Withdrawn £2750

LOT 5.

(Coloured Pink on Plan.)

The Valuable Dairy Farm

KNOWN AS

"HATT'S FARM,"

about 1½ miles from SEMLEY STATION, embracing an area of about

113A. OR. 3P.

as set out below.

THE FARMHOUSE contains :—

On the Ground Floor :—OUTER PORCH ; ENTRANCE LOBBY and STAIRCASE ; DINING ROOM, about 17ft. by 15ft. ; DRAWING ROOM, about 15ft. by 14ft. 3in. ; KITCHEN ; WASHHOUSE ; COOLING HOUSE ; LOBBY and CELLAR.

On the First Floor :—2 BEDROOMS, each about 15ft. by 14ft. ; 2 other BEDROOMS and GRANARY, with outside approach.

THE FARM BUILDINGS comprise :—4-Horse CART STABLE, with Loft over ; BARN, with Loft over part ; COWSTALLS, 26 Ties ; BULL'S PEN ; CALVES' PEN and LOOSE BOX ; 2-Bay IMPLEMENT SHED ; PIGGERIES (now used as Cowstalls, 6 Ties) ; 2 Lean-to Timber and Galvanized Iron IMPLEMENT SHEDS, WOOD SHED and FOWLHOUSE.

Nos. 610a and 610b embrace TWO COTTAGES, the Northernmost containing ENTRANCE LOBBY, LIVING ROOM, BACK KITCHEN, LARDER, COAL CELLAR and 3 BEDROOMS, and the Southernmost containing LIVING ROOM, SCULLERY, WASHHOUSE, LARDER and 2 BEDROOMS.

SCHEDULE.

Tenant.	*No. on Plan.*	*Description.*	*Area.* A.	R.	P.	A.	R.	P.
		PARISH OF SEMLEY.						
In Hand	536	Wood	7	1	32			
	581	do.	3	1	5			
	583	do.		3	29			
	586b	do.	4	2	25			
	600	do.	9	1	20			
	603	do.	1	0	5			
	609	do.		1	1			
	613	do.	1	2	16			
						28	2	13
Doggrell, W.	542	Pasture	7	0	7			
	546a	Row			15			
	582	Arable (Grassed by Tenant)	10	2	16			
	584	Pasture	7	2	10			
	585	do.	3	3	4			
	601	do.	6	1	15			
	602	do.	6	2	27			
	604	Arable (Grassed by Tenant)	7	0	15			
	605	Pasture	8	1	24			
	606	do. and Buildings ..	7	0	11			
	607	Farmhouse, Garden, Buildings and Orchard ..	1	1	12			
	608	Pasture	17	3	22			
	610b	Cottage and Garden ..		1	4			
						84	0	22
Young, E. G.	610a	Cottage and Garden ..					1	8
						A. 113	0	3

Together with 13 LEAZES on SEMLEY COMMON.

Mr. W. Doggrell holds the above **84**A. **0**R. **22**P. and Leazes, with other Lands, on a yearly Ladyday tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£167 0 0** per annum, Sporting reserved.

No. 610a is let to Mr. E. G. Young on a yearly Michaelmas tenancy, at **£4 0 0** per annum.

The Woods, **28**A. **2**R. **13**P., detailed above, are in hand, and, together with the Sporting over the whole, will be sold with vacant possession on completion of purchase.

Water from the Estate Water Supply is connected to the Farm buildings on this Lot. The Purchaser is to pay the annual sum of **£5 0 0** for such supply, and is to maintain the pipe from the collecting tank on Semley Hill. This Lot is sold subject to the exceptions and reservations with reference to the springs of water and the reservoir pipes and other works of water supply as set out in the Special Conditions of Sale.

OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount	**£18 2 11**
Land Tax (apportioned for purposes of Sale) ..	**£0 12 4**
Water Rent	**£5 0 0** per annum.

