

WARWICKSHIRE

8 miles from Leamington, 14 miles from Rugby, 4 miles from Fenny Compton, and $1\frac{1}{2}$ miles from Southam and Harbury Stations.

The Valuable Freehold Residential
and Agricultural Property

known as the

Ladbroke Hall Estate

having a total area of about

1,753 ACRES

and comprising

LADBROKE HALL

an Exceedingly Attractive Old-fashioned Family Residence or Hunting Box
with Capital Stabling.

Well-timbered Park & Pleasure Grounds of 50 Acres

11 Dairy and Stock Farms

Accommodation Land, Village Inn, Cottages, &c.

The Advowson of the Living of Ladbroke.

TO BE SOLD IN NUMEROUS LOTS.

MABBETT & EDGE

Will Sell the above by Auction, IN LOTS, at the "Crown Hotel," Leamington Spa,

On WEDNESDAY, OCTOBER 30th, 1918,

Commencing at THREE o'clock precisely.

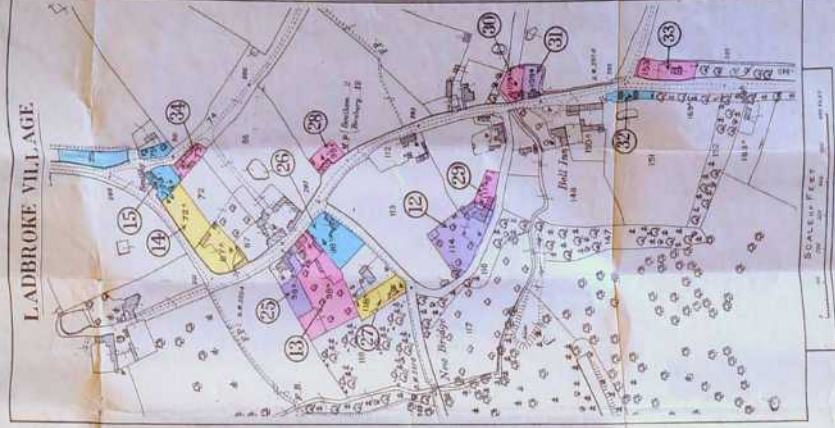
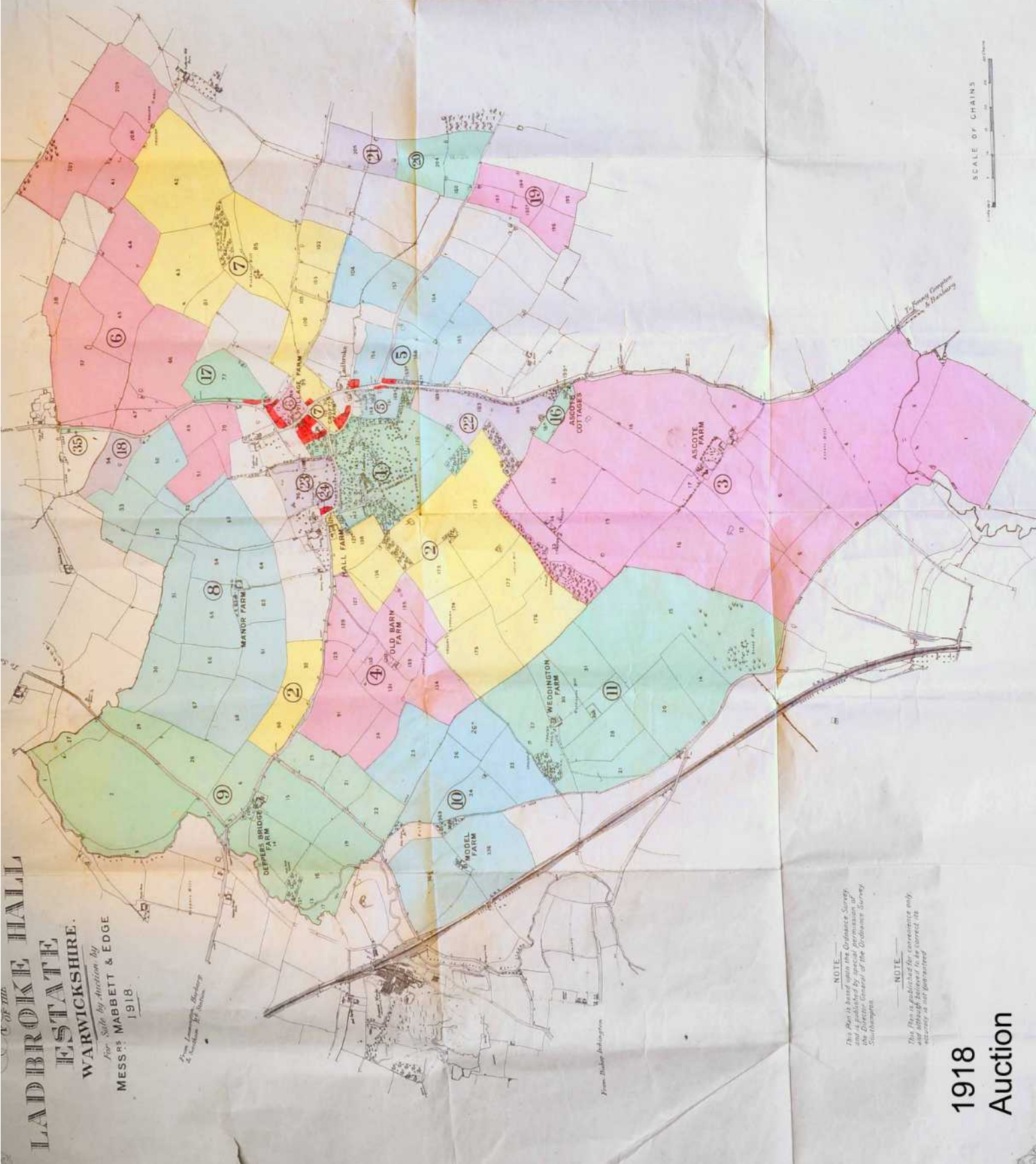
Particulars, Plans and Conditions of Sale may be obtained from Messrs. W. F. & W.
WILLOUGHBY, Solicitors, Daventry; and of the Auctioneers, at their Offices,

127, Mount Street, Grosvenor Square, London, W. 1.

Telegrams: "Mabedges, London."

Telephones, Gerrard 8550-8551.

**LADBROKE HALL
ESTATE
WARWICKSHIRE.**
For Sale by Auction by
MESSRS MABBETT & EDGE
1918.



SCALE OF CHAINS

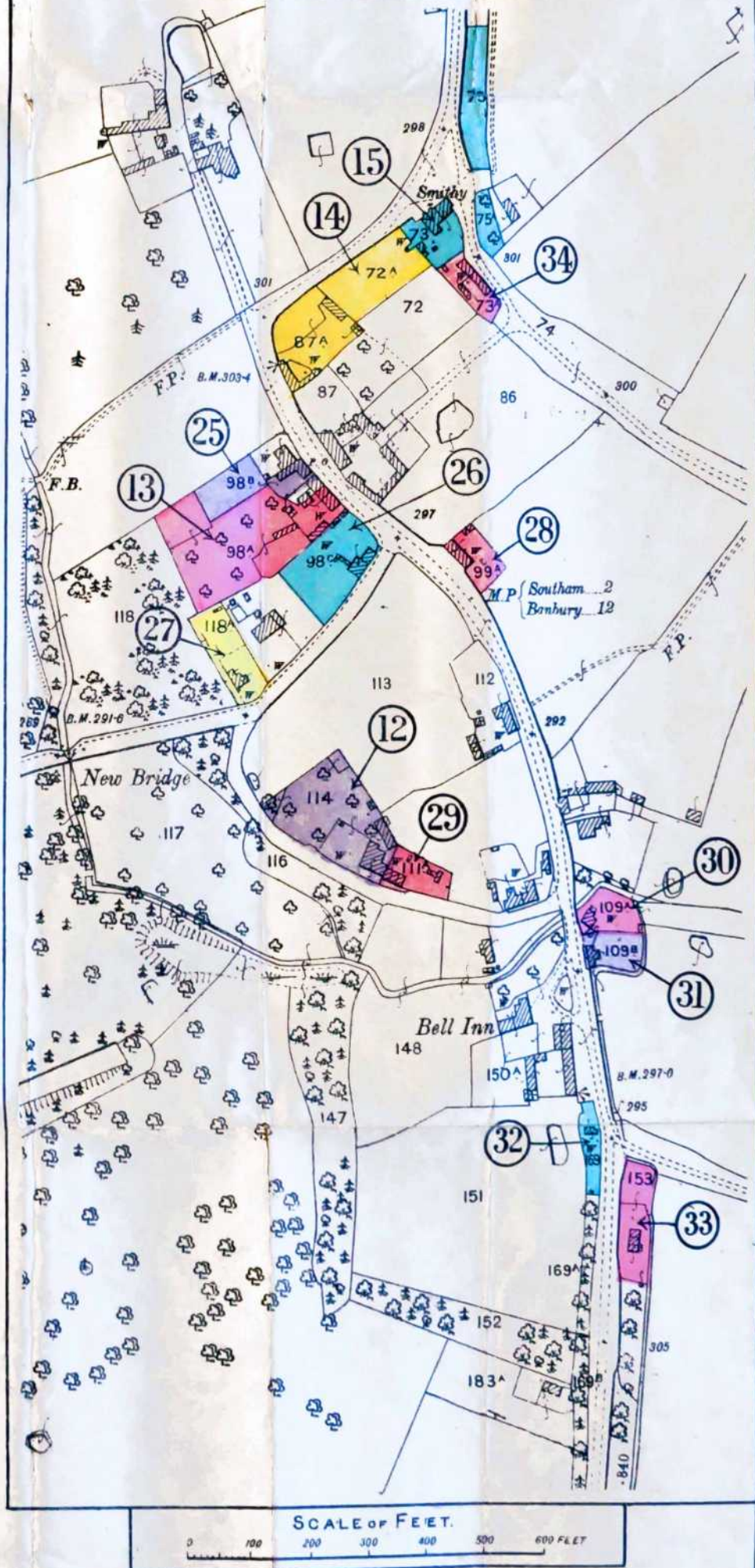
NOTE
This plan is issued with the Ordnance Survey
in accordance with the permission of
the Director General of the Ordnance Survey,
Southampton.

NOTE
This plan is issued for reference only.
The information contained therein is
not guaranteed.

**1918
Auction**

MABBETT & EDGE
Surveyors & Land Agents
127, MABBY ST. BRISTOL
LONDON

LADBROKE VILLAGE



1918
Auction

General Remarks.

