

SOMERSETSHIRE

IN THE PARISHES OF
BUTLEIGH, BALTONSBOROUGH, STREET, COMPTON DUNDON,
GLASTONBURY, KINGWESTON, SOMERTON and BABCARY.

PARTICULARS, PLAN AND CONDITIONS OF SALE OF A
HIGHLY IMPORTANT, FREEHOLD, RESIDENTIAL, SPORTING AND AGRICULTURAL

LANDED PROPERTY

KNOWN AS

THE BUTLEIGH COURT ESTATE

Nr. GLASTONBURY



comprising the Commodious and Substantially Built Country Mansion known as

“BUTLEIGH COURT”

THREE ATTRACTIVE RESIDENTIAL PROPERTIES.
TWELVE EXCELLENT DAIRY AND MIXED FARMS, SMALL HOLDINGS, etc.
100 COTTAGES AND GARDENS, SHOPS AND BUSINESS PROPERTIES.
ENCLOSURES OF RICH MEADOW AND ORCHARD LAND.
WOODS AND PLANTATIONS OF APPROXIMATELY 709 ACRES.

The Whole embracing an area of approximately

3,258 ACRES

TO BE SOLD BY AUCTION IN LOTS
(unless previously disposed of by private Treaty)

BY

WYNDHAM LAVER, A.A.I.

AT THE TOWN HALL, GLASTONBURY

TUESDAY, 25th FEBRUARY, 1947

COMMENCING AT 10.30 a.m. PRECISELY WITH INTERVAL FROM 1.30 to 2 p.m.

Copies of Particulars with Plan and Conditions of Sale may be obtained from :

THE LAND AGENTS—Messrs. WAINWRIGHTS & HEARD, Shepton Mallet, Somerset
THE SOLICITORS—Messrs. GOULD & SWAYNE, High Street, Glastonbury, or
THE AUCTIONEER—WYNDHAM LAVER, A.A.I., Shepton Mallet.

BUTLEIGH COURT ESTATE

GENERAL REMARKS AND STIPULATIONS

RESERVATIONS.

1. The Vendor reserves the right to alter the Order of Sale, to withdraw the whole or part of, and to alter or add to any Lot.

TENANCIES.

2. The Sale is subject to existing tenancies. The respective Agreements, where in writing, may be Inspected at Messrs. Wainwrights and Heard, Estate Office, Shepton Mallet, 10 days prior to the Sale, and will be produced at the time of Sale, and each Purchaser, whether availing himself of the opportunity or not shall be deemed to have full notice of the contents thereof.

SEVERANCE OF TENANCIES.

3. The severance of any Lands held under one tenancy into distinct Lots shall in no way affect or disturb (unless otherwise stated) the use of way and water, or water supplies as heretofore enjoyed, or easements of any description which have until now existed.

PLANS AND SCHEDULES.

4. The Plan, Quantities and Numbers are based on the Ordnance Survey Map, 1903-4 Edition, and are believed to be correct, but the Vendor does not guarantee their accuracy, and no claim can be admitted nor shall compensation be paid by the Vendor for errors or omissions (if any) in the Particulars.

TIMBER.

5. The Growing Timber has been fairly valued at the sums set out in the Particulars of each Lot, and such sums shall be paid in addition to, and form a part of, the Purchase Money. The Timber in the woods has also been valued and will be included with the Sale of the freehold.

STATE OF CULTIVATION.

6. The cultivation of the Lots which are let are as described in the Tenancy Agreement and the respective purchasers shall purchase subject to any Cultivation of Lands Orders made by the Somerset War Agricultural Executive Committee now or hereafter.

TENANT'S FIXTURES.

7. Any fixtures belonging to the Tenants, whether mentioned in Particulars or not, are not included In the Sale and the purchaser must satisfy himself as to what are Tenant's fixtures.

ELECTRIC LIGHT AND TELEPHONE POLES OR STAYS.

8. On various parts of the property offered for sale there are poles and stays for telegraph, telephone and electric services, belonging to the Post Office and Electric Light Company. The Vendor cannot state accurately upon which Lots these are, but such of the Lots as are affected will have the benefit of the rents received in respect thereof, or a proportionate part to be fixed by the Vendor if necessary. The Purchasers of any Lots affected will be required to enter into fresh Agreements with the Company concerned.

BOUNDARIES, FENCES, ETC

9. in case of dispute arising as to the ownership of any hedge, ditch, gateway, arch, or other fence, or the boundary of any Lot or as to the use of way and water, or other existing easements, the same shall be settled by the Auctioneer, whose decision shall be final. If the boundary of any Lot is unfenced neither the Vendor nor Captain Neville shall be liable to fence the same.

APPORTIONMENT OF RENT.

10. The Particulars state in each case the rent which has been apportioned to each of the separate Lots, but every such apportionment has been made by or on behalf of the Vendor without the concurrence of the Tenants, and shall be accepted by the Purchaser.

RIGHTS OF WAY.

11. The Sale is subject to all outgoings, rights-of-way, easements, water rights, and burdens affecting the estate, as now existing, and any such rights, easements or other things provided by the Particulars to be given to the Purchaser of any Lot, shall be reserved to the Vendor if such Lot shall not be sold. No Lot shall have any right-of-way over any other Lot otherwise than as provided for under the third stipulation unless expressly mentioned in these Particulars.

ESTATE WATER SUPPLY.

12. The Vendor will retain and maintain the Estate Water Supply, but no Water Rent will be chargeable until the 1st April, 1949. Thereafter an assessment will be made on similar terms as those which would be adopted by the local Water Undertaking. When the Water Supply to any Lot arises in or is derived from or passes through any other Lot, the latter Lot is sold subject to the continuation of such supply, and also subject to the right of the Vendor to enter upon any Lot for the purpose of drawing water or examining and renewing or repairing the supply piping or other works in connection therewith by himself or his agent.

12 (a). The Vendor shall not be liable in any way whatsoever for any failure of the Water Supply or for the quality of the actual water at any time after the date of the Contract, although the Vendor will use his best endeavours to provide a supply as in fact provided at the date of the Contract.

OUTGOINGS.

13. The amounts of Tithe, Land Tax, Drainage Rates, Fee Farm Rents and Chief Rents stated in the Particulars are only given for the general guidance of Purchasers but no guarantee of accuracy is given or implied, and in cases where an apportionment is necessary for the purposes of the Sale, it has been made by the Auctioneer, and any Purchaser requiring a legal apportionment must obtain it at his own expense. The Purchaser shall not require any further information than as shown in the Particulars.

GENERAL REMARKS AND STIPULATIONS.

14. These General Remarks and Stipulations are to be taken as forming part of the Special Conditions of Sale.

VIEWING.

15. Such Lots as are in hand may be viewed at any time, but the remainder may be inspected by permission of the tenants.

At the sale, the prices realised, taken from catalogues of those attending, are given in italics thus [*£xxx Mr. Anon*]

N.S. = not sold

Withdrawn = Withdrawn stamped in the sale catalogue

Sold = Withdrawn at the sale because privately sold before, or after – some catalogues have a large 'Withdrawn' additionally stamped in the catalogue for these properties too.

PARTICULARS

IN THE PARISH OF GLASTONBURY

LOT 1

A VERY VALUABLE AND PRODUCTIVE

ORCHARD

situate dose to the town of Glastonbury to the south east of Glastonbury Tor numbered 760 on Sale Plan and extending to

5 acres 1 rood 21 perches (more or less)

Let to **Mrs. L Masters** on a yearly Ladyday Tenancy, at a rental of £10 per annum.

Tithe Annuity 17/10.

Manor of Glastonbury Chief Rent and acquittance, 18/8. *[sold Masters £800]*

LOT 2

A VALUABLE CLOSE OF

RICH MEADOW LAND

situate in " Hulk Moor " and known as " Hulk Moor " No. 423 on Sale Plan in extent

12 acres 1 rood 17 perches (more or less)

Let to **Messrs. A. Stacey and Son** together with Lot 3 at a total rental of £53 per annum, of which £28 is apportioned in respect of this Lot. A right-of-way for all purposes 12ft. wide between the points A and B on the Sale Plan is reserved over this Lot as access to Lot 3.

Tithe Annuity, £1 2s. 4d. Drainage Rate last paid on this lot and Lot 3 is £1 10s. 2d. *[NS £1100]*

LOT 3

A SIMILAR CLOSE OF

MEADOW LAND

approached over Lot 2 and known as " Hulk Moor " No. 424 on the Sale Plan in extent

10 acres 3 roods 34 perches (more or less)

Let to **Messrs. Stacey and Son** together with Lot 2 at the apportioned rent of £25 per annum. Tithe Annuity 18/10.

Drainage rates last paid (see Lot 2). *[NS £700 and NS £2300 joint with Lot 2]*

IN THE PARISH OF BABCARY

LOT 4

A CLOSE OF

PASTURE LAND

situate adjoining " Hams Lane " No. 204 on the Ordnance Map and known as the Gravel Field, in extent

8 acres 0 roods 24 perches (more or less)

In the occupation of **Mr. J. M. Dyer** on a yearly Michaelmas tenancy at a rental of £11 per annum.

Tithe Annuity £1 2s. 6d.

Apportioned Land Tax, 9/7. *{Sold}*

R. C. SENIOR ~ www.butleigh.org

IN THE PARISH OF BUTLEIGH

LOT 5

A DETACHED STONE BUILT AND TILED

COTTAGE WITH GARDEN

No. 8 High Street, Butleigh and numbered Pt. 318 on Sale Plan and containing Sitting Room, Kitchen, Scullery and three bedrooms, Washhouse and outside E.C. The water supply is by pump from a well. Drinking water is obtained from a communal tap near the Post Office. Let to **Mr. H. Wilcox** on a monthly tenancy at a rental of £7 16s. 0d. per annum. Landlord pays rates. The electric wiring throughout the house is claimed by the Tenant
Apportioned Land Tax, I/-. [*Withdrawn*]

LOT 6

A STONE BUILT AND TILED

COTTAGE WITH GARDEN

and cottage used as store adjoining being No. 10 and 12 Butleigh and Nod. Pt. 318 on Sale Plan. The Cottage contains Kitchen, Sitting Room, Pantry and Scullery with 3 Bedrooms. E.C. Water is obtained from communal tap by the Post Office.

Let to **Mr. W. Porter** on a monthly tenancy at a rent of £10 9s. 0d. per annum.
Landlord pays Rates. The electric wiring throughout the house is claimed by the Tenant.
Apportioned Land Tax, 3d. [*NS £300*]

LOT 7

AN ADJOINING STONE BUILT AND TILED

COTTAGE

with Garden, being No. 14, High Street, Butleigh, numbered Pt. 318 on Sale Plait and containing Sitting Room, Kitchen, Scullery with 2 Bedrooms. E.C and Pig Sty.

Let to **Mrs. Eva Green** at a rental of £8 9s. 0d. per annum. Landlord paying Rates. Water is obtained from the communal tap by the Post Office. The tenant claims the electric wiring throughout the house.
Apportioned Land Tax, 8d. [*£210 Snow*]

LOT 8

A STONE BUILT AND TILED

COTTAGE

adjoining the last Lot numbered 15, High Street, Butleigh, and part 318 on the Sale Plan containing Sitting Room, Kitchen, Washhouse and 3 Bedrooms. E.C. and Pig Sty. Water is obtained from well on Lot 9.

Let to **Mrs. Agnes Barber** on a monthly tenancy at a rental of £8 9s. 0d. per annum.
Landlord paying Rates. The electric wiring throughout the house is claimed by the Tenant.
Tithe Annuity 3d.
Apportioned Land Tax, 3d. [*Withdrawn*]

LOT 9

A STONE BUILT AND TILED

COTTAGE

being No. 16, High Street, Butleigh and numbered part 318 on Sale Plan containing Sitting Room, Kitchen Store Room, and two bedrooms. E.C. Water is obtainable from Well on the premises, in joint use with Lot 8. In the occupation of **Mr. M. Pike**, as sub-tenant of **Mr. L. Maunder** on a yearly Ladyday Tenancy at the apportioned rent of £7 16s. 0d. per annum. The electric wiring throughout the house is claimed by the Tenant.

Tithe Annuity 2d.
Apportioned Land Tax, 3d. [*£200 Snows*]

LOT 10

TWO STONE BUILT AND TILED

COTTAGES

with large Gardens, being Nos. 11 and 13, High Street, Butleigh, and Nod. Pt. 351 on the Sale Plan. No. 11 (formerly 9 and 11) contains Sitting Room, Kitchen, Washhouse and three bedrooms. E.C. Pig Sty and old cottage adjoining, used as Store.

Let to **Mrs. Grainger** on a monthly tenancy at a rental of £10 per annum. Landlord paying Rates.

No. 13, contains Living Room, Scullery, Washhouse and two Bedrooms. E.C. and Pig Sty.

Let to **Mr. F. Pike** at a rental of £3 10s. 0d. per annum.

Landlord paying Rates. Water is obtained for both houses from a well in the garden of No. 11.

Electric wiring in both houses is claimed by the tenants.

Tithe Annuity 2/4.

Apportioned Land Tax, 8d. *[Withdrawn]*

LOT 11

THE VALUABLE

BUSINESS PREMISES

used for many years past as THE POST OFFICE and a SADLER'S SHOP comprising detached stone and brick built, tiled, thatched and asbestos sheeted Dwelling house, with yard and range of buildings and large garden. Nod. pt. 318 on Sale Plan and extending to 1r. 20p. (more or less).

The House situated adjoining the High Street contains Hall, two Sitting Rooms, Kitchen, Scullery, together with Post Office and Sadler's Shop, 4 Bedrooms approached by two staircases.

The Outbuildings comprise Cellar, Shed, Stable, and cart shed and pig sty.

Water is obtained from a well by pump in scullery. Let to **Mr. W. Dyer**, together with Lots 67, 68 and 69 on a yearly Ladyday tenancy, at a total rental of £24 14s. 0d. per annum, of which £16 14s. 0d. is apportioned in respect of this Lot.

Tithe Annuity 1/2

The electric wiring throughout is claimed by the Tenant.

Apportioned Land Tax, 1/4. *[Withdrawn]*

LOT 12

THE STONE BUILT AND TILED

BUILDING

situated adjoining the High Street, Butleigh, Nod. Pt. 318 on Sale Plan with small Yard, Coal house and two E.C.s. occupied as the INFANTS' SCHOOL. Let to School Managers on monthly tenancy at a nominal rent of 5/- per annum.

A right-of-way from A to B is reserved over this Lot as access to the garden of Lot 13.

Apportioned Land Tax, 3/4. *[£95 S. Higgins]*

LOT 13

A STONE BUILT AND TILED

COTTAGE

with Garden numbered 18 and 18a, Butleigh, No. Pt. 318 on Sale Plan, containing Sitting Room, Living Room, Back Kitchen and Scullery, 3 Bedrooms and two box rooms. Detached Washhouse and E.C

Water from well on premises. Drinking water from communal tap by Post Office.

Let to **Mr. H. Marsh** on a monthly tenancy at a rental of £13 per annum. Landlord paying rates.

Apportioned Land Tax, 8d. *[Withdrawn]*

LOT 14

TWO STONE BUILT AND TILED

COTTAGES

with Gardens numbered 19 and 20, Butleigh. Nod. Pt. 359 on Sale Plan.

No. 19 contains Living Room, Kitchen, 3 Bedrooms and E.C. and is let to **Mr. J. Higgins** on a monthly tenancy at £5 per annum.

No. 20 contains Living Room and Bedroom on one floor. E.C. Let to **Miss Talbot** on a monthly tenancy at £7 16s. 0d. per annum.

Water is obtained from a well in joint use between this Lot and Lot 15.

Landlord pays rates.

Apportioned Land Tax, 8d. [*£300 Josh Higgins*]

LOT 15

A STONE BUILT AND TILED

COTTAGE

with Garden adjoining the last Lot, Nod. 21, Butleigh, Nod. pt. 359 on Sale Plan, containing Sitting Room, Living Room, Kitchen, Store room and three Bedrooms, Shed and E.C.

Let to **Mrs. B. Pike** on a Monthly tenancy at a rental of £11 14s. 0d. per annum. Landlord Pays Rates.

Water is obtained from well in joint use with Lot 14.

Apportioned Land Tax, 8d. [*£300 Miss Arthur*]

LOT 16

A DETACHED STONE BUILT AND TILED

DWELLING HOUSE

with small Paddock and productive Garden, numbered 22, Butleigh, No. Pt. 359 and 317 on sale plan in extent 2r. 16p. (more or less).

The house contains Dining Room, Sitting Room and Kitchen, 3 Bedrooms, E.C. and Coal House. Water is obtained from well by pump in Kitchen.

The house and garden is let to **Miss N. Brown** on a monthly tenancy at a Rental of £6 5s. 0d. per annum.

Landlord pays Rates.

The Paddock Pt. 317 is let to **Mr. L. Classey** on a half yearly tenancy at a rental of £1 per annum. Total rent £7 5s. 0d. per annum.

The electric wiring throughout the house is claimed by the tenant.

Tithe Annuity 4/2d.

Apportioned Land Tax, 4/- [*£720 Devenish*]

LOT 17

A SEMI-DETACHED STONE BUILT AND THATCHED

COTTAGE WITH GARDEN

No. 25, Butleigh, Pt. 354 on Sale Plan, containing Living Room, Lean-to Washhouse, 2 Bedrooms. E.C. Water is obtained from Well in joint use with Cottage No. 24. The house is wired for Electric Light.

Let to **Mr. G. Burrough**, with other Lots, on a yearly Ladyday tenancy at the apportioned rent of £3 per annum. [*sold*]

LOT 18

A SUBSTANTIALLY STONE BUILT AND TILED

DETACHED DWELLING HOUSE

with productive garden, numbered 26, Butleigh, Nod. Pt. 359 on Sale Plan, containing Sitting Room. Living Room, Kitchen-scutlery, three Bedrooms and Box room. Lean-to shed and E.C. Let to **Mr. H. A. Hooper** on a monthly tenancy at a rental of £13 per annum. Landlord pays rates. Water is obtained by pump from a well.

The electric wiring throughout is claimed by the tenant.

Apportioned Land Tax, 1/8. [*Withdrawn*]

LOT 19

AN ATTRACTIVE HOLDING COMPRISING A

DETACHED RESIDENCE OF CHARACTER

No. 29, Butleigh, with range of outbuildings and a productive close of Orchard Land Nod. Pt. 359 and 362 on Sale Plan, the whole extending to la. 3r. 0p.

The House contains Sitting Room, Kitchen, Pantry and Scullery, Three Bedrooms and Box room. E.C.

The Outbuildings consist of Cellar, Stable, Outhouse, Cart Shed, Cider House with loft over. Store Room and small Cellar. Water by Pump from well in washhouse.

Let to **Miss A. Little** on a yearly Ladyday tenancy at a rental of £35 per annum. Tithe, Annuity 14/8.

Apportioned Land Tax, 9/- *[£1000 F. Coles (client)]*

LOT 20

A STONE BUILT AND TILED

DWELLING HOUSE

with Garden and Smithy, situate adjoining the High Street at Butleigh, Nod. Pt. 354 on Sale Plan, extending to 1r. 7p. (more or less). The House contains Hall, Sitting Room, Kitchen, Larder and Washhouse, 3 Bedrooms. E.C.

Adjoining is Smithy with loft over, Shoeing Shed, Implement Shed and Lean-to. Water by pump from well in washhouse.

Let to **Mr. C. Dunkerton** on a monthly tenancy at a rental of £14 10s. 0d. per annum. The business of Village Smithy has been carried on in these premises for a great number of years.

The purchaser must satisfy himself as to what are tenant's fixtures.

Apportioned Land Tax, 6/8. *[£700 N.S.]*

LOT 21

AN ATTRACTIVE

BUSINESS PREMISES

in which for many years past a Wheelwright's business has been carried on. No. Pt. 354 on Sale Plan in extent 2r. 15p. (more or less).

