

THE
BECKETT
ESTATE,
BERKS.

Monday, October 16th, 1922.

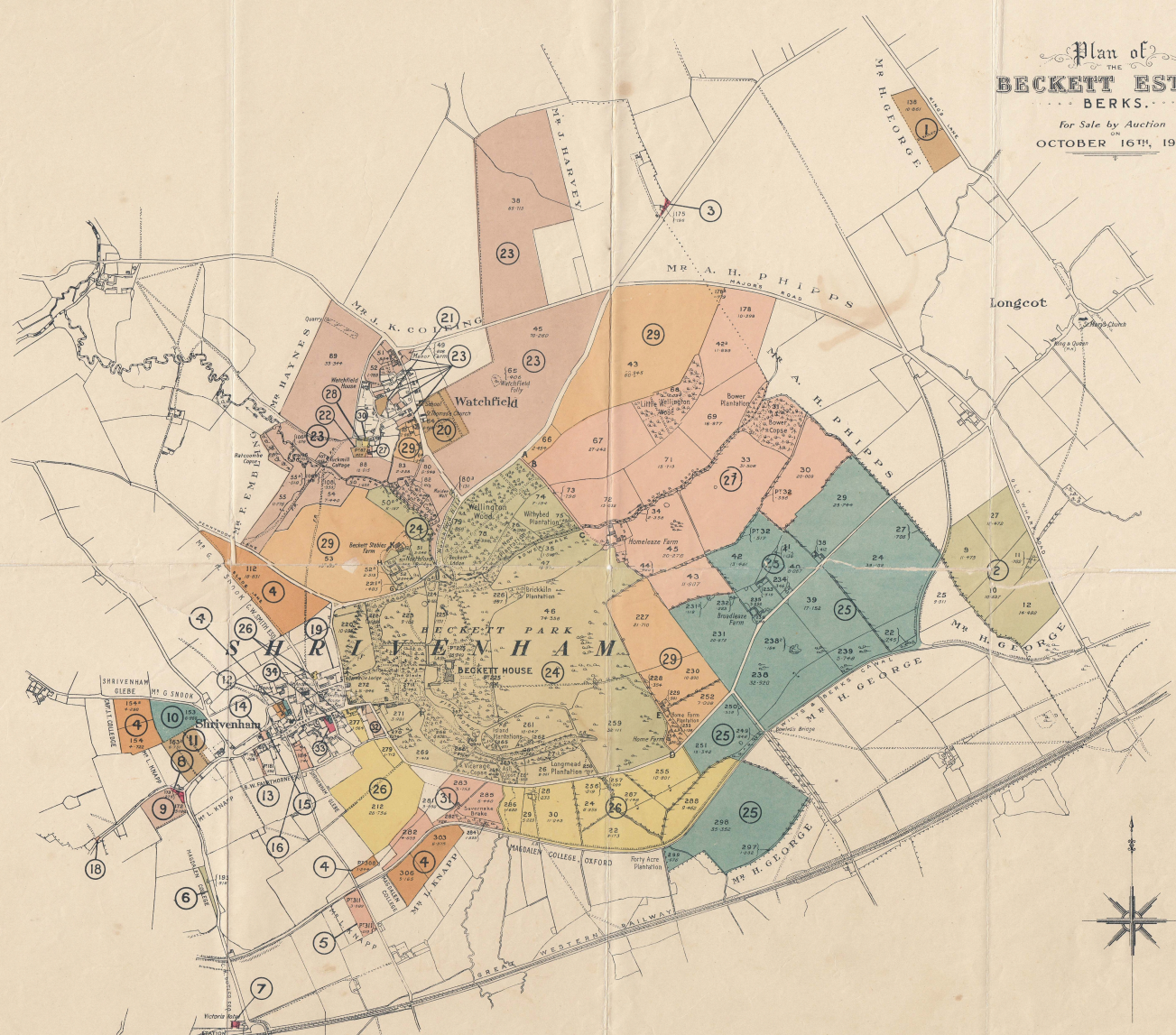
Solicitors :

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

Auctioneers :

Messrs. Adkin, Belcher & Bowen,
Wantage,
and at Abingdon, Berks.

Plan of
 THE
BECKETT ESTATE,
 BERKS.
 For Sale by Auction
 ON
 OCTOBER 16TH, 1922.



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

NOTE.—This plan is published for the purpose of identification only and its accuracy is not guaranteed.

Lower Bourton

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

By direction of the Right Hon. Viscount Barrington.

BERKSHIRE

in the Parishes of
SHRIVENHAM, WATCHFIELD and LONGCOT.

Illustrated Particulars with Plan & Conditions of Sale of

THE BECKETT ESTATE

comprising

The Noble Stone Built Mansion

in the Elizabethan style of architecture, set in charming surroundings,
with Lawns, Pleasure Gardens, Shrubberies, Park and Lake, together with

FIVE FARMS,

Residences, Accommodation Lands and Cottages

in and about the Villages of Shrivenham, Watchfield and Longcot,
the whole embracing an area of about

1440 acres,

to be offered for sale by Auction by

ADKIN, BELCHER & BOWEN

(unless previously disposed of by private treaty)

at the Town Hall, Swindon,

on Monday, October 16th, 1922,

at 2 o'clock precisely.

Illustrated Particulars and Conditions of Sale and orders to view may be
obtained of the

Solicitors:
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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 Shrivensham with two white capons.

In the 17th Century the Estate was in the possession of the Wildman family, of whom Sir John Wildman was Knight, Alderman of London and Postmaster General. The Estate passed to John Shute, Esquire, afterwards 1st Viscount Barrington, about 1710. The present residence, a very handsome structure built 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, the Hon. Shute Barrington, Bishop of Durham, the last Bishop Palatine, greatly interesting himself in the rebuilding.

In later times Disraeli was guest at Beckett, being a friend of the 7th Viscount and 1st Baron Shute, who was his Secretary, and who erected a brass memorial to his memory in Shrivensham Church.

General Remarks.

THE Estate is of Freehold Tenure with the Exception of Lot 34 and part of Lot 32, and offers exceptional advantages either as a Residential, Agricultural or Sporting Estate.

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 Grounds is an extensive lake with fishing temple, erected about 1632 attributed to Inigo Jones.

The Estate affords excellent shooting and for hunting is well situate for the Old Berks, Craven, Vale of White Horse, and Duke of Beaufort's Hounds.

Shrivensham is a particularly nice village on the Berks and Wilts borders, having a Station less than a mile distant on the main G.W.R. Line, Swindon Junction being $6\frac{1}{2}$ miles distant and the City of Oxford $23\frac{1}{2}$ and London 70 miles respectively. The village has Postal, Telephone and Telegraphic facilities.

It has a fine old Church principally of the Jacobean Period, containing monuments to several past owners of the Beckett Estate.

The soil of Shrivensham is sand and stone brash, subsoil gravel as to some and clay as to other parts the altitude being 300 feet above sea level. Water is abundant and easily obtained.

Stipulations.

1. The Plan is prepared from the Ordnance Survey and is for identification only. While 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, alter, consolidate or withdraw any of the lots or parts of such at their 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 Impropriator in respect of any of the lots will not be reserved to him and will therefore become the property of the purchasers.

The Vicarial Tithe Rentcharges, which amount to £42-10-9 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.

5. Land Tax is only paid upon portions of the Property offered for sale. The total amount of last payment which included other properties not in the sale, amounted to £25-13-10 only.

6. There is an annual payment of £18 chargeable on the Estate in respect of the upkeep of Longcot and Shrevenham Roads.

7. In cases of property held under one tenancy but comprised in more than one sale lot the rents have been apportioned as stated in the particulars and such apportionment shall be accepted by the purchasers.

8. The Growing Timber and Fixtures (but not fitted furniture) belonging to the Vendor are included in the sale.

9. The sale is subject to the Tenant Right of the various occupiers and all fixtures belonging to such tenants are excluded from the sale. The tenancy agreements may be inspected by appointment at the Offices of Messrs Rider Heaton Meredith & Mills, 8 New Square, Lincoln's Inn, London, W.C. 2, during Office hours.