Each Lot is sold subject to all Tithes, Land Tax and other outgoings, Rights of Way, Water, Drainage or other easements, and to all existing Tenancies, Tenant's Rights and incidents of tenure.

Tenure. All the Lots are Freehold.

Tenancies. The Agricultural Land is let on Yearly Tenancies, some of which run from Michaelmas, the remainder from Lady-Day, as stated in the Particulars of the various lots. Notices to determine all tenancies running from Michaelmas have been served, and possession of those portions may therefore be obtained at Michaelmas, 1919. The Cottages are let on Monthly or Quarterly Tenancies as stated in the Particulars.

Rentals. The Rentals are all extremely moderate, and for the convenience of Purchasers and Tenants have been apportioned for the purposes of sale only to the respective lots where one Tenancy has been divided between two or more lots, but the sums apportioned are no indication whatever of the rental value of the land, which in nearly every case would command a considerably higher rental. Each Purchaser shall purchase subject to the said apportionments, and the consent of the Tenants thereto shall not be required.

Tithe and Land Tax. The land in the Parish of Chapel Ascote is believed to be free of Tithe. The land in the Parish of Ladbroke, having a total area of about 1110a. 1r. 19p. is subject to an undivided Commuted Tithe Rent Charge of £267 9s. 3d. and Commuted Charges of £3 5s. 1½d. on certain portions. For the purposes of sale only the said undivided Commutation has been apportioned as follows: to Lots 12 to 15 and 24 to 35, both inclusive, being Cottages and Gardens, *nil*; to the remainder of the land, having an area of about 1,105 acres, the total of the commuted sum pro rata per acre at the sums named in the Particulars of the respective lots. The land in the Parish of Bishop's Itchington is subject to a Commuted Tithe Rent Charge of £19 18s. 1d. Impropiator and 8½d. Vicarial. Each Purchaser shall purchase subject to the said apportionments and pay the sum due in respect thereof until the same shall be duly apportioned by the proper authority, but the Vendor shall not be required to obtain any legal or other apportionment of the said Tithes. The Properties are subject to Land Tax amounting to about 1s. in the pound on the assessment.

Timber. A Valuation of the Timber on each lot has been made, and each Purchaser shall take to and pay for, in addition to his purchase money, the Timber on the lot or lots purchased by him at the sum named by the Auctioneer at the time of sale, subject to the provisions of the Standing Timber Control Order, 1918, dated July 16th, 1918.

NOTE.—The Order referred to does not affect Hedgerow Timber, and as there is not a heavy amount of other timber on any lot (except Lot 1) Purchasers need anticipate no difficulty in obtaining the necessary formal permits to purchase the timber.

Water Supply. There are certain pipe lines leading from Springs or Wells on various lots through and into other lots. Each Purchaser shall purchase subject to the condition that he shall not obstruct or interfere with the free flow of water by gravitation through the existing pipes nor substitute larger receptacles for the watering of cattle on his lot from such supply than have hitherto been used on the Estate, and shall keep in repair, so as to prevent a leakage of water, such pipe lines from the point where they enter his lot to all of the existing draw-off points thereon, and where any portion of a line of pipe supplying any lot passes through another lot without the owner of the servient lot drawing water therefrom, the owner for the time being of the dominant lot shall keep in repair such portion of pipe line, and shall have the right of going upon the servient lot with workmen or others for the purpose of repairing or renewing the said pipe lines with pipes of similar dimensions, making good any damage done thereby to the servient lot.

Rights of Way. Where any right of way or the right of taking water or any drainage or other easement has hitherto been enjoyed by any of the premises now offered for sale from, through or over any other premises now offered for sale, the same rights shall be vested in the Purchasers of the various lots as though such premises had always been the property of separate owners, and each Purchaser shall purchase subject to this condition. All rights of way reserved in these Particulars to the Owner for the time being of any lot, over tracks or roadways included in other lots, are subject to the condition that the Owner for the time being of the dominant lot shall make good any damage he shall do by the user of such right to the said tracks or roadways of the servient lot, and shall also, where necessary, erect and in all cases maintain good and sufficient gates in such hedges as cross his right of way, whether such gates exist at the time of sale or not. Where the boundary line of any lot is marked with a T on the Plan, the Purchaser of the lot on the side of such boundary on which the T is situated on the Plan, shall, within six months after obtaining possession thereof, erect and for ever after maintain an efficient cattle fence on such boundary line.

SUMMARY.

Lot.	Description.	Area.		
		A.	R.	P.
1	Ladbroke Hall - - -	51	0	14
2	The Hall Farm - - -	143	3	4
3	Ascote Farm - - -	375	0	16
4	Old Barn Farm - - -	82	1	4
5	The Bell Inn and Farm - - -	66	0	28
6	Village Farm - - -	173	2	31
7	The Croft Farm - - -	117	3	33
8	Manor Farm - - -	155	3	6
9	Deppers Bridge Farm - - -	178	3	33
10	Model Farm - - -	113	1	33
11	Weddington Farm - - -	173	0	12
12	The Old Well House - - -	0	2	18
13	Two Cottages and Gardens - - -	0	3	16
14	The High House - - -	0	2	25
15	The Forge - - -	0	2	1
16	Ascote Cottages and Land - - -	3	2	28
17	Accommodation Pasture - - -	12	2	3
18	Ditto (Southam Meadow) - - -	8	1	24
19	Accommodation Pasture - - -	22	3	11
20	Accommodation Pasture - - -	20	0	13
21	Accommodation Pasture - - -	11	1	35
22	Part of Ladbroke Park - - -	25	2	20
23	Accommodation Pasture - - -	12	0	23
24	Three Cottages and Gardens - - -	0	1	2
25	One Cottage and Garden - - -	0	0	37
26	Two Cottages and Gardens - - -	0	1	19
27	One Cottage and Garden - - -	0	0	37
28	One Cottage and Garden - - -	0	0	23
29	Three Cottages and Gardens - - -	0	0	22
30	One Cottage and Garden - - -	0	0	23
31	One Cottage and Garden - - -	0	0	22
32	One Cottage and Garden - - -	0	0	16
33	Two Cottages and Gardens - - -	0	1	16
34	Two Cottages and Gardens - - -	0	0	20
35	Garden - - -	0	1	32
Total Area -		1753	1	20

PARTICULARS.

The Valuable Freehold Residential and Agricultural Property

known as the

LADBROKE HALL ESTATE

In the Parishes of LADBROKE, CHAPEL ASCOTE and BISHOPS
ITCHINGTON,

WARWICKSHIRE

Including the ADVOWSON OF THE RECTORY OF LADBROKE
and extending to a total area of about

1753a. 1r. 20p.

To be Sold in 35 Convenient Lots.

This Very Attractive Property

includes

LADBROKE HALL

a Charming Old-fashioned Country Seat or Hunting Box, standing in beautiful old Pleasure Grounds and Park Lands, offering an opportunity of securing what is essentially a Gentleman's Residence, either with a small area or as much of the surrounding Estate as may be desired.

To meet the views of those merely requiring a Residence or Hunting Box without the responsibilities of a landed Estate, Lot 1 has been limited to about 50 Acres, but a glance at the plan will show that the area can be conveniently extended by the acquisition of Lots 2, 4, 22, 23 or any further area a Purchaser may desire. The additional lots here suggested would form a compact self-contained small Estate of about 315 Acres, and if any intending Purchaser desired them to be offered as one lot, the Auctioneer would be prepared to meet his wishes on an opening bid of a sufficient amount being made at the commencement of the sale of Lot 1.

It is hardly necessary to draw attention to the exceptional advantages of the locality from a Hunting or purely Residential point of view, while being within easy reach of the fashionable district of Leamington and Warwick, it is also easily accessible from many of the great Centres of Industry in the Midlands, in the heart of a beautiful and richly timbered country, served by first-class roads and within reach of the Meets of Four Packs of Hounds.

The Agricultural lots include Ten Principal Farms, all capital Stock and Sheep Farms and a few well adapted for Dairying, one also having the Fully-Licensed Village Inn attached. The sub-soil is of limestone and there is a large proportion of the very excellent Hill Pasture usually found on this formation, and the remainder is sound Meadow and Pasture and easily worked Arable Land, growing good crops of barley, wheat, potatoes and roots.

The numerous Small Houses and Cottages, some 24 in all, should appeal to Purchasers in Leamington and Warwick, whence they are easily reached by train, as many of them are very picturesque and capable of great improvement at moderate expense.

There are several convenient lots of Accommodation Pasture Land which offer the opportunity of forming a Small Holding in conjunction with the Cottage lots, and some of which also contain very pleasant sites for the erection of houses of moderate size.

The present Rentals are extremely moderate. Various fields have been let from time to time by a former owner at rentals which are now quite inadequate, and intending Purchasers are invited to carefully inspect the lots and form their own estimate of the rental values. Vacant Possession of a considerable area can be obtained at Michaelmas next, but as certain portions are let from Lady Day, it has been found desirable as mentioned in the General Remarks to apportion the existing rentals to the various lots for the convenience both of Purchasers and Tenants, but these apportioned rentals should not be regarded as any indication of the present rental value of the land included in the respective lots.

NOTE. **The Advowson** and Perpetual Right of Presentation to the
RECTORY OF LADBROKE

is the property of the Vendor, and the transfer thereof to a suitable person on terms to be arranged would be considered by the Vendor. The Living is of the value of about £360 per annum, including 30 Acres of Glebe, and the present Incumbent is the Rev. Arthur Murray Dale, now aged 68. There is an excellent Rectory House and Garden, pleasantly situated adjoining the Church, which is an exceptionally beautiful structure of suitable size for the requirements of the Parish.



LADBROKE HALL (Lot 1).

Lot 1

(Coloured *Green* on Plan).

The Exceedingly Attractive Old-fashioned Family Residence

exceptionally well adapted in every way as

A Most Comfortable Hunting Box

known as

LADBROKE HALL

With Pleasure Grounds, Kitchen Garden, Excellent Stabling, Gardener's and Groom's Houses, Small Park, Orchard, Spinneys and Plantations, having a total area of about

51a. 0r. 14p.

TO BE SOLD WITH POSSESSION

of the Mansion, Gardens and Lands in hand, subject to the temporary occupation of the premises by the Government.

This Charming Residence possesses many Historical associations and portions of the building date back to the year 1698. The fine old carved oak staircase and some of the panelling are probably of that period, and it only requires judicious renovation which could be carried out at very moderate expense, to render it one of the most delightful places of its size in this very beautiful and favourite residential neighbourhood.

