

In the Vale of White Horse.

WILTS
SOUTH MARSTON
ESTATE

Solicitors :

Messrs. CLIFFORD TURNER & HOPTON,
80, FINSBURY PAVEMENT,
LONDON, E.C. 2.

Messrs. MORGAN, PRICE & CO.,
33, OLD BROAD STREET,
LONDON, E.C. 2.

Messrs. KINNEIR BRADFORD & CO.,
SWINDON.

Auctioneers :

Messrs. KNIGHT, FRANK & RUTLEY
(Sir Howard G. Frank, K.C.B., and John Frederick Knight)
20, HANOVER SQUARE,
LONDON, W.1.

Mr. J. A. Y. MATTHEWS, F.A.I.,
SWINDON.

SUMMARY OF ESTATE

Lot	Description	Tenant	Area	Rental, Actual or Apportioned			Estimated Value of Timber		
				£	s.	d.	£	s.	d.
1	The Manor House and The Lodge and Meadow	Mrs. Fuller	6·675	131	0	0	150	0	0
2	St. Jullien's Farm (Part)...	Mr. W. Morse	23·690	62	0	0	45	0	0
3	Pasture Land ...	Mrs. ... and Mr. Maisey	6·469	19	10	0	32	0	0
4	Do., part of St. Julliens Farm	Mr. W. Morse	12·341	31	0	0	110	0	0
5	St. Michael's Cottage and Land	Mr. J. A. Trenchard and Mr. W. Morse	·956	13	0	0	—		
6	Gordon Cottage	Mr. J. Hayward	·112	10	14	0	—		
7	Manor Farm with Lease Cottage, Red Cottage and Fairthorne Cottages	Mr. W. E. Jefferies and others	123·190	277	10	0	330	0	0
8	Dryden Cottages	Mrs. Fuller and Mr. A. Williams	·240	20	0	0	—		
9	Shop and Orchard...	Mr. J. C. Peapell	4·201	50	0	0	15	0	0
10	Church Farm	Mr. F. C. Poole	47·902	125	0	0	150	0	0
11	Rowborough and Priors Farley Farms and Two Cottages	Mr. R. S. Tayler	202·657	392	2	0	212	0	0
12	Stone's Farm	Mr. W. E. Jefferies	40·604	80	0	0	40	0	0
13	South Marston Farm (Pt.)	Mr. F. G. Wildern	131·027	265	0	0	223	0	0
14	Longleaze Farm	Mr. E. Lewis	89·759	168	15	0	50	0	0
15	Field, part Rowborough Farm	Mr. R. S. Tayler	9·955	25	0	0	20	0	0
16	Allotment Field	Various	7·031	21	6	8	25	0	0
17	Meadow Cottage	Mr. F. Pike	·303	14	0	0	—		
18	St. Mary's Cottage	Mr. E. D. Williams	·216	10	0	0	—		
19	Exton Cottages (2)	Mr. Jefferies & Mr. Poole	·150	11	1	0	—		
20	Elm Cottages (2)	Mr. R. Little and Mr. S. Edmunds	·268	12	7	0	—		
21	Nos. 1 & 2, Manor Cottages	Mr. F. G. Wildern	·313	10	8	0	—		
22	Nos. 3 & 4, Manor Cottages	Mr. E. Large and Rev. Vernon Iles	·312	13	0	0	—		
23	Nos. 5 & 6, Manor Cottages	Mr. Franklin and Mr. H. Large	·350	10	8	0	—		
24	Nos. 3 & 4, River Cottages	Mr. C. Beasley and Mr. E. Lewis	·230	11	1	0	—		
25	Nos. 1 & 2, River Cottages	Mr. H. Shakespear and Mr. J. Lawrence	·260	13	0	0	—		
Total			A.709·209	£1,797	2	8	£1,402	0	0

Particulars.

LOT 1

(Coloured Pink on Plan)

THE MANOR HOUSE

An excellent Modern Residence, built of stone with slated roof, in the Tudor Style, with Stabling adjoining, standing in well-matured surroundings, with Meadow, Gardens, and Orchard, and including THE LODGE and Meadow on the opposite side of the Road, the whole embracing an area of about

6 a. 2 r. 28 p.

THE HOUSE, approached by a Carriage Drive, is conveniently planned, and contains the following accommodation :

On the GROUND FLOOR

Entrance Lobby with tiled floor; HALL, with stove; Coat Cupboard and Lavatory, and glass doors leading to the Offices.

Dining Room

23 feet 3 inches into bay by 19 feet.

Drawing Room

20 feet by 15 feet 6 inches, exclusive of bay.

Study

Store Room.