The Property comprises a Stone and tiled DWELLING HOUSE containing Hall, Two Sitting Rooms, Kitchen, Washhouse, Outhouse and Lean-to. 5 Bedrooms. 2 E.C's.

Attached is Wheelwright's Shop, Carpenter's Shop with Paint Shop over.

The Outbuildings consist of Store House, Stable, Cart Shed, Lean-to. Two open Timber and Galvanised Sheds.

Water by pump in washhouse from well.

Let to **Mr. W. A. Forsey**, together with Lot 73 at a Total Rental of £50 per annum, of which £46 is apportioned in respect of this Lot.

The Tenant claims electric wiring throughout the house. Tithe Annuity 4/3d.

Apportioned Land Tax, 2/-.

The purchaser must satisfy himself as to what are tenant's fixtures. *[Withdrawn]*

LOT 22

A VERY ATTRACTIVE DETACHED STONE BUILT AND SLATED AND TILED

DWELLINGHOUSE AND LOCK-UP SHOP

Garden, Garage and Outbuildings, pleasantly situated and occupying a corner site No. Pt. 355 and No. 353 on Sale Plan and extending to 1r. 36p. (more or less).

The House contains Dining Room, Drawing Room. Kitchen, Pantry, Scullery, Lock-up Shop, 4 Bedrooms and Bath Room (cold water only). E.C.

There is a capital Stone and Wood built and tiled Lock-up Garage, also Old Cottage adjoining, used as store rooms.

The productive Garden is situate on the opposite side of the road. Water is laid on from the Estate Supply.

Let to **Mrs. Clegg** (with the exception of the Lock-up shop, which is vacant) on a quarterly tenancy at a rental of £40 per annum.

The electric light wiring throughout is claimed by the Tenant.

Tithe Annuity 4d.

Apportioned Land Tax, 3/8. *[£1175 N.S.]*

LOT 23

TWO SEMI-DETACHED STONE BUILT AND TILED

COTTAGES AND GARDENS

Numbered 95 and 96, Butleigh and pt. No. 355 on Sale Plan.

Cottage No. 95 contains Living Room, Scullery, 2 Bedrooms, E.C., and is let to **Mr. J. Whitehead**, or his tenant, on a monthly tenancy at a rental of £10 p.a. Tenant pays rates. Electric wiring is claimed by Tenant.

No. 96 contains Living Room, Scullery and two Bedrooms, E.C. Outhouse and Lean-to Shed. Let to **Mr. F. Craft** on a monthly tenancy at a rental of £7 16s. 0d. p.a. Landlord pays Rates. Water is laid on to tap outside No. 95.

Tithe Annuity 6d. £275 N.S.]

LOT 24

TWO SEMI-DETACHED STONE BUILT AND TILED

COTTAGES AND GARDENS

numbered 97 and 98 Butleigh and Nod. Pt. 355 on Sale Plan.

Cottage No. 97 contains Two Sitting Rooms, Kitchen, Scullery, 3 Bedrooms. Garage. E.C. Tenant claims electric wiring. Let to **Mr. C. Dyer** on a monthly tenancy at a rental of £13 p.a. Landlord pays Rates.

Cottage No. 98 contains Sitting room, Kitchen, 2 Bedrooms, E.C and Coalhouse. Let to **Mr. W. J. Foot** or his sub-tenant on a monthly tenancy at a rental of £12 p.a. Landlord pays Rates.

Water is laid on to each cottage from the Estate supply. Tithe Annuity 6d.

Apportioned Land Tax, 3/4. *[Withdrawn]*

LOT 25

TWO' STONE BUILT AND TILED

COTTAGES

numbered 32, 33 and 34 (now one) Butleigh, and Pt. 355 on Sale Plan.

Cottage No. 32 contains Sitting Room, Kitchen, Scullery, 2 bedrooms and box room. E.C. and washhouse which is in common use with Nos. 33 and 34.

Tenant claims electric wiring. Water laid on from Estate supply. Let to **Mr. F. Moore** on monthly tenancy at £4 per annum.

Cottage No. 33 and 34 contains Sitting Room, Living Room, Scullery, 2 Bedrooms and Box Room.

Tenant claims electric wiring. Water laid on from Estate supply.

Let to **Mrs. L. R. Francis** on a monthly tenancy at a rental of £6 10s. 0d. per annum. Landlord pays Rates.

Tithe annuity 1/2d. £300 *Mrs. Dakin*

LOT 26

A CAPITAL SEMI-DETACHED STONE BUILT AND TILED

COTTAGE

with good Garden, numbered 35, Butleigh, and Pt. 374 on Sale Plan, containing Sitting Room, Kitchen, Larder, Washhouse and 3 Bedrooms, E.C. and Pig Sty in garden of Cottage No. 36.

Water is laid on from the Estate Supply for joint use of this and cottage No. 36.

Let to **Mr. J. Moore** on a monthly tenancy at a rental of £7 16s 0d. per annum. Landord pays Rates. Tenant claims electric wiring. *[Sold]*

LOT 27

AN ATTRACTIVE SEMI-DETACHED STONE BUILT AND TILED

COTTAGE

with productive Garden numbered 50, Butleigh, and Nod. Pt. 346 on Sale Plan, containing Living Room, Scullery, Pantry and 3 Bedrooms, Washhouse. Coalhouse. E.C. and pig sty.

Water by pump from well in joint use with Lot 28

Let to **Mr. J. Gane** on a yearly Ladyday tenancy at the apportioned rent of £7 16s. 0d. Tithe annuity 6d.

Apportioned Land Tax, 1/8. *[Sold]*

LOT 28

The **ADJOINING COTTAGE** numbered 49. Butleigh, and Nod. Pt, 346 on Sale Plan, containing Living Room. Scullery, Pantry, 4 Bedrooms, Wash house, Coalhouse and E.C.
Water by pump from well in joint use with Lot 27.
Occupied by **Mr. L. Crocker** on service tenure which expired on the 26th September, 1946.
Tithe Annuity 6d.
Apportioned Land Tax, 1/8. [*Withdrawn*]

LOT 29

A BLOCK OF THREE STONE BUILT AND TILED COTTAGES

Nos. 52, 53. and 54, Butleigh, and Nod. Pt. 377 on Sale Plan.
Cottage No. 52 contains Living Room, Scullery, 2 Bedrooms. E.G.
Let to **Miss Lewellyn** on a monthly tenancy at a rental of £11 14s. 0d. per annum.
Cottage No. 53 contains Living Room, Scullery, 2 Bedrooms E.C
Let to **Mrs. Drake** on a monthly tenancy at a rental of £7 16s. 0d. per annum.
Cottage No. 54 contains Living Room, Scullery, 2 Bedrooms, Boxroom. E.C.
Wash house for joint use of the three houses. Water by pump from well on No. 53.
Let to **Mr. J. Gane** or his sub-tenant on a yearly Ladyday tenancy at the apportioned rent of £7 16s. 0d.
Landlord pays Rates. Tithe Annuity 1/9. [*£270 G. Wason*]

LOT 30

A DESIRABLE STONE AND BRICK BUILT AND TILED COTTAGE WITH GARDEN

No. 48, Butleigh, and Nod. Pt 342 on Sale Plan, containing Sitting Room, Kitchen, Scullery, Washhouse and 4 Bedrooms. E.C.
Water is obtained from Well on Lot 32.
Let to **Mr. J. Whitehead** or his sub-tenant on a monthly tenancy at a rental of £15 12s. 0d. per annum. Landlord pays rates. Tithe annuity 1/-.
Apportioned Land Tax, 1/4. [*Sold*]

LOT 31

A USEFUL HOLDING COMPRISING A STONE BUILT AND THATCHED COTTAGE WITH GARDEN

No. 47, The Square, Butleigh, together with a Close of Productive Orchard Land Nod. Pt. 342 and 378 on Sale Plan, in extent 1a. 3r. 33p.
The Cottage contains Hall, Sitting Room, Kitchen, Scullery, Pantry, Washhouse, 4 Bedrooms and two Attics. E.C. Pig Sty and Lean-to Shed.
Water is obtained from well on Lot 32. The right of entrance for all purposes is over Lot 32.
Let to **Mr. H. Moore** on a monthly tenancy at a rental of £16 18s. 0d. per annum. Tithe Annuity 15/7d.
Apportioned Land Tax, 1/3. [*£550 N.S.*]

LOT 32

A BLOCK OF FOUR STONE BUILT TILED AND THATCHED COTTAGES

Numbered 43, 44, 45 and 46, The Square, Butleigh, together with valuable BUILDING SITE, Nod. Pt. 342 on Sale Plan in extent 2r. 15p. (more or less).
COTTAGE No. 44 contains Living Room, Pantry and 2 Bedrooms. E.C
Let to **Mrs. B. Pike** on a monthly tenancy at a rental of £3 per annum. Landlord paying Rates.
Water is from well in joint use with Lots 30 and 31.
COTTAGES Nos. 43, 45 and 46 are void.
Tithe Annuity 3/3d.
Apportioned Land Tax, 1/4. [*£95 Spiller*]

LOT 33

A STONE BUILT AND TILED SEMI-DETACHED

COTTAGE WITH GARDEN

numbered 41, Butleigh, and Nod. Pt. 342 on Sale Plan, containing Living Room. 2 Store Rooms, Wash house. Coal Shed, 2 Bedrooms, E.C.

Water is obtained from Well on Pt. Ord. No. 349.

Tenant claims electric wiring.

Let to **Mr. W. J. Foot**, or his sub-tenant, on a monthly tenancy at a rental of £13 per annum. Landlord paying rates.

Apportioned Land Tax, 8d. *[Withdrawn]*

LOT 34

THE ADJOINING STONE BUILT AND TILED

COTTAGE

numbered 42, Butleigh, and Nod. Pt. 342 on Sale Plan containing Living Room, Washhouse, Pantry and two Bedrooms. E.C. Tenant claims electric wiring.

Water is obtained from Well on Pt. Ord. No. 149.

Let to **Mr. H. Pike** on monthly tenancy at a rental of £3 5s. 0d. per annum. Landlord pays Rates.

Apportioned Land Tax, 8d. *[£130 N.S.]*

LOT 35

AN ATTRACTIVE STONE BUILT AND TILED

COTTAGE

with large productive garden and outbuildings Nod. 39, Butleigh, and Pt. No. 349 on Sale Plan, in extent 2r. 29p.

The Cottage contains Sitting Room, Living Room, Washhouse. Pantry and three Bedrooms. E.C. The Outbuildings consist of Stable and two Pig Styes. Water is obtained from Estate Supply by tap on Lot 36.

Let to **Mr. W. Dimmock** on a monthly tenancy at a rental of £10 p.a. Tenant pays rates. Tithe Annuity 2/2d.

Apportioned Land Tax, 4d. *[£375 N.S.]*

LOT 36

A STONE BUILT AND THATCHED

COTTAGE

with Large Garden and Shed, Nod. 40, Butleigh, and Pt. 351 on Sale Plan, in extent 1r. 12p.

The house contains Sitting Room, Kitchen, Scullery, Washhouse with Loft over. 2 Bedrooms and Store Room. E.C.

Tenant claims electric wiring.

Water is laid to tap from Estate supply and is in joint use.

Let to **Mr. S. Small** on a monthly tenancy at a rental of £6 per annum. Landlord pays Rates. Tithe Annuity 2/5d.

Apportioned Land Tax, 2/4. *[£175 N.S.]*

LOT 37

A VALUABLE BUILDING SITE

Part 352 on Sale Plan in extent 27p. (more or less) on which is erected the British Legion Hut. Let to the British Legion on a yearly Michaelmas tenancy at the nominal rent of 4/- per annum. *[Withdrawn]*

LOT 38

ATTACHED STONE BUILT AND THATCHED

COTTAGE

with a large productive garden and outbuildings No. 37 and 38 (now one) and numbered Pt. 354 on Sale Plan containing Living Room, Kitchen, Scullery, Washhouse, 3 Bedrooms and E.C. There is a stone and tiled Outhouse. Water is obtained from Estate supply by tap on Lot 36.

Let to **Mr. F. A. West** on a monthly tenancy at a rental of £3 9s. 0d. per annum. Landlord paying Rates. [*£230 N.S.*]

LOT 39

TWO STONE BUILT AND THATCHED

COTTAGES

Nos. 55 and 56, Butleigh, No. Pt. 410 on Sale Plan, in extent 1r. 15p. (more or less).

Cottage No. 55 contains Living Room, Small Back Room, Scullery, 2 Bedrooms. E.C. Water is obtained from well.

Let to **Mr. J. May** on a monthly tenancy at a rental of £7 10s. 0d. per annum. Landlord paying Rates.

No. 56 is a similar Cottage, unoccupied. This Lot offers an attractive site for building.

Tithe Annuity 2/9d. [*£140 Mr. Barry*]

LOT 40

A BLOCK OF THREE STONE BUILT AND TILED

COTTAGES

with Gardens, situate opposite the Rose and Portcullis Inn, No. 59, 60, 61, Butleigh, No. Pt. 410 on Sale Plan.

Cottage No. 59 contains Living Room, Scullery, 2 Bedrooms. E.C.

Let to **Mrs. N. Adams** on a monthly tenancy at rental of £4 per annum.

Cottage No. 60 contains Sitting Room, Kitchen, Washhouse and three Bedrooms. E.C.

Let to **Mr. J. Whitehead** or his sub-tenant on a half-yearly tenancy at a rental of £7 10s. 0d. p.a., tenant paying rates

Cottage No. 61 contains Living Room, Back Kitchen, 2 Bedrooms, and Pig Sty.

Let to **Mr. J. Whitehead** on a half-yearly tenancy at a rental of £7 16s. 0d. p.a. Landlord paying Rates.

Water is obtained from Well on No. 59.

Tithe Annuity 11d. *£450 J. Whitehead*]

LOT 41

A BLOCK OF THREE STONE BUILT AND TILED

COTTAGES

with large Shed and ORCHARD, No. 62, 63. and 64, Butleigh, Nod. 405 and 404 on Sale Plan, in extent 1a. 0r. 13p.

No. 62 contains Living Room, Scullery, Larder and two Bedrooms and E.C.

Let to **Mr. J. Lamport** on a monthly tenancy at a rental of £7 per annum. Landlord paying rates.

No. 63 contains Sitting Room. Kitchen, Scullery, 2 Bedrooms. E.C. Large stone and tiled Shed with Loft over. (Range claimed by tenant).

Let to the **Butleigh Co-operative Society**, together with the Orchard and piggeries, on a monthly tenancy at a rental of £15 p.a. Landlord paying Rates.

No. 64 contains Living Room, Scullery, 2 Bedrooms. E.C.

Let to **Mr. R. Hallett** on a monthly tenancy at a rental of £10 p.a. Landlord paying Rates. Water is obtained from Well.

Tithe Annuity 5/10d. [*£560 S. Higgins (Reg Higgins in one catalogue)*]

LOT 42

AN ATTRACTIVE DETACHED STONE BUILT AND TILED DWELLING HOUSE

with Garden situate at Oddway, and Nod. 66a, Butleigh, Pt. 399 on Sale Plan, containing Sitting Room, Kitchen, back kitchen and Washhouse, 4 Bedrooms. E.C. and pig sty.

Let to **Mr. J. Whitehead** on a yearly Ladyday tenancy at the apportioned rent of £7 16 0. Water is obtained by pump from Well.

Tithe Annuity 2/-. [*Sold*]

LOT 43

A DETACHED STONE BUILT AND TILED COTTAGE

with large Productive Garden. No. 66, Butleigh, Pt. 399 on Sale Plan, containing Sitting Room, Kitchen (Range claimed by tenant). Washhouse. Pantry and Coal house. 3 Bedrooms and Attic

There is an old Cottage adjoining used as a Store Room. Water is obtained from a well.

Let to **Mr. J. Whitehead** on a yearly Ladyday tenancy at the apportioned rent of £7 16 0.

Tithe Annuity 3/11d. [*Sold*]

LOT 44

A STONE BUILT AND THATCHED COTTAGE

with Garden No. 67, Butleigh, and Pt. 399 on Sale Plan, containing Kitchen, Living Room, Scullery, Coalhouse, and 3 Bedrooms, Stone and tiled Washhouse, Store Shed and E.C. Water is obtained from Well.

Let to **Mr. G. Burrough** on a yearly Ladyday tenancy at the apportioned rent of £7 16 0.

Tithe Annuity 6/1d.

Apportioned Land Tax, 2/-. [*Sold*]

LOT 45

A VERY DESIRABLE COMPACT PROPERTY

comprising detached Cottage Residence. Productive Orchard and Outbuildings, situate at Oddway, Butleigh, Nod. Pt. 446 on Sale Plan, in extent 3r. 14p.

The House No. 68, Butleigh, is stone built and tiled, and contains Sitting Room, Kitchen, Pantry two Bedrooms and Store Room. Washhouse or Cider House. (Tenant claims bed of cider press). E.C.

The Outbuildings consist of Stable, Meal House and Work Shop.

The galvanised Lean-to at back of house is claimed by tenant.

Water is obtained from Well.

Let to **Mrs. A. L. Higgins** on a monthly tenancy at a rental of £20 per annum. Landlord pays Rates.

Tithe Annuity 1/-.

Apportioned Land Tax, 1/4. [*£510 Mrs. G. Higgins*]

LOT 46

A BLOCK OF FOUR STONE BUILT AND TILED

COTTAGES

with large Gardens, situate at Oddway, numbered 69-72, Butleigh, and Nod. ft. 446 and Pt. 452 on Sale Plan No. 69 contains Living Room, Pantry, Washhouse, 2 Bedrooms. E.G. and pig sty.

Let to **Mr. W. G. Harding** on a monthly tenancy at a rental of £5 per annum. Landlord paying Rates.

No. 70 contains Living Room, Kitchen, Washhouse, Scullery, 3 Bedrooms. E.C. (Range claimed by tenant).

Let to **Mr. J. Small** on a monthly tenancy at a rental of £10 per annum. Landlord paying Rates.

No. 71 contains Living Room, Pantry, Washhouse and Scullery, 2 Bedrooms. E.C.

Let to **Mr. J. Whitehead** on a yearly Ladyday tenancy at the apportioned rent of £7 16 0.

No. 72 contains Living Room, Bedroom, Lean-to, Washhouse. E.C

Let to **Mr. G. Davis** on a monthly tenancy at a rental of £4 per annum. Landlord paying Rates.

Tithe Annuity 1/6. [*£320 J. Whitehead*]

LOT 47

AN ATTRACTIVE

DWELLING HOUSE

situated at Oddway No. 101, and known as "**Bethel Cottage**," No. Pt 452 on Sale Plan. The house is stone built, slated and tiled and contains Sitting Room, Kitchen, Larder and Scullery, 4 Bedrooms. E.C. Water is obtained by pump from Well.

Let to **Mr. J. Whitehead** on a yearly Ladyday tenancy at the apportioned rent of £7 16 0. Tithe Annuity 2/-. [*Sold*]

LOT 48

A DESIRABLE

VILLA RESIDENCE

situate at Oddway, No. 102, and known as "**Pouncy Villa**," Pt. 452 on Sale Plan. The house is stone built, slated and tiled and contains 2 Sitting Rooms, Kitchen, Back Kitchen, Scullery and Washhouse, 4 bedrooms and landing. E.C

Water is obtained by pump from well. Let to **Mr. A. E. Davis** on a monthly tenancy at a rental of £7 10s. 0d. per annum. Landlord paying Rates. Tithe annuity 4/1d. [*£390 N.S.*]

LOT 49

A VERY ATTRACTIVE

PROPERTY

comprising a well built stone and tiled Cottage Residence, the Fishponds, Nursery, and small Orchard No. Pt. 474, 476 and 475 on Sale Plan. The whole in extent 2a. 0r. 2p. The house is stone built and tiled, and contains Living Room, Sitting Room and Pantry, 3 Bedrooms. E.C. Lean-to Shed.

