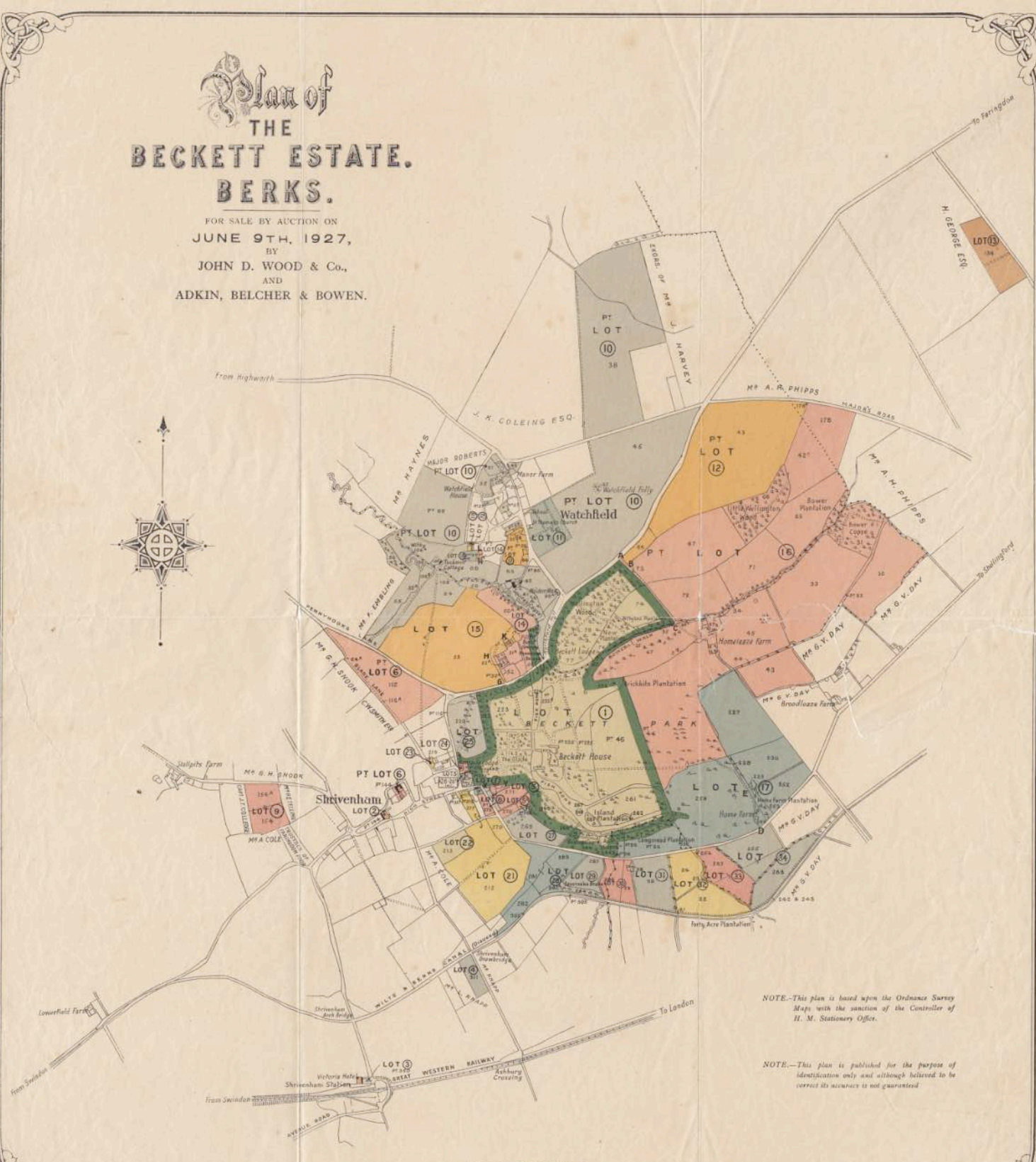


# Plan of THE BECKETT ESTATE. BERKS.

FOR SALE BY AUCTION ON  
JUNE 9TH, 1927,  
BY  
JOHN D. WOOD & Co.,  
AND  
ADKIN, BELCHER & BOWEN.



*NOTE.*—This plan is based upon the Ordnance Survey Maps with the sanction of the Controller of H. M. Stationery Office.

*NOTE.*—This plan is published for the purpose of identification only and although believed to be correct its accuracy is not guaranteed.

SCALE: 6" TO 1 MILE.

ADKIN, BELCHER & BOWEN,  
Surveyors and Auctioneers,  
WANTAGE & ABINGDON.

JOHN D. WOOD & Co.,  
Auctioneers and Surveyors,  
MOUNT STREET, W.1



# The Beckett Estate

Berkshire



June 9th, 1927

*Solicitors:*

MESSRS. RIDER HEATON, MEREDITH & MILLS  
8 New Square, Lincoln's Inn, London W.C.2

*Auctioneers:*

MESSRS. JOHN D. WOOD & Co.  
6 Mount Street, London W.1.

MESSRS. ADKIN, BELCHER & BOWEN  
Wantage and Abingdon





BECKETT HOUSE



*By direction of the Right Hon. Viscount Barrington.*

## BERKSHIRE

IN THE NOTED VALE OF WHITE HORSE

in the parishes of

Shrivenham, Watchfield, Ashbury and Longcot.

*Illustrated Particulars with Plan and Conditions of Sale of the  
remaining portions of*

# THE BECKETT ESTATE

comprising

## The Stately Mansion

built of stone in the Tudor style of architecture with the picturesque Gables, Turrets, Oriels and clustered chimneys characteristic of the period, set in a finely-timbered Park amid charming surroundings of Lawns, Pleasaunces, Gardens, Shrubberies, and

Lake with Fishing Temple,

## FOUR FARMS,

Small Holdings, Accommodation Lands, Residence  
and Cottages,

the whole having a total area of about

**1090 acres,**

to be offered for sale by auction by Messrs.

---

**JOHN D. WOOD & CO.**

in conjunction with

**ADKIN, BELCHER & BOWEN**

---

(unless previously disposed of by private treaty)

at the London Auction Mart, 155 Queen Victoria Street, E.C.

**on Thursday, June 9th, 1927,**

at 2.30 p.m.

The Estate will first be offered as a whole, and if not so sold, the Residential Portion being Lot 1, together with such additional lots as a purchaser may require, will be offered separately. If the Estate be not sold as a whole and the Residential Portion being then disposed of, the remaining Lots will be offered in accordance with these particulars at the Kings Arms Hotel, Swindon, on Monday, June 27th, at 2 p.m. (unless previously sold privately).

Particulars and Conditions of Sale, with plan, and orders to view may be obtained on application to the Auctioneers:—Messrs. ADKIN, BELCHER & BOWEN, Market Place, Wantage and 10 High Street, Abingdon, Berks, and Messrs. JOHN D. WOOD & Co., 6 Mount Street, London, W.1. and of Messrs. RIDER HEATON, MEREDITH & MILLS, Solicitors, 8 New Square, Lincolns Inn, London, W.C.2.



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Printed at Wantage by  
A. V. GIBBS & SON

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## Historical Notes.

**BECOTE** is mentioned in the Domesday Book and belonged to the Earls of Evreux and later to the Norman Prior of Norion. It was seized in 1204 by King John, who probably resided there occasionally, as a mandate of his to the Sheriff of Oxfordshire is dated from Becote.

Later, the de Becotes held the Manor by tenure of meeting the King whenever he should pass Fowlyards Mill Bridge in Shrivenham with two white capons.

In the 17th Century the Estate was in the possession of the Wildman family, and passed to John Shute, Esquire, afterwards 1st Viscount Barrington, about 1710.

The present Residence, a very handsome structure of stone in the Tudor style, is on the greater part of the site of an older house, and was built by the 6th Viscount about the year 1830.

In later times Disraeli, who was a friend and Secretary to the 7th Viscount Barrington and 1st Baron Shute, was often a guest at Beckett. A memorial brass in the Church testifies to their friendship.

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## General Remarks.

**TENURE.** The whole of the Estate is **FREEHOLD** except about 27 poles, part of lot 7 or part of both referred to in the Conditions of Sale, and offers an opportunity of acquiring a home of distinction with exceptional advantages as a Residential, Agricultural or Sporting Estate.

**POSITION.** The Mansion is situate amid old-world lawns and well laid out grounds, in a charming Park studded with fine old timber, ornamental trees and shrubs, in the Village of **SHRIVENHAM**, on the Berks and Wilts borders, having a station, less than a mile distant, on the main Great Western line. **SWINDON JUNCTION** is  $6\frac{1}{2}$  miles distant, the City of **OXFORD**  $23\frac{1}{2}$  miles, and **LONDON** 70 miles. There are Postal, Telegraphic and Telephonic facilities in the village and a fine old Church, principally of the Jacobean period, containing several monuments to past owners of the Beckett Estate.

**SOIL.** The soil of Shrivenham is sand and stone brash, with gravel subsoil as to some and clay as to other parts. The altitude is 300 feet above sea level.

**POSSESSION.** The Mansion and part of the estate is in hand; the remainder will be sold subject to the existing tenancies.

**SPORTING.** The estate affords excellent shooting and for hunting is extremely well situate for the Meets of the Old Berks, Craven, Vale of White Horse and Duke of Beaufort's Hounds. Trout fishing in the lake.

**WATER.** Is abundant and easily obtained.



## Stipulations.

1. The Plan is prepared from the Ordnance Survey and is for identification only. Whilst believed to be correct its accuracy is not guaranteed. The quantities are taken from the same source.
2. The Vendor reserves the right to vary, consolidate or withdraw any of the lots or part of such at his discretion.
3. The property is sold subject to all Manorial Rights and Incidents of Tenure and quit rents (if any) and to all existing rights of way, water and easements whether specified in the sale particulars or not.
4. The Great Tithes payable to Lord Barrington as Impropiator in respect of any of the lots will not be reserved to him and will therefore become the property of the purchasers.
5. The Vicarial Tithe Rentcharges, amounting to £32-4-4 only, Commuted Value, have been apportioned to the various lots, but the accuracy of such apportionment is not guaranteed nor shall any official re-apportionment be demanded by any purchaser of the Vendor.
6. Land tax is only paid upon portions of the property offered for sale. The total amount of the last payment, in respect of properties included in the sale, amounted to £19-19-4 only.
7. There is an annual payment of £18 chargeable on the Estate in respect of the upkeep of Longcot and Shrevenham Roads.
8. In cases of property held under one tenancy but comprised in more than one sale lot the rents have been apportioned for the purposes of the sale as stated in the particulars and such apportionment shall be accepted by purchasers and they shall not require the assent of the tenants thereto or any legal apportionment.
9. The growing timber and fixtures (but not fitted furniture) belonging to the Vendor are included in the sale.
10. The sale is subject to all existing tenancies (whether disclosed in these particulars or not) and all allowances to and claims for compensation and other rights of tenants and fixtures belonging to such tenants are excluded from the sale.
11. The tenancy agreements may be inspected by appointment at the offices of Messrs Rider Heaton, Meredith and Mills, 8 New Square, Lincoln's Inn, London, W.C.2, during office hours.
12. The lots may be viewed by permission of the various tenants on production of these particulars.
13. Under an agreement with Lord Barrington dated 9th of October, 1906, the Faringdon Rural District Council constructed a filter tank at the point marked F on Sale Plan O.S., No. 269 for the purposes of preventing pollution of the ornamental water. The obligations of the Council are set out in that agreement which may be inspected by appointment at the Offices of the Vendor's Solicitors.
14. The Vendor reserves the right to hold a sale or sales by Auction on any part of the property at any time prior to the date of completion.
15. Unless the Estate is sold as a whole the mines and minerals will be reserved as mentioned in the Conditions of Sale.



