

**LOT 2**  
(Coloured Blue on Plan)

Well situated Mixed Farm  
known as

## SHEEPHOUSE FARM

adjoining the Hindon-East Knoyle Road, and containing about

**141 Acres**

detailed in the following schedule:—

No. on Plan.	Description.	Area.					
		A.	R.	P.	A.	R.	P.
<b>Let to Mr. F. H. Crawshay Bailey.</b>							
86	Two Cottages, Garden, Buildings and Yard ...	1	-	27			
87	Pasture ...	8	-	14			
90A	Arable and Down ...	17	2	27			
90B	do. ...	15	2	36			
91A	Arable ...	11	1	18			
91B	do. ...	43	2	32			
91C	Pasture ...	8	1	8			
91D	Roadway ...			3		22	
92	} Arable (approximate) ...	21	2	31			
		10	-	-			
	Pasture do. ...				138	2	15
<b>In Hand.</b>							
98	Wood ...				2	2	39
							<u>A.141 1 14</u>

There are a PAIR OF WELL-BUILT COTTAGES which could be converted into a farmhouse. These Cottages have a Southerly aspect and command an uninterrupted view. Accommodation to each: Living Room, Kitchen and Three Bedrooms.

### THE FARM BUILDINGS

A spacious enclosed Farm Yard is surrounded with an ample and exceptionally well built set of buildings consisting of:—

- Large Barn, 8ft. x 21ft., sound cement floor.
- Four-horse Stable.
- Two Loose Boxes.
- Two Granaries on saddle stones.
- Open four-bay Cart Shed.
- Cowstall for 10 with Calving Pen.
- Engine and Boiler House.
- Seed Store with Loft over.
- Large partly-open Store Shed with enclosed Cow Pen and Open Yard.
- Tractor House.

The Enclosed Fattening Yard with strong built Open Shed and an eight-tie Cow House are Tenant's fixtures and must be taken by the Purchaser at valuation on the expiration of the present tenancy.

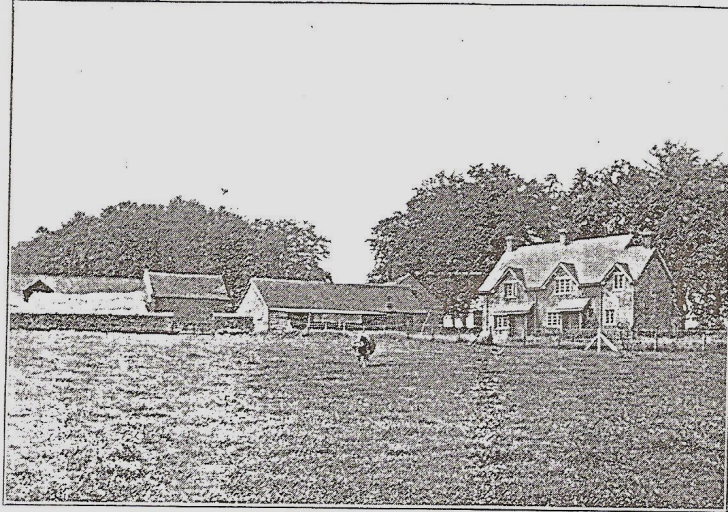
Rain water is collected in a large Storage Tank and gravitated to drinking troughs in the home pastures and also supplies the Farm Buildings. A good well supply is available for the cottages.

Let to Mr. F. H. Crawshay Bailey on a yearly Michaelmas tenancy at a rent of £90 per annum (excluding Ord. No. 98).

