

By Order of the Representatives of the late SIR C.T.D. ACLAND, Bart.

# **NORTH DEVONSHIRE**

## **Particulars of Sale**

OF THE

# **B R A Y   E S T A T E**

(In convenient Lots)

**Messrs. Houlditch, Anstey &  
Thompson,  
Solicitors,  
Southernhay, Exeter.**

**Messrs. Blackford & Son,  
Auctioneers,  
South Molton and Barnstaple.**

By order of the Representatives of the late SIR C. T. D. ACLAND, Bart.

## ***Particulars and Conditions of Sale***

VERY VALUABLE

**F R E E H O L D**

# Agricultural and Sporting Estate

CALLED

# "THE BRAY ESTATE,"

## **North Devonshire,**

*Which will be offered for SALE BY AUCTION (in Lots enumerated herein)*

BY

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## **MESSRS BLACKFORD & SON,**

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AT THE

**'GEORGE HOTEL, SOUTH MOLTON,**

*On THURSDAY. 3<sup>rd</sup> JULY. 1919.*

*At 2.30 p.m. precisely.*

*For Viewing on Mondays, Wednesdays and Saturdays, applications should be made to the respective Tenants,  
who will kindly show the Lots.*

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*Plans may be seen at or further information may be obtained of Mr. T. CARNELL,  
Little Bray House, Charles; of the AUCTIONEERS, South Molton and Barnstaple; or*

**Messrs. HOULDITCH, ANSTEY & THOMPSON,**

*Solicitors, Southemhay, EXETER*

# REMARKS.

The Farms, occupied by long-standing, highly responsible, capable Tenants at moderate Rentals, are mostly of a Southern Aspect, extremely healthy, Prolific and well watered, approached and intersected by excellent Roads. The greater part of the Estate is from about five to seven Miles equi-distant from the Market Towns of Barnstaple and South Molton, while those in the Parishes of South Molton and Nymet St. George are practically close to South Molton Town.

The Property is in the midst of one of the most charming District;.

" Little Bray House." at an altitude of 600 feet, occupies a unique position commanding unrivalled and extensive Landscape Views, thus forming an ideal Residence.

Hunting, Fishing (the noted Trout Streams. " River Bray " and " Hole Water." running through the Properties with the "River Mole" at "Little Hele " and Sport of every description abound.

One of the chief characteristics is the well-conditioned, substantially-built. comfortably-arranged Homestead in the construction of which due regard to sanitation was a marked feature, all being thoroughly 'up-to-date" with modern improvements and all in "first class" repair.

The description of the Arable and Pasture Lands is not guaranteed, neither are the Areas, but the latter are taken from the Ordnance Map.

The price to be paid for the Timber by the Purchasers in excess of the bidding is set out where such has to be paid.

The Tithe as commuted, and Land Tax (most of which is redeemed), etc., paid by the Vendors, in respect of the several Lots will be announced at time of Sale.

The Purchaser of each Lot shall be deemed to have notice of all Tenancies and Tenant Rights affecting that Lot, whether mentioned in the Particulars or not, and the Lots are sold subject to all Tenancies and Tenant Rights, Right of Way, and Passage of Soil and Water, Tithe Rent Charge, Land Tax, Drainage Rates, Chief and other Rents, Incidents of Tenure, Rights and Easements (if any), and without any obligation on the part of the Vendors to define the same respectively.

Any appointment of Rent, Tithe. Rate, Tax,. or other Outgoing that may be necessary or desired shall be made by Messrs. BLACKFORD & SON at the expense of the Purchasers requiring such, but no legal apportionment thereof shall be required, and the consent or concurrence of any Tenant or other Person, except the Vendors, to such apportionment shall not be required.

All the Tenants are under notice to quit at Lady-day, 1920, except Messrs. J. G. Harding, W. B. Slader and J. H. Moule.

<u>LOT</u>		<u>VALUE</u>	
1	SOUTH FORD	3500.00	
2	STONE		
3	COMBREW	292.00	
4	FIELD IN HONITON LANE		
5	FIELD IN HONITON LANE		
6	OLD NEW ROAD TURNPIKE GATE HOUSE	430.00	FORD
7	THE CEMETERY ALLOTMENT	405.00	
8	LITTLE HELE FARM	3350.00	
8A	STRETCH 1 ½ MILES RIVER MOLE	200.00	PURCHASE
9	HACCHE FARM	2850.00	JONES
10	THE OLD TURNPIKE HOUSE	240.00	FORD
11	GRASS PARK	1800.00	HARDING
12	REAPHAM WOOD		
13	DEER PARK A CAPITAL FARM	1600.00	PASSMORE
14	FOUR USEFUL CLOSES OF LAND	800.00	PASSMORE
15	PASTURE FIELD AND TWO GARDENS	350.00	BURGESS
16	THE CAPITAL FARM WELCOMBE AND SHUTESCOMBE WOOD		BOWEN
17	SMALL HOLDING CHORNCLEAVE	800.00	BOWEN
18	LITTLE BRAY	3700.00	COOPER
19	EXCELLENT FISHING FROM SHUTESCOMBE WOOD TO REAPHAM WOOD		CHAMPION
20	COTTAGES, GARDENS AND PREMISES	500.00	COOPER
21	CLOSES OF LAND	1200.00	TUCKER
22	TWO VALUABLE PASTURE FIELDS & WOOD	710.00	THORNE
23	TWO RICH PASTURE FIELDS	550.00	THORNE
24	THREE EXCELLENT FIELDS	860.00	HUXTABLE
25	STONE-BUILT AND SLATED COTTAGE	415.00	
26	THE ALLOTMENT GARDEN CALLED BROOMHILL	100.00	NORMAN
27	A GARDEN		
28	STONE & COB-BUILT & THATCHED COTTAGE	80.00	NORMAN
29	NORTH BRAY MILL	1900.00	
30	SOUTH BRAY MILL	1800.00	SMYTH
31	BRAY MILL FULLY EQUIPPED FLOUR AND GIRST STONE	1800.00	HUXTABLE
32	STOCK	2700.00	THORNE
33	DOWN	2425.00	TUCKER
34	HIGHER HOLE	1400.00	

<u>LOT</u>		<u>VALUE</u>	
35	THREE RICH FIELDS	720.00	SMYTH
36	LOWER HOLE	2000.00	
37	TWO RICH FIELDS		THORNE
38	HOLE WATER	500.00	THORNE
39	LYDCOTT HALL	5000.00	ROBINS
40	SOUTH LYDCOTT	800.00	ROBINS
41	LODGE	3350.00	ROBINS
42	GRATTON	6648.00	ROBINS
43	NEWTOWN OR ROCK HEAD		NOT SOLD
44	BRAYTOWN FARM		
45	TWO BLOCKS OF EIGHT STONE-BUILT AND SLATED WELL-ARRANGED AND COMFORTABLE COTTAGES - BRAYTOWN COTTAGES (ONE OF THE LIKE BUILDINGS KNOWN AS THE POOR HOUSE		
46	BRAY CROSS COTTAGES	225.00	MOULE
47	RECENTLY ERECTED STONE & SLATED DWELLING HOUSE BRAYFORD POST OFFICE GARDEN AND PREMISES	455.00	NORMAN
48	A RANGE OF STONE BUILT AND SLATED BUILDINGS	50.00	NORMAN
49	TWO PRACTICALLY NEW BRICK-BUILT AND TILED COTTAGES, GARDENS, YARDS, AND PREMISES	450.00	
50	BEARA	3200.00	THORNE
51	WEST YARD	3500.00	NOT SOLD
52	THREE USEFUL FIELDS BY BEARA CROSS	250.00	THORNE
53	EAST YARD	3800.00	THORNE
54	SIX PRODUCTIVE FIELDS FORMING PART OF EAST YARD	240.00	THORNE
55	YARDE WELLS COTTAGES		
56	WITHYGATE	3400.00	J MOULE
57	MIXWORTHY	3000.00	
58	KEDWORTHY	975.00	J MOULE
59	WINSLEY	325.00	G RADLEY
60	CASTLE COMMON	200.00	PURCHASE
61	BRAY COMMON	550.00	G THORNE
62	MOLES CHAMBER	200.00	MARSH
63	ACLAND ALLOTMENT	1600.00	J MAY

Lot 1.

*A Compact, Useful Farm, called "South Ford"*

With the recently erected Comfortably arranged Dwelling-house, Ample Agricultural Buildings, and the following Closes of Land.

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
718	Arable	9.827	642	Pasture	3.807
741	Do. ....	3.628	654	Do.....	1.960
742	Do. ....	7.047	715	Do.....	5.773
744	Do. ....	7.331	743	Do.....	3.175
650	Do. ....	4.252	640	Orchard	1.645
647	Do. ....	3.282	648	Meadow	1.292
651	Do. ....	8.130	713	Do.....	4.042
649	Do. ....	7.680	714	Do.....	4.322
652	Do. ....	4.914	653	Plantation (in hand)	3.719
746	Do. ....	10.984			
641	Pasture .....	1.776			<b>A. 98.588</b>

The Brick-built, Tiled-roof **DWELLING-HOUSE** comprises Dining Room (with old Oak Dado), Sitting Room, Pantry, W.C. with Flush, Scullery, Five Bedrooms and Basement Cellar.

The Stone and Brick Tiled-roof **AGRICULTURAL BUILDINGS** embrace Piggery, Root-house, Shippen, Cattle House, Calves' Houses, Manure Houses, Wood-houses, Wash-house with Furnace, Corrugated Iron Roof Enclosed Shed, Wood-built and Slated Engine House, Thatched Three-stall Stable, Barn, Shippens, Wood-built, Corrugated Iron Roof Implement Shed, Piggery, Poultry Houses, Cattle House, Stone-built and Slated Round-house, Ash-house, &c.

With this Lot will go a Valuable Quarry.

In the occupation of Mr. Stoneman.