The Domestic Offices

are completely shut off by glass doors, and comprise large lofty Kitchen, with range, dresser and cupboards; Tiled Scullery, with sink, dresser and copper, and force pump from well with four-way tap serving 500 gallon tank in roof, 200 gallon tank in scullery and tank in garden; Butler's Pantry, with sink; Servants' Hall; Tiled Larder, with slate shelves; Tiled Dairy, with marble shelves; Wine Cellar; W.C.; Back Staircase.

From the Hall a handsome Staircase leads to the **FIRST FLOOR** with

Four Good Bedrooms

BATHROOM with hot and cold supply, W.C., and **SECOND FLOOR** with

Three Bedrooms

Tank Room and Boxroom. Approached by a separate Staircase are two other Bedrooms.

The Stabling

surrounding a paved Yard, is built of stone with slate roofs, and comprises Five Loose Boxes, each 12 feet square, Harness Room, Saddle Room with cupboard, large double Coach-house with room over. Garage with Pit. Coal House.

The Gardens

with front and side lawns, contain some fine ornamental timber, including a very fine specimen of Araucaria.

The Kitchen Garden

which is in excellent order, has the following Glass Houses:—Span-roof Greenhouse, 36 feet by 18 feet; Span roof Cucumber House, 26 feet in length, both heated by hot water pipes. Three-light Pit.

The Paddock

of about one-and-a-half acres is in front of the House, and at the back is the ORCHARD, with timber and thatched Store-house, and brick and slated Carpenter's Shop, Fruit Room and Open Shed.

THE LODGE

is on the opposite side of the main road, facing the Manor House, with Garden and Paddock behind.

The House is built of stone with slate roof, and contains Three Rooms and Scullery, all on one floor.

The Paddock with the Lodge Garden contains an area of about 0 a. 3 r. 25 p., and attached to this part of the Lot will be the STRIP OF WOODLAND, extending in front as far as the eastern boundary of the Lot, the total area being 1 a. 0 r. 18 p.

The Manor House and the Lodge are let to the representatives of the late Mr. E. F. Fuller on lease for 14 years from Lady-day, 1913, determinable at the end of the seventh or tenth year by six months' notice, but the present tenant is willing to give possession in the event of a sale.

The Paddock is let, with other land, to Mrs. and Mr. J. W. Maisey, on a Yearly Michaelmas Tenancy; notice to determine at Michaelmas, 1919, has been given by the Landlords.

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Apportioned Rents:—The Manor House and Lodge	£128 10 0
The Paddock	2 10 0
Plantation—In Hand	—
Total	£131 0 0

Valuation of the Timber, **£135 0s. 0d.**

SCHEDULE

No. ON PLAN	DESCRIPTION	QUANTITY DECIMAL ACREAGE
143	Orchard	1'007
144	Do. and Garden	1'282
145	Manor House and Garden	1'772
146	Paddock	1'503
154	The Lodge and Paddock... ..	'906
Pt. 155	Plantation... ..	'205
TOTAL A.		6'675

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...	£0 7 9
Rectorial	0 17 5
TOTAL	£1 5 2

LOT 2

(Coloured Pink on Plan)

ST. JULLIEN'S FARM

a Capital Small Dairy Farm, extending to about

23 a. 2 r. 30 p.

The FARM HOUSE, built of stone and slated, contains:—On the UPPER FLOOR: Three Bedrooms and Cheese Room. On the GROUND FLOOR: Sitting Room, Kitchen, Wash-house, Larder and Dairy. Pump and Well.

The BUILDINGS comprise :—Timber and thatched Cow-shed of three bays, another Cow-shed for nine cows, Chaff-house, timber and tiled Stable for two horses, timber and corrugated Trap-house, Two timber and corrugated Implement Sheds, stone and thatched Piggeries.

NOTE :—The open Engine Shed belongs to the tenant.

There is a garden attached to the house, and the lands are rich and well watered Pasture Land.

Let (with other land) to Mr. W. Morse on a Yearly Lady-day Tenancy.

Apportioned Rent, **£62** per annum.

Valuation of the Timber, **£45 Os. Od.**

SCHEDULE

No. ON PLAN	DESCRIPTION	QUANTITY DECIMAL ACREAGE
Pt. 152	Farm House and Buildings	·625
153	Pasture	3·388
159	Do.	3·586
161	Do.	1·929
166	Do.	14·162
TOTAL A.		23·690

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...	£1	19	4
Rectorial	4	5	6
TOTAL	£6	4	10

This Lot is subject to a right of way as shewn on the plan between the points E and F to the land at the back.

LOT 3

(Coloured Yellow on Plan)

An Enclosure of Pasture Land

being No. 158 and part No. 155 on Plan, and embracing an area of about

6 a. 1 r. 35 p.