MEMO.—No Land Tax has been paid on the agricultural land. The Land Tax on the Woodlands and Cottages is believed to be 12s. 4d.

The Purchaser is to have the option of taking the Timber on Nos. 536, 581, 583, 586b, 600, 603, 609, and 613 on Plan, which has been valued at **£1312 2 0**, and the other Timber which the Purchaser is to take has been valued at **£96 17 0.**

Lots 6 and 7 will be first offered together, and if not so sold, will then be offered separately.

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6 ~~[illegible]~~
Started £2500
to withdraw £2700

LOT 6.

(Coloured Blue on Plan.)

The Valuable Dairy Farm

KNOWN AS

"WESTWOOD FARM,"

about 1½ miles from SEMLEY STATION, embracing an area of about

100a. 2r. 0p.

as set out below.

THE FARMHOUSE contains:—ENTRANCE LOBBY; DRAWING ROOM, about 15ft. 6in. by 12ft. 6in.; DINING ROOM, about 15ft. 6in. by 12ft.; KITCHEN; DAIRY and 3 BEDROOMS; and, approached by a separate staircase, CHEESE ROOM and 2 ATTICS.

THE FARM BUILDINGS comprise:—COWSTALLS, 25 Ties; 2 LOOSE BOXES; BARN; 3-Horse CART STABLE, with Loft over; 2-Bay OPEN SHED; 2 PIGSTIES, with Loft over, and STORE, together with Stone and Timber and Tiled FOWLHOUSE and E.C.

SCHEDULE.

No. on Plan.	*Description.*	*Area.* A.	R.	P.	A.	R.	P.
	PARISH OF SEMLEY.						
	In Hand.						
525	Wood	1	1	26			
529a	do.	–	2	21			
586a	do.	17	3	12			
594	do.	–	2	16			
					20	1	35
	Tenant, Mrs. Baker.						
523, 524	Pasture	4	1	36			
526	do.	3	0	21			
527	Garden	–	–	32			
528	Pasture	9	1	21			
530	do. and Pond	4	0	34			
534	do.	1	3	23			
535	do.	16	3	2			
537	do.	5	0	33			
538	Wood	–	2	19			
541	Pasture and Pond	4	2	29			
587	Pasture	6	2	5			
588	Farmhouse, Buildings, Garden, &c.	1	1	17			
589	Pasture	–	1	37			
590	do. (Drove) and Pond ..	–	2	5			
591	do.	3	3	1			
592	Arable	5	3	2			
593	Pasture	11	0	8			
					80	0	5
				A.	100	2	0

Together with 9 LEAZES on SEMLEY COMMON.

Mrs. Baker holds the above **80**A. **0**R. **5**P. and Leazes, with other Lands, on a yearly Ladyday tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£115 0 0** per annum, Sporting reserved.

The Woods, **20**A. **1**R. **35**P., detailed above, are in hand, and, together with the Sporting over the whole, will be sold with vacant possession on completion of purchase.

Water is supplied from a Spring and Reservoir in Hilldown Copse, No. 586a, gravitating to the Farmstead. This supply is included in the Lot.

The Vendor reserves out of this Lot a wayleave for water pipe in the approximate position shown on Plan, with rights of access, &c., thereto.

OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount **£13 3 9**
Land Tax (apportioned for purposes of Sale) .. **£5 4 3**

The Purchaser is to have the option of taking the Timber on Nos. 525, 529a, 586a, and 594 on Plan, which has been valued at **£1095 4 0.**

The other Timber, which is to be taken by Valuation, has been valued at **£210 12 0.**

LOT 7.

(Coloured Yellow on Plan.)

Accommodation Lands

situate about 1 mile each from SEMLEY VILLAGE and STATION, embracing an area of about

38a. 2r. 17p.

as set out below.

SCHEDULE.

