

THE FARM BUILDINGS

Stone, brick and timber built with tiled and slated roofs, in enclosed yard, are in good structural condition and comprise:—

Cowstalls for 38; Calf Pen; Stabling for three; Horse Box; excellent Barn with loft over; Granary on saddle stones; Three-bay Cart Shed; Two-bay Implement Shed; Bull House; Cake Store; Piggery; Tractor and Oil House; Poultry House with nesting boxes; Garage.

Included are:

TWO COTTAGES

situate near the Homestead, both being stone built with thatched roofs.

One Cottage contains:

Two Bedrooms; Living Room; Larder; Scullery; Outside E.C. Small Garden.

The other, known as Keeper's Cottage or Dairy House, contains:

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

Adjoining the Cottage a very useful and soundly-constructed range of buildings comprising: Wash house with copper and fireplace; Coal and Wood Shed; Workshop; Game Store; Chicken House and excellent Dog Kennels with runs.

The Keeper's Cottage is let to Mr. L. Lever, on a monthly tenancy at 10s. per week, including rates.

Estate water supply is laid on to the Farmhouse and buildings and also to one cottage, and the annual water rent payable is £6 13s. 8d. per annum.

Let to Mr. W. H. Burton, on a yearly, 29th September, tenancy, at an apportioned rent of £194 per annum. (Excluding Ord. No. 167 in hand).

Wayleaves amounting to 5s. per annum are payable by Post Office Telegraphs for poles and stays on this Lot.

Tithe Redemption Annuity (apportioned for purpose of sale) £19. 17s. 5d. per annum.

Land Tax for 1945-46, £4 8s. 9d.

The timber on this Lot has been valued at £481 2s. 11d., and will be paid for by the purchaser in addition to the purchase money.

Ordinance No. 271 (Short Allotment) and Part Ordinance No. 168 (Pump Mead) are requisitioned and the compensation rent is paid direct to the tenant.

The tenant claims as his fixtures the water bowls and fittings in the Cowstalls, also that portion of the pipe line and fittings in the Dairy which was added to carry water to the Cooler and from there to the Copper in the backhouse.

LOT 8

(Coloured Brown on Plan)

THE WELL EQUIPPED
FULLY LICENSED HOTEL

KNOWN AS

THE SEYMOUR ARMS

situate on the main East Knoyle—Semley Road about 2 miles from Semley Station (Southern Rly.)
together with

Garage, Skittle Alley and Productive Garden

embracing an area of about

A.	R.	P.
1	—	9

being Ordnance Nos. 899 B and 899C on Plan.

The Hotel, recently redecorated and brought to modern requirements, is well appointed. Bricquette fireplaces, timbered ceilings and battleship linoleum on ground floors.

The accommodation consists of:

ON THE GROUND FLOOR:

Entrance Hall; Entrance Lobby with open fireplace; Saloon Bar with serving hatch; Public Bar with separate entrance; Smoking Room; Dining Room; Sitting Room; Kitchen with "Beeston" boiler and dresser; Pantry; Scullery with glazed sink (h. and c.), two lavatory basins (h. and c.), two gents' urinals.

ON THE FIRST FLOOR:

Landing; 7 Bedrooms; Cloakroom; Linen Cupboards; 2 Bathrooms and W.C.

ON THE SECOND FLOOR:

Attic.

OUTSIDE:

Skittle Alley; Garage; Range of Piggeries; Coal and Wood Shed; Copper House.

Water supplied by Estate at an annual rent of £7 10s. 0d.

Let on lease, expiring 29th September, 1946, to The Peoples Refreshment House Association at an annual rental of £200 per annum, payable quarterly.

The trade fittings are the property of the Lessees and may be able to be taken over by valuation at the expiration of the lease.

Tithe Redemption Annuity (apportioned for purpose of sale) 5s. 0d. per annum. Land Tax paid for 1943-44, £4. 9s. 2d.

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

LOT 9

(Coloured Blue on plan)

An Excellent Small Holding

comprising

Valuable Pasture Land

with

Set of well-built Farm Buildings.

extending to an area of about

25 $\frac{1}{2}$ Acres

detailed in the following Schedule:—

No. on Plan.	Description.	Area.			
		A.	R.	P.	A. R. P.
Let to Mr. A. J. Sully.					
143	Pasture	6	-	23	
385	do.	7	3	6	
396	do.	3	3	4	
397	do.	6	3	27	
399A	Buildings, Yard and Pasture		2	20	
					25 1 -
					<u>A.25 1 -</u>

THE FARM BUILDINGS

in enclosed yard comprise:—

Excellent Cowstalls for 23; Barn; Calf Pen; Cooler House; Store Room.

Let with other lands to Mr. A. J. Sully, on a yearly, 29th September, tenancy, at an apportioned rental of £60 per annum.

Water Rent, £2. 10s. 0d. per annum.

Tithe Redemption Annuity (apportioned for purpose of sale), £5. 15s. 8d. per annum.

TENANT'S FIXTURES.

The following fixtures are claimed by the tenant:—

The pipe line from the Cooling House to trough in Ordnance No. 396, also the trough.

Five drinking bowls and fittings in Barn Cowstalls.

The timber on this Lot has been valued at £30. 0s. 9d., and will be paid for by the Purchaser in addition to the purchase money.

LOT 10

(Coloured Blue on Plan)

Accommodation Pasture Land

WITH USEFUL RANGE OF BUILDINGS, comprising Implement Shed and Piggeries,

Extending to an area of approximately

A. R. P.
— 3 15

being Ordnance No. 392A on Plan.