10. The lots may be viewed by permission of the various tenants.

11. Under an agreement with Lord Barrington dated 9th October, 1906, the Faringdon Rural District Council constructed a filter tank at the point marked F on O.S. Sale Plan, No. 269 for the purpose 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.

Method of Lotting and Order of Sale.

The Estate as described in the Particulars of Sale, except Lots 17 and 19, will first be offered as a whole and if not so sold, in the Lots as follows:

Lot

1. Longcot Allotments
2. Part of Cleveland Farm
3. Small Plantation on Faringdon Road £25
4. Messrs. P. & E. Knapp's Holding, and Cottage No. 26. £2,000
5. Peter's Mead Meadow, in the occupation of the Representatives of the late Mr. A. Edwards. £250
6. Small meadow on Station Road, in hand £117-10s
7. Three Cottages and part of a fourth adjoining the Railway Station £175
8. Bungalow Cottage, in the occupation of Miss Knapp £200
9. Fifteen Elms Allotment Piece £215
10. Arable Field, known as Townsend Piece £280
11. Shrivensham Allotments £400
12. House and Garden in occupation of Mr. Cooper. £
13. Cottage No. 40 Shrivensham (Mrs. Westall) and ground
14. House and premises in High Street, Shrivensham, occupied by Mr. F. Foard £325
15. Two Thatched Cottages, Nos. 35 and 36 High Street, Shrivensham £10
16. Residence, Garden and paddock in the occupation of Mr. S. Pound, and site of former shed £490
17. Meadow in the occupation of Mr. C. A. Clark (WITHDRAWN)
18. Piece of garden ground adjoining Sir Cyril Butler's Sandhill Cottages
19. Normanby Cottage and premises in the occupation of (Dr. Macnamara) and pair of Cottages, Nos. 2 and 3 (SOLD)
20. Watchfield Allotments £325
21. Piece of garden at Watchfield £75
22. Ditto £75
23. Manor Farm, Watchfield £6,000
24. Beckett House, Park and appurtenances
25. Broadleaze Farm £6,500
26. Shrivensham Farm £3,500
27. Homeleaze Farm £6,500
28. Pair of modern Cottages, 60 and 61 Watchfield £450
29. Part of Beckett Home Farm
30. Pair of modern Cottages, 62 and 63 Watchfield £450
31. Five enclosures on Longcot Road, in the occupation of the Shrivensham Parish Council
32. Residence and garden in the occupation of J. A. Fereman, Esq., J.P., and allotment gardens adjoining
33. The Post Office and premises in the occupation of Miss Lock
34. Shop and premises in the occupation of Mr. T. Dike, and The Foresters Hall £200

Lot 1.

Coloured Brown on Sale Plan.

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, containing about

10a. 3r. 18p.

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

£20 per annum.

Lot 2.

Coloured Pale Green on Sale Plan.

The
Five Enclosures of Pasture Land
and small plantation

containing together

57a. 0r. 9p.

in the parishes of Longcot and Shrivenham situate on the West side of the hard road leading to Longcot Lock, watered by pond, 'et to Mr. Harry George on an Annual Michaelmas tenancy at a rent of

£40 per annum,

SCHEDULE.

NO. ON ORD. MAP	NAME	CULTIVATION	AREA
	<i>Shrivenham Parish</i>		
25	Three Cornered Piece - -	Pasture	9.311
	<i>Longcot Parish</i>		
9	Further Common - -	Pasture	11.473
10	Middle Common - -	ditto	10.237
11	Plantation - -	Wood	.782
12	Lower Common - -	Pasture	14.492
27	Hither Common - -	ditto	10.472
pt.32	Site of dis-used Canal - -		.290
			57.057

No Tithe or Land Tax has been paid in respect of this Lot.

Lot 3.

Coloured Pink on Sale Plan.

A Small Plantation

situate in the Parish of Longcot on the North side of the Faringdon Road, being Ordnance No. 175 bounded by land of Mr. G. Harvey and containing about

31 poles.

In hand.

Lot 4.

Coloured Orange on Sale Plan.

A Valuable Small Farm

containing about

42a. 1r. 20p.

situate in the parish of Shrevenham let to Messrs. P. and E. Knapp on an annual Michaelmas tenancy at £95 per annum, together with stone and thatched cottage, being No. 26 Shrevenham, and garden at £4-10-0 per annum, tenant paying rates, making a total rental of

£99-10-0 per annum.

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
<i>Shrevenham Parish</i>			
64a	Slade Lane	-	.337
112	The Slade	In tenancy as pasture, now arable	18.831
116a	Slade Lane	-	.858
pt. 144	Buildings and Yard	-	.390
pt. 144	Stackyard and Garden	-	
pt. 144	Cottage and Garden	-	.195
154	Damson Tree Piece	-	4.722
154a	Ditto	Pasture	4.260
303	Blagroves Close (part of)	"	6.375
306	Ditto	"	5.165
pt. 308	Hornes Close (part of)	"	1.244
			42.377

Landlord's Outgoings:—Vicarial Tithe rent charge Commuted Amount £6-6-6.
Land Tax, last payment £3-1-0.

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 and the timber and iron tool house is the property of the Shrevenham School Allotments Association.

Lot 5.

Coloured Pink on Sale Plan.

The Valuable

Accommodation Meadow

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

3ac. 0r. 17p.

in the occupation of the Representatives of the late Mr. A. Edwards, at a rent of

£12 per annum.

LANDLORD'S OUTGOINGS:—Vicarial Tithe Rent Charge commuted amount 10/8.
Land Tax, last payment 7/6.

Lot 6.

Coloured Green on Sale Plan.

A Small Close of Pasture Land

situate on the West side of the road leading to the Railway Station being Ordnance No. 195 and containing about

3r. 27p.

In hand.

LANDLORD'S OUTGOINGS—Vicarial Tithe Rent Charge commuted amount 1/8.

Lot 7.

Coloured Pink on Sale Plan.

The Brick Built and Tiled

Range of Three Cottages

Nos. 50, 51 and 52 and part of No. 49,

with gardens, outhouses and closets, at Shrivvenham Station in the occupation of Messrs. C. Boulter (part), F. Warren, A. E. Thomas and C. Selmon at rents amounting to

£24-17-6 per annum, tenants paying rates.

Ordnance No. Part 350. Area about **40 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 Stableyard 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 8.

Coloured Pink on Sale Plan.

The Picturesque Stone Built and Thatched

BUNGALOW COTTAGE

situate with frontages to the Swindon and Station roads,
being Ordnance No. 173, of about

1 rood, 4 poles

containing Entrance passage, Sitting room, Kitchen, 3 Bedrooms, scullery with sink and copper, in the occupation of Miss L. Knapp at a rent of

£7-17-0 per annum, tenant paying rates.

The anthracite stove in the large bedroom, and the greenhouse, pantry and outbuildings are the property of the tenant.

LANDLORD'S OUTGOINGS—Land tax last payment 8/6.

Lot 9.

Coloured Mauve on Sale Plan.

THE PRODUCTIVE

ARABLE FIELD

known as "FIFTEEN ELMS" situate with frontages to the Swindon and Station roads containing about

5ac. 0r. 30p.

let on an Annual Ladyday tenancy with other lands to the Shrevenham Parish Council, the apportioned rent for the purposes of sale being

£9-0-0 per annum.

LANDLORD'S OUTGOINGS:—Vicarial Tithe Rent Charge commuted amount 11/4.

Lot 10.

Coloured Blue on Sale Plan.

The Productive

ARABLE FIELD

known as "TOWNSEND PIECE" situate at the corner of Stallpits Road with extensive frontage thereto being No. pt.153 on the Ordnance Survey and containing about

6ac. 2r. 32p.

let with other lands to the Shrivvenham Parish Council on an annual Ladyday tenancy, the apportioned rent for the purposes of sale being

£12-10-0 per annum.