Timber, £55.

Lot 2.

*That well-known First-class Farm, called "Stone,"*

With the Comfortably arranged Dwelling-house, Commodious Agricultural Buildings, Cottages, and the following Closes of Land.

No. on Ordnance Map.	Cultivation.	Area.	No. on Ordnance Map.	Cultivation.	Area.
553	Arable	12.138	598	Pasture	4.097
593	Do.....	5.997	599	Do.....	6.377
594	Do. ....	7.773	611	Do.....	2.811
596	Do. ....	3.395	613	Do.....	7.902
600	Do.....	13.800	666	Do.....	7.232
665	Do.....	6.211	667	Do. ....	3-976
670	Do.....	10.906	672	Do. ....	2.274
671	Do. ....	5.230	673	Do.....	3.629
669	Do.....	13.528	675	Do.....	1.950
678	Do.....	6.509	571	House, Gardens, Lawn, Yards, Buildings and Orchard	1.719
693	Do. ....	9.889			
694	Do. ....	10.252	597	Houses, Yards, Garden and Buildings	2.234
677	Do. ....	9.173			
569	Pasture	9.113	614	Orchard .....	.830
572	Do. ....	5.054	570	Meadow	11.031
573	Do.....	6.349	664	Do.....	15.598
574	Do.....	8.303	581	Plantation (in hand)	2.151
578	Do.....	6.755			
575	Do. ....	6.221			
595	Do.....	6-258			<b>A. 238.466</b>

The Stone and Cob-built and Thatched **OLD-FASHIONED DWELLING-HOUSE**, contains Drawing, Dining and Breakfast Rooms, Dairy, Kitchen, Salting House, Seven Bedrooms and Lavatory with Flush, Basement Cellar. Lean-to with Pump, Stone-built and Slated Wash-house (with Force Pump), Coal-house.

The extensive **AGRICULTURAL BUILDINGS** comprise Cellar, Poultry and Wood-houses, Granary, Outdoor W.C., Stone -built and Slated Piggeries, Calves and Yearling Houses and Ash-house, Shippens, Six-stall Stable, Hack Stable for Two, Yearling House, Garage, Trap-house, and Implement Shed, Stone-built Corrugated Iron Roof Root-house, Barn, Round-house, Engine House, Shippens and Bull's House.

At " Little Stone" there are Two Stone-built and Tiled **COTTAGES**, each containing Kitchen, Pantry, Wash-house with Furnace, Three Bedrooms, W.C., and Piggery.

The Agricultural- Buildings embrace Stone and Slated Cattle Shed, Thatched Cattle Sheds and Corrugated Iron Roof Implement Shed.

In the occupation of Mr. J. Cole, except Number 581, in hand.

Timber, £60.

**Lot 3.**

**A VERY DESIRABLE SMALL HOLDING,**

CALLED

*" Combrew, "*

With the Double Stone and Cob-built and Thatched **COTTAGE**, containing Two Kitchens, Pantries, Larders and Five Bedrooms.

The **AGRICULTURAL BUILDINGS** include Stone and Cob-built Shippens for 20 (Brick and Cement Cattle Troughs) with Loft over, Piggeries, etc., and the following Closes of useful Land:—

No of Ordnance Map.	Cultivation.	Area
668	Orchard	.961
679	Meadow	2-542
680	House, Buildings, Good Garden and Orchard	.623
681	Meadow .....	1.359
641	Arable	8.281
692	Do .....	10.262
709	Pasture	6.100
710	Do. ....	4.380
		<b>A. 34-517</b>

In the occupation of Mr. J. Cole.

A right-of-way over 679 and 680 is reserved for the Purchaser of Lot 2 for all purposes.

**Lot 4.**

*A Useful Field in Honiton Lane.*

No. on Ordnance Map.	Cultivation. -	Area.
706	Arable	<b>A. 9.722</b>

In the occupation of Mr. J. Cole.

**Lot 5.**

*Capital Pasture Field in Honiton Lane.*

No. on Ordnance Map.	Cultivation.	Area.
705	' Pasture .....	<b>A. 8 381</b>

In the occupation of Mr. J. Cole.

PARISH OF SOUTH MOLTON.

**Lot 6.**

**TWO STONE-BUILT AND SLATED COTTAGES.  
GARDENS AND PREMISES.**

*11 & 12, New Road.*

*(formerly Old New Road Turnpike Gate House.)*

No. on Ordnance Map	Cultivation.	Area
Part 1100		<b>A. -227</b>

In the occupation of Mr. Simpson, Sub-Tenant of Mr D. N. Purchase and Mr. T. Hulland.  
One House contains Parlour, Kitchen, Pantry, Coal-Hole, Backhouse, Three Bedrooms.  
The other Parlour, Kitchen, Scullery, Pantry. Woodshed and Three Bedrooms, each having a stone built and Slated Closet, Piggery and Water Supply from the Town Main.

**Lot 7.**

*The Cemetery Allotment*

No. on Ordnance Map	Cultivation.	Area
1101	Gardens	<b>A. 3.036</b>

As occupied by various Holders .

PARISH OF NYMET ST. GEORGE.

**Lot 8.**

**A VERY DESIRABLE FARM,**

CALLED

*"Little Hele,"*

With its charming Gothic Stone-built and Slated Dwelling-house, Ample Agricultural Buildings, and the following Closes of Land:

No. on Ordnance Map.	Cultivation.	Area.	No. on Ordnance Map.	Cultivation.	Area.
386	Arable	1.849	379	Arable	7.129
387	Meadow	4.580	384	Do	5.172
388	House, Buildings, &c	2.305	389	Do	6.563
388a	Orchard	1.234	390	Do	8.249
391	Pasture	4.007	293	Waste	.539
392	Do	.640	291	Do	.631
393	Do	5.737	380	Wood (In hand)	6.321
395	Arable	1.612	383	Do	7.678
397	Pasture	4.324			
398	Do	6.320			<b>A.84.933</b>
401	Do	10.043			

The **DWELLING HOUSE** contains Drawing Room, Dining Room. Kitchen, Boot-hole, Office, Dairy, Wash-house with Furnace, Four Bedrooms, Bathroom with Bath and Porcelain Basin, hot and cold Silverplated Taps - and Box-room and the COTTAGE under the same roof with Kitchen, Larder, Washroom, etc

The **AGRICULTURAL BUILDINGS**

With this Lot will go the valuable Quarry

In the occupation of Mr. J. Jones except 380 and 383 in hand.

Timber £230

**Lot 8a.**

*Stretch 1 ½ Miles of Excellent Fishing in the River Mole*

From North End of Number 1225 to South End of Number 402.



Lot 9.

ALL THAT WELL-KNOWN USEFUL FARM  
CALLED

*"Hacche,*

With the recently erected Comfortably-arranged Brick-built and Slated Dwelling-house, Ample Agricultural Buildings, and the following Closes of Land.

No on Ordnance Map	Cultivation.	Area.	No. on Ordnance Map.	Cultivation.	Area
	Arable	10-411	841	Pasture .....	4.758
	Do.	15.227	842	Do.....	5.145
	Do.....	8.223	837	Do.....	16.820
	Do.	9.357	848	Do.....	1.361
	Do.....	7.733	857	Do.....	5.444
814	Do.....	9.024	858	Do.....	3.415
815	Do.....	7.336	860	Do.....	6.385
840	Do.....	15.319	803	Meadow	13.321
		3.043	811	Do.....	3.275
		2.356	844	Do.....	1.577
		1.898	845	Do.....	1.501
		2.624	846	Do.....	2.392
		1.448	816	Coppice (in hand)	3.891
820	Pasture	2.604	819	Do. do .....	3.604
8211	Do.	14.039	216	Wood (in hand)	15.893
821	Do.....	4.967	218	Do.	32.555
82a	Do.....	8.392	818	Do.	2.741
823	Do.	1.614			
838	Do	1.219			
839	Do.....	5.654			
					<b>A. 268.565</b>

The **DWELLING-HOUSE** contains. Dining Room, Sitting Room, Kitchen, Larder, Dairy, Six Bedrooms, Wash-house with Furnace and Pump, Wood-shed, Cellar, W.C.

The extensive **OUTBUILDINGS** comprise Stone-built and Slated Piggeries, Shippens, Stone and Cob-built and Slated Four-stall Stable, Loose Box, Barn, Granary, Pulping House, Wood-built Corrugated Iron Roof Cattle Sheds and Houses, Shippens, Coal and Poultry Houses, Cellar, Pound-house, Stone and Wood-built Corrugated Iron Roof Implement Shed, Wood-built and Tiled Trap-house and Pony-house, Stone-built Corrugated Iron Roof Shippen.

In the occupation of Mr. C. Slader, except 816 819 216, 218, and 818, in hand.

Timber, £283.

Lot 10.

*The Old Turnpike House,*

With the Lands hereunder attached.

No. on Ordnance Map.	Cultivation.	Area.
518	House, Garden and Yard..	.242
580		.258
591		.290
		<b>A. .790</b>

In hand, except 519, on Yearly Lady-day Tenancy.

THK DWELLING-HOUSE, Stone-built and Slated, comprises all on one Floor — Kitchen, Pantry, Bedroom, Wood-house, W.C., Yard and Pump.

Being close to the Road and bounded by the River "Bray" this forms an Ideal Holiday Resort, and with a little outlay could be made into a very comfortable Bungalow.

Timber, £25.

Lot 11.

