

SALE EDITION.

By direction of the Right Hon. Lord Viscount Barrington.

# Five Freehold Farms

and Village Properties

being part of the Beckett Estate  
in the County of Berks.

For Sale September 24th, 1917.

*Solicitors*

Messrs. Rider, Heaton, Meredith & Mills,  
8 New Square,  
Lincoln's Inn, W.C.2.

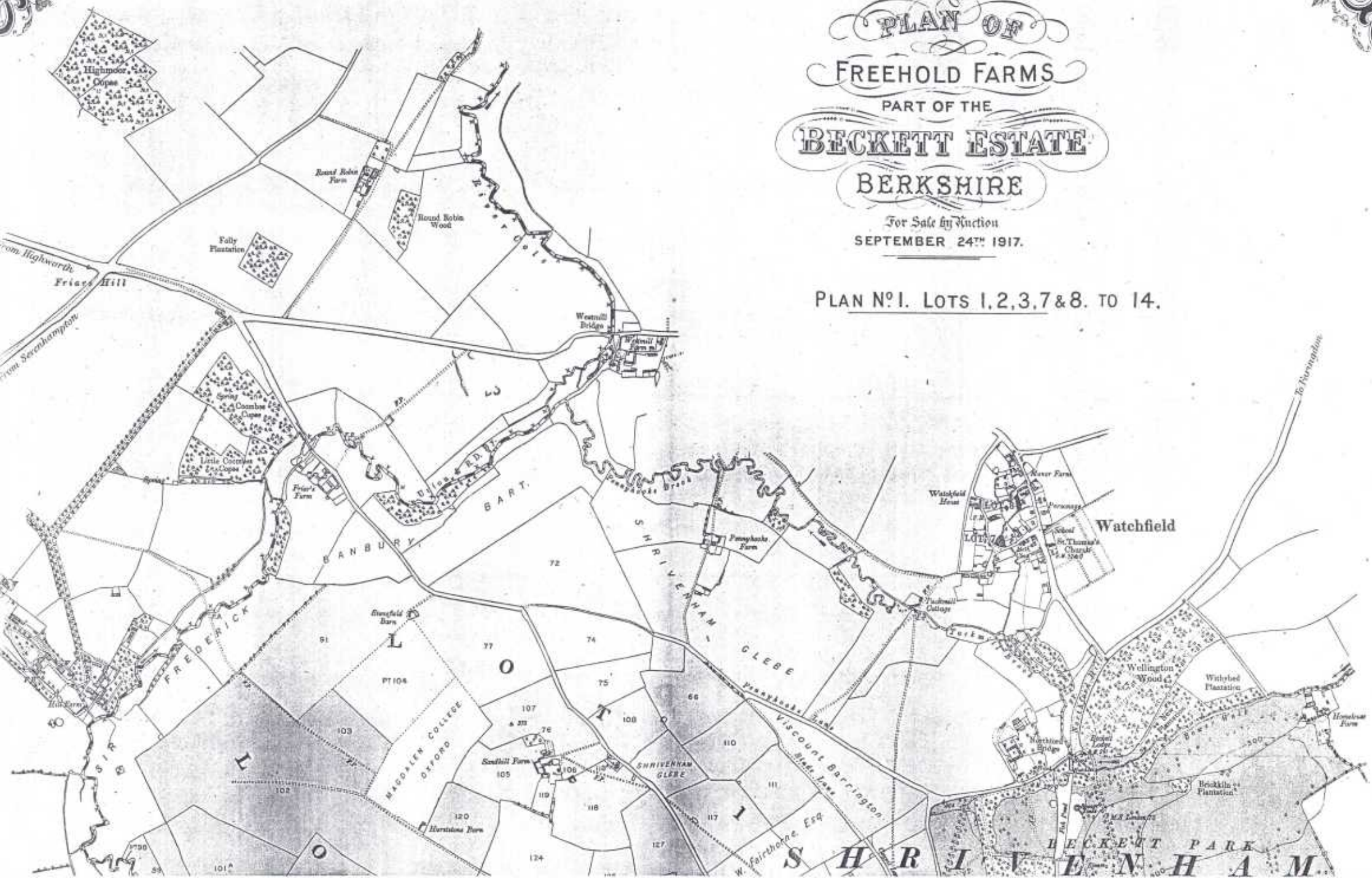
*Auctioneers :*

Messrs. Adkin, Belcher & Bowen,  
Wantage,  
and 10 High Street, Abingdon.

