

NORTH WILTS.

Particulars, Reference Plans and Conditions of Sale

OF THE

SECOND PORTION

OF THE

Meux Estates

PRINCIPALLY

On the **MARLBOROUGH DOWNS**,

AND CONSISTING OF

A Magnificent Sporting
and Agricultural Estate

OF ABOUT

9,200 ACRES

the Parishes of WEST OVERTON, FYFIELD, PRESHUTE, OGBOURNE ST. ANDREW, BERWICK BASSETT
and BROAD HINTON,

And including some of the finest Woodlands in the County, known as

WEST WOODS.

FIRST-CLASS DAIRY and SHEEP FARMS, with UNUSUALLY GOOD RESIDENCES,
CAPITAL RABBIT WARREN of about 530 ACRES.

Valuable Old Turf Training Gallops,

NUMEROUS SMALL ACCOMMODATION HOLDINGS, ALLOTMENTS, SEVERAL COTTAGES,
LICENSED PREMISES,

The Fine Old Georgian Residence "LOCKERIDGE HOUSE,"

Another Residence known as "THE GABLES," etc.,

TOGETHER WITH

THE ADVOWSON OF THE LIVING OF WEST OVERTON, the whole producing a Rent Roll of about

Per £6,000 Ann.

Which will be offered for Sale by Auction by Messrs.

GIDDY & GIDDY

At THE CORN EXCHANGE, SWINDON,

On TUESDAY, the 31st of JULY, 1906,

At ONE o'clock precisely, in 49 LOTS.

.....
The several Properties may be Viewed by permission of the Tenants, and Orders to View obtained of the Auctioneers and at the Estate Office, Wootton Bassett, or the Sub-Estate Office, Lockeridge, Marlborough. Copies of these Particulars and Conditions of Sale may be had, price 2s. 6d., of the Solicitors, Messrs. UPTON & BRITTON, 43, Bedford Square, W.C.; and Messrs. HADLEY & DAIN, 36, Temple Street, Birmingham, and 9, Arundel Street, Strand, W.C.; of the Estate Agent, M. T. BAINES, Esq., THE ESTATE OFFICE, Wootton Bassett, Swindon, Wilts; and of the AUCTIONEERS, at their Chief Offices—

4, Waterloo Place, Pall Mall, S.W., and Branch Offices
at Maidenhead, Sunningdale and Windsor, Berks.

Introductory Remarks and Stipulations.



THE EXTENSIVE FREEHOLD PROPERTIES described in the following Particulars comprise the Downs Portion of the Meux Estates, of which Lady Meux is absolute owner, and are offered for the purposes of this sale in various Lots, the principal comprising one of the finest Sporting Manors in the South-West of England, and the whole representing a number of unusually sound investments in land and house property, suitable for the purposes of Trust Funds as well as large or small investors. During the last few years this Estate has been divided for Sporting Purposes into two portions, respectively North and South of the Bath Road. The game bag over the former in 1904 was as follows:—Partridges 331, Hares 525, Rabbits 5,030, Pigeons 123. The Partridges were very lightly shot, as the shooting tenant did not understand the method of shooting on the Wiltshire Downs, and tried walking-up the birds instead of driving them. No reliable records of the game bag were made last year, but a good breeding stock was left, and with favourable conditions there is no reason why 400 or 500 brace of partridges should not be obtained on this portion of the Shooting. The bag obtained from the West Woods and other lands South of the Bath Road in 1905 was as follows:—Pheasants 3,849, Partridges 94, Hares 327, Rabbits 167 (besides several hundreds killed by the keepers), Pigeons 27, Woodcock 4. During last season the Woods were only shot eight days, owing to the Elections as compared with fourteen days in other years.

The Estates include a wide extent of the famous Marlborough Downs, on which there are several first class Training Gallops, many famous Racehorses having been trained there. Amongst those who use these gallops, or others close by, are the following well-known Trainers: Mr. Alec Taylor of Manton House, Mr. T. Leader of Wroughton, Major Edwardes of Ogbourne St. Andrew, Mr. Sam Darling of Beckhampton, Mr. Charles Randall of Avebury, Mr. W. T. Robinson of Wadborough, &c.

(2). The Estates are situate in a district rich in historical interest. The fine old Town of Marlborough, with its well-known College and other social and educational advantages, with stations on the Great Western, Midland and South Western Railways, is about two miles from the nearest point on the Estate, and there are an unusual number of Roman and Druidical remains on various parts of the property. The hunting in the neighbourhood, with the Badminton, Craven, Tedworth and V. W. H. Hounds, is excellent.

(3). The plans are prepared and the quantities are taken from the Ordnance Survey of Great Britain, recently checked by the Auctioneers. They are believed to be correct and shall be so accepted by both Vendor and Purchasers. Every Purchaser shall be taken to have satisfied himself that the within descriptions sufficiently define what is comprised in the various Tenancies and Lots.

(4). The Properties are sold subject to such outgoing as are chargeable thereon, and to all rights of way, light, water and other easements of every description; also subject to the customary rights of the tenants under the Agricultural Holdings Acts, 1883 and 1900, but with the benefit of the existing tenancies. The counterparts of the Leases, or Agreements, or copies thereof, may be inspected at the Estate Office, Wootton Bassett. The Farms and Holdings are let on Michaelmas tenancies, except where otherwise stated. The description of the cultivation of the Lands may be taken as representing their present state, but shall not affect the rights of any tenant or tenants to alter such cultivation and to compensation therefor, and the lots are sold subject to such rights (if any). Fixtures belonging to the Vendor are included in the sale, but any fixtures belonging to the tenants, whether mentioned in the Particulars or shown on the Plans, are not included.

(5). The amount of the Land Tax and Tithe are stated in the Particulars for the information of Purchasers, but no guarantee of their accuracy is given or implied, and in cases where an apportionment has been necessary it has been made at the instance of the Vendor, and any Purchaser requiring a legal apportionment must obtain one at his own expense. Where two or more lots or portions of lots are now held by one Tenant the rent has been divided by way of apportionment between the several lots, and the Purchaser is to accept such apportionment and is not to require the assent of the Tenant thereto, and no legal apportionment or indemnity shall be required.

(6). The Vendor reserves the right to alter the construction or rotation of any of the lots, to put two or more lots together, or divide any lot, or to withdraw any or all of them from sale without declaring the reserve price.

(7). Should any dispute arise between the Vendor and Purchaser or Purchasers, or between Purchasers, as to the boundary of any lot or lots, or as to the interpretation of any part of the Particulars (including these General Remarks), or the Plans, the matter in dispute shall be referred to the arbitration of the Auctioneers, whose decision shall be conclusive and binding on all parties, and who shall also decide how the costs of such reference shall be borne.

(8). If at the time of the completion of the purchase any of the lands are in the hands of the Vendor, the customary tenant-right, cultivations, growing and secured crops, manure, hay and straw (at market price), live and dead stock and effects on and about the same, shall be taken to and paid for by the Purchaser or Purchasers as between an incoming and an outgoing Tenant, by valuation as hereinafter provided.

(9). The Purchasers will be required to take by valuation all growing timber, timber-like trees, tellers, pollards and saplings down to 1s. per stick, and the fir plantations as plantations, in manner following, that is to say, by a member or representative of the firm of Messrs. GIDDY & GIDDY, as Valuers on behalf of the Vendor, and by a Valuer whom the Purchaser, or each respective Purchaser, shall appoint to act on his behalf. The Purchaser, or respective Purchasers, shall give to the Auctioneers notice in writing of such appointment within twenty-one days of the signing of the Contract; but if the Purchaser or Purchasers shall refuse or fail so to appoint a Valuer for the purpose aforesaid, or to notify such appointment to the Auctioneers in manner aforesaid, or if the Valuer so appointed shall refuse or neglect to act, and the party appointing him shall not within seven days likewise notify his appointment of another Valuer, then the valuation shall be made by the Vendor's Valuer alone. Before proceeding with the valuation hereinbefore referred to, the Valuers shall appoint an Umpire whose decision shall be conclusive and binding upon both parties, and if such appointment be not made such Umpire shall be appointed by the Board of Agriculture and Fisheries upon the application of either party or his Valuers. The growing underwoods in the various woods and coppices will be included in the sale, and the Purchaser will not have to make any payment for them.

(10). All minerals underlying the Estate are included in the sale. On many parts of the Downs the land is covered with Sarsen Stones, which are being remuneratively worked at the present time. The revenue from this source could be considerably increased.

(11). In respect of the Farms being Lots 27, 28, 29, 30, 31, 33 and 34, two-thirds of the purchase-money can, if required, remain on Mortgage at 4 per cent. per annum.

Particulars.

LOTS 1—7 (inclusive) will first be offered as a whole, and if not sold in that manner, then separately

LOT 1.

(Coloured YELLOW on Plan No. 1.)

The MAGNIFICENT SPORTING ESTATE

KNOWN AS

The West Woods

Situated on the South side of the Bath Road, in the Parish of West Overton, and about three miles from Marlborough. The Villages of Lockeridge and West Overton, the latter with Telegraph Office, are both within a mile.