VERY USEFUL FARM,

CALLED

*"Grass Park"*

With a Comfortable **DWELLING HOUSE** convenient **BUILDINGS**, and the following Closes of Meadow, Pasture, Arable and Orchard Lands

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
350	Meadow	.792	525	Pasture	2.494
476	House, Yard, Buildings, &c	.803	551	Arable	5.019
478	Meadow.	1.909	553	Do.	3.945
512	Do.	1.488	555	Do.	5.485
516	Do.	2.6031	556	Do.	2.295
520	Do	2.979	557	Do.	5.392
Part 477	Pasture	.178	558	Do.	5.169
479	Do.	2.568	570	Do.	1.111
506	Do.	2.991	569	Do.	4.485
508	Do.	2.694	480	Pasture	.184
510	Do.	2.110	481	Wood (in	.512
511	Do.	2.832	507	Do.	1.469
513	Do.	1.832	509	Meadow	3.037
517	Do.	1.163	482	Do	1.648
521	Do.	1.726			
522	Do.	3.384			
523	Do.	2.315			
					<b>A 76.612</b>

THE **FARM-HOUSE** (prominently positioned from which unrivalled Landscape Views are obtained), Stone-built and Slated contains Parlour, Kitchen, Pantry, Scullery, Dairy, Salting House and Four Bedrooms.

THE **AGRICULTURAL BUILDINGS** include Stone-built and Slated Bam, Granary, Trap-house, Shippens, Calves, House with Lofts over. Open Implement Shed, Two-stall Stable, Wood-built and Slated Shippens, Calves' House and Pound House, Wood-built and Corrugated Iron-roof Poultry House, Enclosed Implement Shed and Thatched Cattle Houses.

In the occupation of Mr. J. G. Harding on a Yearly Lady-day Tenancy (except 480, 509 and 483 with Possession from Mr. Passmore at Lady-day, 1920), and Nos. 481 and 507 in hand.

Timber, £18.

Lot 12.

THE WELL-KNOWN WOOD,

CALLED

*" Reapham, "*

Full of Matured Timber, and numbered on Ordnance Map 639, with an area of **A. 52.25** In hand.

Lot 13

A CAPITAL FARM.

CALLED

*"Deerpark,"*

With the Comfortable **DWELLING-HOUSE** and convenient **BUILDINGS** and the following Meadow, Arable and Orchard Lands

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area.
Part 465	Arable	.145	486	Pasture	2.696
501	Do .....	5.411	503	Do .....	8.508
505	Do .....	2.643	527	Do .....	.811
463	House, Yard, Buildings, &c	.869	528	Do .....	.151
484	Arable	2.679	529	Do .....	1.521
503	Buildings	149	530	Do .....	3.456
460	Orchard .....	.481	532	Do .....	3.756
462	Pasture	2.848	461	Meadow	1.036
467	Do .....	4.204	504	Do .....	2.294
483	Do .....	3.149			
531	Do .....	.228			
485	Do .....	3.362			
					A. 50.897

THE **FARM-HOUSE**, Stone-built and Thatched, contains Kitchen, Parlour, Pantry, Five Bedrooms.

THE **AGRICULTURAL BUILDINGS**, Stone and Cob-built, Slate, Corrugated Iron and Thatch Roofs, include Cart-shed, Piggeries, Three-stall Stable and Loose Box, Shippens, Implement Shed, Ash and Potatoe Houses, Dairy, Pump-house, Wash-house with Furnace and W.C., Enclosed Walled Garden and Two Cottages with Piggeries and usual Offices, and in Number 504 Stone-built and Slated Barn, Two Cattle Linhays and Two other ditto (one with Galvanized Roof).

In the occupation of Mr. Passmore.

Lot 14.

*Four Useful Closes of Land.*

No of Ordnance Map.	Cultivation.	Area
458	PASTURE	
459	DO	5.449
488	ARABLE	4.296
487	DO	5.227
		A 16.534

In the occupation of Mr. J. G. Harding as a Yearly Lady-day Tenant,

Lot 15.

*Pasture Field and Two Gardens.*

No. on Ordnance Map.	Cultivation.	Area.
443	Pasture .....	A. 2.810

With the Stone-built and Slated Shippen and Shed.

In the occupation of Mr. Passmore and the School Managers.

Lot 16.

THE CAPITAL FARM,

CALLED

*"Welcombe and Shutescombe"*

With the Comfortable **DWELLING-HOUSE**, convenient **BUILDINGS** and the following Closes of Arable, Meadow, Pasture, Orchard and Woodlands.

No. on Ordnance Map.	Cultivation.	Area.	No. on Ordnance Map	Cultivation.	Area.
362	Pasture	5.628	399	Meadow .....	3.250
368	Do.....	5.159	397	Do. ....	2.692
370	Buildings	.157	396	Arable .....	2.417
369	Meadow .....	1.310	388	Do. ....	5.531
368a	Pasture .....	1.959	389	Do.....	4.598
366 .	Meadow	2.73a	392	Meadow	.864
365	Do .....	2.498	393	Pasture .....	.832
374	Pasture	4.491	394	House, Buildings, Yard, &c.	1.260
372	Arable	2.78a	359	Arable .....	6.744
373	Do .....	2.633	358	Do.....	7.761
375	Pasture .....	6.551	307	Do.....	5.663
386	Arable	6.259	308	Do.....	5.983
385	Pasture	4.388	309	Do.....	6.187
364	Meadow	1.396	390	Do.....	4.636
378	Do.....	1.173	367	Wood (in hand)	10.649
380	Do.....	1.705	363	Do. do.	.676
382	Do. ....	1.976	376	Do. do.	5.144
403	Do. ....	1.496	379	Do. do.	2.273
402	Do. ....	1.152	401	Do. do.	3.441
384	Pasture	3.555			
387	Arable	5.125			
					A. 144.728

THE **FARM-HOUSE**, Stone-built and Slated, contains Kitchen, Parlour, Dairy, Potato House, W.C., Wash-House with Furnace, Four Bedrooms and Attic

THE **AGRICULTURAL BUILDINGS**, Stone-built and Slated include Piggeries, Two-stall Stable, Barn, Shippens, Calves' House, Lofts over; Root and Trap-houses, and the Corrugated Iron-roof Buildings are Open Implement Shed, Dutch Bam, Engine House and Cattle Sheds. In addition to which there are in Shutescombe Yard Stone-built and Corrugated Iron roof Cattle Linhay and Implement Shed.

In the occupation of Mr. E. Bowen at the Annual Rent of £97, exclusive of Lands in hand.

There is a QUARRY of VALUABLE STORE in this Lot, immediately adjoining the Main South Molton Road.

Timber, £1,432 2s. 6d

Lot 17.

THE SMALL HOLDING,

CALLED

*"Thorncliffe,"*

With the **VALUABLE TIMBER**, as hereunder:—

No. on Ordnance Map.	Cultivation.	Area.
408	Wood (in hand)	14.734
405	Pasture (E. Bowen)	.921
406	Wood (in hand)	.428
407	Do. do. ....	2-107
		A. 18-190

Lot 18.

THE CHARMINGLY-SITUATE RESIDENCE,  
CALLED  
*"Little Bray"*

With a Southern aspect, picturesquely ensconced amid grand Forest and Ornamental Trees, Shrubs and Floral Grounds, at an altitude of 600 ft., with a well-stocked Rookery, Tennis Court, Croquet Lawn, Fruit and Vegetable Gardens.

An Ideal Residence from which extensive and uninterrupted views are obtained.

With this will be included the excellent FISHING from North end of Wort Wood (No. 44) to Brayford Bridge (the greater part being from both banks).

No. on Ordnance Map.	Cultivation.	Area.	No. On Ordnance Map	Cultivation.	Area.
76	Pasture	5.230	54	Arable (W. H. Thorne) ..	6.103
71	Do .....	3.685	65	Pasture do.	5.425
70	Meadow (T. Skinner)	8.361	53	Do. do.	4.777
72	Pasture	1238	49	Arable do.	3.090
66	Do. (W. H. Thome) ..	2.389	48	Do. do.	4.936
64	Do .....	2.748	51	Meadow do.	4.272
62	Arable	1.745	67	Waste do.	.808
63	Pasture	.963	68	Pasture do.	2.425
61	Orchard	.992	69	Wood (in hand)	2.608
74	Rookery .....	1.295	50	Do. do .....	6.727
75	House, Buildings, Shrubbery		44	Do. Do	60.603
	Garden and Lawn	2.079	42	Do. do.	.070
73	Shrubbery	.358	43	Do. do. &c	.089
77	Do	.853			
					<b>A. 133.869</b>

The whole of the Buildings, substantially Stone-built, Slated on Oak Timbers and in splendid repair, comprise: .

The **DWELLING-HOUSE** — Glazed Entrance Porch, Old Oak Floor Entrance Hall, 11ft. by 8 ft.; Ancient Oak Floor Dining Room, 20 ft. by 18 ft.. Two Large Walled Cupboards and Fixed Wire Chests under Windows; Drawing Room, 18 ft. by 16 ft., with Old Oak Floor with Recess Shelves: Morning Room, 14 ft by 12 ft, with Lavatory and Wash-up adjoining: Completely fitted Pantry, 10 ft. by 7 ft.; Kitchen, 21 ft. by 14 ft., with New Modern Type Eagle Cooking Range; Scullery, 14 ft. by 7 ft. 9 in., with Hot and Cold Water; Back Kitchen, 16 ft by 9 ft; Larder, 12 ft. 3 in. by 9 ft; Dairy, 14 ft. 6 in. by 8 ft, with Slate Benches on Brick Pillars; Bedroom, 18 ft. by 16 ft, with Two Large Iron Safes with Drawers in Wall, Two Recess Cupboards fitted with Three Under Drawers, Over Shelves and Folding Doors; Bedroom, 17 ft. 6 in. by 18 ft.. Two Recesses with Drawers and Shelves above with Folding Doors; Dressing Room, 11 ft. 6 in. by 9 ft.; East Wing Bedroom, 10 ft. 9 in. by 9 ft, Centre Bedroom, 10 ft 9 in. by 10 ft. 3 in.; North Bedroom, 14 ft. by 9 ft. 9 in.; Staircase and landing, 13 ft. by 4 ft 9 in.; Bathroom (hot and cold), Bath and Lavatory Basin, Hot-air Closet, Linen Closet and Cupboard on Lobby- Landing; Bedroom over Kitchen, 14 ft. by 11 ft. 9 in.; Bedroom over Scullery, 14 ft. by 11 ft. 9 in. All these Rooms possess Modern Grates.