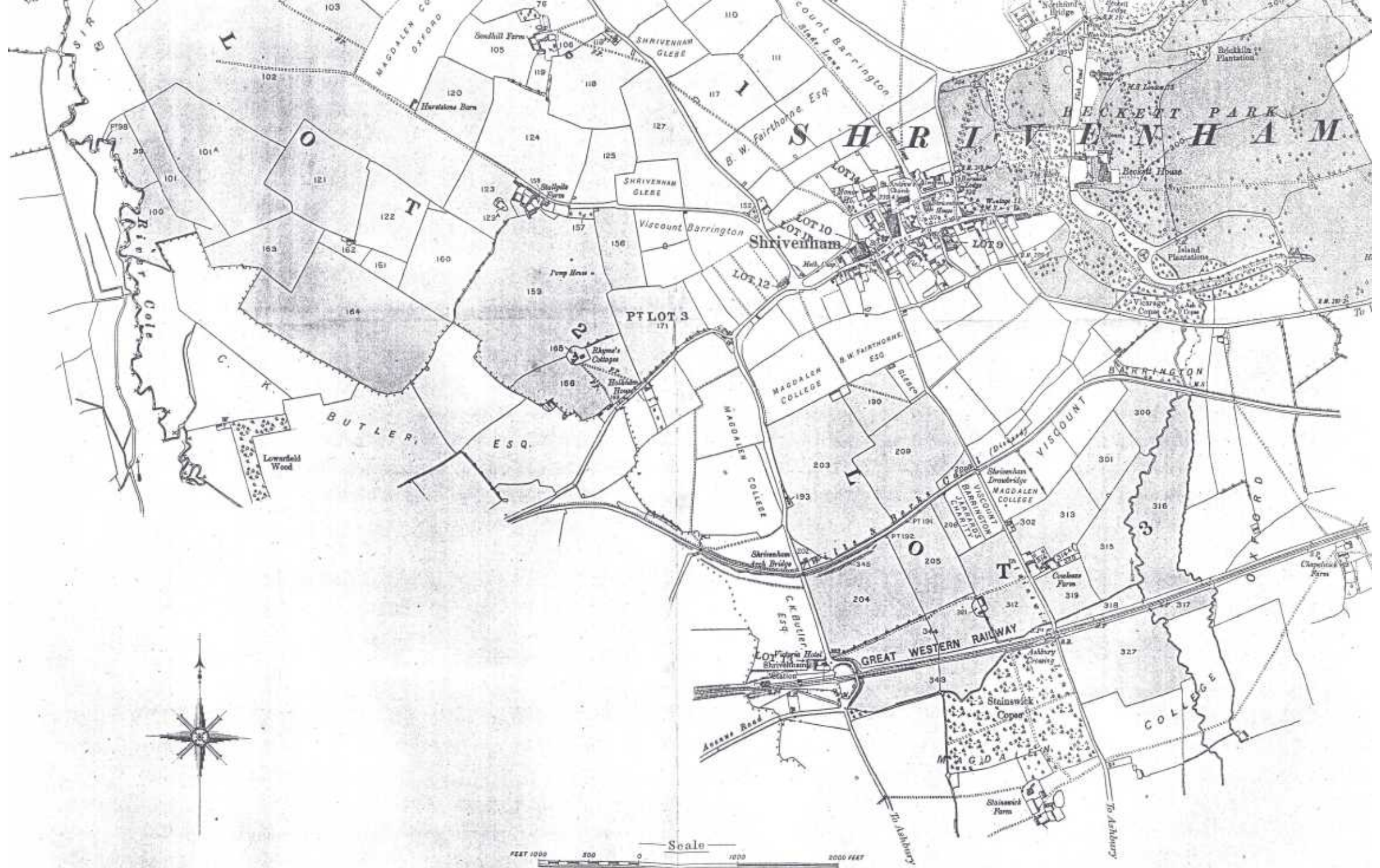
PLAN OF  
 FREEHOLD FARMS  
 PART OF THE  
**BECKETT ESTATE**  
 BERKSHIRE

For Sale by Auction  
 SEPTEMBER 24<sup>TH</sup> 1917.

PLAN N<sup>o</sup>. 1. LOTS 1, 2, 3, 7 & 8. TO 14.





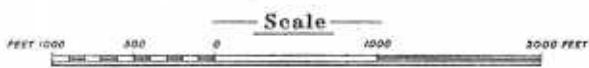
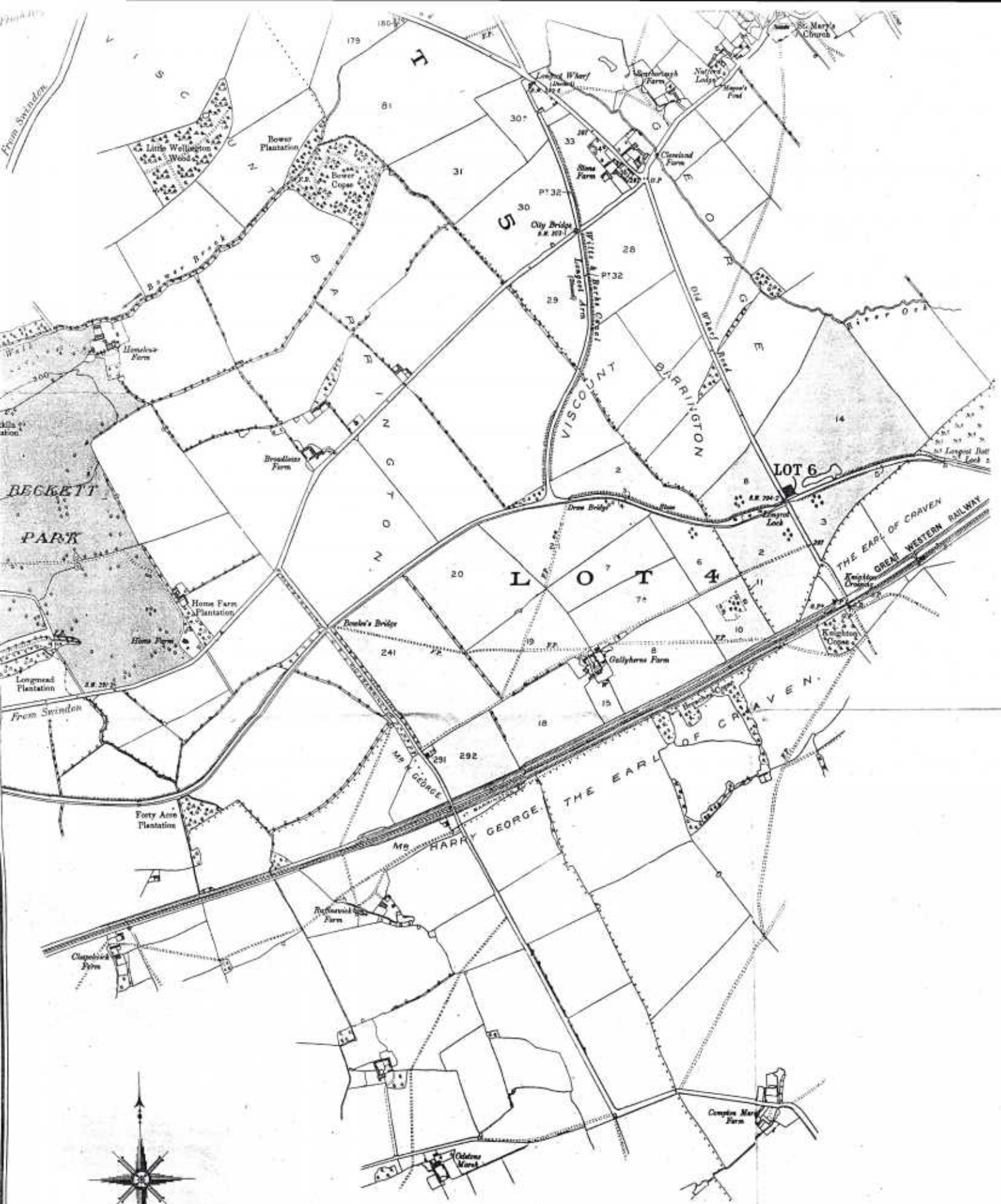


NOTE.- This plan is published for guidance only, and although believed to be correct, its accuracy is in no way guaranteed.

This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.

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





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**ADKIN, BELGER & BOWEN,**  
Auctioneers & Surveyors,  
WANAGE & ABINGDON.

## Remarks and Stipulations.

**T**HE Properties offered form part of the BECKETT ESTATE and are situate on the Wiltshire border of Berkshire, in the Parishes of SHRIVENHAM, WATCHFIELD and LONGCOT, in the noted Vale of White Horse.

SHRIVENHAM is a particularly delightful village, with Railway Station on the G.W.R., distant 6 miles from Faringdon, 7 from Swindon, and  $3\frac{1}{2}$  from Highworth, while LONGCOT and WATCHFIELD are pleasant Country Villages.

The Farms are situate at altitudes of from 373 feet to 281 feet above sea level; they will be found compact and of excellent agricultural quality, the soil varying from stone brash to loam and clay, and include some of the best land in this noted Dairying and Corn Growing district.

The Tenancies are of old standing and the rents low.

No Land Tax or Tithes are paid by the Vendor or the Tenants in respect of Galleyhens Farm (Lot 4), or Stone Farm, Longcot, (Lot 5).

