

By direction of Sir Charles M. Wolseley, Baronet.

STAFFORDSHIRE.

ON THE BORDERS OF CANNOCK CHASE.

NORTHERN PORTION OF THE

WOLSELEY ESTATE,
COLWICH.

In the Parishes of Colwich and Colton.

To be Sold by Auction, at

THE SWAN HOTEL, STAFFORD,

ON

Saturday, November 22nd, 1919,

At 3 p.m. precisely.



Solicitors :

Messrs. WITHAM, ROSKELL, MUNSTER & WELD,
1 Gray's Inn Square,
London, W.C. 1.

Land Agent :

JOHN COVENTRY, Esq.,
Burgate Manor,
Fordingbridge, Salisbury.

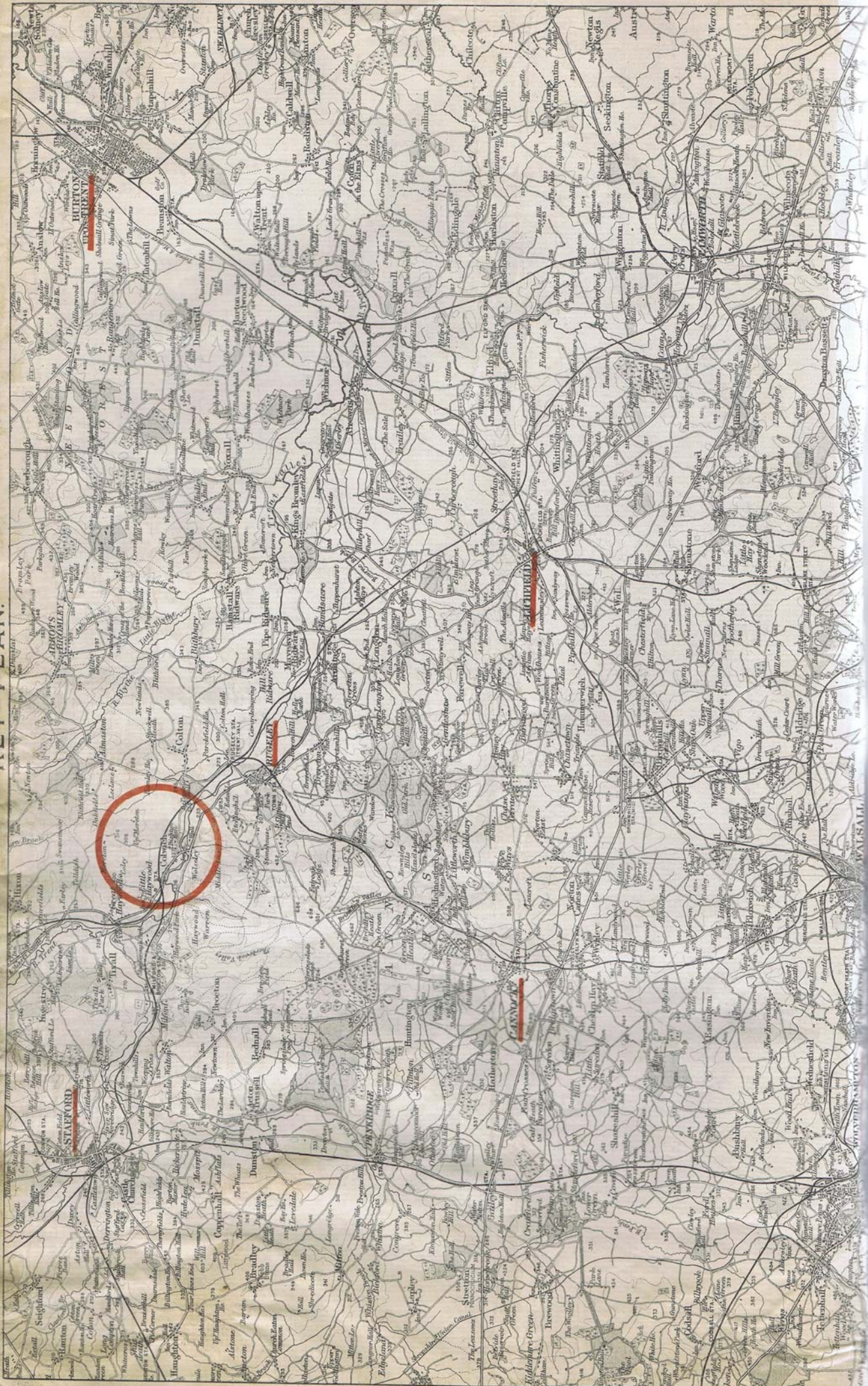
Surveyor :

S. L. THACKER, F.S.I.,
Kingscourt, Bridge Street,
Walsall.

Auctioneers :

EDWARDS, SON & BIGWOOD,
158 Edmund Street, Birmingham, and
94 High Street, Bromsgrove.

KEY PLAN.



By direction of Sir Charles M. Wolseley, Baronet.

STAFFORDSHIRE.

On the borders of CANNOCK CHASE, in the Parishes of COLWICH AND COLTON, and bounded on the South by the River Trent.

IMPORTANT SALE OF THE NORTHERN PORTION OF THE WOLSELEY ESTATE COLWICH,

Adjoining COLWICH STATION (L. & N. W. Rly.), 2 miles from RUGELEY and 6 miles from STAFFORD.

COMPRISING :

SIX VALUABLE MIXED FARMS

including :—

	Acres.		Acres
CHURCH FARM - - -	121	BISHTON FARM - - -	176
BUTCHER'S FARM - - -	27	WOLSELEY BRIDGE FARM -	136
BISHTON LANE FARM - - -	92	TAFT FARM - - - -	216

ATTRACTIVE MODERATE-SIZED COUNTRY RESIDENCE,
"Chase View."

SEVERAL CHOICE SMALL HOLDINGS.

ELIGIBLE BUILDING LAND.

Three Well-Secured Freehold Ground Rents.

VALUABLE FREEHOLD MINERAL PROPERTY
THE COLWICH BRICK WORKS
and 23 Capital Cottages,

THE WHOLE EMBRACING AN AREA OF ABOUT
865 ACRES.

EDWARDS, SON & BIGWOOD

will Sell the above Estate by Auction, at

THE SWAN HOTEL, STAFFORD,

On Saturday, 22nd November, 1919,

At THREE o'clock prompt,

IN 24 LOTS.

Illustrated Particulars and Plans may be had of Messrs. WITHAM, ROSKELL, MUNSTER & WELD, Solicitors, 1 Gray's Inn Square, London, W.C.1.; JOHN COVENTRY, Esq., Burgate Manor, Fordingbridge, Salisbury; S. L. THACKER, F.S.I., Surveyor, Kingscourt, Bridge Street, Walsall; or of the AUCTIONEERS, 158 Edmund Street, Birmingham, and 94 High Street, Bromsgrove.

General Remarks.

Conditions of Sale.

THE WOLSELEY ESTATE is of ancient and historical interest, and it is worthy of note that the Wolseley family ranks amongst the most ancient families in Staffordshire, dating back for a considerable period previous to the Norman Conquest.

The portion of the property described in these Particulars, being the Northern portion of the Estate at Colwich, is charmingly situated on the borders of Cannock Chase, within two miles of the thriving country town of Rugeley and six miles from Stafford. It is intersected by the main trunk line of the London and North-Western Railway and the Trent and Mersey Canal, and is bounded on the South by the River Trent.

TENURE. The Estate is Freehold, except a small portion which is copyhold of the Manor of Haywood.

The Farms are let at very moderate rents and the Cottages are considerably underlet.

BUILDING VALUE. A portion of the Estate fronting the road from Rugeley to Great Haywood has considerable building value, and affords choice sites for the erection of high-class Residences similar to those securing the Freehold Ground Rents included in this Sale, Lots 12, 17 and 18.

LAND TAX. The Estate is free of Land Tax, with the exception of the nominal sum of 5s. 3d. payable in respect of Taft Farm (Lot 9).

THE SPORTING RIGHTS on the Estate are let on a tenancy which will expire at 1st February, 1920, and they will be reserved to the Vendor up to that date.

THE TIMBER on the Estate has been valued at falling prices for the purpose of this Sale, and the Purchasers of the respective Lots will be required to take to it at the amount of the Valuation stated in these Particulars.

