

**THE
GLATTON HALL
ESTATE**

Near HOLME, PETERBOROUGH,
and HUNTINGDON.

To be Sold by Auction
On WEDNESDAY, 6th MARCH, 1918,
At TWO o'clock precisely,
IN 50 LOTS.

Solicitors :

Messrs. BIRD & ELDRIDGE,
10, Great James Street,
Bedford Row, W.C. 1.

Auctioneers :

Messrs. NORBURY-SMITH & Co.,
5, George Street,
Hanover Square, London, W. 1.

FREEHOLD AND MOSTLY TITHE FREE.

IN FIFTY LOTS.

The Glatton Hall Estate

**Nr. HOLME, PETERBOROUGH
—and HUNTINGDON.—**

2,194 Acres

OF

Excellent Grazing and Corn Lands

COMPRISING

TWELVE HIGH-CLASS FARMS

(Six of which can be had with possession),

SEVERAL DESIRABLE SMALL HOLDINGS,

RICH MEADOW ENCLOSURES, 35 COTTAGES,

THE "ADDISON ARMS" INN,

THE RECTORY HOUSE AND 10 ACRES

AND

"GLATTON HALL"

A Delightful Family Residence with 180 Acres of Splendid Grassland, having adequate Farm Buildings, forming a GENTLEMAN'S FARM of an unusually attractive character.

**THE MANOR OR REPUTED MANOR OF
GLATTON WITH HOLME.**

To be offered for Sale by Auction (in Lots) by

NORBURY-SMITH & CO.

(H. H. BUCKMASTER, M. KING, AND P. W. ROGERS),

At "The Angel Hotel," Peterborough.

On WEDNESDAY, MARCH 6th, 1918, at Two o'clock precisely.

Particulars, Plans and Conditions of Sale may be had on application to Messrs. BIRD & ELDRIDGES, Solicitors, 10, Great James Street, Bedford Row, W.C. 1; and the Auctioneers, at their Head Offices--

5, George Street, Hanover Square, W. 1.

Telephone: Gerrard 7872.

General Remarks.

THE GLATTON HALL ESTATE comprises in all about 2,194 acres, all of which are in the Parishes of Glatton, Denton and Caldecote. It is situated about three miles South-West from Holme Station on the Great Northern Railway, nine miles from Peterborough, and twelve from Huntingdon, and being on the Great North Road, motoring facilities are unequalled, and the whole Estate has the advantage of being intersected by good hard roads which afford exceptional accessibility to the lands of the various holdings.

In the Village of Glatton there is a Post Office and the Church of St. Nicholas, a fine edifice of stone in the early English style. At Siltton, about two miles distant, are Telegraph Office and Telephone facilities.

The whole Property lies compactly together and is divided into 50 lots, twelve of which may justly be described as first-class farms of fertile arable and rich pasture land. The farmhouses are substantially built and provided with adequate buildings, whilst the gates and fences have been particularly well maintained. Certain alterations have been made in several holdings to render them more attractive and workable.

One of the features of this Estate is that Lots 2, 15, 32, 33, 35, 36, 38 and 39, comprising Manor, Crown, High Ha'born, Glatton Lodge, Upper Glebe and High Haden Farms are now being farmed by the Vendor and possession of these can be had on completion of the purchase.

The tenancies of the remainder of the farms and small holdings expire at Michaelmas next—the cottages are let on monthly tenancies.

RENTS. Special attention must be drawn to the extremely low rentals at which the farms are now let—these do not in any way represent their actual value.

APPORTIONMENTS. The Rents, Tithe Rent Charge (only payable on properties in the Parish of Caldecote) and Land Taxes have been apportioned where necessary for the purposes of sale, and no Purchaser shall be entitled to require any legal apportionment of same.

THE LAND TAXES over the whole Estate, amount to £12 19s. 5d. per annum, and details giving the apportionments to the lots affected will be issued at the time of Sale.

LANDLORD'S FIXTURES. The Landlord's fixtures upon each lot will be included in the sale of that lot, but nothing belonging to the tenant, although mentioned in the Particulars or shewn on the Plan will be included.

BOUNDARY FENCES. Any dispute as to these raised between the Vendor and a Purchaser shall be referred to the Auctioneers whose decision shall be accepted as final and binding on the parties.

PLANS AND AREAS. These are based on the most recent Ordnance Survey, and shall be accepted as correct by both the Vendor and Purchaser and no objection shall be given or taken on either side on account of any inaccuracy therein.

ROADS. In the case of Gresh Road, No 174 on Plan No. 2, and in all other cases where Roads, Ways or Lanes on the Estate are not specifically included in any lot, the Owners for the time being of all lots who may require to use the same, shall have the right to do so.

TIMBER. The whole of the Timber (buts only), consisting principally of well-grown oak, ash and elm, has been very moderately valued and the amount of the valuation is stated in each lot described in the Particulars where the timber has to be paid for in addition to the purchase money. When no mention is made, the Timber, if any, is included in the sale of the Lot.

Summary.

Lot.	Description.	a.	r.	p.
1	Glatton Hall Farm	179	3	14
2	Manor and Sanderson Farms	208	2	30
3	Bailiff's House and Small Holding	7	2	33
4	Three Cottages	0	0	32
5	Detached Cottage	0	2	1
6	Village Shop and Cottage	0	1	20
7	Detached Cottage	0	1	20
8	Paddock	2	1	2
9	Ditto	1	2	4
10	Two Cottages and Land	4	3	38
11	Mill Cottages and Land	6	2	2
12	Two Cottages and Land	1	0	7
13	Two Cottages and Garden	0	1	38
14	Meadow	8	0	18
15	Small Holding	13	2	39
16	Meadow	4	1	13
17	Lower Glebe Farm	161	3	35
18	Crown Farm	57	0	1
19	Two Meadows	41	3	5
20	Cottage and Carden	0	0	29
21	Addison Arms	5	1	36
22	Small Holding	4	2	23
23	House and Garden	1	2	2
24	Meadow	0	2	0
25	Two Cottages	0	1	10
26	Meadow	0	3	4
27	The Butts Farm	98	1	39
28	Cottage	0	0	33
29	Small Holding	28	2	2
30	Three Cottages	1	1	1
31	Rectory House, &c.	10	3	12
32	High Holborn Farm	151	2	20
33	Glatton Lodge Farm	229	3	24
34	Two Cottages	0	0	25
35	Glatton Folly and Field	44	2	8
36	Arable Field	9	3	5
37	Top Lodge Farm	114	1	9
38	Upper Glebe Farm	136	2	5
39	High Haden Farm	182	2	33
40	Moonshine Gap Farm	111	3	22
41	Denton Farm	234	3	29
42	Rectory Farm	121	3	36
43	Semi-detached Cottage	0	0	18
44	Two Cottages and Gardens	0	0	37
45	Freehold Cottage	0	2	24
46	Cottage and Garden	0	1	20
47	Ditto	0	1	31
48	Ditto	0	0	33
49	Manorial Rights			
50	The Advowson			

Lot 1

(Coloured *Pink* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

The Particularly Attractive Freehold Property

known as

GLATTON HALL

to which has been added

BOTTOM FARM.

consisting of some of the richest Pasture Land in the county, the whole having an area of

179a. 3r. 14p.

and may justly be described as a Gentleman's Pleasure Farm of an unique character.

Glatton Hall possesses many desirable residential amenities. It is an Old-fashioned House built of brick and stone (to which a wing has been added) and was for many years in the occupation of the late Baron Sherard. It is situated near the Village of Glatton and stands well back from the road, being approached by Two Carriage Drives, one of which is bordered on both sides by well-planted shrubberies. The principal rooms face South and have extensive views.

The Accommodation, which is very conveniently arranged on Two Floors, comprises :

On the First Floor :

Eight Capital Bed Rooms

fitted with register stoves and mantels (one with large range of cupboards).

DRESSING ROOM.

BATH ROOM, fitted porcelain enamel bath with silver plated fittings, hot and cold supplies. Housemaid's sink.

W.C., pedestal closet with patent silent flushing apparatus.

PRINCIPAL AND SECONDARY STAIRCASES.

On the Ground Floor :

INNER AND OUTER ENTRANCE HALLS with tessellated tiled paving, anthracite stove.

Dining Room

23-ft. by 20-ft., with large bay window, register stove, marble mantel, communicating by double doors with the

Breakfast Room

17-ft. by 15-ft., fitted register stove, marble mantel. Door to large Wine Cupboard, fitted stone bins.

Lofty and well-proportioned

Drawing Room

30-ft. by 20-ft., lighted by three long windows, fitted slow combustion stove with tiled sides and hearth, enamelled mantelpiece.

Library

17-ft. 6-in. by 17-ft., with register stove and mantel.

The Domestic Offices

which are all on the Ground Floor level and shut off by a swing door, consist of BUTLER'S PANTRY with glazed sink (h. & c.) stove, ample cupboards and shelves, fall flap table; BEER CELLAR; HOUSE-KEEPER'S ROOM with stove and cupboard; KITCHEN, having closed range with oven and boiler, hot plate, Dutch oven, dresser and cupboards; SCULLERY with glazed sink, pump and copper; Servant's Water Closet; Game Larder; Wash-house with copper and bread oven.

The Substantially Brick-built and Slated Outbuildings include Double Coach-house or Garage, Fruit Store, Wood Shed, Ash Pit, W.C., Laundry and Drying Room.

The Gardens

are Old-World in character, and particularly well laid out with well-grown shrubs and adorned with finely grown timber trees, Tennis Lawn, Kitchen Garden and Orchard.

At a short remove from the Hall is

The Stabling

built of brick and slate, comprising Two Loose Boxes, Four Stalls, Harness Room with stove, cupboards and pegs, Wood Shed with Granary over.

