

Under instructions from the Executors of the late THE RIGHT HON. THE DOWAGER COUNTESS PEEL.

H A M P S H I R E

LEYDENE ESTATE



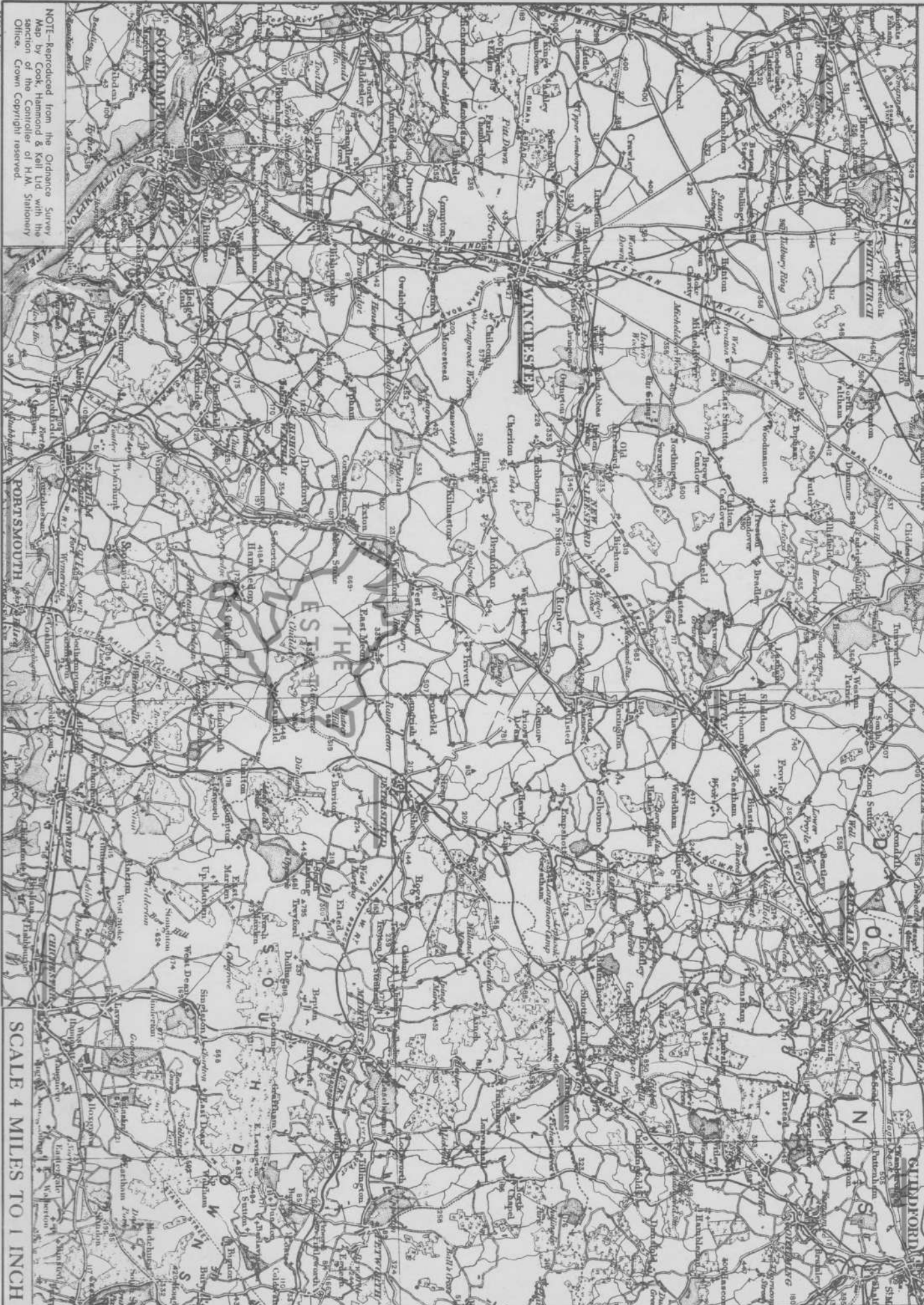
Solicitors:

MESSRS. TROWER, STILL & KEELING
5, NEW SQUARE, LINCOLNS INN, LONDON, W.C.2.

Auctioneers:

MESSRS. HEWETT & LEE
144, HIGH STREET, GUILDFORD (Tel. 2811/2), and SOUTH STREET, FARNHAM.

LOCATION PLAN



NOTE—Reproduced from the Ordnance Survey Map by Cook, Hammond & Kell Ltd. with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved.

SCALE 4 MILES TO 1 INCH

Under instructions from the Executors of the late THE RIGHT HON. THE DOWAGER COUNTESS PEEL.

H A M P S H I R E

Within 5 miles of the Market Town of PETERSFIELD; 12 miles from PORTSMOUTH;
16 miles from WINCHESTER.

THE IMPORTANT FREEHOLD AGRICULTURAL ESTATE

KNOWN AS

L E Y D E N E

In the Parishes of EAST and WEST MEON, CLANFIELD, CATHERINGTON, HAMBLETON,
HORNDEN, LANGRISH, MEONSTOKE, EXTON, DENMEAD and WARNFORD.

EXTENDING TO ABOUT

10,309 Acres

COMPRISING

26 WELL-KNOWN PRODUCTIVE FARMS

equipped with excellent FARM BUILDINGS, HOUSES and COTTAGES, and good WATER
SUPPLIES, let to substantial Tenants.

Four Medium-sized RESIDENCES; numerous SERVICE COTTAGES, some SMALL
HOLDINGS and enclosures of well-timbered WOODLANDS.

The Tenanted portions of the ESTATE are held chiefly on pre-war tenancies, at
Low Rentals, producing

Per £9,620 Annum

(excluding Farms, Woodlands, Houses and Shooting in hand).

WHICH MESSRS.

H E W E T T & L E E

are instructed to offer for Sale by Auction (AS A WHOLE, OR IN LOTS)
(unless previously sold) at

WINCHESTER HOUSE, OLD BROAD STREET, LONDON, E.C.2

On THURSDAY, 21st MAY, 1953, at 11 a.m.

Illustrated Particulars and Plans (price 5/- per copy) may be obtained of MESSRS.
HEWETT & LEE, Auctioneers and Land Agents, 144, HIGH STREET, GUILDFORD
(Tel. 2811/2), and South Street, Farnham, Surrey; and of the Vendors' Solicitors,
MESSRS. TROWER, STILL & KEELING, 5, New Square, Lincolns Inn, London, W.C.2.

Stent & Co. (Printers) Ltd., Guildford.

General Remarks and Stipulations.



1. SITUATION.

The Leydene Estate is situate in the Parishes of East Meon, West Meon, Clanfield, Catherington, Hambledon, Horndean, Langrish, Meonstoke, Exton, Denmead and Warnford in the County of Hampshire, within 4 miles of the market town of Petersfield, 12 miles from Portsmouth, 16 miles from Winchester. It extends to an area of about 10,309 Acres and includes 26 Farms, well equipped with excellent Farm Buildings, Farm Houses and Cottages, including good Water Supplies, and in a high state of cultivation; Enclosures of Woodlands, mainly stocked with matured Beech, Oak, and other hardwoods, and including about 65 Acres of Coniferous Plantations; 4 medium sized Residences, Service Cottages and Small Holdings.

2. TENURE.

The whole of the Property is Freehold.

3. POSSESSION.

Vacant Possession on completion of the purchase will be given of Garston Farm (Lot 1), Glidden and Scotland Farms (Lot 34), Oxenbourne House (Lot 11 pt.), Coombe Cross House (Lot 2) and the main portion of the Woodlands. The remainder of the Estate will be sold subject to the existing tenancies, and Agreements affecting the same, as stated in the respective lots, included in the sale.

4. SHOOTING.

The Estate affords some excellent Partridge and Pheasant Shooting, and is included in the sale of the several Lots.

5. PLANS AND SCHEDULES.

The Plans are prepared and the quantities in the Particulars are stated for the convenience only of the Purchasers, and are taken from or based upon the 1909 and 1932 Editions of the Ordnance Survey Maps (with the sanction of the Controller of H.M. Stationery Office). They have been carefully checked and altered where necessary, but although believed to be correct, their accuracy is not guaranteed. The various properties being open to inspection, each Purchaser shall be deemed to have satisfied himself that the descriptions in the Particulars, Stipulations and Conditions of the several properties are sufficient and correct including in particular any statement as to the cultivation, water supply and drainage. Any statement or the absence of any statement in the Particulars as to any outgoing, easement or other matter affecting certain property is not to be taken as a representation that nothing else affects such property.

6. CULTIVATIONS.

The Schedules of Land, as shown under the respective Lots, have been taken from the Farm Tenancy Agreements, and do not necessarily record the present cropping, nor are they intended to determine, or be held to determine, which lands are arable and which are pastoral. The sale of each and every Lot and the descriptions thereof, is subject to all Notices and Orders by the County Agricultural Executive Committee or any competent Governing Body, and the Vendors shall in no way be held liable for the operation or effect of such Notices or Orders.

7. RIGHTS OF WAY AND EASEMENTS.

The Property is sold subject to all existing rights of way, drainage, and other easements, and all rights of access as at present enjoyed or prescribed (but without any obligation on the part of the Vendors to define the same respectively) whether mentioned in these Particulars or not, unless expressly varied by the said Particulars. Where in the Particulars of any Lot it is provided that the Purchaser of such Lot shall have a right of way over any other Lot, such right shall, unless otherwise stated, be a right of way for all purposes, but shall nevertheless be subject to the Purchaser contributing a proportionate part from time to time, according to user, of the cost of maintenance and repair of the roads, tracks, drives or paths, over which such a right is exercised. The Conveyance

to any Purchaser shall contain all necessary provisions to give effect to this condition. Where the Particulars refer to a right of way, as now enjoyed, the Vendors shall not be bound to give any information as to the extent of such right beyond what may be in their possession. Where rights of way are given over lands that are let, the same are given subject to the rights of the tenants. A **Footpaths Map** may be inspected at the Offices of the Auctioneers prior to the date of the Auction, and will be produced at the Sale, although the accuracy of such map is not guaranteed.

8. BOUNDARIES AND DISPUTES.

Each Purchaser shall be deemed to have knowledge of the various Lots and boundaries thereof, but, if within six months after completion of the sale of any Lot any question shall arise as to the boundaries of such Lot whether between the Purchaser of such Lot and the Purchaser of any other Lot or between such Purchaser and the Vendors as owners of any unsold Lot, such question shall be referred to the arbitration of the Auctioneers or their nominee, whose decision shall be binding on all parties, and who shall also decide how the costs of such reference are to be borne. After the expiration of the said period of six months the Vendors shall not be responsible for or be concerned with any question which may arise as to boundaries.

9. TENANCIES.

The Property and each and every Lot is sold subject to, and with the benefit of, the existing tenancies, and subject to all tenant's claims. The respective Tenancy Agreements will be produced at the sale, and may be inspected at the Offices of the Vendors' Solicitors (**Messrs. Trower, Still & Keeling**, 5, New Square, Lincoln's Inn, London, W.C.2) prior to the date of sale. All Purchasers shall be deemed to have full notice of the nature and details of all tenancies and the contents of all documents affecting the same, whether they inspect them or not.