APPORTIONMENT OF RENTS. In various cases it has been found desirable for the purposes of sale to divide the Lots now in the occupation of one Tenant between two or more Lots, and in such cases the existing rental has been apportioned by the Auctioneers to the various Lots, as stated in the Particulars thereof, and each Purchaser shall purchase subject to such apportionment, and the consent of the Tenants thereto shall not be required.

RIGHTS OF TENANTS, Etc. The Purchasers will buy subject to the rights (if the Tenants have any) according to the customs of the country, the provisions of the Agricultural Holdings or other Acts, requirements of the War Agricultural Food Production Committee, or any other duly competent Authority, or to the terms of the Agreements or otherwise, and will indemnify the Vendor in respect thereof.

ALL FIXTURES which are the property of the Vendor are included in the Sale, but all fixtures which are the property of the Tenants of any Lot are excluded from the Sale.

EACH LOT IS SOLD subject to all Land Tax, Tithe, Rights of Way, Water, Drainage, and other Easements and Rights affecting same, including existing occupation ways, method of water supply and drainage, and other users of a similar nature now used or enjoyed by the Vendor and his Tenants respectively, or existing over the same in respect of any other Lot or other adjacent property, and to any payments in respect of the same, except so far as the Vendor may, by the Particulars or the Conditions of Sale, otherwise prescribe, and the assurances to the respective Purchasers of the Lots affected shall contain such provision as the Vendor's Solicitors may consider necessary for the creation or reservation of any such rights.

The mines and minerals are reserved below a depth of 200 feet from the surface.

THE PLANS, AREAS AND DESCRIPTIONS are believed to be correct, but no compensation shall be allowed or paid by the Vendor or Purchasers in respect of any errors or omissions. The numbers and acreages, etc., are taken from the 1902 (Second Edition) of the 1-2500 Ordnance Survey Map.

THE CULTIVATIONS given in the Particulars are as existing when these Particulars were taken and the Tenants will be entitled to the usual outgoing valuations.

IN CASE OF DISPUTE arising between the respective Purchasers and the Vendor, or between any Purchasers as to the ownership of any Hedge, Ditch, Gateway, Arch, Wall, or other Fence or Boundary of any Lot, or as to Rights of Way, Water or other Easements or Rights in the nature of Easements, the same shall be settled by the Auctioneers, whose decision shall be final.

The Sale will be subject to the Special Conditions on page 21.

Summary.

Lot No.	Page.	DESCRIPTION.	Area. Acres.
1	5	Church Farm	121·582
2	6	Butcher's Farm... ..	27·083
3	7	Pasture Field	4·055
4	7	Garden Ground	·359
5	8	Bishton Lane Farm	91·925
6	9	Bishton Farm	176·367
7	10	Accommodation Holding	44·422
8	10	Freehold Pasture Field	11·347
9	11	Taft Farm	216·062
10	12	Pair of Cottages	·176
11	13	Wolseley Bridge Farm	136·355
12	14	Freehold Ground Rent, "The Gables"	·920
13	15	Block of Four Cottages	·510
14	15	Ditto	·630
15	15	Cottage and Garden	·243
16	16	Building Land	13·506
17	16	Freehold Ground Rent	1·076
18	16	Ditto, "Riverdale"	1·186
19	17	Freehold Residence, "Chase View"	2·771
20	17	Pair of Half-Timbered Cottages	·245
21	18	Block of Four Cottages	1·150
22	18	Ditto	·990
23	19	Pair of Cottages	·230
24	19	Colwich Brick Works	11·573

864·761

or

A. R. P.

864 3 1

KEY PLAN.



Lot 1.—CHURCH FARM.



Lot 2.—BUTCHER'S FARM.

Particulars.

LOT 1.

(Coloured Pink on Plan No. 1.)

A

VERY DESIRABLE DAIRY FARM

known as

“Church Farm,”

close to Colwich Railway Station, having a total area of

121a. 2r. 13p.,

including excellent Meadow and Pasture Lands, with Six Arable Fields.

THE FARMHOUSE contains two Sitting Rooms, Kitchen, Scullery, good Dairy and Cellar, four Bedrooms and one Back Bedroom approached by separate staircase, with Outoffices and Garden.

THE FARM BUILDINGS comprise 17-tie Cowhouse with feeding passage and Loose Box, a substantial two-bay brick and tile Barn, 8-tie Cowhouse and three-stall Stable with Loose Box, and Granary over. There is also an Implement Shed with galvanized iron roof, and a separate Wood Shed, also with galvanized iron roof.

Let to Mr. William Evans on a Ladyday tenancy at an apportioned rent amounting to

£184 5s. 6d. per annum.

SCHEDULE.

O.S. NO.	DESCRIPTION.	AREA. ACRES.
<i>Parish of Colwich.</i>		
FREEHOLD.		
471	Pasture	5.505
472	Pasture	7.000
473	Woods (Rough)... ..	0.683
474	Arable	6.319
475	Pasture	6.666
500	Arable	8.146
501	Pasture	15.198
502	Pasture	2.496
503	Pasture	2.404
505	Pasture	2.488
506	Pasture	2.235
Pt. 522	Pasture	5.079
Pt. 523	Arable	8.201
Pt. 524	Arable	4.531
790	Arable	0.984
791	Pasture	0.887
793	Pasture	0.959
794	Pasture	5.834
831	Pasture	8.060
832	Pasture	6.692
833	Pasture	3.868
834	Pasture	5.124
835	Pasture	0.619
865	Farm Buildings and Garden	1.279
520	Occupation Road	0.030
873	Occupation Road	0.329
COPYHOLD.		
Pt. 524	Arable	2.254
Pt. 525	Arable	7.712
		121.582
		or
		A. R. P.
		121 2 13
Total Freehold		111.616
Total Copyhold		9.966
		A. 121.582

The pasture land south of the Railway has a long frontage to the River Trent, and unusually well watered.

Tithes (apportioned value) :—

Vicarial, payable to Vicar of Colwich	... ..	£9 11 4
Impropriators, payable to Vicar of Great Haywood	... ..	£15 16 4
Ditto, payable to Vicar of Hixon	... ..	£6 15 0

This Lot is sold subject to a right of way to Lots 2, 3, 4 and 24, over the Occupation Road, O.S. 520 and 873.

Timber Valuation, £129 16s. 4d.

LOT 2.

(Coloured Green on Plan No. 1.)

A VALUABLE AND WELL-SITUATED

COMPACT HOLDING

known as

“Butcher’s Farm,”

having a frontage to the main road to Rugeley, comprising a MODERATE - SIZED HOUSE, USEFUL FARM BUILDINGS and SEVEN FIELDS of sound Pasture and good Arable Land, having a total area of

27a. 0r. 13p.

Let to Mr. E. Collett on a Ladyday tenancy at a rent of

£76 9s. 4d. per annum.

THE FARMHOUSE contains Sitting Room, Living Room, Kitchen with range, Pantry, Dairy, and three Bedrooms. The Outbuildings comprise Washing and Boiling House with copper, Coalplace, and there are the usual Outoffices and Garden.

THE SUBSTANTIAL FARM BUILDINGS include 8-tie Cowhouse and Mixing House, Chaff House, two-stall Stable and Trap House with Loft over and Granary. There is also an excellent 6-tie Cowhouse with feeding passage, Mixing House, and commodious Carpenter’s Shop over, and two well-built Pigstyes.

In Field O.S. 550 there is a Pump connected with a large stone cistern, affording a good supply of water for cattle.

MUCH OF THIS LAND FRONTING THE MAIN ROAD HAS UNDOUBTED BUILDING VALUE.

SCHEDULE.

O.S. NO.	DESCRIPTION.	AREA. ACRES.
<i>Parish of Colwich.</i>		
FREEHOLD.		
Pt. 549	Arable	4.661
550	Part Pasture, part Arable	6.419
875	Arable	0.316
876	Farm Buildings, etc.	0.296
877	Pasture	3.548
Pt. 878	Pasture	3.469
879	Pasture	2.809
880	Pasture	
COPYHOLD.		
Pt. 549	Part Arable, part Pasture	2.790
883	Arable	2.775
		27.083
		OR
		A. R. P.
		27 0 13
Total Freehold		21.518
Total Copyhold		5.565
		A. 27.083

Tithes (apportioned value) :—

Vicarial, payable to Vicar of Colwich	... ..	£3 12 9
Impropriators, payable to Vicar of Great Haywood	... ..	1 19 0

Timber Valuation, £22 9s. 6d.