No. on Plan.	*Description.*	*Area.* A.	R.	P.	A.	R.	P.
	PARISH OF SEMLEY.						
	In Hand.						
91a	Wood	1	1	0			
182	do.	1	0	25			
513a	do.	–	–	27			
515a	do.	–	1	36			
					3	0	8
	Tenant, Mrs. Baker.						
92	Pasture	8	0	26			
181	do.	10	3	31			
515b	Row	–	2	20			
520	Pasture and Pond	9	3	36			
521	do.	5	3	16			
					35	2	9
				A.	38	2	17

Together with 4 LEAZES on SEMLEY COMMON.

Mrs. Baker holds the above **35**A. **2**R. **9**P. and Leazes, with other Lands, on a yearly Ladyday tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£35 0 0** per annum, Sporting reserved.

The Woods, **3**A. **0**R. **8**P., detailed above, are in hand, and, together with the Sporting over the whole, will be sold with vacant possession on completion of purchase.

OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount	**£8 9 6**
Land Tax (apportioned for purposes of Sale) ..	**£1 6 9**

The Purchaser is to have the option of taking the Timber on Nos. 91a, 182, 513a, and 515a on Plan, which has been valued at **£125 9 0.**

The other Timber on this Lot which the Purchaser is to take has been valued at **£51 3 0.**

There is a line of water pipes running across Fields Nos. 520 and 521 of this Lot to Semley Village.

LOT 8.

(Coloured Pink on Plan.)

FIVE COTTAGES AND GARDENS

No. 249 on Plan, pleasantly situate adjoining the COMMON, near SEMLEY VILLAGE, and containing an area of about

2a. 2r. 20p.

let to various Tenants, enumerated below.

THE COTTAGES, known as "THE OLD WORKHOUSE," are Stone-built and Tiled, whilst most of the Outbuildings are Brick and Tiled, though small portions of the latter are Timber and Tiled.

SCHEDULE.

Tenant.	*Accommodation.*	*Annual Rental.* £ s. d.	£ s. d.
May, Misses E. & E.	3 Rooms, Wood Shed, Pigsty, E.C. and Garden		3 0 0
Smith, W.	4 Rooms, Wood Shed, Pigsty, E.C. and Garden	5 4 0	
do.	Garden	– 15 0	
			5 19 0
Heath, S.	3 Rooms, Wood Shed, Pigsty, E.C. and Garden		5 4 0
Gray, W.	7 Rooms, Wood Shed, Pigsty, E.C. and Garden		4 16 0
Hayward, H.	3 Rooms, Wood Shed, Pigsty, E.C. and Garden		3 0 0
Parham, J. W.	Garden		– 15 0
			£22 14 0

The Lean-to Brick and Tiled Bakehouse is used in common by all the 5 Cottage Tenants.

Mr. Gray has undertaken to give vacant possession at Michaelmas, 1924, of the Tenement he occupies.

OUTGOINGS.

Tithe Rent Charge, commuted amount .. **£0 0 1**
Land Tax (apportioned for purposes of Sale) .. **£0 14 8**

Landlord pays Rates.

The Timber on this Lot which the Purchaser is to take has been valued at **£11 1 0.**

LOT 9.

(Coloured Green on Plan.)

2 Cottages, Gardens & Accommodation Lands,

FORMING AN

ATTRACTIVE SMALL HOLDING,

within a mile of SEMLEY STATION and VILLAGE, embracing an area of about

19a. 1r. 3p.

as set out below.

THE COTTAGES are substantially built, and each contains:—OUTER PORCH, LIVING ROOM, BACK KITCHEN, PANTRY and 3 BEDROOMS, together with Detached WOOD SHED, PIGSTY and E.C.

SCHEDULE.