The **AGRICULTURAL BUILDINGS include**, on the East Side—Carriage House, Stable for Three with Two Loose Boxes, all having White Brick Channel Floors; completely fitted Match-boarded Harness Room, 16 ft 6 in. by 8 ft; Two-Stall Hack Stable with Large Space for Corn Bins, 18 ft. by 18 ft., with Loft over; Storeroom over Stable, formerly used as Sleeping Apartments for Stable Men, Large Hay Shed, Lean-to Store Loft over and Carriage House adjoining. Cow Shippens for Eight, and Root-house, W.C., Tool and Lime Houses.

On the West Side—Extensive Carpenter's Shop and Basement Floor, Wash-house with Laundry over. Pound House with Estate Office over, Cellar, Coal-house, Mangle Room, Cattle Linhay, Cellar or Potato House, Two Dog Kennels and Court, Lime House and Timber Shed, Piggery and Yard, Granary with Wood Walls and Slate Roof on Piers, Corrugated Iron Roof Sawing and Implement Shed.

There is never-failing Gravitation Water Supply.

Possession at Lady-day, 1920.

Timber, £1,485. Fixtures, £60 16s. Apportioned Annual Rent of this Lot, £160.

Lot 19

*The Excellent Fishing from Shutescombe Wood (No. 367)*  
*To Reapham Wood (No. 639).*

Where the Vendor's Property abuts on the River.

**Lot 20.**

TWO SUBSTANTIALLY-BUILT STONE AND TILED

*Modernly-constructed Cottages, Gardens and 'Premises,*

In the occupation of Messrs. A. Shapland and J. Witheridge.

No. on Ordnance Map.		Area
78a	.....	<b>A. 610</b>

Each Cottage containing Parlour, Kitchen, Larder, Wash-home with Furnace. Three Bedrooms; Piggeries, Potato House and W.C

**Lot 21.**

*The following Useful Closes of Land*

No. on Ordnance Map.	Cultivation.	Area.
90	Arable and Pasture	8.317
91	Pasture	9.442
92	Wood	.328
93	Meadow	6.240
		<b>A. 24.327</b>

All in hand. Possession at Lady-day, 1920. Apportioned Rent, **£80**. There is a Capital Linhay in Number 93. Timber, £20.

**Lot 22.**

*Two Valuable Pasture Fields and Wood.*

No. on Ordnance Map.	Cultivation.	Area.
78	Pasture	4.723
87	Do	10.024
86	Woodland (in hand)	1.615
		<b>A. 16.362</b>

In the occupation of Mr. W. R Thome (except Number 86, in hand).  
 In Number 87 is a Stone-built, Slate and Corrugated Iron Roof Open Linhay with Loft over; also a Valuable Quarry.  
 Timber, £20.

**Lot 23.**

*Two Rich Pasture Fields.*

No. on Ordnance Map	Cultivation.	Area.
<b>88</b>	<b>Pasture</b>	<b>10.864</b>
<b>101</b>	<b>Do. ....</b>	<b>2.290</b>
		<b>A.13.154</b>

In the occupation of Mr. W. H. Thome

**Lot 24.**

*Three Excellent Fields.*

No. on Ordnance Map.	Cultivation.	Area.
<b>112</b>	<b>Pasture</b>	<b>11.684</b>
<b>96</b>	<b>Do.....</b>	<b>4-218</b>
<b>122</b>		<b>2-144</b>
		<b>A. 18.046</b>

In 112 is a Stone-built and Slated Enclosed Linhay. .

In the occupation of Messrs. F. Huxtable and F. Dallyn.

**Lot 25.**

*Comfortable Stone-built and Slated Cottage,*

Containing Parlour, Kitchen, Larder, Wash-house with Furnace, and Three Bedrooms, Piggeries, Gardens Premises, being Number 121. AREA .147.

In the occupation of Mrs. L. Thome.

**Lot 26.**

*The Allotment Gardens called " Broom hill,"*

With a Stone and Slated Piggery.

Gardens Number 120. AREA .987.

In occupation of Messrs. White, Thome, Norman, Street and F. Huxtable

PARISH OF CHARLES

**Lot 27.**

*A Garden.*

Number 119. Area .313 .

In the occupation of Mr. John Hobbs.

**Lot 28.**

*A Stone and Cob-built and Thatched Cottage,*

Containing Kitchen, Larder, Three Bedrooms, Wash-house with Furnace, W.C. and Small Garden by River, as occupied by Mrs. M. Hobbs.

PARISH OF HIGH BRAY

**Lot 29.**

**A VERY USEFUL FARM.**

CALLED

***"North Bray Mill"***

With its well-arranged Dwelling-house, Agricultural Buildings, and the following Closes of Land :—

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area.
404	Pasture	8.059	451	Pasture	
405	Do	3.855	452	Garden	
406	Do	3.980	454	House, Buildings, Yard & c	.781
407	Do	3.558	453	Waste and Road	.323
408	Do	3.530	411	Plantation	2.612
410	Meadow	6.507			
412	Do	2.610			
413	Pasture	5.052			
					<b>A 42.086</b>

The Stone-built and Thatched **DWELLING-HOUSE** contains Sitting Room, Kitchen, Dairy, Pantry, Back Kitchen, Wash-house with Pump and Five Bedrooms.

The **FARM BUILDINGS** include Stone-built and Slated Shippens, Stable, Loose Box, W.C., Stone and Wood-built Shippen and Open Cart Linhay and Corrugated Iron Roof Dutch Bam.

In the occupation of Mr. — Legg. -

Timber, £212.

**Lot 30.**

**A VERY DESIRABLE SMALL HOLDING,**

CALLED

***" South Bray Mill, "***

(Together with the Reversion of the Dwelling-house, Yard and Garden) " described hereunder, " Yards and Premises, and the following Rich Closes :—

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area.
415	Pasture	5.055	450	Pasture	1.118
443	Do	5.156	455	House, buildings, Yard & c	.389
445	Meadow	4.295	456	Meadow	.777
446	Do	2.538			
447	Do	3.215			
448	Do	2.268			
					<b>A. 24.811</b>

The Stone-built and Slated **DWELLING-HOUSE** (with Enclosed Walled Yards and Gardens, now held for life, Rent Free by Mr. Burge, whose present age is about 87) contains Sitting Room, Dining Room, Dairy, Pantry, Back Kitchen with Furnace and Four Bedrooms.

. The **AGRICULTURAL BUILDINGS** include Stone-built and Slated Double Piggery, Two-stall Stable. Granary, Long Shippen, Two Calves' Houses, Loft and W.C.

In the occupation of Mr. W. H. Smyth, except as stated above.



**Lot 31**

ALL THOSE

**FULLY EQUIPPED FLOUR AND GRIST MILL**

CALLED

**"Bray Mill,"**

Together with the Comfortable Dwelling-house. .Agricultural Buildings, and following Closes of Land

No. on Ordnance Map.	Cultivation.	Area.	No. on Ordnance Map.	Cultivation.	Area.
		2.267	115	Pasture	1.414
Pt 454	House, Buildings Yard &c	.536	116	Do	1.340
95	Meadow	.432	Pt 118	Arable	4.254
122	Do		117	Plantation (in hand)	.707
110	Pasture	2.144	114	Wood (in hand)	1.382
112	Do	7.220			
					A 44.556

The Stone-built and Slated **DWELLING-HOUSE** contains Parlour, Kitchen, Pantry, Daily, Wash-house with Tap, Four Bedrooms.

The **AGRICULTURAL BUILDINGS** (in addition to the Stone-built and Slated Well-stocked Mill) comprise Stone-built and Slated W.C., Waggon-house,, Double Piggery, Stables, Shippens, Trap-house, Stone-built Corrugated Iron Roof Workshops, Wood-built Corrugated Iron Roof Shippens, Root-houses, &c

In the occupation of Mr. F. Huxtable.

Timber, £45 10s.

**Lot 32**

**THE COMPACT AND CAPITAL FARM**

CALLED

**"Stock,"**

With the Excellent Dwelling-house, Ample and Convenient Buildings and the following Closes of Land

No. on Ordnance Map.	Cultivation.	Area.	No. on Ordnance Map.	Cultivation.	Area.
3	Arable	6.143	35	Arable	5.058
5	Pasture	8.505	21	Meadow	5.496
4	Arable	8.928	34	Pasture	5.295
9	Do	5.569	22	Do	4.710
10	Do	8.682	17	Arable	4.176
12	Pasture	1.550	18	Pasture	9.648
23	Meadow	2.172	2	Coppice	2.239
16	Plantation (in hand)	3.046	36	Arable	14.594
33	Do do	1.865	6	Pasture	10.229
162	Meadow	1.094	7	Do	10.164
161	Do	2.431	45	Arable	15.173
178	Pasture	1.220	46	Do	8.707
179	Do	2.208	47	Do	5.091
159	Waste	.469	55	Do	4.864
57	Wood (in hand)	3.119	41	Do	12.635
58	Meadow	2.063	39	Arable	7.929
59	Pasture (W.Slader)	12.614	20	House, Buildings Yard &c	1.445
60	Do	7.303			
56	Do	9.863			
160	Meadow	5.150			
					A. 221.447

The FARM-HOUSE, Stone-built and Slated, contains Porch, Sitting Rooms, Kitchen, Back Kitchen (with Pump), Meal-house. Dairy. Salting House, and Six Bedrooms, Stone and Brick-built and Slated Wash-house with Pump and Furnace.

