

# The Eardisley Estate

HEREFORDSHIRE

Solicitors  
Messrs. PEAKE, BIRD, COLLINS & Co.,  
6, Bedford Row, London, W. C. 1

Land Agent  
W. H. HAMERSLEY, Esq.,  
Woodhouse, near Loughborough

Auctioneer  
Mr. Frank Newman  
34, Saville Row, London. W. 1

HEREFORDSHIRE.

In the Fertile Valley of the Wye, between Hereford and Brecon

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*Illustrated 'Particulars, 'Plans and Conditions of Sale*  
OF THE

**Important Freehold Landed Property**

KNOWN AS

**“The Eardisley Estate,”**

SITUATE IN

The Parishes of Eardisley, Bredwardine, Brilley, Winforton, Huntington and Michaelchurch-on-Arrow, and having a total Area of about

**3,073a. 2r. 24p**

Extending from the River Wye to the Radnorshire Hills, with Eardisley Station practically its centre.

**14 CAPITAL STOCK FARMS :**

Including a large area of very fertile **GRAZING** and **ARABLE LAND**, about **300 acres** of **GRAND MEADOWS** in the **Wye Valley**, and providing

About  $1\frac{3}{4}$  miles of **GOOD SALMON FISHING**.

**THE LORDSHIPS OF 2 MANORS**

Will be included as well as practically the

**ENTIRE PICTURESQUE VILLAGE OF EARDISLEY**

With its **Old Half-timbered Cottages** and portions of the "**Hamlets of Woods Eaves and Hurstway Common,**"

**SEVERAL SMALL PRIVATE RESIDENCES,**

**A Fully-licensed Village Inn, numerous Accommodation Lands and g large number of Small Holdings, Gardens and Cottages.**

for Sale By Auction by

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**Mr. FRANK NEWMAN**

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*At the "Green Dragon Hotel," Hereford,*

**On Wednesday & Thursday, July 17th & 18th; 1918,**

Commencing each day at **3 o'clock** precisely in **89** lots

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Copies of these Particulars may be obtained upon payment of 3s. each of Messrs PEAKE, BIRD, COLLINS & Co., Solicitors, 6, Bedford Row, London, W.C.; of W. H. HAMERSLEY, Esq., Land Agent, Woodhouse, near Loughborough: also of the Auctioneer,

**34, Saville Row, London, W. 1.**

## SCHEDULE OF LOTS.

### First Day's Sale.

LOT.	PAGE	LOT	PAGE
1. Little Gaer Farm	5	16. "Yewtree" Holding at Wood Eaves	21
2. Field near Summerpole Farm	6	17. Penny's Holding at Woods Eaves	22
3. Meadows near Little Gaer Farm	6	18. Orchard at. Lower Welson	23
4. Cwmma Farm	7	19. Derry Cottage	23
5. Little Penlan Farm	10	20. Eardisley Park Farm	24
6. Cottage near Amberslone Wood	11	21. Parsonage Farm	27
7. Pentre Jack Farm	12	22. Castle Farm	28
8. Pentre Coed Farm	13	23. Lady Arbour Farm,	31
9. Welshwood Farm	15	24. Parton Farm	33
10. St. Mary's Farm	17	25. Crow Farm	36
11. Woods Eaves Farm	18	26. Wye Meadows and Salmon	
12. Garden in Whitney Road	19	Fishing	37
13. Cottage at Woods Eaves	20	27. Wydenham Meadow land	38
14. Ditto and Orchard ditto	20	28. Meadow near Eardisley Station	39
15. Two Cottages	21	29. Lordship of Manors	39

### Second Day's Sale.

	PAGE		PAGE
30. Green Cottage and Land, Lower Welson	41	57. Two Cottages...	56
31. Small Holding (Robert Trum- pers) at Lower Welson	42	58. "Tram Inn"	56
32. Ditto, The Brook, at ditto	43	59. Grocer's Shop, etc.	57
33. Meadow Land at ditto	44	60. Post Office	57
34. Meadow Land at ditto	44	61. Two Cottages	58
35. Four Cottages at ditto	45	62. Smithy and House	58
36. Small Holding at Hurstway Common	45	63. Eardisley Church Institute	59
37. Small Holding at Hurstway Common	46	64. Paddock and Old Malthouse.	59
38. Brook Cottage	47	65. "Bridge House" and Garden	59
39. Cottage and Garden near Newman's Place	47	66. Two Cottages	59
40. Cottage and Nursery at ditto	48	67. Wheelwright's Premises and Land	60
41. Ditto opposite Parsonage Farm	48	68. Two Cottages	61
42. "The Beeches"	49	69. Three Cottages	61
43. "Hurstway Cottage"	50	70. "Lower House" and Land.	62
44. Turn Cottage and Meadow	50	71. Cottage and Laundry.	62
45. Arable Field near Holywell Dingle.	51	72. "The Parsonage"	63
46. Ditto	51	73. "Brook Cottage" and Garden	63
47. Meadow in Kington Road	52	74. Paddock opposite "Bridge, House"	64
48. Ditto near Village (Almeley Road)	52	75. Cottage , and Saddler's Shop.	64
49. Two Meadows near Village (Almeley Road)	53	76. Cottage	65
<b>VILLAGE PROPERTIES.</b>		77. Two Cottages and Orchard.	65
50. House and Smithy	53	78. "Widows Home"	65
51. Three Cottages	54	79. Cottage and Garden	66
52. Cottage and Orchard. ..	54	80. Cottage and Orchard	66
53. Two ditto	54	81. Cottage and Garden	66
54. Cottage	55	82. Four Cottages and Butcher's Shop	67
55. Ditto	55	83. Orchard and Cider Mill	67
56. Two cottages and Shops	55	84. Saw .Mill arid Two Cottages	68
		85. Paddock next ditto	68
		86. Meadow next Sewerage Beds	69
		87. "Newman's Place"	69
		88. Orchard opposite ditto	70
		89. Estate Nursery	70

## *General Remarks and Stipulations.*

1. The entire Estate is of FREEHOLD Tenure, and is situate in a Fertile and very picturesque District, Some 14 miles west of the County. Town of Hereford, intersected by the Hay, Brecon and Hereford Railway, with Eardisley Station practically in its centre. Nearly all the land in Eardisley parish is FREE OF RECTORIAL TITHE RENT CHARGE.
2. The whole of the Farm Lands are of good sound quality, capable of carrying a large head of stock and growing heavy crops of cereals, and in most cases of very fertile character. They are very liberally equipped with extensive buildings which afford very ample accommodation for the rearing and fattening of cattle. Many of the structures, though ancient, contain exceptionally massive oak timbers, which if carefully preserved and cared for will last for many generations.
3. Many of the lands near Eardisley Village and the Hamlets of "Hurstway Common" and "Woods Eaves" form IDEAL SMALL HOLDINGS.
4. The Plans are prepared and the Quantities are taken from the Ordnance Survey. They are believed to be correct, and shall be so accepted by each Purchaser, and no error or mis-statement therein or in the following Particulars shall annul the Sale or entitle the Purchaser or the Vendor to compensation.
5. Each Lot is sold and will if the liability is pointed out before completion be conveyed subject to all Rights-of-Way, Water, Drainage or other Easements of every description that may affect the same and to all existing Tenancies.
6. The description of the cultivation of the lands may be taken as representing their present state, but shall not affect the rights (if any) of any Tenant or Tenants to alter such cultivation, and the Properties are sold subject to such rights (if any) and to any Orders issued by the War Agricultural Committee to break up Grass Land.
7. Where necessary the Rents and Outgoings shall be apportioned by the Auctioneer as between the Vendor and Purchasers and between the respective Purchasers, by whom respectively such apportionments shall be accepted without requiring the Consent of the Tenant of the premises affected, and any legal or other apportionment shall be effected by and at the expense of the Purchaser so requiring it.
8. Any dispute which may arise, between the Vendor and Purchaser or between Purchasers as to boundaries, the Particulars and Plans shall be referred to the arbitration of the Auctioneer, whose decision shall be final and binding on all parties.
9. Such tenancy agreements or leases as exist in writing will be produced at the time of Sale, and in the meantime can be inspected at the Office of the Solicitors at any time by appointment during fourteen days prior to the Sale, and each Purchaser whether he inspects or not shall be deemed to have notice of the contents thereof.
10. Except where otherwise stated in the Particulars, all fixtures and fittings belonging to the Vendor on tile respective Lots will be included in the Sale. The petrol engines and machinery connected therewith for chaff cutting and root pulping at PARTON, THE CASTLE, EARDISLEY PARK and LADY ARBOUR FARMS belong to the tenants and are not included in the Sale.
11. Various small buildings in the gardens attached to the cottages and not described in the Particulars of Sale belong to the tenants who shall have a right to remove them during the subsistence or at the end of their tenancies.
12. The growing timber tellers and other trees on the various Lots have been valued and shall be paid for in addition to the purchase money at the sum set out in the Particulars of each Lot.
13. The Vendor reserves the right to hold a Sale by Public Auction, on Lots 64 and 87 at any time before the date fixed for completion, of the Engine, Saw Bench, Timber, Building, Materials, and other effects therein.
14. The Shooting over the entire Estate is let until the 1<sup>st</sup> February, 1919, and the Vendor reserves the right to possession thereof, or to receive the sporting rent up to that date, and no purchaser shall be entitled to claim any portion of such rent notwithstanding the fact the completion takes place before that date.
15. The whole of the Lots may be viewed at any time by permission of the respective tenants.
16. The farms are in the hands of old-established and capable Tenants, and the rents paid are in the majority of cases below their present value

BLANK

# PARTICULARS.

LOT 1

(Coloured Green on Plan 1)

## The Valuable Small Freehold Farm

CALLED

### " LITTLE GAER "

Lying on the north side of the main road in the Parish of Michaelchurch-on-Arrow, .about 4½ miles from Kington Town, 1½ miles from Brilley, and about 3 miles from Whitney Station .

IT COMPRISES

#### An Ancient Stone-built Farmhouse

containing Sitting Room; Kitchen; Dairy; Cellar; Churning Room; Store Room and Four Bed Rooms, with small Garden.

#### A Set of Agricultural Premises

consisting of a stone-built -Cow House for five; two Calf Pens; Cart Horse Stable; a stone-built Barn, with Lean-to Stable; a stone-built' and boarded Forage Barn and two Pantiled Piggeries adjoining; a detached Cart Shed with corrugated iron roof; and a "small detached Feeding House, together with about

53a. Or. 32p.

OF

#### CAPITAL PASTURE AND ARABLE LAND

including a SMALL PLANTATION OF YOUNG THRIVING LARCH TREES.

Divided as shown by the following  
SCHEDULE.

No. on Ordnance Map.	Cultivation	Area
40	Pasture	4.007
41	Ditto	3.040
47	Ditto	4.763
14	Ditto	2.959
141	Ditto	2.962
140	Ditto	1.691
147	Ditto	4.507
144	Ditto	3.275
149	Ditto	0.451
42	Arable	5.718
48	Ditto	3.962
46	Ditto	3.226
135	Ditto	4.237
136	Ditto	3.517
23	Ditto	2.240
142	Homestead	<u>0.327</u>
		50.882
138	Gaer Wood	<u>2.818</u>

A. R. P

53.200 = 53. O. 32

Gaer Wood, No.138 on Plan, is in hand. The remainder is let to the representatives of the late Mr. John Lewis on a yearly Candlemas Tenancy at

**£50 per annum.**

There is a RIGHT OF GRAZING over the adjoining common called Brilley Mountain attached to this Lot.

OUTGOINGS--Tithe (apportioned at) £5. 4. 8.

Land Tax, Free.

Growing Timber £170 10 6

(£950 Geo. Morris)

## LOT 2

(Coloured Red on Plan 1).

### An Enclosure of Freehold Grass Land

(formerly a Plantation), very conveniently situate adjoining the main road from Brilley to Kington, immediately opposite "Summerpole Farm" in the Parish of Brilley (Nod. 401 on the Ordnance Map) and containing :-

2a. 1r. 31p.  
(more or less).

Now let to the representatives of the late Mr. John Lewis on a verbal Yearly Candlemas Tenancy at

£4 per annum.

The Landlord pays Rates and Taxes .

OUTGOINGS:- Tithe (estimated apportionment) 2s. 4d.

Land Tax, Free.

Growing Timber nil.

(£30 Mr Hobby)

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## LOT 3

(Coloured Pink on plan 1)

### Two Enclosures of Very Fertile Pasture Land

OF FREEHOLD TENURE,

(Nod. 67 and 107 on the Ordnance Map) and containing together about

6a. 2r. 15p.

Situate adjoining the main road from Brilley to Kington near "High Holborn" in the Parish of Brilley.

Now let to the representatives of the late Mr. Richard Thomas on a Yearly Candlemas Tenancy at a rent of

£6 10s. per annum.

OUTGOINGS.-Tithe (apportioned at) 16s. Od.

Land Tax, Free.

Growing timber £16 11 6

(£230 Mr Hobby for Lots 2 and 3)

## LOT 4

(Coloured Yellow on Plan 1).

### The Compact Freehold Agricultural Holding

CALLED

## "THE CWMMA FARM"

Situate in the Parishes of Brilley and Eardisley about 4½ miles from Kington and about 3 miles from Whitney Station.

It comprises a

MOST INTERESTING

### Brick, Half-Timbered and Stone Tiled Farmhouse

containing Large square Entrance Porch, having oak seats on either side, and a Flag Stone Floor, with an Oak and; heavily studded Door which gives access to a Hall, fitted with Oak Mantel and diamond Leaded Windows, large Dining Room, entirely lined with Plain Old Oak Panelling, a small Sitting Room and Kitchen, with large Oak Beams, Pantry, Store Room, Dairy; Underground Cellar, large Back Kitchen or Scullery, fitted with Water Supply from a Spring or: on the farm, Lean-to Coal House, Seven Bed Rooms (three of which are Oak Panelled and one partially Panelled), and a large Store Loft.

### An Extensive Set of, Agricultural Buildings

comprising Store House, two Tool Houses, large Loose Box, Chaff House and Horse Stable for four.

A LARGE

### Detached Stone and Weather-boarded Building

forming Cider House, with Granary over, Stabling, Harness Room and three Lean-to Piggeries.

### An Extensive Range of Buildings

Chiefly constructed of Stone and Timber, with Stone and Pantiled Roofs, forming:- Two Feeding Houses, Tool House, Stable for three Horses, large Forage Barn, two Cow Houses for Sixteen Cows, large Calf Pen, two Corn Barns, three Feeding Houses, two, detached Stone and Boarded Wagon Lodge and Trap House, a timber-built Feeding House for eight Cattle, with corrugated iron roof .

### A Second Homestead

CALLED

## "FERNHALL"

COMPRISING

### Three Brick-built and Stone Tiled Cottages

Each containing Four Rooms and Pantry.



# A Small Set of Agricultural Premises

consisting of a Weatherboarded and Tiled Weaning House, a large Stone Weather-boarded and Stone Tiled Building forming Stable, Piggery, Corn Barn, Forage Barn, and an eight-bayed Cattle Shed, a detached Timber and Tiled Feeding House and two Fowl Houses, together with numerous

## Enclosures of Pasture, Arable and Woodland

extending altogether to

**492a. 2r. 20p.**

(more or less)

as shown by the following

**SCHEDULE.**

In occupation of Mr. HENRY BROMAGE

### PARISH OF BRILLEY,

Ord, No	Cultivation	Acreage
92	Cwmma Homestead	1.495
35	Fernhall Homestead	0.678
90	Pasture, etc	0.518
93	Wood, etc	0.698
94	Pasture, etc,	0.432
95	Pasture	13.416
97	Ditto	13.247
98	Ditto and Wood	1.737
98	A Wood	0.326
99	Pasture	16.227
100	Ditto	13.880
115	Ditto	14.986
114	Ditto	14.618
104	Arable	12.987
81	Pasture	12.943
84	Arable	8.869
86A	Ditto	5.626
87	Road	1.385
88	Pasture	4.260
89	Ditto	15.048
91	Ditto	6.839
40	Ditto	4.788
41	Ditto	5.510
15	Ditto	11.552
16	Ditto	11.515
17	Ditto	8.935
18	Ditto	11.445
19	Arable	8.728
20	Pasture	7.598
36	Ditto	2.934
34	Ditto	1.058
33	Orchard and Pasture	12.722
23	Pasture	8.121
25	Ditto	12.323
26	Ditto	7.290
27	Ditto	15.831
29	Ditto	7.742
31	Ditto	10.14.5
30	Pool	0.137
40A	Yard and Pool	0.775
101	Arable	15.697
102	Ditto	7.692
103	Ditto	8.218
83	Ditto	10.800
85	Wood, etc	0.352
86	Arable	10.898
37	Ditto	8.841
38	Ditto	7.776
22	Ditto	9.007
21	Roadway	0.642
13 Pt.	Wood	0.756
	Carried forward	390.038

Ord. No,	Cultivation,	Acreage.
Brought forward 390.038		
<u>In occupation of Mrs. WILLIAMS.</u>		
46	Pasture	8.296
<u>IN HAND,</u>		
82	Amberslone Wood	7.632
39	Mound ditto	3.814
24	Pheasant ditto	3.091
28	Fernhall ditto	5.650
32}		{1.897
96}	Ashen ditto	{9.578
139	Pentre Jack ditto	4.855 ..
14}	Part Cwmma Wood	{45.473
<u>-Eardisley Parish -</u>		
264}	Part Cwmma Wood	{12.300
		<u>94.290</u>
		A. R. P.
		<u>492.624</u> = <u>492 2 20</u>

The Farmhouse, Buildings and Cottages, with about 390 acres of land, are now let to Mr. Henry Bromage on a Yearly Candlemas Tenancy: at the very low rent of £250 per annum, The Pasture No.46 is let (with Lot 5), to Mrs. Williams on a Yearly Candlemas Tenancy,

The whole of the Woodlands are in hand and vacant possession thereof will be given on completion of the purchase.

The actual and estimated income, of this Lot is as follows :-

Bromage, Henry, Cwmma Farm, and 390 acres	£250.0.0 per annum.
Williams, Mrs., 8.296 acres (apportioned rent)	£7.0.0
Woodlands in hand 81.990 acres (estimated)	£25.0.0
Sporting Rights, let until 1st February, 1919 (estimated value)	<u>£25.0.0</u>
	£307.0.0

OUTGOINGS.-Tithe (Estimated apportionment) £53.10.4

Land Tax, **Free**

Growing Timber £4,142.12.6

This lot will be sold with the benefit of a right-of-way over that portion of Lot 7, which is Lot. 140 on the Plan, and with the benefit of two other rights of way over Lands belonging to neighbouring owners, as shown on the Plan.