THE WOODLANDS

EXTENDING ALTOGETHER TO

About 718 Acres

Are of a boldly undulating character, and of great natural beauty. The Timber is principally oak, with a considerable extent of fir, larch, etc., and there are wide gravelled and grass roads and rides intersecting them in every convenient direction.

IMPORTANT FEATURES FROM A SPORTING POINT OF VIEW ARE THE

Beautiful Hanging Woods.

Suitably situated are

Several Enclosures of Pasture

Which it has been customary to retain with the Sporting Rights for rearing and other purposes.

IN THE WOODS and approached by a well-made Carriage Road, is the HEAD KEEPER'S LODGE, known as

FOSBURY COTTAGE

(No. 245 on Plan No. 1.)

Comprising a substantially built and attractive Residence, brick and slated, containing good Sitting Room, Living Room with kitchener, back Kitchen, Scullery, and three Bedrooms. Outside

BRICK AND TILED RANGE OF BUILDINGS,

With Game Yard, Boiler-house, Fodder-house, Kennel, Stabling for three horses, Coach-house, wired-in Aviaries, Garden, etc.

STONE-BUILT and SLATED COTTAGE

Known as No. 2 *(No. 301 on Plan No. 1)*

On the South-East boundary of the Woodlands, close to Broom Copse, containing five Rooms, Out-houses, and large Garden, occupied by one of the keepers.

THE BRICK-BUILT and SLATED KEEPER'S COTTAGE

Known as **No. 5** (*No. 368 on Plan No. 1*)

On the East side of Clatford Bottom, containing six Rooms, Out houses, and Garden.

SECOND KEEPER'S COTTAGE

Known as **No. 37** (*No. 243 on Plan No. 1*)

Brick and tiled, containing five Rooms, with Out-houses and Garden. Let to Mr. S. Hillier with a small Plot of Arable Land on a monthly tenancy at a rent of

per **£4 19s.** ann.

WOODMAN'S COTTAGE, known as SPYE PARK

(*No. 238 on Plan No. 1*).

Stone built with thatched roof, containing five Rooms, Out-houses, etc., with Garden and large Wood yard. In hand, and of the estimated rental value of

per **£4** ann.

A BLOCK OF TWO STONE-BUILT AND THATCHED COTTAGES WITH GARDENS known as

Breach Cottages, Nos. 45 & 46

(*No. 189 on Plan No. 1*).

Situate on the North West boundary of the Woods, and each containing three or four Rooms, Wood-house, etc., and large Gardens. Let to Mr. William Scaplehorn and Mr. Thomas Sprules on monthly tenancies at

£2 10s. and **£2** per ann. respectively.

BRICK-BUILT and SLATED WOODMAN'S COTTAGE,

Known as **No. 3** (*No. 24 on Plan No. 1*)

Situate close to Pyle's Copse, and South of Clatford Park Farm. It contains four Rooms and Out houses, Garden, etc., and is let to Mr. Thomas Tilley, on a monthly tenancy at

per **£2 12s.** ann.

BRICK-BUILT AND THATCHED COTTAGE

(*No. 178 on Plan No. 1*.)

Known as **No. 79**

On the North side of the Woodborough Road. It contains spacious Sitting Room, Kitchen, Pantry, Wash-house, three Bedrooms, and Out-houses. In front is a nice old Garden, with box and yew hedges, etc. Let to Mr. Victor Rebbeck on a monthly tenancy at **£6** per annum.

A BRICK AND STONE-BUILT COTTAGE

(No. 183a on Plan No. 1.)

With thatched roof, on the South side of Woodborough Road, and adjoining the Allotment Grounds

It is known as **No. 39**

And contains four Rooms and Out-houses.

Let to Mr. G. Kimmer on a monthly tenancy at **£2 12s.** per annum. **A BLOCK OF**

TWO STONE-BUILT AND THATCHED COTTAGES

(No. 180 on Plan No. 1.)

With Gardens adjoining, situate on the North side of the Woodborough Road, and known respectively as

Nos. 40 & 41

They each contain four or five rooms, Wash-house, Fowl-houses, Gardens, &c. One is let to Mr. Elijah Waite on a monthly tenancy at **£5** a year, and the other to Mr. Job Waite on a similar tenancy at **£2 12s.** per annum.

A STONE-BUILT AND THATCHED COTTAGE

(No. 163 on Plan No. 1.)

With large Garden adjoining, situate on the North side of Woodborough Road, and known as

No. 42

Containing four rooms, Wood-house and Out-houses, large Garden back and front

Let to Mr. Joseph Shipway on a monthly tenancy at **£5** a year.

The Valuable Underwoods

Are estimated for the purposes of sale at the annual value of

per **£150** ann.

The whole extending to about

718 a. 1 r. 36 p.

As more particularly described in the following SCHEDULE:—

No. on Plan.	Description.	Quantity.	No. on Plan.	Description.	Quantity.
		ACRES			ACRES
189	Breach Cottages and Gardens	205		Brought forward	418.459
192	Pasture and Arable	20.090	302	Roadway	1.015
238	Cottage, Spyre Park	380	27	Wood, Pyle's Copse	11.772
191	Wood, Lockeridge Copse	20.778	24	Cottage and Garden	294
240	Arable, &c.	796	23	Quarry, &c.	3.136
241	Arable	4.465	21	Wood, Stones Wood	19.589
244	Roadway	1.144	20	Pasture	3.898
243	Cottage and Garden	278	19	Do.	2.437
246	Pasture, &c.	6.812	18	Wood, Keepence Wood	2.447
245	Fosbury Cottage and Garden	441	17	Pasture	2.051
247	Wood, Stony Copse	7.668	6a	Do.	2.702
249	Do. Henley Wood	22.697	5	Wood, part of Broadleat	46.472
205	Do. Wools Grove	79.169	4	Do. part of Fyfield Wood	42.092
204	Do. do.	10.173	3	Do. do. do.	7.092
194a	Pasture	5.000	2	Roadway	1.246
259	Do. Hursley Bottom	20.860	1	Wood, part of Fyfield Wood	38.495
258	Wood, part of Wells Copse	10.756	74	Roadway	598
257	Do. do.	18.886	73	Wood, Henley Firs	6.005
256	Do. Little Wood	46.154	72	Do. part of Fowls Copse	2.350
253	Do. Reeves Firs	4.102	71	Do. do. do.	15.284
254	Do. part of Broadleat	11.001	70	Arable	8.044
271	Arable	3.571	67a	Do.	2.250
270	Wood, Barrow Copse	16.413	376	Pasture	6.044
266	Do. part of Wells Copse	1.554	366	Woodland	1.855
265	Do. Brick Kiln Copse	16.030	377a	Pasture	4.700
262	Do. Heath Plantation	10.318	378	Woodland, Ashen Copse	12.593
264	Roadway	1.832	378a	Woodland	2.500
267	Wood, Strawberry Copse	9.324	461a	Pasture	2.000
268	Do. Wansdyke	3.596	464	Roadway	974
269	Roadway	1.832	465	Wood, Daffy Copse	16.673
255	Do.	2.317	467	Do. Foxbury Copse	21.602
272	Wood, Pig Trough Copse	31.655	470	Do. Short Oak Copse	8.102
274	Arable	7.871	368	Cottage and Garden	292
295	Wood, Broom Copse	13.214	178	Cottage and Garden, Dean	154
296	Do.	2.552	183a	Do. do.	128
297	Pasture	1.400	180	Do. do.	208
298	Do.	2.968	163	Do. do.	222
301	Cottage and Garden	148			
	Carried forward	418.459		TOTAL	A. 718.475

A VERY DESIRABLE ARABLE HOLDING

FORMERLY PART OF THE

Glebelands of Overton with Tyfield,

Situate in the Parish of West Overton, about a mile North of Huish and adjoining the West Woods. On the Farm is a

BRICK AND THATCHED BARN

With brick foundations and cattle-feeding court adjoining. The land is arable and well sheltered, with South aspect. It extends to about

113 a. 3 r. 4 p.

According to the following SCHEDULE:—

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
263	Arable	8.012
279	Do.	5.665
293	Do.	15.867
305	Do.	19.827
303	Roadway .. .. .	.251
304	Buildings .. .. .	.640
275	Arable	63.514
	TOTAL	A. 113.776

Let on a yearly Michaelmas tenancy to Mr. George W. Young at a rent of
per **£55** ann.

THE COMPACT SMALL HOLDING

KNOWN AS

HEATH FARM

In the Parish of West Overton and adjoining the last mentioned, about a mile North-East of Huish.

It comprises LARGE WOODEN BARN AND STABLING

On brick foundations, with corrugated iron roofs, brick and tiled cattle court with Loose Box adjoining, and yard in front, and

STONE-BUILT COTTAGE (No. 309 on Plan No. 1)

With corrugated iron roof, containing four Rooms, with good Garden. The land, the greater part of which is pasture, is of good quality, and extends to about

92 a. 2 r. 36 p.

According to the following SCHEDULE:—

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
294	Arable	30.000
295	Pasture	7.000
306	Do.	6.019
307	Yard and Pond .. .. .	.332
308	Pasture	49.094
309 (pt. of)	Cottage and Garden .. .. .	.282
	TOTAL	A. 92.727

Let on a yearly Lady-Day tenancy to Mr. Edgar T. Bull at a rent of
per **£52 10s.** ann.