The AGRICULTURAL BUILDINGS, Stone-built and Slated, Trap-house. Implement Shed, Four-stall Stable with Loft over; Barn, Granary, Shippens. Yearling' House and Root-house, Stone and Brick-built Corrugated Iron-roofed Engine House, Shippens, Dutch Barn, Stone and Wood-built Corrugated Iron-roof Implement House, Poultry House, Stone and Wood-built and Tiled Shippen with Loft over. Potato and Ash-houses, Stone and Wood-built and Slated Piggeries, W.C., &c.

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

Timber, £565.

Lot 33.

*One Useful Healthy Farm, called "Down"*

With the Comfortable Dwelling-house Convergent Buildings and the following Closes of Land.

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
769	Arable	3 553	771	Pasture .....	1.057
768	Do .....	5.632	751	Brake .....	2.770
724	Do .....	4.678	750	Pasture and Furze..	2.149
723	Do .....	2.050	7481	Pasture .....	4.604
684	Do .....	12-513	773	Do.....	7.674
725	Do .....	8-409	774	Meadow .....	6.006
711	Do .....	5.028	776	Pasture	7.241
710	Do .....	7-707	775	Meadow	.669
728	Do .....	12.791	786	Do.....	3.520
729	Do .....	14.397	785	Do .....	1.873
744	Do .....	13.823	782	Pasture .....	2.511
745	Plantation (in hand)	1.757	784	Do .....	4.185
746	Pasture	5.434	799	Meadow .....	4.444
747	Arable .....	6.497	781	Pasture .....	.287
749	Do .....	9.009	777	House, Buildings, Yard and Garden	.647
727	Pasture	.786			
726	Do .....	.887	780	Meadow	1.575
752	Plantation (in hand)	3'647	800	Do.....	2.313
753	Arable	6 377	779	Pasture	5.412
770	Do .....	8-243	778	Do.....	7.326
788	Do .....	5-566	801	Wood (in hand)	4.300
15	Do .....	2298	783	Road .....	.566
787	Wood (in hand)	.287			
772	Do. Do .....	.654			
					A. 213.224

The **FARM-HOUSE**, Stone and Cob-built and Slated, contains Dining Room, Parlour, Kitchen, Dairy, Larder, Salting House, Potato House, Wash-house with Furnace, Wood-houses and W.C.

The **AGRICULTURAL BUILDINGS** include Stone-built and Corrugated Iron Roof Shippens, Calves' Houses, Implement Sheds, Stone-built and Slated Four-Stall Stable and Shippen, Barn, Root-house, Meal-house, Granary and Chaff-house, Stone and Wood-built and Slated Calves' Houses, Wood-built Corrugated Iron Roof (formerly Round-house) now Shippen, Brick-built Corrugated Iron Roof Engine House, Stone-built and Slated Bull's House with Bull's Yard.

In the occupation of Mr. R. Tucker.

Timber £122. 10

PARISH OF HIGH BRAY

Lot 34.

THE SUPERIOR FARM,  
CALLED

*"Higher Hole"*

With the well-arranged Dwelling-house, extensive Agricultural Buildings, and the following Closes

No. on Ordnance Map	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
439	Arable	.525	433	Meadow	4.213
478	Do	3.886	435	Do	.856
483	Do	3.851	471	Do	2.801
484	Do	3.424	472	Do	.508
492	Do	5.284	473	Do	1.294
518	Do	5.356	475	Do	2.140
520	Do	2.632	476	Do	.337
525	Do	4.534	521	Do	1.352
546	Do	10.037	522	Do	.221
436	House, Buildings, Yard &c	1.026	523	Do	4.514
437	Pasture	.388	543	Do	1.730
467	Do	5.048	544	Wood (in hand)	.784
468	Do	.514	485	Do	.783
469	Do	.238	519	Do	.267
470	Do	2.670	486	Do	.699
477	Do	5.666	567	Do	30.000
526	Do	22.974			
544	Do	2.146			
545	Do	3.176			
					A. 160.274

The Stone-built and Slated **DWELLING-HOUSE** contains Kitchen, Dining Room, Parlour, Dairy, Larder, Pantry, Wash-house with Furnace, Slee with Pump, and Six Bedrooms.

The **AGRICULTURAL BUILDINGS** include Stone-built and Slated Shippens, Calves' Houses, Granary, Bam, Trap-house, Four-stall Stable, Poultry House, Piggery, Stone and Brick-built and Slated Engine House, Brick and Stone-built and Slated Wood-house, W.C., Corrugated Iron Roof Root-house, Poultry House, Shippens, Calves' Houses and Dutch Barn with (in front Field) Stone-built Corrugated Iron Roof Implement and Cattle Sheds.

In the occupation of Mr. Slader, except Woods, in hand.

Timber, £867.

**Lot 35.**

*Three Rich Fields.*

N'o. on Ordnance Map	Cultivation	Area	No on Ordnance Map	Cultivation	Area
403	Pasture	2.475	417	Pasture	7.669
416	Do	5.927			
					A. 16.071

In the occupation of Mr Slader

**Lot 36.**

*The Very Desirable Farm, called "Lower Hole,"*

With the Comfortable Dwelling-house, Ample Agricultural Buildings, and the following Closes.

No. on Ordnance Map	Cultivation	Area	No on Ordnance Map	Cultivation	Area
386	Arable	4.693	391	Pasture	2.770
387	Do.	4.500	399	Do.	4.305
388	Do.	3.920	401	Do.	8.759
390	Do.	2.417	422	Do.	3.044
402	Do.	5.505	424	Do.	1.005
421	Do.	.237	428	Do.	1.467
430	House and Buildings	.773	429	Orchard	1.205
400	Arable	7.184	431	Pasture	.933
418	Meadow	7.844	432	Do	.318
419	Do.	.177	438	Do	7.524
420	Do.	11.179	392	Wood (in hand)	18.334
441	Do.	3.883	398	.Plantation (in hand)	.364
425	Do.	2.336	423	Do do	.582
426	Do.	1.829	381a	Wood (in hand)	.661
427	Do.	.466	4	Meadow	.423
434	Do.	4.346	12	Do	1.214
376	Pasture	8.297			
389	Do	2.320			
					<b>A. 124.814</b>

Stone and Cob-built and Slated **DWELLING-HOUSE** contains Dining Room, Sitting Room, Kitchen, Larder, Dairy, Salting House, Wash-house with Furnace, Pump-house and Pump, Six Bedrooms.

The **AGRICULTURAL BUILDINGS** comprise Stone-built and Slated Barn, Granary, Three-stall Stable, Loose Box, Root-house, Calves' Houses, Double Shippens, Piggeries, Implement Shed, Stone-built and Corrugated Iron Roof Poultry and Ash Houses, Manure Pit, Shippens, Cattle Sheds, Dutch Bam, W.C., &c, and a Large Water Wheel.

. The Stone-built and Slated **COTTAGE** contains Kitchen, Pantry, and Two Bedrooms, Wash-house with Furnace, Pump, Garden, W.C., and Corrugated Iron Roof Piggery, being part of Ordnance No. 396a, as occupied by Mr. Thos. Beer.

In the occupation of Mr. F. Thorne, except Woods in hand, and 4 and 13 in the occupation of Mr. R. J. Thorne.

Timber, £353 14s.

**Lot 37**

*Two Rich Fields*

N'o. on Ordnance Map	Cultivation	Area
384	Pasture	18.312
383	Do	5.175
381a	Wood (in hand)	.661
		<b>A. 24.148</b>

In the occupation of Mr. F. Thorne

**Lot 38.**

*Useful Small Holding, called "Hole Water,"*

Comfortable arranged Dwelling-houses, Agricultural Buildings, and the following Lands.

No. on Ordnance Map.	Cultivation.	Area.
Part 396	House, Buildings, Yard, &c.	Estd. 1.000
393	Pasture	1.808
395	Do .....	.303
394	Do .....	.394
370	Meadow	2.725
28	Do. ....	3.784
13	Do .....	3.760
		<b>A. 14.064 Est'd</b>

The **DWELLING-HOUSE**, Stone and Cob-built and Slated contains Kitchen, Back Kitchen with. Furnace, Pump, Dairy, Coal-hole, Three Bedrooms.

**COTTAGE**, Stone and Cob-built and Slated contains Kitchen. Back Kitchen, Larder, Two Bedrooms.

The **AGRICULTURAL BUILDINGS** include Brick-built Corrugated Iron Roof Pump-house with Pump, Stone and Slated Piggery, Stone-built and Tiled Stable, Shippen, Calves' Houses, Wood-built Corrugated Iron Roof Implement Shed, Poultry Houses and Dutch Bam.

In the occupation of Mr. John Ware.

**Lot 39.**

*The Very Desirable Farm, called "Lydcott Hall",*

With its Historical Dwelling-house, Commodious Agricultural Buildings, and the following Closes of Land

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
236	Arable	8.594	270	Pasture	4.383
237	Do.	9.631	284	Do.	4.089
238	Do.	4.904	290	Do.	2.353
239	Do.	4.852	298	Waste	.333
240	Do.	4.632	217	Wood (in hand)	.673
251	Do.	4.324	243	Do. do.	9.662
252	Do.	9.414	274	Do. do.	9.901
253	Do.	4.606	295	Do. do.	15.848
254	Do.	6.251	288	Yard, &c.	.355
255	Do.	4.751	285	Road	.388
269	Do.	6.407	233	Meadow	4.788
271	Do.	5.416	260	Do.	1.595
272	Do.	6.774	267	Do.	3.816
273	Do.	6.839	287	Do.	1.160
286	Garden	.569	291	Do.	1.698
289	House, Yard, Buildings &c	.448	296	Do.	1.614
234	Pasture	7.962	297	Do.	.798
235	Do.	11.620	315	Do.	.629
241	Do.	10.412	316	Do.	3.358
242	Do.	6.141	340	Do.	.707
258	Do.	7.454	341	Do.	3.977
257	Do.	6.337	342	Do.	2.875
256	Do.	9.602	343	Do.	.279
259	Do.	7.301	344	Do.	2.000
265	Do.	7.751	382	Do.	5.517
266	Do.	1.017			
268	Do.	3.235			
					<b>A. 253.940</b>

The faced Stone-built and Slated **DWELLING-HOUSE** contains Dining Room, Sitting Room, Kitchen, Back Kitchen, Wash-house, Sleaf with Pump and Seven Bedrooms.