(*£6100 G. Spearman*)

## LOT 5

(Coloured Blue on Plan 1).

### The Desirable Freehold Farm

CALLED

## " LITTLE PENLAN "

most conveniently situate adjoining the main road from Brilley to Kington, to which it has a very considerable frontage. It lies in, the Parishes of Brilley and Huntington, about 4½ miles from Kington and 2 miles from Brilley, and comprises

AN

### Ancient Stone, Brick & Half-Timbered Farmhouse

Containing large Sitting Room, Kitchen, Pantry, Dairy, Scullery, Cellar and six Bed Rooms, with Pump and Well of Water .

### A Good Set of Agricultural Buildings

comprising a Boarded and Stone Tiled Cow House for six, Calf Pen, with Loft over, a range of Stone Boarded and Pantiled Buildings forming Cow Shed, two Loose Boxes, Root House and a three-bayed Cattle Shed, detached Piggery, with a Brick and Pantiled Granary over, a capital Barn, a four-bayed Cart Shed and Nag Stable, a Stone and Weatherboarded Building forming Stable for four Horses, a Lean-to Chaff House and Corn Barn, a Store or Tool House, with, Granary over, Wagon Lodge and Implement Shed.

In the Enclosure No.54 on the Plan is

### A Stone-built Cottage

with Garden attached, having five Rooms, with Lean-to Wood and Coal House and small detached Piggery, together with about

**99a. 31r. 7 p.**

OF

## CAPITAL PASTURE AND ARABLE LAND

divided as shown by the following

### SCHEDULE.

#### IN THE PARISH OF HUNTINGTON.

Ord. No.	Cultivation.	Acreage
24	Pasture	4.261
25	Ditto	.282
26	Homestead	.535
27	Orchard, etc.	.478
29	Pasture	3.569
30	Arable	3.992
34	Pasture	3.612
61	Ditto	<u>1.092</u>
	Carried forward	17.821

IN THE PARISH OF BRILLEY

Ord, No.	Cultivation,	Acreage.	
	Brought forward	17.821	
42	Pasture	9.628	
43	Ditto	.810	
44	Ditto	4.014	
45	Ditto	9.660	
47	Ditto	4.880.	
48	Pasture	3.025	
49	Ditto	1.729	
50	Arable	3.151	
51	Ditto	5.613	
52	Ditto	6.790	
53	Pasture	4.031	
54	Cottage and Garden	.292	
61	Arable	4.524	
62	Ditto	4.900	
64	Pasture	4.424	
65	Ditto	4.474	
79	Ditto	4.651	
80 Pt.	Arable	<u>5.360</u>	
	<b>A.</b>	<b><u>99.797</u></b>	<b>A. R. P</b> <b>= <u>99 3 7</u></b>

Now let to Mrs, Williams (with a small portion of Lot 4), on a Yearly Candlemas Tenancy at a rent of £104. 9s. Od. per annum. of which

**£97 9s.**

shall be apportioned to this lot.

OUTGOINGS.- Tithe (Estimated apportionment)	£11. 13. 1
Land Tax (1917)	1. 19. 6
Growing Timber £222. 16. 0.	
<i>(£1900 Mr Williams)</i>	

**LOT 6**

(Coloured Red on Plan 1).

**"YEW TREE COTTAGE"**

COMPRISES

**A Small Freehold Stone-built Dwelling**

containing Four Rooms, with Lean-to Coal House, situate adjoining Lot 5, immediately opposite "Amberslone Wood" in the Parish of Brilley. There is a Large Garden, with Small Piggery, two Small Fowl Houses and another Small Piece of Garden Ground on the opposite side of the road,

Now let to Mr. Thomas Walker on a Quarterly Tenancy at

**£4 per annum**

he paying the Rates in addition,

OUTGOINGS,-Tithe (estimated apportionment) 2s. 6d,

Land Tax, **Free.**

Growing Timber nil.

-NOTE.- If Lot 4 is not sold this lot will be withdrawn.

*(£65 Mr Morgan)*

**LOT 7**  
(Coloured Green on Plan 1).

**The Capital Small Accommodation Farm**  
OF FREEHOLD TENURE,

CALLED

**" PENTRE JACK "**

Situate between Lots 4 and 8 in the Parish of Brilley, comprising:-

**A Neat Stone-built and Stone Tiled Farmhouse**

containing two Front Sitting Rooms, Cellar, Bake House, Dairy, Coal House, three Bed Rooms, with a Cider House or Root House adjoining .

**A Small Set of Farm Premises**

consisting of a Stone, Brick and Tiled Nag Stable, Forage Store, Cart Horse Stable and two Piggeries, a Stone and Weatherboarded Building forming Barn, two Cow Houses, two Calf Pens, Feeding House, Loose Box and Hay Barn, a detached Timber and Tiled Cart Shed, together with the following

**Enclosures of Capital Pasture and Arable Land**

including TWO ORCHARDS, containing altogether about

**40a. 2r. 18p.**

divided as shown by the following

SCHEDULE.  
PARISH OF BRILLEY.

Ord. No.	Cultivation.	Acreage.	
136	Homestead, etc.	.601	
135	Orchard	.442	
132	Arable	1.072	
201	Pasture	2.045	
202	Pasture and Orchard	1.784	
206	Ditto ditto	2.761	
126	Pasture	3.170	
127	Ditto	2.699	
140	Ditto	1.747	
149	Ditto	5.353	
151	Ditto	2.743	
78	Ditto	.913	
205	Arable and Grass	6.203	
123}		{ .736	
124}	Arable, etc.	{ 7.797	
203	Road	.548	
		<b>40.614</b>	= <b>A. R. P.</b> <b>40 2 18</b>

Now let to Mr. Thomas Whittle on a Yearly Candlemas Tenancy at

**£56 per annum.**

OUTGOINGS.- Tithe (Estimated apportionment) £6 10s. 0d.  
Land Tax (1917) 14s. 0d.  
Growing Timber £144 16s. 0d.

A right-of-way will be reserved to the Owner of Lot 4 for all purposes through the Enclosure Nod. 140 on Plan, and this Lot will be conveyed subject to rights-of-way enjoyed by adjoining Owners over portions of Nos. 1:26, 127 and 203 on Plan.

(£775 Mr Whittle)

**LOT 8**  
(Coloured Pink on Plan 1).

## The Desirable Freehold Agricultural Holding

CALLED

### " PENTRE COED FARM "

adjoining Lots 7 and 9, chiefly in the Parish of Brilley, with some small portions in the Parish of Eardisley and about 2 miles from Whitney Station.

IT COMPRISES

#### An Interesting Ancient Farmhouse

partially constructed of Stone and part half timbered, with a Stone Tiled Roof, containing two Sitting Rooms, Kitchen, Dairy, Cider Cellar and four Bed Rooms.

#### A Set of Agricultural Buildings

Consisting of Nag Stable, with Loft over, a detached Fowl House and Wood Store, a Boarded and Stone Tiled Cow House for six, with Calf Pen, Bull's House, Root House and Loose Box, a Boarded and Stone Tiled Corn Barn, with Loose Box adjoining, a French Hay Barn built of Timber, with corrugated iron roof, a detached Stone, Brick and Slated Cart Lodge, Trap House and Granary over, with a small Cattle Shed adjoining, and a detached Brick and Stone Piggery.

#### A Second Set of Off hand Premises

CALLED

### " LITTLE PENTRE COED "

CONSISTING OF

#### A Stone and Stone Tiled Cottage

containing Five Rooms and Pantry, with a Boarded and Stone Tiled Feeding House adjoining, a Stable for three Horses and Forage House, a Boarded and Stone Tiled Barn, with Cattle Shed adjoining, together with the following

#### Enclosures of Capital Pasture, Arable & Woodland

including TWO GOOD FRUIT ORCHARDS, containing altogether

ABOUT

**140a. lr. 31p.**

divided as shown by the following

SCHEDULE.  
IN THE PARISH OF BRILLEY.

<i>Ord. NO.</i>	<i>Cultivation</i>	<i>Acreage.</i>
198	Arable	7.804
227	Ditto	6.358
216	Ditto	4.546
208	Pasture	5.058
11	Ditto	7.412
210	Arable	3.343
209	Ditto	4.858
8	Ditto	7.986
7	Ditto	7.413
5	Ditto and Wood	.700
6	Pit	.094
215	Road	.343
21	Pentrecoed Homestead	.820
224	Little Pentrecoed Homestead	.439
226	Pasture	5.945
228	Ditto	2.484
231	Ditto	6.099
229	Ditto	4.865
223	Ditto	3.907
292A	Ditto and Wood	.716
292	Wood, etc.	1.519
222	Ditto	3.001
225	Orchard and Pasture	1.829
217	Pasture	1.451
218	Ditto	2.802
219	Ditto	4.213
220	Ditto	4.291
221	Ditto and Wood	1.282
206	Pasture	2.998
207	Ditto	8.265
214	Orchard and Pasture	2.537
212	Ditto	1.541
211	Pasture	11.568
 <u>IN THE PARISH OF EARDISLEY-</u>		
336	Pasture	6.886
477	Wood	1.844
478	Pasture	<u>3.224</u>
		<b><u>140.441</u> =    A.   R.   P.</b>
		<b><u>140   1   31</u></b>

Now let to Mr. Bryan Alfred Stephens on a Yearly Candlemas Tenancy at

**£150 per annum**

OUTGOINGS.- Tithe (Estimated apportionment)	£18. 0s. 0d.	
Land Tax (1917)		4s. 0d.
Hester Sayer's Charity Rent Charge	13.10s.0d	

Growing Timber £1,543. 6. 6.

This lot is sold with the benefit of a right-of-way to be created through the Enclosure Numbered 593 (part of Lot 9) and the Enclosure Numbered 491 (part of Lot 16) and the right to use the Lane No.284 on plan 1.

(£2,100 Mr Bowers)

## LOT 9

(Coloured Yellow on Plan 1).

# The Valuable and Compact Freehold Agricultural Holding

CALLED .

## " WELSHWOOD FARM "

situate adjoining Lots 8 and 10 in the, Parishes of Brillley and Eardisley and only about 1½ miles from Whitney Station.

IT COMPRISES

### A Substantial Stone-built and Tiled Farmhouse

facing South, occupying a delightful site and commanding views over a wide range of, country, including the celebrated 'Meerbach Hill' and the Black Mountains.

IT CONTAINS

A small Hall, two Front Sitting Rooms, Kitchen, Dairy, Underground Cellar, four Bed Rooms and three Attics, a detached Brick and Slated Wash-house, a detached Wood and Pantiled Coal Store, and a Brick and Stone Tiled Cider Mill House.

### A Very Superior Set of Agricultural Premises

constructed of Stone, with Stone Tiled Roofs, and forming:-Root House, Cow House for ten, Nag Stable, two Cattle Shed, 'Corn Barn, with centre dressing floor, Cart Horse Stable, Mixing House, Cow-House, for seven and Calf Pen, a Fold Yard and a four-bayed Cattle Shed; two French Barns, a detached Timber-built Fowl House, a detached Brick, Stone and Stone Tiled Wain House, with Granary over, with a range of three Piggeries and Implement Shed adjoining, together with

### Various Convenient Enclosures of Pasture, Arable and Woodland

including A FRUIT ORCHARD, containing altogether

ABOUT

**159a. Or. 7p.**

divided as shown by the following



SCHEDULE,

PARISH OF BRILLEY.

Ord. No.	Cultivation	Acreage
288	Homestead, etc	.973
286	Yard and Buildings	.878
303	Pasture	2.219
285	Ditto	1.631
287	Ditto	1.169
290	Ditto	4.641
318	Arable	9.811
299	Pasture	6.917
319	Ditto	6.434
300	Ditto	9.738
326	Ditto	2.737
323	Ditto	7.276
9	Ditto	5.417
10	Ditto	.864
289	Arable	7.354
294	Ditto	11.731
296	Ditto	4.961
301	Ditto	5.824
295	Ditto	6.150
317	Ditto	5.450
325	Ditto	11.042
321	Pasture	4.567
320	Ditto	9.268
302	Orchard and Garden	2.661
293	Wood	.936
297	Ditto	2.115
324	Road	.226
298	Part of Dingle Wood	4.824
322	Welshwood Roughs Wood	6.382

PARISH OF EARDISLEY

593	Pasture	9.040
586}		{3.210
Pt- 838}	Ditto	{ <u>2.591</u>

<b>A.</b>	<b><u>159.044</u></b>	<b>A. R. P</b>
		<b><u>159 O 7</u></b>

Now let to Mr- Arthur Thomas (with a Cottage part of Lot 15) on a Yearly Candlemas Tenancy at £182. 55. Od, per annum, of which

**£177 0s. 0d.**

shall be considered to be apportioned to this Lot.

OUTGOINGS.- Tithe (Estimated apportionment)	£23. 2s. 6d.
Land Tax (1917)	£2. 1s. 4d.

Growing Timber £2,668. 11. 6.

A right-of-way will be reserved to the Owner of Lot 8 through the enclosure numbered 583 on Plan, and this lot will be conveyed with the benefit of a right to use the road No 284 on Plan (part of Lot 8) (Coloured Blue on Plan 1).

**LOT 10**  
(Coloured *Blue* on Plan 1)

## The Very Desirable Small Freehold Farm

CALLED

### " ST. MARY'S "

conveniently situate at Woods Eaves in the Parish of Eardisley, and consisting of

#### A Stone and Rough Cast Farmhouse

with a Stone Tiled Roof, containing two Front Sitting Rooms, Kitchen, Cellar, Dairy three Bed Rooms, Box Room and two Attics, with a Lean-to Coal House adjoining.

#### A Set of Agricultural Premises

consisting of a Stone, Brick and Timber Cart Shed, Gig House, Cart Horse Stable for three, Barn, two Cow Houses, affording accommodation for nine Cows, Small Shed, Lean-to Calf House and Chaff House, Small detached Piggery and a French Hay Barn built of timber, with a corrugated iron Roof, together with the following

#### Enclosures of Capital Pasture and Arable Land

including an Orchard and

#### A Small Enclosure of Woodland

IN ALL ABOUT

**46a. 2r. 29p.**

in extent, divided as shown by the following

#### SCHEDULE.

##### IN THE PARISH OF EARDISLEY.

Ord. No.	Cultivation .	Acreage
512	Homestead	.480
513	Pasture	.997
514	Orchard	2.260
499	Orchard and Pasture	1.604
490	Pasture	4.239
594	Ditto	2.578
872	Ditto	3.113
596	Arable	2.157
595	Pasture	2.437
501	Ditto	3.089
504	Ditto	1.821
505A	Ditto	1.758
509	Ditto	5.338
489	Arable	3.254
488	Ditto	2.800
506	Ditto	1.559
505	Pasture and Arable	5.645
507	Wood	1.549

**A. 46.680 = A. R. P. 46 2 29**

The Wood No.507 is in hand. The remainder is let to Mr. Thomas Minton on a Yearly Candlemas Tenancy at

**£68. 0s. 0d.**

OUTGOINGS.- Tithe (Estimated apportionment) £4. 10s. 7d.  
Land Tax (1917) £1. 6s. 6d.

Growing Timber £512. 14. 0

This lot will be conveyed subject to a right-of-way enjoyed by an adjoining Owner through the Fields No.504, 505A and 506 on Plan.

(£1,200 Mr Lawrence)

## LOT 11

(Coloured Yellow on Plan 1).

# " WOODS EAVES FARM "

Most conveniently situate between Woods Eaves and Eardisley Village only about 1½ miles from Eardisley Station, forms a

## Very Compact and Desirable Agricultural Holding

of FREEHOLD TENURE, about

**109a. 3r. 2lp.**

In extent. It comprises

## An Ancient Brick, Half-timbered and Stone Tiled Farmhouse

placed by the roadside and containing Entrance Passage, Sitting Room, Kitchen, Pantry, Dairy, Coal House, Cider Store, four Bed Rooms, Box Room and a back addition forming Back Kitchen, Wash-house, with two Rooms over, and there is a Granary and Trap House adjoining, with Pump and Well of good water.

## An Extensive Set of Agricultural Buildings

consisting of a Timber and Stone Tiled Corn Barn, with Cattle Shed, Fold Yard and French Barn.

## A Range of Timber and Stone Tiled Buildings

standing on Stone Foundations, forming Cart Horse Stable for four, Chaff House, three Cattle Sheds, Loose Box and a Pantile Wain House.

## Another Range of Buildings

forming Hay Barn, Cow House for eleven, Calf Pen and Nag Stable, Cider Mill House, with Fowl House over, a detached set of three Piggeries and Mixing House.

The Land attached lies very compact, is intersected by good hard roads, and divided into

## Various Convenient Enclosures of Capital Pasture and Arable Land

divided as shown by the following

SCHEDULE.

PARISH OF EARDISLEY.

Ord. No.	Cultivation	Acreage			
519	Homestead	.998			
520	Pasture and Orchard	1.085			
522	Pasture, etc.	.561			
515	Pasture	3.069			
521	Ditto	8.443			
525	Ditto	4.636			
527	Ditto	4.689			
531	Ditto	6.514			
468	Ditto	2.461			
524	Ditto	5.948			
528	Ditto	9.048			
475	Ditto	1.739			
518	Orchard and Garden	5.310			
508	Pasture	2.479			
517	Ditto	3.720			
523	Arable	6.308			
473	Ditto	9.839			
474	Ditto	5.149			
472	Wooded Bank	.751			
480	Arable	3.562			
481	Ditto	5.434			
482	Ditto	7.852			
483	Ditto	<u>10.287</u>			
	A.	<u>109.882</u>	=	<u>109</u>	<u>3</u> <u>21</u>

Now let to Mr. John Price on a Yearly Candlemas Tenancy at a rent of

**£170 per annum.**

This Lot is FREE of LAND TAX. About 73 Acres are also FREE of TITHE; the apportioned charge on the remainder is estimated at £6. 0. 6. per annum.

Growing Timber £486 17 6

(£2,900 Mr Youartt)

**LOT 12**

(Coloured Blue on plan 4).