## Synopsis of Lotting.

Lot No.	Description	Tenant	Acres
1	Beckett House, Park and appurtenances -	Part In Hand and Part let to various Tenants	183.470
2	Trade Property in the High Street - -	Mr. T. B. Foard	.286
3	Three Cottages and part of a fourth adjoining Shrivvenham Railway Station - -	Messrs. Warren, Thomas, Hatherrall and Boulter	.275
4	Peters Mead, meadow - - -	Mr. P. P. Knapp	3.108
5	Small Residence - - -	In Hand	.737
5a	Kitchen Garden and Dwelling House -	Mr. H. S. Hoare	5.037
6	Small Holding and Cottage No. 26 Shrivvenham	Messrs. P. P. and E. J. Knapp	20.801
7	Residence and Garden - - -	Mr. J. A. Fereman	.387
8	Allotment Gardens adjoining - - -	Various	1.144
9	Accommodation Land - - -	Messrs. P. P. and E. J. Knapp	8.982
10	The Manor Farm, Watchfield - - -	Mr. W. R. Hedges	215.736
11	The Watchfield Allotments - - -	Various	8.464
12	Part of Beckett Home Farm - - -	Mr. W. J. Jefferies	68.156
13	The Longcot Allotments - - -	Longcot Parish Council	10.861
14	Beckett Stables Farm - - -	Mr. W. R. Hedges and others	12.437
15	Small Holding - - -	Mr. W. J. Jefferies	48.410
16	Home Leaze Farm - - -	Mr. H. B. Vines & Mr. W. J. Jefferies	276.103
17	Part of Beckett Home Farm - - -	Mr. W. J. Jefferies and others	82.434
18	A Cottage No. 60 Watchfield - - -	Mr. H. B. Vines	.114
19	The adjoining Cottage No. 61 Watchfield -	Mr. W. J. Jefferies	.114
20	Garden Ground - - -	Various	.825
21	Part of Shrivvenham Farm - - -	Messrs. Williams & Sons	30.575
22	The Orchard Meadow - - -	Mr. C. A. Clark	3.995
23	Yew Tree House - - -	Messrs. Williams & Sons	.162
24	Medlar Cottage - - -	In Hand	.650
25	Daisy Ground Meadow - - -	Mr. H. Clarke	10.286
26-26i	Ten Cottages known as Beehive Cottages -	Various	.739
27	Horse Close - - -	Messrs. Williams & Sons	6.556
28	Four Enclosures on the Longcot Road - -	Shrivvenham Parish Council	15.784
29	Accommodation Pasture Land - - -	" " "	7.070
30	Accommodation Grass Land - - -	Messrs. Williams & Sons	7.233
31	Accommodation Land - - -	" " "	11.293
32	Little Flat Mead and Long Ground - - -	" " "	17.177
33	Accommodation Pasture Land - - -	" " "	9.247
34	Two enclosures of Accommodation Pasture Land	" " "	20.828
			<b>1089.476</b>

## Order of Selling.

The Estate will first be offered as a whole, and if not so sold, the Residential Portion being Lot 1, together with such additional lots as a purchaser may require will be offered separately. If the Estate be not sold as a whole and the Residential Portion being then disposed of, the remaining Lots will be offered in accordance with these particulars at the Kings Arms Hotel, Swindon, on Monday, June 27th, at 2 p.m. (unless previously sold privately).



Statement showing Holdings and Cottages as at present let.

Description.	Name of Tenant.	Acreage	Particulars of Tenancy	Annual Rent	Remarks
Beckett House, Pleasure Grounds, &c.	In hand	86.248			
Woods		71.253			
Road		.821			
Medlar Cottage, and Garden, Pt. Ord. No. 274	Hon. W. R. S. Barrington	.280			
Lands	H. Clarke	16.132		45 0 0	Grazing Agreement.
Ing Furlong	Ditto	9.102		25 0 0	Rates paid by landlord.
Beckett Garden and Gardener's Cottage	H. S. Hoare	3.789	Lease expiring 29 Sept., 1929	40 0 0	Ditto.
Homeleaze Farm and 2 Cottages, Nos. 64 and 65 Watchfield included	H. B. Vines	257.348	Yearly	447 0 0	In addition tenant has to spend £30 annually on Landlord's repairs.
Beckett Home Farm & 2 Cottages, Nos. 71 and 72 included	W. J. Jefferies	234.099	Ditto	352 0 0	In addition tenant has to spend £30 annually on Landlord's repairs.
Watchfield Farm	Wm. Hedges	215.630	Ditto	292 10 0	
Pt. of Shrivenham Farm, Yew Tree House and 2 Cottages, Nos. 15 and 16 included	W. G. Williams & Sons	108.207	Ditto	186 15 0	apportioned
Little Ground Ord. No. 279	Ditto	1.713	Ditto	3 5 0	
Land and Buildings	P. P. & E. J. Knapp	29.970	Ditto	66 6 0	
Land Ord. No. Pt. 311	Ditto	3.089	Ditto	12 0 0	
Land	Shrivenham Parish Cou'l	20.858	Ditto	40 0 0	
Land	Vicar & Churchwardens, Watchfield	.071	Ditto	5 0	
Land Ord. No. 49b & 51	Uriah Chivers	3.530	Ditto	6 10 0	
Land (the Orchard)	C. A. Clarke	3.995	Ditto	12 0 0	
Allotments (Longcot)	Longcot Parish Council	10.861	Ditto	20 0 0	
Allotments (Watchfield)	Ditto	9.289		17 2 8	
Allotments (Shrivenham)		1.044		2 15 0	Rates paid by Landlord.
Old Stable and Warehouse	W. Cooper	.131		1 0 0	
Cottage No. 37 in High Street	Thos. B. Foard	.286		17 0 0	
Stewards House	J. A. Fereman	.387	Ditto	25 0 0	
17 Cottages (Shrivenham)	Various	1.019	Quarterly and monthly	95 19 10	
4 Cottages (Watchfield)	Various	.684	Ditto	22 6 8	
		<b>A1,089.836</b>		<b>£1,729 15 2</b>	

Outgoings: Vicarial Tithe, commuted amount £32 4 4  
 Land Tax ... .. £19 19 4

NOTE. There is an annual charge of £18 towards the upkeep of the Longcot and Shrivenham Road.  
 All rates are payable by tenants except where otherwise stated.



**Lot 1.**

*Coloured Green on Sale Plan.*

*No Bid*

# The Stately Mansion

a handsome structure, built of stone in the Tudor style of architecture, known as

## “Beckett House”

suitable, if not required for residential purposes, as a

School, Country Club or Institution

surrounded by charming grounds, Lawns, Shrubberies, Ornamental water with stone built Fishing Temple attributed to Inigo Jones, and

## Beautifully timbered Park and Woods

in the parishes of Shrivenham, Ashbury and Watchfield

the whole having an area of

**183ac. 1r. 35p.**

or thereabouts, together with the Hundred Manor or Lordship of Shrinham (Shrivenham) Salop, Stallpits and Cley Court in the County of Berks and the Manor of Bewcott (Beckett) in the same County.

TWO STONE BUILT LODGES in character

known as Barnacle and Wellington Lodges, at present in the occupation of

Mr. T. Fuller and Mr. J. Goodman respectively

and the following properties within the curtilage of the grounds :

STONE BUILT & THATCHED COTTAGE, No. 4, situate on the Faringdon Road, let to Mr. H. B. Vines on a quarterly tenancy at a rent of £7-16-0 per annum.

TWO STONE AND THATCHED COTTAGES on the West or Back Drive at present occupied as one cottage by Mr. H. Clarke.



THE MANSION is approached by a Carriage Drive, flanked with Cedars, the principal entrance being through the stone paved

#### VESTIBULE

22ft.4ins.x22ft.4ins. leading through massive panelled oak doors to the stone paved

#### CENTRAL HALL

45ft.6ins.x22ft.3ins. extending the whole height of the building, lighted from the roof and having beautifully square panelled and decorated ceiling with bosses of varying design and, below the cornice, a frieze of coloured coats of arms. In the walls are 4 niches with finely carved canopies and at the first floor level GALLERIES from which principal bedchambers are approached. From the Hall open the:—

#### SUITE OF RECEPTION ROOMS

16ft. in height having ceilings handsomely panelled in plaster and openwork cornices, communicating with each other by massive double panelled doors.

#### THE LIBRARY

35ft. (including bold bay window) x22ft. has a carved white marble mantel piece of classic design and the walls are fitted with massive carved oak bookshelves in character. The floor is of polished oak.

#### THE SALON—a Handsome Apartment

44ft.x24ft. has two open fireplaces with carved oak mantels.

#### THE DRAWING ROOM

With bold bay window commanding delightful views of the lake and hills beyond, 35ft.x22ft., has a handsome white marble mantel with delicate foliage carving.

#### THE SMALL DINING ROOM

22ft.x22ft. with carved oak fireplace and French doors opening to

#### THE PALM HOUSE.

#### THE LARGE DINING ROOM

36ft.x22ft. (including sideboard recess) has carved stone mantel and French windows opening to Loggia with view of lake and "The Glade." Nearby is the

#### SMALL LIBRARY or WRITING ROOM

Near the entrance and approached from the Hall is the

#### FINE BILLIARD ROOM

35ft.x22ft.3ins. with carved stone mantel.

#### THE PRINCIPAL STAIRCASE

Of massive oak, leads to the Galleries overlooking the Central Hall, through a series of arches having arched plaster ceilings. From the Galleries are approached the:—

#### ELEVEN PRINCIPAL BED AND DRESSING ROOMS, all 12ft. in height, as follows:—

- |  |  |
|--|--|
| No. 1. East room 22ft.6ins. x 18ft.          | No. 2. East room 22ft.6ins. x 17ft.        |
| No. 3. East room 22ft.3ins. x 17ft.          | No. 5. The Italian room 22ft.6ins. x 22ft. |
| No. 6. Dressing room 16ft.6ins. x 11ft.4ins. | No. 7. The South room 21ft.6ins. x 17ft.   |
| No. 9. South West room 22ft. x 22ft.         | No. 10. West room 16ft. x 12ft.4ins.       |
| No. 11. West room 22ft.6ins. x 22ft.6ins.    | No. 12. West room 22ft.4ins. x 20ft.       |
| No. 13. West room 18ft. x 10ft.              |  |

2 Bath rooms and 3 W.C.'s with lavatory basins.



From the Corridor running North open;—

#### FOUR BEDROOMS

22ft.6ins. x 12ft.3ins., 19ft. x 18ft.6ins., 18ft. x 11ft.6ins. and 18ft. x 10ft. and Bath room and W.C.

#### THE NURSERY WING contains

Three Bedrooms 24ft. x 18ft.3ins., 23ft.6ins. x 18ft.3ins., 18ft.4ins. x 11ft.9ins. W.C. Housemaid's closet with sink. Two Maids' rooms.

On the SECOND FLOOR approached by two staircases, one of stone, are:—

#### FOURTEEN BEDROOMS

ranging in size from 22ft.3ins. x 16ft. to 15ft. x 12ft.6ins., all 9ft. high. Bath room and 2 W.C.'s, Boxroom.

#### THE DOMESTIC OFFICES comprise:

Corridor with Waygood lift. Lofty Servant's Hall 22ft.6ins. x 18ft. with "Metropole" double oven range. Butler's Pantry with sink, h. and c. Strong Room. Lofty Kitchen 28ft. x 22ft.6ins. with "Eagle" double oven range. Hot plate fitting. Smaller Wilson cooking stove. Three-oven range by window, and Doulton glazed sink. Larder with bacon racks and bread oven. Scullery with copper and two glazed sinks. Butler's Pantry with sink and plate safe. Small luggage room. Housekeeper's room. Store room or scullery. Pantry with dresser and cupboards. Two W.C.'s. Lamp room.