The Cottage is in the Parish of Huish, and adjoining it is another, containing similar accommodation, let to Mrs. Allen on a monthly tenancy at **£2** a year.

A CAPITAL HOMESTEAD

KNOWN AS

Clatford Park Home Farm

Situate about four miles South-West of Marlborough, and about two miles South of the Bath Road. It comprises

A Substantial Brick and Tiled

FARMHOUSE

CONTAINING

On the GROUND FLOOR: two good Sitting Rooms, Kitchen, Pantry, Wash house, etc., and five Bedrooms and two Attics ABOVE. GOOD GARDEN.

WOOD and THATCHED STABLING for TWO HORSES

Loose Box and Fodder Store, large Wood Barn, tiled Stabling of four Loose Boxes, and

GOOD STONE and THATCHED COTTAGE.

(No. 13 on Plan No. 1.)

The Excellent Arable and Pasture Land

Has been carefully farmed for many years by the Vendor, and extends to about

181 a. 3 r. 32 p.

As shown in the following SCHEDULE :—

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
377	Pasture	25·820
461	Do.	28·768
462	Roadway	·975
466	Pasture	3·361
6	Do.	2·000
16	Do.	3·598
15	Do.	16·505
7	Homestead	·969
8	Pasture	12·725
9	Do.	20·624
10	Do.	14·263
11	Do.	9·081
12	Do.	12·903
13	Cottage and Garden	·282
25	Roadway	·408
26	Pasture	29·672
	TOTAL	A. 181·955

In hand, but of the estimated value of

per £134 ann.

SEVERAL Enclosures of Arable & Pasture

Being close to the West Woods, and part of CLATFORD FARM. They include

WOOD & THATCHED BUILDING known as STANMORE BARN

(No. 364 on Plan No. 1.)

With brick and tiled Feeding Court, and CAPITAL ARABLE and PASTURE, extending to about

198 a. 1 r. 24 p.

Disposed according to the following SCHEDULE :—

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
367	Down Land	10.194
372	Do.	5.137
373	Do.	1.098
460	Do.	44.077
379 (pt.of)	Arable	72.642
379 (pt.of)	Pasture	28.698
69	Arable	24.312
365	Pasture	11.062
364	Buildings .. .. .	.260
363	Roadway .. .. .	.925
	TOTAL	A. 198.405

Let with other lands on a yearly Michaelmas tenancy to Mr. James Hussey at an apportioned rent of

per **£88 14s.** ann.

The Excellent Enclosure of Arable Land

(No. 67 on Plan No. 1.)

Part of FYFIELD FARM, and containing

32 a. 2 r. 19 p.

Let with other land on an annual Michaelmas tenancy to Mr. H. V. Crees at an apportioned rent of

per **£24 8s.** ann.

Valuable Pasture & Arable Enclosures

Being a Portion of LOCKERIDGE FARM

And containing altogether about **64a. 2r. 38p.**, according to the following SCHEDULE :—

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
181	Arable and Pasture	16.756
182	Arable	8.444
186	Do.	11.745
161	Pasture	1.134
163	Arable	4.483
171	Do.	7.075
193	Pasture	11.842
188	Arable	2.732
187	Coppice or Dell .. .. .	.528
	TOTAL	A. 64.739

Let on a yearly Michaelmas tenancy to Mrs. Rebbeck, with other lands, at an apportioned rent of

per **£51 14s.** ann.

AN
ENCLOSURE of ACCOMMODATION LAND

(No. 183 on Plan No. 1.)

Situate in the Parish of Overton, on the South side of the Woodborough Road, with a frontage thereto of over 450 feet, and covering an area of about

6 a. 0 r. 28 p.

Let until September, 1907, to the Overton Parish Council as allotment ground at a rental of
per **£10 16s. ann.**

A Tract of DOWN LAND or Sheep Run

(No. 194 on Plan No. 1.)

Being a portion of SOUTH OVERTON FARM. It is situate between the West Woods and the Woodborough Road, and contains about

59 a. 1 r. 24 p.

Let on a yearly Michaelmas tenancy to Mr. C. P. Hussey, with other lands at an apportioned rent of
per **£17 16s. ann.**

THE
Very COMPACT AGRICULTURAL HOLDING

known as Glebe Farm

On the outskirts of Lockeridge Village, in the Parish of West Overton.

THE SUBSTANTIAL STONE-BUILT & THATCHED HOUSE

With well timbered Garden and Orchard, contains two Sitting Rooms, Kitchen, Pantry, and the usual Offices, Wash-house and Dairy, four Bedrooms and three Attics.

Brick & Slated Farm Buildings,

With Stabling for two, Coach-house, Fowl-house, Piggeries, Cart-horse Stabling, Chaff-house, Hay Loft, Fodder Store, Cart Shed, recently erected Cow-house for ten, with yard and a second yard enclosed, Cattle Feeding Shelter, etc. One portion of the land is studded with Sarsen stones, and the area extends to about

76 a. 0 r. 24 p.

Detailed as follows:—

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
159	Homestead	1.198
161	Pasture .. .. .	.714
165	Do.	2.418
164	Do.	5.149
179	Do.	4.600
176	Do.	8.137
177	Do.	8.224
185	Arable	45.710
	TOTAL	A. 76.150

Let to Mrs. Rebbeck on a yearly Lady-Day tenancy at a rent of
per **£100 ann.**

THE ADVOWSON

with the next and perpetual Presentation to the

Vicarage of S. Michael, Overton, with S. Nicholas, Syfield,
and All Saints, Alton Priors,

In the Rural Deanery of Avebury, Archdeaconry of Wilts and Diocese of Salisbury.

Overton Church is a handsome edifice of Flint and Sarsen, with facings of Bath stone, with a lofty tower 80 feet high, in excellent condition of repair, having been completely rebuilt by the Trustees of the late Sir Henry Bruce Meux, Bart., in 1878. The Vicarage is brick and stone built, very pleasantly situated close by in its own ornamental pleasure grounds, and approached by a carriage drive, it contains: seven Bedrooms on the UPPER FLOOR, and W.C.; Entrance Hall, capital Dining and Drawing Rooms, Study, and convenient Domestic Offices.

Stabling, Outbuildings and Productive Kitchen Garden.

The living is of the yearly value of about **£435**, and is subject to the life of the present Incumbent, the Rev. H. Tootell, now in his 62nd year.

The total Area of the Parish is 7,709 Acres.

THE SHOOTING

IS FIRST-CLASS, AND CONSIDERED SOME OF THE BEST
IN WILTSHIRE.

As a game preserve the West Woods are not to be excelled, the natural configuration of the land lending itself to the breeding of Pheasants on a practically unlimited scale. At the present time 4,000 or 5,000 Pheasants are being reared.

The shooting is let to Percy Illingworth, Esq., M.P., until February 1st, 1907, with other rights of sporting at an apporportioned rent of

per £275 ann.

SUMMARY of LOT 1.

Description.	Quantity.			Occupier.	Rent.			Remarks.
	A.	R.	P.		£	s.	d.	
West Woods, &c.	718	1	36	In hand	150	0	0	Estimated annual value of underwood.
Cottages	—	—	—	Various and in hand . .	37	5	0	Actual and estimated.
Arable Holding	113	3	4	Mr. Geo. W. Young . .	55	0	0	
Heath Farm and Cottage . .	92	2	36	Mr. Edgar T. Bull & another	54	10	0	
Clatford Park Home Farm . .	181	3	32	In hand	134	0	0	Estimated.
Clatford Farm (part of) . .	198	1	24	Mr. James Hussey . .	88	14	0	Apporportioned.
Fyfield Farm (part of) . .	32	2	19	Mr. H. V. Crees . .	24	8	0	Apporportioned.
Lockeridge Farm (part of) . .	64	2	38	Mrs. Rebbeck	51	14	0	Apporportioned.
Allotments	6	0	28	Overton Parish Council . .	10	16	0	
S. Overton Farm (part of) . .	59	1	24	Mr. C. P. Hussey . .	17	16	0	Apporportioned.
Glebe Farm	76	0	24	Mrs. Rebbeck	100	0	0	
Sporting	—	—	—	Mr. Illingworth	275	0	0	Apporportioned.
TOTALS	A. 1543	2	31		£999	3	0	

PRODUCING A TOTAL RENTAL OF

per £999 3s. ann.

This Lot is subject to a commuted Tithe Rent Charge apportioned for the purposes of sale, the present annual value of which is about £40 10s. 5d.; to a Charge termed "Lawday Silver," payable to the Marquess of Ailesbury of £1 per annum; and to apportioned Land Tax of about £7 10s. 9d. per annum.

N.B.—This Lot offers a remarkable opportunity to any gentleman seeking an unique and very compact Sporting Estate with a moderate extent of land which, at the same time, returns a satisfactory and settled income. There are many sites in and on the borders of the woods which afford beautiful positions for the erection of a Country Mansion or smaller house, commanding magnificent views.

LOT 3.