KEY PLAN.

LOT 3.

(Coloured Yellow on Plan No. 2.)

A Field of Freehold Pasture Land,

providing

VERY DESIRABLE BUILDING SITES,

pleasantly situated in the village of Colwich, close to Colwich Station, O.S. 872, having a frontage to the main road of 158 yards., and an area of 4.055 Acres, or

4a. 0r. 9p.,

let, with Church Farm, to Mr. William Evans on a Ladyday tenancy at an apportioned rent of

£5 per annum,

tenant paying the Rates.

Tithe (apportioned value) :—

Vicarial, payable to the Vicar of Colwich £1 14 0

In the event of this land being developed for building purposes, separate access could be provided to the rear of the premises from the Occupation Road adjoining Butcher's Farm.

Timber Valuation, £3 18s. 6d.

£380.
sold.

LOT 4.

(Coloured Pink on Plan No. 2.)

A Plot of Freehold Garden Land,

O.S. 874, having an area of .359 Acre, or

1r. 17p.,

approached by the Occupation Road adjoining Lot No. 3, and let, with Church Farm, to Mr. William Evans on a Ladyday tenancy at a rent of

£30.
sold.

£1 per annum,

tenant paying the Rates.

LOT 5.

(Coloured Blue on Plan No. 1.)

AN EXCELLENT MIXED FARM,

known as

“Bishton Lane Farm,”

consisting of

91a. 3r. 28p.,

OF EXCELLENT ARABLE AND PASTURE LAND,

the whole (with the exception of the Plantation, O.S. 497, which is in hand) let to Mr. G. A. Hooley on a Ladyday tenancy at an apportioned rent of

£137 6s. 0d. per annum.

THE FARMHOUSE contains two Sitting Rooms, Kitchen with range, Scullery, Dairy and Pantry, and approached by two staircases, four Bedrooms and Boxroom, with usual Outoffices and Garden.

THE EXCELLENT FARM BUILDINGS, conveniently arranged round two Fold-yards, comprise 5-tie Cowhouse, two well-built Pigstyes, 11-tie Cowhouse, Mixing House, and Granary over, 6-tie Cowhouse, Barn and Loft over, 4-tie Cowhouse and Loft over, three-stall Stable with Loose Box and Loft over, Wood Implement Shed with tile roof, and an open-fronted Feeding Shed with Calf Pen.

O.S. NO.		SCHEDULE.								AREA.
		DESCRIPTION.								ACRES.
		Parish of Colwich.								
		FREEHOLD.								
	442	Pasture	...	...	...	...	...	...	...	9.733
	458	Pasture	...	...	...	...	...	...	...	6.596
	476	Arable	...	...	...	...	...	...	...	7.151
	497	Plantation (in hand)	...	...	...	...	...	...	...	3.640
Pt.	498	Pasture	...	...	...	...	...	...	...	11.339
	499	Arable	...	...	...	...	...	...	...	11.030
Pt.	526	Arable	...	...	...	...	...	...	...	6.002
	528	Farm Buildings, Garden, etc.	...	...	...	...	...	...	...	0.949
Pt.	546	Pasture	...	...	...	...	...	...	...	5.591
Pt.	547	Pasture	...	...	...	...	...	...	...	6.212
		COPYHOLD.								
	477	Pasture	...	...	...	...	...	...	...	5.544
Pt.	526	Arable	...	...	...	...	...	...	...	3.609
	527	Arable	...	...	...	...	...	...	...	4.300
	529	Pasture	...	...	...	...	...	...	...	3.179
Pt.	498	Pasture	...	...	...	...	...	...	...	3.235
Pt.	546	Pasture	...	...	...	...	...	...	...	2.907
Pt.	548	Pasture	...	...	...	...	...	...	...	0.908
										91.925
										OF
										A. R. P.
										91 3 28
		Total Freehold								68.243
		Total Copyhold								23.682

A. 91.925

Tithes (apportioned value) :—

Vicarial, payable to the Vicar of Colwich	...	...	...	...	£4 2 4
Impropriators, payable to Vicar of Great Haywood	...	...	...	...	5 12 7
Ditto, payable to Vicar of Hixon	...	...	...	...	12 13 4

Timber Valuation, £361 7s. 2d.

KEY PLAN.



Lot 5.—BISHTON LANE FARM.



Lot 5.—BISHTON LANE FARM.



Lot 6.--BISHTON FARM.



LOT 6.—BISHTON FARM.

LOT 6.

(Coloured Yellow on Plan No. 1.)

A FIRST-CLASS DAIRY FARM,

known as

“Bishton Farm,”

consisting of

176a. 1r. 18p.

OF RICH PASTURE AND SOUND ARABLE LAND.

The whole let to Mr. Clement Lees on a Ladyday tenancy at a rental of

£255 10s. 0d. per annum,

excluding the Plantation, O.S. 491, which is in hand.

THE FARMHOUSE contains Tiled Entrance Hall, with Oak Staircase, two large Sitting Rooms, Kitchen with range, Dairy and two Cellars, four Bedrooms and three Attics. There are the usual Outoffices in paved Yard, with a good supply of well water and a well-cultivated Garden and Orchard.

THE FARM BUILDINGS, arranged round the Foldyard, comprise 16-tie brick and tile Cowhouse with feeding passage, 6-tie Cowhouse and Mixing Shed with timber sides and galvanized iron roof, brick and tile two-bay Barn, partly used as Calf Houses and Lofts, five-stall Stable with Granary over, two brick and tile Loose Boxes, and two brick and slate ditto, Implement Shed, with galvanized iron roof, open-fronted Feeding Shed with ditto, timber Cart Shed with thatched roof, wood Implement Shed with galvanized iron roof in Rickyard, and three Pigstyes.

SCHEDULE.

O.S. NO.	DESCRIPTION.	AREA. ACRES.
<i>Parish of Colwich.</i>		
FREEHOLD.		
478	Pasture	8.850
479	Pasture	11.100
480	Pasture	13.280
Pt. 481	Pasture	3.820
482	Pasture	8.006
483	Occupation Road	0.206
490	Arable	12.662
Pt. 491	Woods (Plantation) (in hand)	0.428
492	Pool	0.390
493	Pasture	9.434
494	Pasture	1.670
495	Farm Buildings, Garden, etc.	1.578
496	Pasture	8.300
530	Arable	7.485
531	Arable	4.348
Pt. 532	Pasture	3.854
541	Occupation Road	0.357
542	Arable	8.085
543	Pasture	22.674
544	Pasture	6.768
545	Occupation Road	0.168
890	Occupation Road	0.176
Pt. 891	Occupation Road	0.972
895	Occupation Road	0.082
COPYHOLD.		
Pt. 456	Pasture	11.894
Pt. 481	Pasture	3.715
Pt. 491	Woods (Plantation) (in hand)	1.360
Pt. 532	Pasture	0.279
533	Pasture	2.626
534	Arable	7.529
535	Pasture	8.428
540	Arable	5.843

176.367

or

A. R. P.
176 1 18

Total Freehold 134.693
Total Copyhold 41.674

A. 176.367

Tithes (apportioned value) :—
 Vicarial, payable to the Vicar of Colwich £12 10 3
 Impropriators, payable to the Vicar of Hixon 31 14 2
 Timber Valuation, £268 8s. 3d.

LOT 7.

(Coloured Purple on Plan No. 1.)

A Valuable Accommodation Holding,
 comprising
FIVE FIELDS OF EXCELLENT PASTURE LAND

and Plantation of young Timber, with a frontage to Bishton Lane and separate approach from Moreton Lane, containing an area of

44a. 1r. 27p.,

and—with the exception of the Plantation, O.S. 445, which is in hand—let, with other lands, to Mr. G. A. Hooley on a Ladyday tenancy at an apportioned rent of

£62 3s. 10d. per annum.

SCHEDULE.