Landlord's Outgoings—Vicarial tithes rent charge commuted amount 14/8.
Land Tax Last payment 10/-

Lot 11.

Coloured Brown on Sale Plan.

The Shrivvenham Allotments

being Ordnance No. pt. 153a and containing about

6ac. 2r. 37p.

centrally situate near the cross roads, producing an estimated gross rent of

£18-0-0 per annum, owner paying rates.

Landlord's Outgoings:—Vicarial tithes rent charge commuted amount 18/1.

Lot 12.

Coloured Blue on Sale Plan.

The pleasantly situate brick built and slated

Dwelling House

with walled-in Garden being Ordnance No. pt.144, situate in the parish of Shrivvenham, in the occupation of Mr. W. Cooper on an annual Lady Day tenancy at an apportioned rent for the purposes of sale of

£22 per annum, tenant paying rates.

The House contains:—2 Sitting Rooms, lean-to Kitchen, Scullery and Cellar, Large Shop 23ft. x 19ft. and a room over of similar size, 4 Bedrooms and 2 Bedrooms on the second floor.

Water is by pump from a well.

Lot 13.

Coloured Pink on Sale Plan.

The Convenient Modern

Dwelling House

and land in the rear, with an area of about

2 roods

The House, stone built with brick facings and tiled roof, situate on the South side of the High Street, being No. 40 contains 2 Sitting Rooms, 3 Bedrooms, Iron roofed Kitchen, Larder, brick built Wash House, Tool House and W.C. ; in the occupation of Mrs. Westall at

£21 per annum, payable half-yearly, tenant paying rates.

SCHEDULE

NO. ON ORD. MAP	DESCRIPTION	AREA
pt. 145a	Cottage and Land206
pt. 181	Land296
		.502

The timber stable is the property of the tenant.

Water by pump from well.

Lot 14.

Coloured Pink 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

1r. 6p.

comprising stone and thatched detached cottage, No. 37 High Street, containing 2 Sitting Rooms, 3 Bedrooms, brick and tiled Shed, stone and tiled Washhouse with copper, Coach House, Garden and Yard, in the occupation of Mr. F. Foard at

£21 per annum, tenant paying rates.

Water from Pump and Well.

Lot 15.

Coloured Blue on Sale Plan.

2 stone built thatched Cottages

Ordnance No. pt.144 being Nos. 35 and 36 High Street each containing Living Room, 2 Bedrooms and Attic, Wash House and Yard, Outhouse and Closet, let to Messrs. J. C. Page and W. Margetts at

£14-6-0 per annum,

The timber Shed and Pigstye in the Yard of No. 36 are the property of the tenant.

Water from Pump and Well.

Landlord paying rates on No. 35.

Lot 16.

Coloured Pink on Sale Plan.

The Convenient

Residential or Trade Property

being Ordnance No. pt.141 and 184 comprising stone built and stone slated roofed Dwelling House centrally situate in the Village close to High Street facing South with extensive walled in and other Gardens, Yard, and valuable grass Paddock, the whole having an extensive frontage to Stainswick Road and an area of about

1ac. 2r. 23p.

including site of old Shed. The accommodation consists of 2 Sitting Rooms 15ft. x 10ft.6ins. and 14ft. x 13ft., 3 Bedrooms and Attic. Office, Scullery with Pump, Coal House, timber and tiled Bicycle Shed and brick and tiled Shed. In the occupation of Mr. S. Pound at

£22-15-0 per annum, tenant paying rates.

LANDLORD'S OUTGOINGS:—Vicarial Tithes Rent Charge commuted amount 4/4.
Land Tax last payment 3/-.

Lot 18.

Coloured Pink on Sale Plan.

A Piece of Garden Ground

being Ordnance No. 167 situate with frontage to the Swindon Road bounded by Cottages of Sir Cyril Butler and land of Capt. J. T. Colledge, containing about

6 poles

In hand

Lot 19.

Coloured Pink on Sale Plan.

The Picturesque

Magnolia Clad Residence

known as

NORMANBY COTTAGE

with charming Gardens, set in delightful surroundings, built of brick and stone and rough cast with slated roof, containing

Tiled Entrance Hall and open Staircase.
Drawing Room 14ft.6ins. × 12ft.6ins. with tiled grate.
Dining Room 14ft. × 12ft.6in.
Surgery and Waiting Room.
Kitchen with Range, Pantry and Cellar.
Three Bedrooms and Dressing Room.
Maid's Room and Closet

Brick, stone and slated Garage, paved Yard, Shelter with Pump, brick, timber and slated Coach House, Greenhouse, lean-to timber and slated Shed.

Pleasure Garden

and large productive Kitchen Garden planted with fruit trees, together with

PAIR OF COTTAGES

stone built and thatched, being Nos. 2 and 3, with Gardens and outbuildings, and Well.

The whole has an area of about

1ac. 1r. 25p.

Normanby Cottage is in the occupation of Dr. Macnamara on an annual Lady Day tenancy at

£35 per annum.

The cottages are let at

£14-16-3 per annum.

and are occupied by Messrs. C. Stratton and T. Baldwin.

Outgoings:—Vicarial tithe rent charge commuted amount 2/3.

Lot 20.

Coloured Brown on Sale Plan.

The Watchfield Allotments

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

8ac. 1r. 34p.

let at estimated rents amounting to

£14-13-0 per annum.

LANDLORD'S OUTGOINGS—Land tax last payment £1-2-0.

Lot 21.

Coloured Brown on Sale Plan.

The enclosure of

Garden Ground

situate in the Village of Watchfield containing about

2r. 37p.

being Ordnance No. pt. 57, let at estimated rents amounting to

£1-6-0 per annum.

Lot 22.

Coloured Brown on Sale Plan.

The enclosure of

Garden Ground

let in allotments, containing an area of about

3r. 13p.

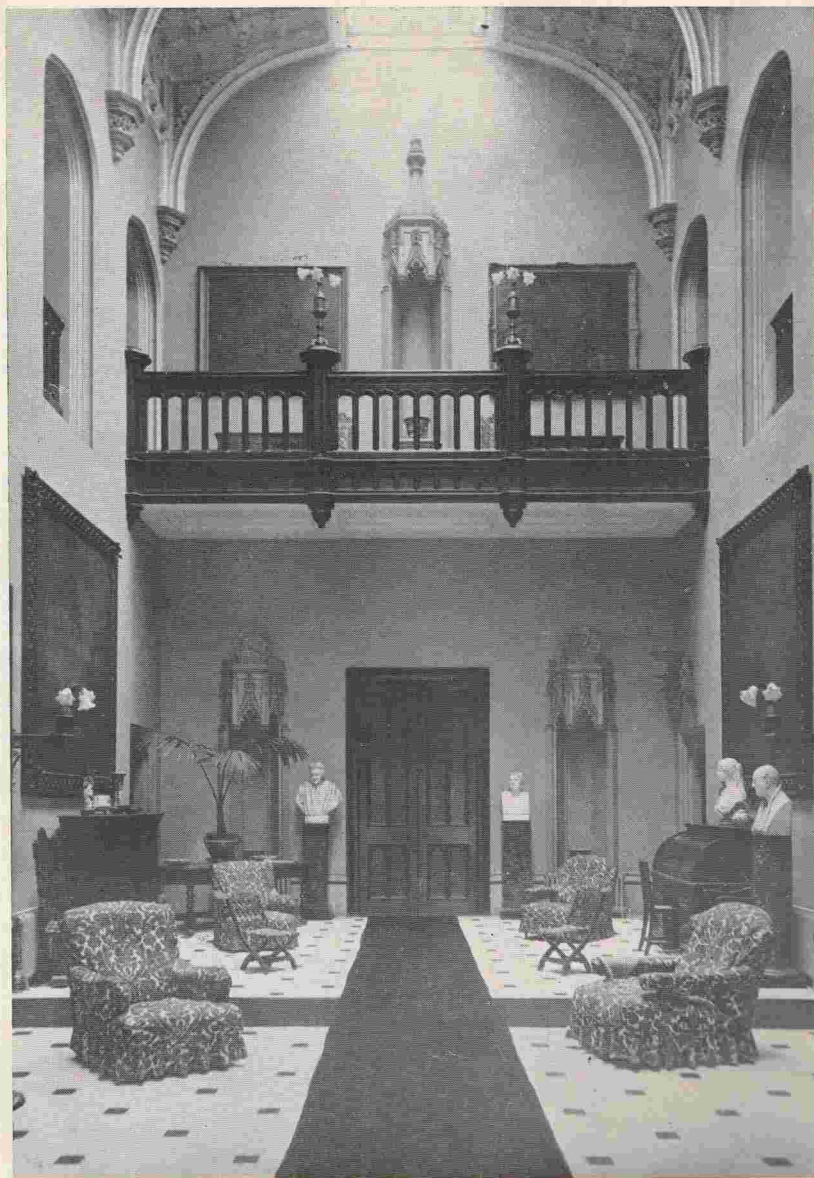
and let at estimated rents amounting to

£1-8-6 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.