Tenant.	*No. on Plan.*	*Description.*	*Area.* A. R. P.	A. R. P.
		PARISH OF SEMLEY.		
In Hand	461b	Wood	– 3 35	
	510b	do.	– 1 18	
				1 1 13
Doggrell, T.	469	Arable (Grassed by Tenant)	7 1 15	
	470	Arable	8 3 21	
	509	Rough	– 1 33	
	510a	Wood	– 2 35	
				17 1 24
Baker, Mrs.	508a	Cottage and Garden ..		– 1 1
Hughes, E.	508b	Cottage and Garden ..		– 1 5
				A. 19 1 3

Together with 1 LEAZE on SEMLEY COMMON.

Mr. T. Doggrell has agreed to surrender the above **17**A. **1**R. **24**P. which he holds, with other Lands, on the 31st October, 1924, and the rent up to that date is to belong to the Vendor. The rent (apportioned for purposes of Sale) is **£20 0 0** per annum.

No. 508a is let, with other Lands, to Mrs. Baker on a yearly Ladyday tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£5 0 0** per annum.

No. 508b is let to Mr. E. Hughes at **£6 0 0** per annum, Landlord paying Rates.

Nos. 461b and 510b are in hand, and, together with the Sporting over the whole, will be sold with vacant possession on completion of purchase.

Water from the Estate Water Supply is connected to this Lot. The Purchaser is to pay the annual sum of **£2 0 0** for such supply, and is to maintain the branch pipe from the junction with the main pipe having rights of access, &c., thereto over Lots 40 and 41.

OUTGOINGS.

Tithe Rent Charge (apportioned for purposes Sale), commuted amount	**£4 14 6**	
Land Tax (apportioned for purposes of Sale)	**£0 7 6**	
Water Rent	**£2 0 0**	per annum.

The Purchaser is to have the option of taking the Timber on Nos. 461b, 510a, and 510b on Plan, which has been valued at **£51 8 0.**

The other Timber which the Purchaser is to take has been valued at **£18 11 0.**

LOT 10.

(*Coloured Pink on Plan.*)

Semi-Detached Cottage and Garden,

No. 354b on Plan, pleasantly situate facing the COMMON, near SEMLEY VILLAGE, and containing an area of about

37 Poles,

let to Mr. H. T. Marchant on a tenancy, determinable by six months' notice at any time, at **£6 0 0** per annum, Landlord paying Rates.

THE COTTAGE contains :—OUTER PORCH, LOBBY, LIVING ROOM, BACK KITCHEN, LARDER and 3 BEDROOMS, together with Detached WOOD SHED, PIGSTY and E.C.

OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount	**£0 2 0**
Land Tax (apportioned for purposes of Sale) ..	**£0 3 10**

LOT 11.

(*Coloured Green on Plan.*)

Semi-Detached Cottage and Garden,

No. 354a on Plan, pleasantly situate facing the COMMON, near SEMLEY VILLAGE, and containing an area of about

37 Poles,

let to Mrs. Elizabeth Hull at **£6 0 0** per annum, Landlord paying Rates.

THE COTTAGE contains :—OUTER PORCH, LOBBY, LIVING ROOM, BACK KITCHEN, LARDER and 3 BEDROOMS, together with Detached WOOD SHED, PIGSTY and E.C.

OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount	**£0 2 0**
Land Tax (apportioned for purposes of Sale) ..	**£0 3 10**

LOT 12.

(*Coloured Blue on Plan.*)

Carpenter's Shop and Orchard,

No. 354c on Plan, adjoining Lot 10, facing the Common, near SEMLEY VILLAGE, and containing an area of about

One Rood,

let to Mr. H. T. Marchant at a Rent of **£1 5 0** per annum, Landlord paying Rates.

The Carpenter's Shop is Timber-built and Tiled, and well-lighted with Glazed Windows.

OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount	**£0 2 0**
Land Tax (apportioned for purposes of Sale) ..	**£0 0 10**

LOT 13.

(Coloured Blue on Plan.)

Three Cottages, Garden and Plantation,

No. 438 on Plan, adjoining SEMLEY STATION, and containing an area of about

1a. 1r. 17p.

The Cottages are substantially built and pleasantly situate facing West.

