

## OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount .. ..	£0 2 4
Land Tax (apportioned for purposes of Sale) .. ..	£0 7 10
Water Rent .. .. ..	£1 0 0 per annum.

Landlord pays Rates.

This Lot is sold with the benefit of a right of Footway, as at present existing, over the Northern end of Lot 18 and over the Northern end of No. 424d, forming part of Lot 16, as reserved out of those Lots.

## LOT 18.

(Coloured Blue on Plan.)

## TWO COTTAGES AND GARDENS,

No. 424c on Plan, in the Parish of SEMLEY, situate at "HUGGLER'S HOLE," and embracing an area of about

Oa. 1r. 35p.

THE WESTERNMOST COTTAGE, occupied by Mrs. W. Parsons, contains:—LIVING ROOM, LARDER and 2 BEDROOMS, together with Lean-to WASHHOUSE and Detached E.C.

THE EASTERNMOST COTTAGE contains similar accommodation, and is occupied by Mr. A. J. Miles.

Portions of the Gardens are let to Mr. W. S. Pike (or his under tenant) and Mrs. Fanner. Mr. Pike has agreed to surrender his tenancy on the 31st October, 1924.

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 it 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.

A right of wayleave for the said branch pipe is reserved out of this Lot to the owners for the time being of Lots 16 and 17 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, Mrs. W.	4	5	6	per annum, apportioned for purposes
Miles, A. J.	5	8	6	" " " [of Sale.
Pike, W. S.		8	0	" " "
Fanner, Mrs.		13	0	" " "

£10 15 0

## OUTGOINGS.

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount .. ..	£0 2 4
Land Tax (apportioned for purposes of Sale) .. ..	£0 6 11
Water Rent .. .. ..	£1 0 0 per annum.

Landlord pays Rates.

A right of Footway, as at present existing, over the Northern end of this Lot is reserved to the owners and occupiers for the time being of Lot 17.

Wetherham 1575

**LOT 20.**

(Coloured Blue on Plan.)

# Attractive Small Holding,

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

**13a. 1r. 22p.**

as set out below.

THE COTTAGES AND BUILDINGS adjoin HART HILL ROAD, and comprise the following :—

PAIR OF SEMI-DETACHED COTTAGES, each containing ENTRANCE LOBBY, LIVING ROOM, LARDER, WASHHOUSE and 3 BEDROOMS, together with Detached WOODHOUSE, PIGSTY and E.C.

BARN and 5-Bay Stone and Galvanized Iron CATTLE SHED and ENCLOSED YARD.

*SCHEDULE.*

Tenant.	No. on Plan.	Description.	Area.		
			A.	R.	P.
PARISH OF SEMLEY.					
Young, E. G.	551	Pasture and Pond ..	4	1	30
	552	Pasture ..	3	2	22
	553a	Cottage and Garden, Buildings and Yard ..	-	1	16
	578	Pasture and Wood ..	4	2	21
Day, W.	553c	Cottage and Garden ..			13 0 9
					- 1 13
					<u>A. 13 1 22</u>

Together with 3 LEAZES on SEMLEY COMMON.

Mr. E. G. Young holds the above 13A. 0R. 9P. and Leazes, with other Lands, on a yearly Michaelmas tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of £30 0 0 per annum, Sporting reserved.

No. 553c is let to Mr. W. Day at a Rent of £4 0 0 per annum, Landlord paying Rates.

The water supply to the Cottages on this Lot is from a spring on the Roadside.

*OUTGOINGS.*

Tithe Rent Charge (apportioned for purposes of Sale), commuted amount ..	£2 5 11
Land Tax (apportioned for purposes of Sale) ..	£1 9 6

The Timber on this Lot to be taken by the Purchaser has been valued at £87 4 0.

## LOT 22.

(Coloured Pink on Plan.)

# The Valuable Dairy Farm

KNOWN AS

## "PITT'S FARM,"

an attractive Holding, including some excellent Pastures, in the Parish of SEDGEHILL, about 2 miles from SEMLEY STATION, and embracing an area of about

**149a. Or. 31p.,**

as set out below.

THE FARM HOUSE, part of which is Thatched, pleasantly situate facing South, contains:—

*On the Ground Floor*:—OUTER PORCH; ENTRANCE PASSAGE and STAIRCASE; DRAWING ROOM, about 17ft. 6in. by 15ft. 8in.; DINING ROOM, about 17ft. 4in. by 14ft. 3in.; BREAKFAST ROOM; OFFICE; KITCHEN; LARDER; BOOTROOM; 2 LOBBIES; WASHHOUSE and COOLING HOUSE.