The cottage is let to **Mr. F. Warburton** on a monthly tenancy at a rental of £6 10s. 0d. Landlord paying rates. Water from spring. The Fishponds and Nursery are in hand. Tithe annuity 7/10.

Timber Valuation, £90. [*Sold*]

LOT 50

AN ATTRACTIVE DETACHED STONE BUILT AND TILED

COTTAGE

with large productive Garden situate adjoining Banbury Lane, and known as "**Spring Gardens**." No. 480 on Sale Plan in extent 2r. 0 p.

The house contains Sitting Room, Kitchen, Scullery and 3 Bedrooms. E.C. and Shed. Tenant claims the range. Water supply from a spring. Drinking water has to be fetched.

Let to **Mr. H. Davis** on a monthly tenancy at a rental of £13 per annum. Landlord paying Rates. [*£350 N.S.*]

LOT 51

A BLOCK OF THREE STONE AND BRICK BUILT AND TILED COTTAGES

with Garden and Orchard, situated at Quarry Lane. Numbered 80, 81, and 82, Butleigh, and No. 421, 493 and Pt. 419 on Sale Plan. In extent la. 1r. 24p. (more or less).

No. 80 contains Sitting Room, Kitchen, Scullery, Larder, Washhouse, 2 Bedrooms and 2 Store Rooms. E.C.

Let to **Mr. H. A. Witcombe** on a monthly tenancy at £4 per annum. Landlord paying rates.

No. 81 contains Sitting Room, Kitchen, Scullery, Larder, Coal House, 4 bedrooms and Store Room. E.C.

Let to **Mr. C Lampert** on a monthly tenancy at a rental of £15 per annum. Landlord paying rates.

No. 82 contains Living Room, Back Kitchen, 2 Bedrooms. E.C. Washhouse. Water is obtained from Well on Pt. 419 for the three houses.

No. 82 is void and is sold with Vacant Possession. Tithe annuity 3d.

Apportioned Land Tax, 3/4. *[Withdrawn]*

LOT 52

AN ATTRACTIVE DETACHED STONE BUILT AND TILED DWELLING HOUSE

and Garden, situated adjoining the road from Street to Kingweston, numbered 83, Butleigh, and Nod. Pt.546 on the Sale Plan.

The house contains Sitting Room, Living Room, Kitchen, Scullery and 4 Bedrooms, approached by two staircases.

Detached stone and tiled washhouse, wood shed and E.C. Water is obtained from a well.

The house is in hand and will be sold with Vacant Possession.

LOT 53

A SEMI-DETACHED STONE BUILT AND TILED COTTAGE AND GARDEN

situate at Beggars Grave No. 84a, Butleigh, and Nod. Pt. 541 (Butleigh Parish), and Pt. 490 (Compton Dundon Parish) on Sale Plan containing Sitting Room, Back Kitchen and Scullery, 3 Bedrooms. E.C. Water is obtained from a well in joint use with Lot 54 on Ord. No. 543.

Let to **Mr. G. H. Stoodley** on a monthly tenancy at a rental of £11 per annum. Landlord paying rates.

A right-of-way for all purposes is reserved to this Lot over Ord. No. 543 as at present enjoyed, including access to the well.

LOT 54

THE ADJOINING STONE BUILT AND TILED COTTAGE AND GARDEN

Nod. 84, Butleigh, and Pt. 541 on Sale Plan, containing Sitting Room, Kitchen, Back Kitchen, Larder, Pantry, Washhouse, 3 Bedrooms. E.C. Water is obtained from a well in joint use with Lot 53 on Ord. No. 543.

This Cottage is let with the Shooting on the Estate, to **Mr. J. Whitehead**, the tenancy of which expired on the 1st February, 1947.

A right-of-way for all purposes is reserved to this Lot over Ord. No. 543 as at present enjoyed, including access to the well. *[Withdrawn]*

LOT 55

AN ATTRACTIVE PROPERTY COMPRISING A DETACHED STONE BUILT AND SLATED COTTAGE RESIDENCE

known as the "**Keeper's Cottage**," with Garage. Range of Outbuildings and Kennels, situated adjoining Wood Lane, Nod. Pt. 239 on Sale Plan.

The House contains Sitting Room, Living Room, 1 Bedrooms. E.C.

The Outbuildings consist of Garage, Washhouse and Store Shed, Barn with loft over, and two stone and galvanised Dog Kennels.

Let with the Shooting on the Estate, to **Mr. J. Whitehead**, the tenancy of which expired on the 1st February, 1947.

LOT 56

TWO STONE BUILT AND TILED

COTTAGES

situated at Moorhouse, Nos. 86 and 87, Butleigh, with range of Farm Buildings. Nod. 274 on Sale Plan, in extent 2r. 37p. (more or less).

No. 86 is stone built and tiled, and contains Sitting Room, Kitchen, Larder, 3 Bedrooms. Washhouse, Outhouse, Lean-to and E.C. Let to **Mr. W. Small** on a monthly tenancy at a rental of £8 3s. 0d. per annum. Landlord pays rates.

No. 87 contains Sitting Room, Kitchen, Larder, Washhouse, 3 Bedrooms. E.C. Detached stone built and tiled Shed.

Let to **Mr. L. Maunder** on a yearly Ladyday tenancy at the apportioned rent of £7 16 0 per annum. Water is obtained for both cottages from a spring on No. 275 on Sale Plan, Lot 75.

The Farm Buildings consist of Barn and Shed, and are let to **Mr. J. Killen** on a yearly Ladyday tenancy at the apportioned rental of 10/- per annum. Tithe annuity 3/5. Drainage Rates, £1 9s. 2d. [*£425 N.S.*]

LOT 57

IN THE PARISH OF BALTONSBOROUGH

A BLOCK OF THREE PICTURESQUE STONE BUILT TILED AND THATCHED

COTTAGES

situated at Baltonsborough and known as " **Gatehouse**," Nod. 88, 89, 90, Butleigh. Nod. Pt. 624 on Sale Plan, in extent 2r. 11 p.

No. 88 contains Sitting Room, Kitchen, Scullery and Pantry, 2 Bedrooms. E.C. Water is laid on from the Wells R.D.C's main.

Let to **Mr. W. G. Rawles** on a monthly tenancy at a rental of £7 4s. 0d. per annum. Landlord pays rates.

No. 89 contains Hall, Living Room, Pantry, 2 Bedrooms. E.C. Water is laid on from the Wells R.D.C's Mains.

Let to **Mrs. Keys** on a monthly tenancy at a rental of £6 4s. 0d. per annum. Landlord pays rates.

No. 90 contains Living Room, Washhouse, 2 Bedrooms. E.C.

Let to **Mrs. Richardson** on a monthly tenancy at a rental of £10 per annum. Landlord pays rates.

Apportioned Land Tax, 11/2. Drainage Rates, 1/2. [*£600 Mr. Gadd (agent)*]

LOT 58

A SEMI-DETACHED

COTTAGE AND GARDEN

situate adjoining the road opposite " Roods Farm," and known as " **Hospital Cottage** " being Part No. 429 on Sale Plan. It is stone built and tiled and contains Sitting Room, Kitchen, Lean-to Shed (claimed by the Tenant), 3 Bedrooms. E.C. Water supply is from a well in joint use with adjoining cottage. Tenant claims electric wiring.

Let to the Trustees of the Butleigh Hospital on a half-yearly tenancy, at a rental of £6 10s. 0d. per annum Rates paid by the tenant.

Apportioned Land Tax, 2/8.

LOT 59

A VALUABLE

BUSINESS PREMISES

known as **The Butleigh Co-operative Stores**, centrally situated adjoining the High Street, at Butleigh, comprising comfortable Dwelling-house, Double-fronted Shop, Store Rooms, Office, Bakery, Garage, Lean-to Shed, Stables, etc. Nod. Pt. 351 on Sale Plan and in extent 1r. 20p. (more or less).

The Dwellinghouse is stone built and tiled, and contains Sitting Room, Dining Room, Kitchen, Pantry, 3 Bedrooms, Bathroom (cold supply) and W.C. The Business Premises comprise Double-fronted Shop, separate Drapery Department, Office, and three large Store Rooms, Bakery (with steam oven) with loft over, two Store, Rooms, two Garages, Stables, galvanised iron Tool Shed, outside E.C. Water is laid on from the Estate supply.

Let to the Butleigh Co-operative Society, Ltd.. on a lease for 21 years from the 25th day of March, 1933, at £45 9s. 0d. per annum. Tithe Annuity 4/7d.

The purchaser must satisfy himself as to what are tenant's fixtures.

Apportioned Land Tax, 5/4. [*Withdrawn*]

LOT 60

AN ATTRACTIVE

HOLDING

comprising a Dwellinghouse, Butcher's Shop, together with Valuable Close of Orchard Land, being Part 346 on Sale Plan, in extent 2a. 2r. 0p. The House is stone built and tiled, and contains 2 Sitting Rooms, Kitchen, 3 Bedrooms. Butcher's Shop with loft over, Cellar, Store Room and Larder. Outside E.C. Water is by pump from well.

The tenant claims the "AGA" Cooker, and electric wiring.

The Purchaser must satisfy himself as to what are the tenant's trade fixtures. The building consists of Slaughter House, two-stall Stables and Cart Shed, two Pig Sties and Greenhouse.

Let to **Mr. E. R. Otton** on a yearly Ladyday tenancy, together with Lot 78 at a rental of £50 per annum, of which sum £43 is apportioned in respect of this Lot.

Tithe Annuity, £1 6s. 7d. Apportioned Land Tax, 8/4.

Timber Valuation, £10. [*£1200 Mr. Otton*]

LOT 61

A VALUABLE

ORCHARD

situate adjoining the road from Butleigh to Castle Cary, Nod. Pt. 410 on Sale Plan. In extent 2r. 35p. (more or less)

Let to **Mr. L. G. Barry** on a yearly Ladyday tenancy, together with Lot 62, at a rental of £8 per annum of which £2 is apportioned in respect of this Lot. Tithe annuity 5/8d. [*£140 N.S.*]

LOT 62

A VALUABLE CLOSE OF

PASTURE LAND

situate adjoining the road at Oddway, Nod. 408 on Sale Plan, in extent 3a. 3r. 24p. (more or less).

Let to **Mr. L. G. Barry** with Lot 61 on a yearly tenancy at the apportioned rent of £6. Tithe annuity 4/2d. [*£70 N.S.*]

LOT 63

A THRIVING

MATURED ORCHARD

situated adjoining the road opposite Corvyle House containing a fine selection of healthy fruit trees. Nod. 415 on Sale Plan, and in extent 3r. 21p.

Let to **Mr. H. Hennessey** with other Land, on a yearly tenancy, (6 months' notice having been given to the occupier to expire on the 25th March, 1947) at the apportioned rent of £4.

Tithe Annuity 2/9.

Apportioned Land Tax, 1/- [*together with lot 94 Withdrawn*]

LOT 64

A PRODUCTIVE

ORCHARD

well stocked with Fruit Trees, conveniently situated adjoining the road from Butleigh to Castle Cary, numbered 343 on Sale Plan in extent 1a. 2r. 23p. (more or less).

Let to **Mr. J. Baulch** together with Lot 65 on a yearly Michaelmas tenancy at a total rent of £6 10 0 of which £5 is apportioned in respect of this Lot. Tithe annuity 13/4.

Apportioned Land Tax. 4d. [*£300 Baulch*]

LOT 65

A PRODUCTIVE PIECE OF

PASTURE LAND

adjoining Washbrook, numbered 339 on Sale Plan, and in extent 3r. 4p. (more or less).

Let to **Mr. J. Baulch** on a yearly Michaelmas tenancy with Lot 64 at the apportioned rent of £1 10s 0d. p.a.

Tithe annuity 1/-. [*£70 Baulch*]

LOT 66

A VALUABLE ENCLOSURE OF WELL STOCKED

MATURED ORCHARD

situate adjoining the road from Butleigh to Castle Cary, numbered 348 on Sale Plan, in extent 2r. 30p. (more or less).

Let to **Mr. J. Baulch** on a half yearly tenancy at a rental of £3 per annum.

Tithe annuity 9d. [*£110 Baulch*]

LOT 67

A VALUABLE LOT COMPRISING A PLOT OF

ORCHARD LAND

with Stable and Cart Shed, situated adjoining " Water Lane," suitable for a Building Site, numbered Pt. 351 on Sale Plan, in extent 1r. 20p. (more or less).

Let to **Mr. W. Dyer** on a yearly Ladyday tenancy with other Lots at the apportioned rent of £3.

Tithe annuity 3/-. [*£155 Dyer of Post Office*]

LOT 68

A VALUABLE CLOSE OF

ORCHARD LAND

well stocked with Fruit Trees, situate at " Back Town " Nod. 364 on Sale Plan, and in extent 3r. (more or less).

Let to **Mr. W. Dyer** on a yearly Ladyday tenancy with other Lots at the apportioned rent of £3.

Tithe annuity 5/10.

Apportioned Land Tax, 1/8. [*£300 with next lot by Mr. F. Coles for client*]

LOT 69

A CLOSE OF

ACCOMMODATION PASTURE LAND

situate adjoining the last Lot. numbered 365 on Sale Plan, in extent 3r. 14p. (more or less). Let to **Mr. W. Dyer**, with other Lots, on a yearly Ladyday Tenancy at the apportioned rent of £2.

Tithe annuity 6/3.

Apportioned Land Tax, 1/4. [*see previous*]

LOT 70

A VALUABLE CLOSE OF

ORCHARD LAND

well stocked with thriving Fruit Trees, numbered 316 on Sale Plan, in extent 1a. 1r. 32p. (more or less).

Let to **Mr. J. Killen** with other Lots on a yearly Ladyday tenancy at the apportioned rent of £2 10 0.

Tithe annuity 2/5. [*Sold with 71 next*]

LOT 71

A SMALL CLOSE OF

ORCHARD LAND

situate adjoining the road to Baltonsborough opposite the Butleigh Court Gardens, numbered 315 on Sale Plan, in extent 1r. 35p. (more or less), and forming a desirable Building Site.

Let to **Mr. J. Killen** on a yearly Ladyday tenancy, with other Lots, at the apportioned rent of £1.

Tithe annuity 3/2. [*£400 J. Gane*]

LOT 72

A VALUABLE AND PRODUCTIVE CLOSE OF

ORCHARD LAND

In full bearing, situated adjoining the Butleigh Court Gardens and the road to Baltonsborough, Nod. Pt. 313 on Sale Plan, in extent 5a. 0r. 12p.

Let to **Mr. J. Killen** with other Lots, on a yearly Ladyday tenancy, at the apportioned rent of £12 10 0.

Tithe annuity 5d.

N.B. - A right-of-way for all purposes from A to B on Sale Plan is reserved over this Lot, as access to the Court gardens. [*£900 R. Clapp*]

LOT 73

A VALUABLE

ORCHARD

situated adjoining the road to Baltonsborough, numbered 312 on Sale Plan, in extent 1a. 1r. 2lp. (more or less).

Let to **Mr. W. A. Forsey**, together with Lot 21 on a half yearly tenancy, at the apportioned rent of £4.

Tithe Annuity 11/11. [*£150 J. Gane*]

LOT 74

A SIMILAR CLOSE OF

ORCHARD LAND

with Site of Cottage and Garden, situated at Porters Hill, numbered 292 and 294 on Sale Plan, in extent 2a. 2r. 34p. (more or less).

Let to **Mr. J. Whitehead** on a yearly Michaelmas tenancy, at a rental of £6 per annum.

Tithe annuity 4/11.

Timber Valuation, £8. [*£140 N.S.*]

LOT 75

A DESIRABLE

ORCHARD

situate at " Moorhouse " numbered 275 on Sale Plan, in extent 2r. 24p. (more or less).

Let to **Mr. J. Killen**, with other Lots, on a yearly Ladyday tenancy, at the apportioned rent of £1.

Tithe annuity 5/2.

N.B. - The right to take water from the spring situated in the south-east corner of this Lot is reserved for the benefit of Lot 56. [*£60 S. Higgins*]

LOT 76

A VALUABLE

ORCHARD

well stocked with Fruit Trees, numbered 398 on Sale Plan, and known as " Footlands," in extent 1a. 2r. 38p. (more or less).

Let to **Mr. J. Killen** on a yearly Ladyday tenancy with other Lots at the apportioned rent of £2 10 0 p. a.

Tithe Annuity 2/9. [*£525 G. Burrough*]

LOT 77

A PIECE OF

ORCHARD LAND

and Waste Land adjoining, situate adjoining Banbury Lane, Nod. 509a on Sale Plan, and known as " Banbury Orchard." In extent 1a. 1r. 29p. (more or less). The Orchard in extent 1a. is let to **Mr. G. Stoodley** on a yearly Ladyday tenancy at a rental of £3 per annum. The remainder is in hand.

Tithe Annuity 3/7.

Timber Valuation, £22. [*£80 Lovell*]

LOT 78

A CLOSE OF ACCOMMODATION

PASTURE LAND

situate adjoining Bolster Lane, numbered 246 on Sale Plan. In extent 3a. 2r. 28p. (more or less).

Let to **Mr. E. R. G. Otton** with Lot 60 on a yearly Ladyday tenancy at the apportioned rent of £7.

Tithe annuity 6/3.

Apportioned Land Tax, 2/- [*£210 Otton*]

LOT 79

A CLOSE OF

ORCHARD LAND

together with Garden and Site of Cottage, situated at Oddway, and forming a desirable Building Site, Nod.

Pt. 445 and 444 on Sale Plan, in extent 1a. 1r. 10p. (more or less).

Let to **Mr. S. Higgins** on a half-yearly tenancy at a rental of £3 per annum. [*£110 Barber (or B. Bailey in one cat.)*]

LOT 80

A VALUABLE CLOSE OF

ALLOTMENT

situated opposite Corvyle House, numbered 414 on Sale Plan, in extent 1a. 0r. 20p. (more or less). Let to sundry tenants on a quarterly tenancy at a rental of £4 12s. 10d. A portion of these allotments is void. [*£90 Killen*]

Tithe Annuity 3/7.

LOT 81

A SUBSTANTIALLY STONE BUILT AND TILED

COTTAGE

being No. 3, Compton Street, and Nod. Pt. 326 on Sale Plan, containing Living Room, Small Sitting Room. Scullery and Washhouse, 2 Bedrooms. E.C

Water is laid on from the Estate Supply to tap in joint use with Lot 82.

Let to **Mr. J. Killen** on a yearly Ladyday tenancy with other Lots. Apportioned Rent £7 16s. 0d. per annum.

Tithe Annuity 9d., [*Sold*]

LOT 82

A SIMILAR

COTTAGE

being No. 4, Compton Street, Nod. Pt. 326 on Sale Plan, containing Living Room, Small Sitting Room, Scullery and Washhouse, 2 Bedrooms. E.C

Water laid on from Estate Supply in joint use with Lot 81.

Let to **Mrs. A. Davis** on a monthly tenancy at a rental of £8 9s. 0d. per annum. Landlord pays Rates.

Tithe Annuity 10d. [*£180 J. Davis*]

LOT 83

THE ADJOINING

COTTAGE

being No. 5, Compton Street, Nod. Pt. 326 on Sale Plan, containing Living Room, Small Sitting Room, Scullery and Wash house, 2 Bedrooms. E.C

Water is laid on from Estate Supply. Let to **Mr. J. Killen**, with other Lots, on a yearly Ladyday tenancy at the apportioned rent of £7 16s. 0d. per annum.

Tithe Annuity 10d. *[Sold]*

LOT 84

A SIMILAR

COTTAGE

being No. 6, Compton Street, Nod. Pt. 326 on Sale Plan, containing 2 Sitting Rooms, Large Kitchen, 3 Bedrooms. E.C. Water laid on from Estate Supply.