10. WATER SUPPLIES.

The following Lots are at present served by the Estate Water Undertaking:—

- Lot 1. Garston Farm—Cottages, Farm Buildings and some fields.
- Lot 2. Coombe Cross House.
- Lot 3. Duncombe Farm House, Farm Buildings and some fields.
- Lot 4. Coombe Cross Cottages.
- Lot 5. Duncombe Cottage.
- Lot 7. Belmont Farm House, Cottage, Farm Buildings and some fields.
- Lot 10. Laureldene.
- Lot 11. Oxenbourne House.
- Lot 12. South and Lower Farm Houses, Cottages, Farm Buildings and some fields.
- Lot 13. Stonilands Farm House, Cottage, Farm Buildings and some fields.
- Lot 14. Oxenbourne Farm House, Cottages, Farm Buildings and some fields.
- Lot 30. Hyden Farm: Troughs in O.S. Nos. 20 and 34.
- Lot 38. Coombe Cross Farm House, Cottages, Farm Buildings and some fields.
- Lot 39. Whitewool and Coombe Farms: Coombe Farm Buildings and Cottages, and to some of the fields.
- Lot 48. Hermitage Farm: Trough in O.S. No. 20pt.
- Lot 50. Cottage near Leydene House.

Negotiations are in progress for the sale of the Estate Water Undertaking to the Wey Valley Water Company, which may, or may not, be completed before the date of the Auction Sale. Purchasers buying any Lot now receiving a water supply from the Estate Undertaking will have to make arrangements with the Wey Valley Water Company for the continuance of such supply, and pay any additional charges which may be imposed.

The acquisition by the Wey Valley Water Company of the Leydene Water Undertaking will leave the Purchasers of the various Lots concerned still liable for the main-

tenance of the mains, water pipes, etc., passing through their Lots, the Wey Valley Water Company only being responsible to maintain the supply mains up to the point where these join the various Lots.

Some Lots included in the sale are supplied with water from the **Portsmouth Water Company's** mains, as follows:—

- Lot 14. Oxenbourne Farm: Field supply to Southern portion of Farm. The Purchaser of this Lot will be required to contribute a proportion of the pumping costs and maintenance of the pumping plant, in addition to the metered water charges (see Lot 15).
- Lot 15. Blagden Farm. The supply is pumped to a 15,000-gallon reservoir in O.S. No. 388, which supplies the Farm House, Cottage, Farm Buildings and most of the fields. The reservoir also provides a supply of water to some of the fields on the Manor Farm (Lot 17), and to the high lying fields on the South portion of Oxenbourne Farm (Lot 14). The respective supplies are separately metered and the Purchaser of this Lot is required to pay a proportion of the pumping costs and maintenance of the pumping plant, situate in O.S. No. 98pt. (Lot 17), in addition to the metered water charges. The water reservoir in O.S. No. 388 is excluded from the sale of this Lot, and the Purchaser of Lot 17 will have the right of access to maintain and cleanse the reservoir.
- Lot 17. Manor and Newmans Farms: Farm House and Farm Buildings at Manor Farm, two Cottages and Buildings (New Buildings), to the Village Cottages and to some of the fields. The Farm Buildings at Newmans Farm and the Bungalow-Cottage, as well as some of the fields adjacent to North Lane, are also supplied from the Portsmouth Water Company's mains, pumped from the pumping plant in O.S. No. 98pt., to the reservoir in O.S. No. 388pt. The site of such reservoir is included in this Lot, as well as the electrically operated pumping plant in O.S. No. 98pt. The Purchaser will be required to operate the plant as often as may be necessary to keep a sufficient supply of water in the reservoir, to maintain the plant, in addition to being responsible for payment of the Water Company's charges. The Minister of Civil Aviation is entitled to a supply of water not exceeding 150 gallons per day in connection with the Radio Station situate on Ramsdean Down (Lot 51), for which a water rent of £10 per annum is payable. The Purchaser shall also maintain and cleanse the reservoir as often as may be necessary. All necessary rights of access will be reserved to the Purchaser out of Lots 14, 19, 25 and 51.
- Lot 18. Upper Yard Farm: House and fields.
- Lot 20. Packhurst House.
- Lot 21. Old Mill House.
- Lot 22. Sunnyfield.
- Lot 23. Nos. 134 and 135, Clanfield.
- Lot 24. Ivy House and Packhurst Farms: Farm House, Cottages, Farm Buildings and some fields.
- Lot 27. North Cottages.
- Lot 28. North House Farm: Farm House, Cottages, Farm Buildings and some fields.
- Lot 32. Tiplen Green Farm: Cottages and some fields.
- Lot 33. Lone Barn Farm: Farm House, Cottages, Farm Buildings and some fields.
- Lot 35. Rushmere Farm: Farm House, Cottages, Farm Buildings and some fields.
- Lot 51. Ramsdean Down: Radio Station (see Lot 17) and trough situate near the reservoir.

Other Holdings have private water supplies, as under:—

- Lot 30. Hyden Farm. From a deep well under the dairy, pumped to a reservoir in O.S. No. 805, whence it gravitates to the Farm House, Farm Buildings and to some of the fields. Shuttlecock Cottages and Buildings (O.S. Nos. 209 and 211) and two water troughs in O.S. No. 42, are also supplied with water from this source. One of the Shuttlecock Cottages, the Farm Buildings, as well as O.S. No. 42, are let to Mrs. L. G. Nicoll, who pays a water pumping charge of 1/- per 1,000 gallons for the supply. The Purchaser of this Lot will be required to maintain the existing supply of water to Shuttlecock Cottage,

Buildings, and to the water troughs in O.S. No. 42, for the benefit of the Purchaser of Lot 31, on terms to be mutually agreed. A right of access will be reserved to the Purchaser of this Lot for the maintenance and repair of the section of the water main which passes through O.S. No. 818 (Lot 40).

- Lot 31. Broadhalfpenny Field. From a well and reservoir (see Lot 30). The Purchaser shall be entitled to a continuance of this supply on the existing terms. The supply extends to the Cottage, the Buildings and to two troughs.
- Lot 34. Glidden and Scotland Farms. From a deep borehole at the Glidden Farm homestead, pumped to a 10,000-gallon reservoir in O.S. No. 240, whence it gravitates to the Farm House, Cottages, three sets of Farm Buildings and to many of the fields, as well as to four fields on Rushmere Farm (Lot 35). The Purchaser of this Lot will be required to maintain the existing water supply to a water trough in each of four fields (O.S. Nos. 274, 276, 277, 444, Rushmere Farm), at a water rate to be agreed between the respective Purchasers of this Lot and Lot 35. A right of access to the pipes for the purpose of repair and maintenance in connection with this service will be reserved to the Purchaser.
- Lot 35. Rushmere Farm. Four fields (O.S. Nos. 274, 276, 277 and 444) are supplied from the Glidden Farm private pumping plant. The Purchaser of this Lot will be entitled to the benefit of the supply to these fields at a water rate to be agreed between the Purchaser of this Lot and of Lot 34. There will be reserved out of this Lot a right to the Purchaser of Lot 34 to have access to the pipes maintaining this service for the purpose of maintenance and repairs.
- Lot 39. Whitewool and Coombe Farms. Supply from a spring, pumped to a reservoir in O.S. No. 496, whence it gravitates to the Farm House, Farm Buildings, three Cottages, Rats Castle Buildings and Cottages and to some of the fields.
- Lot 41. Peake Farm. From a bore hole in O.S. No. 262, pumped to a 5,000-gallon reservoir (in O.S. No. 259), whence the supply gravitates to the Residence, Farm Buildings, Cottages and to many of the fields.
- Lot 43. Little West End Farm. To the Farm House, Farm Buildings and some of the fields, from the private Lower Chidden Farm supply.
- Lot 44. High View Farm. The Cottage, the Farm Buildings and some of the fields are supplied from the Lower Chidden Farm scheme. There are also underground water storage tanks.
- Lot 45. Teglease Farm. From a large rain water storage tank in the yard. Water is also laid on to some of the fields from the Lower Chidden Farm supply. The reservoir in connection with this supply is situate in O.S. No. 18. A right of access to such reservoir for the purpose of maintenance and repairs will be reserved out of this Lot in favour of the Purchaser of Lot 46.
- Lot 46. Lower Chidden Farm. From a bore hole (under the engine house adjacent to the Farm House) pumped to a 30,000-gallon reservoir in O.S. No. 18 (Lot 45), and thence by gravitation to the Farm House, Farm Buildings and to some of the fields. A right of access to such reservoir will be reserved to the Purchaser (see Lot 45). This private water undertaking also serves Lots 43, 44, 45, 47 and 48.
- Lot 47. Chidden Farm. The Farm House, Buildings, Cottages and some of the fields are connected to the Lower Chidden Farm supply. Water is also available from a bore hole in the Farm House Outbuildings, pumped to a reservoir in O.S. No. 105.
- Lot 48. Hermitage Farm. The Farm House, Buildings, Cottages and fields are served by the Lower Chidden Farm scheme.

The **Lower Chidden Farm Water Supply** is from a deep borehole (included in the sale of Lot 46) pumped to a 30,000-gallon reservoir (situate in O.S. No. 18, Lot 45). The Purchaser of Lot 46 will be required to maintain the existing water supply for the benefit of the Purchasers of Lots 43, 44, 45, 47 and 48, at pumping charges to be agreed with the respective Purchasers of these Lots. The Purchasers of Lots 43, 44, 45, 46, 47 and 48, will be responsible for the maintenance and repair of the water mains and fittings on their respective Lots.

A copy of the Water Map may be inspected at the offices of the Auctioneers prior to the auction, and will be produced at the sale, although the accuracy of such map is

not guaranteed. On such map, the **Estate Water Supply** is shown red, the **Private Water Supply** in green and the **Portsmouth** in blue.

11. ELECTRICITY.

The Villages of **East Meon, Clanfield** and **Hambledon** are supplied by the **Southern Electricity Board**. Some of the Lots included in the sale are connected to the mains, and in most cases the fittings are the property of the respective tenants. Overhead cables of the grid system pass over certain of the Lots for sale, and the rent received for various poles and stays will be passed to the respective Purchasers. The Wayleave Agreements will be produced at the sale and may be inspected at the Offices of the Vendors' Solicitors (**Messrs. Trower, Still & Keeling**) prior to the date of sale.

12. TIMBER.

A valuation of the standing timber has been made and the respective Purchasers will be required to take over, and pay for, such timber at the valuation figure shown at the foot of each Lot, in addition to the amount of their bidding.

13. VALUATIONS.

The respective Purchasers of Lot 1 (Garston Farm) and Lot 34 (Glidden and Scotland Farms) will be required to take over and pay for, by valuation (to be made by two independent valuers, or their umpire in the usual way), in addition to the purchase price, the hay and straw (at market price), the farmyard manure (with labour thereto) applied to the root crops and fallows, and in mixens; for the usual cultivations, seeds and fertilisers applied to growing crops; for leys and young seeds (including labour thereto); for the residual manurial values of fertilisers applied to the land; for the unexhausted manurial value of purchased feeding stuffs and home grown corn consumed during the two previous years; for corn, feeding stuffs, fertilisers in store and for fixtures usually denominated Agricultural or Tenant's Fixtures. The Vendors shall not be liable for any counterclaim in respect of these Lots.

The Vendors reserve the right to hold an Auction Sale of the live and dead farm stock on these two Lots, and **Estate and keeper's effects** on Lot 25, at any time prior to the date fixed for completion of the purchase.

14. FIXTURES.

Agricultural and other Fixtures that belong to the respective Tenants are excluded from the sale: reference to such items (so far as they are known to the Vendors) is made under the respective Lots.