Sandhill, Stallpits and Cowleaze Farms are liable to Land Tax. The Tithe on these farms is in some instances specifically set out in the Award, in others parts of the holdings are included in lump sums with others; where the latter is the case the Tithe as given in the particulars is calculated pro rata acre for acre but no formal altered Apportionment has been or will be made, and all lots charged with Tithes are sold subject thereto. The Great Tithes payable in respect of the various properties in the Parish of Shrivenham will be included in the Sale and will therefore become the property of the Purchasers.

Certain lands and buildings described as 41a. 3r. 2p. in extent are held on an Annual Tenancy by the Vendors from Magdalen College, Oxford, at £52 : 10 : 0 per annum. Parts of this holding are let with Sandhill, Stallpits and Cowleaze Farms and are included in the rentals paid by the Tenants of these farms, but the quantities are not included in the quantities set out in these Sale Particulars. Land Tax and Tithe paid by Magdalen College.

Where fixtures or buildings belong to the Tenants they are not included in the sale.

Certain timber standing marked on the Estate including the Farms now offered, has been sold and liberty of felling and removal is reserved.

The Sale Plans are prepared and the quantities are taken from the Ordnance Survey. They are believed to be correct and shall be so accepted.

The description of the cultivation of the lands may be taken as representing their present state, but shall not affect the rights of the Tenants to alter such cultivations and the properties are sold subject to such rights.

The customary notices to quit in accordance with the Contracts of Tenancy will be served by the Vendor at the request of Purchasers, and subject to their liability.

The Growing Timber other than that above referred to shall be taken to by the Purchasers of the respective lots at a valuation to be made as mentioned in the Conditions of Sale.

The Farms may be viewed by permission of the respective Tenants.

The minerals are excepted from the Sale and will be reserved as mentioned in the Conditions.



# BERKSHIRE

On the Wilts borders, in the famed Vale of White Horse.

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Particulars with Plans and Conditions of Sale  
OF  
**5 FREEHOLD FARMS**

PRODUCING A RENTAL OF ABOUT

**PER £1534 ANNUM**

SITUATE IN THE PARISHES OF

**Shrivenham, Longcot & Watchfield**

Being part of the Beckett Estate,

AND COMPRISING

Rich Dairy and Grazing Lands and Productive Arable,

WITH

**FARM HOUSES AND HOMESTEADS**

AND VARIOUS

Cottages on the Farms and in the villages of Watchfield & Longcot,

	COMPRISING	A.	R.	P.
SANDHILL FARM	- .	276	1	16
STALLPITS FARM	- .	324	0	2
COWLEAZE FARM	- .	228	0	10
GALLEYHERNS FARM	- .	253	3	5
STONE FARM	- .	277	2	14

**A. 1359 3 7**

Also the CHARMING OLD FASHIONED RESIDENCE known as

"Elm Tree House,"

TRADE PREMISES and 20 COTTAGES,

WHICH

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## ADKIN, BELCHER & BOWEN

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are honoured with instructions to submit to public competition, at the

**GODDARD ARMS HOTEL, SWINDON,**

**On Monday, September 24th, 1917,**

**AT 3 O'CLOCK, PRECISELY**

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Particulars, Plans and Conditions of Sale may be obtained at the Goddard Arms Hotel, Swindon; of Messrs. Adkin, Belcher & Bowen, Auctioneers, Surveyors and Land Agents, Wantage, and 10 High Street, Abingdon; and of

Messrs. RIDER, HEATON, MEREDITH & MILLS, Solicitors,

8 New Square, Lincoln's Inn, W.C.2.

## Lot 1.

(Coloured Yellow on Sale Plan No. 1.)

THE VALUABLE AND ATTRACTIVE

# FREEHOLD PROPERTY

KNOWN AS

## “Sandhill Farm,”

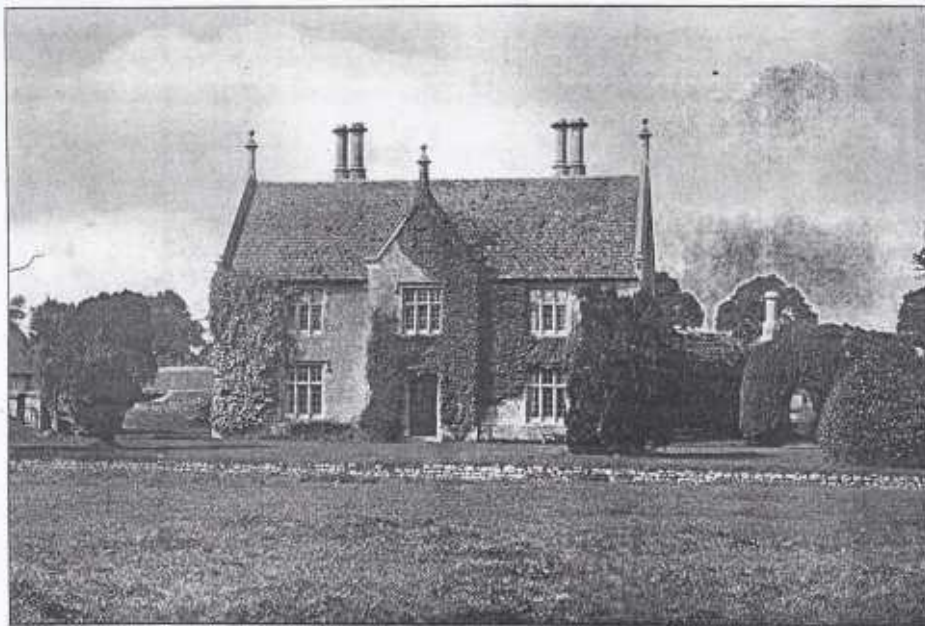
situate in the Parish of and near to the Village of SHRIVENHAM, having an area of

### 276.351 Acres

(276A. 1r. 16p.)

or thereabouts

of which some 134 acres are excellent Dairy and Grazing land and the remainder sound Corn land.



### THE FARM HOUSE

is of handsome design, the front portion built of stone in the Elizabethan style with Stonesfield slated roof, the back wing built of brick with tiled roof. It contains:—

Lofty Hall with tiled floor, 2 Reception Rooms each 18ft. x 16ft. and 9ft. in height, Kitchen, Back Kitchen, Washhouse, Pantry, W.C., Cellar and Dairy.

The First Floor, approached by an open staircase leading to Gallery landing, has Five Bedrooms, Bath Room (h. & c.) Cheese Room and two Attics.

The Outoffices include brick and tiled Coal House, Oil House, W.C., &c.

There is a pump in the Courtyard and well of excellent water.

### GARDEN AND ORCHARD.



### The Farm Buildings

include Range of 13 Boxes timber and thatched, and 1 adjoining the farm house. Yard with pump, leanto Shed, 2 barns with slated roofs, timber open Cow Houses and Box, range of open and enclosed Cow Houses, and stone built and tiled Cart House, while at a short distance is a capital angle range of Cow Houses for 26, built of stone and having tiled roof, with bricked floor, stalls, feeding passage and fodder house, and thatched Cattle Sheds.