Let to **Mr. J. Killen** on a yearly Ladyday tenancy at the apportioned rent of £13 6s. 0d. *[Sold]*

LOT 85

TWO STONE BUILT AND TILED

COTTAGES

situated adjoining the High Street, Butleigh, and known as No. 23, and 23a, Butleigh, Nod. Pt. 354 on Sale Plan.

Cottage No. 23 contains Kitchen, Washhouse, Scullery, 4 Bedrooms. E.C. Cottage No. 23a contains Living Room, Scullery, 2 Bedrooms. Woodshed. E.C Water for both Cottages is obtained by pump from a well.

Let to **Mr. J. Gane** on a yearly Ladyday tenancy at the apportioned rent of £15 12s. 0d. *[Sold]*

LOT 86

A CLOSE OF FERTILE

ARABLE LAND

with a small enclosure of ORCHARD, approached from Henley Lane over No. 393, together in extent

2 acres 0 roods 36 perches

SCHEDULE.

No. on Sale Plan.	Description.	SCHEDULE.			Culture.	Quantity
						a. r. p.
392	Arable	...	...	...	Arable	1 2 21
457	Orchard	...	...	...	Orchard	<u>2 15</u>
						<u>2 - 36</u>

Let to **Mr. G. B. Burrough** on a yearly Ladyday Tenancy at a rental of £5 per annum.

Tithe Annuity 16/7.

A right-of-way for all purposes is reserved over No. 392 for the benefit of Lot 116. *[£125 N.S.]*

LOT 87

AN ENCLOSURE OF

WOODLAND

with access to the roadway known as Park Road, and also with right-of-way to the Butleigh-Baltonsborough Road, over a short piece of lane and No. 296, Nod. 307 on Sale Plan, and known as PARK WOOD, extending to

20 acres 2 roods 17 perches

The Standing Timber, comprising Oak, Ash and Elm, has been valued and is included with the sale of the Freehold. This Lot is in hand and Vacant Possession will be given on completion of the purchase.

Tithe Annuity 1/8.

Apportioned Land Tax, 6/8. [*£3500 J. Sewald (?) (Snow & Co)*]

LOT 88

A VALUABLE AREA OF

WOODLAND

known as ROCKS PLANTATION and MILL CLOSE, situated adjoining the road from Kingweston to Street, affording easy exit for felled timber on to this road, and with a further exit on the north by way of Quarry Lane, comprising a total area of

44 acres 3 roods 0 perches

of which the following is a schedule.

No. on Sale Plan.	Description.	Culture.	Quantity.
			a. r. p.
420	Rocks Plantation, etc.	Wood	13 2 6
492a	Plantation ... ..	... ..	1 4
494	PT Rocks Plantation ... ..	... ..	2 1
495a	New Plantation ... ..	... ..	4 3 7
530	Quarry Ground ... ..	... ..	3 3 39
537	Plantation ... ..	... ..	2 0 23
Pt538	Part Mill Close ... ..	... ..	2 1 19
539	Mill Close ... ..	... ..	13 3 21
Pt.419	Pt. Rocks Plantation ... ..	... ..	<u>1 1 0</u>
			<u>44 3 0</u>

This Lot is in hand and Vacant Possession will be given on completion of the purchase.

Tithe Annuity 18/1.

The Standing Timber will be included with the sale of the Freehold. [*Withdrawn*]

LOT 89

A VALUABLE AREA OF PRODUCTIVE

WOODLAND

lying between the roadway leading from Marshalls Elm to Kingweston and Wood Lane, Butleigh, known as BUTLEIGH WOOD, comprising an area of

106 acres 1 rood 27 perches

of which the following is a schedule :

No. on Sale Plan.	Description.	Culture.	Quantity.
			a. r. p.
235	Butleigh Wood	Wood	101 3 5
533	Plantation ... ..	... ..	3 3
534a	Plantation ... ..	... ..	1 2 2
534b	Plantation ... ..	... ..	<u>2 1 17</u>
			<u>106 1 27</u>

The Standing Timber will be included with the sale of the Freehold.

This Lot is in hand and Vacant Possession will be given on completion of the purchase.

Tithe Annuity 1/5. [*Withdrawn*]

LOT 90

AN AREA OF

ROUGH PASTURE AND VALUABLE WOODLAND

situated adjoining the road from Marshalls Elm to Kingweston with extensive frontage thereto, and abutting Combe Hollow Lane on the south, extending to

61 acres 3 roods 30 perches (more or less)

of which the following is a Schedule.

IN THE PARISH OF COMPTON DUNDON

No. on Sale Plan.	Description	Cultivation	Quantity					
			a.	r.	p.			
407	Windmill Hill	.....	.....	.....	.....	1	5	
408	Ditto	.....	.....	.....	.....	4	3	37
409	Coombe Hill	.....	.....	.....	.....	11	0	32
410	.....	.....	.....	.....	.....	3	3	8
411	.....	.....	.....	.....	.....	2	3	32
412	.....	.....	.....	.....	.....	4	2	0
413	.....	.....	.....	.....	.....		3	12
414	.....	.....	.....	.....	.....	1	2	26
415	.....	.....	.....	.....	.....	3	2	33
418	.....	.....	.....	.....	.....	1	2	20
419	.....	.....	.....	.....	.....	16	0	28
416	The Coombe	.....	.....	.....	.....	1	1	2
417	Ditto	.....	.....	.....	.....	8	3	35
			Acres			<u>61</u>	<u>3</u>	<u>30</u>

This Lot is in hand and Vacant Possession will be given on completion of the purchase. The standing Timber will be included with the sale of the freehold.

Tithe Annuity, £1 3s. 3d. *[Withdrawn]*

LOT 91

A VALUABLE AREA OF

WOODLAND, ETC.

situated to the south of the last mentioned Lot with access to the road leading from Marshalls Elm to Kingweston on the North East, and a further outlet to the Compton Dundon Littleton Road extending to an area of

91 acres 0 roods 20 perches

of which the following is a Schedule.

No. on Sale Plan.	Description.	Cultivation.	Quantity					
			a.	r.	p.			
IN THE PARISH OF COMPTON DUNDON.								
492	.....	.....	.....	.....	.....	1	0	18
480	.....	.....	.....	.....	.....	8	3	26
483	Rough Pasture	.....	.....	.....	.....		1	21
482	.....	.....	.....	.....	.....	1	3	18
484	Rough Pasture	.....	.....	.....	.....	2	2	20
486	Ditto	.....	.....	.....	.....	15	1	34
437	Ditto	.....	.....	.....	.....	1	0	5
489	Kings Wood	.....	.....	.....	.....	8	0	5
488	Rough Pasture	.....	.....	.....	.....	13	2	38
494	Rough Pasture	.....	.....	.....	.....		3	7
495	Ditto	.....	.....	.....	.....	1	2	35
Pt. 490	.....	.....	.....	.....	.....		1	23
491	Beggars Grave	.....	.....	.....	.....			1
497	Rough Pasture	.....	.....	.....	.....	7	1	34
527	Blacklains Wood	.....	.....	.....	.....	5	1	7

No. on Sale Plan.	Description.	Cultivation.	Quantity.		
			a.	r.	p.
498	Rough Pasture			1	34
Pt. 524	Ditto		8	0	39
Pt. 523	Ditto				26
526	Ditto		3	0	15
Pt. 528	Ditto			2	0
539	Ditto		7	0	39
493	Roadway				15

IN THE PARISH OF BUTLEIGH.

Pt. 541 7					7
543	Beggars Grave		1	1	0
542	Ditto			2	28
544	Ditto				38
545	Road			1	7
			Acres	<u>91</u>	<u>0 20</u>

This Lot is in hand and Vacant Possession will be given on completion of the purchase. The standing Timber will be included with the sale of the freehold. A right-of-way for all purposes as at present enjoyed over No. 543 is reserved for the benefit of Lots 53 and 54 including access to the well.

Tithe Annuity, £2 12s. 5d. *[Withdrawn]*

LOT 92

A VALUABLE AREA OF

WOODLAND
KNOWN AS
GREAT BREACH WOOD, ETC.

with access to the road from Marshalls Elm to Kingweston, extending to an area of

186 acres 3 roods 5 perches

of which the following is a Schedule.

No. on Sale Plan.	Description.	Cultivation.	Quantity.		
IN THE PARISH OF BUTLEIGH.					
Pt. 546	Wood. etc.		1	1	14
548	Oakley Close		4	0	23
547	Ditto		12	1	10
550	Ditto		2	2	31
Pt. 555	Pt. Great Breach Wood		109	2	8
Pt. 558	Pt. Copley Wood		9	0	8
IN THE PARISH OF COMPTON DUNDON.					
624	Pt. Great Breach Wood		2	3	22
Pt. 659	Pt. High Furze		8	3	7
658	New Hill		20	1	21
626	Sale Piece		5	0	22
627	Pt. Redfield and Long Close		1	3	21
630	Sale Piece		2	3	2
628	Pt. Redfield and Long Close		5	2	29
629	Sale Piece			2	0
631	Sale Piece			2	3
625	Sale Piece		1	0	34
			Acres	<u>186</u>	<u>3 5</u>

This Lot is in hand and Vacant Possession will be given on completion of the purchase. The standing Timber will be included with the sale of the freehold. A right-of-way for ail purposes is reserved over Nos. 625 and 626 between the points marked A and B for the benefit of Lot 91. A right-of-way between the points C. D. for all purposes is reserved over the eastern side of this Lot for the benefit of Lot 93 and a plot retained.

Tithe Annuity, £1 4s. 1d.

Apportioned Land Tax, 6/4. *[Withdrawn]*

LOT 93

A SIMILAR AREA OF

WOODLAND

situate to the south east of the last Lot, extending to an area of

183 acres 0 roods 2 perches

of which the following is a Schedule.

No. on Sale Plan.	Description.	Cultivation.	Quantity.
			a. r. p.
IN THE PARISH OF BUTLEIGH.			
Pt. 555	Pt. Great Breach Wood	... ..	1 3 0
Pt. 563	Pt. Brownings Copsley	... ..	3 1 19
Pt. 565	Pt. Perions Copley	... ..	2 19
Pt. 564	Ditto	... ..	2 0 0
557	Plantation	... ..	1 29
562	Reynolds Chalcombe	... ..	3 3 9
Pt. 558	Pt. Copley Wood	... ..	48 1 25
561	Paddles Ground	... ..	5 3 33
560	Paddles Ground	... ..	3 1 5
559	Paddles Ground	... ..	14 2 27
IN THE PARISH OF COMPTON DUNDON.			
702	Long Wood	... ..	35 0 7
703	Rough Pasture	... ..	5 2 25
704	Rough Pasture	... ..	6 2 8
Pt. 659	Pt. High Furze	... ..	8 0 0
IN THE PARISH OF KINGWESTON.			
43	Copley Wood	... ..	30
Pt. 42	Copley Wood	... ..	13 0 9
37	Chalkham Wood	... ..	7 1 22
39	Wood in Grass Chalkham	... ..	2 3 35
36	Wood in ditto	... ..	3 12
35	Grass Chalkham	... ..	13 3 12
38	Chalkham Wood	... ..	4 3 6
IN THE PARISH OF SOMERTON.			
675	Pt. of Long Wood	... ..	1 30
			Acres <u>183 0 2</u>

This Lot is in hand and Vacant Possession will be given on completion of purchase. The standing Timber will be included with the sale of the freehold. Rights of access to this Lot is reserved over Lot 92 between the points C. D. on plan and the points E. F. on plan over Lot 140.

This Lot is subject to rights-of-way from C. and E. to a plot retained.

Tithe Annuity, £1 9s. 6d.

Apportioned Land Tax, 1/6. *[Withdrawn]*

LOT 94

A VERY ATTRACTIVE RESIDENTIAL PROPERTY KNOWN AS

"CORVYLE HOUSE"

situated adjoining the road leading from the cross roads from Oddway to Butleigh Wootton, comprising a well-built residence, range of stabling, garage, etc., together with valuable Orchard of approx. 2½a., and close of Pasture Land, the whole extending to

6 acres 3 roods 10 perches

The RESIDENCE is stone and brick built with tiled and slated roof, and contains Hail, Drawing Room. Dining Room. Breakfast Room. Kitchen, Pantry, Scullery, Old Dairy, and Washhouse. There are 5 Bedrooms and Dressing Room, Bathroom (H. & C.) and W.C. The bedrooms are fitted with cupboards and 1 with lavatory basin. There are 2 staircases. Water is laid on from the Estate Supply.

The OUTBUILDINGS, which are stone built and tiled, comprise stables with 4 loose boxes, harness room, coal house, garage for 2 cars, implement shed with loft over (galvanised roof), lean-to cellar and stick or wood house with loft over. in Orchard No. 418 there is an open stone and tiled cowshed; range of old piggeries used as poultry houses.

SCHEDULE.
IN THE PARISH OF BUTLEIGH

No. on Sale Plan.	Description.	Cultivation	Quantity.		
			a.	r.	p.
412	Collins Close ...	Pasture	3	1	13
416	Corvyle House, Outbuildings, Yard	Buildings		3	12
418	Orchard	Orchard	2	2	25
			<u>6</u>	<u>3</u>	<u>10</u>

Let to **Mr. H. L. Hennessey** on 3 yearly Ladyday tenancy (6 months notice to quit having been given to the occupier to expire on the 25th March, 1947) together with Lot 63, at a total rent of £74, of which sum £70 p.a. is apportioned in respect of this Lot.

Tithe Annuity 5/8.

Apportioned Land Tax 94.

Timber Valuation £14. [*with 63, £3000 N.S.*]

LOT 95

BUTLEIGH COURT

Comprising the commodious and substantially built Ancestral Mansion (as illustrated on cover), together with the well-built Stables and Coachhouses, Garage, etc., and Porter's Lodge at entrance, and other spacious Outbuildings.

The Mansion and Buildings are built in the main of blue lias stone with Bath stone dressings and roofed with slates, etc.

The Mansion is approached by a carriage drive from the arch at the Porter's Lodge, on the main Butleigh to Street road.

The Property commands beautiful views and has spacious Lawns and Ornamental Gardens.

The whole contains an area of

5 acres 2 roods 28 perches

being Nos. 322 and 324 on the Sale Plan.

The accommodation comprises :—

ENTRANCE HALL. 30ft. x 27ft. x 24ft. high. The walls are covered with a dado in Oak with the linen fold panelling. Large window on the North, 2 handsome carved stone fireplaces, panelled ceiling, oak floor. From the hall rises the stone staircase, enclosed in a recess 10ft. 4ins. wide. Off the Hall is the Alcove Room.

LIBRARY. 22ft. wide and 28ft. 6ins, long, 13ft. 6ins. high. The plaster ceiling is divided into moulded panelling. Large bay window facing the East, 13ft. 7ins. wide. Very handsome carved stone fireplace with Shields and panels above, all richly decorated.

MORNING ROOM OR BOUDOIR. 21ft. x 17ft. 6ins. having a handsome stone carved chimney piece. The room is surrounded with pitch pine panelling 7ft. 6ins. high. Windows on the East. South and West sides. Adjoining is the Garden Room with window facing west, 16ft. 8ins, x 10ft. 4ms. Wide.

PASSAGE AND LOBBY lead to the stone staircase, opening to the garden door on the outside and the Basement Block, which includes Butler's Pantry. 2 Bedrooms, Schoolroom and other offices.

From the Library, handsome double oak doors form the approach to the **SALON.** This elegant room is 45ft. 6ins. long by 26ft. wide and 18ft. 4ins. high. The ceiling is divided between two principal beams into 30 panels. The beams are richly carved and painted in gilt and other colours. Very handsome carved stone chimney piece, deeply cut with scrolls. Tudor Roses, etc. Oak floor. Three windows to this room face the South and one window is on the West side.

THE DINING ROOM is a spacious room of 29ft. long by 23ft. 8ins, wide, together with a large bay window on the North in a recess 8ft. x 18ft. wide. This room is 13ft. 10ins. high and has an oak panelled ceiling the plaster panels being decorated. Handsome carved chimney piece of stone with scrolls and deeply cut recess, all relieved with Tudor roses and other foliage. There are two recesses each side of the window for books and china. From this room the **KITCHEN** and **SCULLERY** are approached and the **SERVANTS' HALL.** This latter is 36ft. 4ins long by 18ft. 3Ins., the walls being partly panelled in various wood frames. Windows on the South and West.

There is a stone recess for carving space and a stone chimney piece.

KITCHEN. 22ft. x 18ft 3ins old range and 3 ovens. Separate Auxiliary Boiler for heating.

BEDROOM ACCOMMODATION comprises: 9 spare rooms in the East Wing including the bedroom and bathroom leading from the Hall. Five bedrooms for maids and 1 Bathroom.

In the **BASEMENT** are the following rooms :—

Old Servants' Hall.
Still Room.
Housekeeper's Room.
Butler's Pantry.
2 Bedrooms.
Brushing Room.
School Room.
Lamp Room, etc.

Water from Estate Supply.

This Lot is now requisitioned by H.M. Office of Works at a rental of £205 per annum. This does not apply to the Porter's Lodge and part of the Outbuildings.

The Porter's Lodge is occupied by **Mr. P. Shortman** on service tenure, which expired on the 26th September, 1946.

The Benefit of any claim for dilapidations on de-requisitioning shall pass to the purchaser.

Apportioned Land Tax, 14/-. Tithe Annuity, 5/8. [*£5500 N.S.*]

VACANT POSSESSION ON COMPLETION

LOT 96

THE EXCEPTIONALLY WELL-BUILT AND ATTRACTIVE RESIDENCE KNOWN AS

"BUTLEIGH HOUSE"

OR

"THE OLD RECTORY"

situate in a secluded position in the centre of the village of Butleigh and well enclosed. Approached by a small carriage drive with good stabling and Garage accommodation. Well laid out Lawns and Kitchen Garden with ample Fruit Trees and Paddock adjoining. Nod. 323 on Sale Plan, the whole being in extent:

3 acres 2 roods 6 perches

The Commodious Residence, which is built of stone and tiled roof, contains :—

SPACIOUS HALL. 12ft. x 14ft.

The Attractive **DRAWING ROOM** 23ft. 6ins. x 18ft. 6ins. with tiled fireplace and recess with large high mullioned window.

The STUDY adjoining 13ft. x 15ft. 6ins. with built-in shelves and overmantel.

The **DINING ROOM** 23ft. 6ins. x 17ft. 6ins.

OFFICE. 13ft. 5ins. x 14ft. 6ins.

The Offices comprise : Large Kitchen with Beeston Boiler, 2 Back Kitchens, 2 Larders, Butler's Pantry, etc. W.C. All on the ground floor.

On the First Floor, approached by a stately staircase :—

BEDROOM No. 1 17ft. x 19ft. with fireplace.

No. 2 20ft. x 13ft. 3ins. do.

No. 3 23ft. 6ins. x 13ft. do.

No. 4 16ft. ins. x 14ft. with fireplace and exposed Beams.

BATHROOM with H. & C. Airing Cupboard and Washbasin. Separate W.C.

There are six smaller Bed and Dressing Rooms and 4 Attic Bedrooms in excellent order.

Electricity and power points throughout the house and most rooms have built-in cupboards.

The STABLES AND OUTBUILDINGS, which are enclosed consist of Garages for 3 Cars, 4-Stall Stable with loose box, with Loft over.

Apportioned Land Tax 2/4. Tithe Annuity 5/3.

This lot is in hand and vacant possession will be given on completion of the purchase. [*£3500 Knight*]

LOTS 98 to 101 will first be offered together and if not so sold offered as lotted.