**A Small Enclosure of Freehold Garden Ground**

situate in the Parish of Eardisley adjoining the road leading from Woods Eaves to Millhalf and Whitney, and containing about

**38 perches.**

Now let to Mr. Samuel Davies on an Annual Tenancy from 1st December at

**£1 per annum.**

OUTGOINGS.-Tithe {estimated apportionment), 7d.

Land Tax, Free.

Growing Timber £4 12 0

(£12 Mr Bourne)

## LOT 13

(Coloured Purple on Plan 4).

### A Neat Stone Brick and Stone Tiled Detached Cottage of FREEHOLD TENURE

with Garden attached, conveniently situate by the roadside at Woods Eaves in the Parish of Eardisley, and containing two Living Rooms, Pantry, Wash-house, Lean-to Coal House, three Bed Rooms and a small detached Timber and Pantile Outhouse.

Now let to William Langford on a Quarterly Tenancy at a rent of

**£6 5s. per annum.**

He paying Rates in addition.

OUTGOINGS.-Tithe apportionment 1s.  
Land Tax, **Free.**

NOTE.- If Lot 9 is not sold this lot will be withdrawn.

*(£150)*

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## LOT 14

(Coloured Yellow on Plan 4).

### A Detached Freehold Cottage

built of Stone with Slated Roof, and having a Garden and Small ORCHARD attached. Conveniently situate by the roadside at Woods Eaves in the Parish of Eardisley, adjacent to Lots 13 and 20, and containing two Sitting Rooms, Back House, Lean-to Wash-house and three Bed Rooms, together with a Cellar or Store House and Coal House adjoining .

Now let to William Williams on a Quarterly Tenancy at

**£8 per annum,**

He paying Rates in addition .

OUTGOINGS.-Tithe apportionment, 1s. 6d.  
Land Tax, **Free.**

*(£150 Mr Williams)*

LOT 15

(Coloured Pink on Plan 4).

**Two Freehold Brick, Half-Timbered and  
Stone Tiled Cottages**

with Good Gardens and Orchard attached.

Conveniently situate at Woods Eaves in the Parish of Eardisley.

Each House contains four Rooms, and there is also a Lean-to Fuel House, small Fowl House and two detached Brick and Tiled Piggeries.

One of the Houses is let to Widow Candy on a Quarterly Tenancy (from 25th December) at £6 per annum. She paying Rates in addition.

The other House is let with "Welshwood Farm" (Lot 9) to Mr. Arthur Thomas Apportioned rent £5 5s. Od., making a total rental of

**£11 5s. per annum**

This Lot is **Free** of Tithe and Land **Tax**.

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LOT 16

(Coloured Green on Plan 4).

**The Desirable Freehold Small Holding**

CALLED

**" YEW TREE "**

Admirably situate by the roadside at Woods Eaves in the Parish of Eardisley, and comprising

**A VERY INTERESTING**

**Old Timber-framed and Brick Messuage**

Containing large Front Sitting Room, Kitchen, Pantry, four Bed Rooms and two Attics, small Garden, with a Pump and Well of good water. A detached Brick and Tiled Cider Cellar. a Timber and Tiled Cart Shed, a Cow House, with Loft over, a detached Brick and Tiled Piggery and a detached Fowl House, together with about

**4a. 2r. 16p.**

OF

**FERTILE PASTURE LAND**

including TWO ORCHARDS. divided as shown by the following

SCHEDULE.

Ord. No.	Cultivation	.Acreage.			
496	House, Garden and Buildings	.281			
497	Pt. Orchard.	.238			
491	Pasture	2.481			
492	Ditto	.957			
592	Ditto and Orchard	<u>.643</u>			
	<b>A.</b>	<b>4.600 =</b>	<b>A.</b>	<b>R.</b>	<b>P.</b>
			<b>4</b>	<b>2</b>	<b>16</b>

Now let to Mr-, George W. Thomas on a Yearly Candlemas Tenancy at

**£16 per annum.**

A right-of-way will be reserved to the Owner of Lot 8 through the Enclosure No.491 as shown on the Plan .

OUTGOINGS.- Tithe (Estimated apportionment)	£0.16.10.
Land Tax (1917)	£0. 3. 0.
Growing Timber	£36. 14. 6

(£410 Mr Davies)

**LOT 17**

(Coloured Blue on Plan 4).

**The Desirable Freehold Small Holding**

most conveniently and pleasantly situate by the roadside at Woods Eaves in the Parish of Eardisley, consisting of

AN ANCIENT

**Brick and Half- Timbered Dwelling House**

with Good Garden attached and containing Sitting Room, Back Kitchen, Pantry, Dairy, Store Room and three Bed Rooms, with a Cow House adjoining; a detached Timber and Pantile Shed, a detached Brick, Timber and Pantile Fowl House and Piggery.

**Three Enclosures of Very Fertile Pasture and Orchard Land**

CONTAINING ABOUT

**3a. 0r. 38p.**

SCHEDULE.

Ord. No.	Cultivation.	.Acreage.			
511	House and Garden	.250			
510	Orchard Pasture	1.190			
503	Pasture	1.190			
502	Orchard Pasture	<u>.545</u>			
	<b>A.</b>	<b>3.175</b>	<b>A.</b>	<b>R.</b>	<b>P.</b>
			<b>3</b>	<b>0</b>	<b>28</b>

Now let to Mr. Reuben Penny on a Yearly Candlemas Tenancy at

**£16 per annum**

Outgoings Tithe	Free
Land Tax (1917)	£0 .5 .1
Growing Timber	£68. 15. 0

(£290 Mr Cole)

## LOT 18

(Coloured Blue on Plan 3).

### A Small Freehold Orchard

Situate by the roadside immediately opposite " Welson Farm " in the Parish of Eardisley containing

**0a. 1r. S**

(more or less).

Now let to Mr. James Pritchard on a Yearly Candlemas Tenancy at

**£1 per annum.**

OUTGOINGS. Tithe apportioned	£0. 2. 0.
Land Tax (1917)	£0. 0. 6.

*(£21 Mr Gummer)*

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## LOT 19

(Coloured Pink on Plan 3).

### A Freehold Cottage

Built of Stone, with Garden and small Orchard attached, called

**" DERRY COTTAGE "**

Situate by the roadside leading from Lower Welson to Woods Eaves, and containing five Rooms, with Lean-to Wood House, together with a Stone and Pantile Piggery and 3 small Cow House.

Now let to Mrs. Margaret Jones on a Quarterly Tenancy at

**£5 per annum,**

she paying Rates in addition.

OUTGOINGS.-Tithe apportioned	£0. 2. 0.
Land Tax (1917)	£0. 0. 3.
Growing Timber	£8. 8. 6.

*(£80 Mr Humphrey)*



## LOT 20

(Coloured Green on Plan 1).

# The Highly Important and Compact Freehold Agricultural Estate

KNOWN AS

## " EARDISLEY PARK FARM "

Admirably situate in the Parish of Eardisley, with a very small portion lying in the Parish of Winforton. It is bounded on the South entirely by the Hay, Hereford and Brecon Railway, and lies about half-a-mile West of Eardisley Village near to Eardisley Station and only about 1½ miles from Whitney Station.

### The Superior and Interesting Type of Farm Residence

Built of Red Brick with rough cast front with Pleasure Garden attached.

Occupies an elevated site overlooking some Parklike Meadowland, with delightful views in the distance of "Lady Lift Hill" and the celebrated "Meerbach Hill."

It is approached from the Garden by eight broad stone steps leading to a Large Hall about 24ft. by 17ft., the walls of which are Oak Panelled and painted over, with Oak Floor, two windows and a stove, and a small Ante Room adjoining; a Drawing Room (with bay window, having stone steps leading to the Pleasure Garden), the walls of which are Oak Panelled and painted; Dining Room, fitted with an Oak Mantel, Oak Doors and Oak Skirting; Breakfast Room (the walls of which are panelled and grained). On the Half-Landing, a Bath Room and W .C.

ON THE FIRST FLOOR.-Four Capital Bed Rooms and two Dressing Rooms (the walls of the four Bed Rooms being all panelled and painted).

THE SECOND FLOOR is approached by an Oak Staircase leading to five Bed Rooms, with large square Landing.

IN THE HALF-BASEMENT is a Saddle Room, Kitchen, Back Kitchen, Dairy, Cellar, Cider Cellar and Wine Cellar.

Near to the House is

### A Very Extensive Set of Agricultural Premises

affording most ample accommodation for a large head of Stock, and comprising :-

Two capital Stables for nine Horses, with Loose Box, Harness Room and Loft over. Stone and Timber Built Cow House for seven, with two Calf Pens and Chaff House, two Fold Yards, with four large Brick and Stone Cattle Sheds, a detached Bull House and Yard.

### An Extensive Range of Brick Buildings

forming a six-bayed Cattle Shed, five Feeding Houses, with Root House at end.

## A Large Range of Buildings

chiefly constructed of massive Oak Timbers, with other portions built of stone and Brick, forming two Chaff Houses, two Hay Barns, with Machinery Floor, a Brick Built Engine-Shed and Cow House for nine, and two Calf Pens with Hay Loft over.

## A Large Red Brick Building

forming a Brew House (but now used as a Boiler House), two large Store Houses, with two Rooms over, which could easily be converted into a very good Nag Stable or Workman's Cottage, together with a large Lean-to Shed, with a Pig Yard and three Piggeries adjoining; a detached Wain House, built of Brick and Timber, with Loft over a large French Barn of nine bays, and

## Another Block of Buildings

forming a three-bayed Cart Lodge, Tool House, two Granaries and Cider House; a detached Cart Horse Stable for Six Horses, with Chaff House a large Loft, small Poultry Yard; fitted with Sitting Boxes and Fowl House.

## A Very Interesting Old Red Brick Building

formerly a Pigeon Cote, surmounted by an Antique Vane, the Ground Floor now being used as a Coachhouse.

The following **FOUR COTTAGES** are included :-

### A Pair of Very Superior Stone and Slated Modern Cottages.

(No, 837 on Plan), each containing two Bed Rooms, two Sitting Rooms and Pantry, with Gardens, Bakehouse and Piggery attached.

### A Red Brick and Tiled Cottage called " REDGATES "- and another Good Brick and Tiled Messuage called " YATT COTTAGE "

(No; .532 on Plan), containing five Rooms and Wash-house, with Garden and Pigs Court attached, together with about

**373a. lr. 26p.**

## OF VERY GOOD SOUND ARABLE AND PASTURE LAND

including FOUR ORCHARDS and AN ENCLOSURE OF WOODLAND, divided as shown by the following

SCHEDULE.  
IN THE PARISH OF WINFORTON.

Ord. No.	Cultivation,	Acreage.
2	Pasture	.472

IN THE PARISH OF EARDISLEY.

881	Pasture	6.448
824	Ditto	3.116
814	Ditto	3.353
841	Ditto	14.255
822	Orchard and Pasture	6.246
817	Ditto	4.152
815	Orchard	8.491
818	Ditto	2.419
812	Pasture	7.973
808	Ditto	14.205
821	Ditto	5.579
819	Ditto	4.466
820	Ditto	4.618
810	Ditto	11.066
809	Ditto	14.229
583	Ditto	33.720
828	Ditto	6.019
582	Ditto	18.372
580	Ditto	1.805
581	Ditto	14.463
534	Ditto	5.471
533	Pasture and Roadway	16.073
818	Pool	.220
811	Ditto	.123
82a	Arable	5.820
835	Ditto	9.302
833	Ditto	8.213
832	Ditto	9.811
830	Ditto	9.492
825	Ditto	8.702
840	Ditto	8.891
836	Arable	13.859
587	Ditto	11.946
829	Ditto	11.208
827	Ditto	16.745
588	Ditto	16.700
579	Ditto	16.221
834	The Grove, Wood, etc,	11.352
816	Homestead, etc	3.126
532	Yatt Cottage	.187
837	Two Cottages,	.335
826	Road	1.943
870	Redgate Cottage	.414
526	Lawn Copse Wood	<u>6.793</u>

	<b>A.</b>	<b><u>373.414</u></b>	<b>A. R. P.</b>
			<b><u>373 1 26</u></b>

The Wood No.526 is in hand. The remainder is let to Messrs. F. C. and H. R. Goodwin on a Yearly Candlemas Tenancy (together with portions of Lot 23 and Lot 26), at a very low rent of £508 of which £360 shall be apportioned to this lot.

OUTGOINGS.-Tithe (Estimated apportionment)	£63. 14. 1.
Land Tax: (1917)	£3. 11. 10
Growing Timber	£3,313. 18. 6.

The benefit of a right to use the roadway passing through portions of Lots 22 and 28 will be conveyed with this Lot.

*(£7,300 Withdrawn, later sold privately)*

**LOT 21**  
(Coloured Brown on Plan 1).

**A Very Desirable Small Freehold Farm**  
CALLED

**" THE PARSONAGE "**

Most conveniently situate by the roadside near to Eardisley Village and only about a mile from Eardisley Station.

It consists of a plaster and stone tiled farmhouse, with Porch Entrance, containing two Sitting Rooms, Pantry, Kitchen, Lumber Room, Underground Dairy, Coal Store, five Bed Rooms, with a Tool House and loft adjoining.

**A Small Set of Farm Premises**

chiefly constructed of timber with stone tiled roofs, forming a Gig House, Cider House, Granary, Barn, three Cart Houses, Cart Horse Stable for four, Chaff House, Wain House, with a large timber and tiled French Barn of four bays. Another range of stone, brick and tiled buildings, forming a three-bayed Cattle .Shed, Piggery, Beast House, Nag Stable and Root House, together with the

**Following enclosures of Capital Pasture and arable Land**  
containing altogether about

**86a. Or. 13p.**

as shown by the following

SCHEDULE.		
<u>IN THE PARISH EARDISLEY.</u>		
Ord. No.	Cultivation.	.Acreage.
553	Homestead	.847
554	Buildings and Orchard	2.621
548	Pasture	1.441
552	Ditto	2.258
555	Ditto	1.947
558	Ditto	5.701
536	Pasture and Orchard	1.947
540	Ditto	2.501
578	Pasture	8.363
551	Ditto	8.600
557	Ditto	11.863
537	Ditto	4.847
561	Arable	4.041
559	Ditto	7.887
547	Arable and Site of Pump	2.423
549	Arable	4.155
550	Ditto	4.075
535	Ditto	4.249
556	Ditto	5.812
562 Pt.	Wood	<u>.105</u>
<b>A.</b>		<b><u>86.083</u></b>
		<b><u>A. R. P.</u></b> <b><u>86 . O. 13</u></b>

The small Plantation is in hand. The remainder is let to Mr Charles J. Philpotts on a Yearly Candlemas Tenancy at

**£117 per annum.**

OUTGOINGS.-Tithe	£5. 8. 9.
Land Tax	Free.
Growing Timber	£423. 13. 6.

This Lot will be conveyed subject to some neighbouring Owners having the joint right to draw water from the pump on No. 547 on Plan.

(£2,200 Mr Welson)

## LOT 22

(Coloured Blue on Plan 1).

WILL COMPRISE

### The Important Freehold Agricultural Holding

with a trifling exception FREE OF TITHE,

CALLED

## " THE CASTLE FARM "

Enjoying an exceptionally convenient situation adjoining Eardisley Village, the homestead being less than half-a-mile from Eardisley Station. It lies wholly in the Parish of Eardisley and consists of

### A Red Brick Ivy-clad Farm Residence

CONTAINING:-

ON THE GROUND FLOOR.-Drawing Room, Dining Room, Inner Hall, small Sitting Room, large Kitchen, Pantry, Scullery, Lumber Room and a capital Underground Dairy.

ON THE FIRST FLOOR.-Four Bed Rooms and Bath Room.

ON THE SECONDFLOOR.-Four Bed Rooms and a large Box Room.

The Pleasure Garden attached to the Residence is almost entirely surrounded by a Moat and includes the Mound on which it is believed once stood the " **OLD CASTLE KEEP.**"  
Close by is a

### Large Detached Brick Building

forming large Cider House, Brew House, large Store House and Dairy, with four very large Storage Lofts over a Lean-to Coal Shed, Nag Stable, Harness Room, Gig House and two Lean-to Fowl Houses.

### A Very Extensive Set of Farm Buildings

forming accommodation for keeping a very large Head of Stock, and comprising

### A Detached Stone Building

forming two Loose Boxes, with Loft over and three Piggeries adjoining.

### An Exceptionally Fine Modern French Hay Barn.

(about 100ft. in length), a Fold Yard, with two large Cattle Sheds and Turnip House, two very large Corn Barns, containing massive Oak Timbers and covered with Stone Tiles, one having Machinery Loft, with small Building adjoining, containing a 14ft. 6in. Iron " Undershot " Water Wheel, the power now being used for driving a Chaff Cutter and Root Pulper belonging to the Tenant. A Fold Yard containing a five-bayed Cattle Shed, with Turnip House, and an Enclosed Implement Store House.

## A Five-Bayed Wain House with Granary over,

a modern Triple Cattle Shed, a large Hay Barn constructed of Timber, with Stone Tiled Roof, providing accommodation for twelve Cows, with Feeding Boxes for twelve Cattle adjoining. Another large Fold Yard, with three large Cattle Sheds, Loose Box and Bull's House, a detached Implement Shed, with corrugated iron roof, together with a small Sheep Fold and Sheep Dipping Bath adjoining.

## A Large Timber-built Building

forming four Cow Houses for twenty-four Cows, two Calf Pens, Cart Horse Stable for nine, with Harness House and Loft over. On the North side of the Premises is a **DETACHED WATER MILL** with three Floors, providing ample storage for Grain, and fitted with two pairs of Stones and other Machinery for Gristing purposes, driven by a 16ft. iron "Undershot " Water Wheel.

*The following FIVE WORKMEN'S COTTAGES are also included.*

In 681 on Plan is

## A Detached Brick and Timber Cottage

CALLED

## " TRAMROAD COTTAGE "

containing five Rooms, with Good Garden and Piggery attached.

In No.683 on Plan

## A Pair of Capital Timber-framed and Brick Cottages

containing five and four Rooms respectively, each having Good Gardens and Piggeries, a large Drying Ground and a detached Wash-house and a Pump and Well of Water .

In No, 698 on Plan

## Another Pair of Stone-built Cottages

with capital Gardens attached, and also supplied with a Pump and Well of Water .

Together with about

**406a. 1r. 7p.**

OF

## SUPERIOR MEADOW AND ARABLE LAND

(Including a Small Piece of Woodland and Orchards)

as shown on the following

SCHEDULE.  
PARISH OF EARDISLEY.