ADJOINING THE STATION ROAD are stone and thatched Cow Shed, Yard and brick and tiled 4-bay Shed, and

IN THE MEADOWS a thatched Cattle House with Walled Yard.



### A Pair of excellent Modern Cottages

built of stone with tiled roofs.

COWLEAZE is particularly well situate between the Village of Shrevenham and the Railway Station which adjoins it on its Southern extremity, while the road from the Village to the Station bounds it upon the west side and the road to Ashbury intersects the farm.

It is let to Mr. James H. Wilson on a Michaelmas Tenancy at the rent of

**£394 8s. per annum,**

in which rent is included 11.957 acres of Arable Land, the property of Magdalen College, Oxford, rented by the Vendor and relet with this Farm, and the Vendor's interest in which is included in the Sale, and the apportioned rent for which for the purposes of the Sale shall be £12 per annum, payable by the Purchaser.

#### OUTGOINGS:—

Land Tax, last payment ... ..	£20 12 6
Apportioned Vicarial Tithe Rentcharge £44-1-5, value in 1917	40 11 4



### The Farm Buildings

comprise Barn with 2 sets sliding doors, Cartshed, Nag Stable, Trap House, Bull's House and Poultry House, all built of stone and having tiled roofs, also Cart Stable for 12 and Cow Houses around the yards, including 2 for milking with cemented floors, mangers and water troughs, with pipe supply from the cistern and pump. There is also a stone built and thatched Barn and Sheds with yard in No 77.



### Pair of Superior Modern Cottages

of attractive design built in stone with brick dressings and having tiled roofs,

the whole let to Mr. George Harvey Snook on a yearly Michaelmas Tenancy at the moderate rental of

**£315 per annum,**

in which rental is included 12.324 acres, held by the Vendor of Magdalen College, Oxford, and relet by him with Sandhill Farm, the apportioned rent for which for the purposes of this sale shall be £12 per annum, payable by the Purchaser, the Vendor's interests in the Tenancy of which is included in the sale.

#### LANDLORD'S OUTGOINGS:—

Land Tax, last payment	£14 5 0
Apportioned Vicarial Tithe Rentscharge, £54-2-5, value in 1917	49 16 4

SCHEDULE.

ORDNANCE NO.	DESCRIPTION.	CULTIVATION.	ORDNANCE QUANTITY.
65	By Long Hedge ... ..	Wood	.275
66	Long Hedge ... ..	Pasture	12.910
72	Giles Corner ... ..	Arable	35.276
74	Twelve Acres ... ..	"	13.233
75	Lower Yellow Butts ... ..	Pasture	8.818
76	Orchard ... ..	"	.486
77	Plantation, east part, and Stonefield Barn ... ..	Arable	23.074
91	Stone Field ... ..	"	31.808
pt. 104	The Eighteen Acres ... ..	"	19.006
105	Back Ground ... ..	Pasture	10.101
106	House, Buildings, Yard and Garden .. ..	"	2.019
107	The Clay and Little Sandhill ... ..	Pasture	15.896
108	Upper Yellow Butts ... ..	"	8.415
110	Middle Ground ... ..	"	10.680
111	Abbots Hill ... ..	"	8.958
117	Danes Ground ... ..	"	14.069
118	Sandhill Buildings, Yard, &c. ... ..	"	15.023
118 <sup>a</sup>	2 Cottages and Gardens ... ..	"	.310
119	Paddock ... ..	Pasture	1.520
124	Stallpits Piece and Plantation ... ..	"	19.461
125	Stallpit Mead ... ..	"	7.585
127	The Alder ... ..	Arable	17.184
152	Plantation ... ..	Wood	.244
			<b>A. 276.351</b>

No. 124 now pasture is Scheduled as Arable in the Tenancy Agreement.



## Lot 2.

(Coloured Blue on Sale Plan No. 1.)

THE DESIRABLE

# Freehold Farm

(a small part being long leasehold as mentioned below)

KNOWN AS

## “Stallpits Farm,”

in the parish of SHRIVENHAM, comprising

### 324.018 Acres

(324A. Or. 2p.)

of which 182 acres are rich Dairy and Grazing Land well supplied with water, and the remainder productive Arable, described in the Schedule.



#### THE FARM HOUSE,

built of stone and brick with slated roof, is pleasantly situate and has a S.E. aspect. It contains:—

Entrance, 3 Reception Rooms 16ft.3ins. x 14ft., 16ft.3ins. x 14ft., 15ft.3ins. x 11ft.6ins., Small Office, Butler's Pantry, Kitchen, Scullery, Cellar, Dairy, &c.,

On the First Floor, approached by 2 Staircases, are 6 Bedrooms, Bath Room (h. & c.) Cheese Room, and above are 6 Attics.

PLEASURE AND KITCHEN GARDEN AND ORCHARD.

### The Farm Buildings

comprise stone and brick and tiled Cart Stable for 8 and Nag Stable adjoining, with lofts and granary the entire length, Carpenter's Shop and Store, Meal and Boiling Houses and range of Pigstyes, brick, stone and thatched Barn and Engine House with iron roof, stone built and iron roofed double Trap House with sliding doors and Oil House, stone built and thatched Cow House for 24 with brick floor, Stalls, Feeding Passage, Mangers and water supply from Pump House on the Hill, Angle range built of brick, stone and slated, comprising Cow House for 12, Bull House and Open Sheds, iron Hay Barn, timber and iron roofed Cart Shed, stone built and tiled range of 4 Fattening Boxes, 2 Loose Boxes of similar construction and various thatched Cattle Sheds ranged around the various yards, also brick built and tiled Pump House with Pump in 159 and thatched Cow House in 162.



Pair of exceptionally good Modern Cottages,  
known as "Rhymes Cottages," built of stone with brick dressings and tiled roofs, and

Pair of stone and thatched Cottages near,  
the whole in the occupation of Mr. James Lawrence whose Tenancy expires at Lady Day, 1918, at the low reduced rental of

**£400 per annum,**

which rent includes 9s. 2r. 18p. and Harestone Buildings rented by the Vendor of Magdalen College, Oxford, and relet with this farm, (the apportioned rent for which for the purposes of the Sale shall be £10 per annum, payable by the Purchaser,) but the Vendors interest in which is included in the Sale.

OUTGOINGS:—

Land Tax, last payment	...	...	...	...	£19 0 0
Apportioned Vicarial Tithe Rentcharge	£45-12-10,	value in 1917			42 0 3

The Greenhouse, galvanised Shelter in yard and timber Fowl House on brick footings are claimed by the Tenant.

The rent reserved under the agreement was £600, subsequently reduced many years ago to £400 at which it has since stood.



SCHEDULE.