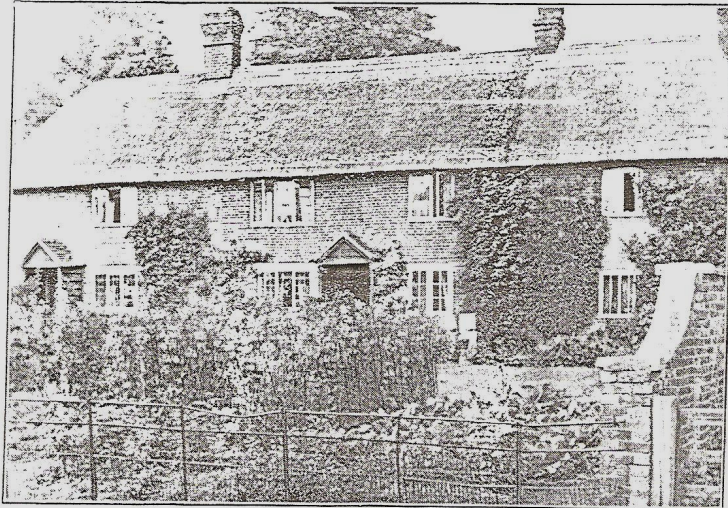
#### OUTGOINGS.

Tithe Redemption Annuities (apportioned for purpose of sale) £26. 8s. 6d. per annum.

The timber on this Lot has been valued at £120 15s. 5d. and will be paid for by the Purchaser in addition to the purchase money.



LOT 2. Sheephouse Cottages and Farm Buildings.



LOT 4. Old World Cottages.

LOT 3

(Coloured Yellow on Plan)

Excellent Building Site  
with about 90 ft. frontage to Main Road.

Extending to an area of about

A. R. P.  
— 3 16

Being Ordnance No. 519 on Plan.

This Orchard is let to Mr. A. Garrett on a Ladyday tenancy, at a rental of £2 per annum.

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

There is a pole and stay on this Lot, the property of the Wessex Electricity Company, for which an annual payment of 1s. 6d. is made.

LOT 4

(Coloured Brown on Plan)

Two Well-built Old World Cottages

with excellent Productive Gardens,

together extending to an area of about

A. R. P.  
— 2 2

Being Ordnance No. 518 on Plan.

The Cottages are built of brick with thatched roofs and each contain the following accommodation:—

Kitchen; Sitting Room; Scullery with copper and glazed sink; Two Bedrooms.  
Wood and Coal Store. E.C.  
Electric Light.

Water obtained from the Milton Supply at an annual rent of 5s. in each case.

The North Cottage is let to Mr. A. Garrett, on a quarterly tenancy, at a present rental of £6 15s. 4d. per annum, including rates.

The South Cottage is let to Mr. J. Francis, on a quarterly tenancy, at a present rental of £6 15s. 4d. per annum, including rates.

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

LOT 5

(Coloured Green on Plan)

A very attractive picturesque Cottage and Garden

Extending to an area of approximately

A. R. P.  
— 1 39

Being Ordnance No. 515 on Plan.

The Cottage is brick and stone built with thatched roof and contains on two floors:—

Two Sitting Rooms; Kitchen; Scullery with copper and glazed sink; Cellar; Three Bedrooms and Boxroom.

Coal and Wood Store.

Outside E.C.

Electric Light.

No charge has been made for water supplied by the Estate.

Let to Mrs. Scammell at a present rental of £21 8s. 0d. per annum, including rates.

Tithe Redemption Annuity 3s. 4d. per annum.

WAYLEAVES.

There is a pole belonging to the Wessex Electricity Company for which an annual payment of 1s. is made.

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LOT 6

(Coloured Green on plan)

The excellent Dairy and Corn Farm

known as

**SUMMERLEASE FARM**

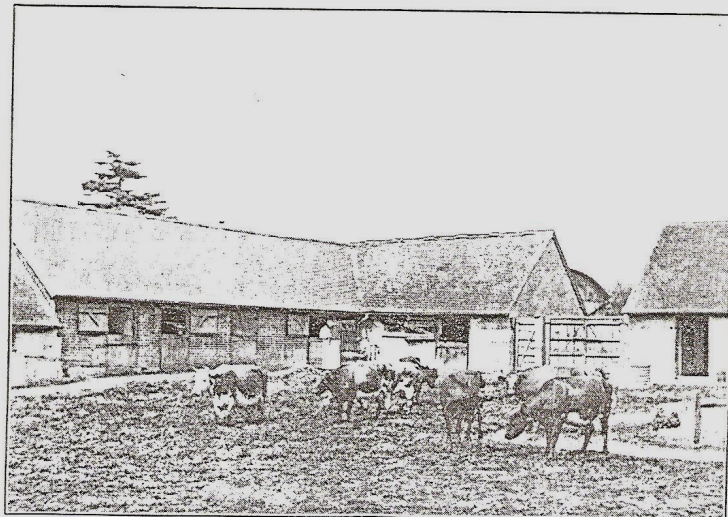
approached by good roads and close to Semley Station (Southern Railway), with good sheltered Downland, and containing approximately:—

**404½ Acres**

detailed in the following Schedule:—



LOT 6. Summerlease Farm House.