Ord- No.	Cultivation.	.Acreage.	
673	Homestead	1.698	
670	Farm Buildings and Yard	.779	
671	Yards and Buildings	1-633	
669	Pasture	1.031	
681	Tram Road-Cottage Garden and Pasture	.280	
683	Two Cottages and Garden	.629	
698	Ditto	.624	
674	Moat	.740	
597A	Plantation	.321	
597	Ditto	.101	
675	Road, etc,	.317	
676	Ditto	.634	
672	Mill Pool	.149	
707	Pool	.229	
574	Pasture, etc.	.946	
55	Ditto	2:195	
591	Ditto	4.527	
695	Pasture and Orchard	3.339	
696	Pasture	16.606	
804	Ditto	13.494	
576	Ditto	8.238	
577	Ditto	18.832	
573	Ditto	10.664	
570	Ditto	11.186	
572	Ditto	4.138	
705	Ditto	7.923	
706	Ditto	12-682	
682	Ditto	2.671	
699	Pasture	1.708	
692	Ditto	10.406	
693	Ditto	23.062	
684	Site of Tramway	.296	
685	Pasture	1.580	
680	Pasture and Orchard	2.361	
694	Ditto	8.476	
687	Ditto	7.971	
645	Ditto	19.875	
649	Ditto	2.001	
650	Ditto	9.772	
651	Ditto	9.772	
652	Ditto	13.005	
640	Ditto and Site of Tramway	12.029	
642	Ditto	18.073	
803	Arable	8.892	
805	Ditto	7.360	
806	Ditto	14.234	
589	Ditto	5.108	
702	Ditto and Garden	20.115	
700	Arable	11.914	
700	Ditto	11.272	
691	Ditto	11.203	
688	Ditto	11.203	
646	Pasture	11.142	
647	Ditto	13.578	
636	Arable	11.748	
590	Wood	<u>5.084</u>	A. R. P.
A.		<u>406.293</u>	<u>406 1 7</u>

The Wood No. 590 on Plan is in hand. One of the Cottages ( No. 698) is let to Mr. Samuel Parry on a Quarterly Tenancy at £10. The whole of the remainder of this lot is let to R. W. Griffiths, Esq., J. P. (with Lot 27), on a Yearly Candlemas Tenancy at £623 per annum, of which £530 shall be apportioned to this lot, making the total rental

**£540 per annum.**

irrespective of the value of the Sporting Rights.

OUTGOINGS.-Tithe (estimated apportionment)	£0. 6. 6.
Land Tax (1917)	£3. 2. 6.

Growing Timber £1,933 10s.

Right-of-way will be reserved to the Owners of Lots 20 and :13 to use the road running through the Enclosures Nod. 804, 591, 676 and 675

(£8600 Withdrawn)

## LOT 23

(Coloured Pink on Plan 1)

# An Exceptionally Attractive Freehold Farm

CALLED

## " LADY ARBOUR "

most conveniently situate, adjoining the main road from Eardisley Village to Hereford and adjoining Eardisley Station, in the Parish of Eardisley, with a small portion in Winforton

IT COMPRISES

### A Good Stone-built Farmhouse

Containing Porch, Entrance Hall, Two Sitting Rooms, Kitchen, Pantry, Dairy, Back kitchen, with Force Pump, and Underground Cellar; an old Staircase giving access to Five, Bed Rooms, with Bath Room and Three Attics, with a Cider House, Cider Mill and Three Granaries over. Near by is a Detached Wood Shed

### A Range of Stone Buildings

forming: Coal House, Two Piggeries, Nag Stable and Coach House with Loft over,

### A Capital Set Agricultural Premises

comprising: Three Fold Yards, with Three Cattle Sheds, a Feeding Shed, with Root House adjoining, a Stone Built Wagon Lodge, Two Small Implement Sheds, a very fine Timber and PANTILE FRENCH HAY BARN upwards of 80 ft. in length

### A Range of Timber built and Stone Tiled Buildings

forming. Two Barns, with Cutting Loft, Three Lean-to Sheds, two Cow Houses for Twelve, Engine Shed, and a four bayed Cattle Shed, with Fold Adjoining. A Capital Brick built Bull's House, with Yard and Manure Pit, and:

### A Large Brick and Timber Building

forming Two Cow Houses for Twelve with Calf Pens

### Another Capital French Barn

of five Bays, Two loose Boxes and Gear House, a newly erected Cart Horse Stable for five Horses, with Chaff House adjoining, a detached Cow House for five, with Calf Pen at end

In the enclosure No.800 on Plan is a detached Colt Shed

### A Pair of Good Workingmen's Cottages

(No,863 on Plan)

each containing five Rooms, with Gardens and Piggeries attached, having a Pump and Well of Water.

CALLED

## " ARBOUR COTTAGES "



Together with the following

## Enclosures of Capital Grazing and Arable Land

### INCLUDING ARBOUR COPPICE WOOD

CONTAINING ALTOGETHER ABOUT

**274a. 0r. 10p.**

divided as shown by the following

SCHEDULE.

In occupation of Mr. W. H. WILLIAMS

Ord. No.	Cultivation.	Acreage
854	Homestead	1.956
863	Two Cottages and Gardens	.313
714	Arable	15.577
735	Ditto	12.006
736	Pasture	13.406
737	Ditto	13.250
800	Ditto and Garden	11.751
807	Pasture	13.085
851	Ditto	9.608
853	Ditto	2.387
855	Orchard, etc-	.784
856	Ditto	2.328
857	Ditto	2.142
859	Tramway {Site of}	1.882
860	Pasture	15.461
861	Ditto	13.245
864	Ditto	11.922
866	Ditto	1.512
867	Ditto	7.043
868	Ditto	12.419
809	Ditto	10.370
801	Arable	8.519
802pt.	Ditto	9.875
850	Ditto	5.963
852	Ditto	7.633
858	Arable	8.937
862	Ditto	9.199

IN HAND

865	Arbour Wood	7.631
-----	-------------	-------

IN THE PARISH OF WINFORTON

29	Pasture	7.632
31	Ditto	3.206
36	Site of old Tramway	.537

In occupation of Messrs. GOODWIN

IN THE PARISH OF EARDISLEY

845	Pasture	11.330
846	Ditto	4.471
849	Ditto	16.375

IN THE PARISH OF WINFORTON

28}	Pasture	.245}		
27}	Ditto	.060}	A.	R.

274.060 = 274 0 10

There is a Right of Grazing over "NICHOLAS COMMON" attached to the Lot.

(£5,800 Mr Smith)

Arbour Coppice (Nod. 865 on Plan) is in hand.

About 32½ acres are let with other Lands (forming Lot 20) to Messrs. Goodwin on a Yearly Candlemas Tenancy.

The remainder is let (with parts of Lots 26 and 2H) to Mr. W. H. Williams on a Yearly Candlemas Tenancy at a rent of £370 of which £310 shall be apportioned to this Lot.

The Actual and Estimated Rental is as follows: --

In hand	Arbour Coppice	estimated	£ 3.0.0.
	Sporting Rights. let until 1 <sup>st</sup> Feby., 1919	do.	£ 15.0.0
Goodwin, Messrs.	Meadow Land 32.481 acres	apportioned at	£ 28.0.0
Williams, W, H.	House, Buildings and 223.773 acres	do.	<u>£310.0.0</u>
			£356.0.0.

OUTGOINGS.-	Tithe (estimated apportionment)	£43. 13. 10.
	Land Tax (1917)	£1. 6. 6.
	Growing Timber	£1,598. 7. 6.

The benefit of a right to use the roadway passing through a portion of Lot 22 as described at the foot of page 30 will be conveyed with this Lot.

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## LOT 24

(Coloured Green on Plan 1).

# The Important Freehold Agricultural Holding

CALLED

## " PARTON FARM "

Most conveniently situated in the Parish of Eardisley, practically adjoining Eardisley Station, and abutting for a very considerable distance on the main roads leading from Eardisley Village to Leominster and Hereford.

IT COMPRISES

## An Extremely Interesting Old Brick and Partly Half Timbered Farmhouse Residence

containing large Hall, Drawing Room, Dining Room, with bay window, Underground Cellar, Dining Hall, large Kitchen, Dairy, Scullery, Back House, with Force Pump five Bed and Dressing Rooms, Bath Room and four other Bed Rooms, approached from the Kitchen by a separate Staircase, with very large Storage Lofts in the roof.

## An Extensive Range of Capital Farm Premises

chiefly constructed of Timber, with massive Oak Principals, other portions being built of Stone and Brick and consisting of :- Trap House, Lean-to Engine House, Nag Stable and Saddle Room, Turnip House, two Cattle Sheds, Bulls' House, two Corn Barns, a Cow House for thirty cows, with Calf pens, two Feeding Sheds and large Implement Shed

ANOTHER FOLD YARD, with a six-bayed Cattle Shed,

## An Exceptionally Fine Modern French Hay Barn

(about 120ft. in length), a detached Cart Horse Stable, Wain House, with Granary over, Implement Shed, Stable for four Horses, large Store House, with Loft, Cider Store, Coal House and Loft.

## Another French Barn about 36ft. long

A CAPITAL RANGE OF TWENTY FEEDING STALLS, sufficient for about forty Beasts, fitted with Stone Water Troughs and with Centre Root House and Hospital Box at end. A detached range of three Piggeries, with Boiler House adjoining.

In the Enclosure No.727 on the Plan is

## A Pair of Good Stone and Pantile Workmen's Dwellings

CALLED

### " PARTON COTTAGES "

each having five Rooms and Pantry, with Gardens and Outhouses attached.

No.767 on Plan is

## A Detached Workman's Dwelling

CALLED

### " THE GATE HOUSE "

situate on the main road opposite "Crow Farm," with small Garden, Pump and Well and Outhouse attached, together with the following

## Enclosures of Superior Meadow and Arable Land

including TWO LARGE ORCHARDS, containing altogether about

**329a. lr. 37p.**

as shown by the following

(£7,550)

SCHEDULE  
IN THE PARISH OF EARDISLEY  
 In the Occupation of Mr. THOMAS HAMAR ,

Ord. No.	Cultivation	Acreage	
719	Homestead	.659	
720	Buildings, etc	1.942	
718A	Yard and Buildings	.788	
727	Two Cottages	.351	
767	Cottage and Garden	.082	
716	Pasture	2.860	
717	Ditto and Orchard	4.873	
718	Ditto	1.486	
730	Ditto	2.554	
733	Arable	18.463	
732	Pasture	2.222	
728	Ditto	26.667	
729	Ditto	15.270	
750	Ditto	17.859	
781	Ditto	21.668	
752	Ditto	18.265	
751	Ditto	12.381	
783	Ditto	6.631	
782	Ditto	10.071	
722	Ditto	6.014	
726	Ditto	5.792	
701	Arable	18.781	
690	Grass	14.764	
689	Ditto	10.412	
761	Arable	12.202	
766	Ditto	12.853	
739	Ditto	10.841	
740	Ditto	8.092	
738	Ditto	16.328	
715	Ditto	18.261	
723	Ditto	12.155	
725	Ditto	2.048	
729A	Pool	.060	
730A	Ditto	.100	
731	Ditto	.192	
724	Wood	<u>1.674</u>	
			315.661
	In the occupation of Mr. JOHN PRICE,		
754	Arable	2.268	
753	Ditto	6.612	
758	Pasture	3.814	
Pt. 756	Ditto	-	
			13.822
			A. R. P.
		<u>329.483 =</u>	<u>329 1 37</u>

The Fields Nod- 754, 753, 758 and 756 Pt- are now let to Mr- John Price (with other lands comprised in Lots 25 and Pt- 25) on a Yearly Candlemas Tenancy at a rent of £200 per annum, of which £20 shall be the apportioned rent in respect of this Lot.

The remainder is let to Mr- Thomas Hamar (with portions of Lots 66 and 26) on a Yearly Candlemas Tenancy at a rent of £575 per annum, of which £354 shall be considered apportioned to this lot, thus making the total rent apportioned

**£374 per annum**

irrespective of the value of the Shooting -

The greater portion of this Lot is FREE OF TITHE- The apportionment on the remainder is £6 5s. 1d

Land tax, £18 5s 2d

Growing Timber £1,862 4s. 6d.

**LOT 25**  
(Coloured Blue on Plan 1).

## An Exceptionally Fertile Small Holding

OF FREEHOLD TENURE and practically FREE OF TITHE

CALLED

## " CROW FARM "

most conveniently situate by the roadside near to Willersley Village in the Parish of Eardisley and only about half-a-mile from' Eardisley Station.

IT COMPRISES  
AN ANCIENT

### Brick, Timber and Stone Tiled Farmhouse

containing two Sitting Rooms, Kitchen, Scullery, Store Room, two Dairies, Churn House and Underground Cellar, with four Bed Rooms above.

### An Extensive Set of Agricultural Premises

consisting of two Stone-built Loose Boxes, with a four-bayed Cattle Shed, a Stone and Pantiled Corn Barn, with feeding House and Box at end. A modern Stone and Pantile Cow Shed, with two Centre Ranges, affording accommodation for twenty Cows, with Turnip House at end. A modern Red Brick and Pantile Cart Stable for three Horses, with Chaff House and two Piggeries.

### A Modern Four-Bayed French Hay Barn

with an extra bay covered with corrugated iron, a Timber-built Cart Lodge, with Pale Gates and having a Drill House, Fowl House and large Lean-to Cattle Shed and Loose Box adjoining, together with the following

## Enclosures of Exceptionally Fine Grazing, Meadow and Arable Land

containing altogether about

**63a. 0r. 39p.**

Divided as shown by the following

#### SCHEDULE PARISH OF EARDISLEY.

Ord. No.	Cultivation.	.Acreage.	
765	Homestead	1.271	
764	Pasture	1.557	
786	Ditto	25.525	
791	Ditto	1.866	
777	Arable	8.518	
777a	Ditto	4.489	
763	Pool (Part of)	<u>.070</u>	A. R. P.
		<b>63.246</b>	<b>63 0 39</b>

Now let to Mr John Price (with portions of Lots 24 and 26) on a yearly Candlemas Tenancy at a total rent of £200, of which £88 shall be considered to be apportioned to this Lot

Outgoings:-	Tithe apportionment	£0.8.0
	Land Tax (1917)	£1.4.10
	Growing Timber	£108.5.6

(£3,000 Mr Price)

**LOT 26**  
(Coloured Buff on Plan 1).

WILL COMPRISE ABOUT

**238a. 3r. 31p.**

OF THE

**Celebrated Freehold Meadow Land**

LYING

on the North bank of the River Wye in the Parishes of Eardisley and Bredwardine, adjoining the main road to Hereford and only about a mile from Eardisley Station,

TOGETHER WITH

**The Right of Salmon and other Fishing for a distance of about 1¾ miles.**

SCHEDULE.

IN THE PARISH OF EARDISLEY.

In the occupation of Mr. W. H. WILLIAMS.

No. on Plan.	Description	Area.	
32	Meadow	23.905	
In the occupation of Messrs, GOODWIN.			
43	Meadow	26.568	
40	Ditto.	<u>33.981</u>	60,549
In the occupation of Mr. J. PRICE.			
10	Meadow	15.970	
9	Ditto	17.269	

IN THE PARISH OF BREDWARDINE.

12	Meadow	<u>12.795</u>	46.034
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In the occupation of Mr. THOMAS HAMAR.

17	Ditto	.945	
----	-------	------	--

IN THE PARISH OF EARDISLEY.

797	Meadow	24.223	
795	Ditto	2.504	
793	Ditto	29.414	
792	Ditto	20.041	
785	Ditto	30.941	
762	Part of Pool	<u>.386</u>	
			<u>108.454</u>

A.

A. R. P.  
**238.942 238 3 31**

The Fishing Rights are let for the season ending 15th October next to E. H. Leeder, Esq., at £75, the Landlord paying the Fishery Rate of £7 10s.

(£15,000 Mr Leeder)

The Lands are let on Yearly Candlemas Tenancies to the various Tenants set out in the above Schedule with other Lands, and for the purpose of this Sale the rents apportioned to this lot shall be as under :-

	£. s. d.
Williams, W. H.	48. 0. 0.
Goodwin, Messrs.	120. 0. 0.
Price, J.	92. 0. 0.
Hamar, T.	<u>216. 0. 0.</u>
	£476. 0. 0
Leeder, E. H., for Fishing	<u>75. 0. 0.</u>
	<u>£551. 0. 0.</u>

These apportioned rents are considered to be much less than the full Rental Value of the Lands, which is estimated, with the Fishing to be about

**£700 per annum.**

OUTGOINGS.- Tithe (estimated apportionment)	£34 18 7
Land Tax (1917)	£2 16 8

Although not extensively fished the present Tenant's catch of Salmon for the past two seasons has been as under:-

Season 1916.	23 Fish	Average weight 16lbs.	(Top weight 36lbs.)
" 1917	16 "	Average weight 16lbs.	(Top weight 25lbs.)

The purchaser shall pay £10 for the small portable Fishing Hut standing on the Enclosure No.72 on Plan.

There are Rights of Way attached to this lot from the Enclosures Numbered 9 and 10 on Plan to Willersley Village over lands belonging to an adjacent Owner. A Right of Way will be reserved to the Owner of Lot 27 for all purposes through No.40 on Plan.

Growing Timber £233 0s. 0d.

NOTE. ~ If Lot 24 is not sold, this Lot will be withdrawn.

### LOT 27

(Coloured Purple on Plan I)

## TWO Large Enclosures of Fertile Meadow Land

of FREEHOLD TENURE, with two large Ponds of Water and a

### Stockman's Cottage

with capital Garden and small Stable attached, called

### "THE WYDENHAMS"

Situate in the fertile valley of the River Wyke in the Parish of Willersley, with the benefit of a Right-of-way through Lot 26 and containing about

**56a. 1r. 5p.**

SCHEDULE.		
No. on Plan.	Description.	Area.
27	Cottage and Garden.	.703
26	Pool of Water	.515
29	Meadow and Pool	28.600
30	Ditto	<u>26.466</u>
	<b>A.</b>	<b><u>56.284</u> = <u>56 1 5</u></b>

Now let to R. W. Griffiths, Esq., J.P. on a Yearly Candlemas Tenancy, with the Castle Farm Lot 22. Apportioned rent

**£93 per annum.**

OUTGOINGS.-	Tithe apportionment	£13. 17s. 4d.
	Land Tax, <b>Free.</b>	
	Growing Timber £32 0s. 0d.	