The Situation is Most Convenient

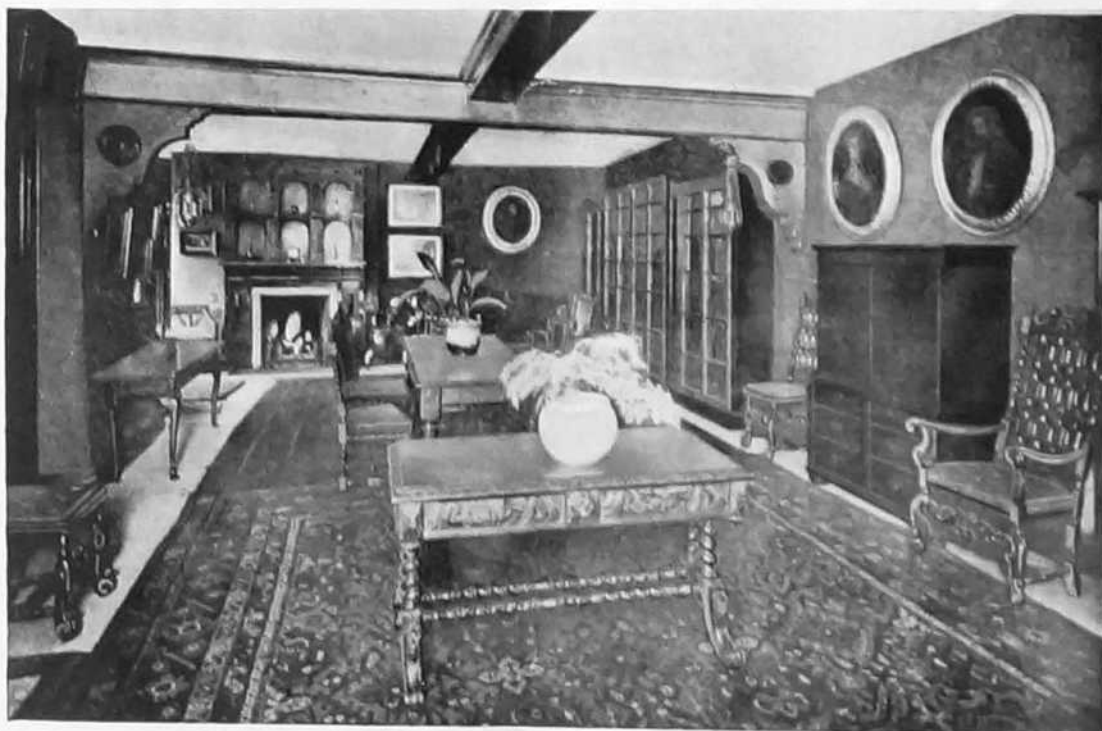
within 8 miles by excellent roads from Leamington Spa, 5 miles from Fenny Compton, 12 from Banbury, 14 from Rugby, 15 from Coventry, only 31 miles from Birmingham, and within $1\frac{1}{2}$ and 3 miles respectively from the Stations of Harbury and Southam Road (G.W.R.) and Southam or Long Itchington (L. & N.W.R.)

In the Centre of the Warwickshire Hunt

and within easy reach of the Meets of the Bicester, Pytchley and North Warwickshire. It is surrounded by



THE STAIRCASE.



THE LOUNGE HALL.

Delightful Old-Matured Pleasure Grounds and Parkland

such as can only be found on a property that has for generations been a Family Seat of some importance. They are magnificently timbered with fine old Oak, Elm, Cedar, Beech and ornamental trees of many varieties. There are

Wide Expanses of Old Lawns

with ample space for Full-sized Croquet and Double Tennis Courts,

Pretty Rosery and Rose Borders,

Ornamental Lily Pond and Water Garden,

while Grass Walks and Avenues of Stately Timber lend a dignity to its surroundings, which are usually only seen in the gardens of much larger houses.

THE RESIDENCE

stands about 300-ft. above sea level, on lime stone soil, and is approached by a Double Carriage Drive. It is built in a very substantial manner two varieties of Horton stone, with slate roof, and contains the following accommodation.

ON THE GROUND FLOOR:

ENTRANCE HALL, measuring about 22-ft. 6-in. by 11-ft. 10-in., with stone floor and panelled wainscot, from which

The Fine Carved Oak Staircase

(probably of the Queen Anne Period) leads to the Principal Landing on the First Floor. A wide archway gives access to

The Central Lounge Hall

measuring about 41-ft. 6-in. by 17-ft., with carved oak mantel and overmantel, open fireplace and dog grate, beamed ceiling and two glazed doors opening to grounds, and opening out of the Hall are

The Dining Room

about 28-ft. 6-in. by 17-ft. 6-in., with marble mantel and register stove, and well lighted by three windows overlooking the East lawns.

Pleasant Drawing Room

about 27-ft. by 17-ft. 6-in., with statuary marble mantel, register stove, two fitted oak bookcases with cupboards under, well lighted from four windows, also overlooking the grounds on the South-East front.

Study or Morning Room

measuring about 20-ft. 9-in. (including wide bay window) by 14-ft. 9-in., fitted with marble mantel and having French doors opening to gardens on the South front.

Smoking Room

about 19-ft. 6-in. by 16-ft., fitted with stone mantel, open fireplace and dog grate, large cupboard with shelves and beamed ceiling, and separate door to offices.

The Domestic Offices

which are well shut off from the remainder of the House, include LARGE KITCHEN with tiled floor, fitted with range, boiler and cylinder, dresser and cupboards; SCULLERY with sink (h. & c.); BUTLER'S PANTRY with sink, fireplace and range of cupboards; BUTLER'S BED ROOM; STRONG ROOM; SERVANTS' HALL; HOUSEKEEPER'S ROOM; LARDER; DAIRY; STORE ROOM; LAUNDRY with brick floor, bread oven, brewing and washing coppers, force pump from soft water tank; IRONING ROOM; Boot Hole, etc.; and THREE SERVANTS' BED ROOMS, approached by a Separate Staircase from the Servants' Hall.

ON THE FIRST FLOOR,

which is approached by the Principal Staircase from the Entrance Hall and also a Secondary Staircase from the Offices, are:

Bed Room, 18-ft. 6-in. by 16-ft. 6-in., with fireplace and two cupboards.

Dressing Room with fireplace.

Panelled Bed Room, 18-ft. by 17-ft. 6-in., with oak mantel and overmantel, oak panelled dado and two cupboards, and having door opening to **Dressing Room** with fireplace.

W.C.

Bed Room, 17-ft. 6-in. by 13-ft. 6-in., with fireplace, and door opening to **Dressing Room** with fireplace, and separate door to landing.

Bath Room with fitted porcelain enamel bath (h. & c.) and lavatory basin (h. & c.)

Bed Room, 15-ft. 6-in. by 15-ft., with fireplace.

Bed Room, 18-ft. 9-in. by 16-ft. 6-in., fitted with fireplace and cupboards.

Bed Room, 17-ft. 6-in. by 18-ft., with fireplace and cupboard.

Bed Room, 16-ft. 11-in. by 12-ft. 4-in., with fireplace.

Range of Fitted Linen Cupboards on landing. Housemaid's Cupboard.



THE WALK BY THE LILY POND.



THE SOUTH GARDEN AND TENNIS LAWNS.

ON THE SECOND FLOOR:

Eight Bed Rooms for servants. Bath Room (h. & c.). W.C. Housemaid's Cupboard. Store Room.

The House is lighted by Petrol Gas and most of the rooms have gas fittings, which will be included in the Sale.

There is an abundant Water Supply by gravitation.

THE STABLING

will appeal to any hunting man; it was built for the purpose and has roomy Comfortable Boxes, warm and well ventilated, with substantial fittings, built in keeping with the Residence and comprising Eight Boxes, Four Stalls, Washing Box, Sick Box, Two Large Coach-houses, Saddle Room, Extensive Lofts, Large Coal House, Wood Hovel, etc.

GROOM'S OR CHAUFFEUR'S COTTAGE

(built of brick and slated) containing Sitting Room, Kitchen, Four Bed Rooms, Pantry and Wash-house.

Large Walled Kitchen Garden

in first-rate order, well-stocked with choice varieties of standard and walled fruit trees. DOUBLE VINERY and THREE-DIVISION GREEN-HOUSES (all heated), several COLD FRAMES, Fruit Room, Potting Shed, etc., and having

MOST COMFORTABLE GARDENER'S HOUSE

substantially built of brick with tiled roof, containing Sitting Room, Kitchen, Scullery, Three Bed Rooms and E.C.

LARGE ORCHARD AND PICTURESQUE WOODS AND SPINNEYS.

The Premises hitherto used as the ESTATE TIMBER YARD comprise: Timber and Galvanized Iron Drying Shed, Saw Pit, Carpenter's Shop. Large Cart Shed and other useful buildings. An Excellent Dutch Barn and Implement Shed, the latter easily convertible into a Cattle House.

In No. 183a on Plan is a useful Brick and Tiled Cattle Shed adjoining the Entrance from the Fenny Compton Road.

NOTE. A detachment of Prisoners of War (selected, it is understood, for good behaviour and acquaintance with agricultural work) are at present quartered in the Servants' Bed Rooms and Offices of the House, under the charge of an Officer and Guard of the British Army. Permission has kindly been given for intending purchasers to have every facility afforded for viewing the premises between the hours of 10 a.m. and 4 p.m. (when the prisoners are usually absent at work) upon application to the Officer or Commandant, or the Non-Commissioned Officer in Charge.

The premises are, of course, kept quite clean, and this temporary occupation is not in any way detrimental to the property.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
143	House, Pleasure Grounds, etc.	10.800		
142	Kitchen Garden	1.837		
145	Lily Pond	.174		
118	Spinney	1.754		
117	Orchard	1.861		
116	Spinney	.588		
147	Ditto	1.179		
140	Dovehouse Spinney	2.969		
171	Milking Hill Spinney	1.872		
152	Spinney	.590		
169B	Ditto	.120		
		23.744	In hand.	
121A	Yard and Buildings	.576		
170	Park	26.188		
		26.764	Mr. Nicholls (apportioned)	£ s. d. 27 0 0
183A	Pasture and Building	.577	Mr. Griffin (apportioned)	1 0 0
		A. 51.085		

Tenancies : Mr. Nicholls, Yearly Lady Day.

Mr. Griffin „ „

Apportioned Tithe on 118 on Plan, 7s. 6d.

„ „ on remainder, £12 9s. 2d.

Lot 2

(Coloured *Yellow* on Plan).

The Capital Stock or Dairy Farm

known as

THE HALL FARM

In the Parish of LADBROKE, having a total area of about

143a. 3r. 4p.

