 9 and 10 are sold subject to and with the benefit of the conditions contained in an Indenture dated the 10th June, 1901 (so far as they affect these Lots respectively), such Indenture being a Conveyance on Sale to the London and North Western Railway Co. Lot 9 is sold subject to and with the benefit of the conditions contained in two several Indentures, dated respectively the 30th of December, 1893, and the 25th of July, 1902, such Indentures also being Conveyances to the said Railway Co.

Lot 5 is sold and will be conveyed subject to the right (whether now existing or hereafter to be acquired) of the owner of Lot 1 to take and convey water from the Trent and Mersey Canal through or under Lot 5 to a watering place for cattle existing or to be constructed on the land numbered Pt. 588 on the Sale Plan, and to the further right for the owner for the time being of Lot 1 to enter upon Lot 5 for the purpose of cleansing, laying or relaying the pipe necessary for the purposes aforesaid, he paying reasonable compensation for the damage, if any, caused by such entry.

13. Abstracts or copies of the leases, or of the agreements (if in writing) under which the tenants hold, and of the several Indentures mentioned in the last preceding condition, can be inspected at the offices aforesaid of the Vendor's Solicitors in ordinary office hours during a period of ten days next preceding the day of Sale, or in the Sale Room at the time of Sale. And each Purchaser shall be deemed to have notice of and to take subject to the terms of all the existing tenancies affecting the Lot purchased by him whether arising during the continuance or after the expiration thereof, and of the contents of the said several Indentures, and such notice shall not be affected by any partial or incomplete statement in the particulars or stipulations or conditions with reference to the tenancies or the said Indentures, and no objection shall be made on account of there not being an agreement in writing with any tenant. All cottage or other house property is sold subject to the Statutory rights (if any) of the respective occupiers, whether under the Increase of Rent and Mortgage Interest (Restrictions) Act, 1920, or otherwise.

14. The Vendor sells and will convey as tenant for life under the Settled Land Acts, 1882 to 1890, and no Purchaser shall require any covenant for title by the Vendor except the Statutory covenant implied by the Vendor conveying as beneficial owner with the usual proviso limiting the same so far as regards the reversion or remainder expectant on his life estate and the title to and further assurance of the premises after his death to the acts and defaults of himself and persons deriving title under him.

15. The Conveyance to a Purchaser shall be prepared by him and at his own expense, and the engrossment thereof shall be delivered at the office aforesaid of the Solicitors of the Vendor before the 10th day of September, 1921, for the execution by the Vendor and other necessary parties (if any). And the draft of such Conveyance (for perusal and approval on behalf of the Vendor and other necessary parties if any) shall be left at the said office ten days at least before delivery of the engrossment.

16. The several Purchasers shall take their Conveyances subject to the apportioned rents stated in the particulars, and shall not require the assent of any tenant thereto, nor require such rents to be otherwise apportioned. After the sale of any Lot the Vendor will (if required by the Purchaser of that Lot and so far as the law permits) concur with such Purchaser in giving notice to the Tenant to quit that Lot and the other premises (if any) held under the same Lease or Tenancy agreement. And the Purchaser or Purchasers of such other premises (if any) shall, if required, also concur in giving such notice to quit, or the Vendor may concur in his or their name or names and in his or their behalf.

17. Where any Lot appears by the particulars or plan to be offered for sale subject to an easement for the benefit of any other Lot, the Conveyance of the servient Lot shall be in terms made expressly subject to the easement affecting it, and proper remedies, if required for securing the same, shall be contained in the Conveyance of the servient Lot, or (at the option of the Vendor) shall be granted by the Purchaser thereof to and at the cost of the Purchaser of the dominant Lot, or of the Vendor if the dominant Lot be not sold.