LOT 98

A VALUABLE

MIXED FARM
 KNOWN AS
" ROWLEY FARM "

conveniently situated adjoining the road from Butleigh Wootton to Butleigh. comprising a well built Farm House, ample and conveniently placed Farm Buildings, two pieces of Coppice and Cottage, the whole extending to

243 acres 2 roods 26 perches (more or less)

THE FARM HOUSE is stone and brick built and tiled, contains Hall, Dining Room, Drawing Room, Breakfast Room, Kitchen, Scullery, Dairy and Cellar. On the first floor are six Bedrooms and Cheese Room in which a bath with cold supply has been fixed. There are two Staircases. Attic. E.C. Water is laid on from a Spring in No. 224.

THE OUTBUILDINGS are stone built with tiled or galvanised roofs and comprise Tool Shed, Cider House with loft over. Open Implement Shed, Barn, Four Stall Stable with Loft over. Stable and Loose box, Fowls' House, Lean-to Shed at rear of barn with enclosed yard. Second Shed with enclosed yard adjoining. 5-Bay Implement Shed, with Garage adjoining, Two 6-Bay Hay Sheds with covered pull in. Cow Stall for 10 (water laid on to cribs). Bull's House and Calves' House adjoining, Chaff House with loft over. Stall with 3 loose boxes (water laid on to crib), Loose Box, Cow Stall for 14 (water laid on to crib). Dairy and boiler house. Covered Manure Pit. Concrete Yard.

THE COTTAGE, situated at the entrance to the farm, contains Sitting Room, Kitchen, Scullery, Three Bedrooms. Water is laid on. Lean-to Bicycle Shed and Coal House adjoining. E.C.

NOTE.—Wood Shed is claimed by tenant.

The Pasture and Arable Lands lie within a ring fence.

SCHEDULE.
IN THE PARISH OF BUTLEIGH

No. on Sale Plan.	Description	Cultivation	Quantity		
			a.	r.	p.
45	Black Thorn	Pasture	3	2	22
48	Black Thorn	Pasture	4	3	15
57	Moores and Chalmers	Pasture	4	1	26
58	Moores Biggs	Arable	5	1	14
59	Talbot Biggs	Arable	6	2	17
60	Great Inlands	Arable	18	1	29
157	Inlands	Arable	21	0	12
191	Beard Ground	Arable	6	3	5
192	Clover Ground	Pasture	4	3	37
193	Rowley Farmhouse, Offices, and Homestead with Cottage	Buildings	2	0	24
194	Orchard	Orchard	2	3	8
195	Rowley Wood Ground	Pasture	3	0	24
196	Rowley Ground Orchard	Orchard		1	38
197	Wood Ground and Talbots	Pasture	7	2	5
198	Inner Wood Ground	Pasture	3	0	34
199	..... ..	Pasture	25	2	34
199a	..... ..	Pasture	4	1	17
228	..... ..	Pasture	6	0	10
202	Catwell or Yonder Wood	Pasture	3	1	27
224	Wood Ground	Arable	17	0	26
250	Dogs Kennel	Arable	7	0	16
252	Little Inlands	Arable	9	0	7
253	Biggs	Pasture	4	2	30
254	Hodges's Biggs	Pasture	6	1	6
282	Inlands	Arable	8	2	31
283	New Close	Arable	11	3	39
284	Rag	Pasture	9	2	20
286	Berrille	Pasture	25	1	30
200	Catwell Wood ... ..	..... ..	3	3	21
201	Pratt's Copse .... ..	..... ..	3	1	17
251	England's Brake .... ..	..... ..	<u>1</u>	<u>1</u>	<u>25</u>
			acres	<u>243</u>	<u>2</u> <u>26</u>

Let to Mr. L. S. Maunder, together with Lots 9, 99, 100 and 101, on a yearly Ladyday tenancy, at a rental of £325 per annum, of which £143 14s. 0d. is apportioned in respect of this Lot. Ord. Nos. 200, 201 and 251 are in hand.

NOTE.—The tenant claims the sideboard in Dining Room, the "AGA" stove in Kitchen, and the Press in Cider house.

Tithe Annuity £11 18s. 1d.

Apportioned Land Tax, 1/8.

Apportioned Fee Farm Rent, Kingweston Estate, £3.

Timber Valuation £521. [*£12,500 N.S.*]

LOT 99

SIX CLOSES OF

RICH PASTURE LAND

situated to the north of the last-mentioned Lot and bounded on the east and south by hard roads, the whole extending to

51 acres 0 roods 35 perches

of which the following is a Schedule.

No. on Sale Plan.	Description.	Culture.	Quantity.		
			a.	r.	p.
26	Common	Pasture	8	0	26
27	Common	Pasture	10	3	8
29	Common	Pasture	13	1	37
39	Stocks and Southfield Common ...	Pasture	5	1	16
40	Clapps Corner Common ...	Pasture	8	0	6
42	Common	Pasture	5	1	22
			Acres	<u>51</u>	<u>0 35</u>

Let to **Mr. L. S. Maunder** on a yearly Ladyday tenancy with other Lots, at the apportioned rent of £102 10s. 0d. per annum.

Drainage Rates £5 0s. 0d.

Timber Valuation, £14.

LOT 100

FOUR CLOSES OF

RICH MEADOW LAND

situated adjoining Long Drove, extending to

27 acres 0 roods 10 perches

of which the following is a Schedule.

No. on Sale Plan.	Description.	Culture.	Quantity.		
			a.	r.	p.
6	Ten Acres	Pasture	7	3	5
62	Bartons Close	Pasture	8	3	27
63	Smock Close	Pasture	4	0	12
64	Bartons Close	Pasture	6	1	6
			Acres	<u>27</u>	<u>0 10</u>

Let with other lands to **Mr. L. S. Maunder** on a yearly Ladyday tenancy at an apportioned rent of £54.

Drainage Rates £2 12s. 0d.

LOT 101

A RICH CLOSE OF

MEADOW LAND

situated to the west of the last mentioned Lot and approached from Long Drove, Nod. 66 on the Sale Plan, and known as "Pointers Close." in extent

8 acres 2 roods 24 perches

Let to **Mr. L. S. Maunder** on a yearly Ladyday tenancy at the apportioned rent of £17 per annum.

Drainage Rates 15/7.

LOT 102

A VERY VALUABLE

MIXED FARM

KNOWN AS

" HOME OR PARSONAGE FARM "

situated at the Cross Roads at Butleigh, and comprising Stone built and tiled Farm House, ample farm buildings conveniently placed, the whole extending to

159 acres 0 roods 6 perches (more or less)

The FARM HOUSE is stone built and tiled, and contains Dining Room. Drawing Room. Kitchen (H. and C.), Washhouse, 5 Bedrooms, Bathroom (H. and C.), two Attics. Water is laid on from the Estate Supply.

The OUTBUILDINGS are for the most part, stone built with tiled or Asbestos sheeted roofs, comprising Cow Stall for 20, with hay loft over (water is laid on to tap in stall), Calves' House, two Loose Houses with Granary over. Barn, Meal House with Chaff House over. Store Room with Loft over, covered Manure Pit. open galvanised Shed, 4-Stall Stable, two Loose Boxes, Meal and Corn house, detached Milk House and Boiler house, 2 6-Bay tiled Hay Sheds, with covered pull in.

The Electric light to the house and buildings is claimed by the tenant. The Pasture and Arable Lands are all approached by good hard roads.

SCHEDULE.

IN THE PARISH OF BUTLEIGH

No. on Sale Plan.	Description.	Cultivation	Quantity		
			a.	r.	p.
225	House Copse	Arable	4	2	25
233	Wood Ground	Arable and Pasture	18	3	12
236	Averys	Arable	4	3	9
238	Folly	Pasture	1	1	20
Pt. 239	Paddock	Pasture	est 1		29
240	James's Close	Arable	7	1	8
241	.... ..			
241a	Tuck Rushing	Pasture	9	3	13
242	Mount's Hill	Arable	11	3	24
243	Eade's Mount's Hill	Arable	17	1	15
Pt. 326	Farm House, Garden, Buildings	Buildings	est 3		32
328	Hutchins	Pasture	17	0	3
329	Gardener's Close	Pasture	1	1	21
330	Worthy	Pasture	3	3	6
331	Little Hutchins	Pasture	2	2	19
332	Moxam's Worthy	Pasture	4	1	33
Pt. 419	Brownswell, Garden and New Close	Arable	27	3	35
534c	Wickham's Cross	Arable	12	1	2
534	Eade's Bolster	Arable	11	2	17
237	Coppice .... ..	... ..		2	3
			Acres <u>159 0 6</u>		

Let to **Mr. J. Killen** on a yearly Ladyday Tenancy together with Lots 70, 71, 72, 75, Pt. 56, 76, 104, 105, 81, 84 and 148 at a rental of £168 per annum, of which £64 8s. 0d. as apportioned in respect of this Lot.

Tithe Annuity £5 12s. 5d.

Apportioned Land Tax. 15/-.

A right-of-way from A to B for all purposes is reserved over Pt. 326 as access to Lot 103.

The wells in No. Pt. 419 and water pipes, etc.. forming part of the Estate Supply are reserved to the vendor with right of access thereto.

Apportioned Fee Farm Rent. Kingweston Estate. £3.

Timber Valuation. £154. [£6500 N.S.]

LOT 103

THE VALUABLE

YARD & WORKSHOP BUILDINGS & STORES

recently used as the Estate Yard, situate opposite Butleigh Court. Nod. Pt. 326 on the Sale Plan, in extent

3 roods 16 perches (more or less)

The Buildings comprise open-sided Saw Mill, Large Workshop with roof light, and covered portion to yard adjoining, two Store Rooms, Foreman's Office, Two other Stores, covered Timber Store, open Shed with spacious Carpenter's Shop over, open Shed. Mortar Mill House, Lavatory, and Large open galvanised Implement Shed or Dutch Barn, suitable for storing materials.

The Engine. Boiler, Horizontal and two Circular Saws, Mortar Mill. Shafting, Pulleys, etc.. are included in the sale.

This Lot is in hand and possession will be given on completion of the purchase.

NOTE - The right of access for all purposes to this Lot is reserved over Lot 102 between the points marked A to B on plan.

Tithe Annuity 10d. [*£250 J. Killen*]

LOT 104

A VALUABLE PIECE OF

MEADOW LAND

approached by a short lane off the road from Moorhouse to Glastonbury, Nod. 54 on Sale Plan, and known as "Common," in extent

2 acres 2 roods 35 perches

Let to **Mr. J. Killen** on a yearly Ladyday tenancy, with other Lots, at the apportioned Rent of £5 per annum

Drainage Rates 4/-.

Apportioned Land Tax, 3/4.

LOT 105

A VALUABLE ENCLOSURE OF RICH

PASTURE OR PARKLAND

situated to the North West of Butleigh Court, with piece of Coppice, the whole in extent

38 acres 1 rood 34 perches (more or less)

of which the following is a Schedule.

No. on Sale Plan.	Description.	Culture.	Quantity .		
			a.	r.	p.
Pt. 289	Parkland	Pasture	37	3	2
288	Plantation ... ..	.... ..	2	32	
		Acres	<u>38</u>	<u>1</u>	<u>34</u>

Let to **Mr. J. Killen** on a yearly Ladyday tenancy with other Lots at the apportioned rent of £29.

No. 238 is in hand.

Tithe Annuity. 3/7.

Apportioned Land Tax. 8d.

Timber Valuation will be announced at time of Sale. [*£2250 Snow & Co*]

LOT 106

THE VERY DESIRABLE

DAIRY AND MIXED FARM

conveniently situated at the cross roads at Butleigh, and known as

LOWER ROCKES FARM

comprising a commodious Farm House, substantially built range of Farm Buildings, together with Rich Pasture, Meadow and Fertile Arable Land, the whole extending to an area of

162 acres 1 rood 24 perches

THE FARM HOUSE is stone built, tiled and slated, and contains Hall, with China Cupboard, Drawing Room, Dining Room, two Kitchens, Dairy, four Bedrooms, Cheese Room and two Attics.

There are two Staircases. Stone and tiled Shed, Wood Shed, and E.C.

Water is laid on from Estate Supply. There is also a good Well on the Property.

THE OUTBUILDINGS, which are for the most part stone built and tiled, comprise Waggon Shed. Barn and Granary. Cider House with Loft over, Cider Cellar, Range of four Piggeries with meal and boiler house,

Lean-to Shed, Covered Manure Pit, Cow Stall for 26 (water laid on to tap in stall), Hay House with Loft over, 6-Stall Stable with Loft over, Engine House, open Shed and Calves' House in enclosed yard.

Range of three brick built and tiled Piggeries in Ord. No. 341, Lean-to Galvanised Implement Shed and Loose Shed adjoining the road on west.

The Fertile Arable and Productive Pasture Land is situated practically within a ring fence with the exception of the Meadow Land which is situated near Butt Moor Bridge.

SCHEDULE.

IN THE PARISH OF BUTLEIGH

No. on Sale Plan.	Description	Cultivation	Quantity		
			a.	r.	p.
34	Nine Acres Common	Meadow	8	3	4
38	River Common	Meadow	13	2	5
50	Twelve Acres Common	Meadow	11	2	5
226	Little Blodesley	Pasture	2	1	19
227	Scrubbetts and Blodesley	Pasture	12	1	28
229	Scrubbetts	Pasture	6	0	24
230	Langley Furlong	Pasture	14	1	28
244	Fishwell	Arable	12	2	12
245	Ditto (Pt. late Glebe)	Arable	7	1	8
247	Worthy and Strap	Pasture	3	1	16
248	Charles Hill	Pasture	9	1	4
249	Wood Mead	Pasture	6	3	19
237	Beggars Well	Pasture	12	3	37
325	Rockes Lower Farm House, etc.	Buildings	1	0	30
333	Moxams	Pasture	3	2	21
336	Fishwells	Pasture	2	2	4
338	Yonder and Hither Fishwells	Pasture	10	1	4
340	Home Ground	Pasture	5	1	2
341	Orchard	Orchard	1	0	27
379	Woolfurlong	Pasture	3	2	3
330	Ditto	Orchard	3	2	24
385	Fishwells	Arable	9	2	20
			Acres	162	1 24

Let to **Mr. J. Killen**, together with Lots 33. 107, 108. on a yearly Ladyday tenancy, at a Rental of £247 per annum, of which £150 19s. 0d. As apportioned in respect of this Lot.

NOTE.—The electric light fittings are claimed by the tenant.

Tithe Annuity. £12 13s. 1d.

Drainage Rates £2 15s. 3d.

Apportioned Land Tax. £1 15s. 3d.

Apportioned Fee Farm Rent. Kingweston Estate. £3.

Timber Valuation £153. [*Property sold in July 1960 for £19,000*]

LOT 107

AN EXCELLENT CLOSE OF

PRODUCTIVE ARABLE LAND

situated at the cross roads opposite the Rose and Portcullis. Nod. 413 on the Sale Plan, and known as " Ayres Ground." in extent

5 acres 2 roods 11 perches

Let to **Mr. J. Killen**, on a yearly Ladyday Tenancy, with other Lots, at the apportioned rent of £8 5s. 0d. Tithe Annuity, 19/11.

LOT 108

THREE VALUABLE CLOSES OF

RICH MEADOW LAND

situated adjoining the road from Moorehouse to Glastonbury, in extent

32 acres 0 roods 12 perches

SCHEDULE.

No. on Sale Plan.	Description.	Cultivation.	Quantity.		
			a.	r.	p.
23	South Moor or Twelve Acres ...	Meadow ...	9	0	29
25	South Moor or Eighteen Acres	Meadow ...	14	3	37
43	Pratts Meadow ...	Meadow ...	7	3	26
		Acres	<u>32</u>	<u>0</u>	<u>12</u>

Let to **Mr. J. Killen**, on a yearly Ladyday tenancy, with other Lots, at the apportioned rental of £80. Drainage Rates £2 14s. 0d. Timber Valuation. £14.

LOT 109

A VALUABLE

DAIRY FARM

situated in the centre of the village of Butleigh and known as

BRIDGE FARM

comprising an interesting old stone house with ample Farm Buildings, together with

110 acres 0 roods 20 perches

of Pasture and Arable Land.

THE FARM HOUSE is stone built and tiled and contains Sitting Room. Kitchen, Pantry Larder, 3 Bedrooms and landing. Two Attics. W.C.

Water is laid on from the Estate Supply. The Tenant claims electric light fittings, etc., and draining boards to sink in Kitchen.

Adjoining the house is Dairy and Boiler House (electric pump claimed by tenant) stoned and tiled cheese room. Garage and Coal house.

THE FARM BUILDINGS are for the most part stone built with tiled or galvanised roofs, and comprise Waggon Shed, 3-stall Stable with Loft over, Cider House, now used as Store Barn. Double Cow Stall for 27 (water laid on to tap in stall). Chaff House with Loft over. Galvanised Engine Shed, 2 Loose Boxes, 4 Pig Styes and Meal House, two further Loose Boxes. Water is also laid on to trough in the yard, part of which has been concreted.

No. on Sale Plan.	Description.	SCHEDULE.			Cultivation.	Quantity.		
		a.	r.	p.		a.	r.	p.
35	Reynold's Common	...	...	...	Pasture	...	...	5 3 34
51	Lower Horsey's	...	...	...	Pasture	...	...	12 1 11
53	Hyatts Common	...	...	...	Pasture	...	...	6 0 22
263	Gilberts Duckpool	...	...	...	Pasture	...	...	5 3 3
Pt. 267	Moore's Horsey	...	...	...	Pasture	...	...	11 0 13
310	Dry Close	...	...	...	Arable	...	...	22 0 25
311	Park Gate	...	...	...	Pasture	...	...	9 2 24
Pt. 359	Bridge Farm House, Garden, Yard and Outbuildings	...	...	...	Buildings	...	...	3 12
360	Orchard	...	...	...	Orchard	...	...	2 1 13
361	Veerings	...	...	...	Orchard	...	...	3 23
470	Windmill Foot	...	...	...	Arable	...	...	6 1 14
514	Clay Hill	...	...	...	Arable	...	...	8 1 11
525	Heals	...	...	...	Pasture	...	...	18 1 15
						Acres		<u>110 0 20</u>

Let to **Mr. J. Gane**, with Lots 27, 29, 85, 110, 111, 112, 113 on a yearly Ladyday tenancy at a Rental of £225 of which sum £138 16s. 0d. is apportioned in respect of this Lot.

Tithe Annuity, £9 4s. 4d.

Drainage Rates £735.

Apportioned Fee Farm Rent, Kingweston Estate, £3.

Timber Valuation £119.

LOT 110

TWO CLOSES OF

RICH MEADOW LAND

situated adjoining the road from Moorhouse to Glastonbury, Nod. 37 and 55 on Sale Plan, and known is " Common," together in extent

10 acres 3 roods 5 perches (more or less)

Let to **Mr. J. Gane**, with other Lots, on a yearly Ladyday tenancy at the apportioned rent of £27.

Drainage Rates £1 18 0.

LOT 111

A SIMILAR CLOSE OF LAND

situated to the east of the last mentioned Lot, Nod. 258 on Sale Plan, and known as " Common," in extent

5 acres 1 rood 22 perches

Let to **Mr. J. Gane**, with other Lots, on a yearly Ladyday tenancy, at the apportioned rent of £13 10s. 0d.

Drainage Rates 19/-.

LOT 112

A PRODUCTIVE CLOSE OF

ARABLE LAND

situated adjoining Henly Lane. Nod. 338 on Sale Plan. and known as " Henleys," in extent

7 acres 0 roods 32 perches

Let to **Mr. J. Gane**, with other Lots, on a yearly Ladyday tenancy, at the apportioned rent of £7.

Tithe Annuity, £1 6s. 6d.

LOT 113

A CLOSE OF

PASTURE LAND

situated adjoining Harepits Lane and the road at Oddway, Nod. 447 on Sale Plan, in extent

6 acres 0 roods 20 perches

Let to **Mr. J. Gane** on a yearly Ladyday tenancy at the apportioned rent of £7 10s.
Tithe Annuity, 5/10.
Timber Valuation, £20.