CRADLE BRIDGE AND FISHING TEMPLE.



THE CENTRAL HALL.



THE SALON.



THE LAKE.

Lot 23.

Coloured Map on Sale Plan.

The attractive

Mixed Agricultural Holding

known as

MANOR FARM

situate in the parishes of Watchfield and Shrivvenham, comprising

Excellent Modern Farmhouse & Buildings and Two Cottages

and about

229ac. Or. 11p.

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 purpose of sale of £305 per annum, as to another part to Mrs. Barton and Mr. D. Skinner's representatives at £11-19-0 per annum, the remainder being in hand, the estimated and apportioned rents amounting to

£320 per annum.

THE HOUSE contains:—

Tiled Entrance Hall with open Staircase.
Drawing Room with bay 16ft. × 14ft. with marble mantel and tiled grate.
Dining Room 14ft. × 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. × 13ft. and two 14ft. × 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, blue brick floor.
Leanto stone and tiled Pig Styes.
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 one 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 8 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 & 68 Watchfield.

let to Mrs. Barton and the representatives of the late Mr. D. Skinner,

SCHEDULE

NO. ON ORD. MAP	DESCRIPTION	CULTIVATION	AREA	TENANT
<i>Shrotonham Parish.</i>				
50	Little North Hooks	Pasture	1.622	Mr. W. R. Hedges
54	Mill Grove (part of)	"	7.440	"
55	Green Ratcoombe (part of)	"	11.776	"
55a	Ditto	"	.018	"
56	Ratcoombe Copse	Wood	1.917	"
<i>Watchfield Parish.</i>				
38	Redlands and Plantation Piece	Arable	65.713	"
45	Folly Piece	"	70.260	"
49	Buildings, Yard and Garden	"	.688	"
pt. 50	House and buildings, Yard and Garden	"	1.162	"
pt. 50	Part Home Close	Pasture	.500	"
51	Pond Close	"	.954	"
52	Part Home Close	"	1.769	"
pt. 57	Garden	"	.225	"
pt. 57	Barn, Cattle shed, Yard and Garden	"	.562	"
pt. 59	Pair Cottages and Gardens, No. 67 and 68	"	.456	Mrs. Barton and D. Skinner's Rep.
pt. 80	Watchfield Close	Pasture	6.873	Mr. W. R. Hedges
82	Buildings, Yard and Private Road	"	.803	"
88	Tuck Mill Meadow	Pasture	12.015	"
89	Tuck Mill Field	A. & P	35.344	"
83	Close	Pasture.	2.258	"
106	Green Ratcoombe (part of)	Pasture	.705	"
106a	Ditto	"	.078	"
106b	Ditto	"	.188	"
108	Ditto	"	.353	"
65	Mill Grove (part of)	Wood	.406	In hand
pt. 80	Watchfield Folly	"	.075	"
81	Plantation in the Slupe	"	4.493	"
81	The Squires Copse	"	.407	"
107	Tuck Mill Cottage and Garden	"	.407	"
			229.070	

Landlord's Outgoings:—Vicarial tithe rent charge Commuted amount £2-8-0
Land tax (last payment) £11-10-0.

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

In House. Cupboards in kitchen. The hot water system, Lavatory basin and Cupboards in bath room.

Outside. The Copses 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 all machinery in Mixing House.

Enclosure to 5 bay open Shed.

Sliding doors at end of Mixing House. Thatched shelter in rickyard over roadway.

Lot 24.

Coloured Green on Sale Plan.

THE MANSION

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

Beckett House

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

323ac. 1r. 36p.

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,

and the following properties within the curtilage of the grounds:

STONE BUILT & THATCHED COTTAGE, No. 4, situate on the Faringdon Road in the occupation of Mrs. Allen.

The picturesque CORNER BLOCK of SEVEN STONE and THATCHED COTTAGES Nos. 8 to 14, and THREE STONE BUILT AND STONE-SLATED ROOFED COTTAGES Nos. 5, 6 and 7.

The OLD FASHIONED RESIDENCE, stone built and stone-slatted, at present lent as a Women's Institute; containing Lobby, 2 Sitting Rooms, Offices, 3 Bedrooms, and having good garden.

GARDENER'S HOUSE in Drive, and

TWO STONE AND THATCHED COTTAGES opposite.

THE HOUSE is approached by a CARRIAGE DRIVE, flanked with Cedars, the principal entrance being through the stone paved

VESTIBULE

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

CENTRAL HALL

45ft.6ins. x 22ft.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 the 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 oak doors.

THE LIBRARY

35ft. (including bold bay window) x 22ft. has a carved white marble mantel piece with 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

45ft. x 24ft. 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. x 22ft. has a handsome white marble mantel, with delicate foliage carving.

THE SMALL DINING ROOM

22ft. x 22ft. with carved oak fireplace and French doors opening to the Palm House.

THE LARGE DINING ROOM

36ft. x 22ft. (including sideboard recess) has carved stone mantel and French windows opening to Loggia with view of lake and "The Glade." Near by is the

SMALL LIBRARY or WRITING ROOM.

Near the Entrance and approached from the Hall is the

FINE BILLIARD ROOM

35ft. x 22ft.3ins. with carved stone mantel.

THE PRINCIPAL STAIRCASE

Of massive oak leads to the Galleries overlooking the Central Hall, through a series of arches and 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. 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. Housemaids' 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. Lofly Servants' Hall 22ft. 6ins. x 18ft. with "Metropole" double oven range. Butler's Pantry with sink, hot and cold. Strong Room. Lofly Kitchen 28ft. x 22ft.6ins. with Eagle double oven range. Hot plate fitting. Smaller Wilson cooking range. 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 gateways (one having clock tower) are :

Game Larders.

Stone and blue slated range of four Coal, Boot and Wood Houses, four-stall Stable, Generating House and three Servants' Lavatories, Engine House with National Gas Engine and Rossllyng & 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, ironing 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 walled-in Kitchen Gardens

have Vinery, two Cucumber Houses, Tomato House, Peach House, Potting Sheds, Mushroom House, and range of Hot Frames.

The Stabling

situate near on the opposite side of the Faringdon Road, forms three sides of a quadrangle and is built of brick with stone-slated roofs, and comprises :—

Grooms' quarters. 12 Loose boxes. 8 stalls. Loft over centre block.

Coach House. Boiling House, and Harness Room.

Modern brick built Groom's Cottage near by.

Brick and tile range of 6 stalls, Cake House, 5 double Cowstalls with feeding passage and water troughs, yard, and Range of brick built Pigstyes.

The Estate Yard

has timber and thatched Carpenter's Shop and Shed. Sawpit with timber and thatched cover. Dairy, and brick and thatched Cottage, No. 59.

SCHEDULE.