18. Upon the death on the 8th of January, 1920, of Mrs. Lucy Martha Horsfall (the late tenant for life of the properties now offered for Sale), Estate Duty, and possibly Succession Duty, became payable or prospectively payable in respect thereof, and in respect of the timber, trees and wood then growing thereon. No Purchaser shall be entitled to require the said Estate Duty, or such parts thereof as remain unpaid, nor the Succession Duty (if any) to be discharged prior to the completion of this purchase, nor shall he require the Vendor or his Trustees or any other person to pay such duty or to enter into any agreement or covenant for the payment thereof, but the Vendor will, upon the request and at the expense of the Purchaser, use his best endeavours to obtain a Certificate under Section II. (1) Finance Act, 1894, that the Commissioners of Inland Revenue are satisfied that the full Estate Duty has been or will be paid in respect of the property agreed to be sold to the Purchaser.

19. After the Sale of all the Lots, or of all the Lots to which any set of documents relates, as the case may happen, the Purchaser whose purchase money is largest, or in case of equality the Purchaser of the Lot first sold, shall be entitled to the custody of such documents as relate to any other Lot, as well as to the Lot or Lots purchased by that Purchaser and do not relate to any other property besides that comprised in this Sale. But in respect of documents delivered to him which relate to the Lot or Lots of any other Purchaser, shall give to that other Purchaser (if he so requires) a Statutory acknowledgment of his right to production and to delivery of copies thereof, and also a Statutory undertaking for safe custody thereof. If any Lot be not sold the Vendor may, until the Sale thereof, retain all documents relating thereto and in respect thereof, or of any other documents retained he shall give to any Purchaser who may so require the before mentioned Statutory

Prohibition of building on certain parts of property.

Benefit of certain conditions contained in a deed.

Water rights.

Leases + agreements with tenants.

Rent Acts.

Vendor will convey as tenant for life &c.

Conveyance.

Apportionment of rents.
Notice to Quit.

Easements - Dominant & Servient.

Death of late owner,
Death duties on.

Biggest purchaser takes deeds.

Undertaking & acknowledgment by him.

acknowledgment (but not the undertaking). And every acknowledgment or undertaking given under this agreement shall be prepared and approved on behalf of all parties thereto at the expense of the person to whom it is given.

20. The Purchaser of any Lot which includes any house or other building which is insured against fire shall pay to the Vendor the proportionate part (as from the date of the contract) of the premium on any subsisting policy of Fire Insurance, and shall be entitled (so far as the policy or consent by the office permits) to the benefit of such insurance as from the date of the contract. But the Vendor shall not be bound to keep on foot any such insurance, or to give to any Purchaser notice of any premium being or becoming due.

21. If at any time after the Sale and before the date of completion any order shall be made for the execution by the Vendor of works upon any Lot in accordance with the requirements of the Local Authority in that behalf, the Purchaser of that Lot shall on completion repay to the Vendor the amount expended by him in complying with such order. And if any such order shall not have been complied with before completion the Purchaser shall (if required) enter into a covenant to indemnify the Vendor in respect thereof. But the Vendor shall, upon receiving notice of any such order, inform the Purchaser thereof and give him the option of complying therewith in lieu of the Vendor, and shall not expend any money for that purpose unless the Purchaser shall refuse or neglect to comply therewith.

22. If there is any variance between the "stipulations" above referred to and these conditions the provisions of these conditions shall prevail.

23. If any Purchaser shall neglect or fail to comply with any of the above conditions, his deposit money shall be forfeited to the Vendor, who may, with or without notice, resell the Lot or Lots in respect whereof default occurs without previously tendering a Conveyance to the defaulter at this Sale, and any resale may be made by auction or private contract at such time, subject to such conditions and in such manner generally as the Vendor may think proper. And if the Vendor thereby shall incur a loss by reason of diminution in price or expenses incurred, or both (after taking into account the deposit), the defaulter at this Sale shall pay to the Vendor the amount of such loss as liquidated damages. And on any such resale by auction the premises may be bought in, and all expenses consequent on an unsuccessful attempt to resell are to be forthwith paid to the Vendor by the defaulter at this Sale.

Memorandum.

BE IT REMEMBERED that at the Sale by Auction this 4th day of June, 1921, of the Property mentioned in the annexed Particulars of Sale

of

was the highest bidder for Lot _____ and was declared the Purchaser thereof, subject to the above conditions, at the price of £

and has paid the sum of £ _____ by way of deposit and agrees

to pay to Henry Leeke Horsfall, Esq., the Vendor, or his Trustees according to the above conditions the balance of the said purchase

money, and the Vendor and Purchaser hereby agree to complete the sale in accordance with the above conditions of sale.