LOT 114

A MODERATE SIZED COMPACT

DAIRY FARM

KNOWN AS

"PARK FARM"

comprising a Stone Built and Tiled Farm House, containing 2 Sitting Rooms, Kitchen, Scullery and Store Room, Old Dairy, 5 Bedrooms, Cheese Room and Store Room, Coal House and Cellar. E.C., wood and tiled Shed.

Water is laid on from the Estate Supply. There is also a good Well on the property.

THE FARM BUILDINGS are principally constructed of stone with tiled or galvanised roofs and comprise Implement Shed, Barn, Waggon Shed, 2 Piggeries. Garage, 3-Stall Stable with Loft over, 3 Piggeries. Milk and Boiler House, Cow Stall for 21 cows (water is laid on to cribs), Loose Box and Dairy or Milk House. The Land is situated immediately adjoining the Farm House, and there is a well stocked Orchard of approx. 4¼ acres. The Holding extends to an area of

55 acres 3 roods 33 perches

of which the following is a Schedule.

SCHEDULE.

No. on Sale Plan.	Description.	Cultivation.	Quantity.		
			a.	r.	p.
p. 296	Bulls Close	Pasture	2	0	32
299	Bailey Lane	Pasture	6	2	31
308	Lawn	Pasture	10	2	5
309	Water Mead	Pasture	10	2	26
363	Orchard	Orchard	2	2	13
373	Town Orchard	Orchard	1	2	27
371	Haspy Lawn	Pasture	9	2	22
372	Scotts	Pasture	10	3	2
Pt. 374	Park Farm House. Yard and Buildings	Buildings	1	0	30
		Acres	55	3	33

Let to **Mr. H. Plumley**, together with Lots 115, 116 and 117, on a yearly Ladyday tenancy, at a rental of £140 per annum, of which sum £114 5s. 0d. is apportioned in respect of this Lot.

Timber Valuation. £65.

Tithe Annuity, £3 4s. 2d.

Apportioned Fee Farm Rent. Kingweston Estate, £2.

A right of way over No. 296 is reserved as access to Lot 87. A right of way over No. 372 and 371 is reserved as access to Lots 87 and 120 and Pt. Lot 118.

LOT 115

A RICH CLOSE OF

PASTURE LAND

KNOWN AS

"HORSEYS"

situated adjoining the road from Moorhouse to Baltonsborough. Nod. 265 on Sale Plan and in extent

4 acres 1 rood 26 perches

Let, with other lots, to **Mr. H. Plumley** on a yearly Ladyday tenancy, at the apportioned rent of £1 15s. 0d.

Tithe Annuity, 5/2.

Drainage Rates £1 2s. 6d.

Timber Valuation. £8.

LOT 116

A CLOSE OF PRODUCTIVE

ARABLE LAND

with right-of-way from Henley Lane over Nos. 392 and 393, and known as

"WHITE FIELD "

Nod. Pt. 458 on Sale Plan, in extent

6 acres 1 rood 0 perches

Let, with other Lots, to **Mr. H. Plumley** on a yearly Ladyday tenancy at the apportioned rent of £6 5s. 0d.

Tithe Annuity, £2 3s. 9d.

LOT 117

IN THE PARISH OF BALTONSBOROUGH

An enclosure of excellent

MEADOW LAND

situated at Wallyer's Bridge, Nod. 634 on Sale Plan, and known as

"BRIDGE GROUND"

in extent

3 acres 1 rood 10 perches

Let, with other Lots, to **Mr. H. Plumley**, on a yearly Ladyday Tenancy, at the apportioned rent of £8 5s. 0d

Tithe Annuity, 10/4.

Apportioned Land Tax, 6./4.

Drainage Rates, 18/5.

Timber Valuation, £8.

LOT 118

A DESIRABLE

DAIRY FARM

KNOWN AS

"HOLMAN'S FARM"

comprising an attractive Farm House. Cottage, good of Farm Buildings and

156 acres 0 roods 13 perches

of Rich Meadow, Pasture and Arable Land. The Farm House is pleasantly situated and is stone built and tiled, contains Drawng Room, Dining Room, Kitchen and Pantry, Scullery (H. and C.) Larder, Cider cellar, four principal and three other bedrooms, 2 Attics, Bathroom and W. C. (H. and C.) There are two staircases. Water is laid on from the Estate Supply. The tenant claims the electric light fittings.

THE OUTBUILDINGS, which are conveniently situated, are for the most part substantially stone built with tiled or galvanised roofs, and comprise Milk House, Garage, with loft over, Cider House, 4-stall Stable with loft over, Harness Room, open Shed, Mangold House, Duck House, Cow Stall for 10 (water is laid on to cribs), second Cow Stall for 11 cows (water laid on to cribs), Lean-to Loose Box and open galvanised Shed, 2 other Loose Boxes. Barn, Engine House, 2 Store Sheds with loft over. Implement Shed and 3 Piggeries. There is a stone and tiled Cow Shed in No. 531.

THE COTTAGE is stone built and tiled and contains Sitting Room, Kitchen, Washhouse, 2 Bedrooms. Water laid on. The roadway adjoining Nos. 367 and Pt. 370 will be included in this Lot.

SCHEDULE.

IN THE PARISH OF BUTLEIGH

No. on Sale Plan.	Description.	Cultivation.	Quantity.		
			a.	r.	p.
345	Orchard ...	Orchard		3	22
271	Darksome (North)	Meadow	4	3	37
272	Aldershards	Meadow	10	1	28
301	Aldershards	Meadow	7	0	16
302	Darksome (South)	Meadow	5	3	39
303	East End	Meadow	12	3	5
304	Great East End... ..	Meadow	4	0	35
356	Hodges Orchard	Orchard		3	16
357	Holman's Farm House, Barton Buildings, Garden and Cottage	Buildings	1	3	18
367	Old Mead	Pasture	6	3	7
Pt. 370	Part of South Park	Arable	25	0	31
375	Paddock	Pasture and Orchard	1	0	30
376	Little Orchard	Orchard	3	2	22
382	East End	Meadow	5	2	14
383	Ditto	Meadow	3	0	23
387	Old Mead	Pasture	6	0	8
531	Suggs and Buildings	Pasture	10	2	0
535	Mill Close and Great Bolster ...	Pasture	19	3	16
536	Green Pits	Pasture	18	0	8
Pt. 538	Mill Close	Pasture	6	3	38
			Acres	<u>156</u>	<u>0</u> <u>13</u>

Let to **Mr. W. J. Foot** with Lot 119 on a yearly Ladyday Tenancy at a rental of £205 per annum, of which sum £170 is apportioned in respect of this Lot.

Tithe Annuity, £11 7s. 10d.

Drainage Rate £5 7s. 8d.

Apportioned Land Tax, £1 1s. 0d.

Apportioned Fee Farm Rent, Kingweston Estate, £3.

A right-of-way is reserved over No. 367 and Pt. 370 as access to Lots 87 and 120. This Lot is sold with the benefit of a right-of-way for all purposes over Nos. 371 and 372.

Timber Valuation £101. [*£6250 N.S.*]

LOT 119

AN ENCLOSURE OF

RICH PASTURE OR PARKLAND

situated adjoining the road from Butleigh to Baltonsborough, Nod. Pt. 289. No. 291 and Pt 290 on Sale Plan. known as

"THE PARK"

35 acres 0 roods 38 perches (more or less)

Let to **Mr. W. J. Foot**, with other Lots, on a yearly Ladyday tenancy at the apportioned rent of £35.

Tithe Annuity 3/-.

Timber Valuation will be announced at the Sale. (*£187*) [*£1700 N.S.*]

LOT 120

A COMPACT AND USEFUL

HOLDING

KNOWN AS

"PARK BUILDINGS"

comprising a Dwelling house, useful range of Farm Buildings and upwards of

94 acres

of pasture land.

THE DWELLING HOUSE is stone and brick built and tiled, and contains sitting room, Kitchen, Scullery, 2 Bedrooms, large Store Room and outside EC. Water is obtained from a Well.

THE FARM BUILDINGS comprise open stone built and galvanised Shed in enclosed barton, Barn with Loft over, Implement House and range of Loose Boxes. The land lies within a ring fence around the House and Buildings, and is approached off the Butleigh to Baltonsborough road by a short lane on to a hard track over Nos. 372, 371, 367 and pt. 370.

SCHEDULE.

IN THE PARISH OF BUTLEIGH

No. on Sale Plan.	Description.	Cultivation.	Quantity.		
			a.	r.	p.
368	Park Buildings and Cottage	Buildings	3	3	
Pt. 370	South Park	Pasture	10	0	0
306	Great Park	Pasture	48	2	22
381					
381a	East End	Pasture	18	2	24
369	Pennings	Pasture	14	2	8
305	Little East End	Pasture	1	1	28
		Acres	94	0	05

Let to **Mr. C. and Mrs. B. Ball** on a yearly Ladyday tenancy at a rental of £150 per annum.

Tithe Annuity, £4 6s. 5d.

This Lot is sold with the benefit of a right-of-way over Pt. Lot 114 and Pt. Lot 118.

Timber Valuation £29. [*£3500 N.S.*]

LOTS 121, 122 and 123 will first be offered together, and if not so sold will be offered as lotted.

LOT 121

A VALUABLE

MIXED FARM

KNOWN AS

"HIGHER ROCKES AND BROADMOOR FARM"

comprising an interesting Farm House. Two Cottages, good range of Buildings and upwards of

134 acres

of Productive Pasture Orchard and Fertile Arable Land.

THE FARM HOUSE, which is stone built and tiled, contains Sitting Room, Dining Room, Kitchen. Back Kitchen. 4 Bedrooms. Box Room and Store Room, Bathroom (H. and C.), large Cheese Room, Dairy, 2 W.C.s.

The tenant claims the Electric Fittings. Water is laid on from the Estate Supply.

THE FARM BUILDINGS are substantially and are principally of stone and tiled or galvanised roofs and comprise Milk House, range of 5 piggeries, large double Hay Shed, with covered pull in, Engine House, with Loft over, Chaff house, two Loose boxes, 7-stall Stable, covered Manure Pit in yard, Cow Stall for 28 cows (water laid on to the cribs) second ditto for 15 cows. Cart Shed, Barn, Garage with Cake House over, Loose House with Loft over and Cider House with Loft over.

The electric fittings in the stall are claimed by the tenant.

THE COTTAGE, which is situated near the entrance to the farm, is stone built and tiled, and contains sitting room, kitchen, larder, three bedrooms. Water is laid on to tap. E.C. Outside pig sty.

BROADMOOR COTTAGE is stone built and slated and contains Sitting Room, Kitchen, 2 Bedrooms and Attic. E.C. Water from well.

THE OUTBUILDINGS comprise Barn, Cart Shed, and Cow Shed.

SCHEDULE.
IN THE PARISH OF BUTLEIGH

No. on Sale Plan.	Description,	Cultivation.	Quantity		
			a.	r.	p.
386	Home Orchard	Orchard	2	2	23
389	Gilbert's and Henleys	Arable	21	0	9
393	Whitefields	Pasture	1	2	32
394	Twelve Acres	Pasture	9	1	21
395	Two Acres	Orchard	1	2	20
401	Gowns	Pasture	7	0	32
402	Coombs and Hodges Orchard ...	Orchard	4	1	34
403	Higher Rockes Farm House, Buildings, etc.	Buildings	1	1	24
409	Gowns	Pasture	5	0	34
Pt. 452	Allotment Field	Arable	6	3	11
456	White Lawn	Arable	4	0	30
Pt. 458	Pt. Whitefield	Arable	2	1	27
459	White Field Claps Close ...	Arable	15	1	1
461	Broadmoor	Arable	6	1	20
390	Johnsons and Roads	Arable	3	1	1
460	Broadmoor Farm House, Buildings and Garden	Buildings		2	5
462	Broadmoor	Arable	18	3	37
463	White Hill	Pasture	3	1	18
464	Wethill	Pasture	1	2	25
465	Ditto	Pasture	5	0	29
466	Wethill Four Acres	Arable	4	2	34
467	Orchard	Orchard		2	28
468	Broadmoor	Pasture	2	1	9
469	Gully Close	Pasture	3	2	13
Pt. 374	Cottage and Garden No. 36 ...	Buildings			19
			Acres	<u>134</u>	<u>0 16</u>

Let to **Mr. G. B. Burrough** on a yearly Ladyday tenancy together with Lot 122, 123, Pt. 17 and 44, at an annual rental of £420 of which £184 4s. 0d. has been apportioned in respect of this Lot.

Tithe Annuity, £19 14s. 4d.

Apportioned Land Tax, 4/8.

Apportioned Fee Farm Rent, Kingweston Estate, £3.

Timber Valuation £176.

A right-of-way for all purposes is reserved over No. 393 for the benefit of Lots 86 and 116.

LOT 122

THREE EXCELLENT CLOSSES OF

RICH MEADOW LAND

situated adjoining the road from Wallyer's Bridge to Baltonsborough, extending to an area of

25 acres 0 roods 13 perches

of which the following is a Schedule.

No. on Sale Plan.	Description.	Cultivation.	Quantity		
			a.	r.	p.
IN THE PARISH OF BALTONSBOROUGH.					
Pt. 633	Whitelocks	Pasture	2	1	16
IN THE PARISH OF BUTLEIGH.					
269	Moore's Nine Acres	Pasture	<u>5</u>	<u>3</u>	<u>4</u>
				8	0 20
52	Between Rivers	Pasture ....	...	10	2 15
270	Mores Six Acres	Pasture ... ..	...	<u>6</u>	<u>1 18</u>
			Acres	<u>25</u>	<u>0 3</u>

Let to **Mr. G. B. Burrough** on a yearly Ladyday Tenancy with other Lots at the apportioned rent of £62 10s 0d.

Drainage Rates £3 2 6.

Tithe Annuity, £3 18s 10d.

Apportioned Land Tax, 5/6

Timber Valuation £22.

LOT 123

IN THE PARISH OF BALTONSBOROUGH

AN AREA OF

RICH PRODUCTIVE MEADOW LAND

situated at Baltonsborough, extending to an area of

65 acres 0 roods 5 perches

of which the following is a schedule.

No. on Sale Plan.	Description.	Cultivation.	Quantity.
a. r. p.			
466	Church Moor	Pasture	6 1 21
467	Ditto.	Pasture	4 3 26
468	Ditto.	Pasture	2 0 31
469	Church Moor	Pasture	6 2 38
470	Ditto.	Pasture	6 2 10
471	Ditto.	Pasture	6 3 29
560	Ditto.	Pasture	8 1 10
622	Ditto.	Pasture	13 2 0
623	Ditto.	Pasture	8 0 21
630)			
631)	Orchard at Gatehouse	Orchard	<u>1 0 19</u>
			<u>65 0 5</u>

Let to **Mr. G. B. Burrough** with other Lots on a yearly Ladyday tenancy at the apportioned Rent of £162 10s. 0d.

Drainage Rates £8 13 4.

Tithe Annuity, £5 7s. 2d.

Apportioned Land Tax. £5 12s. 6d.

Baltonsborough Chief Rent £1 4s. 5d.

Timber Valuation, £28.

LOTS 124, 125, 126, 127 and 128 will first be offered together, and if not so sold will be offered as lotted.

LOT 124

A DESIRABLE

MIXED FARM

KNOWN AS

"ROODS FARM"

comprising a comfortable Farm House, Attractive Cottage, ample Farm Buildings, conveniently arranged, and Productive Pasture and Arable Land, extending to an area of

96 acres 1 rood 11 perches

THE FARM HOUSE, which is stone built and slated, contains Sitting Room, Kitchen, Back Kitchen, Dairy, Pantry, and 3 Bedrooms, Dairy and Cheese Room, Washhouse, Stick House and W.C.

The tenant claims electric light fittings, fitting in pantry, range in Kitchen and grate in sitting room. Water is laid on from the Estate Supply.

THE OUTBUILDINGS, which are store or brick built and covered with tiled, galvanised or thatched roofs, comprise

Cow Stall for 17 (with water laid on to cribs), range of 3 piggeries, Cake House, open Lean-to Shed, Lean-to Waggon Shed, Barn, Stable with Loft over, Store House, Loose Box, Shed and Store adjoining, Cow Stall for 6 with open Shed adjoining.

THE COTTAGE is stone built and tiled and contains Sitting Room, Kitchen, Scullery, 3 Bedrooms. Tenant claims range in kitchen. E.C. Water from well on adjoining Lot.

SCHEDULE.
IN THE PARISH OF BUTLEIGH

No. on Sale Plan.	Description.	Cultivation.	Quantity.		
			a.	r.	p.
423	Brownswell	Arable	6	2	14
427	Home Ground	Pasture	5	3	22
428)					
Pt. 429)	Purkis	Pasture	2	2	2
Pt. 429	Barton, Buildings and Cottage (Eades)	Buildings			34
431	Roods Farm House, Outbuildings, etc.	Buildings		3	25
432	Home Orchard	Orchard	1	2	25
433	Ditto.	Orchard		2	36
434	Purkis	Pasture	1	1	21
440	Bull Ground	Pasture	2	3	17
441	Home Field	Pasture	4	2	21
442	Fir Croft	Pasture	3	2	4
490	Sourdown	Pasture	9	1	13
492	Sourdown and Pye Close ...	Pasture	10	3	9
495a	Sourdown	Pasture	12	0	0
497	Sansomes West Field	Arable	17	1	12
424	Long Gaston	Pasture	12	1	20
425	Bean Slide Orchard	Orchard		2	39
426	Bean Slade	Arable	<u>2</u>	<u>3</u>	<u>17</u>
			Acres	<u>96</u>	<u>1</u> <u>11</u>

Let to Mr. C. and Mrs. B. Ball, with Lots 125, 126, 127 and 128, on a yearly Ladyday Tenancy at a total rent of £180 per annum, of which sum £126 is apportioned in respect of this Lot.

Tithe Annuity, £2 4s. 9d.

Apportioned Fee Farm Rent, Kingweston Estate, £2.

Timber Valuation, £129.

LOT 125

TWO CLOSSES OF

RICH MEADOW LAND

situated at Moorhouse, and Nod. 259 and 262 on Sale Plan together in extent

8 acres 2 roods 2 perches

Let to **Mr. C. and Mrs. B. Ball**, on a yearly Ladyday tenancy, with other Lots, at the apportioned rent of £21 5s. 0d.

Drainage Rates £1 12s. 1d.

Timber Valuation, £8.

LOT 126

A CAPITAL ENCLOSURE OF

WELL STOCKED ORCHARD LAND

situated at Moorhouse. Nod. 260 on Sale Plan and known as " Chilcroft Orchard." in extent

2 acres 0 roods 13 perches

Let to **Mr. C. and Mrs. B. Ball** on a yearly Ladyday tenancy, with other Lots, at the apportioned rent of £5 per annum.

Tithe Annuity, 10s. 6d.

Apportioned Land Tax. 1/8.

Drainage Rates 7/-.

LOT 127

A VALUABLE CLOSE OF

RICH MEADOW LAND

situated adjoining the last mentioned Lot Nod. 264 on Sale Plan and known as " Periams Horsey," extending to

7 acres 3 roods 21 perches

Let to **Mr. C. and Mrs. B. Ball** on a yearly Ladyday tenancy with other Lots at the apportioned rent of £20.

Tithe Annuity, £1 3s. 1d.

Drainage Rates £1 10s 0d.

Timber Valuation, £9.

LOT 128

A VERY DESIRABLE CLOSE OF

MEADOW LAND

situated adjoining the road from Moorhouse to Baltonsborough, Nod. 266 on Sale Plan and known as Horseys Common, in extent

2 acres 2 roods 36 perches

Let to **Mr. C. and Mrs. B. Ball** on a yearly Ladyday tenancy, with other Lots, at the apportioned rent of £6 15s.

Tithe Annuity, 6/10.