The lot has a frontage to the main road immediately opposite the Manor House, and will include a small part of the Plantation facing the road where it abuts on the lot.

On the lot is an Enclosed Yard with timber-built Shed.

The lot is let (with other land) to Mrs. and Mr. J. W. Maisey, on a Yearly Michaelmas Tenancy, expiring by notice at Michaelmas, 1919.

Apportioned Rent, **£19 10s. Od.**

The Plantation is in hand.

Valuation of the Timber, **£47 Os. Od.**

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...	£0	9	6
Rectorial	2	14	6
TOTAL	£3	4	0

LOT 4

(Coloured Blue on Plan)

A

Valuable Enclosure of Pasture Landbeing No. 147 on Plan, and embracing an area of **12 a. 0 r. 5 p.**

The lot adjoins the Manor House, is opposite St. Jullien's Farm, and has long frontages to the main road. Attached to this lot are

**TWO SMALL ENCLOSURES OF GARDEN GROUND
AND A SMALL STRIP OF PLANTATION**

the total area being

12 a. 1 r. 15 p.

The Pasture Land is let to Mr. W. Morse on a Yearly Michaelmas Tenancy at **£30** per annum, expiring by notice at Michaelmas, 1919.

The Gardens are let on Yearly Tenancies to the occupiers of St. Michael's Cottage (Lot 5) and Gordon Cottage (Lot 6).

Apportioned Rents 10/- each, making £1 per annum.

Total Rent for the Lot, **£31.**

Valuation of the Timber, **£110 0s. 0d.**

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...
Rectorial

£1	3	7
2	14	6
<hr/>		
TOTAL	£3	18 1

LOT 5

(Coloured Brown on Plan)

ST. MICHAEL'S COTTAGE

with ENCLOSURE OF PASTURE LAND adjoining, being No. 151 and part No. 152 on Plan, the whole embracing an area of about

0 a. 3 r. 33 p.

The Cottage is an excellent modern building of stone with slate roof, and contains Three Bedrooms, Sitting Room, Scullery and Larder, with Wood-house and Closet. Garden at side with Well.

The small Field adjoining has a frontage to the road, and comprises about 0 a. 3 r. 22 p. of good old Pasture Land.

The Cottage is let to Mr. J. A. Trenchard on a Yearly Michaelmas Tenancy, including the small Garden on the other side of the road, now included in Lot 4.

Apportioned Rent for St. Michael's Cottage	...	£7 10 0
„ „ for Pasture Field	2 10 0
Total	...	£10 0 0

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...	£0	1	10
Rectorial	0	4	0
TOTAL	£0	5	10

LOT 6

(Coloured Red on Plan)

GORDON COTTAGE

otherwise known as Laundry Cottage, adjoining St. Jullien's Farm.

A substantial old-fashioned House built of brick and partly thatched and partly stone tiled, contains Three Bedrooms, Sitting Room, Kitchen and Scullery. Detached building of laundry with pump and well.

Let on a Yearly Tenancy to Mr. James Hayward, including the small Garden on the other side of the road now included in Lot 4.

Apportioned Rent for this Lot ... **£10 14s. 0d.**

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L - 1 - 0
155 - 0 - 0

155 - 0 - 0

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LOT 7

(Coloured Green on Plan)

The Capital Dairy Farm

KNOWN AS

MANOR FARM

together with Leaze Cottages, Fairthorne Cottages and Red House, the area of the whole being about

123 a. 0 r. 30 p.

MANOR FARM HOUSE

is a substantial old-fashioned residence, built of stone with stone tiled roof, and contains Store Rooms in roof, Five Bedrooms, Dining Room, Drawing Room, Kitchen, Scullery, Pantry, Dairy, with Cheese Room over, Pump and Well, Back Kitchen and Store Room over. Garden on the west.

The Buildings

comprise Range of brick and timber Cowsheds for 19 cows, with yard; another for 17 cows, with yard; Bull House, Hay House, Loose Box, Calving House. Brick and slated Barn. Cake House. Stone built Cart Horse Stable for five horses with loft over. Open Cart Shed. Range of Open Sheds with two small yards. Nag Stable with two stalls and two loose boxes. Coach-house. Detached range of brick and timber Cow Stalls for 10 cows, with store house. Timber and slated Open Shed. Range of brick and slated Piggeries.

The Cowhouses are well supplied with water from two Wells.

The Lands surrounding the Homestead are all good old pasture land with frontages to two main roads and access by a third road.

The Arable Land is one field about $48\frac{1}{2}$ acres in extent, approached by the road to Stone's Farm.

The Cottages included in this Lot are let on separate tenancies from the Farm, but lie within limits of the Holding and close to the Farm House.