(Coloured GREEN on Plan No. 1.)

A REMARKABLY ATTRACTIVE AND VALUABLE

Agricultural and Residential Property

KNOWN AS

Fyfield Farm

Situate in the Parishes of Fyfield and West Overton on both sides of the Bath Road, about $2\frac{1}{2}$ miles from Marlborough. It comprises:—

The Attractive Ivy-clad Brick-built & Slated Residence, "Fyfield House,"

Pleasantly situated on the South side of the main Bath Road, on high ground with very pretty views, and well screened and sheltered. It is approached by a short drive and entered under stone portico. It contains:—

ON THE GROUND FLOOR: Entrance Hall, Drawing Room about 22 ft. by 18 ft. with casements to the Grounds, Dining Room about 22 ft. by 18 ft. opening to Conservatory, Breakfast Room, Business Room or Study, and very complete Domestic Offices with Kitchen, Scullery, Larder, Pantry, &c., capital detached Dairy and Cellarage.

ON THE FIRST FLOOR, reached by Front and Back Staircases, nine capital Bed and Dressing Rooms, W.C., &c.

The Nice Old Grounds include Tennis Court, Walled Kitchen and Flower Gardens.

THE FARM BUILDINGS

Are unusually commodious, affording accommodation for a large stock, and include nag Stabling of three stalls and Loose Box, Harness Room, Coach-house, &c.; Cart-horse Stabling for 14, Harness Room and Fodder Stalls, seven additional Loose Boxes, Cow-house, Calf-pens, Granary, Barn, Piggeries, Cart and Implement Sheds, &c. All brick and slated and in excellent condition.

On the North is an Auxiliary Holding known as

FYFIELD BARN

Comprising two stone-built and tiled Modern Cottages, with Gardens, stone-built and tiled Barn, Cart-shed and Granary, feeding Cattle-courts, Stable, Cow-houses with enclosed yards, Trap-house, Fowl-house, &c. Several useful Cattle Shelters. Conveniently situated are:—

ELEVEN VERY SUPERIOR COTTAGES

Several of which have been built within comparatively recent years, and all in good order. The land is principally rich arable, in good heart and clean, and the pasture, including capital water, meadows and down land, is well-adapted for Sheep and Cattle grazing. It is intersected and bordered by the River Kennet, and extends altogether to about

573 a. 1 r. 39 p.

As more particularly shown in the following SCHEDULE:—

No. on Plan.	Description.	Quantity.	No. on Plan.	Description.	Quantity.
		ACRES.			ACRES.
66	Audley's Cottages and Gardens	641		Brought forward	91.261
62	Arable	18.125	36	Arable	2.140
61	Pasture	15.720	44	Do.	41.250
45	Do.	8.470	27	Cottages and Gardens	385
37	Arable	10.458	28	Do.	455
60	Pasture	5.668	26	Roadway	1.435
59	Cottages and Gardens	837	29	Arable	81.020
54	Withy Bed	976	25	Do.	47.182
50	Pasture	5.753	33	Do.	112.679
46	Do.	7.183	24	Buildings, Fyfield Hill	1.727
38	Do.	11.677	23	Roadway	740
39	River Bed	2.638	22	Arable	74.001
43	Homestead	2.213	20	Down Land, Fyfield Down	119.224
30	Cottages and Gardens	893		TOTAL	A. 573.499
	Carried forward	91.261			

Let on a yearly Michaelmas tenancy to Mr. H. V. Crees, with other lands, at an apportioned rent of

per **£330 12s. ann.**

THE ADJOINING AND Valuable RABBIT WARREN

On the North-West boundary of the Farm, situate in the Parishes of Preshute and Fyfield,
extends to about

535 a. 3 r. 11 p.

As shown in the following SCHEDULE:—

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
9	Rabbit Warren	59-000
8	Pond	176
38	Wood, Totterdown Wood	4726
39	Cottage and Garden	588
10	Rabbit Warren	56-347
11	Do.	69-179
42	Do.	54-000
5	Do.	77-412
12	Cottage and Garden	438
9a	Rabbit Warren	57-016
20	Do.	113-716
13	Wood, Wroughton Copse	5-464
16	Rabbit Warren	3-527
17	Do.	7-380
18	Do.	578
15	Do.	25-736
14	Do.	530
	TOTAL	A. 535.824

It is principally enclosed in wire netting, and is well stocked, the average number of Rabbits killed each year being between 5,000 and 6,000. On the North boundary is an enclosure of Fir and Larch Plantations, and there is also an enclosure known as

WROUGHTON COPSE

(No. 13 on Plan No. 1.)

Of about $5\frac{1}{2}$ acres, in which Pheasants can be reared, and also a fair number of Partridges. In the centre of the Warren there is an EXCELLENT RUSTIC BUILT

Red Brick and Tiled KEEPER'S LODGE or Small SHOOTING BOX.

(No. 12 on Plan No. 1.)

It contains capital Sitting Room (used for luncheon parties), Kitchen, Larder, back Kitchen, &c., and four Bedrooms. Convenient Garden and Out-buildings, with Stable, Game-house, Trap-house, Hen-house, and Fodder Stall. There is also a second

KEEPER'S COTTAGE

(No. 39 on Plan No. 1.)

Stone-built and thatched, of five Rooms, with good Garden adjoining.

The SPORTING RIGHTS in respect of the land South of the Bath Road are let with others to Mr. Illingworth until February 1st, 1907, at an apportioned rent of £5 per annum, while as to the remainder it is in hand and of the estimated value of £124 per annum.

SUMMARY of LOT 3.

Description.	Quantity.	Occupier.	Rent.	Remarks.
	A. R. P.		£ s. d.	
Fyfield Farm	573 1 39	Mr. H. V. Crees	330 12 0	Apportioned.
Rabbit Warren	535 3 11	In hand	124 0 0	Estimated.
Sporting Rights North of Bath Road	—	In hand		
Sporting Rights South of Bath Road	—	Mr. Illingworth	5 0 0	Apportioned.
TOTALS	A. 1109 1 10		£459 12 0	

Thus producing a Total Rental of
per £459 12s. ann.

This Lot is subject to a Fee Farm Rent of £1 4s. 5s. per annum; to an apportioned Land Tax of £20 15s. 3d. per annum; and to an apportioned Water Rent Charge in respect of the River Kennet, of £2 6s. 6d. per annum, being part of a Charge of £13 1s. 2d. against the Vendor's Estate.

(Coloured PINK on Plan No. 1.)

KNOWN AS

Situate at Lockeridge in the Parish of West Overton. It comprises

Standing back from the Road, with good Garden.

It is in excellent order and contains good Living Room, Kitchen, back Kitchen, &c., and three Bedrooms.

Comprises a range of Cow-houses, Barn, Stabling for six or seven horses, with Loft, Piggeries, Implement and Cart Sheds, and other Out-buildings.

The land is about half pasture and half arable, and extends to

According to the following SCHEDULE:—

(16)

LOT 5.

(Coloured PINK on Plan No. 1.)

A VERY

SUPERIOR AGRICULTURAL PROPERTY

KNOWN AS

South Overton Farm

Situate in the Parish and adjoining the village of West Overton, and about four miles West of Marlborough. It comprises an

Attractive and Substantially Built BRICK and TILED RESIDENCE

With stone porch and bay windows, and is very pleasantly situated.

It contains:—

ON THE GROUND FLOOR: Entrance Hall, very pretty Drawing Room about 21 ft. by 15 ft. 6 in. with casements to the Lawn, Dining Room, Breakfast Room, Kitchen, Scullery, Pantry, Larder, Dairy, &c.

ABOVE: Six Bedrooms, Lavatory, W.C., and two or three Attics (one with fireplace).

Adjoining excellent walled Garden and Lawn.

THE HOMESTEAD

Is particularly commodious and well arranged, and consists of brick and slated nag stable of three Stalls and Loose Box, Harness Room and Trap-house; stone and thatched Cow-shed with accommodation for 16 head, Calf-pens and feeding yards; two large Barns, brick and thatched, Cart-horse Stabling for 12 with Harness Room and Loft, wood and slated Granary, enclosed yard with wood and tiled Feeding-shed, small yard with Cow-house, range of Piggeries, large Waggon-shed, Fowl-house, and other conveniences; and at a distance from the main portion on the high Sheep-land, stone built and tiled Barn and Cattle Shelter, with enclosed yard and pond. Conveniently placed are

FOUR SUPERIOR MODERN BRICK and SLATED COTTAGES

Of six apartments, with Gardens.

There is an ample water supply, and the land, which is principally sound arable with pasture sufficient for about 400 breeding ewes, besides cattle, extends to about

451 a. 0 r. 34 p.

As more particularly detailed in the following SCHEDULE:—

SCHEDULE.

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
189	Arable	117-799
173	Roadway	1-347
174	Pasture	79-428
188	Do.	22-319
187	Do.	5-840
175	Do.	11-355
167	Do.	16-487
166	Do.	14-839
168	Arable	91-931
144	Pasture	7-965
145	Do.	7-656
148	Do.	15-744
143	Do.	3-834
83	Do.	4-990
82	Do.	1-240
81	Do.	9-972
89	Do.	25-987
129	Do.	8-404
127	Buildings	1-111
126	Pasture	2-756
123	Buildings	2-212
	TOTAL	A. 451.216

Let on a yearly Michaelmas tenancy to Mr. C. P. Hussey, with other land, at an apportioned
rent of

per **£309 12s.** ann.