Adjoining are the

FARM BUILDINGS

also in brick and slate : Four Loose Boxes, Three Stalls, Barn, Three-bay Cow Shed, Bullock Shed, Four-bay Cattle Shed with corrugated-iron roof, Timber and Thatched Barn, Brick and Slate Cow Shed, a Four-bay Wagon and Implement Shed and Wood Shed.

On Field No. 146 is a Brick and Tiled Bullock Lodge with Enclosed Yard.

On Field 160 a Timber and Tiled Cow Shed.

SCHEDULE.

No. of Plan.	Description.	Acreage.
PARISH OF GLATTON.		
55	Pasture	15'943
Pt. 59	Oak Plantation	1'202
56	Pasture	9'649
58	Ditto	14'702
59	Ditto	24'452
57	Ditto	12'067
148	Ditto	13'234
147	Coppice	1'351
Pt. 146	Pasture	28'700
Pt. 146	Oak Plantation	1'347
143	Roadway	1'375
144	Plantation	1'979
143	Pasture	23'947
142	Plantation	1'371
161	Plantation and Orchard	11'729
160	Pasture	12'002
167	Farmery and Paddock	4'513
166	Hall and Gardens	4'801
Pt. 158	Garden	1'114
149	Pasture	13'126
		179'838

The Hall, Farm Buildings and Plantations are in hand, and Possession will be given on Completion of the Purchase. Field No. 149 is let to Mr. Scotney at an Apportioned Rental of £6 10s. per annum, Field No. 59 on similar terms to Mr. Lock at a Rental of £12, and the Lands comprising Bottom Farm are Let to Mr. H. F. Coles, on a Tenancy expiring at Michaelmas next, at a Rental apportioned for the purposes of sale at £158 per annum.

The Purchaser of this Lot will be entitled to a Right-of-Way for all purposes over the track on the Eastern side of Field No. 40 sold with Lot 17.

The value of the Sporting Rights is estimated to be £16 per annum.

The Purchaser of this lot will be required to pay, in addition to his purchase money, the sum of £750 for the Growing Timber.

Lot 2

(Coloured *Pink* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

IMMEDIATE POSSESSION.

The Valuable Freehold Agricultural Holding

known as

MANOR AND SANDERSON'S FARM

which extend to about

208a. 2r. 30p.

Of which about 68 Acres are Fertile Arable, and 140 Acres really good Grazing Land. This farm has a Southern exposure, with frontages to the High Haden Road, and is divided into convenient closes, well-arranged for economical working.

The **Manor House** is a superior Farm Residence, quite the most important in the Parish. It is brick-built and tiled, double-fronted, with three dormer windows to the top floor and large red brick bay to the Dining Room. The Accommodation comprises:

On the Top Floor: Four Good Attic Bed Rooms.

On the First Floor: Three Bed Rooms, Box Room and Water Closet fitted with pedestal apparatus.

On the Ground Floor: Dining Room, fitted register stove, dwarf and corner cupboards; Drawing Room, fitted tiled register stove; Entrance Hall; Kitchen, with closed range oven and boiler and two cupboards; Well-fitted Dairy; Large Larder; Scullery, with glazed sink, pump, copper, Dutch-oven and open fireplace; Store Cupboard, Good Dry Cellars.

Outside: Two Earth Closets, Brick-built and Tiled Stabling with Hay Loft over.

At a short distance from the house are the very ample and compact **Farm Buildings**, including: A Brick and Thatched Five-bay Bullock Lodge with enclosed yard, Timber and Corrugated-iron Cattle Shelter, Ditto Range of Cow and Calf Sheds, Timber and Thatched Calf Lodge with pens, Timber and Thatched Barn, Range of Timber and Thatched Cattle Lodge, Large Timber and Corrugated-iron Barn, Granary.

SCHEDULE.

No. on Plan.	Description.	Acctage.
Pt. 209	House and Buildings	1'503
208	Pasture	5'139
182	Ditto	3'883
183	Ditto	7'384
190	Garden Ground	4'76
194	Pasture	9'478
193	Ditto	13'779
188	Ditto	13'182
187	Roadway	1'561
132	Pasture	16'549
133	Arable	6'152
134	Ditto	7'648
135	Pasture	8'449
137	Ditto	3'879
136	Ditto	11'255
55	Arable	6'874
66	Pasture	7'986
67	Arable	11'127
69	Pasture	17'509
68	Ditto	13'975
49	Arable	9'986
48	Ditto	8'974
64	Ditto	8'237
63	Ditto	9'332
		<u>208'566</u>

These lands are in hand and Possession will be given on Completion of the Purchase.

The Sporting Rights are estimated to be worth £15 per annum.

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of £155 for the Growing Timber.

Lot 3

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

PARISH OF GLATTON.

TITHE FREE.

The Very Desirable Freehold Small Holding

having about

7a. 2r. 33p.

of Excellent Pasture and Arable Land, also a

Well-built Residence

Formerly known as the BAILIFF'S HOUSE, situate in the centre of the Village at the rear of Glatton Hall.

The House, substantially-built of brick with slate roof, is double-fronted and faces the road leading to St. Nicholas' Church. It contains: Five Bed Rooms, Two Sitting Rooms, Kitchen, Scullery, Larder and Dairy.

Outside: Nag Stable, Loose Box, Coal House.

Small Garden and Orchard.

SCHEDULE.

No. on Plan.	Description.	Acreage.
Pt. 168	Cottage and Garden	1336
173	Pasture	2982
171	Arable	1784
165	Pasture	4620
164	Arable	1015
		<hr/> 7741

The fields are let with other lands to Mr. W. Wyles and Mr. F. Savage on a Yearly Tenancy, expiring at Michaelmas next, at a Rental apportioned for the purposes of sale of £8 5s. per annum.

The House and Garden are in hand.

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of £10 for the Growing Timber.

Lot 4

(Coloured *Yellow* on Plan No. 2).

(Numbered 170 on Plan).

PARISH OF GLATTON.

TITHE FREE.

Three Capital Freehold Cottages with Gardens

Brick stud and thatched roofs, situate in the Village, opposite Lots 7 and 8.

No. 1 contains Four Rooms and has a Wood and Tiled Out-house.

No. 2 has Two Rooms and an Out-house.

No. 3, Two Bed Rooms, Sitting Room, Kitchen, Pantry, Lean-to Barn.

Two of the cottages are let on Monthly Tenancies, producing £7 5s. a year, and one cottage is in hand.

Lot 5

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

PARISH OF GLATTON.

TITHE FREE.

Detached Freehold Cottage with Large Garden

(Numbered 172 on Plan).

Situate at the foot of Mill Road, where it joins High Haden Road. It is stud and thatched, and contains Two Rooms upstairs and two down. Wood and Tile Shed in Garden.

The Cottage is let to Miss Wheatley on a Monthly Tenancy at £3 per annum, and the Garden to Mr. Redhead, at a Rental apportioned for the purposes of the sale at 10s. per annum.

Lot 6

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

PARISH OF GLATTON.

TITHE FREE.

The Freehold Shop Premises, Cottage & Paddock

facing the Church and adjoining Manor Farm.

(Numbered Part 209 on Plan.)

Built part brick and stud and thatched roof.

The Shop Premises contains Three Bed Rooms, Sitting Room and room used as a General Shop, Kitchen and Scullery. In the Yard a Coal House, Brick Stud and Thatched Stable, Brick and Tiled Wash-house, Timber and Tiled Pig Shed.

Let to Mr. Redhead with other lands on a Monthly Tenancy at an apportioned Rental of **£6 10s.** per annum.

The other Cottage contains Two Bed Rooms, Sitting Room and Kitchen. Corrugated-iron roof Shed in Garden.

Let to Mr. J. Lock on a Monthly Tenancy at **£3 2s.** per annum.

The Paddock is in hand.

Lot 7

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

PARISH OF GLATTON.

TITHE FREE.

The Detached Freehold Cottage and Garden.

(Numbered Part 209 on Plan).

Situate in the centre of the Village, opposite Lot 4. It is built of stud with thatched roof and contains Four Rooms upstairs and Two Rooms on the ground floor.

Timber-built Wash and Coal House with galvanized-iron roof. Timber and galvanized-iron roof Pig Stye. Corrugated-iron Water Tank and draw-off tap.

Let to Mr. H. F. Coles on a Monthly Tenancy at **£3** per annum.

Lot 8

(Coloured *Mauve* on Plan No. 2).

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

The Well-placed Freehold Close of Meadow Land

having an area of about

2a. 1r. 2p.

(Numbered 169 on Plan).

Situate in the Village of Glatton, bounded on the West by Manor Farm and forming a valuable off-side accommodation meadow.

The Meadow is in hand and Possession will be given on Completion of the Purchase.

The Purchaser of this Lot will be required to pay, in addition to his purchase money, the sum of £10 for the Growing Timber.

Lot 9

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

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

The Very Useful Freehold Accommodation Meadow

containing about

1a. 2r. 4p.

(Numbered 181 on Plan).

Adjoining the preceding lot and at the junction of High Haden and Mill Roads.

The Meadow is in hand and Possession will be given on Completion of the Purchase.

The Purchaser of this Lot will be required to pay, in addition to his purchase money, the sum of £12 for the Growing Timber.

Lot 10

(Coloured *Pink* on Plan No. 21.)

PARISH OF GLATTON.

TITHE FREE.

The Attractive and Compact Freehold Small Holding

Admirably Suitable for a Poultry Farm

consisting of

A Pair of Cottages with Gardens

and

Two Closes of Pasture Land

having an area in all of about

4a. 3r. 38p.

with a gentle slope to the South.

