

Plan of

# MANOR HOUSE AND LAND

AT

## SHRIVENHAM.

JULY 1920.



ADKIN, BELCHER & BOWEN,

Auctioneers & Surveyors,

WANTAGE, & ABINGDON.

Scale, 25 Inches to 1 Mile.



Map with this  
removed.

TELEPHONE NOS { 48 WANTAGE.  
25 ABINGDON.

ESTABLISHED A CENTURY.

ADKIN, BELCHER & BOWEN,

AUCTIONEERS, VALUERS, SURVEYORS,  
HOUSE & ESTATE AGENTS.

C. D. ADKIN, F.S.I.  
E. J. BELCHER, F.S.I.  
T. BOWEN, F.A.I.

AND AT ABINGDON.

MARKET PLACE,

WANTAGE.

July 14th 1910

A

Dear Sirs,

MR. FAIRTHORNE'S SHRIVENHAM PROPERTIES.  
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As desired we have inspected the above properties  
and beg to report thereon, with a Plan that will explain the  
position of the several pieces.

Shrivenham is a most picturesque and pleasant village  
nicely timbered and well situate being one mile from the  
Shrivenham station on the G. W. R. Line about 70 miles from  
London, the Village is  $5\frac{1}{2}$  miles from Faringdon and  $6\frac{1}{2}$  miles  
from Swindon, this important junction gives a speedy connection  
with London, West of England and other parts; there being  
besides the G. W. R. the Midland and S. W. Railway. The  
District is a first class hunting one and good shooting can be  
obtained. There is a fine Church, also shops post and tele-



graph Offices in the Village. The soil is light  
and subsoil is *gravel*

Coming now to the properties, specifically we  
take them in the order given, which we take is what is  
desired.

No. 1 Colored green on plan. The Manor  
House with Pleasure Grounds, Kitchen Garden and small  
Orchard area about 3 acres. 1 rood. 23 poles. by the  
Ordnance about 3 acres. 1 rood. 0 poles.

The Manor House is pleasantly situate in its  
old world grounds, approached by a road from the High  
Street, which makes it a pleasant remove. It has a  
carriage sweep up to the entrance and is built of Stone  
with principally a Stonesfield slate roof, but some of  
the back portions are blue slate and tiled. It has a  
Gothic elevation and is of a fine old English type.



It contains on the

GROUND FLOOR    Commodious Lounge Hall, Drawing room of good size, an addition at some period, Long Dining Room with open ceiling, Breakfast Room, The Offices are of a somewhat out of date type and include Kitchen, Scullery, Larder, Pantry, Dairy and Store Room, W. C. and Lavatory, on the

FIRST FLOOR    approached by somewhat narrow and steep stairs are 6 bedrooms, 2 Bath rooms with hot and cold water laid on and ~~2~~ W. C's, on the

SECOND FLOOR    are 4 attic bedrooms

Water supply is from an Artesian Well worked by a double wheel pump. The Drainage is to cesspools, but appeared properly trapped and arranged. There is a central heating apparatus

The interior decorations are in fine order, the Exterior must ever be the source of expense, as the Stonesfield Slate Roofs are troublesome to keep in order, but give a character to the Property.



The Grounds are extensive and include Tennis and other Lawns, Flower beds and fine specimen Cedar and Coniferae. There are two large greenhouses. Capital walled in Kitchen Vegetable and fruit garden. The stabling is to the rear of the house and of a somewhat meagre description it includes 2 stalls and 2 loose boxes. Coach house or Garage, Harness Room, also a separate Garage with cement floor and pit. Carpenter's Shop, Apple and other stores, Coal and Woodhouse etc.

There is a Vicarial Tithe~~x~~ of 13/- per annum and a Rectorial of 6/1 per annum, Commuted value. It is believed to be liable to Landtax

A small part of the garden is Leashold for an unexpired term of 1000 years, but this is of no importance, otherwise the property is freehold.

The Manor House is let with the Paddock to the North of about 2 acres. 3 roods. 0 poles. and the cottage



near at £125 per annum on a 7 years lease expiring  
24th June 1922. The apportioned rent for this we take  
at £115.