NO. ON ORD. MAP	NAME	CULTIVATION	ACRES	TENANT
<i>Shrieham Parish</i>				
35	Bower Walk (part of) - -	-	1.018	In hand
46	Home Loys of The Park - -	Pasture	74.358	Mr. H. B. Vines
47	New Mead and Jack's Close - -	"	14.086	"
48	The Hop Yard - -	"	2.133	In hand
49	Shrubberies, Pleasure grounds, etc., - -	"	1.970	"
49b	Pasture - -	-	.482	Mr. U. Chivers
50a	Northford meadow (part of) - -	Pasture	6.167	Mr. W. R. Hedges
51	Part of Northford meadow - -	"	3.048	Mr. U. Chivers
51a	Orchard - -	-	1.845	In hand
52	Stables, yard, etc., - -	-	2.044	"
pt 52a	Road - -	-	.350	"
pt 52a	New cowsheds, etc., - -	-	.120	"
pt 115	Waste, formerly Clump - -	-	.112	"
220	Daisy Mead - -	Pasture	10.286	"
pt 221a	Plantation by Sawyard - -	Wood	.483	"
222	Park, Shrubberies, etc., - -	-	11.588	"
223	Ing Furlong - -	Pasture	9.102	"
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 & 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
258	Home Ground - -	"	.717	Mr. W. J. Jefferies
259	Home Ground - -	"	32.111	"
260	Park, Shrubberies, walks, etc., - -	-	2.265	In hand
261	The Island - -	"	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 - -	"	.571	"
266	Island and Pleasure arbour - -	"	.240	"
267	Ornamental water S. of Beckett House - -	Water	7.900	"
268	Shrubberies, pleasure grounds, etc., - -	-	5.830	"
268a	Shrubberies, pleasure grounds, etc., - -	-	1.227	"
269	Horse Close - -	Pasture	7.416	Messrs. Williams & Son
270	Ditto (part of) - -	"	.933	In hand
271	Two Cottages, fruit room, kitchen garden, etc. - -	-	3.981	"
271a	Shrubberies, pleasure grounds, etc. - -	-	5.433	"
272a	Cricket ground - -	-	-	"
272b	Double cottage, gardens & shrubberies - -	Pasture, &c.	5.846	"
pt 274	10 Cottages, &c., Nos. 5 to 14 - -	-	.739	Various
<i>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 - -	"	4.966	"
77	Beckett Lodge, shrubbery, etc. - -	"	2.026	"
78	Wellington Wood - -	Wood	24.988	"
79	Waste by Northford Hill - -	Pasture	1.869	"
80a	Maidens' Well - -	-	.131	"
<i>Ashbury Parish</i>				
pt 26	Long Mead - -	Pasture	6.321	Messrs. Williams & Son
pt 26	Withybed - -	Wood	.555	In hand
pt 26	Coppice - -	"	.020	"
27	Long Mead plantation - -	"	3.318	"
			323.474	

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

Mr. H. B. Vines	£171 10 0	} apportioned.
Mr. Jefferies -	£76 10 0	
Mr. Williams -	£24 0 0	
Mr. W. R. Hedges	£5 0 0	
Mr. Chivers -	£6 10 0	whole rent.
Also Cottage Rents	£50 15 1	tenants paying rates.

This Lot is sold with the advantage of a right of way for all purposes over a portion of Lot 29 between the points H and K on the Sale Plan to the brick and tiled Cowhouses and Buildings and Yard near Beckett Stables and of similar rights of way over the road part of Lot 27 from the points marked A to C on the Sale Plan. It is sold subject to a like right of way for the owners and occupiers for the time being of Lot 29 over the roadway on the West side of the Estate Yard and Stables between the points G and H on the Sale Plan and on the East side of a portion of Ordnance No. 269 between the points marked D and E and subject to the agreement with the Faringdon Rural District Council as set out in Stipulation No. 11.

LANDLORD'S OUTGOINGS :		£	s.	d.
Vicarial tithe rent charge commuted amount	...	12	0	11
Land Tax (last payment)	...	0	19	0
Contribution towards upkeep of Longcot and Shrivensham roads	...	18	0	0

Lot 25.

Coloured Blue on Sale Plan.

The Choice

Dairy Farm

known as

Broad Leaze

in the parish of Shrivensham with attractive stone built and slated old fashioned Farm House, pretty gardens, convenient Homestead and buildings and pair modern cottages the whole embracing an area of about

231ac. 3r. 13p.

of rich Pasture land.

Let as to part to Mr. G. V. Day on a yearly Michaelmas tenancy at a rent of £300 per annum, the remainder being in hand. The total actual and estimated rental being

£305 per annum.

THE FARM HOUSE contains :—

Entrance Hall with open staircase. Drawing room 15ft. 6ins. x 13ft. 6in. with tiled grate. Sitting room 14ft. 6ins. x 13ft. 9ins. with bay in addition. Roomy kitchen with range, second kitchen with range. Pantry and cellar.

Stone and slated wing of :— Dairy, Cooling house with 3 coppers and force pump, and outside Closet. Landing and 3 bedrooms, 15ft. 6ins. x 14ft. 6ins. and 14ft. 3ins. x 12ft. 3ins. (with fireplaces) and 13ft. 9ins. x 12ft. Servants' bedroom or box room. W.C. and lavatory basin. Bath room with slate bath. A back Staircase out of small kitchen leads to 2 secondary bedrooms with Dairy and cheese room over.

THE FARM BUILDINGS comprise :—

A timber built and iron roofed Milking shed.
Brick, stone, tile and slated angle range of Milking house and 2 stone, timber and tiled enclosed cow houses for 45.
Timber and tiled Granary.
Stone and tiled coach house.
Brick and tiled pig styies.
2 stall stable, loose box, coach house with loft over and man's bedroom.

The range in meadow at back of house of :— Two open 5 bay sheds with milking house for 11. Two stone walled cattle yards and walled rickyard.

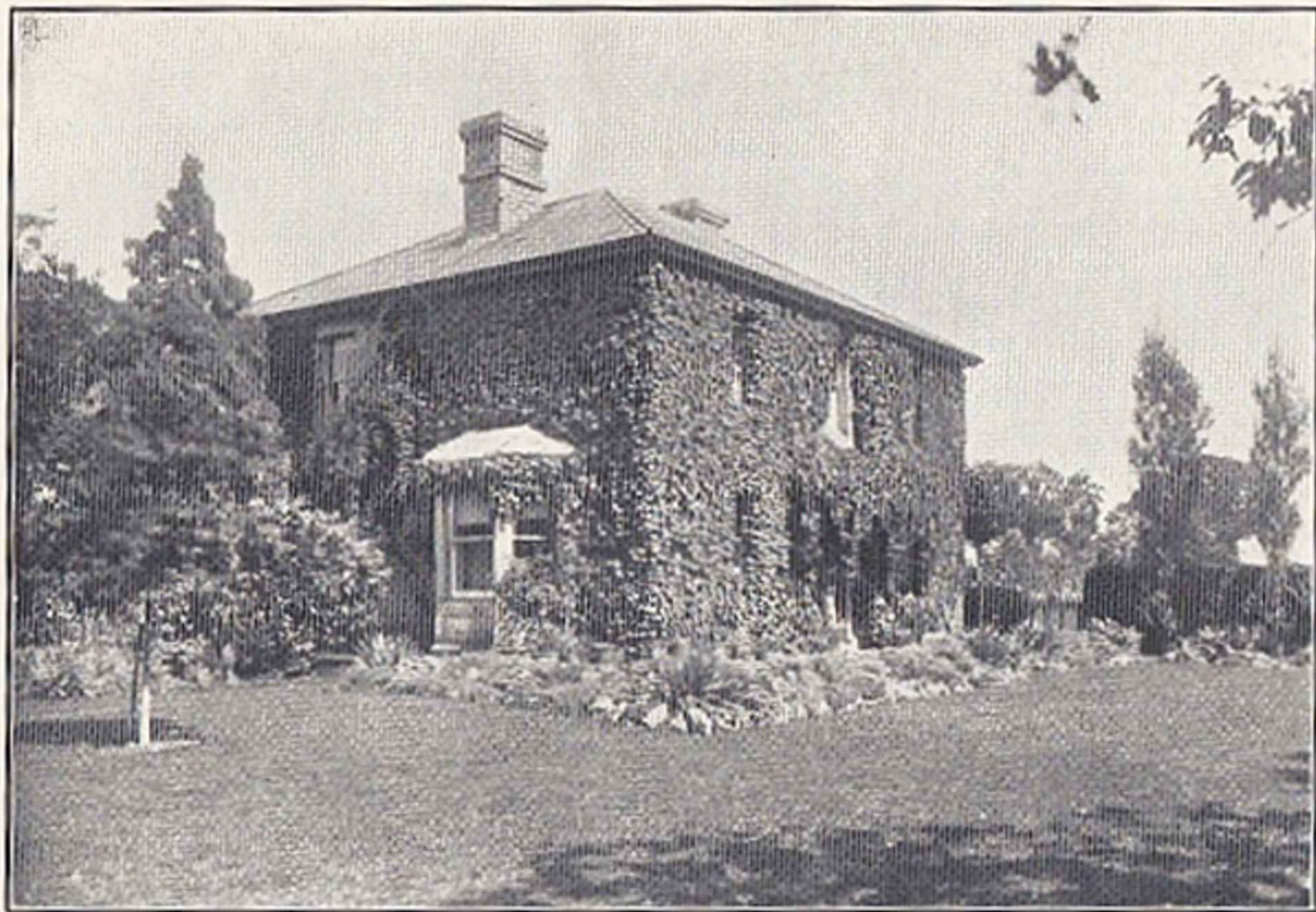
On the Longcot Road :— Stone walled yard with pump.
Brick, stone and thatched barn with cart horse stable for 6 and chaff house with loft over at end. Stone walled yard with timber, stone and slated cowhouse, chaff house and 4 bay open cattle shed, and