About 124 Acres of which are sound Pasture, 17 Acres Arable, and about 2 Acres of useful Woodland. There is an excellent

Modern Farm House, conveniently situated on the main road from Warwick and Leamington, substantially built of red brick with tiled roof, and containing Entrance Hall with tiled floor, Sitting Room with bay window and tiled fireplace, a Second Sitting Room with modern stove, Five Bed Rooms, Kitchen with tiled floor, Scullery with sink, soft water and copper, Dairy, Larder and Wood House. **NICE GARDEN.**

The Farm Buildings, which are brick built and slated, comprise Cow House for six cows, Ditto for seven cows, Seven Calf Pens, Loose Box and Stable for two horses, Cart Horse Stable for five, Harness Room, Loft, Large Barn and Granary, Dutch Barn. Water Supply from Well.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
179	Pasture	38'450		
136	Ditto	8'750		
138	Ditto	8'023		
121 & 121B	Yard and Buildings	'752		
122	House and Buildings	'471		
175	Pasture	18'874		
176	Ditto	17'772		
177	Ditto	13'109		£ s. d.
		106'201	Mr. Nicholls (apportioned)	106 0 0
137	Spinney	1'718		
172	Ditto	'560		
		2'278	In hand.	
173	Pasture	9'567		
174	Ditto	8'483		
		18'050	Mr. Leadbeater (apportioned)	18 0 0
90	Arable	9'239		
92	Ditto	8'006		
		17'245	Mr. G. Baker (apportioned)	19 0 0
		143'774		

Tenancies: Mr. Nicholls, Yearly Lady Day.
Mr. Leadbeater, Yearly Michaelmas.
Mr. Baker, Yearly Michaelmas.

Apportioned Tithe, £35 3s. 5d.

Lot 3

(Coloured *Pink* on Plan).

The Valuable and
Important Stock and Sheep Farm

known as

ASCOTE FARM

In the Parish of CHAPEL ASCOTE, having an area of about

375a. Or. 16p.

including

A Substantial and Commodious Farm House, built of red brick with slate roof, and well placed in practically the centre of the Farm, within about four miles of Fenny Compton and three miles from Southam.

The Farm Buildings, which are brick built and slated, comprise Cow House for six cows, Ditto for seven cows, Seven Calf Pens, Loose Box and Stable for two horses, Cart Horse Stable for five, Harness Room, Loft, Large Barn and Granary, Dutch Barn. Water Supply from Well.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
179	Pasture	38'450		
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137	Spinney	1'718		
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		2'278	In hand.	
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90	Arable	9'239		
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		17'245	Mr. G. Baker (apportioned)	19 0 0
		143'774		

Tenancies: Mr. Nicholls, Yearly Lady Day.
Mr. Leadbeater, Yearly Michaelmas.
Mr. Baker, Yearly Michaelmas.

Apportioned Tithe, £35 3s. 5d.

Lot 3

(Coloured *Pink* on Plan).

The Valuable and
Important Stock and Sheep Farm

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ASCOTE FARM

In the Parish of CHAPEL ASCOTE, having an area of about

375a. Or. 16p.

including

A Substantial and Commodious Farm House, built of red brick with slate roof, and well placed in practically the centre of the Farm, within about four miles of Fenny Compton and three miles from Southam.

It contains Entrance Lobby, good square Entrance Hall with tiled floor and fireplace, Excellent Dining Room with marble mantel, modern fireplace and wood floor, Pretty Drawing Room with bay window and modern fireplace, Pantry with tiled floor, Kitchen with tiled floor, Wash House with sink and force pump, Cellar, Seven Bed Rooms, Three Attics, W.C.

Water supply by gravitation.

Flower and Vegetable Garden. Orchard.

Excellent Modern Farm Buildings, brick and tiled, comprising Stabling (Eight Stalls, Three Loose Boxes), Cattle Shed for 15, Four-bay Cart Shed, good Cart Horse Stable (Four Stalls and Two Boxes), Double Trap House, Harness Room, good Cattle Shed for 12 with mangers and gangway, water laid on, Eight-bay Open Cattle Shed and Yard, Cake House.

Useful Detached Buildings (No. 34 on Plan), red brick and tiled, with walled Yard, comprising several Loose Boxes suitable for Horses or Cattle, Open Cart Shed. Water laid on to troughs.

SCHEDULE.

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
PARISH OF CHAPEL ASCOTE.				
1	Pasture	47'474		
2	Ditto	1'171		
3	Ditto	10'813		
4	Ditto	76'888		
5	Ditto	19'292		
6	Ditto	20'750		
8	Ditto	6'286		
9	Pond	'153		
10	Buildings and Yard	'430		
11	House, Orchard, etc.	2'782		
12	Arable	34'431		
16	Pasture	19'249		
17	Ditto	2'335		
18	Ditto	64'489		
		306'543	Mr. Madge (apportioned)	£ s. d. 400 15 0
19	Ditto	29'047		
34	Buildings and Yard	'295		
33	Pasture	11'019		
36	Ditto	20'215		
		60'576	Mr. Griffin (apportioned)	£ s. d. 69 0 0
32	Nuns Bushes Wood	7'546		
35	Spinney	'438		
		7'984	In hand.	
		A. 375'103		

With this lot is sold the right, in common with others, of taking water from the Well situate in Field No. 176 on Lot 2.

Tenancies: Mr. Madge, Yearly Lady Day.
Mr. Griffin, Yearly Lady Day.

Believed to be Free of Tithe.

Lot 4

(Coloured *Pink* on Plan).

The Very Attractive Small Dairy or Stock Farm

known as

OLD BARN FARM

In the Parish of LADBROKE, close to the Village, adjoining the main road to Leamington, within two miles of Southam Road Station, having an area of about

82a. 1r. 4p.

including

Good Modern Farm House, substantially built of brick with tiled roof, containing Lobby, Sitting Room with open fireplace, Kitchen with tiled floor, Scullery with tiled floor, glazed sink and copper, Four Bed Rooms (three with fireplaces).

E.C. Water supply from Well and Pump.

The Farm Buildings are arranged round a brick Yard, and comprise very good Five-bay Dutch Barn, Brick and Tiled Cow House for six cows, Cart Horse, Stable for three horses, Loose Box, Cattle Shed for eight cows, Timber and Corrugated-iron Cart Shed, Dairy with tiled floor, Calf Box, Chaff House.

Useful Timber and Iron Cattle Shed in Field No. 135 on Plan.

Water is laid on to troughs in Nos. 134 and 135 on Plan.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
PARISH OF LADBROKE.				
130	Arable	4'442		
131	Pasture	6'595		
132	Houses and Buildings	7'15		
133	Pasture	2'618		
134	Ditto	12'737		
135	Ditto	16'178		
		43'285	Mr. Leadbeater (apportioned)	£ s. d. 42 0 0
24	Arable	6'805		
91	Ditto	18'601		
		25'406	Mr. Nicholls (apportioned)	25 10 0
127	Pasture	4'985		
128	Ditto	5'222		
129	Ditto	3'379		
		13'586	Mr. G. Baker (apportioned)	20 0 0
		A. 82.277		

With this lot is sold the right, in common with others, of taking water from the Well on Weddington Hill in Enclosure No. 27 on Lot 11.

Tenancies: Mr. Leadbeater, Yearly Michaelmas.
Mr. Nicholls, Yearly Lady Day.
Mr. Baker, Yearly Michaelmas.

Tithe Commutation on Nos. 127 and 128, £2 6s. 4d.

Apportioned Tithe on Remainder, £17 12s.

Lot 5

(Coloured *Blue* on Plan).

The Valuable Free Fully-Licensed Roadside Inn

known as

THE BELL INN

About three miles from Southam Road Station on the main road to Fenny Compton and Banbury, to which is attached

An Excellent Small Grass Farm

having a total area of about

66a. Or. 28p.

The Brick and Slate and Part Timbered Inn contains: Tap Room, Bar with Engines, Two Sitting Rooms with fireplaces, Dairy and Pantry combined, Wash-house with sink, Coal House, Six Bed Rooms, E.C. Water Supply from Well and Pump. Pretty Garden and Orchard.

First Rate Stabling of Three Stalls and Four Boxes with Loft over and Large Waggon Shed. Also the following

Farm Buildings: Brick-built with slate roof comprising Cart Horse Stable for seven with Loft over, Good Barn, Open Cattle Shed, Cow House for four, ditto for ten cows, Two Pigstyes, Meal House with copper.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
148	Pasture	1'123		
151	Ditto	2'836		
150	Inn, Buildings and Orchard	1'022		
154	Pasture	6'781		
166	Ditto	10'145		
165	Ditto	11'275		
164	Ditto	15'151		
157	Ditto	7'378		
104	Arable	9'718		
		65'429	Mr. How (apportioned)	£ s. d. 123 15 0
167A	Spinney	'645		
169A	Ditto	'100		
		'745	In hand.	
		66'174		

Tenancy, Yearly Michaelmas.

Apportioned Tithe £16 2s. 9d.

Lot 6

(Coloured *Pink* on Plan).

A Capital Stock and Sheep Farm

known as

VILLAGE FARM

In the Parish of LADBROKE, having an area of about

173a. 2r. 31p.

All sound Pasture and Meadow with the exception of about 20 Acres of Arable.

Commodious Old-Fashioned Farm House, pleasantly placed in Ladbroke Village, substantially built of red brick with tiled roof, containing: Two Sitting Rooms with fireplaces, Four Bed Rooms (two with fireplaces), Kitchen with tiled floor and range, Scullery with sink and copper, Excellent Dairy with brick floor and tiled shelves, Coal and Wood House. E.C. Water Supply from Well and Pump.

The Farm Buildings, built of brick and stone with slated and tiled roofs, comprising Cow House for eight, Cart Horse Stable for six, Four-bay Open Shed, Fold Yard, Good Barn, Trap House, Piggery, Wagon Hovel, Meal House and Goose Pen.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
49	Arable ...	5'773		
51	Ditto ...	8'312		
70	Ditto ...	5'801		
47	Pasture ...	7'693		
46	Ditto ...	22'416		
37	Ditto ...	30'336		
38	Ditto ...	3'942		
45	Ditto ...	17'314		
207	Ditto ...	23'901		
41	Ditto ...	7'144		
72	Orchard ...	'613		
87	Houses and Buildings ...	'631		
86	Pasture ...	1'764		
		135'640	Messrs. F. & F. Coleman	£ 145 s. 0 d.
44	Pasture ...	12'577	Mr. Green (apportioned)	14 5 0
208	Ditto ...	4'572		
209	Ditto ...	20'904	Mr. Pratt (apportioned)	26 0 0
		25'476		
		173'693		

Tenancies: Messrs. Coleman, Yearly Michaelmas.

Mr. Green, Yearly Michaelmas.

Mr. Pratt, Yearly

Apportioned Tithe £42 11s. 5d.