The **AGRICULTURAL BUILDINGS** comprise Stone-built and Slated Piggeries, Calves' Houses, Manure House, Shippens, Yearling House, Three-stall Stable, Loose Box, Barn, Root-house, Engine House, Poultry Houses, Granary, Coach-house, Corrugated Iron Roof Shippens, Calves' Houses, Sec

The Stone-built and Slated Labourer's **COTTAGE** contains Kitchen, Wash-house with Furnace, Potato House and Three Bedrooms, Pump in Yard and Piggeries, and W.C. in Garden.

In the occupation of the Exors. of the late Mr. J. Robins (except 217, 243, 274 and 295) in hand.

Timber, £1,657 3s

Lot 40.

THE VERY USEFUL FARM

KNOWN AS

*"South Lydcott,*

With the Capital Dwelling-house, Spacious Agricultural Buildings, and the following Closes

No. on Ordnance Map.	Cultivation.	Area.	No. on Ordnance Map.	Cultivation.	Area.
282	Arable	5.483	351	Pasture	9.039
283	Do.	4.951	378	Do.	20.537
300	Do.	11.627	379	Do.	7.592
309	Do.	6.782	380	Do.	4.935
310	Do.	5.603	399	Meadow	2.303
311	Do.	3.124	314	Do.	3.204
335	Do.	5.104	339	Do.	.440
352	Do.	6.734	347	Do.	1.786
353	Do.	5.032	348	Do.	3.413
374	Do.	3.663	334	Brakes	.686
375	Do.	8.285	354	Do.	2.408
377	Do.	3.768	373	Do.	.910
312	Pasture	5.046	355	Wood (in hand)	15.136
313	Do.	1.125	301	Do. do.	10.739
337	Do.	.580	381	Plantation (in hand)	3.046
338	Do.	.850	345	Do. do.	2.608
346	Do.	5.800			A. 176.049
349	Do.	3.710			

The Brick-built and Slated DWELLING-HOUSE contains Kitchen, Sitting Room, Larder, Dairy, Coal-house and Five Bedrooms. The AGRICULTURAL BUILDINGS include Stone-built and Slated Root-house, Granary over; Piggeries, W.C. with Flush, Wash-house, Three-stall Stable, Loose Box, Trap and Potato Houses, Open Implement Shed, Stone-built Corrugated Iron Roofed Shippens, Loft over; Calves' Houses, Stone-built and Thatched Barn, Calves' Houses, Brick-built Corrugated Iron Roof Engine House, Wood-built Corrugated Iron Roof Bull House, and Yard; Wood-built and Slated Poultry House, Corrugated Iron Roof Dutch Barn.

The Stoned-built and Slated COTTAGE contains Kitchen, Parlour, Three Bedrooms, wash-house with Pump and W.C. In the Garden are Stone-built and Tiled Piggeries with Loft over, Wood-built Corrugated Iron Roof W.C.

In Number 378 there is a Stone-built Corrugated Iron Roof Open Cattle Linhay with Loft over.

There is also a Stone and Cob-built and Thatched COTTAGE containing Kitchen, Pantry, Two Bedrooms and in the Garden Outdoor W.C.

In the occupation of Mr. SnelL

Timber, £1,279 10s

Lot 41.

A VERY USEFUL OVERLAND

CALLED

*"Lodge"*

N. on Ordnance Map.	Cultivation.	Area.
105	Pasture	8.225
106	Do.	11.133
100	Arable	6.819
117	Do.	6.552
107	Do.	6.330
108	Pasture	5.161
99	Do.	9.750
		<b>A. 53.970</b>

In the occupation of the Exors. of the late Mr. J. Robins

LOT 42

*The Superior Farm, called "Gratton"*

A commodious and Comfortable Farm-house, extensive Agricultural Buildings, Rookery and the following Lands.

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
	<b>Arable</b>	7.261	201	<b>Pasture</b>	7.356
	<b>Do</b>	10.793	202	<b>Do</b>	6.754
	<b>Do</b>	12.836	205	<b>Do</b>	15.737
116	<b>Do</b>	25.114	194	<b>Do</b>	9.687
183	<b>Do</b>	21.690	196	<b>Do</b>	4.484
184	<b>Do</b>	5.058	221	<b>Do</b>	11.832
185	<b>Do</b>	13.015	225	<b>Do</b>	18.763
186	<b>Do</b>	10.572	229	<b>Do</b>	10.320
203	<b>Do</b>	8.411	204	<b>Meadow</b>	6.024
118	<b>Do</b>	28.470	222	<b>Do</b>	4.801
220	<b>Do</b>	14.471	223	<b>Cottages</b>	.660
200	<b>Do</b>	.608	224	<b>Meadow</b>	10.066
231	<b>Do</b>	10.458	227	<b>Do</b>	3.686
110	<b>Pasture</b>	13.761	232	<b>Do</b>	2.058
112	<b>Do</b>	26.007	261	<b>Do</b>	9.157
114	<b>Do</b>	19.444	262	<b>Do</b>	5.049
115	<b>Do</b>	37.449	197	<b>Shrubbery</b>	.871
182	<b>Do</b>	15.337	195	<b>Do</b>	.270
206	<b>Do</b>	12.772	198	<b>Pond</b>	.217
177	<b>Do</b>	13.535	199	<b>House, Yard, Buildings &amp; c</b>	2.413
179	<b>Do</b>	9.949	193	<b>Waste</b>	.441
187	<b>Do</b>	13.224	263	<b>Wood (in hand)</b>	23.047
189	<b>Do</b>	1.198			
193	<b>Do</b>	11.159			
					A. 496.176

The **FARM-HOUSE** of Manorial Character (amid Grand Old Trees, Shrubberies, and Lawn), Stone-built and Slated, contains Dining Room, Drawing Room, Kitchen, Dairy, Pantrys, Wash-house with Furnace, Principal and Secondary Staircases, Four Principal Bedrooms, Four other Bedrooms, Upstairs W.C., Outdoor W.C. with flush, and Ash-house. There are Bells throughout.

The extensive **AGRICULTURAL BUILDINGS**, Stone-built and Slated, Five-Stall Stable with Loose Box, Trap-house, Cob Stable, Barn, Implement Shed with Loft over, Manure House, Granary, Bull's House, Shippens, Implement Shed with Straw and Machinery Lofts, Calves' Houses, Lofts over; Piggeries, Shippens, Stone and Wood-built Corrugated Iron Roof Hav-house. Shippens, Stone-built and Tiled Poultry Houses. Wood-built and Corrugated Iron Roof Wood-houses, Water Wheel. Two Dutch Barns, &c.

There are Two Stone-built and Slated **COTTAGES**, each with Kitchen, Parlour, Larder, Three Bedrooms and Basement Wood-house, with a detached Stone-built and Slated Wash-house, Piggery and W.C. and Garden for each.

Hazel beer Linhay (No. ) is Stone-built and Thatched.

In the occupation of Messrs. W. & H.V Robins.

Timber, £438.

Lot 43

**THE VERY DESIRABLE SMALL FARM,**

CALLED

**"Newtown" or "Rocks Head"**

With the Comfortable Residence. Ample Agricultural Buildings, Excellent Fishing, and the following Doses of Rich Lands.

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
583	<b>House, Buildings, &amp;c</b>	.202	585	<b>Pasture</b>	1.423
562	<b>Arable</b>	6.904	584	<b>Do.</b>	.719
563	<b>Do.</b>	6.849	565	<b>Meadow</b>	5.782
564	<b>Do.</b>	4.720	572	<b>Do.</b>	2.598
563	<b>Do.</b>	1.255	573	<b>Do.</b>	2.020
571	<b>Do.</b>	.279	560	<b>Do.</b>	2.884
566	<b>Pasture</b>	4.391	570	<b>Wood (in hand)</b>	12.239
569	<b>Do.</b>	3.635	561	<b>Waste</b>	.300
577	<b>Do.</b>	1.684	567	<b>Wood (in hand)</b>	about 15.000
578	<b>Do.</b>	4.487	554	<b>Do. do.</b>	about 15.500
574	<b>Do.</b>	3.342	579	<b>Do do</b>	12.239
581	<b>Do.</b>	1.687			
582	<b>Do</b>	1.805			
					A. 112.844 Est'd

The Stone and Cob-built and Thatched **DWELLING-HOUSE** contains Parlour, Dairy, Kitchen, Coal-house and Three Bedrooms; Stone-built and Slated Wash-house with Pump, Single Stable and Loose Box, Stone-built, Corrugated Iron Roof Salting House, Wood-house, Stone and Wood-built and Slated Open Cart Shed and Enclosed Shippens. In the Upper Yard are Stone-built and Slated Barn, Granary with Cattle, Yearlings' and Calves' Houses under. In 577 is an excellent Stone-built Corrugated Iron Roof enclosed Cattle House.

In the occupation of Mr. W. B. Slader as a Yearly Lady-day Tenant, except 557, 558 and 559, held by Mr. Gammin whose tenancy expires at Lady-day, 1920, and Number 5^6, 561, Part 567 and Part 554, in hand.

Timber, £1,172.

Lot 44

THE WELL-KNOWN DESIRABLE FARM,  
CALLED  
"Braytown"

With the well-arranged Dwelling-house, extensive Agricultural Buildings, and the following Closes.