Let with other lands to Mr. A. J. Sully, on a tenancy, at an apportioned rent of £2. 10s. 0d. per annum.

Tithe Redemption Annuity (apportioned for purpose of sale) 3s. 5d. per annum.

NOTE: Messrs. Walton & Co. pay 1s. 0d. per annum for overflow of drain into ditch in this field.

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



LOT 7. Upper Leigh Farm House.



LOT 8. The Seymour Arms.

LOT 11

(Coloured Green on Plan)

Accommodation Pasture Land

extending to an area of approximately

A.	R.	P.
1	3	8

being Ordnance No. 393 on Plan.

Let with other lands to Mr. A. J. Sully, on a yearly Michaelmas tenancy, at an apportioned rent of £3 10s. 0d. per annum.

Tithe Redemption Annuity (apportioned for purpose of sale) 7s. 0d. per annum.

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

LOT 12

(Coloured Yellow on Plan)

Accommodation Pasture Land

extending to an area of nearly

3 Acres

being Ordnance No. 394 on Plan.

Let with other lands to the Exors. of Mr. Henry Burton, on a yearly Michaelmas tenancy at an apportioned rent of £6 per annum.

Tithe Redemption Annuity £1 0s. 2d. per annum.

A wayleave amounting to 6d. per annum is payable by the Wessex Electricity Company for one stay.

The timber on this Lot has been valued at £26. 15s. 3d., and will be paid for by the Purchaser in addition to the Purchase Money.

LOT 13

(Coloured Pink on Plan)

Pair of well-built Cottages

KNOWN AS

Nos. 35 and 36 High Street

extending to an area of about

A.	R.	P.
—	—	21

being Ordnance Nos. 399D and 400B on Plan.

The Cottages, built of brick and stone with thatched roofs, each contain:

Kitchen; Scullery, with copper; Pantry; Two Bedrooms.
Store and E.C.

Water is obtained from Estate Supply for which the tenants pay 14s. 6d. per annum.

No. 35 is let to Mr. P. Street, on a quarterly tenancy, at a present rental of £5. 1s. 8d. per annum, including rates. Garden rent, 4s. 0d. per annum.

No. 36 is let to Mr. S. Penny at a present rental of £5. 3s. 8d. per annum, including rates. Garden rent 4s. 0d. per annum.

Tithe Redemption Annuity, nil.

The sum of 1s. 6d. per annum is payable by the Wessex Electricity Company for one pole and one stay.

LOT 14
(Coloured Brown on Plan)

A Valuable Enclosure of Arable Land

WITH EXCELLENT BUILDING FRONTAGES TO TWO ROADS

extending to an area of about

5½ Acres

being Ordnance Nos. 276 and Pt. 277A on Plan.

Ord. No. 276 let with other lands to Mr. W. H. Burton at an apportioned rent for sale purposes of £8 per annum, and Ord. No. Pt. 277A let with other lands to Mr. H. B. Tucker at an apportioned rent of 2s. 6d. per annum.

Tithe Redemption Annuity (apportioned for purpose of sale) £1. 1s. 10d. per annum.

The timber on this Lot has been valued at £26. 6s. 11d., and will be paid for by the Purchaser in addition to the Purchase Money.

LOT 15
(Coloured Blue on Plan)

Another Valuable Enclosure of Arable Land

WITH EXCELLENT BUILDING FRONTAGES TO TWO ROADS

extending to an area of about

7½ Acres

being Ordnance Nos. 266, Pt. 277A and 257C.

Ord. No. 266 let with other lands to Mr. A. J. Sully at an apportioned rent of £10. 10s. 0d. per annum, and Ord. Nos. Pt. 277A and 257C let with other lands to Mr. H. B. Tucker at an apportioned rent of 7s. 6d. per annum.

Tithe Redemption Annuity 8s. 10d. per annum.

The timber on this Lot has been valued at £7. 8s. 10d., and will be paid for by the Purchaser in addition to the Purchase Money.



LOT 16. Red House Farm.



LOT 19. Village Post Office and General Stores.

LOT 16

(Coloured Pink on plan)

AN EXTREMELY DESIRABLE

DAIRY FARM

known as

RED HOUSE FARM

on the main East Knoyle—Semley Road about one mile from Semley Station (Southern Rly).
extending to an Area of about

106½ Acres

detailed in the following Schedule:—

No. on Plan.	Description.	Area.		
		A.	R.	P.
Let to Mr. H. B. Tucker.				
192	Arable	4	-	-
193	Pasture	3	-	29
194	Arable	8	-	17
195	Pasture	3	3	6
196	Wood	1	-	8
197	Arable (approximate)	8	-	-
	Pasture do.	2	1	14
198	do.	5	-	13
200	Drove (Pasture)			37
201	Pasture	1	-	34
202	Wood		2	24
203	Pasture and Trees	2	1	11
204	do. and Pond	4	2	37
205	do.	2	1	37
206	do. and Pond	1	1	6
207	do.	8	2	5
208	Orchard and Pasture		1	36
209	Pasture			32
229A	do., etc.		1	-
229B	Waste			10
230	Pasture	10	2	14
231	Farmhouse, Buildings, Garden, Yard, etc.	1	1	18
232	Pasture and Pond	12	-	31
233	Arable	8	-	-
	Pasture (approximate)	1	2	34
234	Arable	3	2	30
235	do.	10	-	34
257A	Pasture			21
257B	do.		1	29
260A	do.		1	8
260B	Cottage and Garden			19
				106 2 34
				<u>A.106 2 34</u>