Ranged round the Courtyard, which is approached by two arched doorways (one having clock tower) are:

Game Larders. Stone and slated range of four Coal, Boot and Woodhouses, four-stall Stable, Generating House with three Servants' Lavatories. Engine House with National Gas Engine and Rosslyng & Appleby's dynamo. Drake & Gorham Switchboard. Pump House having horse gear and engine and dynamo for pumping hard and soft water. Battery House with British Thompson Houston continuous current generator. Laundry with washing bins and taps, iron stove, drying racks and pulleys. Ice House in the Grounds.

The Mansion is Electrically Lighted, has Central Heating, good supply of Water and an effective Drainage System.

The beautifully timbered grounds lie principally on the South side of the Mansion from which wide-spread and sloping lawns fall to the stream-fed

### Ornamental Lake

or Fish Pond, overlooking which is a FISHING TEMPLE.

On the West side of the Mansion is an important Terrace, also looking on to the Lake. Beyond are finely grown Shrubberies and Woodlands and the important

### Well Timbered Park.

Near the Village is a charming Cricket Ground.

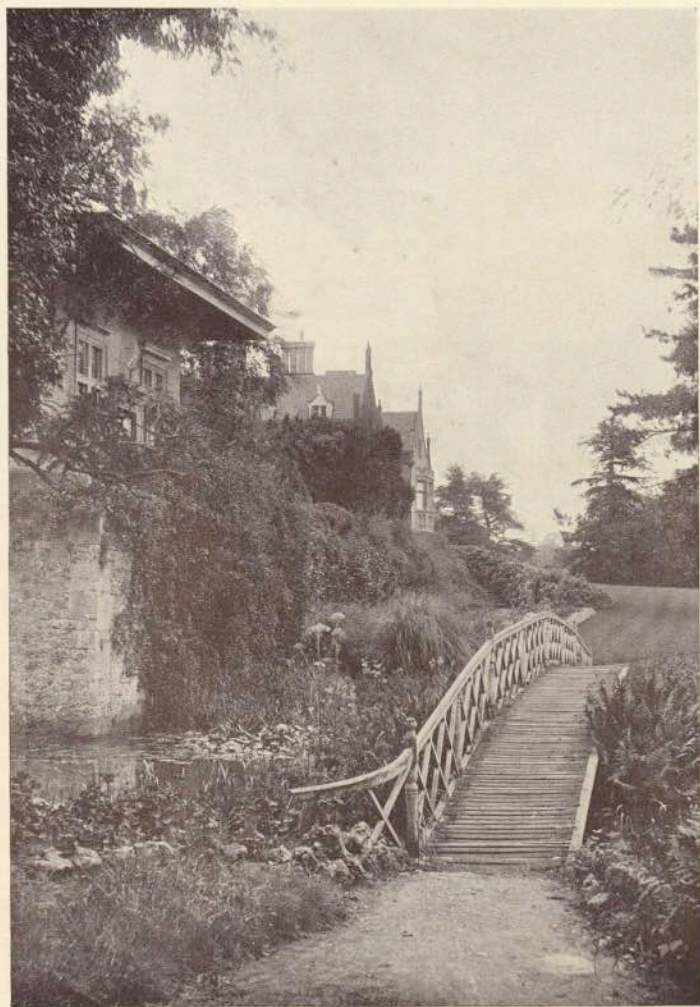
*Note.* The grazing rights over Ordnance Nos. 272a and 272b and over so much of the Pleasure Grounds as consist of pasture or meadow land are let to Mr. H. Clarke on an agreement which can be determined as to any part or parts for the purpose of a bona fide let or sale for building or development on giving one month's notice. The grazing rights over Ordnance No. 223 are let to Mr. H. Clarke on an agreement which can be determined for any of the same purposes on giving 7 days' notice.



SCHEDULE.

No. on Ord. Map	Name	Cultivation	Area	Tenant
<i>In Shrivenham Parish</i>				
35	Bower Walk (part of)	Pasture	1.018	In hand
pt.46	Home Leys or the Park	"	26.908	Mr. H. B. Vines
48	The Hop Yard	"	2.133	In hand
49	Shrubberies, Pleasure grounds, etc.	"	1.970	"
49b	Pasture	"	.482	Mr. U. Chivers
pt.51	Part of Northford Meadow	"	1.150	Mr. U. Chivers
pt.222	Park, Shrubberies, etc.	"	11.388	In hand
pt.222	Cottage and Garden, No. 4	"	.119	Mr. H. B. Vines
pt.222	Barnacle Lodge	"	.081	Mr. T. Fuller
223	Ing Furlong	Pasture	9.102	In hand
224	Ornamental Water, Fish Pond North of Bridge	Water	2.561	"
pt.225	Mansion part of Park, Pleasure Grounds, etc.	Pasture	26.949	"
225a	Building, Yard and Premises, part of Park	"	1.771	"
226	Brick Kiln Plantation	Wood	.697	"
pt.225	The Park (part of)	Pasture	7.000	Mr. H. B. Vines
260	Park, Shrubberies, Walks, etc.	"	2.265	In hand
261	The Island	Pasture	10.047	Mr. W. J. Jefferies
262	Island Plantation	Wood	.541	In hand
263	Ash Copse	"	1.761	"
264	Vicarage Copse	"	4.418	"
265	Island plantations	"	.871	"
266	Island and Pleasure Arbour	"	.240	"
267	Ornamental Water, South of Beckett House	Water	7.900	"
268	Shrubberies, Pleasure Grounds, etc.	"	5.830	"
268a	Shrubberies, Pleasure Grounds, etc.	"	1.227	"
271a	Shrubberies, Pleasure Grounds, etc.	"	5.433	"
272a	Cricket Ground	"	"	"
272b	Double Cottage, Gardens and Shrubberies	Pasture, etc.	5.476	Mr. H. Clarke (Grazing Agreement). N.B.—Mr. Clarke occupies the Cottage separately rent free.
<i>In Watchfield Parish</i>				
74	Brick Kiln Ground	Pasture	7.194	Mr. W. J. Jefferies
75	Withybed Plantation	Wood	1.620	In hand
76	New Plantation	"	4.986	"
77	Wellington Lodge, Shrubbery, etc.	"	2.026	N.B.—The Lodge is at present occupied by Mr. J. Goodman rent free.
78	Wellington Wood	Wood	24.988	In hand
<i>In Ashbury Parish</i>				
27	Long Mead Plantation	Wood	3.318	"
			<b>183.470</b>	





CRADLE BRIDGE AND FISHING TEMPLE.



THE CENTRAL HALL.





THE SALON



THE LAKE



Part of the lands comprised in this Lot are included in current farm tenancies and the apportioned rents for the purposes of sale shall be :

Mr. H. B. Vines	-	-	-	-	£59 10 0	apportioned
Mr. W. J. Jefferies	-	-	-	-	£30 0 0	..
Mr. U. Chivers	-	-	-	-	£3 0 0	..
Also Cottage Rents	-	-	-	-	£16 18 0	tenants paying rates
Also Mr. H. Clarke, Rent under a Grazing Agreement expiring on the 29th September, 1927	-	-	-	-	£25 0 0	whole rent
Rent under a Grazing Agreement expiring on the 30th November, 1927	-	-	-	-	£15 0 0	apportioned

This lot is sold with the advantage of a right of way for all purposes over the road part of Lot 16 from the points marked A to C on the Sale Plan, and of an agreement with the Faringdon Rural District Council as set out in Stipulation No. 13. The purchaser of this lot shall, within six months of obtaining possession, if called upon to do so by the purchaser of Lot 14, erect and forever after maintain a stock-proof fence between part Ordnance No. 51 on this Lot and part Ordnance No. 51 on Lot 14..

Rights of way for all purposes as at present enjoyed between the points X and Y on the Sale Plan will be reserved to the purchasers of Lots 5 and 5a, subject to payment of proportionate parts of the cost of upkeep of the said roadway.

See description of Lot 24 as to the fence between that lot and this lot.

The purchaser of this lot shall, within six months of obtaining possession, erect and forever after maintain a stock-proof fence between part Ordnance No 46, included in this lot, and part Ordnance No. 46, included with Lot 16 as shown on the sale plan by dotted lines, and, if desired, as staked out on the ground by the auctioneers. (There is at present an iron fence between Beckett House Grounds and the Park, which could probably be used for this purpose).

LANDLORD'S OUTGOINGS:

Vicarial tithe rent charge, commuted amount	-	-	£2 13 11
Land tax, last Payment	-	-	£1 0 0
Contribution towards upkeep of Longcot and Shrevenham roads	-	-	£18 0 0





Sold £400  
Mr. Collins

**Lot 2.**

*Coloured Sepia on sale plan.*

The Valuable

**TRADE PROPERTY**

situate on the North side of High Street with an important frontage thereto, being Ordnance No pt. 144, and containing an area of about

**1 rood, 6 poles**

comprising stone and thatched detached cottage, No. 37 High Street, containing 2 Sitting Rooms, 3 Bedrooms, brick and tiled Shed, stone and tiled Wash House with copper. Coach House, Garden and Yard, in the occupation of Mr. T. B. Foard on a Quarterly tenancy at

£17 per annum, tenant paying rates.

Water from Pump and Well.

**Lot 3.**

*Coloured Red on sale plan.*

The brick built and tiled

Sold £210

**Range of Three Cottages**

and part of a fourth Cottage

Nos. 50, 51, 52 and part of No. 49, with Gardens, Outhouses and Closets at Shrivensham Station, in the occupation of Messrs. F. Warren, A. E. Thomas, W. Hatherall and C. Boulter respectively at rents amounting to

£28-1-8 per annum, tenants paying rates.

Ordnance No. pt. 350. Area about 1 Rood 4 Poles.

Landlord's Outgoings:—Vicarial Tithe Rent Charge commuted value 9d.

The water supply to this lot is derived from a well situate in the Stable Yard of the Victoria Tavern, which is not the property of the Vendor, and the Vendor accordingly cannot guarantee but will (upon the request and at the expense of the purchaser of this lot) use his best endeavours to secure the continuance of such water supply.

**Lot 4.**

*Coloured Purple on sale plan.*

The Valuable

£130 not sold

**Accommodation Meadow**

known as "PETER'S MEAD," and the corner plantation now in hand being No. 311 on the Ordnance Survey and containing about

**3a. 0r. 17p.**

part of which (3.089 acres) is in the occupation of Mr. P. P. Knapp, on a Michaelmas tenancy at a rent of

£12 per annum.

and the remainder is in hand.

Landlord's Outgoings:—Vicarial Tithe Rent Charge commuted amount 10/8.  
Land Tax last payment 11/-.



*f 440 Mrs. Jermain*

**Lot 5.**

*Coloured Purple on sale plan.*

**An Attractive Small Residence**

situate on the confines of Beckett Park, adjacent to Shrivenham Village. Built of stone with stone tiled roof, it contains Entrance Lobby, 2 Sitting Rooms, with the usual Domestic Offices and 3 Bedrooms.

It stands in a nicely secluded and good garden, the whole containing an area of about

2 roods, 38 poles,

being part of Ordnance No. 271 in Shrivenham Parish.

The Cottage and Gardens are in hand and the piece of kitchen garden is let with other lands to Mr. H. S. Hoare on a lease expiring 29th September, 1929, at an apportioned rent for the purposes of sale of £2 per annum. See Lot 5a for further particulars of Mr. Hoare's tenancy.

See description of Lot 1 as to right of way in favour of the purchaser of this lot.

*No bid*

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**Lot 5a.**

*Coloured Red on sale plan.*

A PROFITABLE OCCUPATION

being

**The Beckett House Kitchen Garden**

comprising a productive walled kitchen garden with vinery, cucumber house and other greenhouses, and

**A Superior Dwelling House**

containing 3 bedrooms and 3 rooms downstairs, and a small orchard and piece of grassland, the whole containing an area of about

5 acres, 0 roods, 6 poles,

being part of Ord. No. 271 (3.244 ac.), Ord. No. 270 (.933 ac.) and part Ord. No. 269 (.860).