Purchase Money £

Deposit - - £

Balance - - £

Abstract of Title to be sent to

Insurance.

*Notice from
Local Authority.*

*Variance between
stipulations & con-
ditions*

*Purchaser neg-
lecting to com-
ply with
conditions.*

*Resale by
Vendor.*



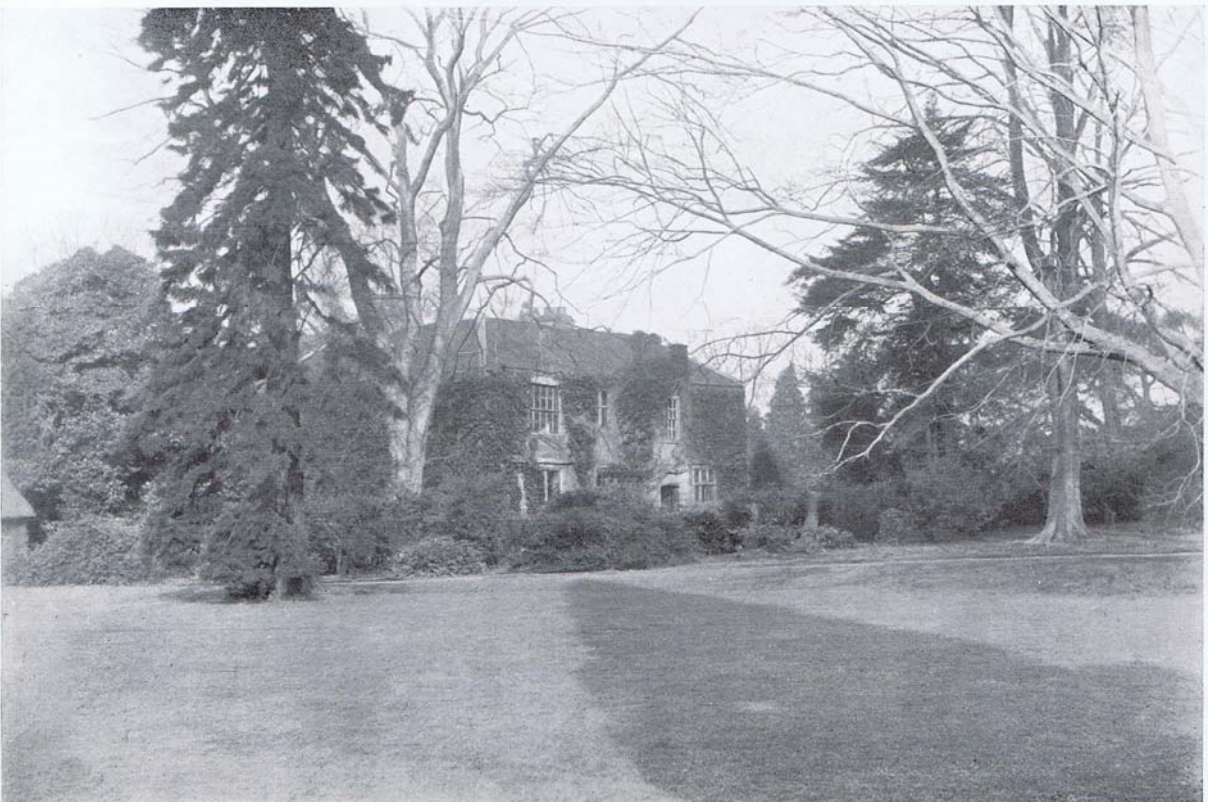
BELLAMOUR HALL. S. W. Front. (Lot 1).



BELLAMOUR HALL. Fish Pond and Boat House. (Lot 1).



BELLAMOUR HALL. View from the Grounds. (Lot 1)



"THE OLD HALL." In the Grounds. (Lot 1).



COLTON HOUSE. North Front. (Lot 11).



COLTON HOUSE. South Front. (Lot 11).



PARCHFIELDS (Lot 7).