The SPORTING RIGHTS on this Farm are let with others to Mr. Illingworth until February 1st, 1907, at an apportioned rent of £12 per annum. There are a large number of hares killed annually, and the Partridge Ground is excellent, in connection with which a belt of Fir Plantation (*No. 139 on Plan*) over half a mile in length was planted about 20 years ago for driving purposes.

SUMMARY of LOT 5.

Description.	Quantity.	Occupier.	Rent.	Remarks.
	A. R. P.		£ s. d.	
South Overton Farm ..	451 0 34	Mr. C. P. Hussey, ..	309 12 0	Apportioned.
Sporting Rights, Fir Plantation	6 1 23	Mr. Illingworth ..	12 0 0	Do.
TOTALS	A. 457 2 17		£321 12 0	

Thus producing a Total Rental of

per **£321 12s.** ann.

This Lot is subject to commuted Tithe Rent Charge, the present value being about £1 per annum; and to a Water Rent Charge in respect of the River Kennet of £2 17s. 6d. per annum, being part of a Charge £13 1s. 2d. against the Vendor's Estate.

LOT 6.

(Coloured YELLOW on Plan No. 1.)

THE EXCELLENT Agricultural and Residential Property

KNOWN AS

NORTH OVERTON FARM,

Situate on the North side of the Bath Road, about four miles from Marlborough, near the village and in the Parish of West Overton.

The Attractive Residence

Is brick built and tiled, with slated roof, and is pleasantly situated, with South aspect. It contains: on the GROUND FLOOR: Porch, Entrance Hall, Dining Room 18 ft. by 17 ft.; Drawing Room 19 ft. by 15 ft. and Smoking Room; capital Pantry, Kitchen, Dairy, Wash-house, Laundry, &c. Good dry and light Cellarage. On the FIRST FLOOR: Eight Bedrooms, W.C., and Store Cupboard.

Pretty Old Garden and Lawn

In front, enclosed by dwarf walls, and shady shrubberies, the whole well-timbered with some fine old forest trees.

The Farm Buildings

Are adequate and complete, with brick and slated nag Stabling, three Stalls, Loose Box, Harness Room, and Coach-house; stone built and thatched Stabling for two horses, with Loft, &c.; cattle feeding Courts and Shelters; large wood and thatched Barn; Granary on stone pillars; cart and implement Sheds; Calf-pens, Piggeries, &c. Conveniently situated on the Farm are:

ELEVEN SUPERIOR COTTAGES,

Stone and brick, tiled or thatched, each with good garden; and at a distance

"Down" & "Pickledean" Barns

In good order and partly recently re-roofed, with additional Farm buildings, two stone and thatched Cottages of four and six rooms respectively, with Gardens. The land, which is about equally divided in pasture and arable, is all of good quality, and has been carefully farmed. Part of the pasture is Down Land, on which

THERE ARE GOOD GALLOPS,

And the Sarsen stones on the Farm could be worked to special advantage.

It extends altogether to about

958 a. 1 r. 20 p.

As more particularly shown in the following SCHEDULE:—

SCHEDULE.

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
97	Withy Bed.	1.639
98	Pasture	1.783
99	Cottages and Gardens . . . . .	.633
97a	Pasture	1.237
94	Cottages and Gardens . . . . .	.459
91	Pasture	1.839
90	Do.	14.170
88	Do.	5.156
85	Do.	5.151
87	Do.	1.546
86	Cottages and Gardens . . . . .	.312
41	Pasture	5.525
40	Belt of Trees	1.117
38	Homestead and Gardens	5.510
37	Belt of Trees . . . . .	.625
36	Arable	104.442
39	Do.	91.483
23	Roadway	1.086
30	Pasture	4.146
27	Do.	27.406
24	Do.	20.197
25	Buildings . . . . .	.928
26	Do. . . . .	.182
21	Do. . . . .	.248
20	Do. . . . .	.898
22	Pasture	12.949
18	Do.	12.559
19	Arable	11.964
17	Do.	38.906
16	Do.	71.518
7	Pasture	45.793
8	Do.	14.461
15	Do.	10.620
14	Arable	132.388
21a	Do.	63.966
9	Down Land	245.537
	TOTAL	A. 958.379

Let on a yearly Michaelmas tenancy to Mr. Edmund Parsons, a tenant of many years' standing,
at a rent of

per £490 ann.

The SPORTING RIGHTS, principally comprising Hares and Partridges, of which there are
always a considerable head on the farm, are in hand, and are of the estimated value of

per £45 ann.

SUMMARY of LOT 6.

Description.	Quantity.	Occupier.	Rent.	Remarks.
	A. R. P.		£ s. d.	
North Overton Farm . .	958 1 20	Mr. Edmund Parsons . .	490 0 0	Estimated.
Sporting Rights	—	In hand	45 0 0	
TOTALS	A. 958 1 20		£535 0 0	

*This Lot is subject to an apportioned Water Rent Charge in respect of the River Kennet, of £3 13s. 6d.
per annum, being part of a Charge of £13 1s. 2d. against the Vendor's Estate.*

LOT 7.

(Coloured PINK on Plan No. 1.)

A Very Desirable and COMPACT SMALL HOLDING

KNOWN AS

Totterdown

Situate in the Parishes of Eyfield and West Overton, about $4\frac{1}{2}$ miles from Marlborough, and 2 miles from the village of Winterbourne Monkton. It comprises:—

A BLOCK OF TWO SUBSTANTIALLY BUILT STONE and SLATED COTTAGES

Each containing Kitchen, Sitting Room, Pantry, and three Bedrooms, with Gardens and Out-buildings.

HOMESTEAD

With large wood and slated Barn on stone foundations, Stable, Open Cart and Implement Sheds, Cow-house and Cattle Shelters, and other conveniences.

The land, which includes some good rough pasture and arable, extends to about

138 a. 1 r. 34 p.

As shown in the following SCHEDULE:—

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
2 (pt. of)	Arable	14.713
9 (pt. of)	Do.	13.782
9 (pt. of)	Pasture	15.382
4	Arable	43.957
5 (pt. of)	Pasture	31.500
7	Do.	7.707
6	Homestead	1.644
5 (pt. of)	Pasture	9.782
	TOTAL	A. 138.467

Let on yearly Lady Day tenancy to Mr. Joseph Stratton, at a rent of

per **£41 9s.** ann.

The SPORTING RIGHTS are in hand and of the estimated value of **£7** per annum.

SUMMARY of LOT 7.

Description.	Quantity.	Occupier.	Rent.	Remarks.
	A. R. P.		£ s. d.	
Totterdown	138 1 34	Mr. Joseph Stratton	41 9 0	
Sporting Rights	—	In hand	7 0 0	Estimated.
TOTALS	A. 138 1 34		£48 9 0	

Thus producing a total rental of

per **£48 9s.** ann.

This Lot is subject to a Land Tax of **£1 4s.** per annum.

LOT 8.

(Coloured YELLOW on Plan No. 1.)

THE CHARMING Old Georgian Country Residence

KNOWN AS

LOCKERIDGE HOUSE

Situate in the Parish of West Overton, about three miles from Marlborough, within a few minutes' walk of the Bath Road, along which passes the Great Western Railway Company's Motor Service between Calne and Marlborough.

The Picturesque Ivy-Clad Residence

Built of red brick, occupies a pretty and secluded position about 500 feet above sea level, with South-West aspect, and has very nice views. It is well screened from the road by a belt of trees, and is approached through an old gateway with pillared supports, by a carriage drive. The accommodation comprises:

On the Ground Floor:—

Stone Porch; panelled Hall, about 16 ft. by 13 ft.; inner or staircase Hall; Drawing Room, about 22 ft. by 17 ft. 6 in., with casements opening to a glass-covered Verandah, at one end of which is a pretty tile-paved Conservatory; Dining Room, about 22 ft. by 20 ft.; Library, 16 ft. by 17 ft.; Schoolroom and W.C. The Domestic Offices, on the same level, comprise Servants' Hall, large Kitchen, Butler's Pantry, Dairy, Larder, etc., and ABOVE, reached by a separate staircase, one Servants' Bedroom, and separately approached are two Servants' Bedrooms.

On the First Floor:—

Approached by principal and secondary staircases, are five Bedrooms, the two largest measuring 22 ft. by 17 ft. and 17 ft. by 16 ft. respectively; two Dressing Rooms and W.C.

On the Second Floor:—

Five Bedrooms and Store Room. Conveniently situated is

THE BRICK-BUILT STABLING

With large enclosed Yard, comprising three Stalls and loose Box, Harness Room, double and single Coach-houses, and Loft. Also

LAUNDRY

Coal and Wood-house, etc. Two Pigstyes. Cow-house, small Green-house.