Leaze Cottages

A pair of stone and thatched Cottages, each having Two Bedrooms, Living Room and Pantry. Good Gardens with Well.

Fairthorne Cottages

A range of four, brick and tiled, one of which has been converted into a joint Wash-house with store rooms over. Each Cottage contains Four Rooms. Good Gardens. Well.

Red House

A detached House, built of brick and stone tiled, contains Attic and Two Bedrooms, Front Room, Kitchen, Wash-house. Well. Coal House at back. Garden and Orchard.

A SMALL PLANTATION, at present in hand, adjoining the School House is included in this Lot.

Manor Farm is let (with other land) to Mr. W. E. Jefferies on a Yearly Michaelmas Tenancy.

Leaze Cottages are let to Mr. E. Head and Mr. W. E. Jefferies at **2s. 0d.** a week each.

Fairthorne Cottages are let, No. 1 to Mr. W. E. Jefferies at **2s. 0d.** per week, and Nos. 2 and 3 to Mr. C. Reynolds and Mrs. A. Kirby at **1s. 9d.** a week each.

Red Cottage is let to Mr. H. O. Williams at **3s. 0d.** a week.

Apportioned Rent of Manor Farm **£240 0 0**

Cottage Rents **37 10 0**

TOTAL RENTS ... £277 10 0

Valuation of the Timber ... **£330 0s. 0d.**

SCHEDULE

No. ON PLAN	DESCRIPTION	QUANTITY DECIMAL ACREAGE
101	Pasture and Plantation	43'253
102	Do.	6'378
103	Do.	4'862
139	Do.	8'490
140	Do.	8'410
141	House Buildings, etc.	2'293
142	Leaze Cottages	'272
77	Red House and Fairthorne Cottages	'808
261	Arable	48'424
TOTAL A.		123'190

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial... £9 16 11

Rectorial 28 13 9

TOTAL £38 10 8

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Dorchester

42 B
Yeovil

LOT 8

(Coloured Red on Plan)

DRYDEN COTTAGES

A pair of excellent modern stone and tiled Cottages, situate at the corner of the road and adjoining the Village Hall.

Each Cottage contains Three Bedrooms, Sitting Room, Kitchen, Scullery, Coal-house and Closet at back. Well and soft-water Tank.

The right-of-way at present passing the door of No. 1, and leading to the Village Hall, will be closed and diverted and a small strip of land with shrubbery thereon with a frontage to the road, at present in hand, will be included in this Lot.

This Lot will be sold subject to the right of the Village Hall Managers, or their servants, to pass through the garden of No. 1 at reasonable times, to obtain access to the coal-house and chimney with soot door and frame therein, attached to the back of the Hall.

No. 1 is let to Mr. Alfred Williams, yearly tenant, at **£10** per annum.

No. 2 is let, with the Manor House, to the representatives of the late Mr. E. F. Fuller. Apportioned Rent, **£10** per annum.

Making a Total of **£20 0s. 0d.** per annum.

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Banwell

LOT 9

(Coloured Pink on Plan)

THE HOUSE AND SHOP

facing Dryden Cottages, being the Local Post Office, with Garden, Orchard and Land, the whole embracing an area of about

4 a. 0 r. 32 p.

The HOUSE, built of brick and slated, contains Four Bedrooms and Box-room. Shop, Sitting Room, Kitchen, Back Kitchen, Scullery, Store Room, Wash House and Store. Bacon House. Well with Pump.

Adjoining is Bakehouse with Oven. Stone and thatched Cart Shed. Timber and thatched Stable for five horses. Piggeries.

NOTE.—The troughs and moulding boards in the Bakehouse belong to the Tenant.

There is a Garden adjoining the house and there are three enclosures of Meadow Land and Orchard.

This Lot is let to Mr. J. C. Peapell on a Yearly Michaelmas Tenancy at **£50 0s. 0d.** per annum.

Valuation of the Timber ... **£15 0s. 0d.**

L s a
500-0-0

Presser Andrews Son & Huestable

SCHEDULE

No. ON PLAN	DESCRIPTION	QUANTITY DECIMAL ACREAGE
Pt. 171	House, Shop and Garden	552
157	Pasture	808
170	Do.	1598
169	Orchard	1243
TOTAL A.		4201

47) 3000 (63
282
180
121
39

LOT 10

(Coloured Purple on Plan)

CHURCH FARM

A very Attractive Dairy Farm,

adjoining the Parish Church of St. Mary Magdalene, and embracing an area of about

47 a. 3 r. 24 p.

The House

standing in a pretty Garden, is brick and slated, and contains Two Attics, Four Bedrooms and Dressing Room, Dining Room, Drawing Room, Breakfast Room, Kitchen, Pantry, Dairy, Wash-house with two coppers, Closet. Outside Pump House with Well. Cooling House. Coal House.