Lot 7

(Coloured *Yellow* on Plan).

A Capital Stock and Sheep Farm

known as

THE CROFT FARM

In the Parish of LADBROKE, having an area of about

117a. 3r. 33p.

Including 59 Acres of Capital Hill Grazing, 55 Acres of Sound Meadow and Pasture and over Three Acres of Woodland. There is a picturesque

Old-Fashioned Farm House, partly half-timbered in black and white, the remainder being brick and tile. It contains Two Sitting Rooms with fireplaces (one having oak beams), Four Bed Rooms, Kitchen with range and tiled floor, Pantry and Dairy, Wash-house with copper and sink, E.C. Coal House. Water Supply from Well and Pump.

The Farm Buildings, which are principally brick built and tiled, consist of Cow House for four, Cart Horse Stable for two, Calf Pen, Three Pigstyes, Waggon Shed with Granary over, Timber and Iron Cow House for six

SCHEDULE.

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
112	House, Buildings, etc. ...	340		
113	Pasture ...	2132		
99	Ditto ...	3354		
100	Ditto ...	9946		
105	Road, etc. ...	2236		
103	Pasture ...	4308		
102	Ditto ...	7719		
85	Ditto ...	24252		
81	Ditto ...	5704		
43	Ditto ...	19742		
		<hr/>		
		79733	Mr. Green (apportioned)	£ s. d. 91 0 0
82	Spinney, Windmill Hill ...	3347		
		<hr/>		
		3347	In hand.	
42	Pasture ...	34874		
		<hr/>		
		34874	Mr. Pratt (apportioned)	34 0 0
		<hr/>		
		117954		

Tenancies : Mr. Green, Yearly Michaelmas.

Mr. Pratt, Yearly

Apportioned Tithe £28 17s. 1d.

Lot 8

(Coloured *Blue* on Plan).

An Excellent Mixed Farm

known as

THE MANOR FARM

In the Parish of LADBROKE, having a total area of about

155a. 3r. 6p.

About 46 Acres of which are Arable, and the remainder Pasture and Meadowland.

The Farm House. Brick and stone-built with slate roof, contains: Dining Room with fireplace and tiled hearth, Drawing Room with white marble mantelpiece and register stove, Kitchen with tiled floor, Range and sink, Dairy with stone floor and tiled shelves, Cellar, Four Bed Rooms Three Attic Bed Rooms, Wash-house with tiled floor, bake oven and copper. Coal House. E.C. Water Supply from Well with pump.

The Substantial Buildings, principally brick-built and tiled, are arranged round a yard and comprise: New Five-bay Dutch Barn with timber uprights and iron roof, Three Calf Pens, Cow House (with brick floor) for nine, Stable for two, Cart Horse Stable for six with Loft over, Barn with platform, Open Shed and Fold Yard, Loose Box and Three Cattle Boxes, Coach House and Granary.

SCHEDULE.

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
50	Pasture	10'717		
33	Ditto	11'299		
32	Ditto	9'294		
52	Ditto	3'316		
31	Ditto	10'481		
55	Arable	13'963		
54	Pasture	8'834		
53	Ditto	15'090		
64	Arable	6'040		
62	Ditto	7'034		
63	House, Buildings, etc.	1'206		
61	Arable	11'972		
56	Ditto	7'257		
30	Pasture	10'864		
57	Ditto	14'790		
58	Ditto	13'633		
		155'790	Mr. Bird	£ s. d. 160 0 0
		155'790		

Tenancy, Yearly Lady Day.

Apportioned Tithe £38 2s.

Lot 9

(Coloured *Green* on Plan).

The Very Conveniently Situated Stock and Sheep Farm

known as

DEPPERS BRIDGE FARM

In the Parish of LADBROKE, one mile from Harbury and Southam Road Station, having a total area of

178a. 3r. 33p.

About 22 Acres Arable, the remainder capital Pasture and Meadow, with TWO ACRES OF WOOD AND RIVER.

It comprises

A Spacious and Comfortable Farm House, partly half timber and part brick and tile, containing Tiled Entrance Hall, Two Sitting Rooms, Lobby with tiled floor, Kitchen with stone floor, Pantry with tiled floor, Wash House with tiled floor, sink and copper, good Dairy with tiled floor and shelves, Bacon Room, Six Bed Rooms, Box Room.

E.C. Water supply from Well and Pump.

VEGETABLE GARDEN AND ORCHARD.

The Farm Buildings, brick and tiled, comprise Four-bay Open Cattle Shed, Fold Yard, Cart Horse Stable for five, Loose Box, Cattle Pen for five, Four-bay Waggon Shed, Cow House for ten, Two Calf Pens, good Barn, Five-bay Dutch Barn, Four good Pigstyes, Meal House with copper, Sheep Dipping Bath in brick.

A Brick and Tile Open Hovel with one pen in Field No. 11.

A Corrugated-iron Open Hovel with one pen in Field No. 2.

Included in this Lot is

OLD TOLLGATE COTTAGE,

brick and slate built, and containing Living Room, Wash House with copper, Two Bed Rooms. E.C. Large Garden.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
27	Pasture ...	5.130		
29	Ditto ...	7.296		
26	Ditto ...	14.535		
2	Ditto ...	48.781		
1	Ditto ...	3.124		
3	Ditto ...	4.759		
3A	Ditto ...	2.392		
5	Cottage and Garden ...	.279		
6	Pasture ...	11.050		
10	House and Buildings ...	1.520		
11	Pasture ...	6.743		
12A	Marsh ...	.014		
14	Pasture ...	10.756		
15	Ditto ...	15.634		
16	Ditto ...	9.090		
17	Ditto ...	3.903		
19	Ditto ...	9.860		
25	Arable ...	7.558		
21	Ditto ...	6.483		
22	Ditto ...	7.921		
		176.828	Mr. Cockbaine	£ s. d. 176 15 0
12	...	1.583		
13	...	.542		
		2.125	In hand.	
		178.953		

Tenancy, Yearly Michaelmas.

Apportioned Tithe, £43 16s. 8d.

Lot 10

(Coloured *Blue* on Plan).

A Capital Dairy and Stock Farm

known as

MODEL FARM

In the Parishes of BISHOPS ITCHINGTON, LADBROKE and
CHAPEL ASCOTE, having an area of about

113a. 1r. 33p.

with

Pleasantly Situated Comfortable Farm House, substantially built of red brick with tiled roof, and containing Two Sitting Rooms with fireplaces (one with bay window), Five Bed Rooms, Kitchen with tiled floor, good Dairy with brick floor and tiled shelves, Wash House with open cooking fire, glazed sink and tiled floor. Cellar. Outside Wash House with copper. E.C.

GARDEN AND ORCHARD.

The Farm Buildings comprise Brick and Timber Range of Loose Boxes for four cattle, Cow House for three, Calf Pen, Excellent Brick and Tiled Two-bay Barn with paved gangway, Cart Horse Stable for four, Gear House, Two Pigstyes, Two-bay Waggon Shed with Granary over, Walled Cattle Yard.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
PARISH OF BISHOPS ITCHINGTON.				
366	Pasture	26.112		
367	House, Buildings, etc. ... ..	.692		
369	Road ... ..	.278		
336	Arable	21.146		
PARISH OF CHAPEL ASCOTE.				
24	Pasture	10.559		
26 & 26A	Pasture and Arable	22.085		
23	Pasture	13.488		£ s. d.
PARISH OF LADBROKE.				
23	Pasture	17.784		
PARISH OF CHAPEL ASCOTE.				
25	Spinney ... ..	.404		
PARISH OF BISHOPS ITCHINGTON.				
368	Spinney ... ..	.904		
		1.308	In hand.	
		A. 113.452		

Tenancy, Yearly Lady Day.

Tithe, Bishops Itchington, Impropiator, £19 18s. 1d. Vicarial 8¼d.

Apportioned Tithe, Ladbroke, £4 7s. 1d.

Lot 11

(Coloured *Green* on Plan).

An Excellent Mixed Farm

known as

WEDDINGTON FARM

Having an area of about

173a. Or. 12p.

About 40 Acres Arable and the remainder Pasture, with about TWO ACRES OF WOODLAND, and including

A PAIR OF WELL-BUILT MODERN RED BRICK AND
TILED COTTAGES

which could easily be converted at small cost into an

Excellent Farm House, each containing Sitting Room, Living Room with range, Three Bed Rooms, Scullery with copper, Larder, Coal House, E.C., and LARGE GARDEN. Water Supply from Well and pump.

The Farm Buildings consist of Five-bay Dutch Barn with iron roof, Timber and Iron Fodder Shed, Capital Brick and Slate Cattle Feeding Shed with mangers, feeding gangway and root house, Gear House, Open Eight-bay Timber and Corrugated Iron Cattle Shed and Timber and Corrugated Iron Implement Shed.

Water supply from good Well and Pump.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
PARISH OF CHAPEL ASCOTE.				
28	Arable	11.923		
27	Pasture	18.290		
30	Arable	11.768		
29	Buildings ... ..	.831		
31	Arable	16.435		
31A	Two Cottages and Gardens ...	.640		
15	Pasture	65.838		
21	Ditto	13.293		
		139.018	Mr. Nicholls	£ s. d. 140 0 0
14	Pasture	12.561		
20	Ditto	19.202		
		31.763	Mr. Spencer	32 0 0
22	Weddington Brake Wood ...	2.298		
		2.298	In hand.	
		A. 173.079		

Tenancies : Mr. Nicholls, Yearly Lady Day.
Mr. Spencer, Yearly Michaelmas.

Believed to be free of Tithe.

Lot 12

(Coloured *Mauve* on Plan).

An Attractive Dwelling House

known as

THE OLD WELL HOUSE

With nice Garden, Orchard, Buildings, etc., suitable for occupation with any of the smaller lots of land, conveniently placed in the Village of LADBROKE, having an area of about

0a. 2r. 18p.

It is brick-built with slate roof and contains : Two Sitting Rooms with fireplaces, Kitchen (with range, copper and sink), Combined Dairy and Larder (with stone floor), Four Bed Rooms, Coal House.

E.C. Good Water Supply from Well.

The Substantial Farm Premises comprise : Brick and Tiled Cow House for four, ditto for three cows, Timber and Iron Cart Horse Stable for two, Implement House, Trap House with Loft over, Two Pigstyes.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
PARISH OF LADBROKE.				
114	House, Buildings, Orchard, etc. ...	.614	Mr. Griffin (apportioned)	£ s. d. 8 0 0
		.614		

Tenancy, Yearly Lady Day.

Tithe Commutation on this lot 5s. 8d.

Lot 13

(Coloured *Pink* on Plan).

