

THE FARM HOUSE

Lovely old Late XVIth Century Farmhouse brought to modern standards, stone built and tiled, with mullioned windows, and commanding extensive view over the beautiful Blackmore Vale Country. The House contains the following accommodation:—

ON THE GROUND FLOOR:

Drawing Room, 16ft. x 16ft.; Dining Room, 16ft. x 13ft.; Kitchen; Pantry; Washhouse with glazed sink and copper.

ON THE FIRST FLOOR:

Four Bedrooms; Boxroom; Bathroom, fitted bath and lavatory basin (h. and c.); Linen Cupboard.

OUTSIDE:

Coal and Wood Store.
Lawn, Kitchen Garden and Productive Orchard.

ELECTRIC LIGHT.

SEPTIC TANK DRAINAGE.

THE FARM BUILDINGS

Stone and brick built with tiled, slated and galvanized roofs, comprise:

Cow-tyings for 31; Stabling for 3, with loft over; Barn; 8-bay open Cart Shed; Elevator House; Cake and Store House; Dairy House.

together with

COTTAGE

situate short distance from the farm, stone and brick built with tiled roof, and containing:—

Two Bedrooms; Sitting Room; Kitchen; Scullery; Coal and Wood Store; E.C.; Vegetable Garden and Small Paddock.

Estate Water Supply is laid on to the farmhouse and buildings and also to the cottage. The annual water rent is £6. 13s. 10d.

The farm is let to Mr. H. B. Tucker on a yearly, 29th September, tenancy, at an apportioned annual rental of £184. 1s. 2d. per annum, and the cottage is let separately on a quarterly tenancy at an annual rent of £6. 10s. 0d., tenant paying rates.

Wayleaves amounting to 16s. 0d. per annum are payable by the Wessex Electricity Company for nine poles and two stays on this Lot; also £1. 2s. 0d. payable by the Post Office Telephones for 14 poles, five gallows stays and two stays.

The South and West Wilts Hunt pay an acknowledgment rent of 6d. per annum for gate in the fence bordering the road to Redhouse Farm.

Payment of 1s. 0d. per annum is made by Lieut.-Colonel Bennett-Stanford for a 12ft. right of way over Ordnance No. 229A.

OUTGOINGS:

Tithe Redemption Annuity (apportioned for purpose of sale) £16. 15s. 8d. per annum.

Land Tax paid for 1945-46, £3. 15s. 0d.

The timber on this Lot has been valued at £475 6s. 6d. which amount is payable in addition to the purchase money.

LOT 17
(Coloured Brown on plan)

A Very Useful SMALL HOLDING

comprising
Excellent Pasture Land
with
Set of Good Farm Buildings
extending to an Area of approximately
8 Acres

detailed in the following Schedule:—

No. on Plan.	Description.	Area.					
		A.	R.	P.	A.	R.	P.
In Hand.							
412A	Estate Yard and Buildings						2 17
Let to the Exors. of Mr. Henry Burton.							
401B	Pasture and Buildings						27
409	Orchard	1	2				23
Let to Mr. A. E. Chubb.							
408	Pasture	1	2				10
411	do.					3	12
414A	} do.	3	-				17
414							
Let to Various.							
401A	Allotment Gardens						23
							<u>A.8 - 9</u>

The Farm Buildings in the Estate Yard are brick, stone and timber built with tiled, slated and thatched roofs and comprise:—

Barn; Granary on staddle stones; Cowstalls for 10; Stabling; Open Cart Shed. Newly-built brick and tiled Cowstalls for 12 with Fodder House and Bull Pen in Ordnance No. 401B.

For the purpose of the sale the rents of this Lot have been apportioned as follows:—

Exors. H. Burton £5. 0s. 0d. per annum, A. E. Chubb, £13 10s. 0d. per annum, and Allotments 13s. 6d. per annum.

The water is from the Knoyle Estate supply and the rent which has been paid amounts to £3 per annum.

Tithe Redemption Annuity (apportioned for purpose of sale), £2. 8s. 2d. per annum.

Land Tax, 7s. 1d. per annum.

The Home Guard have a hut erected in the Estate Yard and Mr. A. J. Sully rents on a quarterly tenancy a shed as a garage, for which he pays £1 per annum.