The Agricultural Premises

comprise a range of stone, timber and slated and thatched buildings, forming Cow House for ten cows, another for eight cows, Loose Box, Hay House. Brick and slated Stable of two stalls, Harness Room and Coach House with Loft over.

The LAND is fine old Pasture Land of excellent quality and well watered by a stream.

This Lot is let to Mr. F. C. Poole, on a Yearly Michaelmas Tenancy, expiring at Michaelmas, 1919, at **£125 Os. Od.** per annum.

Valuation of the Timber, **£150 Os. Od.**

SCHEDULE

No. ON PLAN	DESCRIPTION	QUANTITY DECIMAL ACREAGE
82	Pasture	20530
Pt. 98	Do.	9831
99	Do.	16023
100	House and Buildings	1518
TOTAL A.		47902

L.s.a
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3000-0-0

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...	£4 10 3
Rectorial	11 15 2
TOTAL	£16 5 5

LOT 11
(Coloured Pink on Plan)

Rowborough Farm, Priors Farley Farm and Rowborough Cottages

An important Dairy Holding, comprising an area of about

202 a. 2 r. 25 p.

of Pasture and Arable Land as described in the Schedule.

There are Two Sets of Homesteads.

ROWBOROUGH FARM

A fine old stone-built and stone-tiled FARM HOUSE, contains Two Attics, Four Bedrooms and Cheese Room, Two Sitting Rooms, Kitchen, Back Kitchen, Pantry, Dairy, Outside Closet. Cellar on ground floor. Good Garden.

The BUILDINGS are roomy and well arranged and comprise:—Stone and slated nag Stable of two stalls and loose box, with Loft over. Brick and tiled Harness Room, Trap House, Corn House. Pump and Well. Chaff House with Loft over. Yard with timber-built Cowshed for 16 cows. Another Shed for six cows. Cow House for four cows. Timber and thatched Shed. Open Shed for 16 cows. Brick and corrugated Cart Stable for four horses. Fowl House. Open Cart Shed. Five bay open Cow Shed and Yard.

NOTE.—The engine house, engine, shafting and pump, and also the galvanized doors and enclosures to the larger cow shed are claimed by the tenant.

At PRIORS FARLEY FARM

The Buildings

comprise a pair of stone-built and slated Cottages, one with Five Rooms and Wash-house and the other with Four Rooms and Wash-house. Milk Cooling Room. Pump and Well. Yard with open Shed and two loose boxes. Four bay Cow-house. Stone and slate Barn and Stable for three horses. Old timber and thatched open Shed with Yard. Timber and slated Shed of three loose boxes. Nag Stable. Trap House. Wood House. Piggeries.

Included in this Lot is a strip of Land about 30 feet wide, part of Stone's Farm, on the south side of field No. 247, over which there exists at present a right of way from Rowborough Farm to Priors Farley Farm. No rent is apportioned for this strip, but the purchaser of this Lot will have to undertake to erect and maintain an approved fence between the points A and B on the Plan.

202) 7200 (35+130
 606
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 130

Also included in this Lot is the pair of Cottages known as

Rowborough Cottages

built of red brick and tiled, each with three Bedrooms, Sitting Room, Kitchen and Wash-house.

The Farms are let (with other land) to Mr. R. S. Tayler on a Yearly Lady-day Tenancy.

The Two Fields, No. 68 and Part No. 55, are let (with other land) to Mr. F. G. Wildern on a Yearly Lady-day Tenancy.

The Cottages are let also to Mr. R. S. Tayler, on weekly tenancies, at **1s. 9d.** a week each.

Apportioned Rent of Farms	£363 0 0
Rent of Rowborough Cottages... ..	9 2 0
Apportioned Rent of Fields 68 and Pt. 55 ...	20 0 0
TOTAL RENTAL ...	£392 2 0

Valuation of the Timber ... **£212 0s. 0d.**

SCHEDULE

No. ON PLAN	DESCRIPTION	QUANTITY DECIMAL ACREAGE
40	Pasture	7'002
69	Do.	4'599
70	Do.	3'725
71	Do.	4'858
84	House, Buildings and Garden	2'820
85	Pasture	7'309
86	Do.	11'188
87	Do.	12'590
88	Do.	13'902
89	Arable	6'237
90	Pasture	6'708
91	Do.	10'958
92	Do.	44'730
93	Do.	5'310
250	Do.	2'271
251	Do.	4'948
252	Buildings and Yards	1'136
253	Arable	1'070
254	Pasture	22'766
Pt. 553	Arable	11'849
72	Rowborough Cottages	350
Pt. 247	Roadway	300
Pt. 55	Pasture	6'219
68	Do.	6'812
TOTAL A.		202'657

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial	£16 16 10
Rectorial	36 8 3
TOTAL	£53 5 1

Nightingale Farm
L. S. d.