One Cottage has Two Bed Rooms and a Living Room. The other, Two Bed Rooms, Two Living Rooms, Kitchen, and Timber and Corrugated Lean-to Shed, Rain Water Tank with draw-off, Wood and Corrugated-iron Out-house at side with copper, Stud Timber and Thatched Shed.

The Cottages are let on Monthly Tenancies to Miss Mackness and Mr. Walter Reed, and producing **£7 10s.** per annum.

The Land is in hand and Possession will be given on Completion of the Purchase.

The Purchaser of this lot will be required to pay the sum of £16, in addition to his purchase money, for the Growing Timber.

SCHEDULE.

No. on Plan.	Description.	Acreage.
184	Cottages	·220
186	Pasture	2·064
185	Ditto	2·707
		<u>4·991</u>

Lot 11

(Coloured *Pink* on Plan No. 2)

PARISH OF GLAYTON.

TITLE FREE.

The Very Desirable Small Holding

consisting of

A Pair of Brick-built Cottages

known as

MILL HOUSES

with slate roofs and nice Gardens, together with

Two Closes of Rich Pasture Land

having an area of about

6a. 2r. 2p.

Occupying a charming position overlooking the Village.

Each Cottage contains Four Rooms with Brick and Slate Shed in Garden, and both are let on Monthly Tenancies to Miss Quincey and Mr. Hales, and produce **£7 15s.** per annum.

The Land is in hand and Possession will be given on Completion of the Purchase.

The Cottages and Gardens are held on Lease with the adjoining Cottage for a term of 555 years from the 29th of December, 1777, at an annual Rental of 10s., of which 5s. shall be deemed apportioned to this lot, and the remainder of the lot is Freehold.

SCHEDULE

No. on Plan.	Description.	Area.
Pl. 175	Cottages and Gardens	1710
138	Pastures	2575
170	Ditto	3268
		<hr/> 6514

Lot 12

(Coloured *Yellow* on Plan No. 2).

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

A Pair of Freehold Cottages with Gardens and Paddock

in all just over

An Acre

and Numbered 177 & 178 on Plan.

The Cottages are double fronted, built of brick with tiled roofs, and each contains Four Rooms with Timber and Tiled Shed in Garden.

The Premises and Land are in hand and Possession will be given on Completion of the Purchase.

Lot 13

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

PARISH OF GLATTON.

TITHE FREE.

Two Freehold Attractive Old-World Cottages with Gardens and Small Meadow

occupying nearly

Half-an-Acre.

(Numbered 179 on Plan).

The Cottages are built of stud and thatch. One contains two rooms upstairs and four down: Wood and Tiled Barn in Garden. The other, two rooms upstairs and two down: Wood and Tiled Piggery and Barn.

They are let to Mrs. Prior and Mr. Wheatley on Monthly Tenancies, and produce **£6** per annum.

Lot 14

(Coloured *Yellow* on Plan No. 2).

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

The Very Valuable Freehold Close of Meadow Land

having an area of about

8a. 0r. 17p.

(Numbered 180 on Plan).

Well placed with long frontage to the High Haden Road with a gentle slope to the South and having a good pond in the South-eastern corner.

With Possession on Completion of the Purchase.

The Purchaser of this lot will be required to pay, in addition to his purchase money, the sum of £35 for the Growing Timber.

Lot 15

(Coloured *Blue* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

The Highly Productive Small Holding

containing over

13 $\frac{1}{2}$ Acres of Sound Pasture and Arable Land

together with a

Detached Cottage

known as

MILL COTTAGE

well built of brick with slate roof, containing Four Rooms, Nice Garden with Brick and Slate Shed.

The Cottage is in hand, and Possession will be given on Completion of the Purchase.

The Lands are let to Mr. W. Wyles on a Yearly Tenancy expiring at Michaelmas next, at an Apportioned Rental of £14 per annum.

The Land is Freehold, but the Cottage is held, together with Mill Houses in Lot 11, on Lease for a term of 555 years from December 25th, 1777, at a Rental of 10s. per annum, of which 5s. shall be deemed apportioned to this lot.

SCHEDULE.

No. on Plan.	Description.	Acreage.
Pt. 175	Cottage and Garden	0.028
136	Arable	4.252
141	Pasture	9.362
		<hr/> 13.742

Lot 16

(Coloured *Yellow* on Plan No. 2).

PARISH OF GLATTON.

TITHE FREE.

The Extremely Useful Close of Freehold Meadow Land

(Numbered 162 on Plan).

containing about

4a. 1r. 13p.

Well placed on the brow of Glatton Hill and bounded on the South and East by Lot 1.

The Meadow is Let to Mr. W. Wyles on a Yearly Tenancy expiring at Michaelmas next, at a Rental apportioned for the purposes of sale at £4 10s. per annum.

Lot 17

(Coloured *Tellere* on Plan No. 11.)

PARISH OF GLATTON.

TITHE FREE.

The Very Desirable Freehold Dairy Farm

called

LOWER GLEBE

extending to about

161a. 3r. 35p.

of which about 144 Acres are Pasture Land of high repute and 17 Acres Arable, situated practically mid-way between the Villages of Denton and Glatton, and only a short distance from the Great North Road.

The Well-built Brick and Slated Farmhouse contains Four Bed Rooms, Two Sitting Rooms, Kitchen, Scullery and Dairy.

Outside: Coal, Wood and Fowl House.

The Substantial Farm Buildings are very commodious, consisting of Brick and Tiled Calf Pens, Brick and Corrugated-iron Cow Shed, Lean-to Shelter, Brick and Tiled Chaff House and Granary, Brick and Thatched Stable for six horses, Brick and Corrugated-iron Bullock Shed and Loose Box, Thatched Barn, Tool Shed with thatched roof, Wood and Slate Cart Shed, Thatched Cattle Shed in Field No. 60.

SCHEDULE.

No. on Plan.	Description.	Acreage.
PARISH OF GLATTON.		
46	Pasture	14'975
50	Ditto	12'851
62	Ditto	10'557
45	Ditto	14'310
51	Arable	11'603
61	Farm Buildings	1'291
60	Pasture	12'184
44	Coppice	1'100
43	Pasture	0'395
40	Ditto	19'076
42	Ditto	12'835
41	Ditto	10'014
54	Ditto	6'230
52	Ditto	5'550
53	Ditto	4'005
120	Ditto	13'184
		181'965

Field No. 53 is let to Mr. H. F. Coles, at a Rental apportioned for the purposes of the sale at £4 10s. per annum, and the remainder is let with other Lands to Mr. J. Lock, on a Tenancy expiring at Michaelmas next, at a Rental apportioned for the purposes of sale of £98 per annum.

The Sporting Rights are estimated to be worth £12 per annum.

The Purchaser of this lot will be required to pay the sum of £125 in addition to his purchase money for the Growing Timber.

A Right-of-Way for all purposes over the track on the Eastern side of No. 40 is reserved to the Purchaser of Lot 1.

Lot 18

(Coloured *Yellow* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

**The
Very Useful Freehold Dairy Farm**

called

CROWN FARM

extending to about

57a. Or. 1p.

Of First-rate Grass Land, remarkably well-placed near Glatton Village and approached on the North and West by two hard roads.

The Farm Residence, which was formerly known as the "Crown and Woolpack Inn," is built of brick with thatched roof, and contains: Five Bed Rooms, Two Sitting Rooms, One Living Room.

Timber and Tiled Shed in Garden.

SCHEDULE.

No. on Plan.	Description.	Acreage.
PARISH OF GLATTON.		
Pt. 226	Garden	1175
228	House and Buildings	1218
Pt. 230	Pasture	120
227	Ditto	8853
225	Ditto	5250
159	Orchard	624
158	Pasture	12784
156	Ditto	17966
226	Pasture	9930
		57005

The House and Land are in hand and Possession will be given on Completion of the Purchase.

The value of the Sporting Rights is estimated to be £5 per annum.

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of £65 for the Growing Timber.

Lot 19

(Coloured *Blue* on Plan No. (1).)

PARISH OF GLATTON.

THE FREE.

A Block of Valuable Freehold Grazing Land

divided into two enclosures and containing about

41a. 3r. 5p.

(Formerly part of Ermine Lodge Farm.)

Intersected by a stream, and exceptionally well-placed to the South of the Glatton and Huntingdon Road with a frontage on the Eastern boundary to the Great North Road.

Lt to Mr. W. Scutney on a Yearly Tenancy, expiring at Michaelmas, at a Rental apportioned for the purposes of sale at **£30.**

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of £18 for the Growing Timber.

SCHEDULE.

No. on Plan.	Description.	Acreage.
PARISH OF GLATTON.		
155	Pasture	18620
154	Ditto	23159
		41781

Lot 20

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

PARISH OF GLATTON.

TITHE FREE.

An Attractive Double-Fronted Freehold Cottage and Garden

(Numbered Part 230 on the Sale Plan).

Brick built with thatched roof, and containing two rooms upstairs and two down.

A Capital Brick, Timber-built and Thatched Lean-to Wood Shed adjoins.

There is a Good Garden, having long frontage to the Sawtry Road.

Let to Mrs. Butt on a Monthly Tenancy expiring at Michaelmas next, at a Rental of **£3 10s.** per annum

Lot 21

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

PARISH OF GLATTON.

TITHE FREE.

The Valuable Freehold Fully Licensed Premises

known as

“THE ADDISON ARMS”

with about

5a. 1r. 36p.

of Pasture and Garden Ground.

Occupying a prominent position in the Village of Glatton, fronting the road leading to Sawtry.

The Premises are substantially built in brick with tiled roof, and contain:

Three Bed Rooms, Three Attics, Front Sitting Room, Kitchen, Scullery, Tap Room, Bar and Store Room.

Outside: Blacksmith's Shop, Two Loose Boxes, Cart Shed, Cow Shed for five, Two Large Piggeries, etc.