The Pretty Old Grounds

Are well-wooded, and disposed in fine old Lawns and Flower Garden. Adjoining is a WILDERNESS, intersected by walks and bordering the River Kennet, which bounds the property on one side. There are two capital Tennis Courts, walled kitchen Garden and three Paddocks.

ON THE OTHER SIDE OF THE ROAD is A COACHMAN'S COTTAGE, stone-built and thatched, of three or four Rooms, with good Garden. The Property extends altogether to about

12½ Acres

Let on Lease, expiring Lady-Day, 1907, to H. R. Giffard, Esq., J.P., at the very inadequate rent of

per **£103 10s.** ann.

This Property offers a favourable opportunity to anyone seeking a commodious Country House which is inexpensive to maintain, and it is situated in a good Hunting and Social District, or it would form a capital Shooting Box to Lot 1.

LOT 9.

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

THE VALUABLE

FREEHOLD INVESTMENT

COMPRISING

THE EXCELLENT MODERN

Licensed Premises

Brick-built and tiled with gabled roof, occupying a Central Position

IN THE VILLAGE OF LOCKERIDGE,

Adjoining the MAIN ROAD, containing

FRONT SHOP with BAKEHOUSE adjoining,

Front Sitting Room, Kitchen, Larder and other conveniences, and Three Bedrooms above,

Large Kitchen Garden

And Out-houses, and

CONVENIENT HOMESTEAD

Including Brick and Tiled DAIRY,

STABLING FOR THREE HORSES,

Harness Room, Trap-house, Root-house, Large Coach-house, Piggeries and other Out-buildings,
and rich Pasture Land, the whole extending to about

5 a. 2 r. 11 p.

As shown in the following *SCHEDULE* :—

No. on Plan.	DESCRIPTION.	Quantity
157 (pt. of) 75	Buildings	ACRES ·524
	Meadow	5·046
	TOTAL	A. 5·570

Let on a yearly Michaelmas tenancy to Mrs. Rebbeck at

per **£30** ann.

This Lot is subject to a Land Tax of £1 12s. 6d. per annum.

Cottages and Garden Ground.

LOT 10.

(Coloured RED, No. 44, on Plan No. 1.)

An ENCLOSURE OF GARDEN GROUND

Situate in the Fyfield Village, on the North side of the Bath Road, about $2\frac{1}{2}$ miles from Marlborough.

At present, let as Allotment Gardens, it extends to about

3 r. 19 p.

And is let to several tenants at an aggregate rent of £1 14s. 6d. per annum.

THE

Adjoining Enclosure of PASTURE LAND

(No. 40 on Plan.)

And containing about 1 a. 2 r. 15 p.

Let to Mr. Alex. Taylor, on a yearly Michaelmas tenancy, at a rent of £2 10s. per annum.

A Small Enclosure of GARDEN GROUND

(No. 161 on Plan.)

On the opposite side of the Bath Road, with a frontage thereto of about 460 feet, and close to the "Fighting Cocks" Inn.

It covers an area of about 1 r. 9 p.

And is let on a yearly Michaelmas tenancy to Mr. G. Shipway at a rent of £2 per annum.

Another Enclosure of GARDEN GROUND

(No. 38a on Plan.)

Situate close to Fyfield House, with a frontage to the Bath Road of about 100 feet,

Comprising an area of about 29 p.

Let on a yearly tenancy to Mrs. E. Rebbeck at a rent of 15s. per annum.

SUMMARY of LOT 10.

Description.	Quantity.	Occupier.	Rent.	Remarks.
	A. R. P.		£ s. d.	
Allotment Ground	0 3 19	Various	1 14 6	
Pasture	1 2 15	Mr. Alex. Taylor	2 10 0	
Garden Ground	0 1 9	Mr. G. Shipway	2 0 0	
Garden Ground	0 0 29	Mrs. E. Rebbeck	0 15 0	
TOTALS	A. 2 3 32		£6 19 6	

Thus producing a Total Rent of

per £6 19s. 6d. ann.

LOT 11.

(Coloured *FELLOW*, No. 55 *b*, on *Plan* No. 1.)

BRICK-BUILT and THATCHED COTTAGE

With Garden, situated in the Parish of Fyfield to the South-East of the Parish Church,
and close to the River Kennet. It is known as

No. 34

And contains five Bedrooms, Scullery, Wood-house, and Out-houses.

Let on a monthly tenancy to Mr. George Watts at a rent of **£5** per annum.

THE ADJOINING ENCLOSURE of ACCOMMODATION LAND

(No. 56 on *Plan*)

Containing about **2 a. 3 r. 31 p.**

And at present let as allotment Gardens to various tenants, producing an aggregate rent of
£6 10s. per annum.

THE Adjoining Enclosure of ARABLE LAND

(No. 55a on *Plan*)

Containing about **0 a. 3 r. 8 p.**

Let on a yearly Michaelmas tenancy to Mrs. Rebbeck at a rent of **£2** per annum.

SUMMARY of LOT 11.

Description.	Quantity.	Occupier.	Rent.	Remarks.
	A. R. P.		£ s. d.	
Cottage No. 34	0 0 34	Mr. Geo. Watts	5 0 0	
Allotment Gardens	2 3 31	Various	6 10 0	
Arable	0 3 8	Mrs. Rebbeck	2 0 0	
TOTALS	A. 3 3 33		£13 10 0	

Thus Producing a Total Rental of

per **£13 10s.** ann

£170 sold

LOT 12.

(Coloured GREEN, No. 160, on Plan No. 3.)

Cottages and Garden Ground.

Situate in or near the Village of LOCKERIDGE, about three miles West of MARLBOROUGH, and half-a-mile South of the Bath Road.

**A Block of Two Picturesque
Old Brick-built & Half-timbered Cottages
WITH THATCHED ROOF**

Situate on the East side of the Woodborough Road, and opposite the GLEBE FARMHOUSE.

THE COTTAGE

Known as **No. 43**

Contains three rooms, Scullery, and Out-houses, with large Garden adjoining.

Let to Mr. Henry Ash on a monthly tenancy at a rent of **£2 12s.** per annum.

THE COTTAGE

Known as **No. 44**

Is a little larger, with five Rooms and Out-houses, good Garden, etc.

Let to Mr. H. S. Gale on a monthly tenancy at a rent of **£3 10s.** per annum.

Producing an Aggregate Rental of **£6 2s.** per ann.

.....

LOT 13.

(Coloured GREEN, No. 158, on Plan No. 3.)

VALUABLE INVESTMENT

Comprising **BLOCK** of **THREE MODERN & MOST**

Substantially-built & Half-timbered Cottages

WITH TILED AND GABLED ROOF.

They are of most attractive elevation, situate in the Village of Lockeridge, and each contains Sitting Room, Kitchen, Pantry, three Bedrooms, Out-houses, and good Gardens front and rear. They are

Numbered 47, 48 & 49

Respectively, and are let to very respectable tenants at inadequate rents as follows:—

SUMMARY of LOT 13.

Description.	Tenant.	Rent.
		£ s. d.
Cottage No. 47, Post Office	Mr. W. Kimmer on a monthly tenancy ..	4 10 0
Cottage No. 48	Mr. G. Messam do. do. ..	4 0 0
Cottage No. 49	Mr. Geo. Sprules do. do. ..	4 10 0
	TOTAL	£13 0 0

Producing a total rental of **£13** per ann.

LOT 14.

(Coloured PINK, No. 73a, on Plan No. 3.)

The WELL-BUILT and in every way Desirable BLOCK of

TWO MODERN

Brick-built, Tiled & Half-timbered Cottages

Situate in the Village of Lockeridge, opposite the Post Office, and each containing Sitting Room, Kitchen, Pantry, three Bedrooms, and Out-houses, with capital Gardens back and front.

They are known as

Nos. 61 & 62

And are let to Messrs. James Sprules and James Ford on monthly tenancies at **£4 10s.** per annum each.

£375.

Adjoining the COTTAGE No. 61 is

A PIECE OF GARDEN GROUND

(No. 73 on Plan No. 3.)

With a Frontage to the Road of about 100 feet.

Containing about 1 r. 10 p., and

An EXCELLENT SITE for the Erection of a COTTAGE

Let to Mr. James Sprules at a rent of **10s.** a year. This Lot produces an aggregate
Rent of

per **£9 10s.** ann.

.....

LOT 15.

(Coloured YELLOW, No. 157, on Plan No. 3.)

£175

A Very Picturesque

COUNTRY COTTAGE

In the Village of Lockeridge. It is brick built and thatched, with South aspect, and contains rustic Porch, Sitting Room, Kitchen, Scullery, Pantry, Coal-house, three Bedrooms, and Out-houses. Nice old Garden, well planted, and covering about 2 r. 30 p. It is known as

No. 59

And is let to Mr. Frederick Gale, a tenant of 25 years' standing, on a monthly tenancy
at **£7** per annum.

LOT 16.

(Coloured PINK. No. 76. on Plan No. 3.)

A CAPITAL SMALL INVESTMENT

COMPRISING

FIVE COTTAGES

In the village of Lockeridge, disposed as follows:—

A BLOCK OF TWO
STONE-BUILT & THATCHED COTTAGES

With nice Gardens, each containing three or four rooms, Wash-house or
Pantry, and Out-house.