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27670-0

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273

LOT 12

(Coloured Yellow on Plan)

40) 1600 (40
160
000

STONE'S FARM

A Convenient Holding of Excellent Pasture Land,

with an area of about

40 a. 2 r. 17 p.

adjoining Nightingale Farm and approached over a good hard road.

The Buildings

comprise timber and thatched Open Shed with Yard; Two Cow Houses, one for two cows and one for four cows. Yard, with Open Shed for 14 cows and Loose Box.

On the south side of field No. 247 is a strip of land, about 30 ft. in width, over which is a right-of-way attached to Rowborough Farm. The strip is included in the sale with Lot 13, as described thereunder.

This Lot is subject to a right-of-way for the owners and occupiers of Nightingale Farm, along the northern boundary of field No. 258 on plan, to give access to field No. 255 on plan, as shewn between the points C and D.

This Lot is let (with other land) to Mr. W. E. Jefferies on a Yearly Michaelmas Tenancy, expiring by notice at Michaelmas, 1919.

Apportioned Rent **£80 0s. 0d.** per annum.

Valuation of the Timber, **£40 0s. 0d.**

L. S. d.
1600-0-0

SCHEDULE

No. ON PLAN	DESCRIPTION	QUANTITY DECIMAL ACREAGE
244	Buildings and Yard	1'795
246	Pasture	9'548
Pt. 247	Do.	12'436
248	Do.	6'742
258	Do.	11'083
TOTAL A.		<u>40'604</u>

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...	£3	4	8
Rectorial	6	14	8
TOTAL	<u>£9</u>	<u>19</u>	<u>4</u>

NOTE.—In connection with Lots 13 and 14, South Marston Farm and Longleaze Farm, and with River Cottages, Lots 24 and 25, under the Covenants of the Swindon Corporation (Wilts and Berks Canal Abandonment) Act, 1914, the Canal is closed for navigation, but the Act provides for a certain supply of water from the Coate Reservoir. Under Section 32, Sub-Section (2) of the Act, the estate and interest of the old Company in the portion of the Canal to the centre of the waterway upon which the land of any owner abuts is vested in such owner without any conveyance or payment, but subject to the rights of the public to the use of the towing path as a highway. The Purchaser of any Lot abutting on the Canal will enjoy the benefit conferred by this Section of the Act, which is a valuable asset to a Dairy Farm, ensuring an excellent and accessible supply of water.

LOT 13

(Coloured Blue on Plan)

SOUTH MARSTON FARM

A Valuable Dairy Holding,

Comprising an area of about

131 a. 0 r. 5 p.

of excellent Pasture and Arable Land, situated on both sides of the Great Western Railway Line, with long frontages to the main road from Swindon to Faringdon, and extending on the south to the River Cole.

The Old-Fashioned Farm House

built of stone, with stone tiled roof, contains Three Attics, Four Bedrooms, Two Sitting Rooms, Kitchen, Back Kitchen, Scullery, Larder, Dairy and Cheese Room, Coal House, Closet. Pump and Well outside and good Garden.

The Buildings

principally stone-built and thatched, comprise Barn, Cow Box, Stable for six horses, with Loft over, Cart Lodge, range of Cowsheds for 34 cows. Timber and corrugated Implement Shed. In a separate yard is a stone and thatched open Cowshed, for 12 cows, and one Loose Box. Detached are timber and thatched Sheds and Two small Yards.

The fields, Nos. 14 and 36 on the plan, on the south side of the main road, are approached by a bridge over the old Wilts and Berks Canal. The Canal is now disused and, as mentioned in the preceding Note, all rights to the ownership of the land and water forming the site thereof will pass to the purchaser of this Lot, so far as it abuts upon the Lot.

The strip of land on the north side of the railway line, as shewn within the dotted line on the plan, has been sold to the Great Western Railway Company, who are liable to fence the same.

This Lot is let (with other land) to Mr. F. G. Wildern on a Yearly Lady-Day Tenancy.

Apportioned Rent **£265** per annum.