LOT 6. Part of the Farm Buildings.

No. on Plan.	Description.	Area.						
		A.	R.	P.	A. R. P.			
<b>Let to Mr. N. Hughes.</b>								
114	Arable (approximately)	...	...	...	...	14	-	-
	Pasture	...	...	...	...	27	-	36
117	Arable	...	...	...	...	10	3	37
120A	Park, Pasture (Cricket Ground in this field)	...	...	...	...	21	3	26
121A	Arable	...	...	...	...	13	2	11
122	do.	...	...	...	...	10	-	-
	Pasture (approximately)	...	...	...	...	21	3	13
127	Pond	...	...	...	...	1	2	2
128A	Arable	...	...	...	...	29	-	36
128B	do: and Building	...	...	...	...	22	2	28
129	Pasture	...	...	...	...	12	-	9
130A	do.	...	...	...	...	10	3	-
130B	do.	...	...	...	...	27	-	26
130C	do.	...	...	...	...	6	2	32
131	do.	...	...	...	...	13	-	19
132	do.	...	...	...	...	17	3	27
133	Wood	...	...	...	...	1	22	
134	Rough Pasture	...	...	...	...	2	21	
135	Pasture	...	...	...	...	3	3	11
136	Pasture and Road	...	...	...	...	3	-	7
138A	do. (waste)	...	...	...	...			5
142	do.	...	...	...	...	4	-	31
147	do.	...	...	...	...	20	3	36
147A	Old Pond	...	...	...	...	1	3	10
149A	Pasture	...	...	...	...	1	3	10
149B	do.	...	...	...	...	18	-	34
151	Farmhouse and Garden	...	...	...	...	2	22	
152	Three Cottages, Buildings, Yards, Garden, etc.	...	...	...	...	2	1	8
153	Orchard	...	...	...	...	1	-	34
154	Pasture	...	...	...	...	5	3	15
156	do. and Building	...	...	...	...	1	-	11
157	do.	...	...	...	...	2	-	30
						325	3	21
<b>In Hand.</b>								
115	Summerlease Pond	...	...	...	...	1	1	35
116	Wood	...	...	...	...	2	11	
120B	Trees	...	...	...	...			12
121B	Waste	...	...	...	...			33
123	Wood (Newclose Clump)	...	...	...	...	3	-	11
124	Wood	...	...	...	...	4	3	14
125	Rough, Withies, etc.	...	...	...	...	2	31	
126	Bushes, etc.	...	...	...	...			32
137	Wood	...	...	...	...	1	35	
148	do. (Summerlease Knap)	...	...	...	...	93	3	1
150	Wood (Summerlease Oaks)	...	...	...	...	11	3	5
155	do. do.	...	...	...	...	15	1	37
160	do.	...	...	...	...			36
386	do.	...	...	...	...	2	15	
395A	Waste	...	...	...	...			23
395B	do.	...	...	...	...			12
						78	2	23
						A.404	2	4

## The attractive and picturesque well-built Farmhouse

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

### ON THE GROUND FLOOR:

Entrance Hall; Drawing Room, 14ft. 6in. x 14ft., excluding bay; Dining Room, 14ft. x 14ft., excluding bay; Breakfast Room, 12ft. x 10ft.; Kitchen with mottled range, fitted dressers and cupboards; Back Kitchen with glazed sink (h. and c.); Pantry; Cheese Room with fitted shelves; Scullery with copper.

**ON THE FIRST FLOOR:**

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

**ON THE SECOND FLOOR:**

Two good Bedrooms.