*On the First Floor*, which is approached by 2 Staircases:—BEDROOM, about 17ft. 9in. by 13ft.; Small BEDROOM; BEDROOM, about 13ft. by 10ft. 8in.; BEDROOM, about 12ft. 10in. by 11ft. 8in.; BEDROOM, about 13ft. 3in. by 12ft. 10in.; Small BEDROOM and W.C.

THE FARM BUILDINGS, situate near the Farm House, comprise:—2 Timber and Thatched FOWLHOUSES; BARN (part Timber-built); 3-Bay IMPLEMENT SHED (part Timber), with Granary over part; TRAPHOUSE; IMPLEMENT SHED; 3-Bay Timber and Tiled CART HOUSE, with Timber and Galvanized Iron IMPLEMENT SHED adjoining; 6-Horse CART STABLE, with Loft over; COWSTALLS (34 Ties); ROOTHOUSE; CALVES' PEN; PIGGERIES and COALSHED (part Galvanized Iron).

Situate in No. 51b is a Pair of

## MODERN COTTAGES

each containing ENTRANCE LOBBY, LIVING ROOM, BACK KITCHEN, LARDER and 3 BEDROOMS; together with Detached WOODSHED and E.C. and Timber and Galvanized Iron PIGSTY.

Water is laid on to the Farmhouse, Buildings and Cottages from the Mere Rural District Council's Supply.

## SCHEDULE.

No. on Plan.	Description.	Area.					
		A.	R.	P.	A.	R.	P.
PARISH OF SEDGEHILL.							
<i>In Hand.</i>							
27	Wood .. .. .				2	3	18
<i>Tenant, Mr. G. W. Bastable.</i>							
11	Arable (Grassed by Tenant) ..	8	2	19			
12	Pasture and Pond ..	9	3	16			
19	Pasture ..	6	3	33			
20	do. and Pond ..	12	2	7			
21	Site of House, Buildings, and Garden	-	1	13			
22	Pasture and Pond ..	5	3	0			
23	do. ..	11	2	14			
24	do. ..	3	0	24			
25	Pasture ..	6	3	22			
26	do. and Pond ..	4	0	39			
28a	do. ..	8	1	33			
37	do. ..	8	1	17			
38	Pasture ..	1	0	32			
39	do. and Ponds ..	7	1	10			
41	Pasture ..	5	3	3			
42	do. ..	4	0	26			
43	do. and Pond ..	6	1	3			
44	do. and Ponds ..	10	3	5			
45	Farmhouse, Garden, Buildings, and						
47a)	Orchard .. .. .	2	2	2			
46a	Pasture ..	-	3	26			
47b	do. ..	1	0	10			
50	do. and Pond ..	3	3	29			
51a	Arable (Grassed by Tenant) ..	6	3	36			
51b	2 Cottages and Gardens ..	-	1	25			
63	Pasture ..	4	3	7			
64c	do. ..	-	1	15			
68	do. ..	3	0	27			
					146	1	13
					A. 149	0	31

PITTS FARM, 146A. 1R. 13P., detailed above, is let, with other Lands, to Mr. G. W. Bastable on a yearly old Michaelmas tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£197 0 0** per annum, Sporting reserved.

GROVE COPPICE, No. 27, is in hand, and, together with the Sporting over the whole, will be sold with vacant possession on completion of purchase.

## OUTGOINGS.

Tithe Rent Charge, commuted amount ..	<b>£32 0 6</b>
Land Tax (apportioned for purposes of Sale) ..	<b>£5 3 6</b>

The Purchaser is to have the option of taking the Timber on No. 27 on Plan, which has been valued at **£231 17 0**.

The other Timber which the Purchaser is to take has been valued at **£427 0 0**.

**LOT 23.***(Coloured Yellow on Plan.)***Accommodation Pasture Land,**

Nos. 64b and 65 on Plan, in the Parish of SEDGEHILL, embracing an area of about

**7a. 2r. 13p.**of excellent Pasture, let, with other Lands, to Mr. G. W. Bastable on a yearly old Michaelmas tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£9 10 0** per annum, Sporting reserved.