TWO STONE BUILT AND TILED MODERN COTTAGES

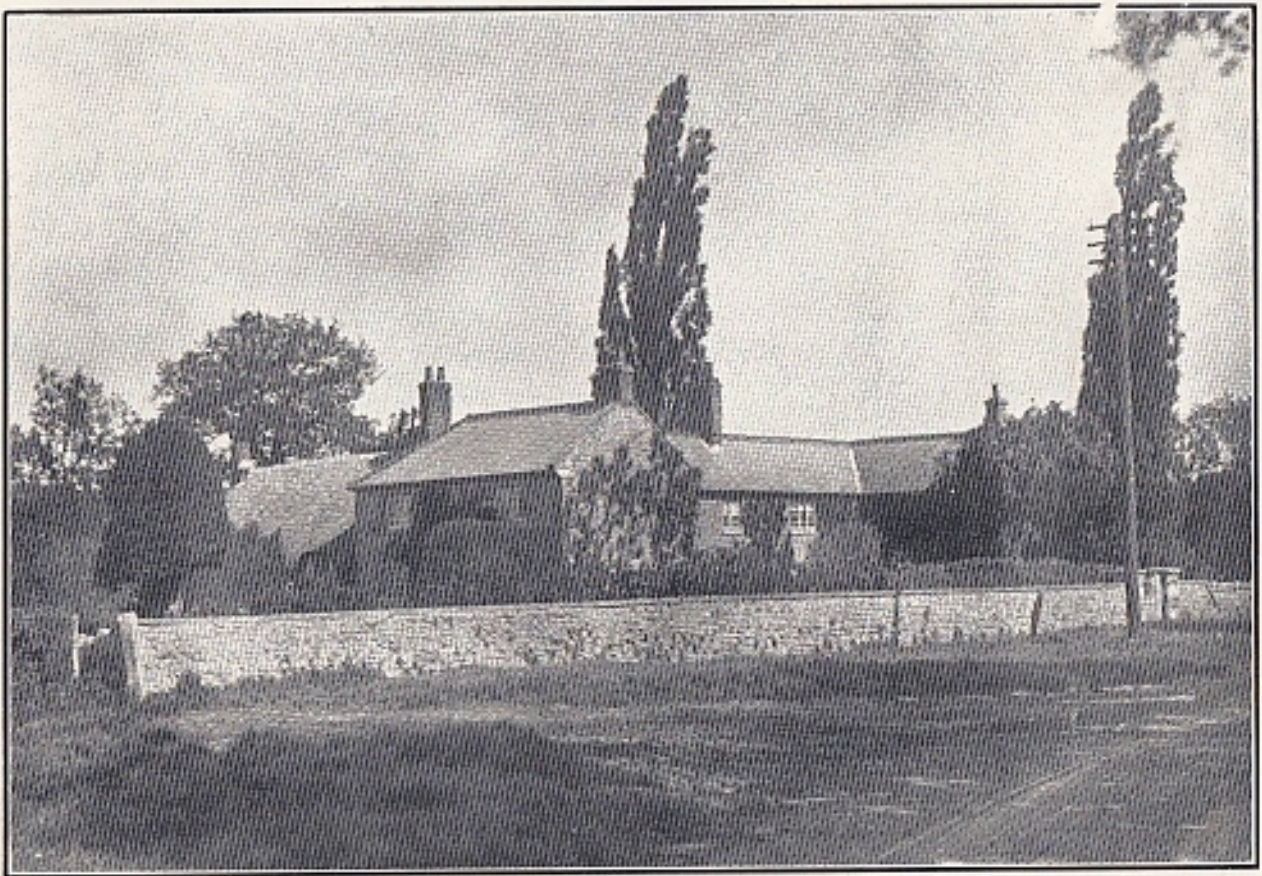
Nos. 73 & 74 on the Longcot Road,

close to the farm, with outbuildings and closets and good gardens.

A Plentiful supply of water from wells to House, buildings and cottages.



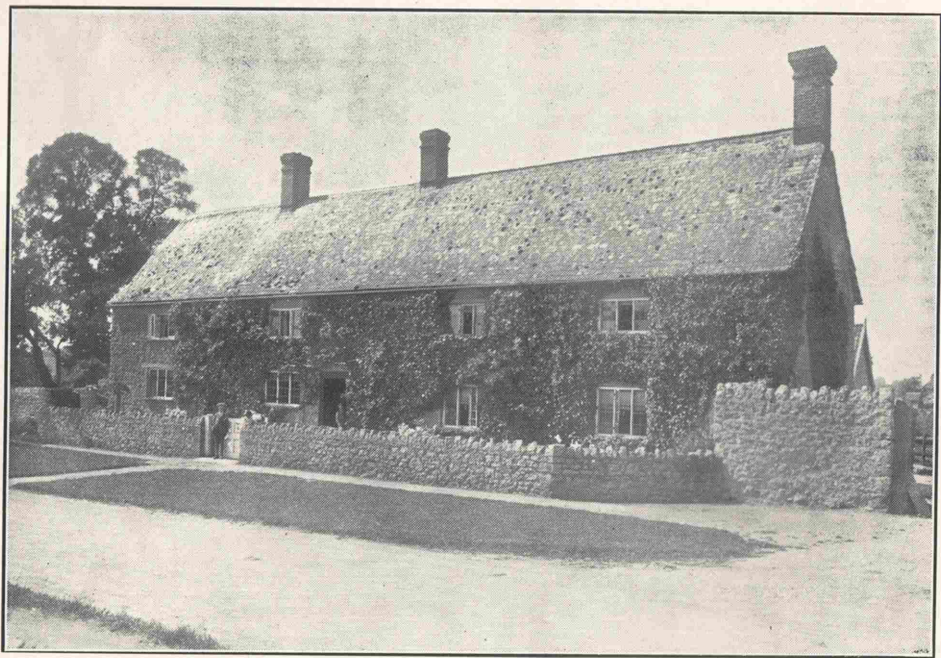
MANOR FARM HOUSE. WATCHFIELD.



BROADLEAZE FARM HOUSE.



HOMELEAZE FARM HOUSE.



BECKETT HOME FARM HOUSE, WATCHFIELD.

SCHEDULE.