THE CENTRE COTTAGE contains :—ENTRANCE LOBBY, SITTING ROOM, LIVING ROOM, WASHHOUSE and 2 BEDROOMS, and the NORTHERNMOST and SOUTHERNMOST COTTAGES each contain :—ENTRANCE LOBBY, LIVING ROOM, WASHHOUSE and 3 BEDROOMS, and there are Detached WOOD SHEDS, BAKEHOUSE, PIGSTIES and E.C.'s.

The Gardens are very extensive, and there is a Belt of Trees bordering the Railway and sheltering the Cottages from the North.

This Lot is let to the Southern Railway Company on a yearly Michaelmas tenancy, subject to six months' notice, at **£25 17 6** per annum, Landlord paying Rates.

Water from the Estate Supply is connected to this Lot. The Purchaser is to pay the annual sum of **£3 0 0** for such supply, and is to maintain the branch pipe from the junction with the main pipe.

OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount	**£0 8 6**
Land Tax (apportioned for purposes of Sale) ..	**£0 16 10**
Water Rent	**£3 0 0** per annum.

The Timber on this Lot to be taken by the Purchaser has been valued at **£17 1 0.**

LOT 14.

(Coloured Pink on Plan.)

Four Cottages and Gardens,

No. 452 on Plan, embracing an area of about

0a. 1r. 33p.,

situate adjoining SEMLEY STATION, let with other Premises to the United Dairies (Wholesale), Ltd., on Lease for 21 years from 29th September, 1920, at a Rent (apportioned for purposes of Sale) of **£24 0 0** per annum.

THE COTTAGES are Roofed with Galvanized Iron, and each contains :—SITTING ROOM, LIVING ROOM and 2 BEDROOMS, together with WASHHOUSE and E.C.

Water from the Estate Supply is connected to this Lot. The Purchaser is to pay the annual sum of **£2 0 0** for such supply, and is to maintain the branch pipe from the buildings on Lot 2 having rights of access, &c., over Lots 2, 48 and 49.

OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount	**£0 2 6**
Water Rent	**£2 0 0** per annum.
Land Tax (apportioned for purposes of Sale)	**£1 2 0** payable by Lessees.

LOT 15.

(Coloured Pink on Plan.)

DETACHED COTTAGE & GARDEN,

No. 420 on Plan, in the Parish of SEMLEY, about half-a-mile from the STATION, and containing an area of about

26 Poles.

THE COTTAGE, which has a Galvanized Iron Roof, contains :—LIVING ROOM, WASHHOUSE, LARDER and 2 BEDROOMS, together with Lean-to Timber and Galvanized Iron WOOD SHED and E.C., and is let, with other Premises, to the United Dairies (Wholesale), Ltd., on Lease for 21 years from 29th September, 1920, at a Rent (apportioned for purposes of Sale) of **£5 0 0** per annum, Lessees paying Rates.

Water from the Estate Supply is connected to this Lot. The Purchaser is to pay the annual sum of **£0 10 0** for such supply, and is to maintain the branch pipe from the junction with the main pipe.

OUTGOINGS.

Tithe Rent Charge, commuted amount ..	**£0 0 1**	
Water Rent	**£0 10 0**	per annum.
Land Tax (apportioned for purposes of Sale)	**£0 4 7**	payable by Lessees.

LOT 16.

(Coloured Green on Plan.)

TWO COTTAGES AND GARDENS,

Nos. 424a and 424d on Plan, in the Parish of SEMLEY, situate at "HUGGLER'S HOLE," and embracing an area of about

0a. 1r. 33p.

THE WESTERNMOST COTTAGE, occupied by Mr. F. Parsons, contains :—LIVING ROOM, BACK KITCHEN, LARDER and 3 BEDROOMS, together with Pigsty and E.C.

THE EASTERNMOST COTTAGE, occupied by Mr. W. Pitman, contains :—SITTING ROOM, LIVING ROOM, LARDER, 3 BEDROOMS and Lean-to Timber and Tiled WASHHOUSE, together with PIGSTY and E.C.