## OUTGOINGS.

Tithe Rent Charge, commuted amount ..	<b>£2 2 0</b>
Land Tax (apportioned for purposes of Sale) ..	<b>£0 4 6</b>

The Timber on this Lot which the Purchaser is to take has been valued at **£8 12 0.****LOT 24.***(Coloured Blue on Plan.)***Accommodation Pasture Land,**

Nos. 64a and 66 on Plan, in the Parish of SEDGEHILL, embracing an area of about

**4a. 2r. 17p.**of excellent Pasture, let, with other Lands, to Mr. G. W. Bastable on a yearly old Michaelmas tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£6 0 0** per annum, Sporting reserved.

## OUTGOINGS.

Tithe Rent Charge, commuted amount ..	<b>£0 14 6</b>
Land Tax (apportioned for purposes of Sale) ..	<b>£0 3 3</b>

The Timber on this Lot which the Purchaser is to take has been valued at **£62 17 0.**

**LOT 25.***(Coloured Green on Plan.)***ACCOMMODATION LAND,**

No. 54 on Plan, in the Parish of SEDGEHILL, containing an area of about

**4a. 3r. 39p.**

of good Productive Land, having considerable Road Frontage, and let (as Arable), with other Lands, to Mr. G. W. Bastable on a yearly old Michaelmas tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£7 0 0** per annum, Sporting reserved.

## OUTGOINGS.

Tithe Rent Charge, commuted amount	..	<b>£1 8 0</b>
Land Tax (apportioned for purposes of Sale)	..	<b>£0 3 4</b>

The Timber on this Lot which the Purchaser has to take has been valued at **£21 7 0.**

**LOT 26.***(Coloured Yellow on Plan.)***Accommodation Pasture Land,**

No. 55 on Plan, in the Parish of SEDGEHILL, containing an area of about

**4a. 0r. 11p.**

of excellent Pasture, having considerable Road Frontage, and let, with other Lands, to Mr. G. W. Bastable on a yearly old Michaelmas tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£5 10 0** per annum, Sporting reserved.

## OUTGOINGS.

Tithe Rent Charge, commuted amount	..	<b>£0 15 0</b>
Land Tax (apportioned for purposes of Sale)	..	<b>£0 3 11</b>

The Timber on this Lot which the Purchaser is to take has been valued at **£10 12 0.**

**LOT 27.***(Coloured Pink on Plan.)***Detached Cottage & Garden,**

No. 385a on Plan, in the Parish of DONHEAD ST. MARY, standing nearly 800ft. above Sea Level, adjoining the Main Road from SEMLEY STATION to SHAFTESBURY, and containing an area of about

**15 Poles,**

let, with other Lands, to Mr. A. T. James on a yearly Ladyday tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£6 0 0** per annum, Tenant paying Rates.

THE COTTAGE contains :—SITTING ROOM, KITCHEN, WASHHOUSE, CELLAR and 3 BEDROOMS ; together with E.C. and Lean-to Timber and Galvanized Iron WOOD-SHED.

**LOT 28.***(Coloured Blue on Plan.)***ACCOMMODATION LANDS,**adjoining the Main Road from SEMLEY STATION to SHAFTESBURY, embracing  
an area of about**35a. 1r. 16p.,**

as set out below.

*SCHEDULE.*

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>		
		<i>A.</i>	<i>R.</i>	<i>P.</i>
PARISH OF DONHEAD ST. MARY.				
382	Pasture .. ..	12	1	39
383	Arable .. ..	15	2	30
386	Pasture .. ..	7	0	27
		A. 35	1	16

This Lot is let, with other Lands, to Mr. A. T. James on a yearly Ladyday tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£41 0 0** per annum, Sporting reserved.

*OUTGOINGS.*

Tithe Rent Charge, commuted amount .. **£10 2 9**

The Timber on this Lot which the Purchaser is to take has been valued at **£10 17 0.**

**LOT 29.***(Coloured Green on Plan.)***ACCOMMODATION LANDS,**near the Main Road from SEMLEY STATION to SHAFTESBURY, embracing an  
area of about**23a. 2r. 1p.,**

as set out below.

*SCHEDULE.*

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>		
		<i>A.</i>	<i>R.</i>	<i>P.</i>
PARISH OF DONHEAD ST. MARY.				
380	Pasture .. ..	7	0	33
381	Arable .. ..	16	1	8
		A. 23	2	1

This Lot is let, with other Lands, to Mr. A. T. James on a yearly Ladyday tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£24 0 0** per annum, Sporting reserved.