15. RE-CLAIMED LAND.

Lot 51 (Ramsdean Down) has been re-claimed by the occupier, with the assistance of a Grant under the Marginal Development Scheme. The occupier may have a right to compensation for betterment when his occupancy ceases.

16. OUTGOINGS.

(a) **Tithe Redemption Annuity and Fixed Money Payments.** For the purpose of this sale the Tithe Redemption Annuities and Fixed Money Payments have been shown against each Lot and such amounts have been informally apportioned (these are the Redemption Annuities replacing the original Tithe Rent Charges). The Vendors shall not be held responsible for the accuracy of such informal apportionments of these payments, and the respective Purchasers shall be satisfied therewith and shall not raise any requisition or make any claim for compensation or otherwise in the event of any omission or error, or require further information in respect thereof.

(b) **Land Tax.** The total Land Tax paid by the Vendors for the year ended 31st December last, in respect of the property comprised in the Particulars of Sale amounted to £59 1s. 0d. The amount apportioned to each Lot is stated in the Particulars.

Each Lot is sold subject to such amount of Land Tax as is now or may be assessed or payable in respect thereof. No Purchaser shall make any requisition or require any further information in respect of Land Tax.

17. HOUSING (RURAL WORKERS) ACTS.

The following Cottages were re-conditioned with the benefit of a Government Grant:—

Nos. 136 and 137, North Lane, Clanfield	.....	(Lot 17).
Semi-detached Cottage, Shuttlecock	.....	(Lot 30).
Semi-detached Cottage, Shuttlecock	.....	(Lot 31).
Pair of Cottages, Upper Peake	.....	(Lot 41).

These Lots are sold subject to the conditions laid down by such Acts.

18. TOWN PLANNING.

The Purchaser of any Lot shall be deemed to purchase with full knowledge of any restrictions as to user imposed by the Town and Country Planning Act, 1947, or other legislation or regulations thereunder.

19. LOTTING.

The Vendors reserve the right to sell the whole or any Lot or Lots privately, to alter the order of sale, or to amalgamate any of the Lots.

20. GENERALLY.

In case of any inconsistency between these General Remarks and Stipulations and the Special Conditions of Sale, the latter shall prevail.

SUMMARY AS OCCUPIED.



LOT.	PROPERTY.	OCCUPIER.	AREAS AS OCCUPIED.		RENT PER ANNUM.			
			ACRES.	ACRES.	£	s.	d.	£ s. d.
1.	Garston Farm, East Meon.	In hand. H. Van den Brack.		323.084	—	34	0	4
								34 0 4
2.	Coombe Cross House, East Meon.	Captain S. C. Barker. In hand.	6.791 2.530	9.321	80	0	0	
					—			80 0 0
3.	Duncombe Farm, East Meon.	Mr. M. J. Tosdevine.		63.345				120 0 0
4.	Coombe Cross Cottages, East Meon.	Mr. H. N. Butler. L. E. Cannings.		.446	10	0	0	
					—			10 0 0
5.	Duncombe Cottage, East Meon.	E. J. Micklam.		1.622				10 8 0
6.	Duncombe Wood, East Meon.	In hand.		41.302				—
7.	Belmont and Pastures Farms, East Meon.	Mr. M. J. Tosdevine.		73.292				151 10 0
8.	Land, East Meon.	Mr. G. E. Jones. In hand.	32.235 .420	32.655	50	0	0	
					—			50 0 0
9.	Land, East Meon.	Mr. J. Hobbs.		2.114				4 0 0
10.	Laureldene, East Meon.	A. Blackman.		.108				26 0 0
11.	Oxenbourne House, East Meon.	Mr. J. Broadway. In hand.	28.608 2.360	30.968	50	0	0	
					—			50 0 0
12.	Lower and South Farms, East Meon.	Messrs. G. W. and J. Atkinson. Hampshire Police Authority. In hand.	1,161.163 17.075	1,178.238	1,223	0	0	
					—			1,224 0 0
13.	Stonilands Farm, East Meon.	Mr. C. D. Kille.		162.935				190 0 0
14.	Oxenbourne Farm, East Meon.	Mr. P. H. Berry.		830.828				640 0 0
15.	Blagden Farm, Clanfield.	Messrs. Bishop & Son. In hand.	200.133 3.211	203.344	250	0	0	
					—			250 0 0
16.	Evadene, Clanfield.	T. Treagus.		4.000				26 0 0
17.	Manor and Newmans Farms, Clanfield.	Mr. J. Rook. In hand.	684.478 6.492	690.970	945	0	0	
					—			945 0 0
18.	Upper Yard Farm, Clanfield.	Messrs. H. and P. Coles.		17.718				65 0 0
19.	Woodlands, Ditchacre, etc., Copses.	In hand.		70.979				—
20.	Packhurst House, Clanfield.	Captain J. M. Villiers, R.N.		1.179				100 0 0
21.	Old Mill House and Store, Clanfield.	Mrs. J. M. Fellowes. First Clanfield Scout Group. In hand.		2.935	75	0	0	
					—			10 0 0
					—			85 0 0

SUMMARY AS OCCUPIED (continued)—

LOT.	PROPERTY.	OCCUPIER.	AREAS AS OCCUPIED.		RENT PER ANNUM.					
			ACRES.	ACRES.	£	s.	d.	£	s.	d.
22.	Sunnyfield, Clanfield.	Mr. C. F. Dressler.		2.094				35	0	0
23.	Nos. 134 and 135, Clanfield.	F. Ball. W. H. Flint.		.361	26	0	0			
					13	0	0			
								39	0	0
24.	Ivy House and Packhurst Farms, Clanfield.	Mr. C. J. Allman.		189.003				300	0	0
25.	Hyden Wood (Pt.), Clanfield.	In hand.		279.284				—		
26.	Hyden Wood (Pt.), Clanfield.	In hand.		117.928				—		
27.	North Cottages, Clanfield.	H. Paice. Mrs. A. M. Cannings.		1.627	19	10	0			
								19	10	0
28.	North House Farm, Clanfield.	Mrs. E. Ferris.		326.484				450	0	0
29.	North Copse, Clanfield.	In hand.		50.267				—		
30.	Hyden Farm, Clanfield.	Mr. P. V. Russell. In hand.	130.534 3.484		160	0	0			
				134.018				160	0	0
31.	Broadhalfpenny Field, Hambledon.	Mrs. L. G. Nicoll.		126.945				110	0	0
32.	Tiplen Green Farm, Clanfield.	Mr. S. E. Jones. In hand.	150.637 4.468		180	0	0			
				155.105				180	0	0
33.	Lone Barn Farm, Clanfield.	Mr. S. E. Jones.		154.742				190	0	0
34.	Glidden and Scotland Farms, Hambledon.	In hand.		652.202				—		
35.	Rushmere Farm, Hambledon.	Mr. N. D. Crossley. In hand.	270.526 26.344		365	0	0			
				296.870				365	0	0
36.	Land, Hambledon.	Mr. L. Palmer.		25.154				25	0	0
37.	Cottage, Speltham Hill.	In hand.		.230				—		
38.	Coombe Cross Farm, East Meon.	Mr. C. D. Kille. J. Egerton.		350.384	365	12	0			
					13	0	0			
								378	12	0
39.	Whitewool and Coombe Farms, East Meon.	Mr. H. N. Butler.		1,169.518				1,040	0	0
40.	Coombe and Hyden Woods, East Meon.	Messrs. G. W. and J. Atkinson. In hand.	24.022 181.254		22	0	0			
				205.276				22	0	0
41.	Peake Farm and Garden Hill, Warnford.	Mr. I. E. Wren. In hand.	615.025 220.259		650	0	0			
				835.284				650	0	0
42.	Land, Old Winchester Hill.	Mr. P. V. Lawford.		14.951				7	10	0
43.	Little West End Farm, Hambledon.	Mr. T. Parker.		189.704				185	0	0
44.	High View Farm, Hambledon.	Mr. T. Parker. Mr. E. Blackman. In hand.	87.372 6.306 5.494		80	0	0			
				99.172				87	0	0

SUMMARY AS OCCUPIED (*continued*)—

LOT.	PROPERTY.	OCCUPIER.	AREAS AS OCCUPIED.		RENT PER ANNUM.					
			ACRES.	ACRES.	£	s.	d.	£	s.	d.
45.	Teglease Farm, Hambledon.	Messrs. R. and A. E. Horniblow. In hand.	228.735 30.413	259.148	250	0	0	—	250	0 0
46.	Lower Chidden Farm, Hambledon.	Messrs. R. and R. R. Clark.		158.652				220	0 0	
47.	Chidden Farm, Hambledon.	Mr. E. Blackman.		250.025				379	10 0	
48.	Hermitage Farm, Hambledon.	Mr. J. R. Sykes. Mr. E. Blackman. In hand.	258.874 1.431 11.007	271.312	350	0	0	10	0	
49.	Chidden Holt Farm, Hambledon.	Messrs. W. H. and J. R. Sayner. J. Drummond.		39.121	95	0	0	19	10 0	
50.	Cottage, Leydene, East Meon.	In hand.		2.641	—			—		
51.	Ramsdean Down, Langrish.	Messrs. J. and M. Winsor. Minister of Civil Aviation.	210.029 .331	210.360	1	0	0		1	0 0
Total.				10,309.245				£9,620	0 4	

ERRATA.

- LOT 12. A right of way, for all purposes, will be reserved to the Purchaser of this Lot over the roadways and tracks situated on the North side of Lot 25 (O.S. No. 757a) and coloured Green on Map No. 2.
- LOT 25. A right of way, for all purposes, will be reserved out of this Lot for the benefit of the Purchaser of Lot 12, over the roads and tracks in O.S. No. 757a, and coloured Green on Map No. 2.
-

The following Lots have been SOLD prior to the date of the Auction : —

Lot 1. GARSTON FARM.

Lot 34. GLIDDEN AND SCOTLAND FARMS.

THE PARTICULARS

LOT 1

(Coloured Pink on Plan No. 1)

THE PRODUCTIVE CORN AND DAIRY HOLDING

GARSTON FARM

Situate about half-a-mile from, and on the South-West side of, **East Meon Village**. It extends to an area of about

323 Acres

A set of exceptionally fine, modern **FARM BUILDINGS**, of substantial construction, erected at considerable expense within recent years.

The Main Set, adjacent to the **East Meon Road**:—

Brick built, with tiled roof, range of **Cowstalls** (for 64 cows), with feeding passage. Large **Corn Store** (over). Brick built, with asbestos tiled roof, **Milk Parlour and Dairy**, Sterilising Room and Boiler House. Range of **Nine Loose Boxes**. Large concrete paved Yard, divided into two compartments.

In O.S. No. 515a. A Secondary Set, comprising:—

Brick built, with asbestos tiled roof, range of **Fattening Stalls**, **Implement Shed**, **Fertiliser Store** and **Two Loose Boxes**.

In O.S. No. 509a.

Range of brick built, with tiled roof, Buildings, comprising:—**Fodder Store** and **Mixen Room** (with Loft over); **Cattle Shed**.

THE MODERN FARM COTTAGES

In O.S. No. 520. A pair of semi-detached, brick built, with tiled roof **Cottages** (one previously used as the Farm House). Each contains:—

On the Ground Floor. Living Room, with fireplace. Sitting Room, with fireplace. Scullery, with sink and bath.

On the First Floor. Three Bedrooms, each with a fireplace.

Outside W.C. and Wood Shed.

In O.S. No. 519. A detached, brick built, with tiled roof, **Cottage.** It contains :—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Scullery, with bath.

On the First Floor. Three Bedrooms.