O.S. NO.	DESCRIPTION.	AREA. ACRES.
<i>Parish of Colwich.</i>		
FREEHOLD.		
	Pasture	6.512
Pt. 414	Pasture	5.916
443	Pasture	5.891
444	Pasture	0.982
445	Woods (Plantation) (in hand)	10.429
446	Pasture	8.169
455	Pasture	
COPYHOLD.		
Pt. 443	Pasture	6.523
		44.422
		or
		A. R. P.
		44 1 27
	Total Freehold	37.899
	Total Copyhold	6.523
		A. 44.422

Tithes (apportioned value) :—
 Vicarial, payable to the Vicar of Colwich £1 10 8
 Impropriators, payable to the Vicar of Great Haywood 2 2 0
 Ditto, payable to the Vicar of Hixon 2 17 2
 Ditto, payable to the Vicar of Fradswell 4 17 7
 Timber Valuation, £29 11s. 0d.

LOT 8.

(Coloured Green on Plan No. 1.)

A Freehold Pasture Field,

situated at Upper Moreton, and approached from Moreton Lane and by an Accommodation Road from Bishton, Nos. 453 and 484 on the O.S. Map, in the Parish of Colwich, and having an area of 11.347 Acres, or

11a. 1r. 15p.

Let to Mr. G. A. Hooley on a Ladyday tenancy at an apportioned rent of

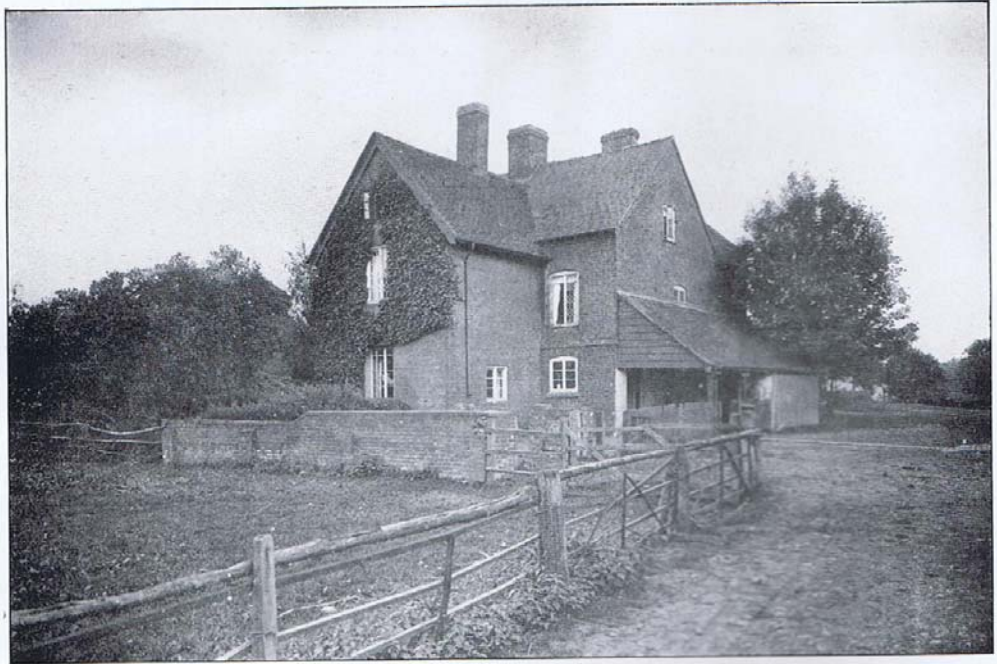
£15 17s. 8d.,

the tenant paying Rates.

Tithes (apportioned value) :—
 Vicarial, payable to the Vicar of Colwich £0 6 2
 Impropriators, payable to the Vicar of Hixon 2 1 0
 Timber Valuation, £12 10s. 0d.

*Eustace
 Arbleston;
 Upper Moreton.
 £330.*

KEY PLAN.



Lot 9.—TAFT FARM.



Lot 9.—TAFT FARM.

LOTS 9. & 10.

(Coloured Purple on Plan No. 1.)

AN

IMPORTANT AGRICULTURAL PROPERTY

having a long frontage to Bellamour Lane, adjoining Bishton Hall, and abutting on the River Trent, known as

“Taft Farm,”

with

SUBSTANTIAL AND COMMODIOUS FARMHOUSE

and

Compact and Well-Arranged Farm Buildings,

with

216a. Or. 9p.

OF FERTILE ARABLE AND SOUND PASTURE LAND.

THE FARMHOUSE contains two large Sitting Rooms, commodious Kitchen with range, Scullery, Pantry, Cellar and Dairy, four Bedrooms and one Room used as a Bathroom, with three Attics and a Boxroom. There are the usual Outoffices, Garden and Orchard.

THE FARM BUILDINGS comprise Coachhouse, two-stall Stable, Boiling House, and four Pigstyes, 26-tie double Cowhouse with feeding way, and Calf House, Mixing House and Loft over, Stable for five and Loft over, two Fowlhouses and Granary over, brick and tile Barn, two Loose Boxes and Granary over, lean-to wood Cart Shed with galvanized roof, wood Implement Shed with Galvanized roof, wood Loose Box, open-fronted Feeding Shed and Calf House with tile roof, and an enclosed Foldyard. In Field O.S. No. 958 is a timber-built Barn on brick foundations, with tiled roof.

The Property is let to Mr. Charles Smith Greaves on a Ladyday tenancy at an apportioned rent of

£286 12s. 2d. per annum.

SCHEDULE.

O.S. NO.	DESCRIPTION.	AREA. ACRES.
	<i>Parish of Colwich.</i>	
	FREEHOLD.	
Pt. 536	Pool	0·187
538	Pasture	6·246
539	Pasture	9·754
Pt. 892	Arable	2·305
893	Arable	7·897
Pt. 894	Arable	4·282
897	Arable	9·223
898	Pasture	4·666
Pt. 899	Pasture	8·202
Pt. 900	Pasture	5·846
902	Arable	8·844
Pt. 903	Pasture	3·350
957	Arable	12·096
Pt. 958	Pasture	4·506
Pt. 960	Arable	1·320
956	Pasture	13·637
Pt. 961	Arable	2·096
962	Arable	4·325
963	Pasture	5·848
964	Farm Buildings, Garden, etc.	2·537
Pt. 989	Pasture	7·426
Pt. 990	Pasture	1·304
991	Pasture	0·902
992	Pasture	2·261
1039	Arable	7·879
Pt. 1040	Arable	6·313
1041	Arable	10·444
1042	Pasture	6·229
1043	Arable	11·400
1044	Arable	9·253

180·638

SCHEDULE—(continued).

O.S. NO.	DESCRIPTION.		AREA. ACRES.
	<i>Parish of Colton.</i>		
		FREEHOLD.	<i>Forward</i> 180.638
	420	Pasture	0.962
	421	Arable	0.225
Pt.	541	Arable	8.004
	544	Pasture	1.415
	545	Pasture	2.409
	547	Osier Bed	0.444
Pt.	548	Osier Bed	0.240
	<i>Parish of Colwich.</i>		
		COPYHOLD.	
Pt.	536	Pool	0.215
Pt.	959	Pasture	2.295
Pt.	960	Arable	3.245
Pt.	961	Arable	3.170
Pt.	894	Arable	2.340
	896	Arable	6.098
Pt.	989	Pasture	4.360
Pt.	990	Pasture	
			216.060
			OR
			A. R. P.
			216 0 9
Total Freehold			194.337
Total Copyhold			21.723
			A. 216.060

*Lot 9 & 10.
£6,400.*

Tithes (apportioned value) :—

Vicarial, payable to the Vicar of Colwich	...	...	...	...	£18 3 5
Ditto, payable to the Rector of Colton	...	...	...	...	2 17 2
Impropriators, payable to the Vicar of Great Haywood	...	...	...	...	24 12 6
Ditto, payable to the Vicar of Hixon	...	...	...	...	17 13 11
Ditto, Colton Tithe, to Earl of Lichfield	...	...	...	...	2 3 3

Land Tax, 5s. 3d.

This Lot is sold subject to a right of way from Bellamour Lane over Field O.S. 963 and the Canal Bridge to Field O.S. 988.

Timber Valuation, £110 7s. 5d.

LOT 10. & 9.

(Coloured Pink on Plan No. 2.)

**A PAIR OF FREEHOLD
BRICK AND TILED COTTAGES,**

*See Lot 9
above.*

situated in Bellamour Lane, Part O.S. 958, in the Parish of Colwich, having an area of 0.176 Acre, or

852 square yards

(or thereabouts).