In considering value we may say that though the  
Building is of such an age as to make the Offices  
particularly out of date, the arrangement of the rooms  
irregular, yet these old fashioned places are keenly  
sought after and the grounds are very attractive.  
£1,800 was laid out previous to the War in enlargement  
and £200 since. We consider three thousand pounds would  
be obtainable and that it represents a fair security for  
the advance of two thousand pounds.

No. 2. Colored brown on plan. House and  
Garden by the Churchyard with garden, in all about 32 poles.  
let Mr. G. S. Basely at £16 per annum. A brick built  
tiled and Stonesfield slated Dwelling house in a quiet  
position, containing - 2 Sitting rooms, 4 Bedrooms,  
3 attics, Kitchen Scullery etc. Good Garden. (Ruined hovel.

Cellar with stone



This is an old fashioned quaint property with leaded casements and somewhat confined and not in a very good state. It appears to be Land tax Redeemed.

We consider it worth Two hundred and fifty pounds and to be security for One hundred and sixty pounds.

No. 3. A Freehold small Pasture Farm colored pink on plan, is situate to the North of the Manor House and is connected therewith and a valuable adjunct thereto.

It comprises, according to the Schedule supplied us

	A . R . P
Elm Ground	8 . 3 . 1
The Hill	10 . 1 . 5
The Glade	5 $\frac{1}{2}$ 1 .39
The Close with cattle shed	<u>2 . 3 . 0</u>
	<u>A 27 . 1 . 5</u>

The Tithe map gives the same areas excepting the Close is 2 acres. 3 roods. 35 poles. making in all 27 acres. 2 roods.

Opoles. The Ordnance quantities are

No.		A . R . P
116	Elm Ground	8 . 2 $\frac{1}{2}$ .35
129	The Hill	10 . 1 . 7
130	The Glade	5 . 1 . 1
132	The Close	<u>2 . 2 .30</u>
		<u>A26 . 3 .33</u>



It is very seldom we find the Ordnance less than the Tithe but as the Government in using their illstarred Finance Act 1909-10 insisted on adopting the Ordnance quantities which are recent and accurate as far as they go, but only measure to stake of the hedges and so lose the boundary ditches in all fields by Roads, yet having been adopted it appears better to follow them when one can. The numbers and quantities on the Plan are from the Ordnance, from which the plan is taken.

There appears to be a small pasture at the S. W. corner of No. 130 being taken away for Lady Barrington's Building Scheme. This Property is subject to a Vicarial Tithe Rent charge commuted at £5 : 6 : 0 and Improvements ~~at~~ £6 : 12 : 0 and liable to Land Tax. It is let to Mr. Wilson with No 5 at £100 per annum and the apportioned rent shall be £85 per annum.

It will be observed that this Property has a long frontage to the Highworth Road, it is compact, the



sward is of useful quality and there are several ponds.

We consider the rental a fair one and that Fifteen  
Hundred pounds represents its Market Value and One  
thousand a safe amount to advance.

There is some hedge row timber, but little  
could be cut without prejudicing the amenities of the  
Land and shade for the Cattle, we value it at £44

No. 4. Colored pink on Plan. Three  
enclosures of arable and Pasture land on the Ashbury  
Road. It will be observed this lies to the South of the  
Village Street on either side of the Ashbury Road, it  
comprises from the measurement supplied us

Sandy ground	Pasture	A . R . P
		10 . 0 . 12
Pack Gale	Arable	5 . 3 . 34
Bliss Close	Do.	<u>1 . 1 . 8</u>
		<u>17 . 1 . 14</u>

which evidently corresponds with the Tithe areas from  
which it was probably taken, the Ordnance gives it



No. 182	Bliss Close	Arable	A . R . P 1 . 1 . 1
180	Sandy Ground	Pasture	10 . 2 . 12
210	Pack Gate	Arable	<u>6 . 0 . 17</u>
			<u>17 . 3 . 30</u>

Sandy Ground is a good accommodation meadow which would always be sought after so close to the Village, and Pack Gate is a red sandy loam soil of easy <sup>working</sup> gravel subsoil, we do not anticipate there is any commercial value in the subsoil.