Outside Coal Shed.

In O.S. No. 515a. A pair of semi-detached, brick built, with asbestos tiled roof, **Cottages.** Each contains :—

On the Ground Floor. Living Room, with range. Sitting Room, with fireplace. Scullery, with sink and bath.

On the First Floor. Three Bedrooms, each with a fireplace.

Outside W.C. Cesspool Drainage.

SERVICES.

Water is laid on to the Cottages, Farm Buildings and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

Main Electricity is connected to the principal set of Farm Buildings, and to three Cottages.

The River Meon intersects the North-East portion of the holding.

This Lot is in hand, and **VACANT POSSESSION will be given on Completion of the Purchase** (with the exception of a semi-detached Cottage in O.S. No. 515a, which is let to Mr. H. Van den Brack, on a weekly tenancy, at a rental of 13/1d. per week.

See General Remarks and Stipulations with regard to the valuation of Tenant Right.

Tithe Redemption Annuity: £1 2s. 5d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
297	Rough Grazing	2.548
304PT.	Pasture	50.197
304A	Plantation	4.357
305	do.	2.824
305A	Pasture	6.598
306	do.	4.092
307	do.	1.031
307A	do.	8.007
504	do.	1.176
505	do.	2.299
506	do.	.953
507	do.	.638
507B	do.	4.323
507C	do.	6.034
508	do.	20.042
509	do.	14.819
509A	Plantation and Farm Buildings	3.053
510	Pasture	16.428
511	Arable	26.924
515	do.	17.178
515A	Two Cottages, Farm Buildings and Arable	10.162
515B	Arable	16.321
516	Pasture	26.499
519	Cottage and Farm Buildings	.724
520	Two Cottages and Arable	19.812
562	Pasture	22.727
563	Arable and Pasture	33.318
		<hr/> 323.084 ACRES.

LOT 2

(Coloured Orange on Plan No. 1)

THE ATTRACTIVE RESIDENCE AND GROUNDS COOMBE CROSS HOUSE

Pleasantly situated in beautiful country, on high ground, about two miles to the South-West of East Meon Village, and adjacent to Lot 1. Of brick and tiled construction. The accommodation comprises:—

ON THE GROUND FLOOR.

Lounge Hall (15ft. by 14ft.), with fireplace.

Drawing Room (17ft. by 14ft.), with fireplace; opening on to **Loggia**.

Dining Room (15ft. by 15ft.), with fireplace.

Smoking Room (10ft. by 10ft.), with fireplace.



COOMBE CROSS HOUSE.

LOT 2



A VIEW OF THE NORTH-EAST OF THE ESTATE.

Cloakroom, with W.C. and wash basin.

Kitchen, with "Rayburn" cooker.

Scullery, with boiler for domestic supply, separate "Crane" boiler (for central heating) and sink.

ON THE FIRST FLOOR.

Five Bedrooms (17ft. by 14ft.; 14ft. by 10ft.; 15ft. by 9ft.; 16ft. by 15ft.; 15ft. by 13ft.), four with fireplaces.

Bathroom, with bath and wash basin. Separate W.C.

Central Heating is installed throughout the House.

THE OUTBUILDINGS include:—

Large brick and timber built, with galvanised iron roof, **Barn** (available as a Recreation or Play Room, or for conversion into living quarters) and **Electric Light House** (with 5-h.p. oil engine and 50-volt battery plant therein). Brick and timber built, with galvanised iron roof, **Double Motor Garage** and **Three Loose Boxes**. Brick and timber built, with galvanised iron roof, **Garage**.

THE GARDENS AND GROUNDS

which are inexpensive to maintain and well laid out, include:—Lawns, Flower Borders, Rose Garden, Kitchen Garden, and a Paddock, extending to an area of

9.321 Acres

SERVICES.

Water Supply: see General Remarks and Stipulations No. 10. Electric Light from private plant. Cesspool Drainage.

This Lot (with the exception of O.S. 588, which is in hand) is at present let to, and in the occupation of, Captain S. C. Barker, at a rental of **£80 per annum** (exclusive of rates).

VACANT POSSESSION will be given on completion of the purchase.

Land Tax: £3 10s. 0d.

Tithe Redemption Annuity: £1 14s. 1d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
570	House and Grounds .....	.668
588	Copse	2.530
589	Pasture	6.123
		<hr/> 9.321 ACRES.

LOT 3

(Coloured Yellow on Plan No. 1)

THE COMPACT DAIRY HOLDING DUNCOMBE FARM

Approached by a private road from the **East Meon Road**, within half-a-mile of the Village, extending to an area of

63.345 Acres

An attractive brick and flint built, with tiled roof, **Farm House**. The accommodation comprises:—

ON THE GROUND FLOOR.

Two Sitting Rooms (each with a fireplace).

Kitchen, with range, sink and copper.

Larder. Dairy and Store Room.

ON THE FIRST FLOOR.

Four Bedrooms (three with fireplaces).

Small Garden (part planted with fruit trees).

THE FARM BUILDINGS comprise:—Brick and timber built, with thatched roof, **Barn** (converted into stalls for 16 cows) and **Fodder Store**. Brick built, with galvanised iron roof, **Fertiliser Store**.

A Secondary Set of Farm Buildings, in O.S. No. 555, includes:—Brick built, with tiled roof, **2-stall Stable**, **Implement** and **Tractor Shed**. Three-bay timber built, with tiled roof, **Fodder Store**.

SERVICES.

Water is laid on to the Farm House, Farm Buildings and to some of the fields.
As to supply see General Remarks and Stipulations No. 10.

This Lot is let to Mr. M. J. Tosdevine, on a yearly Ladyday tenancy, at a rental of **£120 per annum.**

Tithe Redemption Annuity: £16 19s. 1d.

Timber Valuation: £46.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
517	Pasture	2.329
518	Arable	5.865
551	Pasture	.982
552	Roadway	.566
553	Farm House and Buildings	.465
554	Arable and Pasture	10.930
555	Farm Buildings	.825
556	Pasture	6.493
557	do.	7.834
558	do.	3.087
559	do.	2.400
559A	Rew	.272
560	do.	.634
575	Arable	14.199
578	do.	6.464
		<hr/> 63.345 ACRES.

LOT 4

(Coloured Mauve on Plan No. 1)

A PAIR OF SEMI-DETACHED COTTAGES

Coombe Cross Cottages

Situate at the summit of the hill, in close proximity to Lot 2. Brick built, part weather tiled, with tiled roof.

No. 1 contains:—

On the Ground Floor. Sitting Room, with fireplace. Kitchen, with range. Scullery, with sink (h. &c.). Larder.

On the First Floor. Two Bedrooms, each with a fireplace.

Outside W.C.

No. 2 has similar accommodation, with the addition of a Bathroom, with bath (h. & c.) and wash basin on the Ground Floor.

SERVICES.

Water Supply: see General Remarks and Stipulations No. 10.

No. 1 is let to, and in the occupation of, George Cannings, on a monthly tenancy, the tenant being an Estate employee who at one time paid rent but now has the Cottage as part of his service.

No. 2, included in the tenancy of Whitewool and Coombe Farms, to Mr. H. N. Butler, at an apportioned rental of **£10 per annum**.

Tithe Redemption Annuity: 2/3d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
571PT.	Pair of Cottages and Gardens	<u>.446 ACRES.</u>

LOT 5

(Coloured Green on Plan No. 1)

THE ATTRACTIVE DETACHED COTTAGE

Duncombe Cottage

Situate on the North-East side of **Duncombe Wood**, approached from the East Meon Road, and within three-quarters of a mile of the Village. Of brick and slate roof construction. The accommodation comprises:—

On the Ground Floor. **Two Sitting Rooms**, each with a fireplace. **Kitchen**, with sink (h. & c.). Larder and Store.

On the First Floor. **Three Bedrooms** (two with fireplaces). **Bathroom**, with bath (h. & c.), wash basin and W.C. Heated Linen Cupboard.

Detached **Motor Garage**.

A well laid out Garden and Paddock.

SERVICES.

Water Supply: see General Remarks and Stipulations No. 10. Drainage to Septic Tank.

Let to, and in the occupation of, E. J. Micklam (Estate Water Engineer), on a monthly tenancy, at a rental of 4/- per week (inclusive). This rent has not been increased since 1922.

Tithe Redemption Annuity: 2/11d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
	Parish of East Meon.	
574	Cottage, Garden, etc.	1.622 ACRES.

LOT 6

(Coloured Brown on Plan No. 1)

Duncombe Wood

Situate adjacent to the East Meon Road, about three-quarters of a mile from the Village, extending to an area of

41.302 Acres

VACANT POSSESSION on completion of the purchase.

Timber Valuation: £2,515.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION	AREA. ACRES.
	Parish of East Meon.	
573	Woods	1.287
586	do.	40.015
		<u>41.302 ACRES.</u>

LOT 7

(Coloured Mauve on Plan No. 1)

**THE COMPACT DAIRY HOLDING
BELMONT & PASTURES FARM**

with an area of about

73 Acres

Situate adjacent to **East Meon Village.**

THE FARM HOUSE

is of brick construction, with tiled roof. The accommodation comprises:—

ON THE GROUND FLOOR.

Sitting Room (16ft.9in. by 12ft.), with fireplace.

Living Room (17ft. by 10ft.), with brick fireplace.

Kitchen, with "Rayburn" cooker, sink and store cupboard. Larder and glazed Lobby.

ON THE FIRST FLOOR.

Three Bedrooms (17ft. by 12ft.; 13ft.6in. by 10ft.9in.; 11ft.6in. by 9ft.6in.), two with fireplaces.

Bathroom, with bath, wash basin and W.C.

THE FARM BUILDINGS

arranged around a concrete paved yard, comprise:—

Brick built, with tiled roof, **Cowstalls** (for 8). Brick and timber built, with galvanised iron roof, **Stalls** (for 23 cows). **Three Loose Boxes**. Brick built with tiled roof, **Fertiliser Store**. **Dairy**. **Store Room**. Three-bay **Implement Shed**.

At Pastures Farm.

A Superior COTTAGE - RESIDENCE

of brick construction, with tiled roof. It contains:—

On the Ground Floor. Entrance Porch. **Sitting Room** (12ft.3in. by 11ft.9in.), with fireplace. **Living Room** (11ft. by 10ft.), with fireplace. **Kitchen**, with range, sink and copper.

On the First Floor. **Four Bedrooms** (three with fireplaces).

Outside. **Wash-House, Dairy, Store Room** and W.C.

SERVICES.

Water is laid on to the Farm House, the Cottage, Farm Buildings and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

Main Electricity is connected to the Farm House, Cottage and Farm Buildings.

Septic Tank Drainage to Belmont Farm House; Pastures Farm Cottage to Cesspool.

Tithe Redemption Annuity: £24 18s. 2d.

Land Tax: 19/4d.

A right of way, for all purposes, over the portion of the track which follows the southern boundary of O.S. No. 540 (between the points marked S and R, and shown by the colour brown on Plan) is reserved out of this Lot to the Purchaser of Lot 9.

This Lot is let to, and in the occupation of, Mr. M. J. Tosdevine, on a yearly Michaelmas tenancy, at a rental of **£151 10s. 0d. per annum.**

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
478	Pasture	6.132
522	do.	9.373
523	do.	3.512
528	do.	3.688
529	do.	4.150
538	do.	6.205
539	House and Garden	.290
539A	Pasture	.969
540	do.	4.008
547	do.	8.828
547A	Cottage and Buildings	.842
548	Pasture	6.374
549	do.	10.057
550	do.	8.864
		<hr/> 73.292 ACRES.