The Kitchen Garden and the House, Ord. No. Pt. 271 is at present let with other lands to Mr. H. S. Hoare on a lease for 7 years commencing the 29th September, 1922, determinable by 6 months notice expiring on any 25th March or 29th September on payment of £30 as compensation and valuation of growing crops in addition. Apportioned rent in respect of this lot £38 per annum.

Part Ord. No. 269 is let with other lands to Messrs. Williams & Sons, apportioned rent £1 per annum, and the remainder is in hand.

Landlord's Outgoings:—Vicarial Tithe Rent Charge commuted amount £3-0-10.

See description of Lot 1 as to right of way between points X and Y on the sale plan in favour of this Lot.

The purchaser of this lot shall, within six months of obtaining possession, if called upon to do so by the owner of Lot 27, erect and forever after maintain a stock-proof fence along the Southern boundary of Ord. No. 269 between this Lot and Lot 27.



## Lot 6.

*Coloured Red on sale plan.*

# A Valuable Small Farm

comprising about

20ac. 3r. 8p.

situate in the parish of Shrivenham let to Messrs. P. and E. Knapp on an annual Michaelmas Tenancy with other lands at an Apportioned Rent of £46-10-0 per annum, together with stone and thatched Cottage being No. 26 Shrivenham, and Garden at £4-10-0 per annum, tenants paying rates, and as to another part to Mr. W. Cooper at £1 per annum, making a total rental of

£52-0-0 per annum.

In addition to the Cottage there are the following Farm premises:—

Stone built and tiled Cowhouse for 6, with brick floor. Three Horse Stable and open Cart Shed. Stone, timber and thatched Barn.

### SCHEDULE.

No. on Ord. Map	Name	Cultivation	Area	Tenant
	<i>Shrivenham Parish</i>			
64a	Slade Lane - -	In tenancy	.337	P. P. & E. J. Knapp
112	The Slade - -	as pasture, now arable	18.831	"
116a	Slade Lane - -		.858	"
pt. 144	Buildings and Yard - -		.212	"
pt. 144	Stackyard and Garden - -		.390	"
pt. 144	Cottage - -		.042	"
pt. 144	Old Stable and Warehouse - -		.131	Mr. W. Cooper
			<b>20.801</b>	

Landlord's Outgoings:—Vicarial Tithe Rent Charge commuted amount £2-9-2.

This lot is sold subject to and with the benefit of such rights of way as exist over Slade Lane.

Water is obtained from a Well.

The timber Cooling House and timber and iron Shed are the property of Messrs. Knapp



**Lot 7.**

*Coloured Green on sale plan.*

THE WELL BUILT STONE AND TILED

**RESIDENCE**

Situate in a corner position at the entrance to the Village of Shrevenham, having a pleasant South aspect on the garden front and containing:—

Dining Room 20ft.6ins. × 14ft.3ins.  
Drawing Room 16ft.6ins. × 12ft.3ins. with French Doors to garden.  
Breakfast Room.  
Office.  
Back Lobby, Kitchen, Larder, Scullery.  
Four Bedrooms, 15ft. × 6ins. × 15ft.3ins., 14ft.3ins. × 12ft.6ins., 14ft.3ins. × 11ft.9ins. and 13ft.3ins. × 10ft., and Dressing Room.  
Bath Room, Lavatory Basin and W.C. Airing Cupboard.

**Pretty Garden and Croquet Lawn**

with SUMMER HOUSE,

Stone and slated Store House and Coal House.

**Walled in Kitchen Garden**

with two Greenhouses and Cucumber House, extending in all to about

1r. 22p.

This lot comprises pt. Ord. No. 275 and is in the occupation of J. A. Fereman, Esq., J.P., on an annual Michaelmas tenancy at the low rent of

£25 per annum.

Good supply of water from pump.

Part of this lot, about 27 poles, is believed to be held for a term of one thousand years, created in or about the year 1591. See Condition 4.

**Lot 8.**

*Coloured Red on sale plan.*

**The Parcel of Garden Allotments**

part O.S. No. 275 adjoining on the South side of Lot 7 with an extensive frontage to the Longcot Road, having an area of

1a. 0r. 23p.

part (1a. 0r. 7p.) let to various tenants at the estimated rent of

£2 - 15 - 0 per annum and the remainder in hand.

Landlord's Outgoings:—Vicarial tithes rent charge, commuted amount 3/2.

**Lot 9.**

*Coloured Red on sale plan.*

**Two Enclosures of  
Valuable Accommodation Land**

situated on the outskirts of the village of Shrevenham, containing about

8a. 3r. 37p.

and having long and valuable frontage to a good road, being Ordnance Nos. 154 and 154a in Shrevenham Parish, and let to Messrs. P. and E. Knapp on an annual Michaelmas tenancy, with other lands at an apportioned rent of £19-16-0 per annum.

Landlord's Outgoings:—Vicarial Tithe Rent Charge, commuted amount £1-12-9.  
Land Tax, last payment 19/-



## Lot 10.

*coloured Purple on sale plan.*

The attractive

# Mixed Agricultural Holding

known as

## “Manor Farm” Watchfield

situate in the parishes of Watchfield and Shrivenham, comprising

### Excellent Modern Farmhouse and Buildings and Two Cottages

and about

215ac. 2r. 38p.

of sound Arable and Pasture Land

Let as to part to Mr. W. R. Hedges on a yearly Michaelmas tenancy at an apportioned rent for the purposes of sale of £287-10-0 per annum, as to another part to Mr. W. J. Jefferies on an annual Michaelmas tenancy at an apportioned rent of 10/- per annum, as to another part to the Vicar and the Churchwardens of Shrivenham at an annual rent of 5/-, as to another part to Mrs. Barton and Mr. D. Skinner's representatives at £11-16-6 per annum, the remainder being in hand, the estimated and apportioned rents amounting to

£303 - 0 - 0 per annum.

THE HOUSE contains:—

Tiled entrance Hall with open staircase.  
Drawing Room with Bay 16ft. x 14ft. with marble mantel and tiled grate.  
Dining Room 14ft. x 12ft. with marble mantel and tiled grate.  
China pantry with shelves and serving hatch to Dining Room.  
Office by side door.  
Roomy Kitchen, with range and tiled floor.  
Back Lobby with lavatory basin. Pantry or Dairy.  
Back Kitchen with force pump. Small Cellar.  
Four Bedrooms each having fireplaces, two 14ft. x 13ft. and two 14ft. x 9ft. 6ins.  
Bath Room. Maid's Room and W.C.

THE FARM BUILDINGS comprise:—

Brick and slated range of Coal House with cement floor, W.C., Copper House, Tool House, Incubator House and Oil House.  
Stone built and tiled Cart Stable for 10 with Loft over and blue brick floor.  
Leanto stone and tiled Pigstyes.  
Stone and tiled Calf House and Yard.  
Angle range of stone and iron roofed Milking House for 11 and three Loose Boxes.  
Stone and tiled Nag Stable of 1 stall, loose box, Harness Room and loft over.  
Stone and tiled Barn with cement floor.  
Timber and iron roofed Milking House for 18 with tiled floor and feeding passage.  
Yard with stone built and iron roofed 5 bay Open Shed.  
On the opposite side of the public road is a stone and thatched Coach House.  
And in Pigeon House Close:—a stone and thatched Barn, stone and stoneslated Pigeon House with Calf House under and stone, timber and thatched Open Shed.

The pair of

### STONE BUILT AND SLATED COTTAGES

Nos. 67 and 68, Watchfield

let to Mrs. Barton and the Representatives of the late Mr. Skinner.



SCHEDULE.

No. on Ord. Map	Description.	Cultivation	Area	Tenant
<i>In Shrivenham Parish.</i>				
50	Little North Hooks	Pasture	1.622	Mr. W. R. Hedges
54	Mill Grove (part of)	"	7.440	"
55	Green Radcombe (part of)	"	11.776	"
55a	Ditto	"	.018	"
56	Radcombe Copse	Wood	1.917	"
<i>In Watchfield Parish</i>				
38	Redlands and Plantation Piece	Arable	65.713	"
45	Folly Piece	"	70.260	"
49	Buildings, Yard and Garden		.698	"
pt. 50	House & Buildings, Yard & Garden		1.162	"
pt. 50	Part Home Close	Pasture	.500	"
51	Pond Close	"	.954	"
52	Part Home Close	"	1.769	"
pt. 57	Garden		.225	" see note *
pt. 57	Barn, Cattle Shed, Yard & Garden		.562	"
pt. 59	Pair Cottages and Gardens, Nos. 67 and 68		.456	Mrs. Barton and D. Skinners Rep's.
pt. 80	Watchfield Close	Pasture	6.620	Mr. W. R. Hedges
pt. 82	Buildings and Yard		.569	"
pt. 82	Private Road and Barn		.234	Mr. W. Jefferies
88	Tuck Mill Meadow	Pasture	12.015	Mr. W. R. Hedges
pt. 89	Tuck Mill field	Arable and Pasture	22.132	"
83	Close	Pasture	2.258	"
106	Green Radcombe (part of)	"	.705	"
106a	Ditto	"	.078	"
106b	Ditto	"	.188	"
108	Mill Grove (part of)	"	.353	"
65	Watchfield Folly	Wood	.406	In hand
pt. 80	Plantation in the Slipe	"	.075	"
80a	Maiden's Well		.131	"
81	The Squires Copse	Wood	4.493	" see note §
107	Tuck Mill Cottage and Garden <small>(N.B. The cottage is in a ruinous condition).</small>		.407	"
			<b>215.736</b>	

\* Part of Ordnance No. 57 (about .071 acres) has been taken out of Mr. Hedges' tenancy and is at present occupied by the Vicar and Churchwardens of Shrivenham on a yearly tenancy at the rent of 5/- per annum. The temporary hut erected on the land is the property of the tenants.

§ There is an arrangement with the Faringdon Rural District Council under which they take stone from The Squire's Copse (O.S. No. 81) as and when required at 1/- per yard.

Landlord's Outgoings:—Vicarial Tithe rent charge, commuted amount £2-13-5  
Land Tax, (last payment) £14-3-0.

Note. The following are the property of the tenant:—

In House. Cupboards in kitchen. The hot water system. Lavatory basin and cupboards in bath rooms.

Outside. The copes and mangers in angle range of milking houses.

Timber and iron poultry house.

Trough and piping in yard.

Stone and iron cooling house, refrigerator, tanks and water fittings, Pump, shafting and machinery in mixing house.

Enclosure to 5 bay open shed.

Sliding doors at end of mixing house.

Thatched shelter in rickyard over roadway.



96 B

**Lot 11.**

*Coloured Blue on sale plan.*

**The Watchfield Allotments**

situate in the Village of Watchfield, being Ordnance No. 64 and containing about

**8ac. 1r. 34p.**

let at estimated rents amounting to

**£15-9-11 per annum.**



Lot 12.

Coloured Brown on sale plan.

M B

THE CAPITAL

Agricultural Holding

forming part of

“Beckett Home Farm”

situate in the Parishes of Watchfield and Longcot comprising the attractive old-fashioned

STONE BUILT AND SLATED FARM HOUSE

very pleasantly situate in the Village of Watchfield. Farm Homestead in Watchfield together with about

68ac. 0r. 25p.

of productive Arable and Grass Land, let to Mr. W. J. Jefferies on an annual Michaelmas tenancy at the apportioned rent for the purposes of sale of

£96-10-0

THE FARM HOUSE has the following accommodation:—

- Entrance Hall.
Drawing Room 14ft.6ins. x 14ft. with cupboards.
Dining Room 13ft.6ins. x 9ft.6ins.
Stone paved Kitchen with range.
Scullery and Larder.
4 Bedrooms, 15ft. x 13ft., 15ft. x 14ft., 14ft. x 10ft., 14ft. x 8ft.6ins.
3 Attic Rooms and Apple Room.
Thatched Harness Room or Scullery.