NO. ON ORD. MAP	DESCRIPTION	STATE	AREA	TENANT
<i>Shriouham Parish.</i>				
22	Plantation	Wood	.745	In hand
23	Lower Ground and Hedgerow	Pasture	4,727	Mr. G. V. Day
24	Thirty Acres	Arable	39,109	"
27	Hedge Bank	Wood	.706	"
29	Home Mead, etc.	Pasture	23,744	"
38	Buildings and yard	Buildings	.412	"
39	Rough Ground (part of)	Pasture	17,152	"
40	The Close	Pasture	8,067	"
41	Plantation	Wood	1,136	In hand
42	The Leys	Pasture	13,461	Mr. G. V. Day
231	Joiners Mead, etc.	Pasture	20,672	"
231a	Fond	Water	.118	"
232	Orchard	Pasture	.223	"
233	Buildings and yard		.519	"
234	2 Cottages & gardens Nos. 73 & 74		.346	"
235	Home Ground	Pasture	3,692	"
236	House, garden, yard and buildings		1,110	"
238	Rough Ground (part of)	Pasture	32,920	"
238a	Plantation and pond		.164	In hand
239	Rough Ground (part of)	Pasture	5,748	Mr. G. V. Day
249	Plantation	Wood	.848	In hand
250	Plantation	Wood	538	"
251	Lower Rye Grass	Pasture	13,342	Mr. G. V. Day
297	Hedgebank	Wood	1,032	In hand
298	The Forty Acres	Pasture	35,352	Mr. G. V. Day
299	Forty Acre Plantation	Wood	1,676	In hand
32a	Hedgebank	Wood	517	Mr. G. V. Day
pts. 1 & 26	Site of Canal from the Longcot parish boundary to S.W. corner of No. 249			
242				
243			3,754	
			231,830	

Note. Ordinance No. 24 (The Thirty Acres 39,109 acres) was broken up as to part by order of the War Agricultural Committee, and is now laid down again to pasture.

No Tithe or Land Tax has been paid in respect of this lot.

Lot 26.

Coloured Yellow on Sale Plan.

THE CAPITAL

Mixed Agricultural Holding

known as

Shrivenham Farm

situate in the Parishes of Shrivenham and Ashbury comprising the brick built and slated Dwelling House with Garden, Nag Stable and Coach House and Stableyard, known as

YEW TREE HOUSE,

Substantial Farm Homestead and two cottages in the Village the whole having an area of about

96ac. 3r. 27p.

of choice Pasture and sound Arable Land,

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 £162 per annum and as to the remainder to Mr. W. Cooper on an annual Lady Day tenancy at £3-5-0 per annum, the total actual and apportioned rental being

£165-5-0 per annum.

YEW TREE HOUSE has—

Tiled Entrance Hall. Sitting Room 14ft.6in. x 14ft.6in. (with bay in addition) having marble Mantel and curb, tiled Grate. Second Sitting Room 14ft.x12ft. Kitchen, Pantry, Scullery with force Pump, Cupboard under Stairs. Three Bedrooms and Dressing Room. Lavatory. Brick and tiled Nag Stable. Trap House and Outhouse, W.C. Large Garden.

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 lean-to shed. Rickyard and Paddock.

TWO STONE AND THATCHED COTTAGES

Nos. 15 & 16 High Street.

Water by pumps from wells to House, buildings and Cottages.

SCHEDULE.

NO. ON ORD. MAP	NAME	STATE	AREA	TENANT
<i>In Shrovenham Parish.</i>				
212	Sandy Ground - -	Arable	26.756	Messrs. Williams &
pt. 217	Two Cottages and gardens, Nos. 15 and 16 - -		.105	" Sons
pt. 219	Yew Tree House and Premises -		.162	"
pt. 242	Site of Wilts and - -			
pt. 243	Berks Canal - -		1.065	"
255	Ploughed Ground and Hedge Bank	Pasture	10.801	"
256	Hedge Bank - -		.019	"
pt. 275	Buildings, barn and yard - -	Buildings	.437	"
277	Blagroves Close - -	Pasture	1.564	"
279	Little Ground - -		1.713	Mr. W. Cooper
286	Ashbury Close - -		1.652	Messrs. Williams &
287	Eight Acres - -		9.148	" Sons
288	Canal Piece - -		9.462	"
<i>In Ashbury Parish.</i>				
22	Long Ground - -	"	9.173	
23	Hedge Bank - -	"	.579	
24	Little Flat Mead - -	"	6.956	
29	Ashbury Close, shed and yard -	"	5.229	Messrs. Williams &
30	Oak ground and yard - -	"	11.043	Sons
31	Part Wilts and Berks Canal - -		.819	
28	Withybed - -	Wood	.233	
			96.916	

Note. The Eagle Range in the Kitchen at Yew Tree House, and the lean-to Refrigerator House and enclosing panels to brick and tile range at the Farm Buildings are the property of the Tenant.

LANDLORD'S OUTGOINGS:—Vicarial Tithe Rent Charge Commuted amount £5-0-5.

Land Tax, last payment 4s.-0d.

Lot 27.

Coloured Pink on Sale Plan.

THE EXCELLENT

Dairy Farm

known as

Home Leaze

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

214ac. 2r. 10p.

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 purposes of sale of £275-10-0 and £72-0-0, the remainder in hand, the total estimated and apportioned rents being

£360-0-0 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 stonelated 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 for 38 Cows.

Excellent supply of water from well to House and Buildings.

SCHEDULE.

NO. ON ORD. MAP	NAMB	CULTIVATION	AREA	TENANT
<i>Shrovenham 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		3.083	Mr. H. B. Vines
43	Joiners Mead - -	Pasture	11.907	"
44	Hedge Bank - -	Wood	.420	"
45	Higher Wormhill and Hedgebank	Pasture	20.278	"
pt. 47	New Mead and Jacks Close -	Pasture	2.887	"
<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
			214.567	

This lot is sold subject to a right of way for all and every purpose over the roadway shown on sale plan marked A. to C. to the Owners or occupiers for the time being of Lot 24, and a right of way to the Owners or Occupiers for the time being of Ordnance No. 66 (part of Lot 29) 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 O.S. pt. 87 to the owners and or occupiers of Lot 22.

Lot 28.

Coloured Green on Sale Plan.

Pair of Modern Cottages

with Gardens, Ordnance No. pt. 87, situate on high ground in the Village and being Nos. 60 and 61 Watchfield, each containing 3 Bedrooms, Sitting Room, Kitchen and Pantry.

No. 60 is let to Mr. H. B. Vines and No. 61 to Mr. W. J. Jefferies, on quarterly tenancies at low rentals. Tenants paying rates.

Water by pump from a well.

Lot 29.

Coloured Orange on Sale Plan.

THE CAPITAL

Agricultural Holding

known as

Beckett Home Farm

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

STONE BUILT AND SLATED FARM HOUSE

very pleasantly situate in the Village of Watchfield. Farm Homestead at Watchfield, Buildings and two Cottages at Shrivenham, together with about

159ac. 1r. 4p.

of productive Arable and Grass land,

Let as to parts to Mr. W. J. Jefferies and Mr. H. B. Vines on annual Michaelmas tenancies at the respective apportioned rents for the purposes of sale of £275-10-0 and £38-10-0, the remainder being in hand, making a total estimated and apportioned rental of

£314-15-0 per annum.

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 16ft. x 13ft., 15ft. x 14ft., 14ft. x 10ft. and 14ft. x 8ft. 6ins.
Bath room and W.C. Lavatory basin on landing.
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 coal and oil 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 shed.
Brick, stone and thatched barn with cement floor.
Rickyard.

THE FARM BUILDINGS AT SHRIVENHAM consist of :—

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 open cow shed.
A second yard with stone and thatched 3 bay open cart shed with 2 loose boxes.
Brick, stone and thatched old-fashioned FARM HOUSE now used as

TWO COTTAGES

Nos. 71 and 72 each containing 3 bedrooms, sitting room and kitchen, with outhouse and closet to each.