LOT 8

(Coloured Yellow on Plan No. 1)

VALUABLE ACCOMMODATION PASTURE LAND

Situate on the South side of Lot 7, and within half-a-mile of **East Meon Village**, bounded on the East by the **River Meon**, extending to an area of about

32½ ACRES

of **Rich Grazing Land**.

This Lot (with the exception of the roadway, O.S. 434 Pt.) is let to Mr. G. E. Jones, on a yearly Michaelmas tenancy, at a rental of **£50 per annum**. O.S. No. 434 Pt. is in hand, and **Vacant Possession** will be given on completion of the purchase.

Tithe Redemption Annuity: 10/10d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
423	Pasture	13.568
425Pt.	do.	3.282
430	do.	5.381
432	do.	7.769
434Pt.	Roadway	(est.) .420
479	Pasture	2.235
		<hr/> 32.655 ACRES.

LOT 9

(Coloured Green on Plan No. 1)

ACCOMMODATION PASTURE LAND

Situate adjoining **Belmont Farm**, and adjacent to **East Meon Village**.

AREA : 2.114 ACRES

Let to, and in the occupation of, Mr. James Hobbs, on a yearly Michaelmas tenancy, at a rental of **£4 per annum**.

Tithe Redemption Annuity: 16/10d.

A right of way, for all purposes, is reserved to the Purchaser of this Lot over the portion of the track which follows the southern boundary of O.S. No. 540

(Lot 7) between the points marked S and R, and which is shown by the colour brown on Plan.

O.S. No. (1909 EDITION).	SCHEDULE.							AREA. ACRES.
	DESCRIPTION.							
	Parish of East Meon.							
538A	Pasture	.....	.....	.....	.....	.....	.....	1.263
545A	do.	.....	.....	.....	.....	.....	.....	.851
								<u>2.114</u> ACRES.

LOT 10

(Coloured Orange on Plan No. 1)

A Detached Brick Built with Slate Roof BUNGALOW

known as

“LAURELDENE”

Situate in **Belmont Lane**, adjacent to **East Meon Village**. It contains:—

Living Room, with range. **Sitting Room**, with fireplace. **Scullery**, with sink and bath. **Three Bedrooms** (each with a fireplace).

Outbuildings: Wash-house (with copper). Wood Shed and W.C.

Small Garden and Paddock.

Extending to an area of **.108 of an Acre** (O.S. No. 533pt.).

Let to, and in the occupation of, Mr. A. Blackman, on a weekly tenancy, at a rental of **10/- per week** (exclusive of rates).

SERVICES.

Water Supply: see General Remarks and Stipulations No. 10.

Main Electricity.



OXENBOURNE HOUSE.

LOT 11



OXENBOURNE HOUSE.

LOT 11

LOT 11

(Coloured Pink on Plan No. 1)

THE DELIGHTFUL COUNTRY RESIDENCE
OXENBOURNE HOUSE

Situate within one mile of **East Meon Village**, adjacent to **Oxenbourne Farm** (Lot 14), and extends to an area of

30.968 Acres

The House, which is conveniently recessed in its own grounds, has a most pleasing gabled elevation. It is solidly built of old mellowed 2in. and other brick and stone, with a plain tiled roof, the upper part of the walls on the East Wing being hung with weather tiling, and it has a considerable quantity of exposed old oak. The South gable, with its oak studs built in with herring-bone fashion brickwork, is particularly attractive. The house is very bright, cheerful and spacious; most of the windows have diamond and other leaded lights. The older portion of the house probably dates back to the **17th Century**, but the addition effected some considerable time ago blends artistically with the remainder to form a striking and very pleasing design.

The accommodation comprises:—

ON THE GROUND FLOOR.

Stone Entrance Porch, opening on to **Entrance Hall**, with Adam fireplace and two built-in cupboards.

LOUNGE or **Reception Hall** (20ft.3in. by 19ft.), having a very large open Tudor brick fireplace recess and also a quantity of fine old exposed oak studs, heavy oak beams and five very handsome oak panelled doors leading off to other apartments.

DINING ROOM (16ft.3in. by 13ft.3in., plus a wide 5ft. deep bay), having large Tudor arched brick fireplace. South aspect.

DRAWING ROOM (24ft.6in. by 16ft.3in.), well lighted on three sides with leaded light windows and with French windows on the South side. Cloakroom, with wash basin (h. & c.) and W.C.

THE DOMESTIC OFFICES, which are well shut off from the rest of the accommodation, are ample and well arranged, and comprise:—Tiled Back Lobby. Wine Cellar. **Kitchen**, with range (fitted hot water boiler). **Dairy**, with slate shelving. **Scullery**, with sink (h. & c.). Butler's Pantry, with sink (h. & c.). Larder. Store. Wash-house, with copper. Coal House. Maids' W.C.

ON THE FIRST FLOOR.

Well lighted Landing, approached by a handsome oak staircase of easy gradient, and back staircase, giving separate access to:—

No. 1 BEDROOM (24ft.8in. by 16ft.3in., plus recess about 7ft. by 5ft.), fitted with cupboard and fireplace.

No. 2 BEDROOM (16ft.6in. by 15ft.2in.), with fireplace and built-in wardrobe and cupboard.

No. 3 BEDROOM (16ft.2in. by 11ft.3in.), with tiled fireplace and fitted cupboard.

No. 4 BEDROOM (10ft.3in. by 9ft.9in.), with fireplace.

No. 5 BEDROOM (16ft.6in. by 13ft.6in.), with fireplace.

Large BATHROOM, with bath (h. & c.), partly tiled walls and heated linen cupboard. Separate W.C.

Above are two Attic Rooms.

THE OUTBUILDINGS comprise:—

Brick, flint and timber built, with tiled roof, range of **Store Room**, covered **Wood Store**, **Garage**, **Electric Light Plant Room** (with Lister oil engine, batteries and switch board), **4-stall Stable** and **Two Loose Boxes**.

NOTE.—The Electric Light Plant was recently overhauled.

A VERY PRETTY AND MATURED GARDEN

with Lawns, Rock Garden, Herbaceous Border and Flower Beds, old brick Archways, handsome Shrubberies and ornamental timber Trees.

An Artistic, Tiled Floor Sun Lounge.

In addition, there is a prolific and well stocked Fruit and Vegetable Garden and an Orchard.

THE SMALL FARMERY comprises:—

Brick, flint and timber built, with thatched roof, **Barn**. Four-bay open thatched **Cart Shed**.

There is a detached, brick built and part roughcast, with slated roof,

COTTAGE

situate a convenient distance from the Residence. It contains:—

On the Ground Floor. Sitting Room (13ft.2in. by 10ft.2in.), with fireplace. Living Room (13ft.2in. by 10ft.), with range. Scullery, with sink. W.C.

On the First Floor. Three Bedrooms.

Good Garden.

An area of **Accommodation Pasture Land.**

VACANT POSSESSION

will be given of the Residence and Grounds, Outbuildings and Cottage, extending to an area of **2.360 Acres** (as shown in Schedule No. 1); the Barn and the Accommodation Pasture Land, with an area of **28.608 Acres** (see Schedule No. 2), are let to Mr. J. Broadway, on a yearly Michaelmas tenancy, at a rental of **£50 per annum.**

SERVICES.

Water is laid on to the House, the Cottage and some of the fields. As to supply see General Remarks and Stipulations No. 10. Septic Tank Drainage. The House is supplied with **Electricity** from a private plant on the premises.

Tithe Redemption Annuity: £9 12s. 1d.

SCHEDULE No. 1.

(To be sold with Vacant Possession).

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
409PT.	Kitchen Garden	1.000
414PT.	Residence, Outbuildings and Grounds	1.110
416PT.	Cottage and Garden .....	.250
		<hr/> 2.360 ACRES.

SCHEDULE No. 2.

(Let to Mr. J. Broadway).

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
410	Pasture	2.461
413	do.	2.486
414PT.	Barn, etc. ....	.250
415	Pasture	20.126
416PT.	do.	2.885
434PT.	do. ....	.400
		<hr/> 28.608 ACRES.

SUMMARY.

	ACRES.
In hand	2.360
Subject to Mr. Broadway's tenancy ...	28.608
	<hr/> 30.968 ACRES.



LOWER FARM HOUSE.

LOT 12



SOUTH FARM HOUSE AND BUILDINGS.

LOT 12

LOT 12

(Coloured Blue on Plan No. 1)

**The Highly Productive
CORN AND DAIRY HOLDING**

LOWER & SOUTH FARMS

Situate to the South of **East Meon Village**, well served by Council roads, partly intersected by the **River Meon**. This **Holding** is in a high state of cultivation and has been in the occupation of the present Tenants for a great many years. It includes some of the best **Corn Growing** land in the district, as well as some high-lying grass **Downs**, very healthy for Cattle and Sheep Grazing; with a good field **Water Supply**, and well fenced. It extends to an area of about

1,178 Acres

AT LOWER FARM.

THE ATTRACTIVE FARMHOUSE - RESIDENCE

of brick and limestone, with tiled roof construction, has the following accommodation:—

ON THE GROUND FLOOR.

Entrance Hall, with quarry tile floor.

Cloakroom, with wash basin and separate W.C.

LOUNGE (17ft.6in. by 17ft.6in.), with fireplace.

DRAWING ROOM (21ft.6in. by 17ft.6in.), with fireplace and French casements leading to Garden.

DINING ROOM (22ft. by 13ft.9in.), with brick fireplace.

Kitchen, with sink (h. & c.) and store cupboards. Larder.

Pantry, with sink and store cupboard.

Dairy and Store Room. Two staff W.C's.

Principal and back Staircases.

ON THE FIRST FLOOR.

SIX BEDROOMS (22ft. by 18ft.3in.; 18ft. by 12ft.6in.; 18ft.3in. by 16ft.6in.; 11ft. by 9ft.; 14ft. by 8ft.; 13ft.3in. by 11ft.3in.), two with fireplaces.

BATHROOM, with bath, wash basin and heated linen cupboard.

Box Room.

The Outbuildings: Brick and flint built, with thatched roof, **Double Garage** and **Wood Store**. Large timber built, with galvanised iron roof, **Workshop** and **Store**.

The Garden is laid out with Lawns, Flower Borders and Fish Pool (bordering on the River Meon); part walled-in Kitchen Garden.

THE LOWER FARM BUILDINGS

arranged around two large **Yards** (one of which is concrete paved) comprise:—

Brick, flint and slate roof **Stalls** (for 22 cows), **Dairy**, **Sterilising Room** and **Engine House**. Large 3-bay **Implement Shed** and **Loose Box**. Brick and timber built, with thatched roof, **Barn** (converted into 6 Loose Boxes). Covered **Cattle Yard** and **Store Shed**. Brick and timber built, with thatched roof, **Stalls** (for 8 cows). Range of brick and flint built, with thatched roof, **Bull Pen** and **Run**. **Three Loose Boxes**, with mangers and concrete floors. Brick and timber built, with part tile and part thatched roof, 3-bay **Barn** (converted into 5 Loose Boxes). Timber built, with galvanised iron roof, **Cattle Shelter** and **Loose Box**. Range of **Five Pigsties** and **Runs**.

AT SOUTH FARM.

A PICTURESQUE FARMHOUSE - RESIDENCE

of brick and tiled construction. It contains:—

ON THE GROUND FLOOR.

Entrance Hall.

LOUNGE (19ft.9in. by 19ft.), with brick fireplace and oak beamed ceiling.