GARDEN AND TENNIS LAWN

- Stone and slate Milk House with pump.
Stone and thatched Oil House and Coal House.
Stone and tiled Nag Stable of loose box, 2 Stalls and Trap House.

THE FARM HOMESTEAD comprises:

- Stone, timber and thatched Barn and Wood House.
Stone and thatched 6 Bay Milking Shed with stone pitched floor.
Yard with 4 bay open Cattle Shed.
Stone and thatched 4 bay Cart Shed and Loose Box in Paddock.
Stone and thatched Cart Stable for 8 and enclosure of Loose Box.
Horse Yard with 6 bay stone and tiled open Sheds.
Brick stone and thatched Barn with cement floor.
Rickyard.

SCHEDULE.

Table with 5 columns: No. on Ord. Map, Name, Cultivation, Area, Tenant. Rows include allotment in Bowless Field, farm buildings, close, barn and rickyard, home close, and part of Bowless Field in Longcot Parish.

This lot is sold with the benefit of a right of way for all purposes over the roadway (part of Lot 16) between the points A and B on the plan.

The timber Motor Shed, leanto Pigstyes, Water Trough and Piping, iron Water Trough and Bins in barn are the property of the tenant.



**Lot 13.**

*Coloured Sepia on sale plan.*

M.B.  
A productive field of

**ALLOTMENT LAND**

situate in the Parish of Longcot on the West side of the hard road leading from Longcot to Faringdon and having an extensive frontage thereto, being Ordnance No. 138 and containing about

**10ac. 3r. 18p.**

let to the Longcot Parish Council on an annual Michaelmas Tenancy at a rent of

**£20 per annum.**



**Lot 14.**

*Coloured Red on sale plan.*

A Most

**Attractive Small Holding**

Situated close to Shrivenham Village on the Faringdon Road, known as

**BECKETT STABLES FARM**

and containing an area of about

**12ac. 1r. 30p.**

There is

**An Attractive Modern Cottage**

built of brick with slated roof and containing:—3 bedrooms with 2 rooms downstairs, at present in the occupation of Mr. J. Cox rent free.

Adjoining are

**The Fine Old Beckett Stables**

part of which could be converted into Farm Buildings, and which comprise:—Stable yard round three sides of a quadrangle, brick built and slated premises containing groom's quarters, 12 loose boxes, 8 stalls, loft, coachhouses, &c.

Nearby are timber built and thatched Carpenter's shop and shed, saw pit, dairy and

**A Brick and Thatched Cottage**

known as

**"The Swiss Cottage"**

at present in the occupation of Mr. W. Weston, on a service tenancy, the remainder of the buildings being in hand.

**SCHEDULE.**

No. on Ord. Map	Description.	Cultivation	Area	Tenant
	<i>In Shrivenham Parish.</i>			
50a	Northford Meadow (part of)	Pasture	6.167	Mr. W. R. Hedges
pt.51	Ditto	"	1.898	Mr. U. Chivers
51a	Orchard	"	1.845	Mr. W. J. Jefferies
52	Stables, Yard and two Cottages <i>N.B.—Swiss Cottage is occupied by Mr. W. Weston and the Groom's Cottage by Mr. J. Cox.</i>		2.044	In hand
pt.221a	Plantation	Wood	.483	"
			<b>12.437</b>	

Mr. U. Chivers holds with other lands on a Yearly tenancy at an apportioned rent for the purposes of sale at £3-10-0 per annum.

Mr. W. R. Hedges holds with other lands on a Michaelmas tenancy at an apportioned rent for the purposes of sale, of £5 per annum.

Mr. W. J. Jefferies holds with other lands on a Michaelmas tenancy at an apportioned rent for the purposes of sale of £3 per annum and the remainder is in hand, with the exception of the Cottages, one of which is held on a service tenancy and the other is held rent free.

Landlord's Outgoings:—Vicarial Tithe rent charge, commuted amount £2-3-6.

*N.B.*—One of the ranges in the Groom's Cottage is believed to be the property of the tenant.

This lot is sold with the benefit of a right of way over the roadway (part Ord. No. 52a), forming part of Lot 15, between the points H. and G. on the plan.



**Lot. 15.**

*Coloured Brown on sale plan.*

A Profitable

**Market Gardening or  
Accommodation Holding**

Situated on the outskirts of Shrivenham Village on the Faringdon Road, containing an area of about

**48ac. 1r. 26p.**

and including a useful set of

**Farm Buildings**

comprising a brick and tiled range of 6 stalls, cake house, 5 double cow stalls with feeding passage, yard and range of pigstyes.

Let as to the land and farm buildings to Mr. W. J. Jefferies on an Annual Michaelmas tenancy at a rent apportioned for the purposes of sale at £75-0-0 per annum, the roadway being in hand.

**SCHEDULE.**

No. on Ord. Map	Description	Cultivation	Area	Tenant
	<i>In Shrivenham Parish</i>			
pt.52a	Roadway - - -		.350	In hand
pt.52a	New Cowsheds, &c. - -		.120	Mr. W. J. Jefferies
pt.52a	Farm buildings, garden, etc.		2.045	"
53	Bremhill Arable	Arable	45.895	"
			<b>48.410</b>	

Landlords Outgoings:—Vicarial tithe rent charge, commuted amount £5-9-2.

This lot is sold subject to a right of way for all purposes over the roadway (pt. Ord. No. 52) in favour of the purchaser of Lot 14 his heirs and assigns.



**Lot 16.**

*Coloured Red on sale plan.*

THE EXCELLENT

**Dairy Farm**

known as

**“Home Leaze”**

in the parishes of Shrivenham, Longcot and Watchfield, comprising charming old-fashioned House and excellent modern buildings and two Cottages, together with about

**276ac. Or. 17p.**

of choice Pasture and Arable Land.

Let as to parts to Mr. H. B. Vines and Mr. W. J. Jefferies on Michaelmas tenancies at the respective apportioned rents for the purpose of sale of £349-0-0 and £72-0-0, the remainder in hand, the total estimated and apportioned rents being

**£434 per annum.**

THE FARM HOUSE contains—

Entrance Hall. Dining Room, Drawing Room and Breakfast Room each 16ft. x 16ft. Back Lobby fitted with cupboards with sliding doors. Roomy Kitchen with Kitchener, Dairy and Wash House. Pantry and Coal House. Three Bedrooms, two 16ft. x 16ft. and one 10ft.3ins. x 16ft., and W.C. Bathroom, Servants' Room over Kitchen. Two Staircases to Attic Rooms. Brick and tiled Oil House and Cooling House. Brick, stone and stone-slatted Harness Room. Stone and brick Cart Shed with granary over.

**Old world Garden**

with fine Oaks, ornamental Firs and Fruit Trees.

THE FARM BUILDINGS comprise—

Walled in Yard with timber and thatched range of 2 Calf Sheds, Milk Cart House and Trap House adjoining. Stone and thatched Nag Stable of 2 Stalls and Loose Box. Timber and slated Granary.

FARM HOMESTEAD of excellent buildings of modern construction comprising—

Brick and tiled range of Pig Houses and Yard. Stone built and tiled Barn and Engine House adjoining. Brick, stone and iron roofed 5 Bay Cart Shed. Brick and tiled range of 2 Loose Boxes, Cart Stable for 6, Loose Box and 4 Loose Boxes for Cattle. Stone and tiled Milking House with brick floor, Feeding Passage and 12 standings to accommodate 24 Cows. Water is laid on. Yard with stone and slated Milking House having stone floor and standing room for 38 cows.

Excellent supply of water from well to House and Buildings.

£ 5,500  
m. p.



SCHEDULE.

No. on Ord. Map	Name	Cultivation	Area	Tenant
<i>Shrivenham Parish.</i>				
35a	Road (part of) - -		.025	In hand
30	Broad Mead and Hedge Bank - -	Pasture	20.009	Mr. H. B. Vines
31	Bower Copse - -	Wood	11.418	In hand
pt. 32	Hedge Bank - -	"	.356	Mr. H. B. Vines
33	Further Wormhill Oxpen & Yard	Pasture	31.508	"
34	Part Bower Walk - -	Wood	2.358	In hand
37	House, Buildings, Yard and Garden		3.063	Mr. H. B. Vines
43	Joiners Mead - -	Pasture	11.907	"
44	Hedge Bank - -	Wood	.420	"
45	Higher Wormhill and Hedge Bank	Pasture	20.278	"
47	New Mead and Jacks Close - -	Pasture	16.973	"
pt. 46	" " - -	"	47.450	"
<i>Watchfield Parish.</i>				
42a	Watchfield Piece - -	Arable	11.899	Mr. H. B. Vines
67	Wellington Field - -	"	27.242	"
69	New Broke - -	Pasture	16.977	Mr. W. J. Jefferies
71	" - -	"	15.713	"
72	" - -	"	15.032	"
68	Little Wellington Wood - -	Wood	12.054	In hand
pt. 87	Two Cottages and Gardens, Nos. 64 and 65 - -		.227	Mr. H. B. Vines
73	Part Road - -		.796	In hand
<i>Longcot Parish.</i>				
178	Above Sheep Mead - -	{ Arable formerly Pasture	10.398	Mr. H. B. Vines
			<b>276.103</b>	

This lot is sold subject to a right of way for all and every purpose over the roadway shewn on sale plan marked A to C to the owners or occupiers for the time being of lot 1 and a right of way to the owners and occupiers for the time being of Ordnance No. 66 (part of lot 12) between the points marked A and B on the sale plan. Also subject to a right of way 12 feet wide between the points marked L and M on sale plan over cottage garden at Watchfield, Ordnance Survey No. pt. 87 to the owners and occupiers of lot 20.

- Note.* 1. Cottages Nos. 64 and 65 have to be given up by Mr. H. B. Vines on one month's notice at any time without compensation or reduction of rent,  
2. Mr. H. B. Vines and Mr. W. J. Jefferies are under agreement to expend £30 a year on Landlord's Repairs.



*Sold  
2,300  
Major Marshall*

**Lot 17.**

*Coloured Blue on sale plan.*

**A Most Attractive and Profitable  
Agricultural Dairying Holding**

forming part of

**“ BECKETT HOME FARM ”**

situated in the Parishes of Shrevenham and Ashbury, within easy reach of Shrevenham Village and Station and on the Shellingford Road.

This lot extends to about

**82ac. 1r. 29p.**

virtually all of which is capital grassland.

Let as to parts to Mr. W. J. Jefferies and Mr. H. B. Vines on annual Michaelmas tenancies, and Messrs. W. G. Williams & Sons on an annual Lady-day tenancy at the respective apportioned rents, for the purposes of this Sale, of £75-0-0, £38-10-0 and £11-0-0 per annum.

**THE FARM HOUSE**

which is of brick and thatch construction and old fashioned, is now used as

**TWO COTTAGES**

each containing 3 Bedrooms, Sitting Room and Kitchen, whilst nearby is a Brick and Slated Dairy and Wash House.

**THE FARM BUILDINGS**

comprise Yard with Brick, Stone and Thatched open Cowshed, 2 Loose Boxes and Trap Shed, Stone and Slated Milking House with drained floor for 13 cows, with feeding passage, Cake House with semi-rotary Pump, small Yard with brick and tiled Cowshed. and second Yard with 3 bay Open Cart Shed and 2 Loose Boxes.