ORDNANCE NO.	DESCRIPTION.	CULTIVATION	ORDNANCE QUANTITY.
pt98	Moiety of River Cole ... ..	Water	.500
99	Hardings Mead ... ..	Pasture	4.208
100	West Mead (part of) ... ..	..	7.293
101	Hardings and West Mead, part of ... ..	..	9.450
101a	Ditto ... ..	Arable	26.171
102	Quarry Piece, Hughes Hill, &c. ... ..	..	82.670
103	The Nine Acres ... ..	..	8.982
120	Hobbs Down &c. ... ..	..	10.208
121	Great Pancells ... ..	Pasture	16.974
122	Little Pancells ... ..	..	10.552
123	Home Close, plantation ... ..	..	8.832
123a	Pond ... ..	Water	.148
156	Damson Tree ... ..	Pasture	7.187
157	Orchard ... ..	..	.590
158	House, Buildings, Yard, &c. ... ..	..	2.471
159	Hill Ground ... ..	Pasture	43.593
160	The Lakes ... ..	..	14.290
161	Paddock ... ..	..	2.311
162	Paddock, Building and Yard ... ..	..	1.916
163	West Mead (part of) ... ..	..	11.235
164	Stallpits Great and West Mead ... ..	..	39.991
165	Rhymes Cottages and Gardens ... ..	..	.707
166	Rhymes Mead ... ..	Pasture	13.536
168	Plantation ... ..	Wood	.203
			<b>A. 324,018</b>

No. 101 pasture is Scheduled as Arable in the Tenancy Agreement.

NOTE. Part of this Lot (about 18 acres) is held for a term of 960 years from the 25th March in the 13th year of the reign of King James I. created by a Lease dated in that year, and a further part thereof (about  $4\frac{1}{2}$  acres) is held for a term of 1000 years from the 29th September 1589 created by a Lease dated in the 13th year of the reign of Queen Elizabeth. The rents payable under the said two Leases amount to 13/- per annum, and the Purchaser shall covenant to pay the same and to perform and observe the other conditions (if any) of the said Leases. It is, however, believed that subject to the payment of the said rent the tenure is practically equivalent to Freehold.

## Lot 3.

(Coloured Green on Sale Plan No. 1.)

THE VERY

# Valuable Freehold Farm

KNOWN AS

## “Cowleaze Farm,”

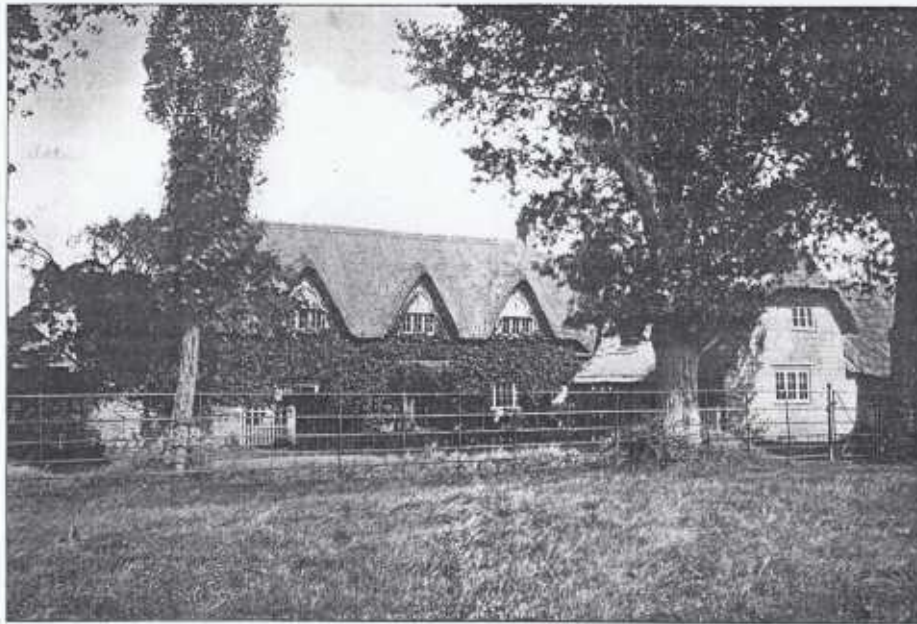
in the parish of SHRIVENHAM, comprising

### 228.062 Acres

(228A. 0r. 10p.)

or thereabouts

of Rich Dairy and Grazing Land with one Arable Field of 14½ acres.



#### THE FARM HOUSE.

a picturesque, gabled structure with thatched roof, contains :—

Hall 12ft x 12ft., 2 Sitting Rooms 15ft.6ins. x 13ft., and 15ft.3ins. x 14ft., Side Entrance, Kitchen, Scullery, Cellar, Pump Room with force pump, 4 principal and 3 secondary Bedrooms and Dressing Room, Bath Room (h. & c.)

Detached Wash House and Coal House, Trap House.

#### GARDEN AND ORCHARD.



SCHEDULE.

ORDNANCE NO.	DESCRIPTION.	CULTIVATION.	ORDNANCE QUANTITY.
171	Fourteen Acres ... ..	Arable	14.529
190	Cherry Orchard ... ..	Pasture	6.128
193	Plantation ... ..	Wood	.200
202	Paddock ... ..	Pasture	1.135
203	Great Cherry Orchard ... ..	"	29.727
204	Pettitts Ground ... ..	"	19.437
205	Fairweather Ground ... ..	"	11.513
206	Close ... ..	"	2.130
208	Paddock ... ..	"	1.434
209	The Several ... ..	"	18.186
300	Great Breach ... ..	"	6.287
301	Little Wilsons ... ..	"	7.642
302	Cottages ... ..		.199
312	Little Cowleaze ... ..	Pasture	13.693
313	Back Ground ... ..	"	9.853
314	House, Building and Yards ... ..		1.599
314 <sup>a</sup>	Paddock ... ..	Pasture	.453
315	Little Water Meadow ... ..	"	12.097
316	Great Mead, N. of Railway ... ..	"	18.657
317	" " S. " ... ..	"	2.282
318	Copythorne N. of Railway ... ..	"	2.464
319	Front Ground ... ..	"	5.449
320	Paddock ... ..	"	.279
321	Yard and Buildings ... ..		.567
327	Copythorne S. of Railway ... ..	Pasture	19.095
343	Great Cowleaze, S. of Railway ... ..	"	10.280
344	Great Cowleaze, N. of Railway ... ..	"	11.678
pt.191 } pt.192 } 345 }	Site of Canal ... ..		1.099
<b>A. 228.062</b>			

## Lot 4.

(Coloured Yellow on Sale Plan No. 2.)

THE VERY DESIRABLE FREEHOLD

# DAIRY or GRAZING FARM

KNOWN AS

## “Galleyherns Farm,”

situate in the parishes of SHRIVENHAM & LONGCOT, comprising

**253.786 Acres**

(253A. 3r. 5p.)

as set out in the Schedule.