DINING ROOM (20ft. by 10ft.3in.), with brick fireplace.

Kitchen, Larder and Lobby.

Large Scullery, with sink. Large Store Room. W.C.

ON THE FIRST FLOOR.

SIX BEDROOMS (19ft.3in. by 11ft.3in.; 18ft.6in. by 10ft.9in.; 15ft.9in. by 10ft.6in.; 13ft.6in. by 8ft.3in.; 16ft.9in. by 12ft.; 10ft.3in. by 10ft.3in.), two with fireplaces. One Bedroom is panelled in fine old oak; and three others have oak timber framed walls.

BATHROOM, with bath, wash basin and heated linen cupboard.

Separate W.C.

The Outbuildings: Timber built, with galvanised iron roof, **Garage**.

THE MODERN RANGE OF FARM BUILDINGS

comprise:—Brick and timber built, with tiled roof, **Stalls** (for 42 cows), with feeding passage and tubular partitions. **Mixen Room**. **Root House**. Brick built, with asbestos roof, range of buildings:—**Seven Loose Boxes**, **Bull Pen** and **Run**, **Fodder** and **Mixen Room**, 4-stall **Stable**. Brick built, with tiled roof, **Dairy**, **Boiler Room** and **Engine House**. Brick built, with thatched roof, **Cowstalls** (for 17) and **Hay Barn**. Timber built, with galvanised iron roof, **Loose Box** and **Fodder Store**. Covered **Cattle Yard** and **Manure Pit**. Brick built, with asbestos roof, 4-bay **Implement Shed** and **Tractor House**. **Granary**. Range of brick built, with tiled roof, buildings (previously used as a Mill), contains:—*On the Ground Floor*. Large **Corn Store**. **Engine House**. *On the First Floor*. **Grinding Room**. *On the Second Floor*. Large **Grain Store**. Brick and timber built, with tiled roof, building, used as **2 Loose Boxes** and **Store**.

AT UPPER BARNS (O.S. No. 726A).

A large brick and timber built, with thatched roof, **Barn**. Timber built, with galvanised iron roof, open **Cattle Shed**, and a large **Cattle Yard**.

THE FARM COTTAGES

In O.S. No. 636.

A row of four brick built, with tiled roof, **Cottages**. Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Larder.

On the First Floor. Three Bedrooms (two with fireplaces).

Outside W.C.

At South Farm.

Mill Cottage, of brick and tiled construction. It contains:—

On the Ground Floor. Living Room, with range. Sitting Room, with fireplace. Scullery, with sink.

On the First Floor. Three Bedrooms (two with fireplaces).

In O.S. No. 669.

A pair of semi-detached, brick built, with slate roof, **Cottages**. Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Scullery, with sink. Larder and Coal House.

On the First Floor. Two Bedrooms (each with a fireplace).

In O.S. No. 572.

A detached, brick built, with slate roof, **Cottage.** It contains:—

On the Ground Floor. Living Room, with fireplace. Sitting Room, with fireplace. Scullery (with sink) and W.C.

On the First Floor. Three Bedrooms.

SERVICES.

Main Electricity (including lighting and power points) is connected to the two Farm Houses, some of the Farm Buildings and to a number of the Cottages.

Water is laid on to the two Farm Houses, some of the Cottages, Farm Buildings and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

This Lot (with the exception of O.S. Nos. 577, 653c, 702, 722, 723a, 727a, with an area of 17.075 acres), is let to, and in the occupation of, Messrs. G. W. and J. Atkinson, on a yearly Michaelmas tenancy, at an apportioned rental of **£1,223 per annum.**

O.S. Nos. 577, 653c, 702, 722, 723a and 727a are in hand, and **Vacant Possession** will be given on completion of the purchase.

There is a Lease, with the Hampshire Police Authority, in respect of a strip of land in O.S. No. 650, at a rental of **£1 per annum**, and this Lot will be conveyed subject thereto.

The following buildings and fixtures are the property of the Tenants, and are not included in the sale:—

Dutch Barn, as erected in O.S. No. 473 (East Meon); Dutch Barn, as erected in O.S. No. 29 (Hambledon); the "Aga" cooker and "Agamatic" boiler in Lower Farm House; the sheep and square mesh wire netting in O.S. Nos. 474/475/476; O.S. No. 477, O.S. No. 584; O.S. Nos. 655, 656 and O.S. Nos. 703/723.

The Water Reservoirs on the West side of O.S. No. 650 and at the South-East corner of O.S. No. 584 respectively, as well as the **Water Pumping Station** in O.S. Nos. 658 and 669a, are not included in the sale. Rights of access thereto, for the benefit of the Vendors or their successors, and coloured pink on the Plan, are reserved out of the sale of this Lot.

Tithe Redemption Annuity: £63 0s. 4d.

Land Tax: £1 18s. 9d.

Rent Charge payable to the Church Commissioners: £4 10s. 0d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
373	Pasture	8.745
426	do.	4.744
431	do.	5.561
433	do.	2.693
466	do.	4.598
467	do.	11.467
468	Arable	15.416
469	Pasture	26.186
470	Buildings, etc.	.921
471	do.	.255
472	Lower Farm House and Garden	2.529
473	Pasture	16.252
474	do.	3.236
475	do.	2.275
476	do.	2.472
477	Arable	14.506
572	Cottage	1.199
576	Pasture	.680
576A	do.	1.352
577	Woods	3.790
579	Arable	19.485
580	Pasture	9.695
581	Arable	14.560
582	do.	14.217
583	Woods	4.237
584PT.	Downs	(est.) 63.746
585	Arable	23.411
587	do.	10.774
631	do.	48.835
633	do.	16.761
634	do.	18.913
635	do.	10.791
636	Four Cottages and Gardens	1.184
637	Arable	14.990
639	do.	48.216
650PT.	do.	(est.) 21.611
651PT.	Downs and Arable	(est.) 68.506
652PT.	Woods	(est.) .159
653PT.	Downs	(est.) 13.643
653c	Roadside Waste	.521
654	do.	24.998
655	Arable	2.341
656	do.	40.037
657	do.	44.223
658PT.	do.	(est.) 23.406
659	Pasture	2.925
660	do.	13.391
661PT.	do.	4.254
661PT.	Buildings	.500
662	South Farm House and Garden	.371
663	Pasture	.654
664	Arable	13.774
665	Pasture	.917
666	Buildings, etc., and Mill Cottage	.690



BLAGDEN FARM COTTAGE

LOT 15



MANOR FARM HOUSE.

LOT 17

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
667	Pasture	1.828
668	Stream	1.709
669	Two Cottages and Gardens	.190
669A PT.	Pasture	.324
670	Arable	25.898
671	do.	8.301
700	Woods	.644
701	do.	1.424
702	Copse	.607
703	Arable	23.918
704	do.	29.807
705	Woods	1.274
720	Downs	2.128
721	Arable	33.512
722	Copse	2.057
723	Arable	27.787
723A	Woods	4.944
723B	Buildings, etc.	.329
724	do.	.511
725	Woods	.365
726	Arable	22.512
726A	do.	89.083
727	Downs	10.683
727A	Tegdown Bottom	5.156
728	Arable	43.367
757	Woods	.512
758	Arable	13.368
759	Woods	.418
760	Arable	18.025
761	Woods	.783
Parish of Hambledon.		
20PT.	Arable and Rough	42.731
28PT.	Arable	23.440
29	do.	14.990
		<hr/> 1,178.238 ACRES.

LOT 13

(Coloured Orange on Plan No. 2)

THE COMPACT DAIRY HOLDING

STONILANDS FARM

Approached by a Council road from the **East Meon-Ramsdean Road**, within 2 miles of **East Meon Village**. It has an area of about

163 Acres

THE COMPACT FARM HOUSE

brick built, with slate roof, has the following accommodation:—

ON THE GROUND FLOOR.

Entrance Hall.

Living Room (14ft. by 14ft.), with brick fireplace.

Sitting Room (15ft. by 14ft.), with brick fireplace

Scullery, with sink (h. & c.) and "Ideal" boiler. Larder.

ON THE FIRST FLOOR.

Four Bedrooms (13ft. by 10ft.; 11ft. by 11ft.; 12ft. by 10ft.; 14ft. by 8ft.), three with fireplaces.

Bathroom, with bath (h. & c.), wash basin and W.C.

THE WELL ARRANGED FARM BUILDINGS

with concrete yard, comprise:—Range of 4 brick built, with slate roof, **Loose Boxes**. Brick built, with galvanised iron roof, **Barn**. **Cowstalls** (for 14), with tubular partitions and concrete mangers. Brick and flint built, with galvanised iron roof, **Dairy**, **Engine House** and **Cowstalls** (for 6, with tubular partitions and concrete manger). Brick built, with asbestos tiled roof, **Tractor House** and lean-to **Oil Store**. Four-bay **Implement Shed**, with concrete floor. Three lean-to **Pigsties**.

At Preston Homestead (adjoining).

Brick and timber built, with tiled roof, **Barn**. **Loose Box**. **Concrete Yard**. Two timber built, with galvanised iron roof, **Pigsties** and **Runs**.

A semi-detached, brick built, with tiled roof, **COTTAGE** (in O.S. No. 447). It contains:—

On the Ground Floor. Living Room, with range. Scullery, with sink.

On the First Floor. Two Bedrooms (one with fireplace).

Outside W.C.

The soil is principally a strong loam, on chalk sub-soil, with an enclosure of grass downs on the southern boundary.

SERVICES.

Main Electricity is laid on to the Farm House and Farm Buildings.

Water is laid on to the House, Farm Buildings, Cottage and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

This Lot is let to, and in the occupation of, Mr. C. D. Kille, on a yearly Michaelmas tenancy, at a rental of **£190 per annum**.

Tithe Redemption Annuity: £10 17s. 2d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
447PT.	Semi-detached Cottage (Fish Pond)	.076
672	Arable	17.306
674	do.	2.388
693	do.	4.524
694	Pasture	2.206
695	Arable and Buildings	13.593
696	Buildings, etc.	.642
698	Pasture	13.221
699	Arable	12.560
706	Pasture	12.267
707	Arable	7.344
708	do.	4.913
717	Pasture	6.073
718	do.	18.302
719	Arable	9.322
729	do.	28.898
731PT.	Downs	5.963
756	do.	3.337
		<hr/> 162.935 ACRES.

LOT 14

(Coloured Green on Plan No. 2)

OXENBOURNE FARM

Situate about $1\frac{1}{2}$ miles to the East of **East Meon**, on the **Ramsdean Road**.

A VALUABLE CORN, DAIRY AND STOCK FARM

extending to an area of about

831 Acres

A substantial brick built, part roughcast, with tiled roof, **FARM HOUSE**.

The accommodation comprises:—

ON THE GROUND FLOOR

Entrance Hall, with York stone floor.

Dining Room (14ft. 9in. by 14ft. 6in.), with fireplace.

Sitting Room (16ft. 6in. by 14ft.), with fireplace.

Office (12ft. by 9ft.), with fireplace.

Kitchen, with range, sink and copper.

Larder. Store Room (with "Ideal" boiler for domestic supply). W.C.

ON THE FIRST FLOOR.

Six Bedrooms (14ft.6in. by 14ft.; 12ft.6in. by 9ft.; 14ft.3in. by 11ft.; 14ft. by 10ft.; 13ft.6in. by 10ft.6in.; 16ft.6in. by 16ft.), three with fireplaces.

Dressing Room.

Bathroom, with bath (h. & c.), wash basin and W.C.