Small portions of the Gardens in No. 424a are let to Mrs. Fanner and Mr. W. S. Pike (or his under tenant). Mr. Pike has agreed to surrender his tenancy on the 31st October, 1924. The Gardens embraced in No. 424d are occupied by Messrs. W. Pitman and A. J. Miles and Mrs. W. Parsons.

Water from the Estate Supply is connected to the existing Taphouse on Lot 17. The Purchaser of this Lot is to have a right of access to the Taphouse for the purpose of obtaining water while he is entitled to take under his water agreement. He is to pay the annual sum of **£1 0 0** for such supply, and is to pay one-fourth share of the cost of keeping the Taphouse and tap and also the branch pipe in Lots 16, 17, 18 and 54 in repair.

The right of wayleave for the said branch pipe is reserved out of this Lot to the owners for the time being of Lots 17 and 18 and the Vendor's Cottages on the opposite side of the road and also a right of access, &c., for the purpose of repairing, &c., the said branch pipe.

	Rental. £	s.	d.				
Parsons, F.	4	6	0	per annum,	apportioned	for	purposes
Pitman, W.	8	2	0	,,	,,	,,	[of Sale.
Fanner, Mrs.		1	0	,,	,,	,,	
Pike, W. S.		1	0	,,	,,	,,	
Miles, A. J.		3	6	,,	,,	,,	
Parsons, Mrs. W.		14	6	,,	,,	,,	
	£13	8	0				

OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount	**£0**	**2**	**3**	
Land Tax (apportioned for purposes of Sale) ..	**£0**	**8**	**9**	
Water Rent	**£1**	**0**	**0**	per annum.

Landlord pays Rates.

A Right of Footway, as at present existing, over the Northern end of No. 424d is reserved to the owners and occupiers for the time being of Lot 17.

LOT 17.

(*Coloured Yellow on Plan.*)

TWO COTTAGES AND GARDENS,

Nos. 424b and 424e on Plan, in the Parish of SEMLEY, situate at "HUGGLER'S HOLE," and embracing an area of about

0a. 1r. 33p.

THE WESTERNMOST COTTAGE, occupied by Mrs. Fanner, contains :— LIVING ROOM, LARDER and 2 BEDROOMS, together with WASHHOUSE and E.C.

THE EASTERNMOST COTTAGE, let to Mr. W. S. Pike, contains similar accommodation. Mr. Pike has agreed to surrender his tenancy on the 31st October, 1924. Small portions of the Gardens in No. 424b are let to Messrs. F. Parsons and W. Pitman and Mrs. W. Parsons. The Gardens embraced in No. 424e are occupied by Messrs. F. Parsons and W. Pitman.

Water from the Estate Supply is connected to the existing Taphouse on this Lot. The Purchaser of this Lot is to pay the annual sum of **£1 0 0** for such supply and to keep the Taphouse and tap and also the branch pipe in Lots 16, 17, 18 and 54 in repair, three-fourths of the cost being contributed by the Purchasers of Lots 16 and 18 and by the owners for the time being of the Vendor's Cottages on the opposite side of the road.

The Vendor reserves out of this Lot a wayleave for water pipe, shown on Plan, with rights of access, &c., thereto, and also rights of access to the Taphouse, for the purpose of obtaining water therefrom, for the owners and occupiers for the time being of Lots 16 and 18 and the Vendor's Cottages on the opposite side of the road.

	Rental. £	s.	d.				
Fanner, Mrs.	8	8	0	per annum,	apportioned	for	purposes
Pike, W. S.	2	11	0	,,	,,	,,	[of Sale.
Parsons, F.		15	0	,,	,,	,,	
Pitman, W.		6	0	,,	,,	,,	
Parsons, Mrs. W.		1	0	,,	,,	,,	
	£12	1	0				