### THE FARM HOUSE,

built of stone and having slated roof contains:—

Two Sitting Rooms, Kitchen, Larder, Cellar and Coal House, Five Bedrooms, Cheese Room.

Well in garden with supply to Refrigerator and Yard.

Adjoining are timber and thatched Dairy and iron roofed Shelter, Churn House and brick and slated detached Wood House.

### The Buildings

comprise stone built and stone slated Nag Stable (loose box and 2 stalls), Harness House, stone, brick and tiled 5-bay open Shed and Enclosure, stone built and thatched Barn, stone and thatched angle Cowsheds and Yard, brick and thatched cart Stable for 7, Stone built and tiled Poultry House, Stone built and tiled 5-bay Cart Shed, Yard, timber and thatched range of Cow Sheds, Cart Shed, stone built and tiled Cow House with brick floors, stalls, feeding passage and water trough.

### Three excellent Modern Cottages

built of brick with tiled roofs, one at the Farm and 2 adjoining the Ashbury Road.

The whole (except one cottage, which is let to Mrs. Reeves at £5 4s. per annum) let to Mr. Arthur H. Hawkings on a 3 years Tenancy expiring at Michaelmas, 1918, at a rental of £225. Total

**£230 4s. per annum,**

the Tenant being under agreement to spend £100 in each of the three years in improvements, and to sublet the farm house for the same term to the former Tenant, Mr. John Spittle, at £20 per annum.

NO LAND TAX OR TITHE have been paid by the Vendor or the Tenant.

The leanto shelter in yard is claimed by the Tenant.



SCHEDULE.

ORDNANCE NO.	DESCRIPTION.	CULTIVATION.	ORDNANCE QUANTITY.
IN SHRIVENHAM PARISH.			
2	Further Lower Common ... ..	Pasture	11.402
2a	" " ... ..	"	.006
5	Strip ... ..	"	.110
6	Eight Acres ... ..	"	7.987
7	Feeding Ground ... ..	"	10.517
7a	Ditto and Cottage and Garden ... ..	Arable	11.929
8	Home Mowing ground ... ..	Pasture	16.523
9	Copse Ground and former plantation ... ..	"	.996
10			7.795
11	Strip ... ..	"	.477
14	House, Buildings, Yard, &c. ... ..	"	2.563
15	Paddock ... ..	Pasture	2.277
18	Home Mead ... ..	"	15.446
19	Home Ground ... ..	"	15.490
20	Lower Ground ... ..	"	20.243
21	Ditto ... ..	"	17.500
240	Hedge Bank ... ..	"	.831
241	Great Ground ... ..	Pasture	30.359
291	2 Cottages and gardens ... ..	"	.225
292	Sandy Mead ... ..	Pasture	10.096
pt.243 3 and 4	Canal Site and Towing Path ... ..	"	2.233
IN LONGCOT PARISH.			
2	Green Common ... ..	Pasture	15.424
8	Green Common ... ..	"	7.696
3	Five Acres ... ..	"	7.660
5a	Pond ... ..	Water	.596
14	Great Ground ... ..	Pasture	35.780
5	Canal Site and Towing Path ... ..	"	1.628
			<b>A. 253.786.</b>

No. 7 Pasture is scheduled in the Tenancy Agreement as Arable.

## **Lot 5.**

*(Coloured Pink on Sale Plan No 2.)*

*THE CAPITAL*

# **FREEHOLD FARM**

KNOWN AS

## **“Stone Farm,”**

situate in the parishes of LONGCOT and WATCHFIELD, containing

**277.588 Acres**

*(277 A. 2r. 14p.)*

of

**FERTILE ARABLE AND PASTURE LAND**

lying together and intersected by hard roads.

### **THE FARM HOUSE.**

is built of stone with stone slated roof, it contains:—

Entrance, 2 Sitting Rooms 15ft.6ins. x 13ft.6ins., and 16ft.6ins. x 15ft.3ins., China Pantry, Kitchen, Cellar, Dairy, Five Bedrooms and Attic, Leanto Wash House and Trap House.

### **The Farm Buildings**

include Two timber and stone slated open Cattle Sheds, enclosed Boxes and Yard, timber and thatched Cow Houses and 2 Boxes, stone and brick Cake House and Implement Shed, brick and tiled Cart Stable for 9, Barn, Nag Stable, tiled Cart House, Horse Yard and Shed, 2 stone and tiled Loose Boxes, brick and tiled Cow House with brick floor and Stalls, &c.

The whole in the occupation of Mr. Ernest Frank Wilson on a Michaelmas Tenancy at the low rental of

**£200 per annum.**

NO TITHES OR LAND TAX HAVE BEEN PAID in respect of this Farm by the Vendor or the Tenant.

The timber and iron Fowl House and large iron water trough are claimed by the Tenant.



## SCHEDULE.

ORDNANCE NO.	DESCRIPTION.	CULTIVATION.	ORDNANCE QUANTITY.
<b>IN LONGCOT PARISH.</b>			
28	Further Common ... ..	Pasture	16,493
29	Hither Common ... ..	"	11,838
30	Great Mead ... ..	"	19,159
30 <sup>a</sup>	Ditto ... ..	"	6,491
31	Meadow ... ..	"	16,387
33	Home Ground ... ..	"	8,052
34	Orchard ... ..		.708
36	House, Buildings, Yard, Garden, &c. ...		1,756
81	Bower Mead ... ..	Pasture	34,677
82	Three Cornered Piece ... ..	Arable	117,347
174	Over Road Piece ... ..	Pasture	21,628
179	Sheep Mead ... ..	"	9,541
180	Plantation ... ..	Wood	.250
pt32	Canal Site ... ..		1,800
<b>IN WATCHFIELD PARISH.</b>			
41	Three Cornered Piece ... ..	Arable	11,461
			<b>A. 277,588</b>

Nos. 174 and 179 are described in the Tenancy Agreement as Arable. No 174 was laid down to pasture by the Estate many years ago and No. 179 by the Tenant.

### Lot 6.

*(Coloured Blue on Sale Plan No. 2.)*

*A PAIR OF*

## FREEHOLD COTTAGES

**At Longcot Lock,**

built of brick and having tiled roofs, with lean-to slated workshop adjoining, and

**EXCELLENT GARDEN**

also brick, stone and tiled stable, pigstyes, and timber built Trap House on the opposite side of the road, the whole having an area of

**about a Quarter of an Acre,**

let to Messrs. Wheeler & Lawrence at rent amounting to

**£11 14s. Od. per annum.**

## Lot 7.

*(Coloured Violet on Sale Plan No. 1.)*

*THE ATTRACTIVE*

# FREEHOLD COTTAGE

built of stone and having thatched roof  
situate in Watchfield village,  
with OUTBUILDINGS and EXCELLENT GARDEN,

let to Mrs. Mary Anger at

**£5 11s. 6d. per annum.**

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## Lot 8.