Drainage Rates 11/0.

LOT 129

A CAPITAL

SMALL HOLDING

KNOWN AS

"HAREPITS"

comprising an attractive Dwelling House, good range of Buildings and Productive Pasture and Arable Land all abutting on good roads extending to an area of

19 acres 1 rood 25 perches

THE DWELLING HOUSE is stone built and tiled and contains Front Hall. Sitting Room, Living Room, Back Kitchen and 4 Bedrooms. There is a Cheese Room, Dairy and Scullery adjoining, also Store Room and Workshop. E.C. Coal House.

Water is laid on from Estate Supply.

THE OUTBUILDINGS comprise stall for 12, two Pigstys, Meal House, Calves' House, Stable and Garage. Lean-to Shed (the front boarding is claimed by Tenant).

SCHEDULE.

No. on Sale Plan.	Description.	Cultivation.	Quantity.		
			a.	r.	p.
484	Harepits House, Garden and Buildings	Buildings	...	...	3 16
483	Harepits	Pasture	...	...	5 2 9
449	White Lawn	Arable	...	...	4 1 10
435	Home Backside	Arable	...	...	2 2 20
437)					
436)	Orchard	Orchard	...	...	3 11
433	House, etc.	Buildings	...	...	1 2 8
477	Pond End	Arable	..	...	<u>3 2 31</u>
			Acres		<u>19 1 25</u>

Let to **Mr. G. H. Stoodley**, together with Lots 130, Pt. 131, 132, 133, 134, 135, 136 on a yearly Ladyday tenancy at a total rent of £33 12s. 0d.. of which sum £34 17s. is apportioned in respect of this Lot.

Tithe Annuity. 17/7.

Timber Valuation £17.

Apportioned Land Tax. 4/8.

LOT 130

A DESIRABLE CLOSE OF

PASTURE LAND

situated at Oddway, Nod. 400 and Pt. 399 on Sale Plan and known as " Chasseys," in extent

2 acres 2 roods 32 perches

Let to **Mr. G. H. Stoodley**, with other Lots, on a yearly Ladyday tenancy at the apportioned rent of £4 15s. 0d
Tithe Annuity, 12/7.

Apportioned Land Tax, 2/4.

LOT 131

A PRODUCTIVE PIECE OF

ALLOTMENT LAND

situated at Oddway, Nod. Part 452 on Sale Plan, and known as " Field Garden Allotment," in extent

3 roods 24 perches

Let to **Mr. G. H. Stoodley** on a yearly Ladyday tenancy at the actual and apportioned rent of £2.
Tithe Annuity, 6/6.

LOT 132

A CLOSE OF

ACCOMMODATION PASTURE LAND

situated adjoining Henleys Lane, Nod. 391 on Sale Plan and known as " Yonder Whitefield," in extent

3 acres 0 roods 17 perches

Let to **Mr. G. H. Stoodley** with other Lots on a yearly Ladyday tenancy at the apportioned rent of £6 per annum.
Tithe Annuity, 14/9.

Timber Valuation £11.

LOT 133

A VALUABLE CLOSE OF

ORCHARD LAND

situated at Oddway, Nod. 443 on Sale Plan, in extent

2 roods 35 perches

Let to **Mr. G. H. Stoodley** on a yearly Ladyday tenancy with other Lots at the apportioned rent of £3.
Timber Valuation

LOT 134

TWO CLOSES OF

PRODUCTIVE PASTURE LAND

situated adjoining the road from Butleigh Cross to Barton St. David, together in extent

4 acres 0 roods 38 perches

of which the following is a schedule.

No. on Scale Plan.	Description.	Cultivation	Quantity		
			a.	r.	p.
471	Doctors Cose	Pasture	1	0	8
479	Banbury Furlong	Pasture	3	0	30
			<u>4</u>	<u>0</u>	<u>38</u>

Let to **Mr. G. H. Stoodley** on a yearly Ladyday tenancy, with other Lots, at the apportioned rent of £5 10s 0d.
Timber Valuation

LOT 135

A CLOSE OF

ACCOMMODATION PASTURE LAND

situated adjoining the road from Butleigh Cross to Barton St. David, Nod. 481 on Sale Plan and known as " Banbury's Close," in extent

3 roods 14 perches

Let to **Mr. G. H. Stoodley**, with other Lots, on a yearly Ladyday tenancy at the apportioned rent of £1.

Tithe Annuity 1/1.

Timber Valuation

LOT 136

A CLOSE OF

RICH PASTURE LAND

situated at the junction of the roads from Moorhouse to Butt Moor Bridge, Nod. 49 on Sale Plan and known as " Clapps Corner Common," in extent

2 acres 2 roods 22 perches

Let to **Mr. G. H. Stoodley**, with other Lots, on a yearly Ladyday tenancy at the apportioned rent of £7 15s. 0d.

Drainage Rates 4/1.

IN THE PARISH OF COMPTON DUNDON

LOT 137

A CLOSE OF

ROUGH PASTURE LAND

situated adjoining Combe Hollow Lane. Compton Dundon, Nod. 479 and 481 on Sale Plan, in extent

7 acres 3 roods 14 perches

Let to **Mr. J. Rowland** on a yearly Michaelmas tenancy together with Lot 138, at a total Rental of £7 per annum, of which sum £2 is apportioned in respect of this Lot.

Tithe Annuity, 17/10.

LOT 138

A PARCEL OF SIMILAR

LAND

situated at Redland, in extent

17 acres 2 roods 0 perches

of which the following is a Schedule.

No. on Sale Plan.	Description.	Cultivation.	Quantity.		
			a.	r.	p.
Pt. 513	Rough Pasture	Rough Pasture	12	0	5
Pt. 528	Ditto	Ditto	2	2	33
Pt. 524	Ditto	Ditto		1	0
525	Ditto	Ditto	<u>2</u>	<u>2</u>	<u>2</u>
		Acres	17	2	0

Let to **Mr. J. Rowland** on a yearly Michaelmas tenancy, together with Lot 137 at the apportioned rent of £5 per annum.

Tithe Annuity £1 6s 2d.

Apportioned Land Tax, 5/11.

LOT 139

A SIMILAR PARCEL OF

LAND

situated at Gilling Down, in extent

23 acres 0 roods 11 perches

of which the following is a Schedule.

No. on Sale Plan.	Description.	Cultivation	Quantity		
			a.	r.	p.
478	Rough Pasture	Rough Pasture	8	3	8
496	Ditto	Ditto		1	23
499	Ditto	Ditto	<u>13</u>	<u>3</u>	<u>20</u>
			Acres	<u>23</u>	<u>0</u>
					<u>11</u>

Let to **Mr. F. Napper** on a yearly Michaelmas tenancy at a rental of £3 1s. 0d. per annum.
Tithe Annuity, 11/10.

NOTE. — Lots 140 and 141 will first be offered together and if not sold, offered as lotted.

LOT 140

THE COMPACT

CORN AND GRAZING FARM KNOWN AS "HIGHER HILL FARM"

comprising good Farm House, 2 Cottages, ample Farm Buildings, and Productive Arable and Pasture Land, the whole extending to

439 acres 2 roods 18 perches

THE FARM HOUSE, which is stone built and tiled, contains Drawing Room, Sitting Room, Kitchen, Back Kitchen, Store Room, Pantry, Cellar. E.C. There are seven Bedrooms and Attic.
Water is laid on from the Estate Supply.

THE OUTBUILDINGS are for the most part stone built with tiled, galvanised or thatched roofs, and comprise Cow Stall for 22, Stick House, Barn and Granary, Engine Shed adjoining, Loose Boxes for 11 cows, 8-Stall Stable, with Loft over. Range of 4 Piggeries. Open Implement Shed. There is an open penning for 12 Cows in Ord. No. 566.

COTTAGES Nos. 77 and 76. situated close to the Farm, are stone built and tiled, and each contain Living Room, Kitchen and 2 Bedrooms. E.C.

Tenant claims electric light wiring in No. 76.

The Pasture and Arable Lands lie within a ring fence, are easy working, and bounded by good hard roads.

SCHEDULE.

IN THE PARISH OF BUTLEIGH

No. on Sale Plan.	Description	Cultivation	Quantity		
			a.	r.	p.
498	Rushy Close	Pasture	3	3	37
499	Goulds and Glovers	Pasture	20	0	17
500	Orchard	Orchard	5	2	0
519	Farm House, etc.... ..	Buildings... ..	1	2	31
521a	Elder Bush	Pasture	17	2	27
522	Seven Acres and Cuckoo Close	Arable	35	0	19
523	Brownings Bush	Pasture	56	0	5
527	High Street	Arable	29	1	24
528	Stones Piece	Pasture	11	1	10
529a	Dalby Ham	Arable	15	2	35
552	Furze Hill Close	Rough Pasture	22	3	2
553	North Long Grove	Arable	39	2	17
554	Middle Long Grove	Arable	16	1	31
Pt.556	Pt. South Long Grove	Arable	29	3	38
566	Southern Hill	Arable	40	1	26

No. on Sale Plan.	Description.	Cultivation.	Quantity.		
			a.	r.	p.
567	Mount Combe Hill ...	Arable ...	24	2	11
571	Rock Close ...	Arable ...	10	2	39
Pt. 502	Two Cottages Nos. 76 and 77	Buildings ...			38
Pt. 503	Site of Cottage and Garden	... ..			39
568	Staddecombe ...	Arable ...	28	0	12
			Acres	409	2 18

NOTE. - The Spring, Water Pipes, etc. are reserved out of the sale of this Lot, and the right of access thereto is reserved to the Vendor.

Let to **Mr. J. Whitehead**, with Lot 141, at the total rent of £150 on a yearly Ladyday tenancy, of which sum £102 is apportioned in respect of this Lot.

Tithe Annuity, £18 0s. 11d.

Apportioned Fee Farm Rent, Kingweston Estate, £3.

Timber Valuation £353.

A right-of-way for all purposes is reserved over Nos. Pt. 556, 554 and 553, for the benefit of Lot 93, and for a plot retained. *[sold in July 1960 for £42000, then £55,000 and eventually in 1966 for £100,000]*

LOT 141

THREE EXCEPTIONALLY ATTRACTIVE ENCLOSURES OF RICH MEADOW LAND

situated at Moorhouse. extending to an area of

42 acres 3 roods 33 perches

of which the following is a Schedule.

No. on Sale Plan.	Description.	Cultivation.	Quantity		
			a.	r.	p.
295	Dunballs or Porters Hill ...	Pasture ...	14	2	20
297	Common ...	Pasture ...	15	1	7
300	Hellegs or Popes Mead ...	Pasture ...	13	0	6
			Acres	42	3 33

Let to **Mr. J. Whitehead**, with other Lot 140, on a yearly Ladyday tenancy, at the apportioned rent of £48.

Tithe Annuity, £3 6s. 11d.

Drainage Rates £3 13s. 9.

Timber Valuation £57.

NOTE. - Lots 142 - 146 will first be offered together, and if not so sold will be offered as lotted.

LOT 142

THE VALUABLE AND ATTRACTIVE CORN AND GRAZING FARM KNOWN AS "LOWER HILL FARM"

comprising a most attractive Residence. 4 Cottages, Good Range of Farm Buildings, with Productive Pasture and Fertile Arable Lands, the whole extending to an area of

151 acres 1 rood 5 perches

THE RESIDENCE, which is most pleasantly situated with, south aspect, is substantially stone built and tiled, and contains Drawing Room Dining Room, Kitchen. Back Kitchen, Larder, Dairy, Cellar. There are 3 Principal Bedrooms and Office with 3 good Attic Bedrooms and Cheese Room, Bath Room (H. & C.) and W.C. There is a good Garage.

The Tenant claims the electric wiring and the sink in back kitchen.

Water is laid on from Estate Supply

THE OUTBUILDINGS are principally stone built with tiled or galvanised roofs, and comprise Barn, Cow Stall for 16, Open Cow Shed, 4 Loose Boxes, Open Shed, 2-Stall Stable with 2 Loose Boxes, Harness Room, 2-Stall Stable and Loose Box, 4 Loose Boxes and Implement Shed.

THE FOUR COTTAGES are all stone built and tiled.

Cottage No. 78 contains Sitting Room, Back Kitchen, Larder and 3 Bedrooms. E.C. Water from Well.

Cottage No. 74 contains Living Room, Kitchen, Pantry, Washhouse, 2 Bedrooms. E.C. The Tenant claims range in kitchen and electric light wiring.

Cottage No. 75 contains Living Room, Kitchen, 2 Bedrooms. E.C.

Cottage No. 103 contains Sitting Room, Kitchen, Scullery, 2 Bedrooms. E.C. Two store Rooms in old Cottage adjoining.

The Productive Pasture and Fertile Arable Land lie practically within a ring fence and front on to good hard roads.

SCHEDULE.
IN THE PARISH OF BUTLEIGH

No. on Sale Plan.	Description.	Cultivation.	Quantity		
			a.	r.	p.
482	Cross Close and Woolsbrook ...	Pasture	21	0	19
486	Lower Hill Farmhouse, Outbuildings, Yard, Garden, etc. ...	Buildings, etc.	1	0	28
487	Home Backside and Self Lodge ...	Pasture	21	0	4
488	Old Orchard and Stall	Orchard		3	27
489	Orchard	Orchard	5	1	13
501	Abbots Backside	Pasture	7	1	30
Pt. 503	Abbots Cottage (No. 78) ...	Buildings			18
504	Garden	Garden		1	15
506	Rose Door and Cross Close ...	Pasture	12	0	18
507	Dry Close	Arable	1	0	16
508	Sampson's Piece and New Pits or Great Cross	Pasture	28	3	18
511	Clay Hill	Pasture	3	0	25
512	Ditto	Arable	9	3	4
518	Heal	Pasture	12	2	21
524	Quarry Ground	Arable	10	3	23
526	Heals	Arable	10	0	9
509	Curtis' Backside and Banbury ...	Pasture	4	0	5
Pt. 502	Cottages Nos. 74 and 75 ...	Buildings		1	0
Pt. 474)	Cottage No. 103 ... ..	... ..		3	32
478)	Plot				
			Acres	<u>151</u>	<u>1 5</u>

Let to **Mr. J. Whitehead** together with Lots 42, 43, 47, 143, 144, 145, 146, on a yearly Ladyday tenancy at a rental of £200 per annum, of which sum £56 7s. 0d. is apportioned in respect of this Lot.

Tithe Annuity, £8 13s. 8d.

Apportioned Land Tax, 12/4.

Apportioned Fee Farm Rent. Kingweston Estate. £3.

Timber Valuation £380.

LOT 143

A CLOSE OF

PASTURE LAND

together with Two Closes of Fertile Arable Land, situate adjoining the road from Butleigh Cross to Barton St. David, the whole in extent

27 acres 2 roods 12 perches

SCHEDULE.

No. on Sale Plan.	Description	Cultivation	Quantity		
			a.	r.	p.
515	Gully Close	Pasture	9	3	14
516	Eleven Acres	Arable	10	0	4
517	Box Hanger	Arable	7	2	24
			Acres	<u>27</u>	<u>2 2</u>

Let to **Mr. J. Whitehead** with other Lots, on a yearly Ladyday Tenancy at the apportioned rent of £13 15s. 0d. Per annum

Timber Valuation £45.

LOT 144

FIVE VALUABLE ENCLOSURES OF

RICH PASTURE OR MEADOW LAND

lying to the north of Butleigh Court Park, and bounded on two sides by hard roads, the whole extending to

57 acres 1 rood 7 perches

SCHEDULE.

No. on Sale Plan.	Description.	Cultivation.	Quantity.
			a. r. p.
56	Commons Lane 	Meadow 	11 3 0
255	Lower and Middle Broadmoor ...	Meadow 	5 1 34
276	Moor Mead 	Pasture 	9 0 13
277	Eight Commons ...	Meadow 	11 0 21
279	Moor Mead 	Pasture 	14 0 5
280	Pasture 	Pasture 	<u>5 3 14</u>
		Acres	<u>57 1 7</u>

Let to **Mr. J. Whitehead**, with other Lots, on a yearly Ladyday Tenancy at the apportioned rent of £57. Tithe Annuity, £3 9s. 3d. Drainage Rates, £4 18s. 3d.

LOT 145

A RICH CLOSE OF

MEADOW LAND

abutting on Watchwell Drove, in extent

10 acres 1 rood 0 perches

SCHEDULE.

No. on Sale Plan.	Description.	Cultivation.	Quantity.
			a. r. p.
IN THE PARISH OF BUTLEIGH.			
4	South Moor 	Meadow 	4 3 7
5	Withy Bed 	Meadow 	1 32
IN THE PARISH OF STREET.			
197	South Moor 	Meadow 	<u>5 0 1</u>
		Acres	<u>10 1 0</u>

Let to **Mr. J. Whitehead**, with other Lots, on a yearly Ladyday tenancy at the apportioned rent of £20 10s. 0d. Drainage Rate 11/6

LOT 146

IN THE PARISH OF STREET

TWO CLOSES OF SIMILAR

MEADOW LAND

lying between Watchweii Drove and the River Brue, Nod. 191 and 195 on the Sale Plan, known as South Moor, together in extent

14 acres 1 roods 23 perches

Let to **Mr. J. Whitehead** at a yearly Ladyday tenancy, with other Lots, at the apportioned rent of £29. Drainage Rates £1 14s 5d.

LOT 147
IN THE PARISH OF BUTLEIGH

A SIMILAR CLOSE OF

RICH MEADOW LAND

situated adjoining the road at Moorhouse, Nod. 273 on Sale Plan, known as " Aldershards," in extent

23 acres 2 roods 14 perches

Let to **Mr. J. Whitehead** on a yearly Ladyday tenancy, at a rental of £50 per annum.

Tithe Annuity, 8/5.

Drainage Rates £2 0s 8d.

Timber Valuation, £57.

LOT 148

AN ENCLOSURE OF

PARKLAND

situated to the North East of Butleigh Court with piece of Coppice, together in extent

49 acres 1 roods 20 perches

of which the following is a Schedule.

No. on Sale Plan.	Description.				Cultivation.				Quantity
								a. r. p.	
Pt. 289	Parkland	...	...	...	Pasture	...	...	46 1 37
278	Pinetum	...	...	...	Coppice	...	...	2 3 3
Pt. 290	Pond	...	...	...	Water	...	...	20
								Acres <u>49 1 20</u>	

Let to **Mr. J. Killen** on a yearly Ladyday Tenancy at the apportioned rental of £34.

No. 278 is in hand.

Tithe Annuity, £1 0s. 5d.

Apportioned Land Tax, 8d.

Timber Valuation will be announced at the Sale. [£2500 N.S.]

SPECIAL CONDITIONS OF SALE

1. These Special Conditions shall be deemed to incorporate the Conditions known as the National Conditions of Sale 13th Edition and also the General Remarks and Stipulations prefixed to these Particulars and such Particulars unless and except so far as they are varied by or inconsistent with these Special Conditions.

2. Each purchase shall be completed at the Vendor's Solicitors' Office at 31. High Street, Glastonbury on the 22nd day of March next. If not completed on that day except through the wilful default of the Vendor the Purchaser shall from that date pay to the Vendor interest at the rate of 5 per cent per annum on the balance of purchase money and valuation so remaining unpaid until actual date of completion.

3. The deposit shall be at the rate of £10 per centum of the purchase money and it shall be paid on the signing of the Contract to the Vendor's Solicitors as Agents.

4. Each Purchaser shall pay to the Vendor's Solicitors on signing the Contract the following Auction and Contract Fees namely :—£2 2s. 0d. for every £100 or fractional part of £100 of the purchase money of each Lot up to £1000 and £1 1s. 0d. for every £100 or fractional part of £100 above £1000.

5. The time for requisitions or objections shall be seven days from the date of receipt of the Abstract and answers thereto shall be replied to within four days after the delivery of such answers.