SCHEDULE.

No. on Plan.	Description.	Acreage.
Pl. 229	Garden	1311
237	Pasture	1924
232	Public House and Orchard	824
233	Pasture	5178
		5477

Let on Lease from the 11th October, 1911, for 28 years, to Messrs. Marshall Bros. at a Rental of **£25** a year.

The Growing Timber will be included in the sale.

Lot 22

(Coloured *Yellow* on Plan No. 2).

PARISH OF GLATTON.

TITHE FREE.

The Very Attractive Small Holding

having an area of about

4a. 2r. 23r

Consisting of Four Very Useful Grass Eri... at the centre of the village, with frontage to the Infield Road

This Lot includes a picturesque

Double-F... d Cottage

built of brick and stud... ned roof, and containing Three Bed Rooms, Sitting Room... and Pantry.

There is a Timber and... d Shed and Timber and Thatched Shed, a Brick and Thatched Stable and Coal House: also an Orchard.

SCHEDULE.

No. on Plan.	Description.	Acreage.
221	House, Garden, Paddock and Orchard	657
229	Paddock	713
Pl. 225	Ditto	867
234	Ditto	2361
		4628

Let to Mrs. Martha Chapman on a Tenancy expiring at Michaelmas next, at a Rental of **£14** per annum.

The Purchaser will be required to pay, in addition to the purchase money, the sum of **£20** for the Growing Timber.

Lot 23

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

PARISH OF GLATTON.

TITLE FREE.

A Double-Fronted Freehold Cottage (Paddock Adjoining)

(Numbered 224 on Plan No. 2)

having an area of about

1a. 2r. 2p.

Most conveniently situated in practically the centre of Glatton Village, built of brick and stud with thatched roof, and containing: Three Bed Rooms, Two Sitting Rooms, Kitchen, Small Dairy, Brick and Tiled Outbuilding, Timber and Tiled Shed.

Let to Mr. J. Moreton, on a tenancy expiring on April 6th next, at a Rental apportioned for the purposes of sale at **£9** per annum.

Lot 24

(Coloured *Mauve* on Plan No. 2).

PARISH OF GLATTON.

TITLE FREE.

The Small Freehold Accommodation Paddock

containing about

Half-an-Acre.

(Numbered 220 on Plan).

Situate immediately opposite the preceding lot.

Let to Mr. J. Moreton, on a tenancy expiring on the 6th April next, at a Rental apportioned for the purposes of sale at **£1** per annum.

Lot 25

(Coloured *Yellow* on Plan No. 2).

PARISH OF GLATTON.

TITLE FREE.

Two Freehold Cottages

Opposite the Gardens of Glatton Hall. Built of stud with thatched roofs.

(Numbered 223 on the Plan.)

One Cottage contains Two Bed Rooms, Sitting Room, Kitchen, Pantry, etc. Corrugated Iron Shed.

The other Four Bed Rooms, Sitting Room, Kitchen.

GOOD GARDENS.

Let to Mrs. Elizabeth Goodes and Mr. Frederick Goodes respectively on Monthly Tenancies at Rentals amounting to £7 per annum.

Lot 26

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

PARISH OF GLATTON.

TITLE FREE.

WITH POSSESSION.

The Valuable Freehold Close of Accommodation Grassland

comprising about

3r. 4p.

(Numbered 222 on Plan).

Situate in a splendid position in the centre of the Village at the corner of the cross roads opposite Glatton House.

The Field is in hand, and Possession will be given on Completion of the Purchase.

Lot 27

(Coloured *Fellose* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

The Exceptionally Good Freehold Agricultural Mixed Holding

known as

THE BUTTS FARM

Having an area of about

98a. 0r. 39p.

of which about 57 Acres are Arable and 38 Acres Pasture. Situate practically in the centre of the Estate and approached from the Infield and High Haden Roads.

The Comfortable Brick and Slated Farm Residence, in the Village of Glatton, contains: Four Bed Rooms, Dining Room, Drawing Room, Breakfast Room, Entrance Hall, Kitchen, Scullery, &c.

The Buildings and Outhouses adjoining consist of Stabling for two horses, One Loose Box, Coach-house, Tool and Meal House, Granary, &c.

The Farm Buildings, which are separated from the House by an Orchard and Paddock, are ample and comprise Brick and Thatched Stable, Timber and Corrugated Iron Three-bay Shelter, Ditto Cattle Shed, Large Brick and Thatched Barn and Granary, Timber and Tiled Stable, Brick and Tiled Cow and Calving Sheds, Enclosed Yard, Rick Yard, Large Timber and Thatched Wagon and Implement Shed.

On Field No. 200 is a Cattle Shed with corrugated iron roof.

SCHEDULE.

No. on Plan.	Description.	Acreage.
PARISH OF GLATTON.		
126	Arable	18.634
125	Ditto	3.956
198	Ditto	22.313
195	Ditto	13.675
200	Pasture	21.319
192	Ditto	3.620
191	Ditto	5.673
204	Ditto	5.720
207	Buildings and Stockyard	1.856
212	House and Buildings	6.13
Pl. 210	Orchard	1.050
211	Plantation	1.331
201	Roadway	1.62
		<u>98.947</u>

Fields Nos. 125, 126, 98, 195, 200, 201 and 202 are let to Mr. James Lock on a tenancy expiring at Michaelmas next at an Apportioned Rental of £62 per annum.

The House and Garden are in the occupation of Mr. Wm. Toon, who is a Tenant on sufferance, at the rate of £15 a year, and Possession can be given on Completion.

Nos. 194, 204, 207, 210 and 211 are in hand, and Possession can be had on completion of the Purchase.

The value of the Sporting Rights is estimated to be £7 10s. per annum.

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of £151 for the growing timber.

The Roadway (201) is subject to a Right-of-Way over the same to the adjoining Glebe land Numbered 202 on Plan No. 1.

Lot 28

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

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

A Very Useful Freehold Cottage with Well Stocked Garden

(Numbered Part 217 and Part 218 on Plan).

Situate nearly opposite the School and next to the Post Office. Built of brick with thatched roof. It contains Three Good Bed Rooms, Kitchen with range and copper, Larder, Two Sitting Rooms, one with open range and one fitted slow-combustion stove.

There is a Good Garden planted with fruit trees. A Large Timber-built Wood Shed with corrugated iron roof. A Large Soft Water Tank fitted with draw-off tap.

The Cottage is in hand, and Possession will be given on Completion of the Purchase.

Lot 29

(Coloured *Blue* on Plan No. 11).

PARISH OF GLATTON.

TITHE FREE.

A Desirable Freehold Small Holding

of about

28a. 2r. 2p.

Comprising a

Very Attractive Double-Fronted Cottage,

brick built with thatched roof and Portico Entrance, containing Four Rooms, Wash-house and usual Outbuildings.

Also a Large Timber-built Barn with thatched roof. A Timber and Tiled Calf Shed.

The Meadow, No. 236. is in the rear of the premises, and the remainder of the Land is on the Infield Road adjoining Glatton Lodge and High Holborn Farms.

SCHEDULE.

No. on Plan.	Description.	Acres.
232	Arable	1.683
245	Pasture	27.446
244	Rough	.837
199	Pasture	6.264
247	Ditto	14.523
236	Ditto	1.013
Pl. 257	House, etc.	.710
		<hr/> 28.513

Possession of Field 199 will be given on Completion of the Purchase. The remainder of the Lot is let on a Tenancy, expiring at Michaelmas next, to Mr. W. Wyles at a Rental apportioned for the purposes of sale at **£17 10s.** per annum.

The Purchaser will be required to pay, in addition to the purchase money, the sum of **£15** for the Growing Timber.

Lot 30

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

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

Three Freehold Cottages and Small Paddock

(Numbered Part 217 and 237 on Plan).

The whole containing an area of

1a. 1r. 1p.

Two are built of stone with tiled roofs and contain Two Rooms upstairs and One down, and the other of brick and tile, with Two Rooms up and Two down.

Small Gardens with One Brick and Two Wood Sheds, having tiled roofs.

The Cottages and Paddock are in hand, and Possession will be given on Completion of the Purchase.

Lot 31

(Coloured *Mauve* on Plan No. 11).

PARISH OF GLATTON.

TITHE FREE.

The Very Desirable Freehold Residence

known as

THE RECTORY HOUSE

together with

Five Cottages and Paddocks

having a total area of

10a. 3r. 12p.

This Residence is most pleasantly situated amidst Ornamental Pleasure Grounds, and is screened from the Infield Road by well-grown shrubs. It is approached by a Carriage Drive, and built in brick with slate roof, containing—*On the First Floor:* Four Bed Rooms, Two Dressing Rooms, Two Servants' Bed Rooms, Nursery, Bath Room and W.C.; *On the Ground Floor:* Dining Room 17-ft. by 12-ft., Drawing Room 17-ft. by 12-ft., Study 10-ft. by 11-ft., Kitchen, Scullery, Larder, etc. Stabling for five horses, Cowshed, Piggeries, Coach-house, Harness Room, and Outhouses.

The Cottages and Meadows are placed on the other side of the road.

SCHEDULE.

No. on Plan.	Description.	Area, a/c.
19, 203	Pasture	27800
205	Plantation	1065
209	House, Buildings, etc.	2086
258	Cottages and Gardens	1711
235	Pasture	5158½
		<hr/> 10884½

Let to the Rev. J. T. Lee on Lease during his term of office as Incumbent of the Rectory of Glatton at a Rental of **£35** a year.

The Timber Trees will be included in the sale.