*(Coloured Pink on Sale Plan No. 1.)*

*A DETACHED*

# FREEHOLD COTTAGE

built of stone and having thatched roof, and  
EXCELLENT GARDEN  
situate in Watchfield village,

let to Mr. W. H. Harvey at

**£4 6s. 0d. per annum.**

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## Lot 9.

*(Coloured Red on Sale Plan No. 1.)*

# 6 FREEHOLD STONE BUILT COTTAGES

with Outbuildings, Pump and Gardens, well situate in and having an extensive frontage to Hazel's Lane in a central position in the village of Shrivenham, being

**Nos. 17 to 22 inclusive,**

let to Miss Hill, Messrs. Saunders, Geo. Enstone, W. Barrett, F. Mildenhall and Hawkins, at low rentals amounting to

**£18 9s. 8d. per annum**

the tenants paying rates.

**No Tithes.**

No. 18 is let with Shrivenham Farm and No. 22 with Mr. Hawkins' farm, the apportioned rents for the purposes of this sale shall be £2-7-0 each per annum. No. 22 is held free of rent and vacant possession will be given at Xmas, 1917.



## Lot 10.

*(Coloured Dark Brown on Sale Plan No. 1.)*

ALL THOSE

### FOUR FREEHOLD COTTAGES

built of stone, well and pleasantly situate facing South and with frontage to the Shrivenham Village Street, being

**Nos. 30 to 33 inclusive,**

let to Messrs. Snook, Hearne, John Clark and Saunders, at low rentals amounting to

**£14 14s. per annum**

the tenants paying rates.

No. 33 is let with Shrivenham Farm and the apportioned rent for the purposes of the sale shall be £3-13-6 per annum.

There is a right of way over a portion of this lot to the adjoining property of Miss Milligan.

**No Tithes.**

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## Lot 11.

*(Coloured Dark Green on Sale Plan No. 1.)*

ALL THOSE

### Freehold Trade Premises

built of stone and comprising

#### Butcher's Shop and Dwelling House

well situate abutting on the Village Street with SLAUGHTERHOUSE, Garden, Outbuildings, Yard, detached range of stone built and tiled Stable and Coach House, well and pump, in the occupation of Mr. Yeates with land not included in this sale at a rental of £36 10s. per annum, the apportioned rent for this lot as sold shall be

**£25 per annum**

the tenant paying rates.

A general right of way over the yard of this lot is reserved to the Vendor's Property adjoining it on the East side.

Apportioned Tithes payable to Vicar 2s.6d.

## Lot 12.

*(Coloured Light Brown on Sale Plan No. 1.)*

ALL THOSE

### FOUR FREEHOLD COTTAGES

built of brick and having slated roofs, pleasantly situate with South aspect in a corner position at the junction of the Highworth Road with the Village Street, having a considerable frontage to the latter, with the front Gardens, and the Yards and Outbuildings at the rear, being

**Nos. 42 to 45 inclusive,**

Let to Mrs. Esther Lawrence, Snook, J. Lawrence and Frank Woodward at low rents amounting to

**£17 18s. per annum**

the tenants paying rates.

**No Tithes.**

No. 43 is held at present free of rent but vacant possession will be given at Xmas.

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## Lot 13.

*(Coloured Orange on Sale Plan No. 1.)*

ALL THOSE

Three and part of a Fourth brick built and slated

### FREEHOLD COTTAGES

with large Gardens and brick and slated Outbuildings, situate at Shrivenham Station, adjoining and bounded on the South side by the G.W. Railway, on the East by the premises of the Victoria Hotel, and on the North and West by land of C. K. Butler, Esq., being

**Nos. 49 to 52 inclusive**

in the several occupations of Chas. Boulter, Arthur Forty, Frederick Warren, and Chas. Sellman, at rents amounting to

**£21 10s. per annum.**

the tenants paying rates.

A portion at the South Side of this lot comprising about one half cottage No. 49, a strip of garden ground and portion of the South end of the Outbuildings was sold some few years ago to the G.W. Railway Co. The lot is sold exclusive of this.

The tithes payable to the Vicar in respect of these cottages and the Victoria Hotel adjoining is 1s.9d. For the purposes of sale the Tithes payable in respect of this Lot shall be taken to be ninepence.

## **Lot 14.**

*(Coloured Dark Blue on Sale Plan No. 1.)*

*THE CHARMING*

# **Old Fashioned Residence**

KNOWN AS

## **"Elm Tree House,"**

in the Inigo Jones style of architecture, built of stone with Stonefield roof and having bold pillared portico. The accommodation consists of:—

Stone paved Hall 18ft. 6ins. x 5ft. and 17ft. 6ins. x 11ft., panelled Drawing Room 16ft. x 14ft. x 8ft. 9ins., Dining Room 16ft. x 14ft. x 8ft. 9ins. with wainscoted walls and handsome Alcove Cupboard, Breakfast Room 20ft. x 13ft. x 8ft. 3ins., which by a moveable panel may be thrown open to the Drawing Room, back Corridor, Larder, Butler's Pantry, Kitchen, Pump House, Scullery, Lavatory and W.C., and

On the First Floor, approached by open staircase, are Four Bedrooms, 16ft. x 14ft., 16ft. x 14ft., 11ft. 6ins. x 10ft. 6ins. and 13ft. x 8ft. 6ins., secondary Staircase, 2 Dressing Rooms, Bath Room (h. and c.), and

On the floor above 4 attic bedrooms.

At the rear are pitched Court Yard with Outbuildings, Pony Stable and range of stabling comprising 2 loose Boxes and Coach House.

The OLD-WORLD WALLED-IN GARDEN comprises Tennis Lawn, Kitchen Garden with handsome cedar and other shrubs, the whole having an area of about

**2 roods 26 poles.**

This lot is in hand and will be sold with vacant possession on completion of purchase.

The apportioned tithe Rent Charge payable to the Vicar is 4s.5d.

The estimated Rental Value of this Lot is

**£80 per annum,**



## Conditions of Sale.

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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 including the amount of the valuation as hereinafter provided on the 12th day of November 1917 at the office at No. 8 New Square, Lincoln's Inn, London, W.C.2., of Messrs Rider, Heaton, Meredith & Mills the Solicitors of the Vendor at which time and place the purchases are to be completed, and a Purchaser paying his purchase money and the amount of the valuation is as from that day to be let into possession or receipt of rents and profits of the lot purchased by him and pay all outgoings (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 outgoings 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 including the valuation is to bear interest at the rate of 5 per cent. per annum from that day to the day of actual payment thereof.

4. The Vendor reserves the right for himself and his workmen at any time or times to enter upon the premises comprised in this present sale and to fell and remove certain timber and trees now standing marked therein which has been sold and is therefore not included in the present sale, but so that as little damage as possible shall be done to the said premises or to the crops or fences thereon in the exercise of the said right and that fair compensation shall be paid to each Purchaser for any damage actually so done to the lot purchased by him, the amount thereof in case of dispute to be referred to and settled by arbitration.