WAYLEAVES:

The sum of 13s. 6d. per annum is payable by the Wessex Electricity Company for ten poles and four stays and 6s. 0d. per annum by the Post Office Authorities for five telegraph poles and one stay.

The timber on this Lot has been valued at £17. 0s. 0d. and will be paid for by the Purchaser in addition to the purchase money.

LOT 18

(Coloured Pink on Plan)

A Semi-detached Cottage and Garden

KNOWN AS

No. 27, High Street

extending to an area of about 6 poles, being Ordnance No. 400A on Plan.

The Cottage is stone built with thatched roof and contains:—

Two Bedrooms; Kitchen; Scullery; Wood and Coal Store; Shed; E.C.

Let to Mr. F. Fletcher on a quarterly tenancy at a present rent of £5. 1s. 8d. per annum, including rates.

Water Rent, 9s. 8d. per annum.

Tithe Redemption Annuity, nil.

LOT 19

(Coloured Yellow on Plan)

The Valuable Village Post Office and General Stores

with excellent accommodation, formerly known as "The Black Horse Inn," situate in the centre of the village,

being Ordnance Nos. 410D, 410F,

extending to an area of approximately

A.	R.	P.
—	3	5

There is an excellent Shop with separate entrance thereto consisting of Post Office and Grocery Store, measuring 23ft. x 15ft. 6in., fitted shelves and built-in cupboards and Eclipse heating stove.

The dwelling portion is attached under one roof, and the accommodation consists of:—

Two Sitting Rooms; Kitchen with range, copper and sink; Five Bedrooms;

Two Attics:

OUTSIDE:

Old Club Room, 59ft. x 17ft., with fireplace; Large Coal and Wood Store; Copper House; E.C.; Lean-to Store.

Electric Light.

Water from Estate Supply.

Range of Stables and Outbuildings and Garage.

Let with other lands to the Exors. of Mr. Henry Burton on a Michaelmas tenancy, at an apportioned rental of £34. 0s. 0d. per annum.

Water Rent, 19s. 4d. per annum.

Tithe Redemption Annuity, 2s. 9d. per annum.

Land Tax paid for 1945-46, 14s. 7d.

Wayleaves amounting to 1s. 6d. per annum are payable by the Wessex Electricity Company for one pole and one stay.

NOTE: The yew hedge separating this property from the War Memorial is the property of the Parish Council who will be responsible to keep it in order.

LOT 20

(Coloured Green on Plan)

A Double Fronted Cottage

KNOWN AS

No. 17, East Knoyle

WITH GARDEN,

extending to an area of about

A.	R.	P.
—	—	10

being Ordnance No. 410C on Plan.

The Cottage is stone built with tiled roof and contains:—

Sitting Room, 14ft. 6in. x 11ft.; Kitchen with fitted cupboards; Scullery with sink, copper and fireplace; Three bedrooms.

Coal and Wood Store with entrance from road; E.C.

Electric Light.

Water is obtained from Estate Supply on annual payment of 19s. 4d.

Let to Mr. W. Gillam on a service tenancy.

This Lot is sold with vacant possession.

Tithe Redemption Annuity, nil.

Land Tax paid for 1945-46, 5s. 10d.

LOT 21

(Coloured Blue on Plan)

The Centre Cottage of Three

KNOWN AS

No. 16, East Knoyle

WITH GARDEN,

extending to an area of about

A.	R.	P.
—	—	18

being Ordnance No. 410B on Plan.

The Cottage is stone built with thatched roof and contains:—

Three Bedrooms; Sitting Room; Kitchen; Store Room; Scullery; Store with sink and copper.

Coal and Wood Store with separate entrance to road.

Electric Light is installed on the ground floor.

Water is obtained from Estate Supply.

Let with other property to Mr. A. J. Sully on an annual Michaelmas tenancy at an appor-
tioned rental of £6. 10s. 0d. per annum.

Water Rent, 19s. 4d. per annum.

Tithe Redemption Annuity, nil.

Land Tax paid for 1945-46, 5s. 10d.

Wayleave of 1s. per annum payable by the Wessex Electricity Company for a pole in garden.

LOT 22
(Coloured Green on Plan)

Block of Three Attractive Cottages

situate in the centre of the village,
extending to an area of approximately

A.	R.	P.
—	2	29

being Ordnance No. 507C on Plan.

The Cottages are brick and stone built with tiled and thatched roofs.