Lot 32

(Coloured *Pink* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

The Very Attractive Freehold Farm

known as

HIGH HOLBORN

Situate close to the Village of Glatton on the South side of the Infield Road, and comprising about

151a. 2r. 20p.

of which about 15 Acres are Grass and 134 Acre

The Small but Well-built Farmhouse is conveniently placed near the road. It is built of brick and slate and contains Three Bed Rooms, Living Room with range, Kitchen with range and copper, Pantry, Earth Closet, Galvanized Tank.

The Farm Buildings, which practically adjoin, consist of Eight-bay Corrugated-iron Wagon and Implement Shed, Earth Closet, Timber and Slate Four-bay Cattle Shed with Corrugated-iron Extension, Range of Timber and Slate Seven-bay Cattle Sheds, Large Timber and Thatched Barn, Timber and Slate Cow Shed, Two Pig-styes, Brick and Slate Stable for nine horses, Chaff House and Loose Box.

SCHEDULE.

No. on Plan.	Description.	Acres.
120	Arable	27'67
121	Ditto	2'00
220	House and Buildings	1'45
250	Arable	203'86
251	Ditto	15'23
252	Plantation	13'6
258	Arable	23'00
259	Ditto	5'13
256	Ditto	7'00
257	Ditto	75'69
254	Ditto	18'00
253	Plantation	10'7
		1106'7

This Farm is in hand and Possession will be given on Completion of the Purchase.

The Sporting Rights are estimated to be worth £100 per annum.

The Purchaser of this lot will be required to pay the sum of £85 in addition to his purchase money for the Growing Timber.

Lot 33

(Coloured *Map* on Plan No. 11.)

PARISH OF GLATTON.

TITLE FREE.

The Highly Important Freehold Agricultural Holding

known as

GLATTON LODGE FARM

having an area extending to about

229a. 3r. 24p.

of which 158 Acres are Arable and 69 Acres Pasture, most advantageously situated near the Village of Glatton. The Lands lie compactly together and slope gently to the South, and are very accessible from four well-made roads, namely: the Infield Road on the South, the High Haden Road

on the North, the Bullock Road on the North-West and the Oundle and Huntingdon Road on the West.

The Superior Farm Residence stands well back from the road from which it is approached by a well-made Drive. It is double-fronted with Portico Entrance, built of brick with slate roof and contains Six Bed Rooms; Drawing Room with tiled stove; Dining Room with bay window; Kitchen with closed range, oven and boiler, two dwarf cupboards, dresser with shelves and drawer; Dairy, Larder and Store Room. The Scullery is fitted with sink, copper, boiler, Dutch oven, pump and open fireplace.

Also there are Two Brick and Tiled Earth Closets.

There is a good Garden enclosed by fruit trees.

The Farm Buildings are substantially built and consist of Timber and Thatched Fowl House and Cart Shed, Brick and Thatched Two-stall Stable, Brick and Thatched Cow Shed for eight, Seven-bay Double Timber and Thatched Cattle Shelter, Range of Brick and Slate Coach-houses with Granary over, Harness Room, Brick and Slate Cow Shed for eight, Brick and Slate Four-bay Bullock Lodge, Chaff House, Cow Shed for ten, Granary, Seven-bay Cart and Implement Shed, brick and corrugated iron, Timber and Thatched Barn, Timber and Thatched Hovel.

The Cottages are brick and slate built with dormer windows, and comprise Three Bed Rooms, Scullery with sink and copper, Living Room with range, Pantry, Cupboard. There is a Brick and Slate Bakehouse with oven, Wood Shed, Coal Shed and Two W.C.'s.

SCHEDULE.

No. on Plan.	Description.	Acresage.
116	Arable	34'565
105	Ditto	12'076
107	Ditto	13'620
108	Pasture	3'708
109	Ditto	6'895
106	Ditto	3'593
115	Arable	5'415
111	Ditto	13'471
113	Pasture	5'911
111	Farmhouse and Buildings	2'2.3
114	Two Cottages and Gardens	1'301
112	Arable and Pasture	4'760
122	Arable	29'636
124	Rough Pasture	2'407
245	Arable	19'072
96	Ditto	14'201
95	Pasture	19'321
101	Ditto	20'561
		229'890

This Farm is in hand and Possession will be given on Completion of the Purchase.

The Sporting Rights are estimated to be worth £16 per annum.

The Purchaser of this lot will be required to pay the sum of £212 in addition to his purchase money for the Timber.

Lot 34

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

PARISH OF GLATTON.

TITHE FREE.

A Pair of Freehold Cottages with Gardens

(Numbered Part 242 on Plan).

Situate on the South side of the High Haden Road. Each containing Three Bed Rooms, Parlour and Kitchen.

Brick and Tiled Sheds, Two Galvanized-iron Water Tanks with draw-off taps.

One Cottage is let to Mr. Childerly on a Monthly Tenancy at £4 per annum. The other is in hand.

Lot 35

(Coloured *Blue* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

The Valuable Plantation

known as

GLATTON FOLLY

Together with the Timber, Timber-like Trees and Underwood growing thereon, consisting principally of Oak and Elm, and occupying an area of about 25a. 2r. 7p., together with the

Excellent Arable Field

adjoining, which contains an area of 19a. 0r. 1p., in all about

44a. 2r. 8p.

bounded on the North by the Infield Road and on the West by the road leading to Sawtry.

The Plantation and Land are in hand and Possession will be given on Completion of the Purchase.

SCHEDULE.

No. on Plan.	Description.	Acceage.
PARISH OF GLATTON.		
216	Glatton Folly	25'543
260	Arable Field	19'008

		44'551

The Growing Timber and Underwood will be included in the sale of this Lot.

Lot 36

(Coloured *Yellow* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

The Very Desirable Freehold Arable Field

(No. 117 on Sale Plan).

Having an area of about

9a. 3r. 5p.

Situate immediately opposite the preceding lot and having long frontages to the Infield Road on the South and the Oundle and Huntingdon Roads on the West.

This Field is in hand and Possession will be given on Completion of the Purchase.

Lot 37

(Coloured *Blue* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

The Compact Freehold Farm

known as

“TOP LODGE”

consisting of about

114a. 1r. 9p.

Of which about 65 Acres are Arable, and 47 Acres Pasture. Situate on the Western extremity of the Estate and bounded on the East by Bullock Road and on the North-west by the Oundle and Huntingdon Road.

This well-placed Holding is divided into very useful enclosures which are well supplied with ponds.

The Brick-built Farmhouse, with slate roof, contains: Four Bed Rooms, Sitting Room with register stove and cupboard, Kitchen with range, Scullery, Larder with fitted shelves, Dairy. To this Farmhouse is a brick and thatched side addition. Earth Closet.

The Range of Farm Buildings are substantially built and consist of Brick and Corrugated-iron Wood and Coal Shed with copper, Two Loose Boxes, Two-bay Cowshed, Fowl House, Thatched Barn, Cart House, Stable and Chaff House, Timber and Corrugated-iron Two-bay Cowshed with yard, Timber and Corrugated-iron Implement Shed.

SCHEDULE.

No. on Plan.	Description.	Acreage.
PARISH OF GLATTON.		
76	Pasture	5'823
77	Coppice	'322
78	Arable	11'468
82	Plantation	'913
83	Arable	9'202
80	Ditto	2'462
81	Ditto	10'126
100	Ditto	10'616
101	Ditto	1'902
102	Ditto	19'192
99	Pasture	12'475
98	House and Buildings	'486
97	Pasture	8'594
103	Ditto	20'724
		114'305

Let to Mr. Arthur Pettifor on a Yearly Michaelmas Tenancy at the very moderate Rental of £53 per annum.

The value of the Sporting Rights is estimated to be £8 15s. a year.

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of £95 for the Growing Timber.

Lot 38

(Coloured *Pink* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

The Capital Mixed Farm

known as

UPPER GLEBE

having an area of about

136a 2r. 5p.

Of which about 77 Acres are Pasture and 58 Acres Arable, compactly situated on both sides of the High Haden Road and bounded on the West by Bullock Road.

The Farmhouse (originally two cottages) is brick built with slate roof, and contains Four Bed Rooms, Kitchen with range, copper and sink, Two Store Cupboards, Scullery with copper and sink.

Outside: Two Brick and Tiled Fowl Houses and Two Earth Closets.

At a short remove are the Excellent Farm Buildings, comprising Eight-bay Brick and Pantiled Cart and Implement Shed, Four-bay Cow Shed, Timber and Thatched Barn, Timber and Corrugated-iron Cow Shed, Brick and Thatched Cart Horse Stable and Timber and Tiled Five-bay Cow Shed.

SCHEDULE.

No. on Plan.	Description.	Acreage.
PARISH OF GLATTON.		
75	Pasture	25'35 ⁰
85	Arable	20'24 ⁵
85	Pasture	12'04 ⁵
87	Arable	8'25 ⁰
74	Pasture	23'79 ⁰
88	Arable	14'59 ⁵
94	Ditto	17'39 ⁰
91	Pasture	13'09 ⁴
91	House and Buildings	1'73 ⁵
		136'53 ⁴

This holding is at present being farmed by the Vendor, and Vacant Possession will be given on Completion of the Purchase.

The value of the Sporting Rights is estimated to be £10 a year.

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of £28 for the Growing Timber.

Lot 39

(Coloured *Mauve* on Plan No. 1).

PARISH OF GLATTON.

TITHE FREE.

WITH POSSESSION.

The Particularly Compact and Desirable Farm

called

HIGH HADEN

having an area of about

182a. 2r. 33p.

Of which about 132 Acres are Grass, and 46 Acres Arable, occupying a high position on the North side of the High Haden Road, with South aspect.

The Superior Farmhouse is double-fronted, substantially-built in brick with slate roof and stands near the road. It contains Six Bed Rooms, Dining Room, Drawing Room, Hall, Kitchen with range and dresser, Scullery with sink, Dairy, Larder.