Valuation of the Timber, **£223 0s. 0d.**

SCHEDULE

No. ON PLAN	DESCRIPTION	QUANTITY DECIMAL ACREAGE
14	Pasture	15.568
34	Do.	7.050
36	Do.	16.287
37	Do.	4.180
Pt. 39	Do.	18.289
Pt. 104	Do.	23.238
105	House, Buildings, etc.	1.319
106	Orchard549
Pt. 107	Pasture905
108	Do.	4.530
130	Do.	2.532
47	Do.	2.692
Pt. 49	Do.620
Pt. 45	Do.	12.103
Pt. 48	Do.	10.673
Pt. 54	Arable	10.447
TOTAL A.		131.027

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...	£10 7 10
Rectorial	16 16 6
TOTAL	£27 4 4

LOT 14

(Coloured Yellow on Plan)

LONGLEAZE FARM

A Very Compact Dairy Farm

adjoining the Wilts and Berks Canal and the main road from Swindon to Faringdon, and bounded on the south by the River Cole, embracing an area of about

89 a. 3 r. 2 p.

Approached by a bridge over the Canal is the comfortable FARM HOUSE, built of stone and thatched. The House contains Three Bedrooms, Boxroom and Cheese Room, Two Sitting Rooms, Kitchen, Dairy, Coal Cellar. Pump and Well.

The Buildings

principally timber and thatched, comprise: Bull House, Stable for two horses and Harness Room. Cow House for 16 cows with Yard, another for eight cows with Yard. Cart House, small detached Shed and Yard. Cart Lodge. In field No. 32 is an Open Shed and Small Yard, and in field No. 20 is an Enclosed Yard, known as Great High Stalls, with Stable for six horses and Open Shed.

The LAND is entirely rich old pasture and is well-watered.

This Lot is bounded on the north by the old Wilts and Berks Canal. The Canal is now disused and, as mentioned in the note preceding Lot 13, all rights to the ownership of the land and water forming the site thereof will pass to the purchaser of this Lot, so far as it abuts upon the Lot.

Let on a Yearly Lady-Day Tenancy to Mr. E. Lewis at a rental of **£168 15s. 0d.** per annum.

Valuation of the Timber, **£50 0s. 0d.**

SCHEDULE

No. ON PLAN	DESCRIPTION	QUANTITY DECIMAL ACREAGE
15	Pasture	20'437
16	Do.	16'623
24	Do.	10'298
25	Do.	8'280
29	House, Buildings, etc.	1'038
30	Pasture	1'679
31	Do.	10'479
32	Do.	14'168
33	Do.	6'757
TOTAL A.		89'759

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...	£7	4	0
Rectorial	12	0	6
TOTAL	£19	4	6

LOT 15

(Coloured Yellow on Plan)

A Valuable Enclosure of Accommodation Pasture Land

being No. 38 on Plan and having an area of about

9 a. 3 r. 33 p.

The Land, which is compact and nearly square in shape, is bounded on the west and south by South Marston Farm, and has a long frontage to the main road through South Marston Village.

Let (with Rowborough Farm) to Mr. R. S. Taylor on a Yearly Lady-day Tenancy.

Apportioned Rent **£25 0s. 0d.** per annum.

Valuation of the Timber, **£20 0s. 0d.**

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...	£0	17	3
Rectorial	1	18	3
TOTAL	£2	15	6

LOT 16

(Coloured Brown on Plan)

THE ALLOTMENT GARDENS

situate in the main road, facing Lot 15, with a side frontage to Rowborough Farm Road, being No. 73 on Plan and containing area of about

7 a. 0 r. 5 p.

The Land is let in Allotments to various tenants and produces an annual rental of **£21 6s. 8d.**

Valuation of the Timber, **£25 0s. 0d.**

LANDLORD'S OUTGOINGS.

Commuted Tithe Rent Charges—Vicarial...	£	0	5	3
Rectorial		1	4	0
TOTAL	£	1	9	3

Rates as assessed.

*a Greenway***LOT 17**

(Coloured Red on Plan)

MEADOW COTTAGE

An attractive Small Holding, situated in the road leading from the Village street to Stone's Farm and facing Church Farm, with a total area of about

0 a. 1 r. 5 p.

The HOUSE, built of brick and slated, contains One Attic, Two Bedrooms, Sitting Room, Kitchen and Washhouse. Well.

There is a good Garden surrounding the house, and on the east side is a range of timber and corrugated open sheds.

Let to Mr. F. Pike on a Tenancy terminable by three months' notice at Michaelmas, at a rental of **£14 0s. 0d.** per annum.

£14-0-0
*320-0-0***LOT 18**

(Coloured Yellow on Plan)

St. Mary's Cottage

A well designed small House built of red brick, rough cast and tiled, is situated in the meadow part of Church Farm and close to the Church, Vicarage and Schools. The House contains Three Bedrooms, Sitting Room, Kitchen, Scullery, Larder. Pump and Well. Detached Wash-house.

There is a good Garden, and the whole covers an area of about

35 perches.