The East Cottage contains:

Entrance Hall; Sitting Room; Living Room; Scullery with sink; Two
Bedrooms; Attic. Electric Light is installed to this Cottage.

The Centre Cottage contains:

Three Bedrooms; Sitting Room; Kitchen; Scullery with sink; Larder.

The West Cottage contains:

Small Sitting Room; Kitchen; Scullery with copper and fireplace and sink;
Larder; Three Bedrooms. Electric Light is installed to this Cottage.

Outside: Coal and Wood House; Piggery; E.C.

Good productive Gardens.

The East Cottage is let to Mr. W. J. Butler on a quarterly tenancy at a present rental
of £12. 16s. 0d. per annum, including rates. Water rent, 13s. 4d. per annum.

The centre Cottage is let to Mr. W. Fletcher on a quarterly tenancy at a present rental of
£12. 5s. 0d. per annum, including rates. Water rent, 13s. 4d. per annum.

The West Cottage is let to Mr. J. Elliott on a quarterly tenancy at a present rental of
£9. 11s. 4d. per annum, including rates. Water rent, 13s. 4d. per annum.

Tithe Redemption Annuity (apportioned for purpose of sale), 3s. 10d. per annum.

Land Tax paid for 1945-46, 13s. 4d.

LOT 23
(Coloured Yellow on Plan)

Plot of Garden Ground

WITH EXCEPTIONAL VIEWS

extending to an area of approximately

A.	R.	P.
—	2	1

being Ordnance Nos. 507E and 507D on Plan.

Let as allotment gardens with an annual income of £2. 0s. 3d.

Tithe Redemption Annuity (apportioned for purpose of sale), 2s. 9d. per annum.

Wayleaves amounting to 2s. 6d. per annum are payable by the Wessex Electricity
Company for two poles and one stay.

LOT 24
(Coloured Brown on Plan)

Another Plot of Garden Ground

COMMANDING EXTENSIVE VIEWS

extending to an area of approximately

A.	R.	P.
—	—	22

being Ordnance No. 507F on Plan.

Let to Mrs. D. Turner at a rental of 12s. 0d. per annum.

Tithe Redemption Annuity (apportioned for purposes of sale), 6d. per annum.



LOT 22. Three Attractive Cottages.



LOT 26. The School House.

LOT 25
(Coloured Blue on Plan)

Plot of Garden Ground
FORMING AN EXCELLENT BUILDING SITE

KNOWN AS

Pound Garden

COMMANDING UNINTERRUPTED VIEWS,

extending to an area of about

A.	R.	P.
—	1	30

being Ordnance No. 507B on Plan.

This Lot is in hand and sold with vacant possession.

Tithe Redemption Annuity (apportioned for purpose of sale), 3s. 8d. per annum.

LOT 26
(Coloured Yellow on Plan)

An attractive Country Cottage and Garden

KNOWN AS

THE SCHOOL HOUSE

near the Village Hall and adjoining the Parish Church

extending to an area of approximately

A.	R.	P.
—	—	38

being Ordnance No. 504A on Plan.

The Cottage, which is stone built with tiled roof, contains the following accommodation:

Sitting Room; Dining Room, 16ft. x 10ft. 6in ; Kitchen; Scullery with glazed sink and fireplace; Larder; Three Bedrooms.

Wood and Coal House; E.C.

Pretty Flower Garden and Productive Kitchen Garden.

Electric Light. Water is obtained from Estate Supply, annual charge, £1. 4s. 4d.

Let to Mr. F. W. Barnes, on a quarterly tenancy, at a present rental of £16. 10s. 0d. per annum, including rates.

Land Tax paid for 1945-46, 7s. 6d.

Tithe Redemption Annuity (apportioned for purpose of sale), 11d. per annum.

Wayleaves amounting to 3s. 6d. per annum are payable by the Wessex Electricity Company for two poles and three stays.

The timber on this Lot has been valued at £4. 4s. 0d., and will be paid for by the Purchaser in addition to the purchase money.

LOT 27

(Coloured Pink on Plan)

An Enclosure of Garden Land

extending to an area of approximately

A.	R.	P.
—	—	10

being Ordnance No. 428A on Plan.

This garden is let as an allotment to Mr. H. Prosser at 3s. 3d. per annum.

Tithe Redemption Annuity, nil.