**SCHEDULE.**

No. on Ord. Map	Description	Cultivation	Area	Tenant
<i>Shrevenham Parish</i>				
227	Salmons Mead. Hedgebank	Pasture	21.710	Mr. H. B. Vines
228	Hedgebank	Wood	.354	In hand
229	Farm buildings, yard, etc.		.501	Mr. W. J. Jefferies
230	New Mead	Pasture	10.890	"
252	Upper Rye Grass and Hedgebank	"	7.008	"
253	Home Farm Plantation	Wood	1.138	In hand
254	Two Cottages, Dairy, etc.		1.109	Mr. W. J. Jefferies
258	Home Ground	Pasture	.717	"
259	Home Ground	"	32.111	"
<i>Ashbury Parish</i>				
pt.26	Long Mead	Pasture	6.321	Williams & Sons
pt.26	Coppice and Withybed	Wood	.575	In hand
			<b>82.434</b>	



**Lot 18.**

*Coloured Yellow on sale plan.*

**A Modern Cottage**

Ordinance No. pt.87, situate on high ground in the village and being No. 60 Watchfield, containing 3 Bedrooms, Sitting Room, Kitchen and Pantry, with Garden containing an area of about

**18 poles**

let to Mr. H. B. Vines on a quarterly tenancy at a rent of £5-7-4 per annum, tenant paying rates  
Water by Pump from a Well, (jointly with Lot 19).

---

**Lot 19.**

*Coloured Red on sale Plan.*

**The Adjoining Cottage**

of similar construction and accommodation being No. 61 Watchfield, with Garden containing in all about

**18 poles**

This Lot comprises part Ordinance No. 87 and is let on a quarterly tenancy to Mr. W. J. Jefferies at a rent of £5-2-10 per annum, tenant paying rates.

Water by Pump from Well, (jointly with Lot 18).

---

**Lot 20.**

*Coloured Blue on sale plan*

The Enclosure of

**GARDEN GROUND**

situate in Watchfield let in Allotments, being part Ordinance No. 87 and containing an area of about

**3r. 12p.**

and let at estimated rents, amounting to

**£1-12-9 per annum.**

This lot is sold with the benefit of a right of way 12 feet wide between the points marked L and M on the sale plan.



## Lot 21.

Coloured Yellow on sale plan.

M B

# THE Capital Small Holding

forming part of

## Shrivenham Farm

situate in the parish of Shrivenham, comprising

### SUBSTANTIAL FARM HOMESTEAD and TWO COTTAGES

in the Village, the whole having an area of about

30ac. 2r. 12p.

of choice Arable and Pasture Land, let as to Little Ground (O.S. No. 279) on an annual Christmas tenancy and as to the remainder on an annual Ladyday tenancy to Messrs. W. G. Williams & Sons at an apportioned rent for the purposes of sale of

£51 per annum.

THE FARM BUILDINGS situate in the High Street comprise:—

range of brick, stone and tiled Cart Shed. Milking Shed for 10 with brick floor. Cart Horse Stable for 6 with stone floor. Brick and tiled Milking House for 12 with feeding passage, cemented mangers and water trough. Feeding House. Stone and thatched Barn. Timber and iron leanto Shed. Rickyard and Paddock.

### TWO STONE AND THATCHED COTTAGES

Nos. 15 & 16 High Street.

Water by pumps from wells to Buildings and Cottages

*Note.* The two Cottages Nos. 15 and 16 are held on an annual Michaelmas Tenancy.

### SCHEDULE.

No. on Ord. Map	Name	Cultivation	Area	Tenant
	<i>In Shrivenham Parish.</i>			
212	Sandy Ground	Arable	26.756	Messrs. Williams & Sons
pt. 217	Two Cottages and Gardens, Nos. 15 and 16		.105	"
pt. 275	Buildings, Barn and Yard	Buildings	.437	"
277	Blagroves Close	Pasture	1.564	"
279	Little Ground	"	1.713	"
			<b>30.575</b>	

*Note.* The leanto Refrigerator House and enclosing panels to brick and tile range at the farm buildings are the property of the tenants.

Landlord's Outgoings:—Vicarial Tithe rent charge, commuted amount £3-16-6  
Land tax, last payment 4/-.



**Lot 22.**

*Coloured Green on Sale Plan.*

*Part*

The Valuable

**Accommodation Meadow**

with Shed

known as

**“The Orchard”**

situated adjacent to the Village of Shrivenham, being Ordnance No. 213 and containing about

**3ac. 3r. 39p.**

in the occupation of Mr. C. A. Clark on an annual Michaelmas Tenancy at a rent of

**£12 per annum.**

Landlord's Outgoings:—Vicarial Tithe rent charge commuted value 16/-  
Land tax, last payment £1-6-0.

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**Lot 23.**

*Coloured Yellow on sale plan.*

The attractive Brick Built and Slated

*375  
26*

**Dwelling House**

situated in Shrivenham Parish and known as

**YEW TREE HOUSE**

containing:—Tiled Entrance Hall, Sitting Room 14ft.6ins. x 14ft.6ins. with bay in addition, having marble mantel and curb and tiled grate. Second Sitting Room 14ft. x 12ft. Kitchen, Pantry, Scullery with Force Pump, Cupboard under Stairs, 3 Bedrooms and Dressing Room, Lavatory. Brick and Tiled Nag Stable, Trap House and Outhouse. Garden. The whole containing about

**26 poles**

Being part of Ord. No. 219 in Shrivenham Parish let to Messrs. W. G. Williams & Sons on an Annual Lady Day tenancy at an apportioned rent for the purposes of Sale of £25-0-0 per annum.

*Note.*—The Eagle Range in the Kitchen of the House is the property of the Tenants.



8550  
MS

## Lot 24.

*Coloured Red on sale plan.*

The Most Attractive Small Residential Property

known as

# Medlar Cottage

SHRIVENHAM

situated on the confines of Beckett Park, with frontage to the Faringdon Road.

## The House

A charming old-fashioned Cottage Residence built of Stone with Tiled and Slated Roof, containing:—

Lofty Entrance Hall with open Staircase and Gallery 13ft. x 10ft.9ins.

Dining Room with panelled dado 17ft. x 12ft.9ins. x 7ft.6ins.

Drawing Room 11ft.9ins. x 12ft. with two Bays 3ft.9ins and 3ft.0ins. respectively in addition.

Kitchen with range, 12ft. x 12ft.

Scullery 13ft.3ins. x 13ft.3ins. with Copper and Cottage Range.

Pump House. Pantry. Back Hall.

Bedroom (over Drawing Room) 13ft. x 12ft.

Maids Room 15ft. x 8ft.6ins.

Bedroom 10ft. x 7ft.6ins.

Bedroom 12ft.3ins. x 10ft. with recess 3ft.6ins. in addition

Back Landing and Stairs.

Outside is a Brick and Tiled Wood House. Brick and Tiled Coal House and Closet.

In the Garden is a Timber and Galvanised roofed Tool House.

Pretty Garden with Flower Beds. Kitchen Garden.

The House stands in pretty Gardens, with a piece of Grass Land suitable for conversion into a small paddock, the whole containing an area of about

## 2r. 24p.

Medlar Cottage and Garden, Pt. Ord. No. 274 (.280ac.) is in hand. The Paddock included (.370ac.), Pt. Ord. No. 272, is let as to the grazing to Mr. H. Clarke, at an Apportioned Rent of 10/- per annum.

(See note at foot of Lot 1 as to Mr. Clarke's Grazing Agreement.

The purchaser of this lot shall, within 6 months from completion erect and forever after maintain, a stock-proof fence on the Northern, Eastern and part of the Southern boundaries, which will be staked out by the Auctioneers.

Landlord's Outgoings:—Vicarial Tithe Rent Charge, commuted amount, 3/11.



## Lot 25.

*Coloured Purple on sale plan.*

# The extremely valuable enclosure of Accommodation Land

known as

## Daisy Ground

situated on the outskirts of Shrivvenham Village, adjacent to Beckett Park, being Ordnance No. 220 (10.286 acres) in Shrivvenham Parish, the whole containing an area of about

10a. 1r. 6p.

This Lot is let as to the grazing to Mr. H. Clarke at an apportioned rent of £29-10-0 (see note at foot of lot 1 as to Mr. Clarke's agreement).

Landlord's Outgoings:—Vicarial Tithe Rent Charge, commuted value £1-18-11.  
Land Tax, last payment 19/-.

## Lots 26 to 26i.

*Coloured Purple on Sale plan.*

Lots 26 to 26i inclusive, comprising

# Ten Cottages

occupying a corner site in Shrivvenham Parish, will first be offered as one lot, and if not so sold then separately.

An enlarged plan showing the boundaries and a schedule of the areas of the respective Lots, may be seen in the sale room or at the offices of the Auctioneers within seven days of the date of the sale.

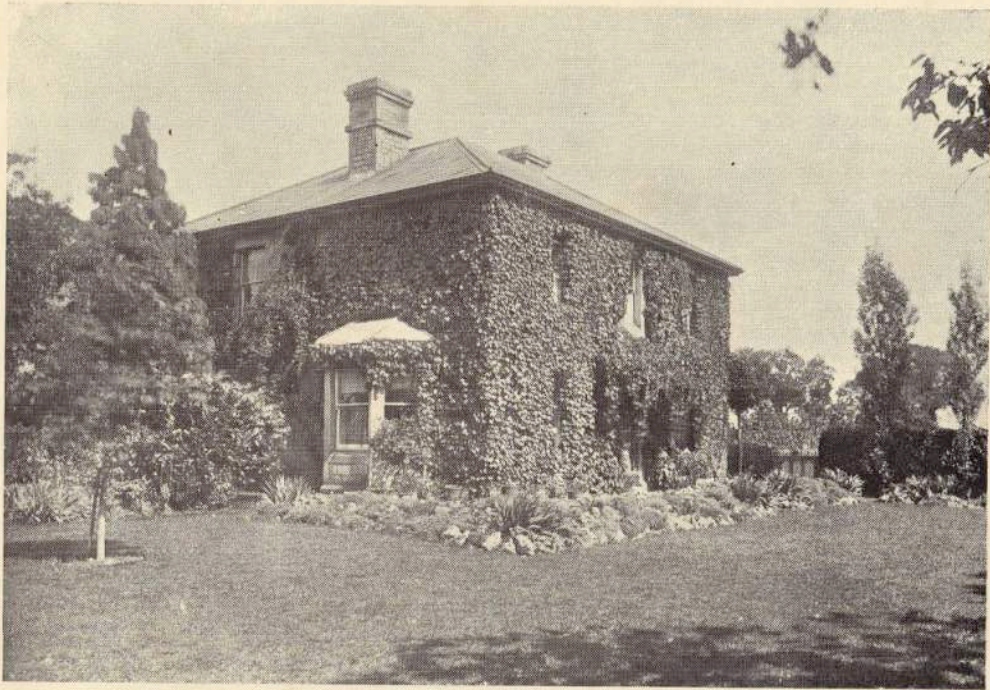
The individual lots are as follows:—

Lot No.	Estate No. of Cottage	Brief description	Tenant	Area	Rent
26	5	Stone built and stone tiled roofs	Mrs. Titcombe	.739	Rent free
26a	6	ditto	Mr. T. Baldwin		£6-11-4
26b	7	ditto	Mrs. Hill		£3-18-0
26c	8	Stone built and thatched	Mrs. Wright		£5-9-2
26d	9	ditto	Mr. J. Prince		£5-2-10
26e	10	ditto	Miss A. Clark		£3-19-8
26f	11	ditto	Mr. E. Belcher		£5-12-0
26g	12	ditto	Mr. D. Judd		£3-19-8
26h	13	ditto	Mr. C. Stratton		£3-18-0
26i	14	ditto	Mrs. Barker		£7-19-6
					£46-10-2

Tenants paying rates.

This Lot comprises part Ordnance No. 273.