Let to Mr. E. D. Williams on a Quarterly Tenancy at an annual rental of **£10 0s. 0d.**

£10-0-0
Widdow

LOT 19
(Coloured Yellow on Plan)

A Pair of Modern Cottages

KNOWN AS

EXTON COTTAGES

situate in the Village adjoining Lot 9.

The Cottages are well-built of red brick and tiled, and each contains Three Bedrooms, Sitting Room, Kitchen and Scullery.

There is a Well used jointly by both tenants.

No. 1 is let to Mr. W. E. Jefferies at **2s. 0d.** per week.

No. 2 is let to Mr. F. C. Poole at **2s. 3d.** per week.

Total Rental, **£11 1s. 0d.** per annum.

LOT 20
(Coloured Yellow on Plan)

ELM COTTAGES

A pair of red brick and tiled Cottages situated near the Church and adjoining Church Farm.

Each contains Three Bedrooms, Sitting Room, Kitchen and Scullery.
Detached Wood House. Joint Well.

No. 1 is let to Mr. R. Little at **2s. 3d.** per week.

No. 2 is let to Mr. S. Edmunds at **2s. 6d.** per week.

Total Rental, **£12 7s. 0d.** per annum.

LOT 21
(Coloured Green on Plan)

A Pair of Excellent Modern Cottages

KNOWN AS

Nos. 1 & 2, MANOR COTTAGES

Built of red brick and tiled, and containing Three Bedrooms, Sitting Room
Kitchen and Scullery. Good Gardens. Detached Wood House.

This Lot is sold with the right to use the Well behind Lot 22 in common with other tenants of Manor Cottages and to the use, in common with the other tenants, of the Two Wash-houses.

Both Houses are let to Mr. F. G. Wildern at **2s. 0d.** each per week.

Total Rental, **£10 8s. 0d.** per annum.

LOT 22

(Coloured Yellow on Plan)

A Similar Pair

KNOWN AS

Nos. 3 & 4, MANOR COTTAGES

Containing similar accommodation.

This Lot is sold subject to the right of the occupiers of Lots 21 and 23 to use the Well on this Lot in common with the tenants of this Lot, and also with the right to the use of the Two Wash-houses.

Mr. Trilchum No. 3 is let to Mr. Edwin Large at **2s. 0d.** per week.

No. 4 is let to the Rev. Vernon Iles at **3s. 0d.** per week.

L. s. a
210-0-0 Total Rental, **£13 0s. 0d.** per annum.

LOT 23

(Coloured Blue on Plan)

A Nearly Similar Pair

KNOWN AS

Nos. 5 & 6, MANOR COTTAGES

This Lot is sold with the right to use the Well and the Wash-houses as described under Lot 22.

L
200-0-0 No. 5 is let to Mrs. Franklin at **2s. 0d.** per week.

No. 6 is let to Mr. Henry Large at **2s. 0d.** per week.

Total Rental, **£10 8s. 0d.** per annum.

NOTE.—The two following Lots are situated on the main road from Swindon to Faringdon, and are bounded on the south side by the old Wilts and Berks Canal. The Canal is now disused and as mentioned in the Note preceding Lot 13, all rights to the ownership of the Land and Water forming the site thereof so far as it abuts upon the Lots will pass to the Purchaser of the Lots.

LOT 24

(Coloured Red on Plan)

A Pair of Excellent Modern Cottages

KNOWN AS

Nos. 3 & 4, RIVER COTTAGES

Built of red brick and tiled, each containing Three Bedrooms, Sitting Room, Kitchen and Scullery.

No. 3 has Garden at the side.

No. 4 has detached Garden to the east and also another detached Garden on the other side of the road opposite Nos. 1 and 2, River Cottages, and containing Pump and Well.

NOTE.—The Pump and Well in the detached Garden mentioned above is used by the tenants of all the Houses, Nos. 1, 2, 3 & 4, River Cottages, and this Lot is sold subject to the rights of all the four tenants to use such Pump and Well.

No. 3 is let to Mr. C. Beasley at **2s. 3d.** per week.

No. 4 is let to Mr. E. Lewis at **2s. 0d.** per week.

Total Rental, **£11 1s. 0d.** per annum.

LOT 25

(Coloured Blue on Plan)

A Nearly Similar Pair

KNOWN AS

Nos. 1 & 2, RIVER COTTAGES

Built of red brick and tiled, and containing similar accommodation to Nos. 3 & 4. This Lot is sold with the benefit of the right to use the Pump and Well on Lot 24 as described under that Lot.

No. 1 is let to Mr. H. Shakespear at **2s. 6d.** per week.

No. 2 is let to Mr. J. Lawrence at **2s. 6d.** per week.

Total Rental, **£13 0s. 0d.** per annum.