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
493	Arable	4.699	309	House, Buildings, Yards,	About 1.000
496	Do	.373		Gardens, &c	
516	Do	5.176	511	Pasture	3.323
527	Do	7.480	549	Brake	.862
529	Do	5.881	510	Meadow	4.104
538	Do	5.410	513	Do.	2.569
540	Do	5.558	517	Do.	4.916
542	Do	11.981	535	Do.	1.748
547	Do	10.158	551	Do.	1.642
555	Do	5.205	552	Do.	4.107
556	Do	5.076	537	Do.	.207
548	Do	1.444	532	Pasture	3777
515	Garden	.337	550	Do	.276
494	Pasture	5.505	554	Wood (in hand)	about 20.000
495	Do	4.893	533	Do do	2.094
497	Do	2.129	567	Do do	about 18.000
514	Do	5.262	557	Arable	8.054
528	Do	5.989	558	Do	5.534
530	Do	5.774	559	Pasture	.239
531	Do	2.747			
539	Do	4.267			
542	Do	3.777			
					A. 191.573 Est'd

Stone-built and Slated Picturesque Creeper-clad **DWELLING-HOUSE** contains Dining Room, Drawing Room, Kitchen, Salting House, Dairy, Coal-houses, Back Kitchen with Furnace, Water laid on and Six Bedrooms.

The **AGRICULTURAL BUILDINGS** embrace Stone-built and Slated Barn, Granary, Stable (Four-Stall and Loose Box), Hay Loft, Piggeries, Yearling House, Calves' Houses, Lofts over; Stone and Brick-built and Slated Shippens, Calves' Houses, Chaff-houses, Wood, Brick and Tiled Wood Shed, Poultry Houses. Wood, Brick, Corrugated Iron Roof Shippens, Calves' and Cattle Houses, Stone-built and Tiled Root-houses, Cattle Houses and Shippens (Loft over), Stone-built and Corrugated Iron Roof Implement and Manure Houses. There are also Two Stone-built Corrugated Iron Roof Linhays in Meadows.

In the occupation of Mr. J. Gammin, except 550, Part 554, 533, Part 567, in hand.

Timber. £985 5s. 6d.

Lot 45

TWO BLOCKS OF EIGHT STONE-BUILT AND  
SLATED WELL-ARRANGED AND COMFORTABLE COTTAGES.

KNOWN AS

**Braytown Cottages**

And one of like build known as **The Poor House,"**

With the Stone and Brick-built, Slated and Tiled Piggeries, Old Piggeries, Wood-houses, W.C.'s, Yards and Gardens and Pumps.

No. on Ordnance Map, pt. 509. Area 1.775

As occupied by Messrs. H. Harding, W. Harding, Hy. Squire, J. Venn, J. Moule, Jun., T. Martin, W. E. Martin and others.

If not sold as one Lot, they will be offered in four blocks of two Houses, &c, and another, " The Poor House," with their appurtenances as now used. The number of such Lots being 45a, 45b, 45c, 45d and 45e, commencing with the Cottage occupied by Mr. W. Harding, and one void (45a), and so on.

**Lot 46.**

TWO STONE-BUILT AND SLATED COTTAGES,  
KNOWN AS  
***"Bray Cross Cottages,"***

With the Stone-built and Tiled Piggeries, Wood-house, Slate and Galvanised Tool-house, Carpenter's Shop, Gardens W.C.'s and Premises.

No. on Ordnance Map, 444 Area. .168.

Each Cottage containing Kitchen, Back Kitchen, Pantry and Three Bedrooms.

In the occupation of Messrs. D. Hobbs and Jas. Moule.

**Lot 47.**

RECENTLY-ERECTED STONE AND SLATED DWELLING-HOUSE.  
KNOWN AS  
***The "Brayford Post Office," Garden & Premises.***

The **DWELLING-HOUSE** contains Parlour, Kitchen, Larder, Wash-house with Furnace, Three Bedrooms and W.C., and Piggery in Garden.

In the occupation of Mrs. E. Norman.

**Lot 48.**

***A Range of Stone-built and Slated Buildings,***

(Immediately adjoining Lot 41) now used as the Estate Stores and Workshops (in hand).

**Lot 49.**

***Two Practically New Brick-built and Tiled Cottages,  
Gardens, Yards & Premises (with Four Entrances).***

*No. on Ordnance Map, pt. 456.*

Each Cottage contains Parlour, Kitchen, Larder, Wash-house with Furnace, and Three Bedrooms, and in the Yard Brick-built and Tiled Wood-house, Piggery and W.C.

In the occupation of Messrs. J. Hobbs, J. White, with the West Yard in hand.



Lot 50.

THE CAPITAL FARM.

CALLED

"Beara",

With the Excellent Farm-house and Spacious Agricultural Buildings, together with the following Closes of Land:

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
1	Meadow	1.121	451	Pasture	3.075
2	Do.	2.518	452	Do	3.744
5	Do.	2.658	11	Do	2.058
6	Do.	3.148	36	Arable	.992
8	Do.	2.359	409	Do	3.238
9	Do.	4.303	410	Do	3.065
406	Do.	1.342	411	Do	2.512
19	Do.	2.208	438	Do	2.400
450	Do.	.963	439	Do	4.301
16	Pasture	4.085	441	Do	3.673
17	Do.	3.152	442	Do	4.581
18	Do.	6.489	443	Do	3.383
20	Do.	2.175	444	Do	2.472
21	Do.	2.672	445	Do	4.018
22	Do.	5.067	408	Do	3.272
35	Do.	7.341	37	Wood (in hand)	26.607
440	Do.	5.553	15	Plantation (in hand)	1.513
446	Do.	4.405			
447	Do.	3.777			
448	Do.	2.937			
					A. 145-267

The Brick-built and Slated **DWELLING-HOUSE** contains Dining Room, Sitting Room, Kitchen, Pantry, Salting-house, Wash-house with Pump, Five Bedrooms, Wood-house and W.C.

The **AGRICULTURAL BUILDINGS** comprise Stone-built and Slated Three-stall and Loose Box Stable, Granary, Barn, Root-house, Coach-house, Piggeries, Stone and Brick-built Corrugated Iron Roof Yearlings' House and Shippens, Calves' Houses, Stone-built and Corrugated Iron Roof Implement Sheds and Stone-built Corrugated Iron Roof Linhays in Fields.

In the occupation of Mr R. J. Thorne except Numbers 37 and 15, in hand, and 457, 458 and 436, occupied by Mr. J. H. Moule as a Yearly Lady-day Tenant.

A well-sheltered superior **COTTAGE** with Kitchen, Pantry, Back-house with Pump, Three Bedrooms, Stone and Slated Double Piggeries and W.C. (in Garden), Garden and Premises, No. on Ordnance Map 3.

Occupied by Mr. G. Hagley as Under-tenant of Mr. J. H. Moule.

Timber, £444 16s. 0d.

Lot 51.

THE VERY DESIRABLE FARM,

CALLED

"West Yard,"

With its well-arranged Dwelling-house, Agricultural Buildings, and the following Closes of Land :—

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
487	Pasture	6.140	489	Arable	2.472
488	DO	3.643	490	Do	3.104
494	DO	7.035	491	Do	3.702
495	DO	4.159	492	Do	2.456
496	DO	4.236	435	Do	7.999
497	DO	4.609	434	Do	4.800
493	DO	1-.755	464	Do	4.322
520	DO	3.538	461	Do	6.912
519	DO	3.615	462	Do	4.551
521	DO	4.125	463	Do	2.804
523	DO	3.045	544	Meadow	1.217
524	DO	2.420	545	Do	2.195
528	DO	2.644	546	Do	1.206
531	DO	2.375	555	Do	1.674
529	DO	.738	821	Do	2.182
547	DO	4.408	822	Do	3.502
554	DO	3.364	823	Do	1.344
548	Overland	8.086	812	Plantation	.320
500	DO	10.603	813	Waste	.437
501	DO	8.083	498	Rookery (in hand)	.479
460	Arable	2.336	502	Plantation (in hand)	1.412
465	DO	5.598	459	Arable	9.479
466	DO	5.270			
					A. 170.394

The Stone-built and Slated **DWELLING-HOUSE**. contains Sitting Room, Dining Room, Kitchen, Kitchens, Scullery with Water Tap, Coal-hole and Five Bedrooms.

The **AGRICULTURAL BUILDINGS** includes Stone-built and, Slated Implement Shed, Poultry-house, Root-house Shippens, Calves' Houses, Piggeries, Four-stall Stable, Bam, Stone-built Corrugated Iron Roof Dogs' House, Shippens, Trap-house Brick-built and Slated Engine House.

In the occupation of Mr. R. Thome, except Numbers 498, 502, 813 and 812, in hand, and 459 occupied by Mr. J. H. Moule as a Yearly Lady-day Tenant.

Timber, £50.

Lot 52.

*Three Useful Fields by Beam Cross.*

No. on Ordnance Map	Cultivation.	Area.
457	Arable	6.098
458	Do	4.650
436	Do	7.187
		A. 17.935

In the occupation of Mr J H Marie as a Yearly Lady-day Tenant.

Lot 53.

A VERY USEFUL FARM,

KNOWN AS

*"East Yard,"*

With well arranged Dwelling-house, Agricultural Buildings, and the following Closes

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
467	Pasture	3.109	826	Meadow	2.231
469	Do.	3.445	834	Do	1.120
484	Do.	3.649	837	Do	1.068
485	Do.	6.799	840	Do	1.536
530	Do.	2.224	847	Do	1.605
532	Do.	1.881	850	Do	1.525
533	Do	1.700	853	Do	2.898
534	Do.	2.862	543	Do	1.082
535	Do.	3.143	473	Wood (in hand)	11.536
541	Do.	5.296	480	Do do	2.720
642	Do.	2.598	538	Do do	4.068
556	Do.	3.153	395	Arable	4.536
824	Do.	.533	396	Do	2.650
827	Do.	4.421	421	Do	6.656
828	Do:	4.312	422	Do	5.431
829	Do.	4.836	426	Do	3.467
830	Do	2.950	427	Do	6.548
831	Do.	2.503	428	Do	6.725
832	Do.	3.851	429	Do	2.870
833	Do.	2.586	470	Do	2.969
841	Do.	3.220	468	Do	4.512
846	Do.	7.152	471	Do	4.291
848	Do.	2.930	472	Do	3.284
849	Do	2.810	483	Do	2.970
479	Meadow	1.302	486	Do	3.016
482	Do	2.600	430	Do	5.874
536	Do	1.807			
557	Do	1.504			
825	Do	1.403			
					A. 187.917

The Brick-built Slated *DWELLING-HOUSE* contains Dining Room, Sitting Room, Dairy, Larder, Wash-house with Furnace, Back-house with Pump, W.C. and Five Bedrooms.