Two Excellent Freehold Cottages with Large Garden, Orchard, etc.

having an area of about

0a. 3r. 16p.

Both substantially built of brick with tiled roof, one having Sitting Room, Kitchen, Scullery, Dairy, Four Bed Rooms, Outside Wash House, Pigstye, Brick and Tiled Stable or Cow House, Open Cart Shed, and Wood and Corrugated-iron Open Cart Shed. Large Garden and Orchard. Let to Mrs. Collins at the very low Rental of 10s. per month.

The other containing Sitting Room, Kitchen, Two Bed Rooms and Wash House. Let to Mrs. Gardner at an apportioned Rental of 8s. per month making a Total Rental of £10 16s.

Each Cottage has the joint use of E.C. and water supply from Pump.

SCHEDULE.

No. on Plan.	Description.	Area.	Tenant.	Rent.
				£ s. d.
98A	House, Garden, etc. ...	·838	Mrs. S. Collins	6 0 0
98 pt.	Cottage ...	·012	Mrs. Gardner (apportioned)	4 16 0
		—		
		·850		

Apportioned Tithe Commutation on this lot, 3s. 10½d.

This lot is sold subject to the right reserved to the owner for the time being of Lot 25 of taking water for domestic purposes only from the Well on this lot in common with the owner or occupier of this lot until January 1st, 1920, as mentioned in the particulars of Lot 25.

Lot 14

(Coloured *Yellow* on Plan).

THE HIGH HOUSE Ladbroke.

A Spacious and Superior Residence, substantially built of red brick, and containing the following accommodation :

On the Ground Floor: Dining Room with open fireplace and two recesses, Drawing Room with marble mantel and register stove, Kitchen with range and two cupboards, Pantry with cellar under, Scullery with copper.

On the First Floor: Five Bed Rooms (four with fireplaces).

On the Upper Floor: Two Attic Bed Rooms, each with hob grate.

Outside: Dairy with tiled floor and Loft over, Stable for two horses, Wood House, Coal Shed, Corrugated-iron Cow House for eight, Two Brick and Tiled Pigstyes. E.C. Water supply from Well and Pump.

LARGE VEGETABLE GARDEN AND Paddock.

Extending in all to about

0a. 2r. 25p.

SCHEDULE.

<i>No. on Plan.</i>		<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
72A	...	316		
87A	...	344		£ s. d.
		660	Mr. Oliver	16 10 0

Let to Mr. F. Oliver on a Quarterly Tenancy at a Rental of **£16 10s.** per annum.

Lot 15

(Coloured *Green* on Plan).

The Forge

LADBROKE.

comprising

Blacksmith's Shop with Two Forges, Loft over, Shoeing Shed and Coal House, with

Brick and Tile House adjoining, and containing Two Sitting Rooms, Kitchen with range and bread oven, Scullery with sink and copper, Pantry, Four Bed Rooms. E.C. Hovel and Pigstye.

Water supply from Well and Pump.

Garden, Small Orchard and Strip of Garden Ground; this lot having a total area of about

Half-an-Acre.

SCHEDULE.

<i>No. on Plan.</i>		<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
73	...	153		
75 & 75A	...	354		£ s. d.
		507	Mr. Boyles (apportioned)	14 0 0

Tenancy, Quarterly.

Lot 16

(Coloured *Green* on Plan).

Ascote Cottages

Pleasantly placed on the main road from Southam and Ladbroke to Fenny Compton, well adapted for conversion into an

Attractive Private Residence

and forming the nucleus for a useful Small Holding in conjunction with

any of the small lots of Accommodation Land, having at present an area of about

3a. 2r. 28p.

comprising

A PAIR OF EXCELLENT WELL-BUILT MODERN SEMI-DETACHED COTTAGES

each containing Sitting Room, Kitchen (Scullery with sink, copper and pump), Pantry, Three Bed Rooms. Hovel and E.C. Good Garden. Water Supply by gravitation.

WITH LARGE GARDEN AND ABOUT THREE ACRES OF CAPITAL PASTURE.

SCHEDULE. -

<i>No. on Plan.</i>	PARISH OF LADBROKE.			<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
						£ s. d.
18A	3.190	Mr. Madge (apportioned)	4 5 0
36A404		
199A082		
				<hr/> .486	Mr. Madge (apportioned)	10 0 0
				<hr/> 3.676		

Let with other lands to Mr. T. A. Madge, on a Yearly Lady Day Tenancy, at an Apportioned Rental of **£14 5s.** per annum. Tenant paying taxes.

NOTE. With this lot is sold the right of taking water by the existing supply pipes through Lots 3 and 2 from the well in No. 176 on Plan in Lot 2 in common with the owners for the time being of Lots 2 and 3.

Tenancy : Mr. Madge, Yearly Lady Day.

Apportioned Tithe, Ladbroke 15s.

Lot 17

(Coloured *Green* on Plan).

A Valuable Enclosure of Accommodation Pasture Land

and Strip of Land having an extensive frontage to the Southam Road, with an area of about

12a. 2r. 3p.

as set forth below.

<i>No. on Plan.</i>				<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
						£ s. d.
77	...	...	...	12.055	Mr. Green (apportioned)	15 0 0
76	...	...	...	.467	Mr. Boyles (apportioned)	1 0 0
				<hr/> 12.522		

Tenancies : Mr. Green, Yearly Michaelmas.

Mr. Boyles, Quarterly

Apportioned Tithe, £3 1s. 2d.

Lot 18

(Coloured *Mauve* on Plan).

Southam Meadow

An Enclosure of Very Useful Accommodation Meadow

On the main road from Ladbroke to Southam (within about half-a-mile and $1\frac{1}{2}$ miles respectively therefrom), having an area of about

8a 1r. 24p.

as set forth below.

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
34	Pasture	...	...	8.398
			Mr. G. Baker (apportioned)	£10 5 0

Tenancy, Yearly Michaelmas. Apportioned Tithe £2 os. 8d.

Lot 19

(Coloured *Pink* on Plan).

Five Valuable Closes of Excellent Meadow Land

having an area of about

22a. 3r. 11p.

In No. 193 on Plan is a Brick and Timber Slated and Tiled Shed.

SCHEDULE.

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
193	Pasture	...	...	3.724
192A	Ditto	...	...	2.608
196	Ditto	...	...	5.805
194	Ditto	...	...	7.610
195	Ditto	...	...	3.077
		<hr style="width: 50px; margin: 0 auto;"/>		22.824
			Mr. G. Baker (apportioned)	£ s. d. 26 10 0

Tenancy, Yearly Michaelmas. Apportioned Tithe, £5 11s. 4d.

Lot 20

(Coloured *Green* on Plan).

About Twenty Acres of Sound Accommodation Pasture

Including in No. 160 on Plan a Brick and Tiled Cattle Shed.

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
160	Pasture	...	...	1.790
204	Ditto	...	...	18.296
		<hr style="width: 50px; margin: 0 auto;"/>		20.086
			Mr. Barnett (apportioned)	£ s. d. 24 10 0

Tenancy, Yearly Michaelmas. Apportioned Tithe, £4 17s. 9d.

Lot 21

(Coloured *Mauve* on Plan).

A Valuable Enclosure of Excellent Accommodation Meadow

having an area of about

11a. 1r. 35p.

Including Timber and Iron Cattle Shed.

<i>No. on Plan.</i>	<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
205 ...	11'461	Mr. Barnett (apportioned)	£14 5 0

Tenancy, Yearly Michaelmas.

Apportioned Tithe, £2 15s. 10d.

Lot 22

(Coloured *Mauve* on Plan).

Over Twenty Acres of Accommodation Pasture Land

Forming the Eastern portion of

LADBROKE HALL PARK

together with

FIVE ACRES OF WELL-GROWN WOODS & PLANTATIONS

extending altogether to about

25a. 2r. 20p.

having an extensive frontage to the main road from which it is completely sheltered by a Spinney, and offering

AN EXCELLENT SITE

for the erection of a Gentleman's Residence.

SCHEDULE.

<i>No on Plan.</i>	<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
183 ...	20'473	Mr. Griffin (apportioned)	£ s. d. 23 0 0
169 ...	·697		
182 ...	2'050		
180 ...	·129		
181 ...	·745		
184 ...	1'536	In Hand.	
	5'157		
	25'630		

Tenancy, Yearly Lady Day.

Apportioned Tithe £6 6s. 4d.

Lot 23

(Coloured *Mauve* on Plan).

An Enclosure of First-Rate Accommodation Pasture Land

having an area of about

12a. 0r. 23p.

Of a park-like nature, well-studded with handsome timber and offering a valuable addition to Lot 1.

NOTE. This lot is sold subject to the restriction that no building of any kind shall be erected on any part of the land within 500 feet of the Southern boundary of this lot without the consent in writing previously obtained of the Purchaser or owner for the time being of Lot 1.

No. on Plan.		Area.	Tenant.	Rent.
				£ s. d.
96	...	11.826	Mr. Nicholls (apportioned)	11 10 0
118B	...	.318	In hand ...	—
		<hr/>		
		12.144		

Tenancy, Yearly Lady Day.

Apportioned Tithe £2 19s. 7d.

Lot 24

(Coloured *Red* on Plan).

Three Excellent Freehold Cottages and Gardens

(adjoining All Saints' Church) having an area of about

0a. 1r. 2p.

Brick-built and thatched roof, each containing One Living Room, Two Bed Rooms, one having Scullery and one Larder and small Wash-house.

Each tenant having the joint use of E.C., Wood and Thatched Coal Shed, Water Supply from Pump.

No. 1 let to Mr. Duckett at 5s. per month, No. 2 to Mrs. H. Baker at 4s. 2d. per month, and No. 3 to Mr. Last at 10s. per month, making a total Rental of **£11 10s.** per annum.

No. on Plan.	Area.
119 Three Cottages and Gardens ...	.265

Lot 25

(Coloured *Mauve* on Plan).

Capital Cottage and Garden

having an area of about

0a. 0r. 37p.

Brick built and tiled roof, and containing Two Living Rooms, Three Bed Rooms, Back Kitchen, Larder and Wash House, E.C. Let to Mrs. Davis at 16s. per month, with Garden let to Mrs. Gardner at an apportioned Rent of 4s. per month, making together **£11 10s.** per annum.

<i>No. on Plan.</i>	<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>		
			£	s.	d.
98B	·229	Mrs. Davis Mrs. Gardner (apportioned)	9	2	0
			2	8	0

Tithe Commutation on this lot, 1s. 9d.

NOTE. The purchaser or owner for the time being of this lot shall have the right until 1st of January, 1920, of taking water for domestic purposes only from the Well on Lot 13 in common with the owner and occupiers of that lot. This will allow a sufficient period to enable the purchaser of this lot to sink a Well thereon.