6. The property is vested in **Captain Richard Neville** as Beneficial Owner and he has contracted to sell the whole of the property to the Vendor. The Vendor will sell as Trustee. The Purchasers shall not require production of the said Contract and shall accept the title of Captain Neville with a recital of the said Contract as shewn in the draft Conveyance attached hereto and shall make no requisition or objection in respect of such contract.

7. (i) The greater part of the property sold forms part of a family estate in the County of Somerset and was vested in Captain Neville in fee simple by two several Assents both dated the 30th day of November 1945.

(ii) The Title to each Lot other than the Lots or parts of Lots mentioned in sub-paragraphs (iii) and (iv) of this Condition shall commence with a Vesting Deed dated the 21st day of March 1927 and made between **Wilfred John Brymer, John Uchtred Macdowall Ingilby, The Honourable Philip Plantaganet Cary and William Francis Dickinson** of the one part and **Robert Neville Grenville** of the other part whereby the property comprising the said Lots was with other property declared to be vested in the said Captain Neville's immediate predecessor in title in fee simple or for the residue of the terms for which they were respectively held.

(iii) The Title to Nos. 444 on the Sale Plan (being part of Lot 79). 416 and 417 (being part of Lot 90), 658. 623, 625, 626. 630. 621. 629 and 627 (being part of Lot 92), 43 (being part of Lot 108), Nos. 423, 427, 428, Pt. 429, 431, 432, 433. 434. 440. 441. Pt. 490. 492. 495a, 497 (being part of Lot 124), Nos. 498, 499, 500, 519, 521a, 522. 523, 527, 528, 529a, 552, 553, 554, Pt. 556, 566, 567, 571 and 568 (being part of Lot 140). Nos. -482, 486, 487. 488. 489. 501, Pt. 503, 504, 506, 507, 508. 512. 524, 526 and 509 (being part of Lot 142) and the whole of Lot 115. 125. 127. 123, 129 (except part No. 435 on Sale Plan - see Condition 11). 134, 135, 136, 141, 143. 144. 145 and 146 shall commence with a Deed of Surrender dated the 3rd day of April 1923 made between the said **Robert Neville Grenville** of the one part and **Ralph Neville** of the other part whereby the property comprising the said Lots was with other property surrendered to the said Captain Neville's immediate predecessor in title.

(iv) The Title to Lots 86 and 131 shall commence with a Mortgage dated the 3rd day of March 1905 and made between Henry Thomas Silcocks of the one part and Stanley Austin and Robert Bath of the other part.

8. Each Purchaser shall assume as is the case that the Trustees who signed the said Assents were the then Trustees of the Settlement affecting the Estate and that the Settlement had come to an end although at the dates of the limited Grants of Probate it was Settled Land and shall not make any requisition or objection in respect thereof.

9. The Purchasers shall assume as was in fact the case that the said Surrender of the 3rd day of April 1923 vested the legal estate in fee simple in the property therein contained in the said Ralph Neville and shall not make any requisition in respect thereof.

10. The Purchasers shall not make any requisition or objection in respect of any earlier title notwithstanding the fact that the documents forming the root of title may be stated to be supplemental to or refer to some earlier document or documents or require production or evidence thereof.

11. (i) Certain properties numbered 442, 511, 518, Part 435 and Part 502 are not shewn in the Schedule to the above mentioned Deeds forming the roots of title but for the past twenty years and upward they have been included as part of the Estate and the rents received and no claim made by any other person. If required a Statutory Declaration can be made by the Agents as to the possession of these lands at the Purchaser's expense and it shall be assumed that these properties became vested in the said Captain Neville by the said Assent by the Trustees under their limited Grant to the Estate of the said Robert Neville Grenville deceased.

(ii) No. 481 on the Sale Plan (being part of Lot I37) is coloured on the Plan attached to the Vesting Deed but in error was not shewn in the actual Schedule. It shall be assumed without further inquiry as is the fact that this property should have been shewn in the Schedule and forms part of the Estate.

12. The Purchaser shall accept the areas shewn stated in the Particulars and shall not make any objection or requisition by reason of variations in the documents forming the roots of title.

13. The Vesting Deed refers to certain properties as being leasehold and to certain conditions or rights or re-entry in a Deed of the 12th February 1858 referred to in the first part of the Third Schedule to the Vesting Deed. A Statutory Declaration was made by Mr. C. D. Wainwright on the 17th May 1927 to the effect that no Quit or other rents were or had ever to the best of his knowledge information and belief been paid in respect of any property described as leasehold and to the best of his knowledge and belief all the lands specified in the Schedule to the Vesting Deed were then held as freeholds. The Purchasers shall assume that in fact all the lands are freehold and shall not make any requisition or objection in respect of leasehold lands or the Deed of 1858 but shall take subject to such rights or conditions as are still subsisting (if any) in respect of such Deed. The said Deed may be inspected at the offices of the Vendor's Solicitors for ten days prior to the sale and a Purchaser shall be assumed to have purchased with full knowledge of the contents thereof whether or not he has inspected such Deed.

14. At the date of the Vesting Deed part of the property comprised therein was subject to a Mortgage dated the 16th April 1870 which has since been paid off. A Purchaser of any Lot affected by this Mortgage shall not make any objection or requisition on the ground of the existence of this Mortgage and shall not require any Abstract of such Mortgage or of the subsequent title thereto.

15. All Lots are sold subject to the exceptions and reservations in connection with the Estate Water Supply as specified in item 1 of the Second Schedule to the Draft Conveyance.

16. Each Purchaser shall accept a Conveyance in the Form hereto annexed or as near thereto as circumstances require or permit. A print of such Conveyance will be furnished to each Purchaser free of charge for use as a draft. Each Purchaser shall at his own cost insert any necessary additions and make any necessary amendments and the engrossments (prepared by the Purchaser at his own cost) shall be delivered at the offices of the Vendor's Solicitors for execution by Captain Neville and the Vendor at least seven days before the date fixed for completion. The draft of such Conveyance for perusal and approval on behalf of Captain Neville and the Vendor shall be left at the said offices at least seven days before the delivery of the engrossment. Separate Conveyances of separate parcels shall not be required.

17. The various Lots are sold subject to the proviso contained in Clause 2 of such form of Conveyance.

18. With the exception of the documents relating to Lot 131 no documents of title will be handed over on completion but the Vendor will give an acknowledgment for production and delivery of copies in the form shewn in the said form of Conveyance in respect of the Deeds mentioned in the First Schedule thereto and any counterpart or duplicate tenancy Agreement as provided in Condition 24 Hereof. The Deeds set out in the First Schedule of the said form of Conveyance are intended to refer to whichever set of title deeds may be appropriate to the case.

19. In any case where a provision in the Particulars or the General Remarks and Stipulations involves the insertion of an exception and reservation in the Conveyance or in any case where such a provision as aforesaid involves the insertion of a proviso or of the grant of a right easement or privilege in the Conveyance such exception and reservation proviso or grant shall be in such form as the Vendor shall require.

20. Where any Lot or Lots are sold subject to any drainage water or other right or reservation or restriction the Purchaser of such Lot or Lots shall be required to enter into a covenant with the Vendor and with the Purchasers of any other Lot or Lots affected thereby to carry out the obligations incidental thereto Such covenant in addition to being of a positive nature shall be worded in a restrictive sense so as to run with the land and in such form in all respects as the Vendor shall require.

21. In all cases where any Lot lies in common with other lands not the property of Captain Neville or of the Vendor the Vendor shall not be required to indicate the exact situation or boundaries thereof nor of such adjoining lands and where required a right of way of necessity to such adjoining lands is reserved.

22. (i) The Particulars, Plans and Schedules have been carefully prepared and are believed to be correct but their accuracy is not guaranteed and the vendor shall not be required to account for or admit any claim for errors or reconcile any discrepancies omissions or variations in names numbers quantities abutments boundaries plans schedules or otherwise.

(ii) Any error omission or misstatement found in the Particulars Plans Schedules or Conditions shall not annul the sale or entitle any Purchaser to be discharged from his purchase nor shall the Vendor or any Purchaser claim or be allowed any compensation in respect thereof.

23. The several Lots are sold subject to all quit chief and other rents and outgoings and to all manorial rights and incidents of tenure if any and to all rights of way (whether public or private) water light drainage and other easements quasi easements or wayleaves affecting the same (including rights of way or of taking or receding a supply of water from or through any other Lot and all rights of way if any now exercised or enjoyed by the occupiers of any other Lot) and to all party rights of common and profits a prendre if any new existing and to all rights of adjacent owners and to any liability to repair or contribute to the repair of roads drains footpaths bridges culverts walls gutters party walls fences and other like matters and subject also to the existing tenancies and all allowances to and claims for compensation of every kind and other claims and rights of the tenants thereunder or by custom of the country or by virtue of any statute or otherwise and all such claims and charges shall be at the expense of the Purchaser as from the signing of the Contract but no Purchaser shall be entitled to require any information not in the possession of the Vendor as to any such claims or rights or as to any rent outgoing easement or right subject to or with the benefit of which any Lot is sold or as to the ownership of any hedges walls fences or other boundaries and where any Lot is sold subject to any right of way water or other easement or privilege over or affecting the same to be reserved or granted in favour of any other Lot or Lots or other property effect shall be given to such provision by reservation in the Conveyance of such first mentioned Lot to the Purchaser thereof or in such other manner as the Vendor shall think fit and such form in all respects as the Vendor shall in his sole discretion prescribe.

24. The Vendor shall not be required to supply copies or abstracts of any Tenancy Agreements, such Agreements can be inspected as mentioned in the General Remarks and Stipulations. Where a Tenant's Lease or Agreement affects property retained by the Vendor as well as the property sold the Vendor will retain the same giving the usual statutory acknowledgment but not the undertaking. No document other than Counterpart or Duplicate (when in the Vendor's possession) of a Tenant's Lease affecting exclusively the property sold will be handed over and no objection shall be raised in respect of any Counterpart or Duplicate being lost or missing or for the tenancy being merely verbal.

25. If any Lot or any part thereof is requisitioned by any Government Department or by any Public or Local Authority after the sale but before the completion of the purchase the sale shall take effect subject to such requisitioning and the Purchaser shall not thereby be discharged from his Contract.

26. Each Purchaser shall assume that the occupation rent of any property subject to the Rent and Mortgage Interest Restriction Acts is the proper rent payable under those Acts and that notices of increase under the said Acts have been given, and a Purchaser shall not be entitled to make any requisition or objection with regard thereto.

THIS CONVEYANCE is made the _____ day of
1947 BETWEEN RICHARD NEVILLE formerly of Queen Ann Cottage Windsor in the
County of Berks but now of Shelley Court, Tite Street, London S.W.1 Captain late of the
Grenadier Guards (hereinafter called " the Vendor ") of the first part

(hereinafter called " the Purchaser ") of the
second part and
of
(hereinafter called " the sub-Purchaser ") of the third part

WHEREAS :

(1) The Vendor is solely seised of the property hereinafter described for an estate in fee
simple absolute in possession subject to the existing leases or tenancies and subject as
hereinafter appears but otherwise free from incumbrances.

(2) The Vendor lately agreed with the Purchaser for the sale to
_____ of
the property hereinafter described together with other property but no Conveyance thereof
has so far been executed.

(3) The Purchaser has agreed with the sub-Purchaser for the sale to him of the property
hereinafter described for such as estate as aforesaid subject as hereinafter mentioned but
otherwise free from incumbrances at the price of £
and it has been arranged that the said sum shall be paid to the Vendor in part discharge of
the purchase money payable to him by the Purchaser under the said Agreement and that
the Vendor shall join herein in manner hereinafter appearing.

NOW THIS DEED WITNESSETH as follows :

(I) In consideration of £ _____ paid by the sub-Purchaser to the
Vendor by the direction of the Purchaser (the receipt and payment whereof the Vendor
and Purchaser hereby respectively acknowledge) the Vendor as Beneficial Owner
HEREBY CONVEYS and the Purchaser as Trustee HEREBY CONVEYS AND
CONFIRMS unto the sub-Purchaser ALL THAT

TOGETHER WITH

EXCEPT AND RESERVING in fee simple unto the Vendor and his successors in title the
reservations rights easements and privileges specified in the Second Schedule hereto TO
HOLD the same unto the sub-Purchaser in fee simple subject to all easements rights and
privileges (whether of a public or private nature) now affecting the same and subject also
to the existing leases or tenancies thereof (and to an apportionment as between the Vendor
and the Purchaser to the property hereby conveyed of the yearly rent of £
_____ part of the yearly rent of £ _____ payable by the tenant
in respect of the whole of the land comprised in his tenancy) and subject also to such
condition or right of re-entry as still subsists under and by virtue of an Indenture dated the
12th day of February 1858 referred to in the Vesting Deed.

NOTE – This will apply only to
lands comprised in the vesting
Deed

(2) PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that
the sub-Purchaser or the persons deriving title under him shall not be entitled to any right
of light or air which would in any manner diminish or interfere with the free and
unrestricted user of any adjoining or neighbouring property now belonging to the Vendor
either for building or any other purpose and the assurance hereby made shall not be
construed or operate as implying the grant of or granting any such right.

(3) The Vendor hereby acknowledges the right of the sub-purchaser to production of the
documents mentioned in the First Schedule hereto and to delivery of copies thereof.

(4) It is hereby certified that the transaction hereby effected does not form part of a larger
transaction or series of transactions in respect of which the amount or value of the
aggregate amount or value of the consideration exceeds £500.

IN WITNESS whereof the said parties to these presents have Hereunto set their hands and
seals the day and year first before written.

NOTE – These will be required when the title starts with the surrender

THE FIRST SCHEDULE above referred to

PART I.

Date.	Parties.	Nature
3rd April 1923	(1) Robert Neville Grenville (2) Ralph Neville	Deed of Surrender
23rd July 1937	PROBATE of the Will and Codicil of the said Ralph Neville limited to Settled Land.	
30th November 1945	Wilfred John Brymer John Uchtred Macdowall, Ingilby Philip Plantaganet Cary and William Francis Dickinson	Assent

NOTE – These will be required when the title starts with the Vesting Deed

21st March 1927

PART II.

(1) Wilfred John Brymer John Uchtred Macdowall, Ingilby Philip Plantaganet Cary and William Francis Dickinson
(2) Robert Neville

Vesting Deed

17th May 1927

Charles Donald Wainwright

Statutory Declaration

6th July 1936

Letters of Administration to the Estate of the said Robert Neville Grenville limited to Settled Land.

30th November 1945

The said Wilfred John Brymer John Uchtred Macdowall Ingilby The Hon. Philip Plantaganet Cary and William Francis Dickinson

Assent.

PART III.

NOTE – This applies to Lot 86 only. Deed will be handed over to Lot 131

3rd March 1905

(1) Henry Thomas Silcocks
(2) Stanley Austin and Robert Bath

Mortgage

30th March 1928

(1) The said Robert Bath
(2) The Executors of Dinah Silcocks deceased

Surrender of Mortgage.

12th April 1945

Arthur Silcox and Amy Louise Weeks

Vesting Assent

18th April 1945

(1) The said Amy Louise Weeks
(2) The Vendor

Conveyance.

THE SECOND SCHEDULE above referred to

EXCEPTIONS AND RESERVATIONS.

(I) An exception and reservation to the Purchaser and his successors in title and all persons in whom the same shall be vested at any time of all springs reservoirs watercourses pipes mains and all other plant and apparatus whatsoever used in connection with the Butleigh water supply together with full right and liberty for the Purchaser and his successors in title and all persons authorised by him or them with or without workmen or others to enter upon the land hereby conveyed for the purpose of inspecting repairing improving or replacing such springs reservoirs watercourses pipes mains and all other plant and apparatus whatsoever as aforesaid subject to making good all damage thereby caused and an exception and reservation in favour of the Trustees of Sir George Bowle's Cottage Hospital commonly known as " Butleigh Hospital " of a right to enter on any lands through which their supply of water passes for the purpose of repairing replacing improving and maintaining such supply.

NOTE – Any further appropriate exceptions and reservations will be added here.

AGREEMENT

AN AGREEMENT made the _____ day of _____ 1947

BETWEEN

(hereinafter called " the Vendor ") (by _____ Agents mentioned below) of the one part

and

of _____ in the County of _____

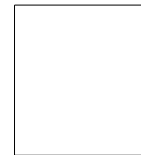
(hereinafter called " the Purchaser ") (by his Agent(s) (if any) mentioned below) of the other part

WHEREBY IT IS AGREED that the Vendor shall sell and the Purchaser shall purchase the property (Lots _____) described in the above Particulars at the price of _____

subject to the foregoing Special Conditions of Sale and the National Conditions of Sale 13th Edition.

AS WITNESS the hands of the Parties hereto or their Agents.

Purchase Money	... ..	£ :	:	:
Less Deposit ...	... ..	<u>£</u>	<u>:</u>	<u>:</u>
Balance	... ..	£ :	:	:
Valuation Money (if any)	... ..	<u>£</u>	<u>:</u>	<u>:</u>
Balance payable on Completion	... ..	<u>£</u>	<u>:</u>	<u>:</u>
Deposit ...	... ..	£ :	:	:
Auction and Contract Fees	... ..	<u>£</u>	<u>:</u>	<u>:</u>
Amount now payable	... ..	£ :	:	:



As Agents for (_____) we acknowledge the receipt of the Deposit and Auction and Contract Fees as above and confirm the sale.

Western Gazette Feb 1947

Butleigh Court Disposal of the Estate

Butleigh Court, the ancestral mansion of the Grenville family failed to reach the reserve and was withdrawn when the Butleigh Court Estate was offered by auction at the Town Hall Glastonbury on Tuesday. The auctioneer, Mr. Wyndham Laver accepted bids to £5,500 before the property was withdrawn. In all some 37 lots were disposed of during the day and other portions of the estate were sold privately. Orchard land was in keen demand and realised very satisfactory prices.

Butleigh House or the Old Rectory with three acres of land, stables and outbuildings was acquired by Mr. Knight for £3,000 and other properties were sold as follows; No. 29 Butleigh, detached residence to Mr. A. H. Wylie £1,000, Park Wood (20 acres) to Messrs. John Snow & Co., £3,500; Parkland (38 acres) J. Snow & Co., £2,250. Orchard (5 acres) near Glastonbury Mr. J. Masters £800; detached dwelling house at Baltonsborough with small paddock to Mrs. E. M. Devenish £720; Dwelling house, butchers shop and orchard land to Mr. E. R. G. Otten £1200. Several cottages and orchard and pasture land were also sold.

The land agents were Messrs. Wainwright & Heard, Shepton Mallet and the solicitors Messrs Gould & Swayne, Glastonbury

In the Sale Catalogue most lots were withdrawn since the tenants were engaged in private deals to purchase the properties they occupied or rented. The following are some of the prices achieved at the sale according to old sale catalogues I have seen.

Lot No.	Buyer	Price £	Lot No.	Buyer	Price £
1	Masters	800	68/69	Coles	300
7	Snows	210	70/71	Gane	400
9	Snows	200	72	Clapp	900
12	S. Higgins	95	73	Gane	150
14	James Higgins	300	75	S. Higgins	60
15	Mrs. Arthur	300	76	G. Burrough	525
16	Devenish	720	77	Lovell	75
19	Mr. Coles (client)	1000	78	Otton	210
25	Mrs. Dakin	300	79	B. Bailey (Barber?)	110
29	G. Wason	275	80	Killen	95
32	Mr. Spiller	95	82	J. Davis	180
39	M. Barry	£140	87	J. Snow & Co	3500
40	J. Whitehead	450	96	Knight	3500
41	Reg Higgins	560	103	J. Killen	250
45	Mrs. G. Higgins	510	105	Snow & Co	2250
46	Whitehead	320			
57	Gadd	600			
60	Otten	1200			
64	Baulch	300			
65	Baulch	70			
66	Baulch	110			
67	Dyer	155			