Brick and slated Dairy and Washhouse.

SCHEDULE

NO. ON ORD. MAP	NAME	CULTIVATION	AREA	TENANT
<i>Shrivenham Parish</i>				
pt. 52a	Farm buildings, garden, etc., -		2.155	Mr. W. J. Jefferies
53	Bremhill Arable -	Arable	45.895	"
227	Salmon's Mead, Hedgebank -	Pasture	21.710	Mr. H. B. Vines ✓
228	Hedgebank -	Wood	.354	In hand
229	Farm Buildings and Yard -		.501	Mr. W. J. Jefferies
230	New Mead -	Pasture	10.890	"
252	Upper Rye Grass and Hedge bank -	"	7.008	"
253	Home Farm Plantation -	Wood	1.138	In hand
254	Two Cottages, Dairy, etc.,		1.109	Mr. W. J. Jefferies
<i>Watchfield Parish</i>				
43	Allotment in Bowless Field -	Arable	60.945	"
pt. 59	Farm buildings, yards and garden -		.550	"
66	Close -	Pasture	2.454	"
84	Barn and Rickyard -		.548	"
85	Home Close -	Pasture	2.880	"
<i>Longcot Parish</i>				
178a	Part Bowless Field -	Arable	.779	"
			159.276	

This lot is sold with the benefit of rights of way over the road way on the west side of the Beckett Estate Yard and Stables (Lot 24) between the points marked G and H and between the points marked D and E and over the roadway between the points A and B to No. 66 (Lot 27) and subject to a right of way to the owners and occupiers of Lot 24 over the road between the points H and K shewn on the sale plan.

The timber motor shed, lean-to pigstyes, water trough and piping, iron water trough and bins in barn are the property of the tenant.

Landlord's Outgoings:—Vicarial Tithe Rent Charge Commuted amount £4-19-2.

Lot 30.

Coloured Yellow on Sale Plan.

Pair of Modern Cottages

with Gardens, Ordnance No. pt. 87, situate on high ground in the Village of Watchfield and being Nos. 62 and 63, each containing 3 Bedrooms, Sitting Room, Kitchen and Pantry.

No. 62 is let to Mr. H. B. Vines and No. 63 to Mrs. Stone on quarterly tenancies at low rentals, tenants paying rates.

Water by pumps from well.

Lot 31.

Coloured Pink on Sale Plan.

Five Enclosures of Rich Pasture Land

containing

17ac. 3r. 23p.

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 £27-10-0, the remainder being in hand, the total apportioned and estimated rental being

£28-10-0 per annum.

SCHEDULE.

NO. ON ORD. MAP	NAME	CULTIVATION	AREA	TENANT
<i>Shrivenham Parish.</i>				
282	Vicarage Close	Pasture	4.839	Shrivenham Par. Cl.
282a	"	"	.928	"
283	Breach Mead, buildings and yard	"	3.753	"
285	" part of	"	5.440	"
284	Savernake brake	Wood	1.523	"
pt 305	Site of Wilts and Berks Canal	"	1.416	"
			17.899	

LANDLORD'S OUTGOINGS:—Vicarial tithes rent charge commutated amount £3-5-2.
Land Tax—last payment 7s.4d.

Lot 32.

Coloured Maune on Sale Plan.

THE WELL BUILT STONE AND TILED

RESIDENCE

Ordnance No. pt. 275. Situate in a corner position at the entrance to the Village of Shrivensham having a pleasant South aspect on the garden front and containing :—

Dining Room 20ft.6ins. x 14ft.3ins.

Drawing Room 16ft.6ins. x 12ft.3ins. with French Doors to garden.

Breakfast Room.

Office.

Back Lobby, Kitchen, Larder, Scullery.

Four Bedrooms, 15ft.6ins. x 15ft.3ins., 14ft.3ins. x 12ft.6ins., 14ft.3ins. x 11ft.9ins. and 13ft.3ins. x 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.

in the occupation of J. A. Fereman, Esq., J.P., on an annual Michaelmas tenancy at the low rent of

£25-0-0 per annum

THE PARCEL OF GARDEN ALLOTMENTS

1ac. 0r. 6p. in extent, adjoining on the South side having an extensive frontage to the Longcot Road, and let to various tenants, at the estimated rent of £2-15-0 per annum, bringing the total area of the Lot to be about

1ac. 2r. 5p.

Good supply of water from pump.

LANDLORD'S OUTGOINGS :—Vicarial tithe rent charge, commuted amount 3s.2d.

Part of this lot, about 27 poles is believed to be held for a term of 1000 years created in or about the year 1591. See Condition 4.

Lot 33.

Coloured Pink on Sale Plan.

The stone built and stone-slatted

BUSINESS PREMISES

Ordnance No. pt. 215 situate in High Street, Shrivensham, used as the Post Office, in the occupation of Miss Lock as a yearly Michaelmas tenant at a rent of

£15-5-6 per annum, tenant paying rates.

The accommodation is as follows:

Post Office, Sitting Room, Lobby and Pantry,
Kitchen with Kitchener, leanto Scullery with Pump,
3 Bedrooms and 3 Attics,
Timber and Tiled Wood House,

LARGE PRODUCTIVE GARDEN,

the whole embracing an area of about

1r. 23p.

There is a separate yard entrance from the street.

Water by pump from well.

LANDLORD'S OUTGOINGS—Vicarial tithe rent charge commuted amount 3/-.

Lot 34.

Coloured Blue on Sale Plan.

The stone built and thatched

BUSINESS PREMISES

Ordnance No. pt. 215 being No. 23 High Street, Shrivensham, in the occupation of Mr. T. Dike at a rent of
£14 per annum, tenant paying rates,

comprising:—Large Shop, Sitting Room, Kitchen, Pantry, Three Bedrooms, boxroom, and Wash House.

Stone built and slated stable now used as workshop, stone built and slated W.C.

Water from pump.

GARDEN

together with the STONE AND THATCHED BUILDING known as

THE FORESTERS HALL

let to the Trustees of the Court Vale of White Horse A.O.F. at £1-0-0 per annum.

The counters, shop fittings, cupboards in kitchen, shelter over back door and timber leanto in garden are the property of the tenant

LANDLORD'S OUTGOINGS: Land Tax last payment 9/6.

This lot is held for a term of 800 years from the 13th day of June, 1792, created by an Indenture dated 14th June, 1792 and also for a term of 600 years from the 2nd day of December, 1793 created by an Indenture dated the 3rd day of December, 1793, such respective terms of years were originally created by way of mortgage and in the former case no rent and in the latter case a pepper corn rent only being reserved. The tenure of this lot is believed to be practically equivalent to Freehold.

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 30th day of November, 1922, 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 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 is to bear interest at the rate of 5½ per cent per annum from that day to the day of actual payment thereof.

4. 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 32 (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. The Purchaser of Lot 34 shall not require the Indenture mentioned in the particulars of such Lot or either of them to be produced nor make any requisition with regard thereto, but shall be satisfied with the rentals thereof respectively contained in an Indenture of assignment dated the 29th day of January, 1864 (which will be abstracted and produced) and shall assume that the premises can be assigned by the vendor for the residues of the said respective terms of years and that (as is believed to be the case) the statements contained in the Particulars in regard thereto are accurate.

5. 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 fourteen 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 deducting 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.

6. The Purchaser of lots 2, 5, 25, 26 and 31 shall assume that those portions of the said lots which were formerly part of the site of The Wills 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 (Wills 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.

7. Each Purchaser of property in the Parish of Shrivensham 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.

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

- (1) All chief, quit and other rents and outgoings 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 all such allowances, claims and rights as aforesaid.

(9). 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.

10. 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 seven 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.

11. 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 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 32) 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 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 8 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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. 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 16th day of October, 1922, 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 16th day of October, 1922.

<i>Purchase money</i>	<i>£</i>	
<i>Deposit</i>	<i>£</i>	_____
<i>Balance</i>	<i>£</i>	_____