Each Cottage has Living Room, Scullery, Pantry, Coalplace, and two Bedrooms, with separate Outbuildings and good Garden, and both Cottages are let to Mr. C. S. Greaves, the tenant of Taft Farm, on a Ladyday tenancy at an apportioned rent of

£10 0s. 0d. per annum,

the tenant paying Rates; and are in the respective occupations of Samuel Burgess and William Jervis.



Lot 11.—WOLSELEY BRIDGE FARM.



Lot 11.—WOLSELEY BRIDGE FARM.

LOT 11.

(Coloured Yellow on Plan No. 1.)

A VERY

Desirable and Important Property,

known as

“Wolseley Bridge Farm,”

comprising an

EXCELLENT BRICK AND TILED FARMHOUSE

AND

Compact and well-arranged Farm Buildings,

together with

136a. 1r. 16p.

OF PRODUCTIVE ARABLE AND RICH PASTURE LANDS, INCLUDING VALUABLE WATER MEADOWS ABUTTING ON THE RIVER TRENT.

There are extensive frontages to the main road to Rugeley, and also along Bishton Lane, and the property affords opportunities for building developments of a varied character in healthy and salubrious surroundings.

THE COMMODIOUS FARMHOUSE contains Entrance Hall, Dining Room and Sitting Room, large Kitchen with range, Storeroom, Dairy, Larder and Beer Cellar. There is also a commodious Scullery with baking oven and boiler.

On the First Floor are five Bedrooms, approached by front and back staircase, and two Servants' Bedrooms on Second Floor.

There are the usual Outoffices and Garden.

THE FARM BUILDINGS, conveniently arranged round a large Foldyard, consist of 20-tie Cowhouse with feeding passage and fodder bin, three Loose Boxes, five-stall Stable with Loose Box, Mixing House with Loft over, steel frame and galvanized iron Implement Shed, two-bay brick and tile Barn with driftway, Fowlhouse, Corn House and loft over, Trap-house and Fowlhouse. Modern 11-tie Cowhouse with feeding passage and fodder bin, part-covered Feeding Yard and two brick and tiled Loose Boxes and Boiling House used as Pigstyes.

The whole, except the Plantation and Osier Beds, is let, as per Schedule below, on Ladyday tenancies to Mr. H. R. Evans and Mr. Ralph Gee, at apportioned rents amounting to

£273 19s. 4d. per annum,

i.e., 109.483 Acres	Mr. H. R. Evans	...	...	...	£218 19 4
26.203 Acres	Mr. Ralph Gee	...	...	...	55 0 0
.669 Acre	In hand	...	...	...

SCHEDULE.

O.S. NO.	DESCRIPTION.	AREA. ACRES.	REMARKS.
<i>Parish of Colwich.</i>			
FREEHOLD.			
862	Pasture	12.346	Let to Mr. Ralph Gee.
863	Pasture	7.575	Let to Mr. H. R. Evans,
881	Arable	10.874	Ditto.
882	Arable	8.353	Ditto.
911	Arable	11.066	Ditto.
909	Pasture	11.938	Ditto.
910	Arable	10.011	Ditto.
924	Pasture	9.156	Let to Mr. Ralph Gee.
925	Pasture	15.750	Let to Mr. H. R. Evans.
926	Pasture	3.723	Ditto.
929	Osier Bed	0.429	In hand.
944	Pasture	12.313	Let to Mr. H. R. Evans.
945	Farm, Buildings and Garden	1.599	Ditto.
946	Croft	1.140	Ditto.
Pt. 972	Pasture	8.703	Ditto.
974	Pasture	2.184	Ditto.
975	Pasture	4.701	Let to Mr. Ralph Gee.
Pt. 836	Woods	0.240	In hand.
COPYHOLD.			
Pt. 972	Pasture	4.254	Let to Mr. H. R. Evans.
		136.355	
		or	
		A. R. P.	
		136 1 16	
Total Freehold		132.101	
Total Copyhold		4.254	
		A. 136.355	

The land South of the Trent comprises well-watered meadows, having a long frontage to the river.

Tithes (apportioned value) :—

£6,350.
W.D.

Vicarial, payable to the Vicar of Colwich	£23 12 5
Impropriators, payable to the Vicar of Great Haywood	14 8 9
	<hr/>
	£38 1 2

Timber Valuation, £112 2s. od.

LOT 12.

(Coloured Pink on Plan No. 2.)

A Valuable Freehold Ground Rent

OF

£7 Os. Od. per annum,

secured by the MODERN WELL-BUILT RESIDENCE, known as

“THE GABLES,”

fronting the road from Rugeley to Great Haywood, with Outbuildings and large Garden, O.S. No. 912, having an area of .920 Acre, or

3r. 30p.,

£175.

together with the Reversion in Fee in 99 years from 25th December, 1896.

KEY PLAN.



Lot 12.—“ THE GABLES ”
(Freehold Ground Rent.)



Lot 13.—BLOCK OF FOUR COTTAGES.



Lot 14.—BLOCK OF FOUR COTTAGES.



Lot 15.—DETACHED COTTAGE.

LOT 13.

(Coloured Yellow on Plan No. 2.)

A Block of Four Freehold Brick and Tiled Cottages,

with good frontage to the road from Rugeley to Great Haywood. Part 878 on O.S. Map, having an area of .510 Acre, or

2,468 Square Yards
(or thereabouts).

Each Cottage has Living Room, Lobby, Scullery, Pantry and two Bedrooms, with Outbuildings, Pigstye, and Garden.

NO.	TENANT.	RENT.			REMARKS.
		£	s.	d.	
1	Joseph Jenkins	6	0	0	Quarterly tenancy.
2	Colwich Brick Co.	8	0	0	Ditto.
3	H. R. Evans (occupier: T. Mottram)	5	0	0	Apportioned rent. Let with Wolseley Bridge Farm.
	C. Lees (occupier: E. Yates)	6	0	0	Let with Bishton Farm.
	Total Annual Income	£25	0	0	Tenants pay rates.

LOT 14.

(Coloured Blue on Plan No. 2.)

Four Well-built Freehold Modern Brick and Tiled Cottages, with Gardens,

adjoining Lot 13.

Part of 878 on O.S. Map, having an area of .630 Acre, or

3,050 Square Yards
(or thereabouts).

Let to J. W. Imms, Mrs. H. Tildesley, William Matthews and Charles Collett, on quarterly tenancies, the first three at £10 per annum each, and the other one at £12 per annum, the tenants paying Rates.

EACH COTTAGE has Small Hall, Parlour, Living Room, Kitchen, Pantry and three Bedrooms, with usual Outoffices and long Gardens.

Total Annual Income, £42.

LOT 15.

(Coloured Pink on Plan No. 2.)

A Pleasantly-situated Freehold Detached Brick and Tiled Cottage.

Part 878 on O.S. Map.

Let to the Misses F. and E. Stevens on a quarterly tenancy at a rent of

£10 per annum,

the tenants paying Rates, and containing Living Room, Kitchen, Pantry and two Bedrooms, with Outbuildings and large Garden.

Area of land, 0.243 Acre, or

1,176 Square Yards
(or thereabouts).

£950.
Vernon.

£310.

LOT 16.

(Coloured Purple on Plan No. 2.)

Four Valuable Fields of Pasture Land,

within a few minutes' walk of Colwich Station, on the main road, from Rugeley to Great Haywood.

Forming a MOST ATTRACTIVE

BUILDING ESTATE.

There is a frontage of 270 yards to the main road and the position commands far-reaching views over the Valley of the Trent and Cannock Chase and affords an opportunity for development of a number of choice Building Sites.

THE ADJOINING LAND HAS BEEN LET ON BUILDING LEASES AND DEVELOPED BY THE ERECTION OF TWO WELL-APPOINTED COUNTRY RESIDENCES.

The total area is 13.506 Acres, or

13a. 2r. 1p.,

and the whole is let on a Ladyday tenancy to Mr. Howard Plant, at a rent of **£35 10s. 0d. per annum,** tenant paying Rates.

SCHEDULE.