Outside: Brick and Slate Nag Stable for two, Coach-house and Fowl House, Large Tank, Earth Closet.

The Farm Buildings are most conveniently placed about the centre of the Farm and comprise: Timber and Thatched Granary and Chaff House, Bullock Lodge, Large Brick and Tiled Barn, Brick and Slate Cart Horse Stable, Brick and Slate Five-bay Cow Shed, Bullock Pen and Three Enclosed Yards, Timber and Corrugated-iron Shed.

Also a well and substantially-built **Brick and Slate Cottage**, having Three Bed Rooms, Parlour, Kitchen with range, Dairy, Pantry, Brick and Slate Earth Closet, Coal Shed and Bake House, Galvanised Tank.

SCHEDULE.

No. on Plan.	Description.	Acreage.
PARISH OF GLATTON.		
70	Rough Pasture	33'282
71	Arable	20'863
131	Farm Buildings	1996
139	Spiney	461
150	Cottage and Pasture	18'239
166	Pasture	14'842
167	Ditto	20'972
197	Farmhouse	457
138	Arable	15'400
60	Ditto	10'285
89	Pasture	22'080
71	Ditto	23'840
72	Coppice	1'938
		182'705

The Property is at present being farmed by the Vendor, but Vacant Possession will be given on Completion of the Purchase.

The Sporting Rights are estimated to be worth £14 a year.

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of £88 for the Growing Timber.

Lot 40

(Coloured *Yellow* on Plan No. 1).

PARISH OF DENTON.

TITHE FREE.

**The Conveniently Situated
Freehold Farm**

known as

MOONSHINE GAP

having an area of about

11a. 3r. 22p.

of which 45 Acres are Pasture and 64 Acres Arable. Situated near the Village of Denton and bounded on two sides by two well-made roads.

The Stud and Tiled Farmhouse contains Three Bed Rooms, Sitting Room with register stove, Kitchen with range, Scullery with sink, Pantry, Dairy and Cellar. Small Garden and Orchard.

The Farm Buildings comprise Brick and Thatched Cow Lodge, Three-bay Cattle Lodge, Hen Roost, Timber and Thatched Barn, Ditto Chaff House and Stable.

SCHEDULE.

No. on Plan.	Description.	Acreage
PARISH OF DENTON.		
121	Arable	11'574
120	Ditto	11'360
123	Ditto	12'649
119	Plantation	'258
118	Ditto	'622
117	House, etc.	'747
116	Pasture	1'247
114	Ditto	9'920
115	Ditto	5'891
112	Arable	15'506
111	Pasture	11'955
108	Arable	3'059
109	Ditto	10'500
110	Pasture	26'689

		111'887

Let to Mr. G. Clark on a Tenancy expiring at Michaelmas next at the very Low Rent of **£46** per annum.

The value of the Sporting Rights is estimated to be **£7 10s. od.** a year.

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of **£54** for the Growing Timber.

Lot 41

(Coloured *Blue* on Plan No. ().

PARISHES OF DENTON AND CALDICOTE. TITHE FREE.

**The First-rate
Freehold Agricultural Property**

called

DENTON FARM

having an area of about

234a. 1r. 11p.

of which about 60 Acres are Arable and 170 Acres Pasture. Situate in and around the Village of Denton, near Caldicote, Stilton and the Great North Road.

The Substantial and Convenient Farmhouse stands near the church in Denton. It is built of brick with slate roof and contains Seven Bed Rooms, Dining Room, Drawing Room, Kitchen, Scullery, Larder and Cellars.

Adjoining are the **Well-arranged Homesteads**, comprising Brick and Tiled Coach House and Loose Box, Ditto Fronted Shed, Brick, Timber and Tiled Barn, Three Timber and Tiled Cattle Lodges, Timber Cow Shed with tiled roof. Chaff House with tiled roof, Brick and Thatched Barn, Brick and Thatched Stabling for six horses, Brick and Tiled Bullock Shed, brick and Tiled Granary, Brick and Tiled Nag Stable for two

Two Cottages, each having Four Rooms.

SCHEDULE.

No. on Plan.	Description.	Acreege.
PARISH OF CALDECOTE.		
75	Pasture	6:7:56
74	Ditto	6:4:62
77	Ditto	8:7:27
72	Ditto	1:8:70
PARISH OF DENTON.		
102	Pasture	1:2:55
103	Ditto	7:5:50
106	Ditto	26:4:53
105	Ditto	27:3:07
104	Ditto	26:6:33
101	Rough Pasture and Arable	22:3:01
100	Arable	23:3:15
94	Pasture	10:1:02
96	Ditto	8:9:01
95	Arable	12:3:43
98	Pasture	10:9:27
Pt. 87	Two Cottages and Gardens	1:3:00
Pt. 87	Pasture	1:9:37
86	House and Paddock	1:3:95
83	Pasture	8:8:19
79	Ditto	14:1:36
76	Ditto	1:2:29
77	Pasture	3:7:38
93	Garden	1:2:07
		234:3:18

One Cottage is let to Mr. Pettit at **£3 4s.** per annum, and the remainder is let to Mr. W. Scotney on a Tenancy expiring at Michaelmas next, at an apportioned Rental of **£112 10s.**

The Sporting Rights are estimated to be worth **£17** a year.

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of **£107** for the Growing Timber.

The Mines, Minerals and Quarries under Nos. 71, 74, 75 and 77 (Parish of Caldecote), Nos. 94, 96, 99, 100, 101, 102, 103, 104, 105 and 106 (Parish of Denton) were, on the Conveyance to the late Owner, reserved to the Rector of Denton-cum-Caldecote, his Successors and Assigns, together with full powers of working the same by underground workings only, paying reasonable compensation for damage to buildings or works.

Lot 42

(Coloured *Pink* on Plan No. 1).

PARISHES OF DENTON AND CALDECOTE.

MOSTLY TITHE FREE.

The Highly Productive Mixed Holding

known as

RECTORY FARM

having an area of

121a. 3r. 36p.

Of which about 68 Acres are Pasture, and 51 Acres Arable, in good heart and excellent state of cultivation, adjoining the Village of Denton and only a short distance from the Great North Road, from which it is approached by a good hard road.

The Well-built Farmhouse (formerly a Monastery) stands near the road, almost opposite the Church, and contains: Four Bed Rooms, Two Sitting Rooms, Kitchen, Store Room, Earth Closet, Cart Shed, Galvanised Tank.

The Homestead comprises substantial and well-arranged buildings as follows: Brick and Tiled Open Shed, Four Timber and Tiled Cattle Lodges, Cattle Lodge with thatched roof, Large Timber and Thatched Barn, Timber and Thatched Chaff House, Brick and Tile Cart Shed with folding doors.

Two Stud and Thatched Cottages with Small Gardens.

SCHEDULE.

No. on Plan.	Description.	Acreage.
PARISH OF CALDICOTE.		
66	Arable	9'622
67	Ditto	12'449
68	Pasture	1'231
69	Ditto	7'923
PARISH OF DENTON.		
81	Pasture	17'136
72	Ditto	35'533
73	Plantation	7'53
74	Ditto	4'67
75	Arable	19'645
90	House, etc.	1'258
Pl. 91	Pair of Cottages	1'5
Pt. 91	Pasture	2'832
82	Ditto	12'304
89	House, etc.	7'96
80	Arable	9'966
		121'973

The Cottages are let to Miss Killingsworth and Miss Smith at a Rental of **£3 10s.** per annum, and the remainder is let to Mr. Walter Scotney, on a tenancy expiring at Michaelmas next, at the very low Rental of **£70.**

The value of the Sporting Rights is estimated to be **£9** per annum.

The Purchaser of this lot will be required to pay in addition to his purchase money the sum of **£96** for the Growing Timber.

Fields No. 66, 67 and 69 are subject to an apportioned tithe amounting to **£6 12s. (1917)** payable to the Rector of Denton-cum-Caldecote.

The Mines, Minerals and Quarries under Fields No. 68 (Parish of Caldecote) and 89 and 90 (Parish of Denton) were on the conveyances thereof to the late owner reserved to the Rector of Denton-cum-Caldecote, his successors and assigns, together with full powers of working the same by underground workings only, paying reasonable compensation to damage to buildings or works.

Lot 43

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

PARISH OF DENTON.

TITHE FREE.

WITH POSSESSION.

A Freehold Semi-Detached Cottage and Garden

Built of brick with slate roof.

(Numbered Part 92 on Plan).

Containing Two Bed Rooms, Sitting Room, Kitchen and Pantry, Outhouse and Earth Closet.

The Cottage is in hand and Possession will be given on Completion of the Purchase.

Lot 44

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

PARISH OF DENTON.

TITHE FREE.

Two Freehold Cottages with Large Gardens.

(Numbered Part 92 on Plan).

Both are brick and thatched and one is double-fronted.

One Cottage is let to Mr. Scotney on a Monthly Tenancy at a Rental of £3 per annum, and the other is in hand.

Lot 45

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

(Numbered 95 on Plan).

PARISH OF DENTON.

TITHE FREE.

The Well-placed Freehold Cottage with Garden.

Built of red brick with thatched roof, and containing: Four Rooms upstairs and four downstairs. Timber and Tiled Lean-to Shed in Garden. In hand and Vacant Possession will be given on Completion of the Purchase.

Lot 46

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

PARISH OF DENTON.

TITHE FREE.

The Freehold Cottage and Garden.

Built of stud with thatched roof

(Numbered Part 84 on Plan).

Situate almost immediately opposite Denton Farm and containing: Two Bed Rooms, Living Room, Kitchen, &c. Lean-to Brick and Slate Wood Shed. Well-stocked Garden.

Let to Mr. T. Killingsworth on a Monthly Tenancy at a Rental of £4 per annum.