ON THE SECOND FLOOR.

Attic.

In the Basement.

Cellar.

Walled-in Garden and Kitchen Garden.

FOUR SETS OF FARM BUILDINGS.

At Oxenbourne Farm.

Timber built, with galvanised iron roof, range of **Motor Garage, Oil Store, 2 Loose Boxes and Meal Store.** Brick and flint built, with galvanised iron roof, 3-bay **Cartshed.** Brick and flint built, with galvanised iron roof, 3-bay **Cartshed.** Brick built, with thatched roof, range of **Stalls** (for 10 cows) and **Hay Store.** Brick built with galvanised iron roof **Shed** (used as Battery House). Brick, flint and galvanised iron range of **Engine House, Store Shed and Dairy** (disused). Brick and flint built, with galvanised iron roof, **Barn.** Two galvanised iron **Pigsties and Runs.** Brick and timber built, with thatched roof, 3-bay enclosed **Cattle Shed.** Range of 5 galvanised iron **Pigsties and Runs.** Timber built, with galvanised iron roof, **Granary.**

At Parsonage Farm.

Large brick and timber built, with thatched roof, **Barn** (with part concrete and part boarded floor). Brick built, with galvanised iron roof, 8-bay open **Cartshed.** Timber built, with thatched roof, **Granary.**

At Upper Barn (O.S. No. 464).

Brick, flint and timber built, with galvanised iron roof, **Piggeries**, with 7 pens and feeding passage. Walled-in **Yard**, with 2 Shelters. Brick and galvanised iron **Artificial Manure Store.**

At Lower Barn (O.S. No. 689).

Brick and timber built, with thatched roof, **Barn**. 7-bay open **Cattle Shed** and **Cattle Yard**. 5-bay galvanised iron **Implement Shed**.

THE COTTAGES.

At Parsonage Farm.

A pair of semi-detached, brick built, with slate roof, **Cottages**. Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Scullery, with sink and copper.

On the First Floor. Three Bedrooms (two with fireplaces).

Outbuildings. Wood Shed.

A Detached Cottage, brick and limestone built, with galvanised iron roof.

It contains:—

On the Ground Floor. Sitting Room. Living Room, with range. Scullery, with copper and sink.

On the First Floor. Three Bedrooms.

In O.S. No. 441.

A pair of semi-detached, brick and flint built, with thatched roof **Cottages**. Each contains:—

On the Ground Floor. Living Room, with range. Scullery, with sink and copper. Larder and Wood Shed.

On the First Floor. Two Bedrooms.

In O.S. No. 447.

A semi-detached, brick built, with tiled roof, **Cottage**. It contains:—

On the Ground Floor. Living Room, with fireplace. Sitting Room, with fireplace. Kitchen, with "Cookanheat" range, sink (h. & c.) and copper. Small Larder.

On the First Floor. Two Bedrooms (each with a fireplace).

Outside W.C.

The Milk Bail Fittings in the Barn at Oxenbourne Farm Homestead are the property of the Tenant and are reserved out of the sale.

SERVICES.

Water is laid on to the Farm House, Farm Buildings, Cottages and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

A Right of Way for all purposes will be reserved out of this Lot for the Purchasers of Lots 17 and 51 over the roads or tracks in O.S. No. 739, between the points marked A and B and coloured orange on Plan.

This Lot is let to, and in the occupation of, Mr. P. H. Berry, on a yearly Michaelmas tenancy, at a rental of **£640 per annum** (which includes interest on the cost of the extension of the water supply from the Portsmouth Water Company's mains).

Tithe Redemption Annuity: £109 1s. 0d.

Land Tax: £6 18s. 8d.

SCHEDULE.

O.S. No. (1909 & 1932 EDITIONS).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
401pt.	Pasture	3.000
402pt.	Tenant's Pasture	14.000
406	do.	10.016
407	Pasture	1.163
409pt.	Farm House and Buildings	1.197
411	Pasture	3.177
436	do.	9.427
437	do.	6.293
438	do.	1.241
439	do.	3.163
440	Three Cottages and Buildings	.742
441	Two Cottages	.334
442	Pasture	1.158
443	do.	7.743
444	do.	4.721
446	do.	3.376
447pt.	Semi-detached Cottage	.076
448	Pond	.700
449	Tenant's Pasture	6.095
450	Allotments	.496
453	Pasture	3.083
455pt.	Tenant's Pasture	7.525
461	Arable	8.052
462	do.	24.009
463	do.	22.831
464	Tenant's Pasture and Buildings	28.577
465	Pasture	3.353
465A	do.	2.107
673	do.	2.513
675	Tenant's Pasture	4.779
676	do.	18.754
677	do.	23.029
679	Arable	26.493
680	Rew	1.840
681	Arable	25.988
683	do.	20.890

O.S. No. (1909 & 1932 EDITIONS).	DESCRIPTION.	AREA. ACRES.
684	Tenant's Pasture	17.397
685	Rew	.479
686	Tenant's Pasture	8.966
687	Rew	.458
688	Arable	2.360
689	Buildings	.509
689A	Pasture	1.212
690	Tenant's Pasture	8.047
691	Arable	37.606
710	do.	22.549
711	Rew	1.493
712	Pasture	7.999
712A	do.	12.155
713	Arable	17.018
714	do.	22.266
715	Pasture	3.810
731PT.	Downs	(est.) 46.813
737	Pasture	4.897
738	Arable	16.795
(1932 Edition).		
739PT.	Downs and Arable	(est.) 227.412
739A	do.	(est.) 48.323
739B PT.	do.	(est.) 11.683
	Parish of Clanfield.	
25	Downs	8.650
		<hr/> 830.828 ACRES.

LOT 15

(Coloured Yellow on Plan No. 2)

BLAGDEN FARM

Situate about $1\frac{1}{2}$ miles to the North of **Clanfield Village**, approached by North Lane.

A COMPACT DAIRY AND CORN FARM

(carrying an Attested Dairy Herd) extending to an area of about

$203\frac{1}{2}$ Acres

A BUNGALOW FARMHOUSE

of brick, timber and roughcast, with asbestos tiled roof, construction. It contains:—

Entrance Hall.

Sitting Room (16ft.6in. by 12ft.), with brick fireplace.

Dining Room (20ft. by 8ft.6in.), with fireplace.

Kitchen, with "Rayburn" cooker, and sink (h. & c.). Larder.

Four Bedrooms (16ft.6in. by 10ft.; 16ft.6in. by 8ft.; 16ft.6in. by 10ft.; 12ft. by 10ft.), three with fireplaces.

Bathroom, with bath (h. & c. supplies), wash basin, W.C. and heated linen cupboard.

Outbuildings. Store Shed.

THE FARM BUILDINGS

(which have been modernised during recent years), comprise:—

Range of brick built, with asbestos roof, **Cowstalls** (for 35) with tubular partitions. **Dairy** and **Sterilising Room**. **Engine House** and **Fodder Store**. Brick and timber built, with thatched roof, **Barn**. Brick built, with asbestos roof, **Bull Pen** and **Yard**. Brick built, with galvanised iron roof, **Corn Store** and **Loose Box**. **Tractor House** and **Implement Shed**. **Three Loose Boxes**.

The newly erected superior **FARM COTTAGE**, of brick and tiled construction, contains:—

On the Ground Floor. Entrance Hall. Sitting Room, with fireplace. Living Room, with range, dresser and cupboards. Scullery, with sink (h. & c.) and copper.

On the First Floor. Three Bedrooms (two with fireplaces). Bathroom, with bath (h. & c.), wash basin and W.C. Heated linen cupboard.

Outbuildings. W.C. and Fuel Store.

SERVICES.

Water is laid on to the Farm House, Cottage, Farm Buildings and some of the fields. As to supply see General Remarks and Stipulations No. 10.

The Water Reservoir in O.S. No. 388 is excluded from the sale of this Lot, and the Purchaser of Lot 17 will have the right of access to maintain and cleanse the reservoir.

This Lot (with the exception of O.S. Nos. 749, 781, 782, 784, 784a, 787, 789pt., with an area of 3.471 acres) is let to, and in the occupation of Messrs. Alfred Bishop & Son, on a yearly Michaelmas tenancy, at a rental of **£250 per annum**.

O.S. Nos. 749, 781, 782, 784, 784a, 787, 789pt., are in hand, and **Vacant Possession** will be given on completion of the purchase.

Tithe Redemption Annuity: £14 6s. 11d.

The following Buildings and Fittings are the property of the Tenants and are not included in the sale:—

Covered Cattle Yard and Implement Shed (adjacent to the Farm Buildings).

Motor Garage. The Lighting Installation in the Bungalow-Farmhouse.

SCHEDULE.

O.S. No.
(1909 & 1932 EDITIONS).

DESCRIPTION.

AREA.
ACRES.

Parish of East Meon.

731A	Downs	.....	.....	.....	.....	.....	.....	.....	.....	4.679
732	Arable	.....	.....	.....	.....	.....	.....	.....	.....	24.687
733	do.	.....	.....	.....	.....	.....	.....	.....	.....	24.901
734	do.	.....	.....	.....	.....	.....	.....	.....	(est.)	16.701
735	do.	.....	.....	.....	.....	.....	.....	.....	.....	8.526
739PT.	Downs	.....	.....	.....	.....	.....	.....	.....	(est.)	2.260
739B PT.	Pasture	.....	.....	.....	.....	.....	.....	.....	(est.)	4.928
739C	Rough	.....	.....	.....	.....	.....	.....	.....	(est.)	.932
748	Arable	.....	.....	.....	.....	.....	.....	.....	.....	2.985
749	Rew	.....	.....	.....	.....	.....	.....	.....	.....	.246
752	Arable	.....	.....	.....	.....	.....	.....	.....	.....	4.849
753	do.	.....	.....	.....	.....	.....	.....	.....	.....	9.714
755	do.	.....	.....	.....	.....	.....	.....	.....	.....	9.255
762	do.	.....	.....	.....	.....	.....	.....	.....	.....	11.330
762A	House	.....	.....	.....	.....	.....	.....	.....	.....	.323
763	Arable	.....	.....	.....	.....	.....	.....	.....	.....	5.246
763A	do.	.....	.....	.....	.....	.....	.....	.....	.....	4.949
763B	Pasture	.....	.....	.....	.....	.....	.....	.....	.....	2.166
764	Copse and Farm Buildings	.....	.....	.....	.....	.....	.....	.....	.....	4.083
768	Arable	.....	.....	.....	.....	.....	.....	.....	.....	12.066
769	do.	.....	.....	.....	.....	.....	.....	.....	.....	8.557
780	Pasture	.....	.....	.....	.....	.....	.....	.....	.....	8.668
781	Rew	.....	.....	.....	.....	.....	.....	.....	.....	.736
782	do.	.....	.....	.....	.....	.....	.....	.....	.....	.258
783	Pasture	.....	.....	.....	.....	.....	.....	.....	.....	9.411
784	Rew	.....	.....	.....	.....	.....	.....	.....	.....	.471
784A	do.	.....	.....	.....	.....	.....	.....	.....	.....	.260
785	Pasture	.....	.....	.....	.....	.....	.....	.....	.....	7.268
786	do.	.....	.....	.....	.....	.....	.....	.....	.....	4.182
787	Rew	.....	.....	.....	.....	.....	.....	.....	.....	.259
788	Pasture	.....	.....	.....	.....	.....	.....	.....	.....	7.207
789PT.	Rew	.....	.....	.....	.....	.....	.....	.....	.....	1.241
										<hr/> 203.344 ACRES. <hr/>

LOT 16

(Coloured Blue on Plan No. 2)

**The Detached, Brick Built with Tiled Roof
BUNGALOW-COTTAGE AND LAND**

“EVADENE”

Situate in **Hogs Lodge Lane**, approached from the **Portsmouth Road**, within 2 miles of **Clanfield Village**.