*OUTGOINGS.*

Tithe Rent Charge, commuted amount .. **£6 9 3**

The Timber on this Lot which the Purchaser is to take has been valued at **£14 9 0.**

**LOT 30.***(Coloured Yellow on Plan.)***ACCOMMODATION ARABLE LAND,**

No. 379 on Plan, near EAST HEATH FARM, in the Parish of DONHEAD ST. MARY, and containing an area of about

**13a. 1r. 30p.,**

let, with other Lands, to Mr. A. T. James on a yearly Ladyday tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£13 0 0** per annum, Sporting reserved.

## OUTGOINGS.

Tithe Rent Charge, commuted amount .. **£3 18 8**

The Timber on this Lot which the Purchaser is to take has been valued at **£16 14 0.**

**LOT 31.***(Coloured Green on Plan.)***STRIP OF LAND,**

Nos. 5a and 378a on Plan, adjoining "SEMLEY HILL," in the Parish of DONHEAD ST. MARY, and containing an area of about

**1a. 0r. 18p.**

This Lot is in hand, and will be sold with vacant possession on completion of purchase.

**LOT 32.***(Coloured Pink on Plan.)***STRIP OF LAND,**

Nos. 5b and 378b on Plan, adjoining "SEMLEY HILL," in the Parish of DONHEAD ST. MARY, and containing an area of about

**1a. 0r. 17p.**

This Lot is in hand, and will be sold with vacant possession on completion of purchase.

**LOT 33.***(Coloured Yellow on Plan.)***Accommodation Arable Land & Quarry,**

No. 8 on Plan, adjoining the Main Road from SEMLEY STATION to SHAFTESBURY, in the Parish of DONHEAD ST. MARY, and containing an area of about

**22a. 0r. 5p.,**let, with other Lands, to Mr. E. G. Young on a yearly Michaelmas tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£16 10 0** per annum, Sporting reserved.

## OUTGOINGS.

Tithe Rent Charge, commuted amount .. **£4 3 7****LOT 34.***(Coloured Pink on Plan.)***Accommodation Arable Land & Quarry,**

No. 9 on Plan, adjoining the road from SHAFTESBURY to SEMLEY VILLAGE, in the Parish of DONHEAD ST. MARY, and containing an area of about

**11a. 2r. 5p.,**let, with other Lands, to Mr. W. Doggrell on a yearly Ladyday tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£16 0 0** per annum, Sporting reserved.

## OUTGOINGS.

Tithe Rent Charge, commuted amount .. **£2 3 7****LOT 35.***(Coloured Blue on Plan.)***ACCOMMODATION ARABLE LAND,**

No. 10 on Plan, adjoining the road from SHAFTESBURY to SEMLEY VILLAGE, in the Parish of DONHEAD ST. MARY, and containing an area of about

**5a. 3r. 12p.,**let, with other Lands, to Mr. W. Doggrell on a yearly Ladyday tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£9 0 0** per annum, Sporting reserved.

## OUTGOINGS.

Tithe Rent Charge, commuted amount .. **£1 4 9**

**LOT 36.***(Coloured Pink on Plan.)***WOOD AND PLANTATION,**

AFFORDING A

**SPLENDID BUILDING SITE,**about 1 mile from SEMLEY STATION, adjoining the Main SHAFTESBURY ROAD,  
and embracing an area of about**9a. 1r. 22p.,**

as set out below.

**SCHEDULE.**

<i>No. on Plan.</i>	<i>Description.</i>	<i>A. R. P. Area.</i>
PARISH OF SEMLEY.		
571	Wood	.. 6 3 14
572	Plantation	.. 2 2 8
		A. 9 1 22

This Lot is in hand, and will be sold with vacant possession on completion of purchase.

**OUTGOINGS.**

Tithe Rent Charge, commuted amount	..	£1 18 11
Land Tax (apportioned for purposes of Sale)	..	£0 3 0

The Timber on this Lot which the Purchaser is to take has been valued at **£534 3 0.**

**LOT 37.***(Coloured Green on Plan.)***ACCOMMODATION LAND,**Nos. 548 and 549 on Plan, adjoining SEMLEY COMMON, containing an area of  
about**8a. 1r. 4p.,**

together with 2 LEAZES on SEMLEY COMMON,

let, with other Lands, to Mr. E. G. Young on a yearly Michaelmas tenancy, subject to one year's notice, at a Rent (apportioned for purposes of Sale) of **£16 0 0** per annum, Sporting reserved.

No. 549 is now Pasture, but is scheduled as Arable in Mr. Young's tenancy Agreement.

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	..	£2 18 0
Land Tax (apportioned for purposes of Sale)	..	£0 11 8

The Timber on this Lot which the Purchaser is to take has been valued at **£33 8 0.**