NOTE. -If Lot 22 is not sold, this Lot will be withdrawn.

## LOT 28

(Coloured Green on Plan 2).

### An Exceedingly Valuable Enclosure of Superior Freehold Meadow Land containing about

**8a. Or. 16p.**

Most conveniently situate adjoining Eardisley Station and the main road leading there from to Eardisley Village. Very suitable for Building or Accommodation purposes or the Lodgement of Stock.

Now let (with portions of Lots 23 and 26) to Mr. W. H. Williams on a Yearly Candlemas Tenancy.  
Apportioned rent

**£12.**

This Lot is **Free of Tithe** and **Land Tax**.  
Growing Timber £33.

(£700 Mr Philpott)

## LOT 29

The Manors or reputed Manors or Lordships of

### " Eardisley Borough " and " Eardisley Foreign "

With the RIGHTS, PRIVILEGES and AMENITIES attached thereto.

The Income consists of various Chief Rents set out in the under-mentioned Schedule amounting in all, with Market Tolls, to about

**£31 4s. 9d. per annum.**

#### SCHEDULE.

Jenkins, Elizabeth	Cottages at " Hobby Lyons "	£0. 2. 6.
Coke, F.	Land at	1. 1. 2.
Lloyd, John, Senr.	Property at Woods Eaves	0. 3. 3.
Bishop, R. P.	Property at " The Dukes "	0. 0. 3.
Price, F. D.	House at Spond	0. 1. 2.
Neatby, Messrs.	The Folly	0. 6. 0.
Baird, Mrs.	Butcher's Shop in Eardisley Village	0. 1. 2.
Edwards, J. H.	The Knapp Cottages in Eardisley Village	0. 0. 9.
Miffling, Samuel	House at Welson	0. 1. 0.
Harris, William.	House at Spond	0. 1. 6.
Gummer, T.	Cottage, etc., at Lower Welson	0. 0. 6.
Davies, S.	House, etc., at Woods Eaves	0. 1. 0.
Cartwright, W.	Cottage, etc., at Willersley	0. 2. 5.
Griffiths,	Pound Farm, Lower Welson	0. 10. 2.
Davies, A.	House at Willersley	0. 3. 8.
Williams, Mrs.	House at Bollingham	0. 7. 10.
Sheward, T.	Cottage at Hick's Hill	0. 0. 6.
Powell, D. B.	Property at " The Field "	0. 2. 4.
Davies, A.	House at Willersley	0. 2. 0.
Mainwaring, W	Cottage at "The Field "	0. 0. 7.
Market Tolls collected for stalls on waste opposite " Tram Inn "		<u>0. 5. 0.</u>
		£31. 4. 9.



BLANK

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SECOND DAY'S SALE.

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**LOT 30**

(Coloured Purple on Plan 3)

Will comprise

**An Ancient Brick & Half-Timbered Messuage.**

With GARDEN, called

**" GREEN COTTAGE "**

AND AN

**ENCLOSURE OF SUPERIOR GRASS LAND**

adjoining, forming together

**An Attractive Freehold Small Holding**

OF ABOUT

**1a. 2r. 0p.**

IN EXTENT .

Most conveniently situate by the roadside at Lower Welson in the Parish of Eardisley.

The Cottage contains two Front Sitting Rooms, Pantry, Wash-house, Store Shed and three Bed Rooms, and is let to Edward Hodges on a Quarterly Tenancy from Christmas Quarter at £6 per annum, he paying Rates in addition. The Pasture is in hand and of the estimated value of £4 per annum, thus making the total rental of this lot

**£10 per annum.**

**This Lot is Free of Tithe and Land Tax.**

Growing Timber £ 30. 13. 0.

*(£150 Mr Tebb)*

## LOT 31

(Coloured Green on Plan 3).

### A Valuable Accommodation Holding

OF FREEHOLD TENURE

Most conveniently situate by the roadside at Lower Welson in the Parish of Eardisley, and consisting of

### A Small Stone, Brick Plaster and Tiled Dwelling House

-containing Sitting Room, Dairy, Cellar, Wash-house and three Bed Rooms, with a small Garden and Pump and Well of Water .A detached Wood and Coal Shed, two Brick built Piggeries, and a detached Timber-built Cow Shed, with corrugated iron roof.

In the Enclosure Nod. 460 Pt. is

### A Stone, Timber and Tiled Building

forming small Barn, Cow House for seven and Calves' Pen, together with

### Eight Enclosures of Very Fertile Meadowland

containing altogether about

**12a. 0r. 13p.**

and divided as show? by the following

#### SCHEDULE.

Ord. No.	Cultivation.	Acreage.			
456	House, Garden and Orchard	.596			
458	Pasture	1.049			
459	Ditto	1.400			
467	Ditto	.808			
455	Ditto	1.103			
461	Ditto	2.087			
464	Ditto	1.092			
465	Ditto	1.128			
463	Ditto	2.498			
460 Pt.	Yard and Buildings	<u>.322</u>		A.	R. P.
	<b>A.</b>	<b><u>12.083</u></b> =		<b>12</b>	<b>0 13</b>

Now let to Mr. Robert Trumper on a Yearly Candlemas Tenancy at a rent of

**£29. 12. per annum.**

Outgoings	Tithe (estimated apportionment)	£1. 4. 0.
	Land Tax (1917)	£0. 1. 6.

Growing Timber £147. 12. 6

(£520 or £550 Mr Price)

## LOT 32

(Coloured Pink on Plan 3).

### The Freehold Accommodation Holding

CALLED

## "THE BROOK FARM"

Most conveniently situate by the roadside at Lower Welson in the Parish of Eardisley, and consisting of

### A Stone and Stone Tiled Dwelling House

containing two Sitting Rooms, Pantry, Scullery, Cellar and three Bed Rooms, with a Garden attached.

### A Small Set of Farm, Buildings

consisting of a Cow House for four, a small French Barn, Calf House, Fowl House and two Piggeries, together with

### Six Enclosures of Very Fertile Meadow and Orchard Land

adjoining, containing altogether about

**5a. 1r. 18p.**

and divided as shown by the following

SCHEDULE.			
Ord. No.	Cultivation.	Acreage,	
443	House, Garden and Buildings	.228	
442	Orchard	1.123	
447 Pt.	Ditto	1.589	
444	Pasture	1.429	
452	Ditto	1.676	
450	Ditto	<u>2.320</u>	A. R. P.
	<b>A.</b>	<b><u>8.365</u></b>	<b>= <u>8 1 18</u></b>

Now let to Mr. Samuel Howells on a Yearly Candlemas Tenancy at a rent of

**£26 per annum.**

OUTGOINGS.-	Tithe (apportioned),	£1. 9. 7.
	Land Tax (1917)	0. 1. 4

Growing Timber £158 5 6

*(£500 Mr Philpott)*

### LOT 33

(Coloured Blue on Plan 3).

## TWO ENCLOSURES OF Very Fertile Accommodation Meadowland

OF FREEHOLD TENURE.

Most conveniently situate at Lower Welson with frontages to two roads, in the Parish of Eardisley (No.374 and -374A on the Ordnance Map) and containing about

**7a. Or. 7p.**

together with a Cow House and Pantiled Hay Barn standing thereon .

Now let on a Yearly Candlemas Tenancy to Mrs. Baird at the low rent of

**£17 per annum.**

OUTGOINGS.~	Tithe-{apportionment),	£0. 7. 6.
	Land Tax, <b>Free.</b>	

Growing Timber £86. 14. 0.

*(£675 Mr Price)*

---

### LOT 34

(Coloured Brown on Plan 3).

## AN ENCLOSURE OF: Freehold Accommodation Meadowland

Conveniently situate by the roadside at Lower Welson in the Parish of Eardisley and Nod. 453 on the Ordnance Map.

CONTAINING ABOUT

**0a. 1r. 37p.**

This lot is now in hand and Vacant Possession will be given on Completion.

OUTGOINGS.-	Tithe {estimated apportionment),	£0. 1. 3
	Land Tax, Free.	

Growing Timber £6. 5. 0

*(£30 Mr Price)*

## LOT 35

(Coloured Pink on Plan 3).

# A Row of Four Capital Freehold Cottages

CALLED

## " THE WILKIN "

(with Gardens and small Piggeries attached), conveniently situate by the roadside at Lower Welson in the Parish of Eardisley.

Now let to Quarterly Tenants at the following rents :-

Richard East. .	£4. 15. 0. per annum .
John Bowen Harris	4. 15. 0.
William Trumper	4. 15. 0.
Thomas Gibbons	<u>5. 00. 0.</u>
	<u>£19. 5. 0</u>

The Tenants paying Rates in addition. Pump and Well of Water.

OUTGOINGS.- Tithe (estimated apportionment), £0. 1. 2.  
Land Tax, **Free.**

(£220 Mr Povey)

## LOT 36

(Coloured Brown on Plan 3).

# A Desirable Freehold Small Holding

Situate at Hurstway Common in the Parish of Eardisley, containing about

**3a. 1r. 33p.**

and consisting of

## Detached Brick and Tiled Cottage

containing five Rooms, with Lean-to Coal House, Pigsty, Fowl House, Garden and Pump and well of Water , together with.

## An Enclosure of Fertile Meadow land and Orchard

ADJOINING.

The Cottage is now let to Charles David Nichols on a Quarterly Tenancy at £5 per annum, he paying Rates.

The Meadowland and Orchard are let to Mr. Samuel Howells on a Yearly (Candlemas) Tenancy at £10 per annum, making the total rental

**£15 per annum.**

This Lot is **Free of Tithe** and **Land Tax.**

Growing Timber £25. 11. 0.

(£435 Mr Powell)

LOT 37

(Coloured Green on Plan 3).

## A Very Picturesque Brick and Half-Timbered Cottage

covered with Bridgewater tiles, with Garden attached, and

## Three Enclosures of Superior Orchard & Pasture Land

adjoining, and forming a

### MOST ATTRACTIVE FREEHOLD SMALL HOLDING

OF ABOUT

**1a 3r. 36p.**

IN EXTENT

conveniently situate by the roadside at Hurstway Common in the Parish of Eardisley

The House contains five Rooms and Pantry, and the following buildings are included: A Timber and Stone Tiled Wood Shed, small Piggery and Lean-to Shed, and a detached Stone and Tiled Barn.

#### SCHEDULE.

No. on Plan.	Cultivation.	Area.		
542	Orchard with Cottage and Building	1.227		
541	Orchard Grass	.449		
543	Pasture	<u>.298</u>	A. R. P.	
	<b>A,</b>	<b><u>1.974</u></b>	=	<b><u>1 3 36</u></b>

The Cottage and Garden are let to Mr. William Beavan on a Quarterly Tenancy from 2nd May, 1918 at £7 per annum, he paying Rates in addition.

Nod. 541, 542 Pt. and 543 are let to Mr, Robert Trumper on a Yearly Candlemas Tenancy at £4 per annum.

The Barn is in hand and vacant possession thereof will be given on completion. Estimated rental value £2, making the total rental for this lot

**£13 per annum**

This Lot **Free of Tithe** and **Land Tax**

Growing Timber £44. 6. 0.

(£330 Mr Tebb)

## LOT 38

(Coloured Brown on Plan 3).

### A Picturesque Brick, Half-Timbered and Pantile Messuage

with Garden, Piggery and SMALL ORCHARD attached, called

### " BROOK COTTAGE "

and containing five Rooms and Pantry.

Now let to Mr. William Preece on a Quarterly (Candlemas Tenancy) at a rent of

**£4 per annum.**

he paying Rates in addition.

**Tithe and Land Tax Free.**

*(£90 Mr Tebb)*

---

## LOT 39

(Coloured Blue on Plan 3).

### An Ancient Stone, Brick and Half-Timbered Freehold Cottage

containing about six Rooms, together with a Garden attached.

Conveniently situate by the roadside leading from Hurstway Common to Lower Welson, in the Parish of Eardisley.

Now let to James Hammond on a Quarterly Tenancy at

**£5 per annum.**

he paying Rates in Addition

Outgoings:- Tithe (estimated Apportionment), £0. 2. 0.  
Land Tax, Free

*(£66 Mr Tebb)*



## LOT 40

(Coloured Blue on Plan 3).

### A Detached Freehold Cottage

with Garden, Piggery and Wood Shed attached.

Conveniently situate by the roadside between Hurstway Common and Lower Welson opposite Lot 87.

Now let to Mr. Ernest Edward Brooks on a Quarterly (Candlemas) Tenancy at a rent of

**£6 per annum.**

he paying Rates in addition. This lot will include a

### Small Enclosure of Garden Land or Nursery

now in hand.

The Purchaser shall pay in addition £5 for the stock growing in the Nursery.

OUTGOINGS.-	Tithe (estimated apportionment),	£0. 2. 6.
	Land Tax, <b>Free.</b>	

---

## LOT 41

(Coloured Pink on Plan 3).

### A Stone and Stone Tiled Detached Freehold Cottage

formerly two' Dwellings, containing four Rooms and Pantry , Lean-to Wash-house a detached Piggery and large Garden. Most pleasantly situate by the roadside from Eardisley Village to Woods Eaves, opposite the "PARSONAGE FARM."

Now let to John Watkins on a Quarterly Tenancy at a rent of

**£7 per annum.**

OUTGOINGS.-	Tithe (estimated apportionment),	£0. 3. 0.
	Land Tax, <b>Free.</b>	

Note. – If Lot 21 is not sold, this Lot will be withdrawn

*(£170 Mr Tebb)*

## LOT 42

(Coloured Green on Plan 3).

### A Very Attractive Small Freehold Residential Property

Delightfully situate by the roadside near to Eardisley Village and about a mile from the Railway Station, consisting of :-

#### *A Very Neat Brick and Tiled Detached Private House*

CALLED

### "THE BEECHES"

containing small Hall, with Porched Entrance and Paved Floor, two well fitted Sitting Rooms, Kitchen, Scullery, fitted with Sink and Soft Water Pump, Pantry, Larder, four Bed Rooms, two small Dressing Rooms, and Box Room. A small Pleasure Garden, Poultry Yard, and a small Plantation attached, in which is a detached Brick and Tiled Coal House, Store House, Fowl House and Earth Closet, together with

#### *Two Convenient Enclosures of Fertile Meadow Land*

lying on the opposite side of the road, one having a small Cow House, Root House and Hay Shed, containing altogether about

**2a. 3r. 4p.**

as shown by the following

#### SCHEDULE.

No. of Plan.	Description.	.Area.			
560	House, Garden, etc.	.732			
430pt.	Meadow	1.000			
435	Ditto	<u>1.041</u>	A.	R.	P.
	<b>A.</b>	<b><u>2.773</u></b>	=	<b><u>2</u></b>	<b><u>3 4</u></b>

Now let with a small part of Lot 44 to Mrs. Welson, who holds on a Yearly Candlemas Tenancy, at a rent of

**£27 per annum.**

of which £25 shall be apportioned to this lot.

Rights will be reserved to the Owners of Lots 43 and 44 having the right to make use of the drain which runs through the Enclosure No.435

OUTGOINGS.- Tithe (estimated apportionment), £0. 6. 8.  
Land Tax, **Free.**

Growing Timber £65. 19. 6.

(£800 Mr Temple)

### LOT 43

(Coloured Pink on Plan 3).

## An Attractive Small Freehold Private Residence

CALLED

### " HURSTWAY COTTAGE "

Very pleasantly situate by the-roadside about half a mile from Eardisley Village and a mile from the Railway Station. It is constructed of Brick, with Slated Roof, and contains :-  
A Hall, Drawing Room, Dining Room, Kitchen, Scullery, Pantry, four Bed Rooms and a small Fuel Store and Earth Closet. A small Garden, protected from the road by substantial iron railings, with a small detached Cycle Shed and Stable, together with

### *A Small Piece of Orchard Land at the Rear*

The House and Garden are now in hand and vacant possession thereof will be given on completion. The small Orchard is now let (with part of Lot 44) to the Representatives of the late Hugh Jenkins on a Quarterly Tenancy. Apportioned rent 10s. per annum, making the estimated rental value.

**£25. 10s. per annum.**

OUTGOINGS.-	Tithe (estimated apportionment)	£0. 6. 0.
	Land Tax, Free.	
	Growing Timber, £4 100	

A right to use the drain running through Lot 42 will be conveyed with this Lot.

(£525 Mr Davies)

---

### LOT 44

(Coloured Brown on Plan 3).

## An Ancient Brick and Half. Timbered and Stone Tiled Messuage

OF FREEHOLD TENURE  
CALLED

### " THE TURN COTTAGE "

containing two Sitting Rooms, Pantry and Scullery, Wash-house and three Bed Rooms, situate by the roadside, leading from Eardisley Village to Lower Welson. There is a, Timber and Tiled Piggery, large Garden, and Pump and Well of Water, together with

### A Small Enclosure Of Capital Meadow land

adjoining, containing together about

**1a. 2r. 10p.**

The Cottage and Garden (together with a small portion of Lot 43) are let to the late Hugh Jenkins Representatives on a Quarterly (Candlemas) Tenancy at £8. 10s., of which £8 shall be considered to be apportioned to this lot.

The Meadow (No 437 on Ordnance Map) is let, with Lot 42, to Mrs Welson, on a Yearly Tenancy at a rent of £27, of which £2 shall be considered apportioned to this lot.

SUMMARY OF RENTS.

			£. s. d.
Charles Taylor	Cottage and Garden	apportioned at	8. 0. 0.
Mrs. Welson	Meadow.	ditto	2. 0. 0.
Mrs. Baird	Wayleave for Drain	ditto	<u>0. 3. 6.</u>
			<u>£10. 3. 6.</u>
OUTGOINGS.-	Tithe (estimated apportionment)	£0. 3. 5.	
	Land Tax (1917)	£0. 0. 6.	
	Growing Timber	£7. 10. 0.	

The Cart Shed, Stable, small Hay Barn, Fowl House and Rustic Shed belong to the Tenant and are not included in the Sale.

A right to use the drain running through Lot 42 will be conveyed with this Lot.

(£230 *Mr Tebb*)

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**LOT 45**

(Coloured Yellow on Plan 1).

**A Small Enclosure of Fertile Arable Land**  
OF FREEHOLD TENURE.

Nod. 626 on the Ordnance Map, and containing about

**1a. 1r. 7p.**

situate near "Holywell Dingle" in the Parish of Eardisley.

Now let to Mrs. Downing on an Annual Tenancy from the Midsummer Quarter at

**£4 per annum.**

**Tithe and Land Tax, Free.**

A right of way over the Southern portion of Lot 46 will be conveyed with this Lot.