No. 57

Is let to Mr. H. Stephens on a monthly tenancy at a rent of **£2 12s.** per annum.

No. 58

Is let to Mrs. M. A. Philpot on a monthly tenancy at a rent of **£3 10s.** per annum.

A TERRACE OF THREE
BRICK-BUILT and SLATED COTTAGES

With long Gardens in front, known respectively as

Nos. 54, 55 & 56

They each contain Living Room, Pantry, two Bedrooms, and an Out-house.

No. 54

Is let to Mr. W. Waite on a monthly tenancy at a rent of **£2 12s.** per annum.

No. 55

Is let to Mr. Thomas Sprules on a monthly tenancy at a rent of **£2 12s.** per annum.

No. 56

Is let to Mr. Henry Sprules on a monthly tenancy at a rent of **£3** per annum

Producing an aggregate rent of

per **£14 6s.** ann

LOT 17.

(Coloured GREEN, No. 74, on Plan No. 3.)

A BLOCK OF Three STONE & BRICK-BUILT COTTAGES

With THATCHED ROOFS. Situate in the Village of Lockeridge and known as

Nos. 51, 52 & 53

They each contain Living Room, back Kitchen, Pantry, two Bedrooms, and Out-houses, with good Gardens. Let to Messrs. H. Scaplehorn, George Philpot and H. Middleton respectively, on monthly tenancies at **£3** per annum each.

THE ADJOINING BRICK-BUILT & THATCHED COTTAGE

Of two Rooms, and known as **No. 50**

Is let to Mr. Gilbert Rebbeck on monthly tenancy at **£2 12s.** per ann. Thus producing an aggregate rent of **£11 12s.** per ann.

.....

Cottages & Garden Ground

Situate in the Village of West Overton, about three miles West of Marlborough, and close to the Main Bath Road.

LOT 18.

(Coloured BLUE, No. 130a, on Plan No. 4.)

Two Stone-Built & Thatched COTTAGES

Situate in the Village and known respectively as

Nos. 70 & 71

They each contain four Rooms, Attic and Out-house, with Garden behind.

Two Capital STONE-BUILT & THATCHED COTTAGES

(No. 132 on Plan No. 4.) Close to the Vicarage, known as

Nos. 76 & 77

They each contain Living Room, Pantry, two Bedrooms, Wood-house, &c., with small Gardens. These Cottages are let as follows:—

SUMMARY of LOT 18.

Description.	Tenant.	Rent.	Remarks.
Cottage No. 70	The Rev. Henry Tootell	£ s. d. 2 16 0	Monthly tenancy.
Do. No. 71	Mr. Hussey (of South Overton Farm)	2 12 0	Apportioned. Yearly do.
Do. No. 76	Mr. James Bunce	2 12 0	Monthly tenancy.
Do. No. 77	Mr. Edmund Parsons	3 0 0	Yearly.
		£11 0 0	

Piece of Garden Ground

On the North side of and adjoining the Cottages numbered 72 and 73, held by The Rev. H. Tootell and Mr. S. Boucher on yearly tenancies at rent of **6s.** and **3s.** per annum respectively.

Producing an aggregate rental of **£11 9s.** per ann.

LOT 19.

(Coloured GREEN, No. 188, on Plan No. 4.)

BRICK-BUILT and THATCHED COTTAGE

Occupying a corner site in the Village, with a good Garden adjoining. It is known as

No. 69

And contains Living Room, two Sitting Rooms, Kitchen, Scullery, Boiler-house, three Bedrooms and Out-houses.

Let to Mr. Henry Sprules, Chimney Sweep, on a yearly tenancy at **£5** per annum.

ON THE OPPOSITE SIDE OF THE ROAD IS THE

BRICK-BUILT & SLATED STABLING

With two Stalls, two Loose Boxes, Harness Room and Coach-house and Yard in front.

Also let to Mr. Henry Sprules on a monthly tenancy at a rent of **£4** per annum.

ADJOINING THE STABLING IS

AN ENCLOSED GARDEN

Having a frontage to the road of about 90 feet, and forming

A GOOD SITE for the Erection of a COTTAGE

It extends to **24 p.** approximately.

And is let to Mr. J. Huntley on a yearly Michaelmas tenancy at a rent of **30s.** a year.

Producing an aggregate rent of **£10 10s.** per ann.

.....

LOT 20.

(Coloured PINK on Plan No. 4.)

Two Picturesque

STONE-BUILT & THATCHED COTTAGES

Close to the Church, with Gardens on the other side of the road, and known as

Nos. 74 & 75

Each containing Living Room, Pantry, two Bedrooms, &c.

No. 74

Is let to the Rev. Henry Tootell on a monthly tenancy at **£2 16s.** per annum. And

No. 75

Is let to Mrs. Emma Laws on a monthly tenancy at a rent of **£2** per annum.

THE VERY PICTURESQUE
Brick-built & Half-timbered Cottage

with thatched roof, known as

No. 78

Containing Living Room, Kitchen, Scullery, Pantry, and three Bedrooms, with Garden attached.

Let to Mrs. Stratton on a monthly tenancy at a rent of **£5** per annum.

No. 78a.

THE ADJOINING & SMALLER COTTAGE

Contains Living Room, Pantry, Wash-house, Wood-house and two Bedrooms, with good Garden attached.

Let to Mr. George Bunce on a monthly tenancy at a rent of **£3** per annum.

AN

Enclosure of Accommodation Land

(No. 137 on Plan No. 4.)

Situate and being opposite St. Michael's Church, and having a frontage to the road of over 700 feet. It covers an area of about

2 a. 3 r. 8 p.

And is at present occupied as Allotment Gardens, and is let to various tenants at an aggregate rent of **£5** per annum.

The Site of an Old Cottage

(No. 98 on Plan No. 4.)

On the South side of the Main Bath Road with a Frontage thereto, and situated South-West of North Overton Farm.

Let to Mr. James Hawkins as Garden Ground at **2s. 6d.** per annum.

SUMMARY of LOT 20.

Description.	Tenant.	Rent.
Cottage No. 74	The Rev. Henry Tootell	£ s. d. 2 16 0
Do. 75	Mrs. Laws	2 0 0
Do. 78	Mrs. Stratton	5 0 0
Do. 78a	Mr. George Bunce	3 0 0
Allotment Gardens	Various	5 0 0
Garden Ground	Mr. James Hawkins	0 2 6
	TOTAL	£17 18 6

Producing a total rental of **£17 18s. 6d.** per ann.

LOT 21.

(Coloured GREEN on Plan No. 4.)

SMALL PASTORAL HOLDING

KNOWN AS

Church Farm

Situate in the Parish of and close to the VILLAGE OF WEST OVERTON, and comprising

STONE-BUILT and THATCHED

COTTAGE RESIDENCE

Containing Sitting Room, Kitchen, Pantry, Wash-house, Cellarage, and four Bedrooms. Good Garden. Stone and tiled Cow-shed, Fodder-house, Piggeries, and other conveniences.

The land, which is all in grass, extends to about

4 a. 1 r. 31 p.

According to the following SCHEDULE:—

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
134	Pasture	·985
135	Do.	·654
138	Do.	2·806
	TOTAL	A. 4·445

Let on a yearly Michaelmas tenancy to Mr. W. Rawlings at a rent of

per **£18** ann.

THE ADJOINING COMPARATIVELY

MODERN BRICK and TILED BUILDING

With latticed windows, Fireplace and Store Cellar, now occupied as the Parish Reading Room. It is in hand, and of the estimated annual value of **£2** per annum.

SUMMARY of LOT 21.

Description.	Quantity.	Occupier.	Rent.	Remarks.
	A. R. P.		£ s. d.	
Church Farm	1 31	Mr. W. Rawlings	18 0 0	
Adjoining Building ..	—	In hand	2 0 0	Estimated.
TOTALS	A. 4 1 31		£20 0 0	

Producing a total rental of

per **£20** ann.

LOT 22.

(Coloured BLUE on Plan No. 1.)

The ATTRACTIVE BIJOU RESIDENCE

KNOWN AS

The Gables

LOCKERIDGE,

Situate in the Parish of West Overton, about four miles West of Marlborough, and about a mile South of the Bath Road. It comprises

Picturesque Stone-built and Slated House in the Cottage Style,

With South aspect and nice views, and is approached by a Carriage Drive. It contains ~~3500~~

On the Ground Floor:—

Tiled Hall; Dining Room; Drawing Room; small Office or Study; good Kitchen, Scullery, Pantry, Wood Shed, etc.; and ABOVE: Five Bedrooms, fitted Bath Room (hot and cold supplies). Pretty Garden, Tennis Lawn, Kitchen Garden, and small Paddock.

Adjoining is THE ESTATE YARD,

Separately approached, with a substantial range of brick and slated buildings, comprising Stabling for three Horses, Harness Room, Coach-house, Saw-pit, Carpenter's Shop, Store Room, &c. Wood and corrugated iron Store Shed, Pony Stable, Timber Shed, and Cart Shed.

The whole extends to about $2\frac{1}{2}$ Acres, and is in hand, but of the estimated Rental of

per **£30** ann.