Lot 47

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

PARISH OF DENTON.

TITHE FREE.

A Capital Double-Fronted Freehold Cottage with Large Garden

(Numbered Part 84 on Plan).

Built of red brick with slate roof, and containing: Two Bed Rooms, Living Room, Kitchen. Timber Shed, Soft Water Tank.

Let to Mr. Walter Scotney on a Monthly Tenancy at a Rental of £4 per annum.

Lot 48

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

PARISH OF CALDECOTE.

A Detached Freehold Cottage with Garden.

Built of brick and stud with thatched roof

(Numbered Part 60 on Plan).

It contains Two Rooms upstairs and Two downstairs; Lean-to Shed with tiled roof in Garden.

Let to Mrs. Alice Clark on a Monthly Tenancy, at a Rental of £4 per annum.

Apportioned Tithe Rent Charge (1917) 1s. 4d.

Lot 49

The Manor or Reputed Manor of Glatton with Holme

With Certainty Rents arising from the Manor of Covington, Hunts. The estimated yearly income from Quit Rents and Certainty Rents being £11 1s. 10d. per annum.

Lot 50

FOR SALE BY PRIVATE TREATY.

The Advowson and Perpetual Right of Presentation

to the joint Livings of the Rectory of Denton and Caldecote.

Conditions of Sale

1. The highest bidder for each lot shall be the Purchaser, and if any dispute arises as to any bidding, the lot shall be put up again at the first subsequent bidding. There will be a reserve price for each lot, and the Vendor and his agents shall be at liberty to bid.

2. The amount of the advance at each bidding shall be regulated by the Auctioneer, and no bidding shall be received.

3. In the case of certain lots specified in the Particulars, the crossing tax thereon is to be paid for by the Purchaser, in addition to the amount of his bidding, at the price named in the Particulars, and such price shall be all purposes of these Conditions, including payment of deposit. The deemed cost of the purchase money.

4. The Purchaser of Lots 2, 16, 31, 35, 36, 56, 70, and 39 shall, in addition to his purchase money, take and pay for or contribute, at a fair valuation (such valuation to be made by two valuers, to be named, one by the Vendor and the other by the Purchaser, or by an umpire, to be named by such valuers before beginning the valuation) the crops and stock there and down, and the hay and other fodder, stony and pebbles, and the plough, mares, seeds and manure, and other implements and work on the land after harvest, and the labour on the fields and other villages, acts of cultivation and husbandry property usually held for and taken by an incoming farm tenant from an outgoing one, such valuation to be made on the basis of the Agricultural Holdings Acts before the day fixed for completion, from which date the same respectively shall be at the risk of the Purchaser.

5. Each Purchaser shall immediately after the sale pay to the Auct. a deposit of 10 per cent. on his purchase money and sign an Agreement in the form submitted, and shall pay the residue of his purchase money to the Vendor or as he shall direct, on the 24th day of April, 1938, at the office of the Vendor's Solicitors, Messrs. BARR & ELLIOTT, at 10, Great James Street, Bedford Row, W.C.1, at which time and place the purchase shall be completed.

6. The outgoings will be discharged by the Vendor up to the day fixed for completion, as from which day all outgoings in respect of each lot, including any rates, taxes, and rent, levied or due after that day, shall be discharged by, and the rents and profits of possession shall belong to the Purchaser thereof, and the rents, profits and outgoings shall, if necessary, be apportioned for the purpose of this provision, but the Purchaser of any lot shall not be let into the actual possession or receipt of the rents and profits until the completion of the purchase, and the Purchaser shall, on completion, pay to the Vendor his proportion of the current rents, less the Vendor's proportion of the current outgoings. If from any cause whatsoever, other than the wilful default of the Vendor, the purchase of any lot shall not be completed on or before the day fixed before completion, the Purchaser shall pay to the Vendor interest on the balance of the purchase money at the rate of 5 per cent. per annum from that day until the completion of the purchase, or the Vendor shall have the option of taking the rents and profits (less outgoings) apportioned up to the actual day of completion in lieu of interest as aforesaid, and the Purchaser shall not be entitled to any compensation for the Vendor's delay or otherwise, but this stipulation is without prejudice to the Vendor's right under any of these Conditions.

7. Each lot shall, after the sale, be at the risk of the Purchaser thereof as to the loss or damage by fire, accident or otherwise, including aircraft, hostilities or otherwise, or ships, shells, bombs, or missiles from or used against aircraft, but until completion, the property will be insured by the Vendor, and the Purchaser shall on completion pay a proportionate part of the premium for the unexpired term of the existing policy or policies, and the Vendor will, subject to the consent of the respective offices, hold such policy or policies in trust for the purchaser. For the purpose of this condition the premium on any policy covering property comprised in more than one lot shall be apportioned in proportion to the value of the property in each lot covered thereby, such value to be fixed by the Auctioneer.

8. Each lot is sold subject to the several Leases and tenancies, and to the rights and easements mentioned in the Particulars as affecting the same.

9. Copies of the Leases or written Agreements (if any) with the title to will be produced at the sale, and may be inspected at the office of the Vendor's Solicitors at any time within seven days previously, and the Purchaser, whether availing himself of such opportunity of inspection or not, shall be deemed to have full notice of the contents of all such documents and the nature and extent of the rights and easements affecting the property sold (whether respectively of a usual character or not) and of the terms of the Leases, notwithstanding any partial, incomplete or inaccurate statement of such contents and of the effect thereof or of the terms of the tenancies in the Particulars of these Conditions.

10. Where more than one lot or parts of more than one lot are subject to the same Lease or tenancy the rent mentioned in the Particulars shall be apportioned as the rent payable in the event of the lot, and the residue of the Purchase money shall not require the consent of any tenant to such apportionment, or require such rent to be paid, apportioned.

11. The title to the several lots shall commence as follows:-

Lots.	Dates of Documents.	Description of Documents.
1 (except 51 and 149); 2 (as to 163 and 165); 3 (as to 154, 160, 171 and 173); 17 (as to 43, 44 and 53); 22 (as to 216 and 234); 27 (as to 181); 37 (except 76) Ditto (as to copyhold portions thereof)	7th April, 1380 17th March, 1381	Voluntary Surrender made in favour of the Right Hon. Charles Bernard Baron SHERARD for life, and after his death without issue in favour of Philip Baron SHERARD Baron SHERARD for life, with remainders over. 2 Surrenders and admissions
2 (except 137, 183, 180, 199, 206 and 208); 21 (as to 233); 27 (as to 204, 207, 210, 221 and 232); 29 (as to 217 pt.) Ditto (as to copyhold portion thereof)	30th May, 1879 10th May, 1878	Indenture of Mortgage Conditional Surrender
30 (as to 80)	2nd July, 1897	Conveyance or Sale by the Official Trustee of Charity Lands and others pursuant to an Order of the Charity Commissioners to J. A. Fielden
1 (as to 59); 15 (except 175 pt.); 17 (except 43, 44, 53); 27 (remainders); 33 (as to 95 and 50); 37 (as to 76); 33	29th October, 1302	Conveyance on Sale by the Rector of Glatton with the approval of the Ecclesiastical Commissioners to J. A. Fielden

18 (as to 288)	24th Dec., 1911	Conveyance made by J. A. Fiddler the Lord of the Manor
21	29th & 14th Dec., 1917	Absolute surrender to Lord of the Manor
22	20th Oct., 1905	Conveyance made by J. M. Winfield to J. A. Fiddler
23 (as to 299 and 300)	20th Oct., 1905	Absolute surrender to Lord of the Manor
24 (as to 206)	25th Dec., 1905	Conveyance on Sale by the Official Trustees of Charity Lands and others pursuant to an Order of the Charity Commissioners to J. A. Fiddler
25 (as to 27, 28 to 33, 39, 90)	26th Oct., 1905	Conveyance on Sale by the Receiver of Deeds, with the approval of the Ecclesiastical Commissioners to J. A. Fiddler
26	29th Oct., 1906	Conveyance on Sale by the Official Trustees of Charity Lands and others pursuant to orders of the Board of Revenue and the Charity Commissioners to J. A. Fiddler
27 (as to 175, 176, 177, 178, 179, 180, 181)	6th April, 1877	Assignment on sale of the premises comprised in an Indenture of Lease, dated 27th November, 1777 (No. 2) Abstract of said Lease will also be found
28	10th June, 1881	Conveyance on sale
29 (as to 173 to 184, 185, 186)	25th Sept., 1905	Conveyance on Sale by the Receiver and Churchwardens of Charity Lands in an Order of the Charity Commissioners to J. A. Fiddler
30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48	1st July, 1908	Conveyance on Sale by J. A. Fiddler to the Vendor

Provided that copies for the same within one week of the sale, the Purchaser of Lots 7, 7, 8, 9 and 26, can have an Abstract of Title commencing with the said Indenture of 3rd August, 1776 and Surrender of 7th March, 1881, on payment of three guineas. The Purchaser of Lots 12 and 50 can have an Abstract of Title commencing with the said Indenture and the Surrender of 10th May, 1870, on payment of two guineas. The Purchaser of Lots 4, 10, 15, 22, 24, 28, 33, 41, 46, 47 and 48, can have an Abstract of Title commencing with the said Indenture of 24th October, 1822, on payment of one guinea. The Purchaser of Lot 6 can have an Abstract of Title commencing as a part with the said Indenture of 3rd August, 1776 and Surrender of 7th March, 1881 and as to the remainder with the said Indenture and the Surrender of 10th May, 1870, on payment of one guinea. The Purchaser of Lot 45 can have an Abstract of Title commencing as to part with the Indenture of 26th October, 1822, by quarter mortgage and as to the remainder with the said Indenture of 27th October, 1826, on payment of two guineas.