(£45 *Mr Jones*)

---

**LOT 46**

(Coloured Pink on Plan 1).

**An Enclosure of Capital Freehold Arable Land**

No.628 on Ordnance Map, situate near "HOLYWELL DINGLE," in the Parish of Eardisley, and containing

**1a. 1r. 9p.**

(more or less).

Now let to Thomas Davies (with Lot 50) on a Yearly Candlemas Tenancy at £17. 10s. per annum, of which

**£4 per annum.**

shall be apportioned to this Lot.

The small buildings standing on this lot belong to the Tenant and are removable by him. The Right-of Way will be reserved to the owner of the Lot 45 over the Southern portion of this Lot.

OUTGOINGS.-	Tithe (estimated apportionment)	£0. 4. 0.
	Land Tax (1917) <b>Free.</b>	

(£35 *Mr Jones*)

## LOT 47

(Coloured Yellow on Plan 1).

# A Very Convenient Freehold Enclosure of Rich Meadow Land

Conveniently situate, adjoining the road leading to Kington, close to Eardisley Village and Nod. 415 on the Ordnance Map, and containing about

**1a. 3r. 35p.**

Together with a Small Cow Shed and Hay Barn standing thereon.  
It is now let to Mr. John Morris on a Yearly Candlemas Tenancy at a rent of

**£8 per annum.**

he paying Rates in addition.

An acknowledgment rent of Is. per annum is paid by an adjoining owner for a Wayleave for a Water Pipe which supplies water to the " New Inn."

OUTGOINGS.	Tithe (estimated apportionment)	£0. 8. 0.
	Land Tax (1917)	£0. I. 9. ½
	Growing Timber	£12 9 6.

(£200 Mr Jones)

---

## LOT 48

(Coloured Green on Plan 2).

# A Freehold Enclosure of Very Valuable Meadow Land

Together with a small BRICK COWSHED, situate adjoining Eardisley Village and having a frontage of about 340ft. to the Almeley Road. It contains about

**2a. 3r. 38p.**

It is now let on a yearly Candlemas Tenancy {with Lots 65 and 74) to Dr. Q. Darling at a total rent of £44 75., of which

**£12 per annum.**

shall be apportioned in respect of this Lot.

**Tithe and Land Tax Free.**

Growing Timber £23. 3. 6.

(£275) Mr Povey

**Lot 49**  
(Coloured Brown on Plan 2).

## Two Valuable Enclosures of Very Fertile Freehold Meadow Land

(Situate adjoining Lot 48),

Together with a small Cow Shed, Donkey Stable, and small Barn, containing altogether

**4a. Or. 4p.**

Now let to Mr. Benjamin B. Povey on a verbal Yearly Tenancy from the Christmas quarter at a rent of

**£13. 0. 0. per annum.**

he paying Rates in addition.  
Tithe and Land Tax Free.

Growing Timber £12. 10. 0.

(£475 Mr Povey)

---

**LOT 50.**  
(Coloured Pink on Plan No.2.)

## A Brick, Half-Timbered and Tiled Freehold Messuage

Containing: Sitting Room, Kitchen, Scullery, underground Cellar, Four Bed Rooms, with a SHOERING FORGE and Shoeing Shed adjoining, together with a small piece of Garden, Coal House, Stable and Piggery, situate facing the Kington Road, in the Village of Eardisley, now let to Mr. Thomas Davies (with Lot 46) on a yearly Candlemas Tenancy.  
Apportioned Rent.

**£13. 10s. per annum.**

A Right-of- Way over this Lot and a right to take water from the pump will be reserved to the Owner of Lot 51.

The Trade Fittings in the Blacksmith's Shop and the temporary buildings standing in the Back Yard belong to the Tenant and are removable by him.

OUTGOINGS.-	Tithe (estimated apportionment)	6d.
	Land Tax, Free.	

(£120 Mr Davies)

## LOT 51

(Coloured Blue on Plan 2.)

### A Row of Three Stone-built Freehold Cottages

Situate adjoining Lot 50 and facing the main street of Eardisley Village.

Each Cottage has a small front Garden and Piggery, and there is a Washhouse used in common by the Tenants.

They are now let to Edward Higgins, James Marshall and Jesse Price on quarterly tenancies at rents aggregating

**£13 15s. per annum.**

The Tenants pay the Rates.

A Right-of-Way over a portion of Lot 50, and a right to take water from the pump standing thereon will be conveyed with this Lot.

OUTGOINGS.-	Tithe (estimated apportionment)	£0. 0. 6.
	Land Tax (1917)	0. 1. 6.

*(£130 Mr Wakefield)*

---

## LOT 52

(Coloured Brown on Plan No.2.)

### The Picturesque Detached Freehold Cottage

Containing about Eight Rooms with a Lean-to Wash-house, situate by the roadside in Eardisley Village, with Garden, Poultry Yard and small Orchard attached, in which is a brick-built Piggery and a detached timber-built Shed.

Now let to Mr. William Tantram on a Quarterly Tenancy at a Rent of

**£12 per annum.**

He paying Rates in addition.

OUTGOINGS.-	Tithe (estimated apportionment)	£0. 4. 0.
	Land Tax (1917)	£0. 1. 0

*(£240 Mr Tantram)*

---

## LOT 53

(Coloured Blue on Plan No.2.)

### A Pair of Capital Modern Cottages

Built of Red Brick with Broseley Tiled Roofs, each containing Five Rooms and Pantry with Lean-to Wash-house, and having large Gardens and Piggeries attached.

Now let to Mr. William Cartwright and Reginald Still, Quarterly Tenants, at Rents amounting to

**£15 per annum**

They paying Rates in addition.

OUTGOINGS.-	Tithe (estimated apportionment)	£0. 3. 0.
	Land Tax (1917) <b>Free</b>	

*(Ivy and Rose Cottages, £280 Mr Cartwright)*

**LOT 54.**

(Coloured Brown on Plan No. 2)

**An Ancient Brick-built Detached Cottage**  
OF FREEHOLD TENURE,

Situate between Lots 53 and 55), containing Six Rooms and Pantry, with a good Garden, a brick-built Piggery and timber-built Coal Store.

Now let to Mrs. Bailey on a Quarterly Tenancy at

**£5 per annum.**

She paying Rates in addition.

OUTGOINGS- Tithe (estimated apportionment) £0. 1. 3.  
Land Tax, **Free.**

*(Broadlands, £145 Mr Tebb)*

---

**LOT 55**

(Coloured Purple on Plan No.2).

**A Freehold Cottage**

Built of Brick with Slated Roof, containing Five Rooms and Pantry with a Lean-to, Wash-house, GOOD GARDEN and Brick Piggery.

Now let to Charles Coxshall, a Quarterly Tenant, at

**£6 4s. per annum.**

he paying Rates in addition.

OUTGOINGS.- Tithe (estimated apportionment) £0. 2. 3.  
Land Tax, **Free.**

*(£120 Mr Coxhall)*

---

**LOT 56**

(Coloured Green on Plan No.2).

**Two Freehold Messuages**

Now used as SMALL SHOPS, built of brick with stone tiled roofs, and having Garden Ground attached, situate adjoining Lot 55.

Now let to Charles Haynes and John Saveker, Quarterly Tenants, at Rents aggregating

**£13 per annum.**

The Tenants pay Rates in addition.

OUTGOINGS.- Tithe (estimated apportionment) £0. 2. 0.  
Land Tax **Free.**

*(£150 Mr Triffitt)*



## LOT 57

(Coloured Yellow on Plan No.2).

### Two Ancient Brick & Tiled Freehold Cottages

Each containing Five Rooms and Pantry with small -Gardens attached. Situate adjoining "The Tram Inn."  
Now let to Mrs. Elizabeth Lloyds and Nurse Worthington, Quarterly Tenants, at Rents aggregating

**£9 10s. per annum.**

The Rates are paid by the Tenants.

OUTGOINGS- Tithe (estimated apportionment), £0. 1. 0  
Land Tax, **Free.**

*(£135 Mr Tebb)*

---

## LOT 58

(Coloured Pink on Plan No 2).

### The well-known Freehold Village Hostelry

CALLED

### " THE TRAM INN "

Admirably situate for trade in Eardisley Village, at the junction of the roads leading to Almeley, Kington and Woods Eaves.

It enjoys a Full Six-days' Licence, and consists of

### A Brick-built and Tiled Messuage

Portions of which are of modern construction, containing large Club Room, Private Sitting Room, Bar, Underground Cellar, large Tap Room, Kitchen, Pantry, Five Bed Rooms and Spirit Store. A detached Brewery and slated Brew house fitted with Two Coppers, a lean-to Corn and Coal House, Tool House and Lavatories. Large Garden with two Brick Piggeries.

Facing the Village Store is a very substantial and extensive brick, timber-framed and stone-tiled BUILDING, now forming STABLING for Seven Horses, Forge, Store, Trap House with Three Storage Lofts over, together with a large Cart Shed, built of timber with corrugated iron roof.

With the exception of a small portion of the Stable Building, which is now in hand, the whole of this Lot is now let to Mrs. Ellen Baird on a Yearly Lady-day Tenancy at the exceedingly low rent of

**£30 per annum.**

The Purchaser of this Lot shall covenant, immediately on completion, to block up the doorway and windows of that portion of the Stabling (which is now in hand) next to Lot 59.

OUTGOINGS- Tithe (estimated apportionment) £0. 4. 0.  
Land Tax, Free.

*(£1100 Mrs Baird)*

## LOT 59

(Coloured Blue on Plan No.2).

### The Freehold Business Premises

Situate adjoining " The Tram Inn," and until recently let as a GROCER'S AND BAKER'S SHOP.

It comprises a large stone rough-cast and tiled Messuage, containing on the  
GROUND FLOOR-Shop, Office, Two Sitting Rooms, Cellar, Kitchen, Pantry, Wash-house.  
FIRST FLOOR-Five Bed Rooms.  
SECOND FLOOR-Two Attics or Lofts.

A small Garden, a large Open Yard, with a side Cart Entrance from the main street, in which are the following Buildings :-

A capital large modern brick and tiled Bakehouse, fitted with an eight-bushel baking oven, with capital Flour Store over, a large brick-built Store Shed with corrugated iron roof, and Two Piggeries.

This Lot is now in hand, and VACANT POSSESSION WILL BE GIVEN ON COMPLETION OF THE PURCHASE.

NOTE.-The Small timber addition to the Front Shop on the south side of the Yard Entrance as well as the sleeper-built Shed in the Yard, belong to the late Tenant, and are not included in the Sale.

OUTGOINGS- Tithe (estimated apportionment), 3s.  
Land Tax **Free**.

The benefit of the covenant to be given by the Purchaser of Lot 58 will be assigned with this Lot.

*(£300 Mr Povey)*

---

## LOT 60

(Coloured Pink on Plan No. 2.)

### The Village Post and Telegraph Office

Comprises the stone and rough cast Freehold Messuage, containing Lobby Hall with tiled floor, Sitting Room, Postal and Telegraph Office, Sorting Room, Kitchen, Pantry, Larder, Scullery, four Bedrooms and Attic.

A small back Yard, small front and back Garden with Coal House, two Earth Closets and small Wood Shed. Now let to Mrs. Nellie E. Smith, a quarterly Tenant, at

**£18 per annum.**

She paying Rates.

NOTE.- The Iron Safe and Post Office Telegraph Fittings belong to the Tenant and are not included in the sale.

OUTGOINGS.- Tithe (estimated apportionment), 1s.  
Land Tax **Free**

*(£320 Mr Povey)*

### LOT 61

(Coloured Green on Plan No.2).

## A Pair of Timber-framed, Plaster and Stone-Tiled Freehold Cottages

Each containing about six rooms with Wash-house and Pantry, and having large Gardens attached, conveniently situate adjoining the Post Office in Eardisley Village.

Now let to William Jenkins and John Thomas, quarterly tenants, at rents aggregating

**£11 6s. per annum.**

they paying Rates in addition.

Tithe and Land Tax, Free.

---

### LOT 62

{ Coloured Brown on Plan No.2.) .

## The Freehold House and Smithy

Conveniently situate in the centre of Eardisley Village, between Lots 61 and 63, and consisting of a timber-framed brick and tiled House, containing about Eight Rooms, with Blacksmith's Forge, Shoeing Shed, Coal Store and small Workshop, Pantry, outside Wash-house and two Store Sheds. Small front Yard and Garden and Piggery.

Now let to Mr. Thomas Burgoyne, on a quarterly {Candlemas} tenancy, at a rent of

**£18 per annum.**

he paying rates in addition.

Tithe and Land Tax, Free

*(£210 Mr Burgoyne)*

---

### LOT 63

{ Coloured Yellow on Plan 2.)

## " The Church Institute "

CONSISTS OF

### *A Small Stone and Half-timbered Freehold Messuage*

OR

### CARETAKER'S RESIDENCE

Containing;- Two Sitting Rooms, Kitchen. Pantry, Washhouse or Back Kitchen, Three Bed Rooms and Box Room, with small Front Garden.

A large newly-erected Building adjoining forming a large Billiard Room on the first floor, with Covered Way and Coal store under.

At the rear there is a large Garden, with detached Coal House and also a Piggery.

It is now let to the Trustees of the Committee of the Eardisley Institute at

**£10 per annum.**

NOTE.- The large Lecture Hall or Institute (built of Corrugated Iron and standing on a Brick Foundation) belongs to the Tenants and is not included in the Sale.

The benefit of the covenants to be given by the Purchaser to Lot 64 will be assigned with this Lot

**Tithe and Land Tax Free**

*WITHDRAWN FROM SALE*

**LOT 64**  
(Coloured Blue on Plan No. 2.)

## A Very Extensive Stone and Stone-Tiled Building

Formerly a Malting, but now used as a Store House, and admirably adapted for Commercial Purposes. Together with a

### *Valuable Freehold Grass Paddock*

adjoining, most conveniently situate for trade in the centre of Eardisley Village, opposite " BROOK COTTAGE " (Lot 73), and containing altogether about

**0a. 2r. 22p.**

The Building consists of a large Store, having a concrete Lower Floor and Two Upper Floors, with Sack Hoist.

Stable and Lean-to Timber Store, with a small Enclosed Yard.

Portions of the Malt House Building are let to Mrs. Jay on a Quarterly Tenancy at a Rent of £15 per annum. Other portions, including the enclosed Yard, are in hand.

The Paddock and Stable are let to Mr. Lambert Smith (with Lot 82) on a Yearly Candlemas Tenancy at £12 10s. per annum, of which £2 10s. shall be apportioned to this Lot, making the total actual and estimated Rental value

**£35 per annum.**

The Purchaser of this Lot shall covenant to deliver up to the Owner of Lot 63 a small portion of the existing forecourt and to shift the divisional fence to the boundary shown on the Plan. The small portion to be given up will be conveyed with Lot 63, and is not included in this Lot.

OUTGOINGS-	Tithe (estimated apportionment), 6s. Land Tax <b>Free</b>
------------	--

(£210 Mr Philpin)

**LOT 65**  
(Coloured Purple on Plan 2.)

## A Brick and Stone-Tiled Private Residence

Of FREEHOLD TENURE called

### " BRIDGE HOUSE "

Most conveniently situate by the roadside, in the centre of Eardisley Village, containing :-

ON THE GROUND FLOOR.-Small Hall, with tiled floor; Drawing Room, Dining Room, Smoking Room, small Sitting Room, Two Store Closets, Larder, Coal Store, Kitchen and Scullery.

ON THE FIRST FLOOR.-Six Bed Rooms, small Bath Room, with Earth Closet.

In the rear is a LARGE PLEASURE and VEGETABLE GARDEN, with Side Entrance and small Orchard, in which is a Detached Fowl-house.

On the opposite side of the road is a small Detached Brick-built Building forming SURGERY, with Two Motor Houses, small Open Yard and Pump and Well of Water.

It is let to Dr. Quinton Darling (with Lots 48 and 74) on a Yearly Candlemas Tenancy at a total Rent of

**£44 7s. per annum.**

of which **£27 7s.** shall be considered the Apportioned Rent in respect of this Lot.

OUTGOINGS-	Tithe (estimated apportionment), 10s. 7d. Land Tax, <b>Free.</b>
------------	---

## LOT 66

(Coloured Brown on Plan 2.)

### Two Ancient Freehold Cottages

Constructed of brick and stone with timber framing, and having capital Gardens, Piggeries and Detached Wood Sheds attached. situate in the centre of Eardisley Village (adjoining Lot 65).

One of the Cottages is let to R. W. Griffiths, Esq., J.P., on a quarterly tenancy at £4 10s. per annum, he pays rates in addition.

The other Cottage is let to Mr. Thomas Hamar (with parts of Lots 24 and 26). Apportioned rent, £4 10s., making together

**£9 per annum.**

A right to draw water from the Pump and Well on Lots 74 and 75 will be conveyed with this Lot.

OUTGOINGS.-	Tithe, apportionment	8s. 6d.
	Land Tax,	<b>Free.</b>

(£130 Mr Tebb)

---

## LOT 67

(Coloured Yellow on Plan 2.)

### An Attractive Freehold Property

COMPRISING

#### *Timber and Rough Cast Detached Messuage*

Very pleasantly situate in Eardisley Village, and containing: Two Sitting Rooms, Kitchen, Pantry and Three Bed Rooms, with a timber and tiled Wheelwright's Work Shop and Paint Room adjoining.

#### *A Detached Timber and Tiled Building*

Forming Wash House, Cider Store, Large Store Shed, Stable and Two Lean-to Piggeries.

#### *Another Detached and Stone Building*

Forming a Timber Store and Cow House; a large Garden; Two Capital Orchards and Grass Paddock, the whole containing altogether

**3a. 3r. 14p.**

Now let to Mr. David Bailey Powell on a yearly Candlemas Tenancy at

**£28 10s. per annum.**

OUTGOINGS.-	Tithe, apportionment	£1 3 11
	Land Tax (1917)	£ 0 4 6

(£500 Mr D. Powell)

## LOT 68

(Coloured Brown on Plan 2.)

### A Small Stone and Stone-Tiled Cottage

of Four Rooms and Coal House, with

### A Timber-framed and Brick Messuage

Adjoining, containing: Six Rooms, Pantry and Lean-to Wood Shed, very good Gardens and Piggery, with a Pump and Well of Water.