O.S. NO.	DESCRIPTION.	AREA. ACRES.
<i>Parish of Colwich.</i>		
FREEHOLD.		
913	Pasture	4.966
930	Pasture	2.149
931	Pasture	4.428
		11.543
COPYHOLD.		
932	Pasture	1.963
		13.506
		OR
		A. R. P.
		13 2 1

£975.
W.D.

Tithe (apportioned value) :—

Vicarial, payable to the Vicar of Colwich £2 16 9

Timber Valuation, £63 13s. 10d.

LOT 17.

(Coloured Green on Plan No. 2.)

A VALUABLE FREEHOLD GROUND RENT of £10 0s. 0d. per annum,

fully secured by the excellent Detached Residence, adjoining Lot 16, with Ornamental Grounds, O.S. No. 914, in the Parish of Colwich, having an area of 1.076 Acres, or

1 Acre 12 Perches,

together with the Reversion in Fee in 99 years from 1st January, 1893.

£250.

LOT 18.

(Coloured Yellow on Plan No. 2.)

A VALUABLE FREEHOLD GROUND RENT of £7 10s. 0d. per annum,

well secured by the substantially-built Country Residence, known as "Riverdale," fronting the road from Rugeley to Great Haywood, adjoining Lot 17, with extensive Ornamental Grounds, O.S. No. 915, together with the Reversion in Fee in 99 years from 1st July, 1886.

Area of land, 1.186 Acres, or

1 Acre 1 Rood.

£190.



Lot 17.
(Freehold Ground-Rent.)



Lot 18.—“ RIVERDALE ”
(Freehold Ground Rent.)



Lot 19.—CHASE VIEW.



Lot 20.—PAIR OF COTTAGES.

KEY PLAN.

LOT 19.

(Coloured Pink on Plan No. 2.)

A VERY ATTRACTIVE

FREEHOLD MODERATE-SIZED COUNTRY HOUSE,

known as

“Chase View,” Colwich,

pleasantly situated close to Colwich Station, on the road leading from Rugeley to Great Haywood, and commanding extensive views of the Valley of the Trent and Cannock Chase.

THE ACCOMMODATION comprises tiled Entrance Hall with return staircase, Drawing Room with French window, Dining Room, Kitchen with range, Scullery and Larder, five Bedrooms and Bathroom, with h. and c. water, and W.C.

The Outbuildings include W.C., Coal and Wood Houses, and approached by separate entrance, Stable with Chaff-house, small Barn, and Pigstye.

There is a nicely-laid-out Garden and productive Kitchen Garden, also TWO FIELDS OF EXCELLENT PASTURE LAND leading down to the Trent and Mersey Canal, O.S. Nos. 916 and 917, the whole having an area of 2.771 Acres, or

2a. 3r. 3p.,

and let to Captain J. Blower on a Ladyday tenancy at the very moderate rent of

£35 10s. 0d. per annum.

O.S. NO.	Parish of Colwich.	SCHEDULE. DESCRIPTION.	AREA. ACRES.
		FREEHOLD.	
916	Pasture ... ..	... ..	1.095
917	Pasture ... ..	... ..	1.171
Pt. 918	House and Garden	... ..	.505
			2.771
			or
			A. R. P.
			2 3 3

£1310.

This Property has a good road frontage, a portion of which is available as a site for an additional residence without detriment to Chase View.

Tithes (apportioned value) :—

Vicarial, payable to the Vicar of Colwich	... ..	s. d.
Impropriators, payable to the Vicar of Great Haywood	... ..	13 5
		6 2

LOT 20.

(Coloured Blue on Plan No. 2.)

A PAIR OF PICTURESQUE

Freehold Half-Timbered Cottages,

Part 918 on the O.S. Map, and having an area of .245 Acre, or

1,186 square yards

(or thereabouts).

£350.

Each contains large Living Room, Kitchen, Larder and two Bedrooms, with Outoffices and has capital Garden and Pigstye, let as under :—

NO.	TENANT.	RENT.	REMARKS.
1	G. Allsop	£ s. d. 6 0 0	Quarterly tenancy.
2	Wm. Evans (occupier: H. Gibson)	5 0 0	Let to the tenant of Church Farm.
Total Annual Rental		11 0 0	

The tenants pay Rates.

LOT 21.

(Coloured Yellow on Plan No. 2.)

Four Old-fashioned Freehold Brick and Tiled Cottages and Gardens.

Part No. 919 on the O.S. Map, having an area of 1.150 Acres, or

5,566 Square Yards
(or thereabouts),

each containing Living Room, Kitchen and two Bedrooms, with usual Outbuildings and large Garden.

Nos. 3 and 4 have a Pantry in addition to the accommodation set out above.

NO.	TENANT.	RENT.			REMARKS.
		£	s.	d.	
1	S. Moss	5	0	0	Quarterly tenancy.
2	H. R. Evans (occupier: E. Stanton)	5	0	0	Let to tenant of Wolseley Bridge Farm.
3	E. Moss	6	0	0	Quarterly tenancy.
4	F. W. Allsop	9	0	0	Ditto.
Total Annual Income		£25	0	0	Tenants paying Rates.

£620:

LOT 22.

(Coloured Green on Plan No. 2.)

A Block of Four Substantially-built Freehold Brick and Tiled Cottages with large Gardens

(adjoining Lot 21).

Part No. 919 on the O.S. Map, having an area of .990 Acre, or

4,792 Square Yards
(or thereabouts),

and let on Quarterly tenancies, at rents amounting to

£32 0s. 0d. per annum.

Nos. 1 and 3 each contain Sitting Room, Kitchen, Pantry, two Bedrooms and Box-room, No. 2 having an additional Bedroom, No. 4 at the rear has Sitting Room, Kitchen, Pantry and two Bedrooms.

There are the usual Outbuildings and a Pigstye and good Garden to each Cottage.

SCHEDULE.

NO.	TENANT.	RENT.			REMARKS.
		£	s.	d.	
1	T. Wetton	7	0	0	Landlord pays rates.
2	Mrs. E. Acton	12	0	0	Tenant pays rates.
3	L. Handley	8	0	0	Tenant pays rates.
4	M. A. and A. Keiling	5	0	0	Landlord pays rates.
Total Annual Income		£32	0	0	

£800.
Vernon.



Lot 21.—FOUR COTTAGES.



Lot 22.—BLOCK OF FOUR COTTAGES.



Lot 23.—PAIR OF COTTAGES.



Lot 24.—COLWICH BRICK WORKS.

KEY PLAN

LOT 23.

(Coloured Pink on Plan No. 2.)

TWO GOOD
Freehold Brick and Tiled Cottages,

Part No. 919 on the O.S. Map, having an area of 230 Acre, or

1,114 square yards, or thereabouts.

Let to G. Moss and Henry Askey on Quarterly tenancies at £10 per annum each, tenants paying Rates.

No. 1 contains Parlour, Sitting Room, Kitchen, Scullery, Larder and four Bedrooms; and No. 2 two Sitting Rooms, Scullery and Pantry, two Bedrooms and Boxroom.

There are the usual Outbuildings and capital Gardens.

Total Annual Income, £20 0s. 0d.

LOT 24.

(Coloured and Hatched Blue on Plan No. 1.)

A

Valuable Freehold Mineral Property,
"THE COLWICH BRICKWORKS,"

containing valuable beds of brick clay and marl, let on lease to Messrs. Legge and Marson trading as the Colwich Brick and Tile Company, for a term expiring June, 1932, at a Surface Rent of

£19 10s. 0d. per annum,

(and Royalties),

with the reversionary interest in the MODERN AND WELL-EQUIPPED WORKS erected upon the property, comprising:—

ENGINE HOUSE AND MILL HOUSE, WELL-CONSTRUCTED DRYING SHEDS WITH STEAM-HEATED FLOORS, with a total approximate drying area of 16,000 square feet, and 14-CHAMBER HOFFMAN KILN, with a capacity for 200,000 bricks.

There is a well-appointed and convenient two-roomed Office with tile roof, and the Works are served by a private siding from the London and North-Western Railway, conveniently arranged for loading direct from kiln into truck.

THE MILL has an estimated capacity of 16,000 bricks per day, and the Royalties received for the five years ended September, 1915, in addition to the Surface Rent, averaged

£133 6s. 3d. per annum.