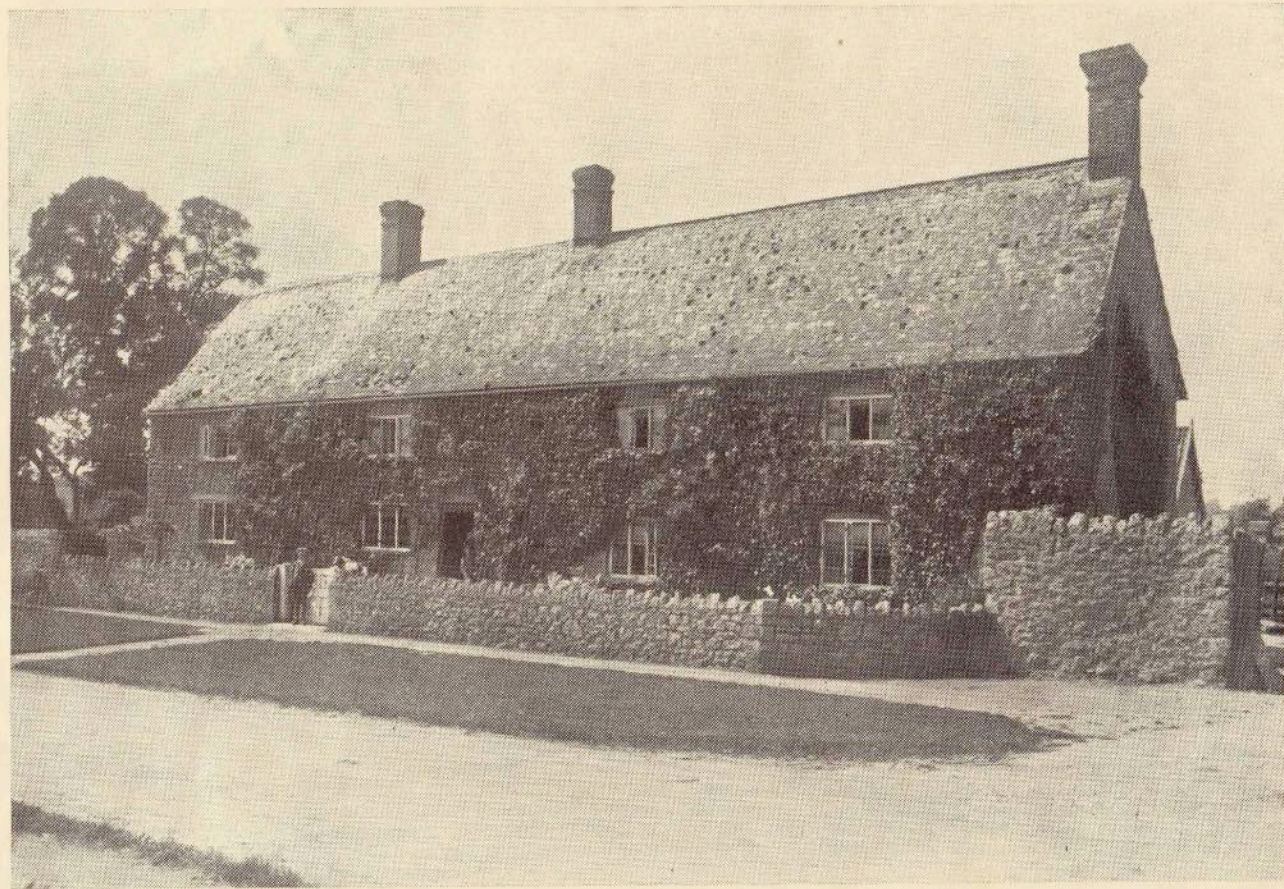


MANOR FARM HOUSE, WATCHFIELD.



HOMELEAZE FARM HOUSE.





BECKETT HOME FARM HOUSE. WATCHFIELD.



## Lot 27.

*Coloured Purple on sale plan.*

# A most conveniently situated Enclosure of Accommodation Land

known as

## HORSE CLOSE SHRIVENHAM

situate on the outskirts of the Village and containing an area of about

**6ac. 2r. 9p.**

(6.556ac.) and being part of Ord. No. 269 in Shrivenham Parish.

This lot is in the occupation of Messrs. Williams & Sons, with other lands, on a yearly Lady Day tenancy at an apportioned rent for the purposes of this sale of £11 per annum.

Landlord's Outgoings:—Vicarial Tithes rent charge, commuted amount £1-6-6.

This lot is sold subject to an agreement with the Faringdon Rural District Council as set out in Stipulation No. 13.

## Lot 28.

*Coloured Blue on sale plan.*

# Four Enclosures of Rich Pasture Land

containing

**15ac. 3r. 6p.**

situate in the Parish of Shrivenham on the South side of the road to Longcot, with stone and slated Stable, 2 small Yards and Buildings.

Let as to part to the Shrivenham Parish Council on an annual Michaelmas tenancy at an apportioned rent for the purposes of this sale of £30, the remainder being in hand.

### SCHEDULE.

No. on Ord. Map	Name	Cultivation	Area	Tenant
<i>In Shrivenham Parish.</i>				
pt.281	Plantation - - -	Wood	.037	In hand
pt.281	Vicarage Close - - -	Pasture	5.898	Shrivenham Par. C'l.
282	Ditto - - - - -	"	4.839	"
282a	Ditto - - - - -	"	.928	"
283	Breach Mead, Buildings and Yard	"	3.753	"
pt.305	Site of Wilts and Berks Canal -	"	.329	In hand
			<b>15.784</b>	

Landlord's Outgoings:—Vicarial Tithes rent charge, commuted value £2-6-1  
Land tax, last payment 7/4



28  
**Lot. 29.**

*Coloured Purple on sale plan.*

The adjoining Enclosure of  
**Accommodation Pasture**

with the adjacent Woodland and site of the Old Wilts and Berks Canal, the whole containing an area of about

**7ac. 0r. 11p.**

Let as to part to the Shrivenham Parish Council on an annual Michaelmas tenancy at an apportioned rent for the purposes of this sale of £10-0-0 per annum. The remainder is in hand.

SCHEDULE.

No. on Ord. Map	Name	Cultivation	Area	Tenant
	<i>In Shrivenham Parish</i>			
285	Part Breach Mead	Pasture	5.440	Shrivenham Par. C'l.
284	Savernake Brake	Wood	1.523	In hand
pt.305	Site of Wilts and Berks Canal		.107	"
			<b>7.070</b>	

Landlord's Outgoings:—Vicarial Tithe rent charge, commuted amount 19/1.

92 B  
**Lot 30.**

*Coloured Red on sale plan.*

An Enclosure of  
**Valuable Accommodation Grassland**

situated within easy reach of Shrivenham Village on the Shrivenham Road, to which it has long frontage, together with a small withy bed and an old building, the whole containing an area of about

**7ac. 0. 37p.**

Let as to part to Messrs, W. G. Williams & Sons on an Annual Lady Day tenancy at an apportioned rent for the purposes of sale of £12-10-0 per annum, and the remainder is in hand.

SCHEDULE.

No. on Ord. Map	Description	Cultivation	Area	Tenant
286	<i>In Shrivenham Parish.</i> Part Ashbury Close - -	Pasture	1.652	Messrs. Williams & Sons
29	<i>In Ashbury Parish.</i> Part Ashbury Close - -	shed & yard pasture, &c.	5.229	"
28	Withybed - - -	Wood	.233	In hand
pt.31	Part Wilts and Berks Canal -		.119	Messrs. Williams & Sons
			<b>7.233</b>	



**Lot 31.**

*Coloured Purple on Sale plan.*

97 B

The Adjoining Enclosure of

**Valuable Accommodation Land**

In the Parish of ASHBURY extending to about

**11ac. 1r. 7p.**

and being let with other lands to Messrs. W. G. Williams & Sons on an Annual Lady Day tenancy at an apportioned rent for the purposes of sale of £15-0-0 per annum.

This Lot comprises Ordnance Nos. 30 (11.043 acres) and part 31 (.250 acres).

**Lot 32.**

*Coloured Yellow on sale plan.*

97 B

The Adjoining Enclosures of

**Accommodation Pasture Land**

known as

**“Little Flat Mead” and “Long Ground”**

situated in the Parishes of Ashbury and Shrivenham, and extending to about

**17ac. 0r. 28p.**

Let to Messrs. W. G. Williams & Sons with other lands on a Yearly Lady Day tenancy at a rent apportioned for the purposes of Sale of £24-0-0 per annum

**SCHEDULE.**

No. on Ord. Map	Description.	Cultivation	Area	Tenant
<i>In Ashbury Parish</i>				
22	Long Ground - - -	Pasture	9.173	Williams & Sons
23	Hedge Bank - - -	"	.579	"
24	Little Flat Mead - -	"	6.956	"
pt.31	Part Wilts & Berks Canal	"	.450	"
<i>In Shrivenham Parish</i>				
256	Part Little Flat Mead	Hedge Bank	.019	"
			<b>17.177</b>	



**Lot 33.**

*Coloured Red on sale plan.*

96

The adjoining Enclosure of

**Accommodation Pasture Land**

in the Parish of Shrivenham

together with a small piece of Woodland, containing in all about

9ac. 1r. 0p.

Let as to part to Messrs. W. G. Williams & Sons with other lands on a yearly Lady Day tenancy at a rent apportioned for the purposes of sale of £12-10-0 per annum, the remainder is in hand.

This lot comprises Ord. Nos. 257 (.099 acres) in hand, and 287 (9.148 acres) let to Messrs. W. G. Williams & Sons.

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**Lot 34.**

*Coloured Purple on sale plan.*

96

The Adjoining Two Enclosures of

**VALUABLE ACCOMMODATION PASTURE**

extending in all to about

20ac. 3r. 12p.

and let to Messrs. W. G. Williams & Sons with other lands on a Yearly Lady Day tenancy at an apportioned rent for the purposes of sale of £27-0-0 per annum.

This lot comprises Ord. Nos. 255 (10.801 acres), 288 (9.462 acres) and pt. 243 (.565 acres) in Shrivenham Parish.



## Conditions of Sale.

1. The highest bidder is to be the purchaser, the Vendor fixing a reserve price and reserving the right to bid up to such price by himself or an agent and also the right to sub-divide, consolidate and re-arrange lots.

2. No person is to 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 is to be put up again at the last undisputed bidding or the Auctioneer may determine the dispute.

3. Each Purchaser is at the close of the sale to him to pay to the Auctioneer a deposit of 10 per cent on the amount of his purchase money and to sign an agreement in the form subjoined to these conditions for the completion of his purchase according to these conditions and to pay the remainder of his purchase money on the 29th day of September, 1927, at the office at No. 8 New Square, Lincoln's Inn, London, W.C.2, of Messrs. Rider Heaton Meredith and Mills the solicitors of the Vendor at which time and place the purchases are to be completed, and a Purchaser paying his purchase money is as from that day to be let into possession or receipt of rents and profits of the lot or lots purchased by him and pay all outgoing (including all rates and taxes made before but not demanded until after that day) and up to that day all rent, rates, taxes and other outgoing are (if necessary) to be apportioned and on completion the balance is to be paid by or allowed to the Purchaser who shall also take and pay in full for all rent then in arrear and if from any cause other than wilful default on the part of the Vendor the completion of any purchase is delayed beyond the before-mentioned day the remainder of the purchase money is to bear interest at the rate of  $5\frac{1}{2}$  per cent per annum from that day to the day of actual payment thereof.

4. The Vendor reserves the right to hold a sale or sales by auction on any part of the property at any time prior to the date of completion.

5. The title to the several lots shall commence with an Indenture dated the 6th June, 1879, being a Deed of Resettlement of the Beckett Estate. Part of Lot 7 (about 27 perches) is believed to be held for the residue of a term of years created in or about the year 1591, but the Vendor sells only such interest (if any) as was comprised in the said Resettlement of the 6th June, 1879, and the Purchaser of that Lot shall not make any requisition or enquiry with reference to the said term.