Now let to John Brooks and the Rev, S. Montgomery Campbell, quarterly Tenants, at rents aggregating

**£13 10s. per annum.**

they paying rates in addition.

This Lot is **FREEHOLD**.

OUTGOINGS.-	Tithe, apportionment	3s.
	Land Tax,	<b>Free.</b>

*(£230 Lambert Smith)*

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## LOT 69

(Coloured Green on Plan No.2)

### A Row of Three Freehold Cottages

with Gardens and Piggeries attached and Pump and Well of Water.

Now let to William Gwatkin, Julia Brooks and William Price, quarterly Tenants, at Rents aggregating

**£16 per annum.**

they paying Rates in addition.

OUTGOINGS.-	Tithe, apportionment	£0 3 0
	Land Tax (1917)	£0 1 7

*(£185 Mr John Price)*

**LOT 70**  
(Coloured Purple on Plan No. 2)

## The Desirable Freehold Detached Messuage

called

### "THE LOWER HOUSE"

most conveniently situate in Eardisley Village, adjoining the " CASTLE FARM ", and containing two Sitting Rooms, Pantry, three Bed Rooms, large Store House, Cellar and Paint Shop over, together with

### *Two Small Orchards*

and

### *A Valuable Enclosure of Capital Meadow Land*

containing altogether about

**2a. 0r. 8p.**

There is a Coal Store, a Detached Brick and Tiled Stable, and Piggery.

Now let to Mr. Samuel Charles Davies on a Yearly Candlemas Tenancy at a Rent of

**£23 9s. 7d. per annum.**

OUTGOINGS.-	Tithe (estimated apportionment),	12s. 11d.
	Land Tax (1917),	2s. 4d.

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**LOT 71**  
(Coloured Pink on Plan No.2).

## A Freehold Stone-built Cottage

Situate in the centre of Eardisley Village, opposite Lot 62, containing six Rooms, Pantry and Wash House with side entrance leading to a Garden in the rear in which is a Detached Laundry and Wood Shed, a Detached Piggery and a Pump and , Well of Water.

Now let to Mr. William Parsons on a quarterly (Candlemas) Tenancy at a Rent of

**£6 10s. per annum.**

he paying Rates in addition.

The Washing Copper and Furnace belong to the Tenant.

**Tithe and Land Tax Free**

*(£175 Mr Pearson)*

## LOT 72

{Coloured Brown on Plan No.2}

### An Attractive Small Freehold Modern Private Residence

CALLED

## " THE PARSONAGE "

Most conveniently situate in the centre of Eardisley Village, and containing ON THE GROUND FLOOR. Hall, with Tiled Floor, Dining Room, Drawing Room, fitted with Marble Mantel and Register Stove, Smoking Room, Kitchen, Store, Closet, Larder and Scullery, fitted with Sink and Soft Water Pump.

ON THE FIRST, FLOOR; Five Good Bed Rooms and W.C.

SMALL PLEASURE and VEGETABLE GARDEN approached from the road by a side entrance, together with a Brick and Stone Coal House, W.C., Loose Box Corn Store and Two Fuel Sheds, a gig Shed and Piggery.

Now let to the Revd. S. Montgomery Campbell on a Quarterly Tenancy (with Lot 85) at the nominal Rent of £16 per annum (£15 apportioned for this Lot), but estimated to be of the value of

**£30 per annum.**

A right to draw water from the Well on this Lot will be reserved to the Owner of Lot 73.

OUTGOINGS-	Tithe (apportionment),	4s
	Land Tax	Free

(£675 Mr Parry)

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## LOT 73

(Coloured Green on Plan No.2).

### The Very Attractive Small Freehold Private Residence

CALLED

## " BROOK COTTAGE "

Very conveniently situate in the centre of Eardisley Village and only about  $\frac{3}{4}$  mile from the Railway Station. It is substantially constructed of

**Brick and Stone with a Stone-tiled Roof**

and contains

ON THE GROUND FLOOR. A Hall, with Tiled Floor and Porch Entrance, Capital Dining Room, Drawing Room with Bay Window, Library, Butler's Pantry fitted with Hot and Cold Water, Large Kitchen with paved floor and Close Range, Scullery, fitted with a white glazed sink and Force Pump, Dairy, Cellar and small Back Hall.

ON THE FIRST FLOOR. A Large Landing, heated with Hot Water Coils, Large Linen Cupboard, Six Bed and Dressing Rooms, a Bath Room, fitted with white enamel Bath and Hand Basin, and supplied with hot and cold water.

A Paved and Walled-in Stable Yard, in which is a Stone and Slated Wash-house, Coach-house Two-stall Stable and Earth Closet.

THE SMALL PLEASURE GARDEN contains some well-matured Coniferous Trees and Shrubs, and Three Forcing Pits, with Glass Lights, a Detached Piggery, Two Potting Sheds with Coal House and Gig Shed.

It is now let on a Yearly Candlemas Tenancy to Mr. John Morris, at the low Rent of

**£35 per annum.**

OUTGOINGS-	Tithe (apportionment)	4s. 9d.
	Land Tax,	Free.

A right to draw water from the well on Lot 72 will be conveyed with this Lot.

(£1300 Mr Morris)



## LOT 74

(Coloured Yellow on Plan 2).

### A Very Valuable Enclosure of Accommodation Meadow Land

OF FREEHOLD TENURE, and containing about

**3r. 36p.**

Conveniently situate in the Centre of Eardisley Village, immediately opposite " BRIDGE HOUSE " and adjoining " BROOK COTTAGE," and having

*A Small Timber and Corrugated Hay Barn standing thereon*

Now let (with Lots 48 and 65) to Dr. Quinton Darling, on a Yearly Tenancy, at a Total Rent of

**£44 7s. per annum,**

of which £5 will be apportioned to this Lot.

Rights to draw water from the well will be reserved to the Owners of Lots 66 and 75.

Tithe and Land Tax Free.

*(£170 Mr Morris)*

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## LOT 75

(Coloured Green on Plan No.2).

### A Stone-built Semi-detached Freehold Cottage

And a SADDLER'S SHOP, with a Garden and Piggery attached.

Now Let on a Quarterly Tenancy to John Southgate at

**£10 per annum,**

he paying Rates in addition.

The benefit of the right to draw Water from the Well on Lot 74 will be conveyed with this Lot. A right to draw Water from the Pump on this Lot will be reserved to the Owner of Lot 66

OUTGOINGS-	Tithe, apportionment	£0 1 6
	Land Tax (1917)	£0 1 2

*(£160 Mr Parry)*

**LOT 76**

(Coloured Pink on Plan No.2).

**A Small Semi -detached Messuage**  
OF FREEHOLD TENURE

With Outhouse and Garden attached.

Situate adjoining Lot 75, and Let on a Yearly Tenancy to Miss Lucy Mason at

**£5 10s. per annum,**

she paying Rates in addition.

OUTGOINGS-	Tithe (apportionment),	1s.
	Land Tax,	Free.

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**LOT 77**

(Coloured Blue on Plan 2).

**Two Ancient Freehold Cottages**

Each having small Front and large Back Gardens, with Piggeries and Wood Sheds, together with a capital small Orchard, the whole containing nearly an acre.

Now let to William Harris and William Morris on Quarterly Tenancies at rents amounting to

**£15 10s. per annum,**

They paying Rates in addition.

Tithe and Land Tax Free.

*(£230 or £240 Mr Preece)*

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**LOT 78**

(Coloured Yellow on Plan 2)

**A Small Freehold Cottage**

Built of STONE with TILED ROOF called

**THE WIDOWS HOME**

Situate adjoining Lot 77, containing Four Rooms. Now occupied by Fanny Chase and Mary Bevan at nominal rents of 1s. each per annum.

The Landlord pays the Rates.

Tithe and Land Tax Free.

**WITHDRAWN BY VENDOR.**

## LOT 79

(Coloured Pink on Plan 2).

### A Small Detached Freehold Cottage

Situate between Lots 77 and 80, containing: Sitting Room, Kitchen, Pantry, Washhouse, with Lean-to Wood Shed and Two Bed Rooms, with Garden and Piggery attached.

Now let to Miss Lucy Harper on a Quarterly Tenancy at

**£6 per annum,**

she paying Rates in addition.

OUTGOINGS.-	Tithe (estimated appointment),	1s.
	Land Tax,	Free

*(£105 Mr Philpin)*

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## LOT 80

(Coloured Green on Plan No.2).

### A Freehold Detached Cottage

Built of STONE, with TIMBER FRAMED and STONE TILED ROOF, containing :- Two Front Rooms, Wash House, Cellar, Three Bed Rooms and Landing, with a LARGE GARDEN AND CAPITAL ORCHARD attached, in which are a Timber-built Shed, Work Shop and Piggery.

Now let to the Herefordshire County Constabulary on a quarterly tenancy at a rent of

**£13 per annum,**

they paying Rates in addition.

OUTGOINGS-	Tithe (apportionment),	6s. 6d.
	Land Tax	Free

*(£350 Mr Harris)*

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## LOT 81

(Coloured Brown on Plan No.2).

### A Freehold Semi-Detached Cottage

Built of STONE, with a STONE TILED ROOF, containing:-Four Rooms, Landing, Pantry and Wash House, together with a Garden and Piggery attached.

Now let to Alfred Nicholas at a Rent of

**£5 4s. per annum**

he paying rates in addition

A right of way through this lot will be reserved to the Owner of Lot 82 as an access to one of the Cottages standing thereon

Tithe and Land Tax, Free  
*(£125 Mr Povey)*

**LOT 82**  
(Coloured Blue on Plan No.2.)

**Four Ancient Timber framed Rough Cast and Stone-Tiled  
Freehold Cottages**

with a BUTCHER'S SHOP adjoining,

conveniently situate in Eardisley Village, adjacent to Lots 81 and 83.

LARGE OPEN YARD, with Stable and Loft, a Detached Brick-built Slaughter House and Shed adjoining, a newly-erected Brick and Stone Gig House and Wash House, with Loft over, and a Lean-to Boiler House.

Three of the Cottages are let to Martha Bubb, Fanny Davies and John Townsend at Rents aggregating £12 per annum.

The other Cottage, including the Butcher's Shop and Butcher's Premises, is let to Mr. Lambert Smith on a Yearly Candlemas Tenancy (with part of Lot 64), at £12 10s. per annum, of which £10 shall be apportioned to this Lot, making the total Rental

**£22 per annum,**

the Tenants pay the Rates.

Tithe and Land Tax, Free.

A right-of-way through Lot 81 will be conveyed with this Lot as a means of access for one of the Cottages. This Lot will be conveyed subject to the rights-of-way of the Tenant of Lot 83, which will determine on 1st January, 1920.

*(£220 Mr Tebb)*

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**LOT 83**  
(Coloured Pink on Plan 2.)

**A Valuable Freehold Orchard or Accommodation Meadow  
Land**

containing about

**1 a. 0r. 20p.**

together with

*A Stone-built Building*

forming a Cider Mill House, with Press and Loft over.

Now let to Mrs. Baird on a Yearly Tenancy at a Rent of

**£14. 10s. per annum,**

At the present time the Tenant makes use of Lot 82 as an access to the Cider Mill, but the Purchaser of this Lot shall covenant on or before the 1st day of January, 1920, to surrender this right and to block up the doorways next to Lot 82.

OUTGOINGS- Tithe (estimated apportionment),	8s.
Land Tax,	Free.

*(£150 Mr Philpin)*

**LOT 84**

( Coloured Brown on Plan 2.)

**The Freehold Commercial Property**

KNOWN AS

**THE SAW MILL**

Most conveniently situate by the road side close to Eardisley Station a short distance from the Village, comprising-

*A Substantially Built Bungalow Cottage*

of Four Rooms, with small Garden attached.

*Another Stone and Tiled Cottage*

of Four Rooms, with Small Walled-in Garden, A LARGE OPEN TIMBER YARD with Pump and Well of Water, and

*An Extensive Stone and Tiled Building*

forming Workshops and Timber Store.

The Two Cottages are let to William John Thomas and Ann Verrill, Quarterly Tenants, at Rents amounting to £10 per annum.

The Timber Yard and Workshop are let to Mr. David Bailey Powell at a Rent of £11 10s. per annum, making a total Rental of this Lot of

**£21 10s. per annum.**

The Tenants pay Rates in addition.

The Engine Shed and other Trade Fittings belong to the Tenant and shall be removable by him. Rights-of- Way for all purposes over the southern portion of this Lot will be reserved to the Owners of Lots 85 and 86. This Lot will be conveyed subject to the similar rights of an adjoining Owner .

Tithe and Land Tax Free.

(£300 Mr Philpin)

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**LOT 85**

{ Coloured Blue on Plan 2).

**A Small Enclosure of Accommodation Meadow Land**

OF FREEHOLD TENURE, containing about

**2r. 19p.**

Situate adjacent to Lot 84 and the Grounds of Eardisley Rectory.

Now let to the Rev. Montgomery Campbell (with Lot 72) at a yearly rent of £16, of which £1 is the rent apportioned for this Lot.

Rights-of-way over the southern portion of Lot 84 and over the northern portion of a part of Lot 86 will be conveyed with this Lot.

Tithe and Land Tax Free

(£50 Mr Philpin?)

## LOT 86

(Coloured Pink on Plan 2).

### An Enclosure of Freehold Meadow Land

WITH

A Strip of Land adjoining formerly the site of an old Tramway, containing together about

**1a. 1r. 0p.**

Situate near Eardisley Station, and approached from the main road through, Lot 84. The Strip of Land is in hand. The meadow is let to Mr. David Bailey Powell on a Yearly Tenancy at

**£3 per annum.**

Tithe and Land Tax Free.

The Kington Rural District Council have a Right-of- Way over the strip of land No.710 on the Plan, and they also pay a sum of 5s. per annum for the sewer laid thereunder. The benefit of this acknowledgment rent will be conveyed with this Lot.

A Right-of-Way over the northern portion of the said strip of land will be reserved to the Owner of Lot 85.

A Right-of-way over the southern portion of Lot 84 will be conveyed with this Lot.

Growing Timber £26 14 0.

*(£50 Mr Philpin)*

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## LOT 87

(Coloured Purple on Plan 3.)

### An Attractive Small Freehold Property

ABOUT

**1a. 2r. 17p.**

CALLED

**" NEWMAN'S PLACE "**

most conveniently situate at Hurstway Common in the Parish of Eardisley, and only about one-and-half miles from the Railway Station, comprising a very neat

### Brick and Slated Dwelling House

Occupying a delightful situation facing South, about 360ft. above sea level, with views over a wide range of country.

It contains Porch Entrance, Small Hall, Two Sitting Rooms, Kitchen, Dairy, Small Office and Four Bed Rooms, with a small Pleasure Garden attached.

An Enclosed Yard, with a brick and slated Stable, consisting of Loose Box and Stall, Harness Room, Coach House, Fruit Store with Granary over, and a Lean-to Piggery and Fowl. House; a detached Pump House, Cider Cellar, Coal Shed and Small Greenhouse. Estate Timber Yard, in which is a

### Capital Range of Brick and Tiled Buildings

Forming~ a Well-Lighted Joiner's Shop, Paint, Oil and Nail Stores, Small Office, Covered Saw Pit and Two Open Sheds for Working Timber.

### An Enclosure of Capital Meadow Land

With a Detached Stable or Cow House; a Store for Timber; Wood Store and an Old Timber and Corrugated Iron French Barn.

The Lot is now in hand and of the estimated rental value of

**£40 per annum.**

N.B.- The Vendor reserves the right to remove at any time before the completion of the purchase the 7 h.p. portable Engine with the Iron Saw Bench and other trade fittings, and also the Open Engine Shed with Corrugated Iron Roof.

Tithe and Land Tax Free.

*(£800 Mr Bromage)*

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**LOT 88**

(Coloured Brown on Plan No.3.)

**A Small Freehold Orchard**

CONTAINING ABOUT

**14 perches**

situate by the roadside at Hurstway Common, immediately opposite Lot 87.

Now in hand and vacant possession will be given on completion.

OUTGOINGS-	Tithe (apportionment),	1s.
	Land Tax	Free.

*(£17 Mr Bromage)*

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**LOT 89**

(Coloured Brown on Plan No.3.)

**A Small Enclosure of Freehold Land**

now used as the Estate Nursery (No.530 on the Ordnance Map). containing about

**2r. 8p.**

conveniently situate by the roadside, immediately opposite Lot 87.

This Lot is now in hand and vacant possession will be given upon completion.

He purchaser shall pay in addition to his purchase money the sum of £25 for the stock of young Larch, Ash and Quickthorn.