This Lot is subject to a Land Tax of 19s. per annum.

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LOT 23.

(Coloured PINK on Plan No. 2.)

THE COMPACT

PASTORAL and ARABLE HOLDING

KNOWN AS

Temple Farm

Situate in the Parish of Preshute, about five miles from Marlborough, eight or nine miles from Swindon, and about three miles from the Village of Winterbourne Bassett.

The Attractive RED BRICK and TILED FARMHOUSE

Partly covered with Ivy, and sheltered from the North, contains:—

On the Ground Floor:—

Parlour, spacious Kitchen, Pantry, Cellar, Dairy, Brew-house; and ABOVE: five or six Bedrooms and Attics. Good Garden adjoining.

THE SUBSTANTIAL FARM BUILDINGS

Include stone and tiled nag Stabling of two Stalls and Trap-house; Implement and Cart Shed; large brick and thatched Barn, brick and tiled Cow Shed, Bull-house, Cart-horse Stabling for six, Loft and Harness Room, and Cattle Pens ranged round three sides of an enclosed square; wood and thatched Granary on pillars, Cattle Feeding Court with yard, and three excellent stone built and slated Cottages with Gardens.

On The SOUTH-WEST BOUNDARY are some BUILDINGS known as

GLORY ANN

(No. 28 on Plan No. 2.)

Consisting of wood and thatched Barn, and convenient recently-built Cattle Yards and Shelters. The land is of an undulating character, with about 156 acres of arable; the remainder is all sound pasture, well adapted for sheep and cattle grazing, and extends in all to about

391 a. 0 r. 28 p.

As detailed in the following SCHEDULE:—

No. on Plan.	DESCRIPTION.	Quantity.
		ACRES
23	Arable	41.471
26	Pasture	1.321
27	Arable	56.401
28	Buildings (Glory Ann Barn) ..	548
29	Pasture	37.082
30	Do.	123.666
31	Do.	15.726
32	Do.	5.794
33	Homestead	3.499
34	Cottages	490
35	Pasture	33.135
37	Do.	13.008
41	Arable	59.035
	TOTAL	A. 391.176

Let on a yearly Michaelmas tenancy to Mr. James Redman at a rent of
per £120 ann.

THE
ENCLOSURE OF WOODLAND

KNOWN AS

Temple Covert

(No. 42 on Plan No. 2.)

Containing about 2 a. 3 r. 2 p.
Is in hand.

The Farm affords good Shooting; there is a fair quantity of Partridges, and any number of Hares and Rabbits.

The SPORTING RIGHTS are in hand, and of the estimated value of £18 per annum.

SUMMARY of LOT 23.

Description.	Quantity.	Occupier.	Rent.	Remarks.
	A. R. P.		£ s. d.	
Temple Farm	391 0 28	Mr. James Redman ..	120 0 0	
Temple Cover	2 3 2	In hand	—	
Sporting Rights	—	In hand	18 0 0	Estimated.
TOTALS	A. 393 3 30		£138 0 0	

Thus producing a total rental of
per £138 ann.

This Lot is subject to commuted Tithe Rent Charge of £80, the present annual value of which is about £55 13s. 8d. Land Tax redeemed.

SUMMARY OF LOTS.

LOT	Description.	Occupier.	Quantity.			Rent.			Remarks.
			A.	R.	P.	£	s.	d.	
1	West Woods, Sporting, several Farms and Advowson	Mr. Percy Illingworth and others, and in hand	1543	2	31	999	3	0	Apportioned and part estimated
2	Clatford Hall and Farm and Sporting Rights	Mr. J. Hussey and another	672	2	5	443	6	0	Apportioned and part estimated
3	Fyfield Farm, Rabbit Warren and Sporting Rights	Mr. H. V. Crees and another, and in hand	1109	1	10	459	12	0	Apportioned and part estimated
4	Lockeridge Farm ...	Mrs. Rebbeck ...	30	1	39	32	0	0	Apportioned
5	South Overton Farm and Sporting Rights	Mr. C. P. Hussey and another	457	2	17	321	12	0	Apportioned
6	North Overton Farm and Sporting Rights	Mr. Edmund Parsons and in hand	958	1	20	535	0	0	Part estimated
7	Totterdown Farm and Sporting Rights	Mr. Joseph Stratton and in hand	138	1	34	48	9	0	Part estimated
8	Lockeridge House ...	H. R. Giffard, Esq. ...	12	1	0	103	10	0	Very inadequate
9	Lockeridge, Shop &c. ...	Mrs. Rebbeck ...	5	2	11	30	0	0	
10	Allotments, etc. ...	Various ...	2	3	32	6	19	6	
11	Cottage Allotments, etc. ...	Do. ...	3	3	33	13	10	0	
12	Cottages ...	Mr. H. S. Gale and another	0	1	5	6	2	0	
13	Cottages and Post Office ...	Mr. W. Kimmer and others	0	1	32	13	0	0	
14	Cottages and Garden ...	Mr. J. Sprules and another	0	2	20	9	10	0	Area estimated
15	Cottage ...	Mr. F. Gale ...	0	2	30	7	0	0	Area estimated
16	Cottages ...	Various ...	0	1	36	14	6	0	Area estimated
17	Cottages ...	Do. ...	0	1	12	11	12	0	Area estimated
18	Cottages and Garden Ground	The Rev. Henry Tootell and others	0	1	18	11	9	0	Part apportioned & area estimated
19	Cottage and Stabling ...	Mr. H. Sprules & another	0	1	37	10	10	0	Area estimated
20	Cottages and Gardens ...	Various ...	3	0	2	17	18	6	Area estimated
21	Church, Farm, etc. ...	Mr. W. Rawlings and in hand	4	1	31	20	0	0	Part estimated
22	The Gables and Estate Yard	In hand ...	2	2	0	30	0	0	Estimated
23	Temple Farm, Sporting Rights, etc.	Mr. James Redman and in hand	393	3	30	138	0	0	Part estimated
24	The Manor House and Sporting Rights	Messrs. J. Dobel & Sons and in hand	724	3	39	488	0	0	Part estimated
25	Accommodation Land ...	Mr. T. Cousins ...	4	1	13	7	6	0	
26	Wick Down Farm, Sporting Rights, etc.	Mr. Joseph Stratton and in hand	744	1	25	232	0	0	Part estimated
27	Barbury Castle Farm, Sporting Rights and Gallop	Mr. J. Redman, in hand, and another	594	3	10	367	0	0	Part estimated
28	Hackpen Farm, Sporting Rights, etc.	Mr. J. Strange, in hand, and others	191	0	11	151	12	6	Apportioned and part estimated
29	Fiddler's Hill and Sporting Rights	Mr. J. Redman and in hand	120	2	19	83	7	6	Apportioned and part estimated
30	Weir Farm, Sporting Rights, etc.	Mr. J. Hiscocks and in hand	572	2	13	445	0	0	Part estimated
31	Compton's Farm, Sporting Rights, etc.	Mr. J. Strange, in hand, and others	66	3	0	100	0	0	Apportioned and part estimated
32	Yew Tree Farm, etc. ...	Mr. J. Strange and another	18	0	11	34	2	6	Apportioned
33	Norborne Farm, Sporting Rights, etc.	Mrs. Hussey, in hand, and another	217	0	3	219	10	0	Apportioned and part estimated
34	The Manor Farm and Sporting Rights	Mr. Thomas Crees and in hand	568	0	12	442	0	0	Part estimated
35	The Cottage ...	Mr. William Hacker ...	39	0	15	64	0	0	Apportioned
36	"The Bell Inn" ...	Mr. J. Strange ...	0	2	8	23	0	0	Apportioned and area estimated
37	Cottages and Ground ...	Mr. Geo. Turner and another	1	2	26	9	0	0	Area estimated
38	Cottages and Gardens ...	Mrs. C. Hunt and another	0	1	11	5	12	0	Area estimated
39	Cottage and Stable ...	Mr. J. Thatcher ...	1	0	32	10	0	0	
40	Cottages, Workshop, Stable, etc.	Mr. Chas. Hicks and others	1	3	13	15	0	0	
41	Cottages ...	Mr. F. Rogers & another	0	1	7	7	0	0	
42	The old Post Office Cottages	Mr. Henry Hunt & another	0	1	4	7	0	0	
43	Cottages ...	Mr. A. Cockram & another	0	0	31	6	0	0	Area estimated
44	Cottage, Workshop and Ground	Mr. Thomas Eatwell ...	0	3	39	6	10	2	Area estimated
45	The Police Station ...	Wilts County Constabulary	0	0	20	4	0	0	Area estimated
46	Shop, Mission Hall, Paddocks, etc.	Messrs. Bowly and another	1	3	5	19	0	0	Area estimated
47	Cottages and Gardens ...	Mr. Wm. Gough and another	0	1	8	7	0	0	Area estimated
48	Cottages and Gardens ...	Mr. C. Huish and another	0	1	16	6	3	4	Area estimated
49	Paddock ...	Mr. W. C. Hacker ...	0	3	8	3	0	0	Apportioned and area estimated
			A. 9215	1	4	£6044	13	0	