5. Each Purchaser is in addition to his purchase money to pay for all timber and timber-like trees (other than those mentioned in condition 4) and for all tellers, pollards, saplings and plantations (if any) down to 1 1/2 per stick inclusive and underwood down to the stem according to a valuation to be made in manner following, that is to say, Each party (Vendor and Purchaser) or their respective Solicitors is within 21 days after the sale to appoint by writing one person as valuer and to give notice in writing to the other party of the name and address of the person so appointed, and the two persons so appointed are to make the valuation but are before they commence their duty to appoint an umpire by writing; and the decision of the two valuers if they agree or of their umpire if they disagree is to be final, and in case any Purchaser shall neglect or refuse to appoint a valuer or to give notice thereof in manner and within the time before specified the valuer appointed by the Vendor is alone to make the valuation and his valuation is to be final.

6. (i) Except as hereinafter mentioned 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.  
(ii) The title to a very small portion of Lot 4 and the whole of Lot 6 shall commence with an Indenture of Conveyance on sale dated the 23rd June 1913.

7. The Purchasers of Lot 2 shall not require the Leases for 960 and 1000 years mentioned in the Particulars to be produced nor make any requisition or enquiry with regard thereto but shall be satisfied with the recitals thereof contained in an Indenture of Assignment dated the 12th October, 1850 (which will be abstracted and produced) and shall assume that the said Leases are existing and that the premises thereby respectively demised can be assigned by the Vendor for the residues of the said respective terms of years, and that the statements contained in the particulars with regard thereto are accurate as is believed to be the case.

8. 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.

9. The Purchasers of Lots 3, 4, and 5 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, but the Conveyance of Lot 4 shall except and be subject to such estates and rights in and to the bridge at Longcot Lock and the structure and site thereof and the land adjacent thereto as are vested in any local authority by virtue of Section 40 of that Act, and the Purchasers of the said respective Lots shall be deemed to have bought with full notice of contents of the said Act.

10. 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.

11. 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 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 such allowances, claims and rights as foresaid.
- (6) Any obligation to convert pasture land into arable in conformity with any Notice or Notices served or to be served by the War Agricultural Committee of the County of Berks.

12. 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.

13. Certain portions of the property comprised in this sale are with other property subject to the following charges, namely:— (i) A terminable half-yearly charge of £22-10-7 expiring in the year 1945, (ii) a terminable half-yearly charge of £53-0-7 expiring in the year 1926, (iii) a fee farm rent of £2-1-6 per annum payable to the Matron's College, Sarum, and (iv) a quit rent of £5-4-3 per annum payable to Magdalen College, Oxford, and the Vendor intends shortly to redeem the same and procure the extinguishment thereof. Each Purchaser shall accept the foregoing statements as accurate and shall make no objection, enquiry or requisition in regard thereto or otherwise with reference to the said charges or any of them, but the Vendor will in the conveyances covenant with the respective Purchasers to keep them and the properties purchased by them respectively effectually indemnified against such charges and from all claims and demands whatsoever in respect thereof.

14. Each Purchaser is within 21 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.

15. 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 20 years or upwards prior to the day 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 2) to distinguish the freehold portion thereof from the long leasehold portion.
- (c) He shall make no objection on account of any document dated before the 17th day of May 1888 being unstamped or insufficiently stamped and any such document or order which he requires to be stamped or further stamped shall be procured to be so stamped by him and at his expense and without completion being delayed on that account.
- (d) He shall at his own expense get in and trace the title to any bare outstanding legal estate which he may require to be got in.
- (e) 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 11 hereof.
- (f) 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.

16. 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 seven days after being required so to do the Vendor may by notice in writing delivered to such Purchaser or his Solicitor and notwithstanding any intermediate negotiation or litigation rescind the contract for sale and the Vendor 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.

17. 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.

18. 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 seven days before delivery of the engrossment.

19. 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.

20. The Vendor sells and will convey as a tenant for life under the Settled Land Acts 1882 to 1890, 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 the Vendor conveying as beneficial owner, with a proviso limiting the same so far as regards the reversion or remainder expectant on his life estate, and the title to and further assurance of the premises after his death, to the acts and defaults of himself and persons deriving title under him.

21. 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.

22. 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.

23. 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, stone, minerals and mineral substances (if any) 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 the 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.

24. After the sale of all the lots or of all the lots to which any set of documents relates as the case may happen the Purchaser whose purchase money is largest or in case of equality the Purchaser of the lot first sold is to be entitled to the custody of such documents in the possession of the Vendor as relate to any other lot as well as the lot or lots purchased by that Purchaser and do not relate to any other property besides that comprised in this sale, but in respect of documents delivered to him which relate to the lot or lots of any other Purchaser is to give to that other Purchaser if he so require a statutory acknowledgment of his right to production and to delivery of copies thereof and also a statutory undertaking for safe custody thereof. If any lot be not sold the Vendor may until sale thereof retain all documents relating thereto and in respect thereof or of any other documents retained he is to give to any Purchaser who may so require the before mentioned statutory acknowledgment but not the undertaking, and every acknowledgment or undertaking given under this condition is to be prepared and approved on behalf of all parties thereto at the expense of the person to whom it is given.

25. 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.

26. Completion shall not be delayed on account of 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, to assess the duty (if any), and to issue to the Vendor Form I.V.D.(G) and on completion the Vendor shall hand over the conveyance with the said Form to enable the conveyance to be stamped in accordance with sub-section (3) of section four of the Finance (1909-10) Act 1910. And after completion each Purchaser shall if required produce to the Commissioners free of cost any documents which may be handed over to him.

27. The lands referred to in the Particulars as held by the Vendor of Magdalen College, Oxford, are held on an annual tenancy upon terms of an agreement dated the 6th of June 1913 and made between the said college of the one part and the Vendor of the other part, and the said agreement or a copy thereof will be produced at the sale and may be inspected at the office of the Vendor's Solicitors at any time during the previous week and the Purchasers of Lots 1, 2, and 3 (whether availing themselves of such opportunity of inspection or not) shall be deemed to have full notice of its contents. The said respective Purchasers shall be entitled to the benefits and shall assume the obligations of the said agreement so far as it relates to the land relet with the said respective lots as mentioned in the Particulars and shall not be entitled to require the Vendor to procure any apportionment of such benefits or obligations but the Vendor will (at the request and cost of any such Purchaser) use his best endeavours to procure such an apportionment to be made or to arrange with the said college for separate annual tenancies to be granted on similar terms at the rents mentioned in the Particulars.

28. 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 to 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.

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*It is hereby agreed and declared by and between Messrs. Adkin, Belcher and Bowen, the Auctioneers as agents for the Right Honourable Walter Bulkeley Viscount Barrington (hereinafter called the Vendor) and \_\_\_\_\_ of (hereinafter called the Purchaser) that at the sale by auction this 24th day of September 1917 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 including the valuation 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 24th day of September 1917.*

*Purchase money £*

*Deposit £*

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*Balance £*

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