The *AGRICULTURAL BUILDINGS* comprise Stone-built and Slated Three-stall Stable, Loose Box, Piggeries, Poultry-house, Shippens, Calves' Houses, Pony-house, Open Cart Linhay, Cattle-home, Ash-house, Barn, Granary Brick-built and Slated Engine-house, Wood-built Corrugated Iron Roof Implement-house and Corrugated Iron Roof Dutch Barn.

In the occupation of Mr. G. Thome, except Nos. **473, 480** and **538**, in hand.

Timber, £225

**Lot 54.**

**SIX PRODUCTIVE FIELDS,**

NOW FORMING PART OF

**" East Yard."**

No. on Ordnance Map	Cultivation.	Area.
<b>397</b>	<b>Arable</b>	6.322
<b>415</b>	<b>Do</b>	4.787
<b>419</b>	<b>Do</b>	5.089
<b>420</b>	<b>Do</b>	4.716
<b>432</b>	<b>Do</b>	6.251
<b>433</b>	<b>Do</b>	5.673
		<b>A. 33.438</b>

In the occupation of Mr. G. Thome.

**Lot 55.**

**TWO BRICK-BUILT AND SLATED COTTAGES.**

CALLED

**" Yarde Wells Cottages"**

With GARDENS, &c

Each Cottage contains Parlour, Kitchen, Pantry, Three Bedrooms; and in the Garden Piggery, W.C. and Wood-shed for each Cottage, with a Pump for use of both.

In the occupation of Messrs. John Thorne and John **Jones** (the latter as Sub-tenant of Mr. R. Thorne).

Lot 56.

A FIRST-CLASS FARM,  
CALLED  
"Withygate,"

With the Superior Dwelling-house. Convenient Agricultural Building., and the following Closes of Land :—

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
24	Meadow	4.090	509	Do	2.664
26	Do.....	2.785	511	Do	.801
30	Do.....	4.354	513	Do	1.931
34	Do.....	6.171	515	Do	1.980
510	Do.....	3.769	516	Do	3.403
507	Do.	1.701	517	Do	3.448
503	Arable	8.189	549	Do	4.768
504	Do.....	3.296	550	Do	4.308
505	Do.....	4.735	551	Do	7.464
506	Do.....	5.548	552	Do	4.854
508	Do.....	3.601	553	Do	4.357
514	House, Buildings, Yard Garden &c	1.582	456	Plantation (in hand)	3.429
81	Pasture	4.559	407	Wood (in hand)	24.872
453	Do.....	4.431	502	Plantation	11.412
454	Do.....	10.199			
455	Do.....	4.298			
					<b>A. 142.999</b>

The Stone-built and Slated **DWELLING-HOUSE** comprises Dining Room, Drawing Room, Kitchen, Dairy, Coal-house, Larder, Wash-house with Furnace, and Seven Bedrooms.

The **AGRICULTURAL BUILDINGS** comprise Stone-built, Slate and Corrugated Iron Roof Two-stall Stable, Loose Box, Root-houses, Shippens, Calves' and Yearlings' Houses, Cart-shed, Old Barn with Granary and Lean-to Shed, Barn, Stone-built and Slated Poultry-houses and Piggeries, Corrugated Iron Roof Engine-house, Manure ditto, Stone-built Corrugated Iron Roof W.C.

In the occupation of Mr. J. H. Moule as a Yearly Lady-day Tenant, except Woods, in hand. Timber, £206.

Lot 57.

The Useful Farm, called "Muxworthy"

With the well-arranged Dwelling-house and Agricultural Buildings, and the following Lands.

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
606	Arable	4.130	121	Pasture	10.560
607	Do.....	3.480	113	Do	5.607
608	Do.....	6.876	327	Do	3.877
609	Do.....	6.840	611	Do	12.024
613	Do.....	4.145	<b>610</b>	Do	12.359
615	Do.....	3.990	<b>614</b>	Do	3.060
619	Do.....	4.884	616	Do	4.444
620	Do.	2.674	626	Do	5.626
621	Do.....	3.376	631	Do	.951
624	Do.....	6.566	632	Do	9.881
629	House, Yard, Garden, Building, & c	1.086	633	Do	2.766
118	Meadow	1.970	634	Do	3.244
326	Do.....	4.889	618	Do	8.693
627	Do.	1.340	645	Do	1.381
628	Do.....	3.023	647	Do	.552
630	Do.....	.989	649	Do	.919
635	Do.	1.607	641	Do	6.276
642	Do.....	2.868	94	Copse (in hand)	1.979
642a	Do.....	2.182	604	Plantation (in hand)	3.731
643	Do.....	2.067			
644	Do.....	2.599			
648	Do. ....	4.551			
					<b>A. 174.062</b>

The **FARM-HOUSE**, Brick-built and Slated, comprises Dining Room, Sitting Room, Kitchen with Pump, Larder, Dairy, Five Bedrooms, Stone and Brick-built and Slated Wash-house with Furnace, Wood-house, etc

The **AGRICULTURAL BUILDINGS** are Stone-built and Slated Barn, Three-stall Stable, Piggeries. Poultry House, Shippens, Calves' House, Root-house, Coach-house with Loft over, Brick-built and Slated Engine House, Corrugated Iron Roof Open Engine Shed, Cattle and Bull's House.

In South Muxworthy Yard—Stone-built and Slated Yearlings' House, Root-houses, Shippen and Implement, Shed.

The Stone-built and Slated **COTTAGE** contains Kitchen, Larder, Back House and Two Bedrooms, Stone-built and Corrugated Iron Roof Piggeries and W.C.

In the occupation of Mr. James Tucker at the Annual Rent of **£190**, exclusive of Numbers 94 and 604, in hand.

Timber, £60.

**Lot 58**

**A USEFUL FARM,**  
CALLED

*"Kedworthy,"*

With Comfortable Dwelling-house and Farm Buildings

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map	Cultivation.	Area
209	Pasture	4.841	322	Pasture .....	1.343
214	Do	1.003	663	House, Buildings, Plot, &c	1.226
215	Do	3.801	217	Meadow	2.739
244	Do	3.507	208	Do	1.992
246	Do	.241	210	Do.	3.544
247	Do	3.571	211	Do.	2.792
245	Do	.713	212	Do.	.621
324	Do	3.998	666	Do.	1.950
325	Brake	7.042	656	Arable	5.612
637	Pasture	6.359	658	Do.	5.407
638	Do	7.854	659	Do	7.440
639	Do	5.228	660	Do	2.881
640	Do	5.218	661	Do.	3.630
651	Do	6.699	657	Do	5.899
652	Do	2.676	622	Common	74.000 Est'd.
653	Do	5.073	213	Wood (in hand)	4.806
654	Do	2.851	248	Do do	8.172
655	Do	5.390			
664	Do	6.060			
665	Do	2.037			
					A.218.216 Est'd

The **FARM-HOUSE**, Stone-built and Slated, contains Kitchen, Parlour, Dairy, Salting House, Back-house and Five Bedrooms .

Useful **FARM YARD & BUILDINGS with Shippens**, Calves' Houses. Poultry House, Root-house, Granary, Three-stall Stable with Loft over. Iron and Wood-built with Corrugated Iron Roof Bam and Engine House.

In the occupation of Mr. James Squire

Timber, £237 15s.

**Lot 59.**

**USEFUL OVERLAND**

CALLED

*"Winsley,"*

Containing the following Closes.

No. on Ordnance Map.	Cultivation.	Area	No. on Ordnance Map.	Cultivation.	Area
672	Arable	2.207	303	Meadow	<b>2.272</b>
673	Do.	2.556	304	Buildings	<b>.217</b>
671	Pasture	3.305	356	Meadow	2.193
683	Arable	1.053	692	Wood (in hand) .	2.120
684	Do.	1.279	275	Do do	•500
705	Do.	1.671			
279	Meadow	1.232			<b>A. 24.192</b>
302	Do.	2.587			

In the occupation of Mr. James Squire, except 692 and Part 275 in hand.

Timber, £26 2s. 6d

**Lot 60.**

*The Useful Common, known as "Castle Common"*

No. on Ordnance Map.	Cultivation.	Area.
128	"Highbray" Common	89.320
854	"Challacombe" do.	11.522
		A. 100.842

In the occupation of Messrs. M & H.V. Robins

**Lot 61.**

*An Undivided Moiety of the Useful Common,  
known as "Bray Common,"*

No. on Ordnance Map.	Area.
Parts 622 and 623	Estimated A. 434.000

**Lot 62.**

*The Useful Common, known as "Moleschamber"*

SOMERSET.

No. on Ordnance Map.	Area,
104,105,106, 109,108, 591, 592. 593.594	A. 31.536

In the occupation of Mr. C. Smyth.

**Lot 63.**

**THE USEFUL COMMON,**

KNOWN AS

*"Acland Allotment" and part of "Bray Common,"*

No. on Ordnance Map.	Cultivation.	Area.
113, 116, 118, 589, 112	Common (Mr. C. Smyth) Plantation (in hand)	812.161 2.801
		A. 814-968