As to the remainder of the property, including the Manor of Clifton with Hamlet and advowson, 24th Oct., 1905 Conveyance on Sale by Lord de Ramsey to J. A. Fiddler

12.—Notwithstanding Condition 11 any Purchaser who under that Condition is entitled to an Abstract of the said Deed of the 25th day of October, 1902, shall, on payment of two guineas, be entitled at any time prior to completion, to have supplied to him an Abstract of the entire Title commencing with an Indenture of Conveyance on Sale, which is very lengthy, dated the 28th December, 1681, and more lately Richard Wells and the Hon. Francis Richard Grey Caville Lord Brooke, M.P., of the first part, John Lawrence, of the second part, Lord Brooke of the third part, Wm. Stewart Foster and Gen. Edgar P. of the fourth part, Isabella Grandie Wells, the Hon. Spencer Hylton Jolliffe and Arthur Chas Francis Hope of the fifth part, Chas. V. De Meling of the sixth part, the Hon. Louis Wells of the seventh part and the Right Hon. Wm. Henry Baring de Ramsey of the eighth part, but shall not be entitled to make any objection or requisition respecting said entire Title.

13.—No objection shall be made on the ground that the Title shown to the advertisement does not cover three entire acres and 30.

14.—No Purchaser shall be entitled to any other proof of any lot or part of a lot being title free than is afforded by the title commutation award which shall, if required, be examined by Purchasers at their own expense.

15.—Parts of the property were formerly subject to the payment to the Earl of Radnor or his trustees, of a yearly fee farm rent of £4 13s. 4d. Such fee farm rent has recently been redeemed by the Vendor on terms that as to deed releasing the beneficiaries from such rent shall be executed. A receipt for the redemption money signed by the Earl of Radnor and his trustees will be abstracted and produced for inspection and shall be accepted as conclusive evidence that the said fee farm rent has ceased to be payable and to be charged on or lease out of any of the property, and no objection or requisition shall be made or taken in relation thereto.

16.—The Vendor shall not be required to show the boundaries, or to furnish or construct, or any of the matters or to furnish any other evidence or information in relation to the boundaries appertaining to the material books and documents in the Vendor's possession, and no objection shall be taken on account of any such books or documents being defective or wanting.

17.—If before the completion of the purchase the Vendor has accepted or is complying with any requisition or demand in respect of any lot and made after the sale by the local authority or by a local authority or otherwise or by the Agricultural War Committee or other proper authority, as in, or in pursuance of, any Act, or otherwise, or expended money in carrying out any compromise or arrangement with such authority or other authority, the Purchaser or each of them shall on completion agree to the Vendor the amount so expended, and to meet any such requisition, demand, compromise or arrangement shall not have been complied with before completion, such Purchaser shall covenant to indemnify the Vendor in respect thereof and to charge the property with such indemnity, but the Vendor shall, upon receiving notice of any such requisition or demand, inform the Purchaser thereof and give him the option of complying therewith within a reasonable time.

18.—Within 14 days after the delivery of the Abstract or in the case of a Purchaser requiring the earlier Title under Condition 11, then within 14 days after the delivery of the Abstract of such earlier Title each Purchaser shall furnish to the Vendor's Solicitors a statement in writing of his objections and requisitions (if any) arising on the Abstract, Particulars or Conditions, and every objection or requisition not so stated shall be considered as waived. For the purpose of this condition an Abstract shall be deemed perfect if it supply the information suggesting the objection or requisition (although otherwise defective), and if no objection or requisition is so stated the Title shall be considered as accepted, and in these respects time shall be deemed of the essence of the contract.

19--The lots, Lots 11 and 15 being held under one Lease at an entire rent of 50s, the sale thereof shall be effected by a assignment to some Purchaser of his part of the Leasehold Easements, subject to the rent stated in the Particulars as appertaining to his lot (no legal assent being necessary), however, being required. Any dispute as to the form of such assignment to be settled by the Vendor's Counsel, whose decision shall be binding on all parties.

20--No bid or any Purchase (unless made in good faith) shall be a valid objection or requisition in respect of the lot shall not entitle him to discharge from or otherwise affect his contract in relation to the other lot or lots so purchased.

21--Every deed or document dated 22 years or upwards prior to the day of sale and every purchase or mortgage deed of whatever date shall be conclusive evidence of everything recited, stated, noticed, assumed or implied therein, and of the contents and due execution of every deed or other document recited, stated or noticed therein and of which either the original nor an attested copy nor a covenant for production is in the Vendor's possession, and also that such recited, stated or noticed deed or document is properly stamped and contained no other matter material to the Title.

22--Each lot is believed and shall be taken to be correctly described as to quantity and otherwise and is sold subject to all claims, quit and other rents, tithes, rent charges, land tax, drainage rates or charges, manorial charges, fees, rates, taxes and impositions and to all incidents of tenure, (including all covenants and notices given or received in reference to the premises under the Agricultural Holdings Acts), and to all easements, rights of way and other rights to which the same is subject or liable, and if any error, mis-statement or omission shall be discovered in the Particulars or Plan of these Conditions the same shall not annul the sale, nor shall any compensation be allowed by the Vendor in respect thereof. The Purchaser shall not call for any evidence as to the origin or origin of any freehold or other title to which any lot is subject, nor what particular portions of such lot are subject thereto.

23--The Vendor shall not be required to furnish any evidence of the identity of the present with any former description of any lot beyond what may be afforded by the map hereinafter themselves as to the said different quantities or descriptions nor to identify which parts of the property were formerly copyhold, nor the parts held under different Titles.

24--No objection or requisition shall be made on the ground that any document executed in Order of Court made (if any such there be) before the 17th day of May, 1838, is not stamped or is insufficiently stamped.

25--The occupants of parts of the Glavin Hall Estate have hitherto enjoyed the liberty or privilege of drawing water from wells situated on neighbouring parts of the estate. In the case of any lot on which such a well is situated the right is reserved for the Vendor and his assigns, and the owner or occupier for the time being of any lands in respect of which such liberty or privilege has hitherto been enjoyed to enter upon such lot and draw water from the well or wells therein in like manner and to the same extent as the existing liberty or privilege has been exercised by the said adjoining owners or occupiers.

26--Any legal estate which may be outstanding shall, if required to be got in, be traced and got in by the Purchaser at his own expense.

27--The payment of the balance of the purchase money and Purchaser shall be entitled to a proper assurance of the lot or lots purchased by him from the Vendor and all necessary parties, (if and to such assurance to be prepared and done by and at the expense of the Purchaser).

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

29--No objection or requisition shall be made on the ground of any covenant, acknowledgment or undertaking for the production or safe custody of muniments of title being relative to such lot, on the ground of the absence of any such covenant, acknowledgment or undertaking.

30--Such muniments of title in the Vendor's possession as relate to any property offered for sale but not sold or to other property in which the Vendor has any estate or interest shall be retained by the Vendor. Such as relate exclusively to any one lot shall be delivered to the Purchaser thereof, and such as relate exclusively to any two or more lots shall on the completion of all the purchases thereof be delivered to the largest Purchaser in value of such lots for the purchase of the first lot in order of sale in case of equal prices. If he purchase at the present sale on this condition shall give to every Purchaser of property to which they relate who shall require the same such acknowledged, printed and undertaking as are mentioned in the 9th Section of the Conveyancing Law Act, 1881, the same to be prepared by and at the expense of the person to whom the same shall be given, but to be purchased and signed by the person by whom the same shall be given at his own expense.

31--If any Purchaser shall make null and void, or any objection or requisition either as to Title, Conveyance or any matter appearing in the Particulars, Conditions or Abstract or otherwise which the Vendor shall be unable to remove on the ground of difficulty, delay or expense or any other reasonable grounds unwilling to remove or comply with, the Vendor shall, notwithstanding any previous negotiation or litigation be at liberty on giving notice to the Purchaser not less than 10 days of the intention to cancel the sale, in which case unless the objection or requisition shall have been in the meantime withdrawn, the sale shall at the expiration of the notice be annulled, the Purchaser being in that event entitled to a return of the deposit, but without interest, costs or compensation, and thereupon the contract, Abstract and all documents delivered by either party to the other shall be returned.

32--If any Purchaser fail to comply with any of these Conditions his deposit shall be absolutely forfeited, and the Vendor shall be at liberty to re-sell, being obliged to tender a Conveyance to resell the lot or lots sold to such Purchaser, whether the same be a leasehold or freehold, and the deficiency (if any) arising on such re-sale and all expenses incurred in the same, or any attempted re-sale shall be made good and paid by the Purchaser at the present sale as liquidated damages, and any increase of price on such re-sale shall belong to the Vendor.

NOTE. Persons signing Contracts are particularly requested to furnish the Auctioneers with the names of the actual Purchasers.

Memorandum.

I, _____
of _____

do hereby acknowledge that at the sale by Auction this day of the Property described in the annexed Particulars, I was the highest bidder for, and was declared the Purchaser of Lot _____ described in the said Particulars at the price of £ _____

with £ _____ for the Timber, making together £ _____

and I have paid to Messrs. NORRISY-SMITH & CO. as the Vendor's Agents the sum of £ _____ as a deposit, and in part payment of the said purchase money, and I agree to pay the balance of the said purchase money, and to complete the purchase in every respect according to the said Particulars and the Conditions of sale annexed thereto.

As Witness my hand this _____ day of _____ 1908.

Purchase money £ _____

Timber £ _____

Total £ _____

Deposit £ _____

Balance to be paid £ _____

As Agents for H. D. HOARE, of The Gables, Surbiton, in the County of Surrey, Esquire, the Vendor, we ratify and confirm the Sale to the above-named Purchaser, and acknowledge the receipt of the said deposit.

Abstract of Title to be sent to _____