6. A Purchaser of two or more lots shall not be entitled to more than one Abstract of Title and no purchaser whose purchase money shall be less than £250 shall be entitled to any Abstract or to investigate the title to the property purchased by him unless he shall give notice in writing to the Vendor's Solicitors within 14 days after the date of the sale of his desire to be furnished with an Abstract of the title to such property, the Vendor's reasonable costs of preparing the Abstract and deducing and verifying such title being paid by the purchaser so giving notice as aforesaid. The Conveyance to any Purchaser who shall under this condition have refrained from investigating the said title shall be in accordance

with a model form which will be furnished to such Purchaser by the Vendor's Solicitors as a draft.

7. The Purchaser of Lots 28, 29, 30, 31, 32 and 34 shall assume that those portions of the said lots which were formerly part of the site of The Wilts and Berks Canal can be conveyed to them by the Vendor as having become subject to the uses of the said Resettlement by virtue of S. 32 of the Swindon Corporation (Wilts and Berks Canal Abandonment) Act 1914 and the Purchasers shall be deemed to have bought with full notice of the contents of the said Act.

8. Each purchaser of property in the Parish of Shrivenham shall assume that the Tithe Rent Charge in lieu of Great Tithes (if any) payable in respect of such property can be conveyed to him by the Vendor as being now subject to the uses of the said Resettlement but he shall not require any apportionment to be made nor be entitled to any information with respect to such Tithe Rent Charge except such (if any) as the Vendor's Solicitors now possess in regard thereto. No Purchaser shall be entitled to have his conveyance made free of Tithes or Tithe Rent Charge (other than the Tithe Rent Charge above mentioned) or free of land tax notwithstanding any statement contained in the Particulars that no tithes or land tax have been paid in respect of the property purchased by him.

9. Each lot is sold subject to the following matters, namely:—

- (1) All chief, quit and other rents and outgoing and all manorial rights and incidents of tenure and rights of way (whether public or private) water, light and drainage and other easements (if any) affecting the same.
- (2) All rights of owners of adjacent property in respect of party or other walls, fences, arches, archways, vaults, cellars, rights of support or any other matters.
- (3) Any liability to repair or contribute to the repair of roads, ways, passages, bridges, sewers, drains, gutters, fences and other like matters.
- (4) All rights now or lately used or enjoyed by or for the benefit of any other Lot or by or for the benefit of any part of the Vendor's Beckett Estate not comprised in the present sale all of which rights are to be duly reserved and regranted to the Purchasers of the other Lots or to the Vendor as the case may require.
- (5) The existing tenancies whether disclosed in the Particulars or not and all allowances to and claims for compensation and other rights of tenants whether existing at the date of sale or subsequently arising during the continuance or after the expiration of their tenancies and each Purchaser shall be deemed to have bought with full notice of all such allowances, claims and rights as aforesaid.

10. The Counterparts or copies of the written agreements (if any) with the tenants will be produced at the sale and may be inspected at the office of the



Solicitors of the Vendor at any time during the previous week and the respective Purchasers (whether availing themselves of such opportunity of inspection or not) shall be deemed to have full notice of the contents thereof, notwithstanding any partial or incomplete statement of such contents or of the terms of the tenancies in the particulars or these conditions or any inaccuracy in any such statement. In any case in which the Vendor has no counterpart of the agreement of tenancy or there is no written agreement the Purchaser shall be satisfied with such evidence of the terms of the tenancy as the Vendor may be able to adduce and in case of variation between the Vendor's and tenants' version of the terms of the tenancy or the tenants' rights each Purchaser shall accept the Vendor's version as correct. Every Lease or tenancy agreement shall be accepted as valid whether in fact duly granted or not.

11. Each Purchaser is within fourteen days after the delivery of his abstract to send to the Solicitors of the Vendor a statement in writing of all 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 is to be deemed accepted and all objections and requisitions not included in any statement sent within the time aforesaid are to be deemed waived and an abstract though in fact imperfect is to 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 an objection or requisition is to be replied to in writing within 7 days after the delivery thereof and if not so replied to is to be considered satisfactory, and time is to be deemed in all respects as of the essence of this condition.

12. In making requisitions or objections to or on the title or evidence of title or the abstract or the particulars or these conditions each Purchaser shall strictly comply with the following provisions, namely—

- (a) He shall notwithstanding any discrepancies or variations in names, quantities, measurements, boundaries, abutments, contour or otherwise admit the identity of the lot purchased by him with that comprised in the muniments abstracted upon the evidence afforded by a comparison of the descriptions in the Particulars and muniments and plans thereto (if any) and a statutory declaration to be made if required at the Purchaser's expense that such lot has been enjoyed according to the title shown for twenty years or upwards prior to the date fixed for completion.
- (b) He shall not require the Vendor to distinguish the parts of any lot held under different titles, nor (in the case of Lot 7) to distinguish the freehold portion thereof from the portion which is believed to be leasehold.
- (c) He shall make no objection on account of any document dated before the 17th day of May 1888 being unstamped or insufficiently stamped.
- (d) He shall not call for any information or evidence not in the possession of the Vendor as to the origin or creation of any rent, outgoing, easement, or other right (whether mentioned in the particulars or these

conditions or not) subject to which any lot is sold as mentioned in Clause 8 hereof.

- (e) He shall not require the Vendor to procure the legal apportionment of any land tax, tithe rent charge, rent, or outgoing and shall accept the receipt for the last payment made in respect of land tax, tithe rent charge, quit and chief rents and other outgoings as sufficient evidence of the amounts.

13. If any Purchaser should take or make any objection or requisition (including one to the effect that the Vendor can make no title to all or some part of any lot) which the Vendor is unable or on the ground of expense unwilling to remove or comply with or if any question should arise as to the conveyance and the Purchaser should not withdraw such objection or requisition or waive the question within 7 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 is within one week after such notice to repay to the Purchaser whose contract is so rescinded his deposit money which is to be accepted by him in satisfaction of all claims on any account whatsoever and the Purchaser whose contract is so rescinded is to return forthwith all abstracts and papers in his possession belonging to or furnished by the Vendor and also the duplicate signed by the Auctioneers of the agreement mentioned in Condition 3.

14. The property is believed and shall be taken to be correctly described as to quantity and otherwise and any error, mis-statement or omission in the particulars or plans or these conditions shall not annul the sale or be a ground for any abatement or compensation on either side.

15. The Conveyance to each Purchaser is to be prepared by him and at his own expense and the engrossment thereof is to be delivered at the office of the Solicitors of the Vendor at least 10 days before the date fixed for completion for execution by the Vendor and all other necessary parties (if any) and the draft of such conveyance for perusal and approval on behalf of the Vendor and other necessary parties is to be left at the said office at least 7 days before delivery of the engrossment.

16. A release by a separate instrument of any incumbrance is not to be required nor is any objection to be made on the ground of expense or otherwise to any incumbrancer joining in the conveyance.

17. The Vendor is selling as tenant for life under the powers conferred by the Settled Land Act 1925 and shall not be required to enter into any covenant for title except the usual implied statutory covenant that he has not incumbered.

18. The Purchaser shall not require any covenant or undertaking for or with reference to the safe custody of any documents properly retained by any Trustee or Mortgagee or Tenant for life.

19. The Vendor shall be entitled to a duplicate of each conveyance to be prepared, engrossed, executed and stamped with the usual denoting stamp



by and at the expense of the Purchaser to whom such conveyance is made.

20. Unless the Estate is sold as a whole, each conveyance shall reserve to the Vendor, his successors in title and assigns in such form as the Vendor shall reasonably require all mines, beds and quarries of coal and ironstone and other metals, minerals and mineral substances (if any) other than clay and sand lying within and under the lands and premises thereby conveyed with full liberty for him or them at all times to enter upon the said premises or any part thereof to search for, dig, work, raise, win, make merchantable and carry away the said reserved minerals and premises whether by underground or surface workings and with power to let down the surface of the lands (whether built upon or not) and to make, sink, maintain and use all such pits, shafts, watercourses, drains and reservoirs and to construct, erect, maintain and use all such spoil-banks, railroads, tramroads and other roads, bridges, buildings, works, engines, machinery and conveniences whatsoever and to do all such things in, under, upon, through or over the said lands or any part thereof as may be necessary or convenient for all or any of the purposes aforesaid, making nevertheless from time to time to the Purchaser his heirs and assigns and his and their lessees and tenants proper compensation for all damage done by subsidence or otherwise to the surface or to the buildings thereon or to crops or trees growing thereon and in respect of the occupation of the surface of the said lands or any part thereof occasioned by or in or about the exercise of the rights and powers aforesaid or any of them (the amount of such compensation in case of dispute to be settled by arbitration) and being subject to the obligation of restoring the surface when the mines or minerals shall have been worked out or shall have permanently ceased to be worked.

21. Where the General Remarks or Stipulations or the Particulars or these Conditions show that any lot is affected by or sold subject to or with the benefit of any exception reservation obligation charge right or easement or that the Purchaser is to undertake any obligation or carry out or maintain any works or things in relation thereto the Conveyance of that lot shall contain such provisions and covenants in that behalf as the Vendor's Solicitors or Counsel may

reasonably require. No Purchaser shall be entitled to require the concurrence of any other Purchaser in his Conveyance or to be consulted as to the form of the Conveyance to any other purchaser.

22. If at any time after the sale and before the completion of the purchase any requirement or demand shall be made by any Local Authority of the County, District or Parish within which any lot is situated in respect of such lot or of any alterations, works or improvements in respect thereof or of the forming paving sewerage or draining of the roads on or adjoining the same, the Purchaser of such lot shall on the completion of the purchase repay to the Vendor all moneys expended by him in complying with such requirement or demand and in case any such requirement or demand shall not have been complied with before the completion of the purchase the Purchaser shall covenant to indemnify the Vendor in respect thereof and charge the lot with such indemnity. But the Vendor shall on receiving notice of any such requirement or demand inform the Purchaser thereof and (without prejudice to any other rights of the parties) give to him the option and opportunity of complying therewith in lieu of the Vendor doing so or of contesting the same at his own cost and shall not expend any money for the purpose aforesaid unless the Purchaser shall refuse or neglect to comply with such requirement or demand within a reasonable time.

23. If any Purchaser should neglect or fail to comply with any of the foregoing conditions his deposit money is to 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 re-sale 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 thereby the Vendor should 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 is to pay the Vendor the amount of such loss as liquidated damages, and on any such re-sale by auction the lot or lots offered for sale may be bought in and all expenses consequent on an unsuccessful attempt to re-sell are to be forthwith paid to the Vendor by the defaulter at this sale.





## Memorandum.

*IT IS HEREBY AGREED AND DECLARED by and between  
Messrs. J. D. Wood & Company, the Auctioneers as agents for the Right Hon.  
Walter Bulkeley Viscount Barrington (hereinafter called the Vendor)*

*and*

*of*

*(hereinafter*

*called the Purchaser) that at the sale by Auction this*

*day of*

*1927, of the property mentioned in the annexed particulars of sale the Purchaser  
was the highest bidder for Lot No.      and was declared the Purchaser thereof  
subject to the above conditions at the price of £      and that the  
Purchaser has paid to the Auctioneers as such agents as aforesaid the sum  
of £*

*by way of deposit and in part payment of  
the purchase money and agrees to pay to the Vendor according to the above  
conditions the balance of the said purchase money and the Vendor and the  
Purchaser hereby agree to complete the sale in accordance with the above  
conditions of sale.*

*AS WITNESS our hands this      day of      1927*

*Purchase money £*

*Deposit      £*

*Balance      £*

*Abstract of Title to be sent to:*