Lot 26

(Coloured *Green* on Plan).

Two Cottages and Gardens

having an area of about

0a. 1r. 19p.

Brick built, one having thatched roof and one tiled, each containing Sitting Room, Kitchen, Two Bed Rooms and E.C.; one having Scullery and the other Coal House and Pigstye. Water supply from one Well. One let to Mrs. Langford at 14s. monthly; one let to Mrs. G. Baker at 6s. 8d. monthly; making a total Rental of **£12 8s.** per annum.

<i>No. on Plan.</i>	<i>Area.</i>
98c	·372

Lot 27

(Coloured *Yellow* on Plan).

Picturesque Cottage and Garden

And Strip of Land at rear, having an area of about

0a. 0r. 37p.

Brick built with thatched roof, and containing Sitting Room, Kitchen, Two Bed Rooms, Wash House and Larder, E.C. in Garden; Pigstye. Water supply from Well.

The Land at rear is in hand, remainder let to Mr. J. C. Link on a monthly tenancy at 12s. per month, or **£7 4s.** per annum.

NOTE. The purchaser of this lot shall within six months after the completion of the purchase erect and ever maintain a fence on the Western boundary of this lot, marked with a **T** on Plan.

<i>No. on Plan.</i>		<i>Area.</i>	<i>Tenant.</i>	<i>Rent.</i>
Pt.				£ s. d.
Pt. 98	...	'104	Mr. Link	7 4 0
118A	...	'133	In hand	—
		'237		

Lot 28

(Coloured *Pink* on Plan).

Cottage and Garden

having an area of about

0a. 0r. 23p.

Brick built and thatched roof, and containing Sitting Room, Kitchen, Two Bed Rooms, Wash House and Hovel, E.C. in Garden. Water supply from Well. Let to Mrs. E. Elkington at 12s. per month, or **£7 4s.** per annum.

<i>No. on Plan.</i>	<i>Area.</i>
99A	'142

Lot 29

(Coloured *Pink* on Plan).

Three Excellent Cottages And Gardens

Having an area of about

0a. 0r. 22p.

Brick built and tiled roof, each containing One Living Room, Two Bed Rooms, Scullery, with Two E.C.'s and Wash House in Garden for joint use of the Three Cottages. Water supply from one Well. One let to Mrs. Haywood at 5s. per month, one let to Mrs. T. Baseley at 5s. per month, one let to Mrs. Geo. Fearn at 6s. 8d. per month, making a total of **£10** per annum.

<i>No. on Plan.</i>	<i>Area.</i>
Pt. 111	'140

Lot 30

(Coloured *Pink* on Plan).

Cottage and Garden

having an area of about

0a. 0r. 23p.

Brick built and thatched roof, and containing Sitting Room, Kitchen, Larder and Two Bed Rooms, E.C. in Garden. Water supply from Pump. Let to Mr. F. Coleman at 6s. 8d. per month, or £4 per annum.

This lot is sold subject to the right reserved to the owner for the time being of Lot 31 of taking water for domestic purposes only from the Well on this lot in common with the occupier of this lot until January 1st, 1920.

No. on Plan.	Area.
109A ... ..	.144

Lot 31

(Coloured *Mauve* on Plan).

Cottage and Garden

having an area of about

0a. 0r. 22p.

Brick built and thatched roof, containing Sitting Room, Kitchen. Three Bed Rooms, Larder and Hovel. Let to Mr. J. Gilks at 5s. 10d. per month, or £3 10s. per annum.

NOTE. With this lot is sold the right of taking water for domestic purposes only from the Well on Lot 30 in common with the occupier of that lot until January 1st, 1920.

No. on Plan.	Area.
109B ... ..	.139

Lot 32

(Coloured *Green* on Plan).

An Exceptionally Good Modern Cottage and Garden

having an area of about

0a. 0r. 16p.

Substantially built of brick, with tiled roof, and containing Sitting Room, Kitchen, Pantry, Two Bed Rooms and Box Room, E.C. in Garden. Water Supply from Pump.

Let to Mr. C. Baseley at 8s. per month, or £4 16s. per annum.

No. on Plan.	Area.
B/D 196) ... ..	.103

Lot 33

(Coloured *Pink* on Plan).

Two Cottages and Gardens and Plot of Garden Land

having an area of about

0a. 1r. 16p.

Brick built with tiled roof, one containing Sitting Room, Kitchen, Two Bed Rooms and Hovel, and one containing One Living Room, One Bed Room and small Wash-house, E.C. at South end of garden for joint use of both Cottages.

One let to Mr. J. Jelfs at 8s. per month, one let to Mrs. J. Baker (an old servant) free of Rent, estimated Rental, 5s. per month; Garden let to Mr. How on a Yearly Michaelmas Tenancy at an Apportioned Rental of 5s. per annum; making a total of £8 1s. per annum.

No. on Plan.	Description.	Area.	Tenant.	Rent.
				£ s. d.
153	Two Cottages and Gardens ...	·163	Mr. Jelfs ...	4 16 0
153A	Garden ...	·190		Mrs. Baker (estimated)	3 0 0
			Mr. How, T. A. (apportioned) ...	0 5 0
		·353		

Lot 34

(Coloured *Pink* on Plan).

Two Cottages and Gardens

having an area of about

0a. 0r. 20p.

Brick built with part tiled and part thatched roof, each containing Sitting Room, Kitchen, Two Bed Rooms and E.C., one with Larder and one with Wash-house, Dairy, Hovel and Wood Shed. Water Supply from one Well.

Let to Major Fell on a Yearly Tenancy at £12 8s. per annum.

No. on Plan.	Area.
73A	·126

Lot 35

(Coloured *Green* on Plan).

A Plot of Garden Land

(near the Harp Inn)

adjoining the main road from Ladbroke to Southam, having an area of about

0a. 1r. 32p.

No on Plan.	Description.	Area.	Tenant.	Rent.
36	Garden ...	·455	Mr. Green (apportioned)	£0 15 0

Tenancy, Yearly Michaelmas.

Conditions of Sale.

1.—The highest bidder for each lot shall be the Purchaser, and if any dispute arises as to any bidding the lot shall be put up again at the last undisputed bidding. There will be a reserve price for each lot, and the Vendor or his agent shall be at liberty to bid. The amount of the advance of each bidding shall be regulated by the Auctioneer, and no bidding shall be retracted. The Vendor reserves the right to withdraw any lot before the same is actually sold, and to vary the order in which the lots are offered for sale.

2.—Each Purchaser shall immediately after the sale pay to the Auctioneers a deposit of 10 per cent. on his purchase money and sign an agreement in the form subjoined and shall pay the residue of his purchase money to the Vendor or as he shall direct, on the 31st day of December, 1918 (hereinafter called "the completion day"), at the office of the Vendor's Solicitors, Messrs. W. F. & W. WILLOUGHBY, at Daventry, or at such other place as may be appointed for that purpose, at which time and place the purchase shall be completed, and the Purchaser of each lot paying his purchase money together with the proportion of the current rents calculated up to that day shall as from that day be let into possession or receipt of the rents and profits and pay all outgoings and up to that day all rates, taxes and other outgoings are (if necessary) to be apportioned and according to the period for which they are intended to provide and not as running from the dates when the same are made and allowed, and the balance of such rent and outgoings shall be paid by or allowed to the Purchaser on completion. If from any cause whatever other than the wilful default of the Vendor the purchase of any lot shall not be completed on or before the completion day, the Purchaser shall pay to the Vendor interest on the balance of the purchase money at the rate of £6 per cent. per annum from that day until the completion of the purchase or the Vendor shall have the option of taking the rents and profits (less outgoings) apportioned up to the actual day of completion in lieu of interest as aforesaid, but the Purchaser shall not be entitled to any compensation for the Vendor's delay or otherwise, but this stipulation is without prejudice to the Vendor's rights under any other of these Conditions.

3.—Each lot shall be at the risk of the Purchaser as to loss or damage by fire, accident, hostilities, aircraft or otherwise arising after the sale.

4.—Each lot is sold and will be conveyed subject to and with the benefit of all existing leases and tenancies and to any rights, easements and restrictive covenants or as the case may be mentioned in the Particulars as affecting the same. Counterparts or copies of the leases or written agreements (if any) with the tenants and any notices to quit or determine tenancies that may have been given will be produced at the sale and may be inspected at the office of the Vendor's Solicitors at any time within seven days previously, and the Purchaser (whether availing himself of such opportunity of inspection or not) shall be deemed to have full notice of the contents of all such documents and the nature and extent of the rights, easements and restrictive covenants and other rights affecting the property sold (whether respectively of a usual character or not), and of the terms of the tenancies notwithstanding any partial, incomplete or inaccurate statement of such contents or of the effect thereof or of the terms of the tenancies in the Particulars or these Conditions. (In any case in which the Vendor has no counterpart or copy of the lease, agreement or 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.)

5.—Each lot is sold and will be conveyed subject to all existing rights of drainage and water supply, and the Purchaser of any lot upon which there is a well or spring and pipe lines leading therefrom or on which there are existing pipe lines supplying water to any other lot or lots shall enter into a covenant with the Vendor and the Purchaser of the dominant lot or lots that he will not obstruct or interfere with the free flow of water by gravitation through the existing pipes nor substitute larger receptacles for the watering of cattle on his lot from such supply than have hitherto been used on the estate, and in cases where the Purchaser of the servient lot draws water from such pipe lines, that he will keep such pipe lines in repair so as to prevent a leakage of water therefrom, and in cases where the Purchaser of the servient lot does not draw water from such pipe lines, that he will allow the Vendor or the Purchaser or the owner for the time being of the dominant lot to enter upon the servient lot with workmen or others for the purpose of renewing such pipe lines with pipes of similar dimensions on his making good any damage done thereby to the servient lot.

6.—Each lot is sold and will be conveyed subject to all existing rights of way and passage and other easements which have been hitherto enjoyed, and the same rights shall be vested in the Purchasers of the several lots as though such lots had always been the property of separate owners, and the Purchasers of dominant lots shall enter into covenants with the Vendor and the Purchasers or the owners and occupiers for the time being of servient lots to make good any damage done by the user of such rights to the tracks or roadways of the servient lots as may be necessary; and in the case of rights of road, to maintain good and sufficient gates in such hedges as cross the several rights of way, whether such gates exist at the time of sale or not.