**OUTSIDE:**

Coal and Wood House. Lawn and Kitchen Garden.

### The Farm Buildings

Stone and brick built with tiled and slated roofs, in enclosed yard, are in excellent structural condition, well arranged, and comprise:—

Cowstalls for sixty-five; Stabling for five; Loose Box; Two Harness Rooms; Granary on staddle stones; Dairy and Boiler House with copper; Large Barn; Three Calf Pens; Four bay Cart Shed; Garage.

In Ordnance No. 156 there is a brick-built Pig Breeding House for four sows.

Included are:

### THREE COTTAGES

Situate at and near the Homestead, comprising:

Cottage (formerly Farmhouse), stone built and tiled roof, containing:

Four Bedrooms; Sitting Room; Living Room; Scullery with glazed sink and copper; Pantry.

Coal and Wood Store. E.C.

Pair of Cottages, stone built with slated roofs and each containing:

Three Bedrooms; Living Room; Scullery; Pantry; Wash House with copper; E.C.

There is ample water supply on this farm which is chiefly derived from a bore, and this is laid on to the Farmhouse, Cottages and Buildings and to the Home Meadows. There are also two spring supplies.

Let to Mr. N. Hughes, on a yearly, 29th September tenancy, at a rent of £400 per annum (excluding the lands in hand).

Tithe Redemption Annuity (apportioned for purpose of sale) £20. 14s. 10d.

The timber on this Lot has been valued at £2,670. 0s. 6d. and will be paid for by the Purchaser in addition to the purchase money.

LOT 7

(Coloured Yellow on plan)

The Important Dairy Farm

known as

UPPER LEIGH FARM

extending to an Area of about

111½ Acres

detailed in the following Schedule:—

No. on Plan.	Description.	Area.							
		A.	R.	P.	A.	R.	P.		
<b>Let to Mr. W. H. Burton.</b>									
144	Orchard and Pasture	...	...	...	...	6	2	31	
145	Pasture	...	...	...	...	12	2	13	
146	Arable	...	...	...	...	8	-	34	
163	Pasture	...	...	...	...	6	1	37	
165	Drove	...	...	...	...			28	
166	Pasture	...	...	...	...	4	1	16	
168	do.	...	...	...	...	10	2	14	
169	Orchard	...	...	...	...	3		27	
170	Arable	...	...	...	...	11	1	28	
269	Orchard	...	...	...	...			1	
270	Farmhouse, Garden, Buildings, Yard, etc.	...	...	...	...	1	3	27	
271	Pasture	...	...	...	...	2	1	25	
272	do.	...	...	...	...	5	3	8	
273	do.	}	...	...	...	16	2	2	
273A	do.		...	...	...				
274	do.	...	...	...	...	5	1	9	
275	do.	...	...	...	...	4	2	33	
381A	Cottage and Garden	...	...	...	...			18	
382	Pasture	...	...	...	...	1	2	5	
383A	do.	...	...	...	...			1	
384	do.	...	...	...	...	9	0	28	
							109	1	32
<b>Let to Mr. L. Lever.</b>									
140	Keeper's Cottage, Buildings and Garden	...	...	...	...		2	23	
<b>In Hand.</b>									
167	Wood	...	...	...	...		1	1	
							1	1	27
							<u>A.111</u>	<u>2</u>	<u>2</u>

THE FARM HOUSE

Well-appointed House of Character, stone built with tiled roof. The House contains the following accommodation:—

ON THE GROUND FLOOR:

Entrance Hall; Drawing Room, 13ft. x 13ft.; Dining Room, 17ft. x 14ft.; Breakfast Room; Kitchen with sink; Pantry; Cider Room; Dairy; Washhouse with copper and fire-place.

ON THE FIRST FLOOR:

Landing; Four Bedrooms; Cheese Room (now used as Bedroom); Bathroom (h. and c.); W.C.; Linen Cupboard; Attic.

OUTSIDE:

Coal and Wood Shed; E.C.  
Walled-in Kitchen Garden and Orchard.

Drainage to Septic Tank.