Tithe and Land Tax Free

*(£30 Mr Tebb)*

## CONDITIONS OF SALE.

- 1.-The highest bidder shall be the purchaser, the vendor fixing a reserve price and reserving the right to bid up to such price by himself or his agent, and also the right to consolidate and rearrange lots and withdraw any lot or lots at any time before or on the day of sale.
- 2.-No person shall 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 shall be put up again at the last undisputed bidding or the auctioneer may determine the dispute.
- 3.-Each purchaser shall at the close of the sale to him pay down a deposit of £10 per cent. on the amount of purchase money, and shall sign an agreement in the form subjoined to these conditions for the completion of his purchase according to these conditions and shall pay the remainder of his purchase money including (In cases where a valuation is mentioned in the particulars) the amount of the valuation money on the 11th day of November, 1918, at the office of Messrs. Peake, Bird, Collins and Co., No. 6, Bedford Row, in the County of London (the solicitors of the vendor) as agents for the Settled Land Act Trustees at which time and the place the purchases shall be completed and a purchaser paying his purchase money and the amount (if any) of the valuation shall from that day be let into possession or receipt of rents and profits and pay all outgoing and up to that day all rent, rates, taxes and other outgoing are (if necessary) to be apportioned and so that all rates shall be apportioned according to the period for which they are intended to provide and not as running from the dates when the same are made or allowed and the balance shall be paid or allowed to the purchaser on completion and If from any cause whatever other than wilful default on the part of the vendor the completion of any purchase is delayed beyond the afore-mentioned day the remainder of the purchase money including the valuation shall bear interest at the rate of £6 per cent. per annum from that day to the day of actual payment thereof.
- 4.-In addition to the amount of his bidding at the sale each purchaser shall pay the amount (if any) -stated in the particulars for the growing timber nursery stock and fishing hut on the lot purchased by him and in these conditions the words "the balance of his purchase money" shall include the amount of the aforesaid valuation (if any).
- 5.-Each purchaser shall within 21 days after the delivery of his abstract send to the solicitors of the vendor a statement in writing of all the objections and requisitions (if any) to or on the title or evidence of title, the abstract or the particulars or these conditions and subject thereto the title shall be deemed accepted and all objections and requisitions not included in any statement sent within the time aforesaid. shall be deemed waived and an abstract though in fact imperfect shall 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 any objection or requisition shall be replied to in writing within ten days after the delivery thereof and If not so replied to shall be considered satisfactory and time shall be deemed in all respects as of the essence of this condition. If any purchaser shall take any objection or make any requisition which the vendor is unable or on the ground of expense unwilling to remove or comply with or if any question shall arise as to the conveyance and the purchaser shall not withdraw such objection or requisition or waive the question within ten 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 shall within one week after such notice repay to the purchaser whose contract is so rescinded his deposit money which shall be accepted by him in satisfaction of all claims on any account whatever and the purchaser whose contract is so rescinded shall return forthwith all abstracts and papers in his possession belonging to the vendor.
- 6.-The abstract of title shall commence :
  - (i) As to all the lots (except as hereinafter stated) with the will dated the 17th day of January, 1872, of a testator who died on the 15th day of February, 1876, and it shall be assumed that the testator was entitled in fee simple in possession free from encumbrances at the date of his death, and that all the annuities and legacies bequeathed by his will and codicil have (as the fact is) long since ceased or been discharged and no evidence on these points shall be required and a purchaser shall accept a recital contained in a deed dated in the year 1879 that the testator died without issue as conclusive evidence of that fact.
  - (ii) As to the following lots or parts of lots :-
    - (a) As to the former leasehold interest in lot 18 with first the lease dated the 23<sup>rd</sup> May 1781 (creating a term of 999 years at a peppercorn rent) and secondly with an Indenture dated 5<sup>th</sup> May 1880 (being an assignment of the said term on the trusts of the said will) and the purchaser shall not be entitled to Investigate or make any objection or enquiry with respect to the intermediate title between the dates of the said lease and assignment and as to the fee simple in the same lot with a deed of enlargement recently executed by the vendor) and a conveyance to the Trustees of the Settlement under which the vendor sells.
    - (b) As to lot 12 (subject as hereinafter mentioned) part of lot 24 and lots 38 and 54 with an indenture dated 5th May; 1880 being a conveyance on sale to the users of the said will part of the land so conveyed was formerly copyhold of a manor, subject to the limitations of the said will but previously to the conveyance had been surrendered to the use of the tenant for life under the said will so as to extinguish the copyhold tenure and accordingly a purchaser shall not be entitled to investigate the said copyhold title and shall assume that the testator was at his death seized of the said manor for an estate in fee simple free from encumbrances.
    - (c) As to the greater part of lot 21 and as to part of lot 31 with a deed of exchange dated 20th November, 1879 (being an exchange effected under the Ecclesiastical Leasing Acts).
    - (d) As to such part of lot 12 as may not have been included in the said conveyance of 1880 and as to the equitable or other interest not then subject to the limitations of the said will or vested in the devisee of the testator's trust estates with a deed poll dated 6th January, 1883, being a conveyance or further assurance by a person deriving title under, a squatter who claimed that the land had been given to him (without any conveyance, by the said testator, If and so far (If at all) as any legal estate may be outstanding in the personal representatives of the devisee of the testator's trust estates the same shall be got in and the title thereto traced by and at the expense of the purchaser and completion shall not be delayed on this account.
    - (e) As to lot 51 with an indenture date 14th January, 1885, being a conveyance on sale to the users of the said will.
    - (f) As to lot 65 with an indenture dated 18th March, 1886 being a similar conveyance.
    - (g) As to lots 34 and 35 with an indenture dated 9th May 1887 being a similar conveyance.
    - (h) As to lots 46 and 59 and parts of lots 58 and 60 with an indenture dated 11th January, 1888 being a similar conveyance. Parts of these lands were formerly copyhold, but a purchaser shall assume that all mines and minerals and all other rights of the lord (except the right to escheat) were obtained on the enfranchisement and no objection shall be made on this account.
    - (i) As to part of lot 42 With an indenture dated 27th January, 1891, being a similar conveyance.
    - (j) As to part of lot 55, lot 57 and the greater part of lot 58 with an indenture dated 28th July, 1891, being a similar conveyance.
    - (k) As to lots 23, 28, 84, 85 and 86 with an indenture dated 1<sup>st</sup> August, 1895 being a similar conveyance by the Midland Railway Company. It shall be assumed that the land was superfluous land and that all statutory rights (If any) of pre-emption had been discharged and the vendor shall not be required to shew under what powers the Railway Company made title.
    - (iii) By an indenture dated 8th August, 1899 a predecessor in title of the vendor granted certain rights of way and a licence to lay and maintain a sewer at. a rent of 5s., the said Indenture affects Lots 84, 85 and 86. A copy of the same will be produced at the sale or may be inspected at the office of the vendors solicitors at any time during office hours for 14 days preceding the sale, and a purchaser (whether he inspects the same or not) shall be deemed to have notice of all the contents thereof and shall not require the original to be produced and the said lots shall be conveyed subject to and with the benefit of the provisions of the said indenture.
- 7.-In the year 1876 an action the short title of which was re: Perry Herrick Davidson v. Herrick (1876 P. 144) was commenced in the Chancery Division of the High Court of Justice by the Trustees of the said will for the administration of the personal estate of the



said testator merely as a protection for the trustees. Certain of the said conveyances were made pursuant to orders made in the said action, but inasmuch as no accounts were taken in Court in the said action and no applications have for many years past been made therein, and the said action has in fact long since been abandoned the vendor shall not be required to produce any evidence of the proceedings in the said action or any documents or other evidence relating thereto and no requisition or objection shall be taken or made in respect of the said action.

8.-No objection shall be made on account of any document executed before the 17th May, 1880 being unstamped or not sufficiently stamped and any such document which a purchaser requires to be stamped or further stamped shall be procured to be so stamped by him and at his expense.

9.-No further or other evidence shall be required of the identity of any lot or lots described in the particulars or sale plans besides such evidence (if any) as may be gathered from the description in the documents abstracted with the property to which title is shown by the abstract but any purchaser shall be furnished at his own expense if he so require with a statutory declaration by the vendor's agent or some other person that the lot or lots have for twelve years or upwards next preceding the days of sale or in the case of any lot or part of a lot purchased and conveyed to the users of the said will within such period of twelve years from the date of such conveyance been used and enjoyed in accordance with the title shown thereto and no objection shall be made on the ground that the statutory declarations contemplated when the conveyance to uses of 1916 hereinafter mentioned were executed have not been made.

(ii) The vendor shall not be required to distinguish further than is stated in the particulars or these conditions the parts of any lot held under different titles.

(iii) The vendor shall not be required to specify the extent of any grazing rights, fishing rights or other incorporeal hereditaments or shew the creation of any such rights or hereditaments.

10.-(i) In all cases where an entire sum for land tax or tithe rent charge or other outgoings is payable in respect of the lands comprised in two or more lots the same shall be deemed to be apportioned amongst such lots in the amount mentioned in the particulars at the foot of each lot respectively, and such apportionment shall be accepted by and be binding upon the respective purchasers until (as regards land tax and tithe rent charge and any other charge capable of being legally apportioned) a legal apportionment is affected and they shall in their conveyance covenant to pay the amounts so apportioned respectively, and to keep the vendor and his successors in title and their respective estates and effects and also the owners of any other lot or lots charged herewith indemnified from all claims in respect thereof and anything that may be requisite for giving effect to any legal apportionment shall be done at the cost of the purchaser requiring the same, but the completion of any purchase shall not be delayed on account of any such requisition

(ii) Freedom from land tax or tithe-rent charge shall be deemed sufficiently evidenced by the fact that the land tax assessment books or the tithe commutation award (if any) as the case may be, do not shew any land tax or tithe rent charge to be payable or by the absence, of any such books or award but where a lot is free of land tax or tithe rent charge a purchaser shall be furnished at his own expense if he so require with a statutory declaration that no land tax or tithe rent charge has been paid for twelve years or upwards next before the day of sale and in any case of merger of tithe rent charge the vendor shall not be required to furnish any evidence of the assent of the Board of Agriculture and Fisheries.

11.-(i) The vendor shall not be required to furnish any evidence as to the boundaries extent nature or constituents of any manor or reputed manor or to furnish any other evidence or information in relation thereto than may appear from the Manorial Books and documents (if any) in the possession of the vendor and no objection shall be taken on account of any of such books or documents being wanting or defective.

(ii) No information shall be required nor shall any inquiry be made as to the origin or creation of any quit fee farm or chief rent whether sold together with any manor or reputed manor or charged upon or payable out of any lot or lots or otherwise and whether mentioned in the particulars or not.

12.-(i) Abstracts or copies of the leases or of the agreements (if in writing) under which the tenants hold can be inspected at the office of the vendor's solicitors during a period of fourteen days next preceding the day of sale, or in the sale room at the time of sale and each purchaser shall be deemed to have notice of and shall take subject to the terms of all the existing tenancies whether arising during the continuance or after the expiration thereof and such notice shall not be affected by any partial or incomplete statement in the particulars with reference to the tenancies and no objection shall be made on account of there not being any agreement in writing with any tenant.

(ii) Each purchaser shall take subject to all tenant rights and rights of compensation which any tenant may have under his tenancy (whether in writing or not) or under any statute or local custom and shall keep the vendor and his successors in title indemnified from all claims in respect of such tenant rights or compensation.

13.-(i) Where any lot appears by the particulars or plan to be offered for sale subject to an easement, right or privilege for the benefit of any other lot the servient lot shall be conveyed to the purchaser thereof if an individual (or if not then to a grantee named by the vendor) in fee simple. To the use that the easement, right or privilege shall be exercisable by the owners or occupiers for the time being of the dominant lot and when the dominant lot is not sold the same shall be limited to the uses of the settlement hereinafter mentioned and subject thereto to the use of such purchaser in fee simple.

(ii) Rights of way (unless otherwise stated in the particulars) shall be limited in common with the vendor or other persons having the like right and shall be for all purposes with or without horses, cattle and other animals, carts, carriages, motors and other vehicles.

(iii) If any question arises as to the width or extent of a right of way to be granted or reserved, the same shall be submitted to the auctioneer, whose decision shall be final.

14.-(i) The conveyances of the respective lots to the respective purchasers thereof shall contain such reservations, limitations, covenants and provisions as shall be necessary or proper for the purpose of giving full effect to the matters relating thereto contained in the particulars and in the general remarks and in these conditions respectively, and if any difference shall arise respecting the form of any such assurance the matter in difference shall be referred to the vendor's counsel, whose decision shall be final and binding conclusively upon all parties.

(ii) For the purposes of any such reservations or rights in the case of any lot remaining unsold the vendor shall stand in the place of a purchaser of such lot and the rights shall be limited or reserved so as to devolve to the uses of the settlement referred to in these conditions.

15.-(i) The vendor sells and will convey as a tenant for life in possession under a settlement created by a deed dated in the year 1913 (being a resettlement of capital money directed to be laid out in the purchase of land to be settled) and (except as next mentioned) a conveyance (made on his marriage in 1916 to the uses of the said deed of 1913 but as respects the premises comprised in the said term of 999 years (since enlarged into a fee simple) under the said deed of 1913 and the conveyance to uses of 1918 hereinbefore referred to the trustees of the said settlement for the purposes of the settled Lands Act, 1882 to 1890 joining in the conveyance for the purpose only of acknowledging the receipt of the purchase money and a purchaser shall not 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 estate and the title to and further assurance of the premises after his death to the acts and details of himself and persons deriving title under him.

(ii) By the said deed of 1913 the trustees thereof for the purposes of the said Acts were also appointed to be the trustees for the purposes of the said Acts of any compound settlement consisting of the deed of 1913 and any instrument which might be executed thereafter and accordingly a purchaser shall accept the present trustees of the deed of 1913 as being the duly constituted trustees of the settlement above referred to.

16. (i) A form of conveyance settled by counsel will be furnished to any purchaser requiring the same on payment to the vendor's solicitors of a solicitor's fee of £1 1s.

(ii) Any purchaser of any lot the purchase money of which does not exceed £100 and who is willing to accept the title as shown by the abstract without making any requisition in respect thereof may on signifying his desire in writing to the vendor's solicitors within 14 days after the delivery of the abstract to him have a deed of conveyance in the last mentioned form executed and delivered to him free of cost (except stamp duty, the costs of engrossment and parchment and the said, fee of £1 1s) and an undertaking as to death duties in accordance with these conditions which shall in that case be prepared by the vendor's solicitors at the expense of the vendor.

(iii) The several purchasers shall take their conveyance subject to and with the benefit of, the apportioned rents stated in the particulars and shall not require the assent of any tenant thereto nor otherwise require such rents to be legally apportioned.

17.(i) Subject as hereinbefore provided the conveyance to each purchaser shall be prepared by him and at his own expense and the engrossment thereof shall be delivered at the offices of the solicitors of the vendor at least 10 days before the day fixed for completion of the sale for execution by the vendor and other necessary parties (if any) and the draft of such conveyance for perusal and approval on behalf of the vendor and other necessary parties (if any) shall be left at the said office at least fourteen days before delivery of the engrossment, and time shall be of the essence of this clause.

(ii) A purchaser shall not be delayed on account of the non-payment of Increment Value Duty (if any) but the vendor shall before the date fixed for completion furnish to the Commissioners of Inland Revenue the particulars required by them to enable them to ascertain whether such duty is payable to assess the duty (if any) and to issue to the vendor Form I.V.D. (G.) or any other form applicable to the case and on completion the vendor shall hand over the conveyance with the said Form to enable the conveyance to be stamped with a stamp or certificate hereon in accordance with sub-section (3) of section 4 of the Finance (1909-10) Act, 1910. And after completion each purchaser shall, if required, produce to the Commissioners free of cost any documents which may be handed over to him.

(iii) A purchaser shall not make any objection on account of the non-payment of any estate settlement, estate succession increment value or other duty which became payable on the death of a tenant for life (who died on the 26th day of July, 1915) but the vendor will give a separate undertaking under a 6d. stamp to any purchaser requiring the same that the vendor or his successors in title will duly pay and discharge all such duties as aforesaid and will keep the purchaser, his heirs and assigns indemnified against all costs, claims and demands in respect of such duties or any part thereof or any interest thereon and will on the payment of such duties procure and produce free of cost to any purchaser requiring the same or the persons deriving title, under him the usual certificate under Section 11 of the Finance Act, 1894, and the receipt for succession or other duty Such undertaking (save as hereinbefore provided) to be prepared and stamped at the expense of the purchaser but to be perused and executed by the vendor at his own expense.

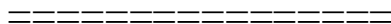
18.-The vendor shall where any conveyance contains a reservation or a covenant by the purchaser be entitled at his option either to require the purchaser to furnish him with an acknowledgment of the vendor's right to production of the conveyance and undertaking for safe custody under a 6d. stamp, or to require the purchaser to execute a duplicate of any such conveyance (which duplicate shall be prepared and stamped at the expense of the vendor but shall be executed by the purchaser free of expense to the vendor) and the purchaser shall at the request of the vendor and free of expense produce the principal conveyance for the purpose of enabling the vendor to have the duplicate properly stamped. Any such separate acknowledgment and undertaking as aforesaid shall be prepared and stamped at the expense of the vendor but shall be executed by the purchaser free of expense to the vendor.

19.-After the sale of all the lots or of all the lots to which any set of documents relates (as the case may be) the purchaser whose purchase money is largest or in the case of equality the purchaser of the lot first sold shall be entitled to the custody of such documents in the possession of the vendor as relate to any other lot as well as the lots purchased by that purchaser, and do not relate to any other property retained by the vendor but in respect of documents delivered to him which relate to the lot or lots, of any other purchaser he shall give to that other purchaser, if he so require, a statutory acknowledgment of his right to production and 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 will give to any purchaser who may so require the before mentioned statutory acknowledgment and undertaking and every acknowledgment or undertaking given under this condition, shall be prepared and approved on behalf of all parties thereto at the expense of the person to whom it is given.

20.-The several lots are believed to and shall be taken as correctly described and are sold subject to all easements chief quit manorial free and other rents or other incidents of tenure (if any) affecting the same and any incorrect statement error or omission found in the particulars, general remarks or conditions shall not annul the sale nor entitle any purchaser to be discharged from his purchase nor shall the vendor or any purchaser claim or be allowed any compensation in respect thereof nor shall the vendor's covenants for title be available in respect of the said matters subject to which the lots are sold.

Lastly If any purchaser shall neglect or fail to comply with any of the above conditions his deposit money shall be forfeited to the Settled Land Act Trustees of the said settlement, and the vendor may with or without notice resell the lot or lots in respect thereof whether default occurs without previously tendering conveyance to the defaulter at this sale and any resale 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 shall incur a loss by reason of diminution in price or expense incurred or both shall pay to the vendor or to the Settled Land Act Trustees the amount of such loss as liquidated damages and on any such resale by auction the lot or lots offered for sale may be bought in and all expenses consequent on an unsuccessful attempt to resell shall be forthwith paid to the vendor by the defaulter at this sale.

# MEMORANDUM.



BE IT REMEMBERED that at the Sale by Auction this.....day of .....1918,

Of the Property mentioned in the annexed Particulars of Sale

of

was the highest bidder for Lot..... and was declared the Purchaser thereof subject to the above Conditions at the price of £.....and has paid the sum of £.....by way of deposit and agrees to pay to William Motagu Curzon-Herrick, of Beau Manor Park, in the county of Leicester Vendor and Purchaser, or his Settled Land Act Trustees, according to the above Conditions, the balance of the said purchase money, including the valuation money (if any), and the Vendor and Purchaser hereby agree to complete the sale in accordance with the above Conditions of Sale

Purchase money ...£.....

Valuation money ...£.....

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£

Deposit... £.....

Balance... £.....

As Agents for the Vendor we hereby, confirm the Sale, and

Land Act Trustees acknowledge the receipt of the above De

Abstract of Title to be sent to

Tipped in Note:

N.B.-The Vendor's Trustees are willing to lend Two-thirds of the Purchase-money to an approved Purchaser at 5 per cent. Interest, on terms to be arranged with the Auctioneer subject to the Trustees being advised that the security will be sufficient, and, to the terms of the Mortgage Deed being approved by their Solicitors. All the costs must be paid by the Purchaser, and the Deed will be prepared by the Trustees Solicitors.