The Tithes are only Vicarial and amount to £1 : 19 : 2 commuted value, it is liable to Land Tax

There is a right of way 10ft. wide from Village Street to Cottages of William Ward and James Harris, but we do not see that this prejudices the property.

The Property will be in hand at Michaelmas next else it has been let at £35 per annum, which appears a reasonable enough rent and we value the Freehold at



Eight Hundred Pounds and as security for Five Hundred and fifty pounds.

The Hedgerow timber we put at £23

No. 5. Colored blue on plan. Two Closes

North of the village with cow shed

This lot lies to the N. E. of the Manor House and East of No. 3 it forms part of the Block and comprises by the figures given us

		A . R . P
Upper close	Pasture	2 . 0 .25
Lower Close	"	<u>2 . 1 .18</u>
		<u>4 . 2 . 3</u>

The Tithe is

75	Upper Close	Pasture	2 . 1 .18
150	Lower Close	"	<u>2 . 2 .39</u>
			<u>5 . 0 .17</u>

whilst the Ordnance

131	Upper Close	Pasture	2 . 1 .25
133	Lower Close	"	<u>2 . 0 .37</u>
			<u>4 . 2 .22</u>

There is a brick and slated cow shed



The Tithes amount to Vicarial 19/9 and  
Impropriator 24/4 commuted value

These two meadows are let with No. 3 at £100  
and the apportioned rent for these we put at £15 and the  
value at Two hundred and fifty pounds and as security  
for One hundred and sixty pounds.

The timber on these two closes is very thick  
and might be thinned out, we put it at £45.

No. 6. Colored blue on plan. Two cottages  
with gardens by the Manor House.

These are stone and tile built with a brick and  
Roman tile addition. One contains 4 and the other 6  
rooms and 2 hovels, there is a garden and pump which  
supplies good water.

These cottages are of an old type and not much  
in repair. One is let with the Manor and the other to  
Miss Haynes at £3 : 18 : 0. We value them at One hundred



and eighty pounds and as good security for One hundred and twenty pounds.

Nos. 7 & 7 a. Colored pink on plan.

Five cottages with gardens and piece of garden ground about 1 rood. 13 poles.

These are near the churchyard and are between Nos. 2 & 5 they are built of stone with slated roofs and only contain two rooms each so are of a very poor description and if once supply exceeds demand would probably be void. They are let to Messrs. Dawson Rason and others at rents amounting to £20 per annum and the gardens at the back are included. A poor property we cannot consider them worth more than one hundred pounds and to be security for any more than sixty pounds and should not advise them being taken separately.

Nos. 8 & 9. Colored brown on plan.

These three cottages all adjoin, are in a ruined state, were formerly stone and thatch, they are to the South of



the High Street, so afford a building site and some materials. Well of water.

The area is about 14 poles and frontage to the Street about 36ft. and there is an oak tree, altogether we consider this might make forty eight pounds and be security for thirty two pounds. This would be included as it joins No. 4 and would give an entrance thereto from the High Street.

No. 10. Colored Brown on Plan. An old stone and thatched cottage of 4 rooms with garden. No water for drinking.

Let Mr. Tovey at 2/6 per week or Six pounds ten shillings per annum. We value this at Fifty pounds and to be security for Thirty three pounds.



# S U M M A R Y .

No.	Description	Market Value	Timber	Advance advised.
		£	£	£
1.	Manor House and ground	3000		2000
2. X	Basley's House and garden	250		160
3.	Pasture Farm	1500	44	1000
4. ✓	Ashbury Road Piece	800	23	550
5. ✓	Upper & Lower Closes	250	45	160
6.	Two Cottages by Manor House	180		120
7.&7a. X	Five Cottages & Garden ground	100		60
8 & 9 ✓	Two ruined cottages in High Street	48		32
10 +	Cottage occupied by Tovey	50		33
		<u>£6178</u>	<u>£112</u>	<u>£4115</u>

Having carefully inspected the above properties we value their present worth at Six thousand one hundred and seventy eight pounds the growing timber at One hundred and twelve pounds and advise that Four thousand One hundred and fifteen pounds may be safely advanced on mortgage providing times remain normal.

*Adkin Belcher Bowen*