7.—The timber and other trees on each lot have been valued by Messrs. Mabbett & Edge (the Auctioneers), and shall be taken by the Purchaser at the valuation to be announced at the time of sale, subject to the conditions of the Standing Timber Control Order, of 1918, and shall be paid for by the Purchaser in addition to the amount of his bidding, and such amount shall for all the purposes of these conditions, including the payment of the deposit, be deemed part of the purchase money. The timber on the various lots ~~marked and numbered some of which has been felled~~, is excluded from the present sale, and the right is reserved for the Vendor or the owners for the time being of the timber on the several lots which ~~has been cut~~ ^{is not taken to be by the purchaser to cut and} cart the same away over such portion of the several lots as may be necessary, ^{on or before the 31st Dec 1919} the Vendor or such owners, as the case may be, making the several Purchasers compensation for any ~~unavoidable~~ ^{unavoidable} damage done thereby.

8.—Where more than one lot or parts of more than one lot are subject to the same lease or tenancy the rent mentioned in the Particulars has been apportioned as the rent incident to the reversion thereof, and the respective Purchasers shall not require the consent of any tenant to such apportionment.

9.—The Abstract of Title shall commence:

- (1) As to part of Lot 10 with an Indenture of Conveyance, dated the 5th February, 1877, and made between the Reverend Matthew Harvey Hole and Sinclair Trail of the first part, Robert Hyatt of the second part and Charles Rowland Palmer Morewood of the third part
- (2) As to part of Lot 4 with an Indenture of Conveyance, dated the 26th June, 1901, made between the Reverend William Coleman of the first part, the Governors of the Bounty of Queen Anne of the second part, the Lord Bishop of Worcester of the third part, Augusta Little of the fourth part and Charles Rowland Palmer Morewood of the fifth part.
- (3) As to two cottages with an Indenture of Conveyance, dated the 13th July, 1885, and made between Charles Plummer of the one part and Charles Rowland Palmer Morewood of the other part.
- (4) As to the advowson, with an Indenture of Conveyance, dated the 25th October, 1877, and made between Sir George Thomas Francis Shuckburgh of the one part and Charles Rowland Palmer Morewood of the other part.
- (5) As to the remainder of the property with the Will dated the 6th May, 1862, of the late William Palmer Morewood, who died on the 23rd February, 1863, and it shall be assumed that the testator was entitled in fee simple in possession, free from incumbrances at the date of his death, and no evidence on this point shall be required.

10.—No objection shall be taken on the ground that the Title shown to the advowson does not cover three entire incumbrances, and no objection shall be made on account of any document executed before the 17th day of May, 1888, being unstamped or not sufficiently stamped, and any such document which the Purchaser requires to be stamped or further stamped shall be procured to be so stamped by him, and at his expense.

11.—If any dispute, difference or question shall arise between the parties or their respective successors in title as to their respective rights and liabilities under this contract, the same shall be referred to arbitration under the Arbitration Act, 1889, or any statutory modification or re-enactment thereof for the time being in force, and Messrs. Mabbett & Edge, of No. 127, Mount Street, Grosvenor Square, London, W., shall act as valuers on behalf of the Vendor in such arbitration.

12.—The Vendor shall not be required to furnish any evidence of the identity of the present with any former description of any lot beyond what may be afforded by the muniments themselves, not to reconcile differing descriptions nor parts held under different titles.

13.—On payment of the balance of the purchase money each Purchaser shall be entitled to a proper assurance of the lot or lots purchased by him from the Vendor and all other necessary parties (if any), such assurance and every other instrument, act and thing which shall be required by any Purchaser for getting in or releasing any outstanding right, interest or legal estate for completing the Vendor's Title or for any other purpose to be prepared, obtained, made and done by and at the expense of the Purchaser, who shall also bear the expense of the perusal on behalf of and execution and acknowledgment by all parties other than the Vendor of every such assurance and instrument, and the draft of every such assurance and instrument shall be left not less than 21 days, and the engrossment thereof not less than 10 days before the completion day at the office aforesaid for perusal and execution respectively by the Vendor and other conveying parties (if any).

14.—The Purchaser of any lot shall not be entitled to delay completion on the ground that neither the contract for sale nor the Conveyance of the lot purchased by him is stamped with the appropriate increment value duty denoting stamp pursuant to Section 4 of the Finance (1909-10) Act, 1910, but shall be entitled in that case to have produced and handed to him on completion the official form of acknowledgment issued by the Office of Inland Revenue upon production whereof to the office such stamp may be procured.

15.—Should any Purchaser purchase more than one lot a valid objection or requisition in respect of one lot shall not entitle him to discharge from or otherwise affect his contract in relation to the other lot or lots so purchased.

16.—Every deed or document dated 12 years or upwards prior to the day of sale shall be conclusive evidence of everything recited, stated, noticed, assumed or implied therein and of the contents and due execution of every deed or other document recited, stated or noticed therein and of which neither the original nor any attested copy is in the Vendor's possession, and also that such recited, stated or noticed deed or document is properly stamped and contained no other matter material to the Title.

17.—Such muniments of title in the Vendor's possession as relate exclusively to any property offered for sale but not sold shall be retained by the Vendor. Such as relate exclusively to any lot shall be delivered to the Purchaser thereof, and such as relate exclusively to any two or more lots shall on the completion of all the purchases thereof be delivered to the largest Purchaser in value of such lots (or the Purchaser of the first lot in order of sale, in case of equal prices), if he purchases at the present sale, or before the completion of all the other purchases. Every person retaining or receiving any muniments of title under this Condition of Sale shall give to every Purchaser of property to which they relate, who shall require the same, the usual statutory acknowledgment and undertaking, the same to be prepared by and at the expense of the person to whom the same shall be given, but to be perused and signed by the person by whom the same shall be given at his own expense.

18.—Each Purchaser shall take upon himself and satisfy all the liabilities of the Vendor to any outgoing tenant, by virtue of the lease or agreement, the custom of the country or by virtue of the Agricultural Holdings Acts, 1908 to 1914, or any other statute.

19.—If before the completion of the purchase the Vendor or his tenants have expended money in complying with any requirements or demand in respect of any lot by the Agricultural War Committee or other proper authority as to breaking up pasture or otherwise or expended money in carrying out any arrangement or compromise with such committee or other authority, the Purchaser of such lot shall on completion repay to the Vendor the amount (if any) so expended by him, and shall indemnify the Vendor against all claims by tenants to be recouped the expense (if any) so incurred by them. In case any such requirement, demand, compromise or arrangement shall not have been complied with before completion, such Purchaser shall covenant to indemnify the Vendor in respect thereof and to charge the property with such indemnity, but the Vendor shall upon receiving notice of any such requirement or demand inform the Purchaser thereof.

20.—In the case of land to which the Agricultural Holdings Acts, 1908 and 1913, or any Act amending the same apply, each Purchaser shall keep the Vendor indemnified from all claims by the tenants under those Acts or under any custom of the country for compensation or otherwise, and when the Vendor is in occupation of such land such Purchaser shall in addition to his purchase money pay to him the same compensation as would have been payable if the Vendor had been a tenant of the land.

21.—The Purchaser shall in every case be satisfied with and accept as sufficient the statement in the Particulars as to the amount of any land tax and tithe rent charge, quit rent or apportioned part thereof or other outgoings to which any lot or part of a lot is now subject or is for the purpose of the present sale to be taken as subject, and shall not make any objection on the ground of any land tax, tithe rent charge or other outgoing not being now or not having been on a former occasion legally apportioned or require the same to be apportioned, or any indemnity against any part thereof which ought to be borne by other property. As to any lot which is sold free from land tax or tithe rent charge, the Purchaser shall be satisfied with such evidence of its being so free as the Vendor may be able to adduce, and shall not make any objection on account of the tithe rent charge on any lot sold as tithe free being unmerged.

22.—The Vendor is selling as beneficial owner and within 14 days after the delivery of the Abstract each Purchaser shall furnish to the Vendor's Solicitor a statement in writing in duplicate of his objections and requisitions (if any) arising on the Abstract, Particulars or Conditions and within seven days after delivery of the Vendor's reply thereto shall furnish a statement in duplicate in writing of his further objections or requisitions (if any) arising on such replies, and every objection or requisition not so stated shall be considered as waived. For the purpose of this condition an Abstract shall be deemed perfect if it supply the information suggesting the objection or requisition, although otherwise defective, and if no objection or requisition is so stated the Title shall be considered as accepted and in these respects time shall be deemed as of the essence of the contract.

23.—If any Purchaser shall make and insist on any objection or requisition either as to Title, Conveyance or any matter appearing on the Particulars, Conditions or Abstract or otherwise which the Vendor shall be unable or on any reasonable ground unwilling to remove or comply with, the Vendor shall notwithstanding any previous negotiation or litigation be at liberty on giving to the Purchaser not less than 10 days' notice in writing to annul the sale, in which case unless the objection or requirement shall have been in the meantime withdrawn, the sale shall at the expiration of the notice be annulled, the Purchaser being in that event entitled to a return of the deposit, but without interest, costs or compensation.

24.—Each lot is believed and shall be taken to be correctly described as to quantity and otherwise, and is sold subject to all chief, quit and other rents and outgoings and to all incidents of tenure (including all consents and notices given or received in reference to improvements under the Agricultural Holdings Acts), rights of way and other rights and easements (if any) to which the same is subject or liable, and if any error, mis-statement or omission shall be discovered in the Particulars or Plan or these Conditions, the same shall not annul the sale. Nor shall any compensation be allowed by the Vendor in respect thereof.

25.—If any Purchaser fail to comply with any of these Conditions his deposit shall be absolutely forfeited, and the Vendor shall be at liberty (without being obliged to tender a Conveyance) to re-sell the lot or lots sold to such Purchaser either by public auction or private contract, and the deficiency (if any) arising on such re-sale and all expenses attending the same or any attempted re-sale, shall be made good and paid by the Purchaser at the present sale as liquidated damages, and any increase of price on such re-sale shall belong to the Vendor.

Memorandum.

J. Charles Coleman
o. Village Farm Leadwote

do hereby acknowledge myself to be the Purchaser of the Property described as Lot *19*

in the within Particulars at the sum of *Four hundred & fifty pounds*
excluding timber

and having paid to the Auctioneers, Messrs. MABBETT & EDGE, the sum of

Forty five pounds

as a deposit and in part payment of the purchase money

I hereby agree to pay the remainder of the purchase money and complete the Purchase in all respects according to the within Particulars and Conditions of Sale.

As witness my hand this *30th* day of *October* 1918.

Purchase money	£ 450-0-0.
Timber	£ <i>—————</i>
	£
Deposit paid	£ 45-0-0
Balance	<u>£ 405-0-0.</u>

As Agents for the Vendor,

Sydney Lane.

we hereby confirm this Sale, and as Stakeholders, acknowledge the receipt of the said deposit.

Abstract of Title to be sent to

Mabbett & Edge

30/10/18