Owing to difficulties common to all similar undertakings, the Works were closed down during the latter period of the war, but they have recently been re-opened, and, having regard to the demand for building material, the prospects of the undertaking are exceptionally favourable.

£2,400.
W.D.

The beds of marl have been proved to a depth of about 40ft., and a reserve of marl in addition to that in lease to the Company is provided by the land hatched blue on Plan, having an area of 4.997 Acres, at present let to Mr. William Evans, with the Church Farm, at an apportioned rent of

£5 0s. 0d. per annum,

making a total area of

11a. 2r. 11p.

O.S. No.	SCHEDULE.					AREA. ACRES.	REMARKS.
	Parish of Colwich.							FREEHOLD.
504	3.982	Let with Church Farm.
Pt. 518	2.980	On lease to Brick Co.
Pt. 519	3.596	Ditto.
Pt. 522	1.015	Let with Church Farm.

11.573
OR
A. R. P.
11 2 11

Tithes (apportioned value) :—

Vicarial, payable to the Vicar of Colwich	...	...	...	...	£1 1 3
Impropriators, payable to Vicar of Great Haywood	...	...	...	...	1 2 2

Timber Valuation, £3 5s. od.

(Before 1926)

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

- Bidding.*
1. The highest bidder for each lot shall be the Purchaser, and if any [dispute shall arise between two or more bidders, the lot shall be put up again at the last undisputed bidding. No person shall advance at each bidding less than the sum fixed by the Auctioneer, and no bidding shall be retracted. The sale will be subject to a reserve price for each lot and to a right for the Vendor to bid and to refuse any bid. The Vendor reserves the right to consolidate two or more lots into one, to divide any lot into two or more lots, to vary the order of the lots or otherwise alter the lotting, and to withdraw any lot from the sale at any time before it has been knocked down without declaring the reserve price.
- Re-arrangement of lots.*
2. Each Purchaser shall immediately on the sale pay to the Auctioneers a deposit of £10 per cent. on the amount of his purchase money, and shall sign an agreement to complete the purchase according to these conditions.
- Deposit & Contract.*
3. The General Remarks printed in front of the particulars of sale shall be deemed to be part of these conditions.
- Commencement of title.*
4. The abstract of title to all the lots, including the equitable interest in the copyhold parts of the property, shall commence with an Indenture of Mortgage, dated the 8th January, 1873, and the title to the legal customary estate of inheritance in the copyholds shall commence with the admissions of the Vendor, dated the 10th January, 1881, by which the Vendor was admitted as tenant in tail male under the will of a testator who died in the year 1817, and the recitals in such admissions shall be accepted as sufficient, and no title prior to the date thereof shall be required to be shown or evidenced, and the Vendor shall not be required to distinguish the copyhold part or parts of any lot, and no requisition or objection shall be made on the ground that the copyholds have been conveyed or dealt with as if they were freeholds.
- Limitation on length of title on small purchases.*
5. Each Purchaser of any lot or lots whose total purchase money shall not exceed £200 (exclusive of the value of the timber) shall be satisfied with a Conveyance from the Vendor without requiring any title or evidence of title to be shown, but the Purchaser shall be entitled to be supplied with a copy of the Abstract of Title referred to at his own expense.
- Vendor sells as tenant for life.*
6. No Purchaser shall require any evidence or raise any objection or make any requisition with reference to any terminable Lands Improvement Rent Charges which have terminated, notwithstanding that the same may be mentioned in the title deeds.
7. The Vendor sells and will convey as tenant for life under the Settled Land Acts, the Trustees for the purposes of those Acts joining in the Conveyance only for the purpose of acknowledging the receipt of the purchase money, and the Purchaser is not to require any covenant for title by the Vendor, except the Statutory covenant implied by such Vendor conveying as Beneficial Owner with a proviso limiting same so far as regards the reversion on 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.
- Reservation of mines and minerals.*
8. All mineral oil and associated hydro-carbons, mines, minerals and mineral substances whatsoever (which are hereinafter collectively referred to as the said mines and minerals) within and under the freehold parts of the property, or any of them, and lying below 200 feet from the surface, are reserved out of the sale to the Vendor and his successors in title, and his and their assigns, together with full powers, rights and easements for the Vendor, his successors and assigns, and his and their Lessees and Agents, and all persons by him and them authorised with workmen and others from time to time and at all times hereafter by means of underground workings or operations to win, work, get and carry away the said mines and minerals, and to convey through and under the said hereditaments any other mines and minerals in or under any adjacent or other lands, and with full powers for those purposes to withdraw vertical and lateral support from the surface of the said hereditaments, and from any buildings or works now erected or hereafter to be erected thereon, and to let down the surface of the said hereditaments, whether built upon or not, Provided nevertheless that full and reasonable compensation shall be paid to the Purchaser, his heirs or assigns for or in respect of any injury or damage to be thereby occasioned to any buildings or works now erected on the said hereditaments or to any buildings or works which may be hereafter erected thereon prior to notice having been served upon the owner thereof by the person or persons actually working under or by virtue of any of the powers aforesaid of his or their intention so to work such compensation to be fixed if the parties cannot agree by an Arbitrator to be agreed upon between them, or in case of their not being able to agree upon such Arbitrator, then by two disinterested persons as Arbitrators, one to be chosen by each party or their umpire, and any such Arbitration shall, so far as applicable, be governed by the provisions of "The Arbitration Act, 1889," or any statutory modification thereof, and the Conveyance shall be framed accordingly, and in case of difference as to the mode of effecting such reservation, the same shall be settled by the Vendor's Counsel.
- Tenants' leases and tenancy agreements.*
9. The counterparts or copies of the tenants' leases and such of the agreements as are in writing and in the possession of the Vendor may be inspected at the offices of the Vendor's Solicitors, Messrs. Witham, Roskell, Munster and Weld, 1 Gray's Inn Square, London, W.C. 1, and will be produced at the Auction. Where the Vendor has not in his possession a counterpart or copy of any such lease or agreement, or there is no written agreement, a Purchaser shall be satisfied with such evidence of the terms of the tenancy as the Vendor may be able to adduce. No requisition or objection grounded on the Vendor not having in his

possession any such counterpart or copy shall be raised. A Purchaser shall take with full notice of and subject to the terms on which the tenants respectively hold, whether arising during the continuation of, on or after the expiration of their several tenancies, notwithstanding any partial or incorrect statement in relation to the same in the particulars or conditions, and subject also to any apportionment of rent or other outgoings without requiring the tenants' consent thereto or other legal apportionment to be made or obtained. A Purchaser shall be deemed to buy with the full knowledge of the state and condition of the several lots as regards repair, fire insurance, outgoings, easements, tenant right and other like matters.

Repairs, fire insurance, outgoings, easements, tenant-right &c.

10. No Purchaser shall require any evidence or information not in the possession of the Vendor as to the amount of or freedom of any lot from tithe, tithe rent charge or land tax.

Tithe & land tax

11. Each Purchaser shall send his requisitions and objections (if any) in respect of the title and all matters appearing on the Abstract or the particulars or conditions of sale to the offices of Messrs. Witham, Roskell, Munster and Weld, the Vendor's Solicitors aforesaid, within 14 days of the day of the delivery of the Abstract, and in default of or subject to any such requisitions and objections so made the Purchaser shall be taken to have accepted the title. All further requisitions or objections arising out of any reply by the Vendor to any of the Purchasers' requisitions shall be delivered within 7 days after the day of the delivery of such reply. For the purpose of stipulations made in this clause, time shall be of the essence of the Contract, and the Abstract shall be deemed perfect (though otherwise defective) if it supply the information suggesting any requisition or objection.

Requisitions

Rescission of contract and return of purchase money deposit.

12. If any Purchaser shall insist on any requisition or objection as to the title, evidence of title, conveyance, possession, receipt of rent or any other matters appearing on the Abstract or the particulars or conditions of sale, or in any way connected with the sale which the Vendor shall be unable or unwilling to remove or comply with, the Vendor shall be at liberty notwithstanding any negotiation or litigation in respect of such requisition or objection to give to such Purchaser or his Solicitors notice in writing of his intention to rescind the Contract for sale, unless such requisition or objection shall be withdrawn, and if such notice shall be given and the requisition or objection shall not be withdrawn within 7 days after the day on which the notice was sent, the Contract shall without further notice be rescinded. Such Purchaser shall thereupon return to the Vendor all Abstracts and other papers which shall have been delivered to him, and upon such return the Vendor shall repay to the Purchaser the amount of his deposit, but without any interest, costs of investigating the title or other compensation or payment whatever.

Identity of property.

13. The Purchaser of each lot shall admit the identity thereof with that comprised in the muniments offered by the Vendor as the title to such property, upon the evidence afforded by a comparison of the descriptions contained in the particulars of sale and in the muniments, together with a statutory declaration to be made at the Purchaser's expense that such lot has been enjoyed in accordance with the abstracted title for the 12 years next before the date of this Contract.

Chief, quit, &c. rents, rights of way, water &c.

14. Each lot is sold subject to all chief, quit, manorial and other rents, incidents of tenure, rights of way and water and other easements (if any) charged or subsisting thereon, and to all tenancies and occupations, whether mentioned in the particulars or not, and to all rights and claims of tenants or occupiers, and to the easements granted to the Postmaster-General for the erection of telegraph poles and apparatus on and over parts of the estate.

Apportionment of outgoings.

15. Any legal apportionment of outgoings which may be required shall be made by the Purchaser at his own expense, and any delay in making such apportionment shall not delay completion of the purchase.

Any error or omission shall not annul the sale.

16. The quantities given in the particulars and sale plan are taken from the Ordnance Survey, and are believed to be correct, and no objection or requisition shall be made with reference to any error, mis-statement or omission therein, nor shall any such error, mis-statement or omission annul the sale or entitle any Purchaser to be discharged from his purchase, nor shall the Vendor or any Purchaser be entitled to any compensation in respect thereof, but in case of any serious mistake the Vendor shall be entitled to rescind the sale of the lot in respect of which such error, mis-statement or omission shall have been made in such manner and under the conditions provided for by Clause 12 of these Conditions of Sale. The sale plan is intended for reference only, and to show the position of the lots, and the Vendor does not guarantee the accuracy thereof, nor does the Vendor sell by plan.

Repairs required by local authority.

17. If, before the completion of the purchase of any lot, the Vendor or his trustees shall have expended any money in complying with any requirements in respect of such lot made after the sale by any local or other authority, the Purchaser of such lot shall, on completion of his purchase, repay to the Vendor or his trustees, as the case may be, the amount so expended by him or them in complying with such requirements, and in case any such requirements shall not have been complied with before the completion of the purchase, the Purchaser shall covenant to indemnify the Vendor and his trustees in respect thereof, and give him the option of complying therewith within a reasonable time.

Documents insufficiently stamped &c.

18. No objection shall be taken on account of any document executed before or on the 16th May, 1888, being unstamped or insufficiently stamped, or on account of any document requiring or capable of registration in any county or other register not being so registered, and any document so executed which any Purchaser may require to be stamped or further stamped and any document which he may require to be registered shall be so stamped and registered by and at his expense.

Certain Properties subject to restrictive covenants.

19. Lots 12, 17 and 18 and the lots within 100 yards of any of the said lots are sold and will be conveyed subject to certain covenants restrictive of the user thereof and contained in three several Indentures of Lease of Lots 12, 17 and 18, and dated the 19th July, 1886, the 15th December, 1892, and the 15th August, 1896, respectively. Copies of these covenants may be seen during the period of 7 days next previous to the date of sale at the office of the Vendor's Solicitors, and will be produced at the sale. The Conveyances to the Purchasers of such lots shall contain covenants by the Purchaser with the Vendor similar to those given by the Vendor as aforesaid, and to indemnify the Vendor against any breach of same, and each Purchaser

shall at his own expense if required by the Vendor execute and deliver to the Vendor a duplicate of such Conveyance, and shall also at his own expense produce the principal Conveyance for the purpose of having the duplicate stamped.

20. Each Purchaser shall pay the remainder of his purchase money and the amount of the valuation of the timber and all other monies (if any) on the 25th day of March, 1920, at the office of the Vendor's Solicitors aforesaid. Upon such payment the Vendor and all other necessary parties (if any) will execute to such Purchaser a proper assurance of the lot purchased by him, but such assurance and every other assurance (if any) which shall be required by any Purchaser for getting in, surrendering or releasing any outstanding right, title or interest, or for completing or perfecting the Vendor's title, or for any other purpose, shall be prepared, made and done by and at his expense, and the draft of every such assurance shall be left at the office aforesaid for perusal and approval on behalf of the Vendor, not less than 21 days before the said 25th day of March, 1920, and the engrossment thereof shall be left at the same office for execution by the Vendor not later than 10 days before the said 25th day of March, 1920. No Purchaser of two or more lots shall be entitled to more than one abstract of title or conveyance except at his own expense.

*Com-
pletion*

*No pur-
chaser to
be en-
titled to*

*more than
one
abstract
or convey-
ance, ex-
cept at
his own
expense.*

21. Completion shall not be delayed on account of the non-payment of Increment Value Duty (if any), but the Vendor shall, before the date fixed for completion furnish to the Commissioners of Inland Revenue the particulars required by them to enable them to ascertain whether any such duty is payable and to assess the duty (if any) and to issue to the Vendor Form I.V.D. (G), and on completion shall hand over the Conveyance with the said form to enable the Conveyance to be stamped in accordance with sub-section 3 of Section 4 of the Finance (1909-10) Act, 1910, and after completion the Purchaser shall, if required, produce to the Commissioners free of cost any documents which may be handed over to him.

22. Any insurance against fire subsisting on the property sold or any part thereof shall from the date of sale be for the benefit of the Purchasers, subject to the consent of the insurers being obtained thereto by the Purchasers and subject to the purchase being completed and to the Purchasers paying a proportionate part of the premium for the unexpired term of the insurance, but the Vendor shall not be bound to keep up or renew the insurance.

*Fire
Insur-
ance.*

23. The rents will be received or possession retained and the outgoings discharged by the Vendor up to the said 25th day of March, 1920, and as from that day the outgoings (including where any lot is in hand, any rates made before, but not demanded till after that day) shall be discharged and the rents received or possession taken by the Purchaser of each lot. The rents and outgoings shall, if necessary, be apportioned between the Vendor and each Purchaser for the purpose of this clause, but each Purchaser shall pay to the Vendor at the time of completion, in addition to the purchase money, the apportioned part (if any) which shall be due to the Vendor under this clause or the current rents accrued due but not become payable in respect of the lot purchased, less the proportion of current outgoings to be borne by the Vendor, and shall thereupon become entitled to receive and recover the whole of such current rents from the tenant of such lot. If from any cause whatever (other than the wilful default of the Vendor) the purchase shall not be completed on the said 25th day of March, 1920, each Purchaser shall pay interest on the remainder of his purchase money and the amount of the timber valuation at the rate of 5½ per cent. per annum from that day until the purchase shall be completed or the Vendor shall have the option of taking the rents and profits (less outgoings) of the lot purchased up to the date of actual completion of the purchase, instead of such interest as aforesaid, and the Purchaser shall not be entitled to any compensation for the Vendor's delay or otherwise.

*Apport-
ionments*

24. Where there is any inconsistency between the stipulations prefixed to the particulars and anything contained in these Conditions, the provisions of these Conditions shall prevail.

*Special
Conditions*

25. If the Purchaser of any lot shall fail to comply with the above conditions, his deposit shall be absolutely forfeited to the Vendor, who may thereupon resell the lot at such time in such manner and subject to such conditions as he shall think advisable, and any deficiency in price which may happen on and all expenses which may attend such resale or any unsuccessful attempt to resell shall immediately afterwards be paid by the Purchaser to the Vendor, and in case of non-payment shall be recoverable by the Vendor as liquidated damages, and any increase in price shall belong to the Vendor.

*Forfeiture
of deposit
on resale.*

Agreement.

Be it remembered that at the Sale by Auction this day of
19 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 Remarks Stipulations and Conditions of Sale at the price of £
and has paid the sum of £ by way of deposit and agrees to pay to the
Vendor

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 Remarks
Stipulations and Conditions of Sale.

Purchase Money	...	£
Timber	... ..	£
<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>		
Deposit	... ..	£
<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>		
Balance	... ..	£
<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>		

As Agents for the Vendor above named we hereby confirm the Sale and acknowledge
the receipt of the above mentioned deposit.

Abstract of Title to be sent to