The accommodation comprises:—Living Room, with range. Scullery, with sink. Three Bedrooms (two with fireplaces).

Well cultivated **Garden** and an area of **Rough Grazing**, extending to about

4 ACRES

(O.S. No. 739g Pt., 1932 Edition).

This Lot is let to, and in the occupation of, Mr. T. Treagus, on a quarterly tenancy, at a rental of **£26 per annum** (exclusive of rates).

Water Supply from a well on the property.

LOT 17

(Coloured Pink on Plan No. 2)

THE MANOR & NEWMANS FARMS

(formerly known as Upper Farm)

A HIGHLY PRODUCTIVE DAIRY AND CORN FARM

Situate in **Clanfield Village**, and approached from the **Portsmouth Road**. This holding includes some excellent **Corn Growing** land, is in a high state of cultivation, well equipped with modern and conveniently arranged **Farm Buildings**. The soil is principally a strong loam; the fields are well served with good roads, and are particularly suitable for mechanised equipment. It extends to an area of about

691 Acres

THE ATTRACTIVE FARM HOUSE RESIDENCE

is of brick construction, with slate roof. It is approached by a short carriage drive. The accommodation comprises:—

ON THE GROUND FLOOR.

Entrance Hall.

LOUNGE (16ft.6in. by 16ft.4in.), with fireplace.

DINING ROOM (15ft.10in. by 15ft.6in.), with brick fireplace and serving hatch.

DRAWING ROOM (17ft.6in. by 15ft.3in.), with brick fireplace and French casements to Garden.

MORNING ROOM (16ft.6in. by 10ft.6in.), with brick fireplace.

Large Kitchen, with china cupboard.

Scullery, with sink (h. & c.) and draining boards. Larder.

Glazed covered way leading to:—**Dairy**, fitted slate shelves. **Boiler Room**, with "Ideal" domestic boiler. Wash-house, with copper and sink. Store Room.

ON THE FIRST FLOOR.

Approached by Principal and Secondary Staircases.

BEDROOM No. 1 (16ft. by 15ft.6in.), with fireplace.

BEDROOM No. 2 (15ft. by 14ft.3in.), with fireplace.

BEDROOM No. 3 (16ft.3in. by 16ft.), with fireplace and hanging cupboard.

BEDROOM No. 4 (17ft.9in. by 15ft.9in.), with hanging cupboard.

BEDROOM No. 5 (11ft.9in. by 11ft.6in.), with fireplace.

BEDROOM No. 6 (18ft.6in. by 15ft.6in.), with fireplace and fitted cupboard.

BEDROOM No. 7 (14ft.6in. by 9ft.6in.), with fireplace and heated linen cupboard.

BATHROOM, with bath (h. & c.) and wash basin. Separate W.C.

In the Basement.

Cellarage.

A detached, brick and flint, with slate roof, **Garage** and **Coal House**.

The partly walled-in **Garden** is laid out with Lawns, Flower Borders and Kitchen Garden.

THREE SETS OF SUBSTANTIALLY BUILT FARM BUILDINGS.

At The Manor Farm.

Conveniently arranged around a large concrete Yard:—

Brick built, with slate roof, range of **Motor Garage**, with concrete floor, **Two Loose Boxes**, **Cowstalls** (for 22 cows), with tubular divisions and yokes and concrete mangers. **Workshop.** Brick, flint and slated range of buildings, comprising:—**Fodder** and **Mixing Room**, with concrete floor; **Engine** and **Boiler House**, **Milk Parlour**, **Sterilising** and **Cooling Room.** **Cowstalls** (for 5 cows), with concrete floor. Timber built, with galvanised iron roof, range of **Cowstalls** (for 12). Large flint and brick built, with slate roof, **Barn** (part with Loft over) **Oil Store** and **Implement Shed** adjoining. Range of timber built, with slate roof, **Calf Pens.** **Five Pigsties**, with feeding passage and Meal Store. **Bull Pen** and **Run.** Brick built, with tiled roof, **Pump House**, with electric motor, petrol pump and underground tank for liquid manure. Range of 6 timber built, with galvanised iron roof, **Pigsties**, with concrete floors. Large enclosed galvanised iron **Dutch Barn**, with concrete floor and approach. Timber built, with thatched roof, **Implement Shed.** Brick built, with asbestos roof, **Barn**, with concrete floor. Lean-to timber built, with galvanised iron roof, **Implement Shed.** Brick and flint and timber built, with part thatched and part galvanised iron roof, **Cart Horse Stabling** (for 7 horses). **Fodder Store** and **Harness Room.** **Implement Shed**, with Loft over; **Loose Box** and **Store.** Timber built, with thatched roof, 2-bay **Cart Shed.**

At Newmans Farm.

Range of timber built, with galvanised iron roof, buildings, comprising:—

Implement Shed, **Fodder Store**, **Stabling** (for 6 horses) and 3-bay **Implement Shed.** **Yard** and open **Cattle Shed.** Range of **4 Piggeries.** Flint built, with galvanised iron roof, range of **2 Store Sheds.** Timber built, with galvanised iron roof, **Tractor House.**

At New Buildings (O.S. No. 48).

Large **Cattle Yard**, enclosed by a flint wall, and 4-bay open **Cattle Shed.** Flint and brick built, with tiled roof, **Implement Shed**, with **Granary** over. Brick and timber built, with galvanised iron roof, **Implement Shed.** Brick and flint built, with tiled roof, **Cattle Shed.** Brick and timber built, with galvanised iron roof, open **Cattle Shed** and enclosed Yard. Four-bay **Dutch Barn**, with galvanised iron roof (enclosed both ends).

In O.S. No. 68.

Brick and timber built, with galvanised iron roof, 5-bay open **Cattle Shed.**

NINE FARM COTTAGES.

In O.S. No. 114pt.

A pair of brick and flint built, with tiled roof, **Cottages**, Nos. 136 and 137, North Lane, Clanfield. Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with "Belle" range and dresser. Scullery, with sink (h. & c.), larder and store cupboard.

On the First Floor. Three Bedrooms (one with a fireplace).

Outside Coal Shed.

In O.S. No. 113.

Two Cottages (forming part of a row of three), of brick, part weather-tiled, and tiled roof construction, and known as Nos. 128 and 129.

No. 128 contains:—

On the Ground Floor. Living Room and Sitting Room, each with fireplace. Kitchen, with range. Larder.

On the First Floor. Three Bedrooms (one with a fireplace).

No. 129 contains:—

On the Ground Floor. Sitting Room. Kitchen, with range.

On the First Floor. Three Bedrooms (two with fireplaces).

In O.S. No. 93.

A pair of semi-detached, brick built, with tiled roof, **Cottages** (Nos. 138 and 139). Each contains:—

On the Ground Floor. Living Room, with range. Scullery, with sink. Larder.

On the First Floor. Three Bedrooms (two with fireplaces).

At New Buildings (O.S. No. 48).

A pair of semi-detached, brick and flint, with tiled roof, **Cottages**. Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Scullery, with sink and copper.

On the First Floor. Three Bedrooms (one with a fireplace).

Outside Coal Shed.

At Newmans Farm (O.S. No. 775).

A detached, brick and roughcast, with tiled roof, **Bungalow - Cottage**. It contains:—

Three bedrooms (two with a fireplace). Sitting Room, with fireplace. Kitchen, with range and sink. Bathroom (with bath) and W.C.

Cesspool Drainage.

SERVICES.

Water is laid on to the Farm House, Farm Buildings, Village and Newmans Cottages and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

Main Electricity is connected to the Farm House, to the Manor Farm Buildings, and Six Cottages.

A Right of Way will be reserved to the Purchaser of this Lot over the roadways and tracks between the points marked A and B and coloured orange on Plan (O.S. No. 739pt.—Lot 14) for the purpose of access to the reservoir.

A Right of Way is reserved out of this Lot for the benefit of the Purchaser of Lot 19 over the tracks between the points marked C and D and coloured green on Plan (O.S. No. 5) and between the points marked F and G, coloured yellow on Plan (O.S. Nos. 18, 47pt. and 63).

This Lot (with the exception of O.S. Nos. 388pt. and 770, with an area of 6.492 acres) is let to, and in the occupation of Mr. John Rook, on a yearly Michaelmas tenancy, at a rental of **£945 per annum**.

O.S. No. 388pt., **Water Reservoir**, and O.S. No. 770, Nine Corner Hanger, are in hand, and **Vacant Possession** will be given on completion of the purchase.

Tithe Redemption Annuity: £80 1s. 2d.

Land Tax: £10 2s. 9d.

Timber Valuation: £236.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Clanfield.		
2	Pasture	3.823
4	Arable (now Pasture)	6.357
5	Roadway	.485
6	Rew	.502
7	Arable	23.795
8	Roadside Waste	.108
13	Arable	18.359
14	do.	23.568

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
16	Arable	17.921
17	do.	19.146
18	Roadway	.156
19	Arable	32.211
20	Wood	1.567
21	Arable	29.292
22	do.	.029
24	do.	13.037
24A	do.	.546
24B	do.	4.819
24C	do.	9.142
31	Wood	.215
32	do.	1.968
33	do.	1.162
34	do.	.846
35	Arable	37.029
35A	Rew	.285
47	Road	.470
48	Pair of Cottages and Farm Buildings	1.356
50	Arable	91.656
58	do.	22.458
59	do.	12.142
60	do.	14.988
61	Pasture	4.122
61A	do.	.599
62	do.	7.631
63	Road	.428
64	Arable	31.190
65	Pasture	3.914
66	do.	9.975
67	Arable	10.799
68	Pasture	18.217
70	do.	9.169
71	Roadway	.306
72	Pasture	4.544
73	do.	5.554
74	do.	5.354
74A	do.	.364
74B	do.	1.877
75	do.	9.668
92	Farm House and Garden	1.414
93PT.	Pair of Cottages	1.745
94	Farm Buildings	1.166
96	Pasture	.664
98PT.	do.	13.957
101PT.	Arable	11.307
102	do.	21.357
103	do.	19.228
113	do., and two Cottages	1.703
113A	do.	1.910
114PT.	Buildings and pair of Cottages	.875
744	Arable	1.964
745	do.	11.753
770	Nine Corner Hanger	6.242
771	Pasture	31.422
772	Arable	11.472
773	Pasture	5.706
774	do.	11.382
775	Cottage and Buildings	.663
776	Pasture	14.305
777	do.	3.022
778	do.	4.314
Parish of Langrish.		
388PT.	Water Reservoir and Land	.250
		<hr/> 690.970 Acres.

The **Vendors** have granted a **Licence** in respect of the septic tank constructed in O.S. No. 13 (against Little Hyden Lane) and this Lot is sold subject to such Licence.

The following **Agricultural Equipment** is the property of the **Tenant** and is not included in the sale:—

At the Manor Farm Homestead.

The installation of a 4-unit Alpha-Laval Milk Parlour in the existing Cow-stalls (for 12 cows).

The conversion of the adjoining Shed (for 4 cows) into a Dairy.

The Corn Drying Plant installed in the Dutch Barn.

The "Aga" Cooker in the Kitchen of the **Manor Farm House**.

LOT 18

(Coloured Blue on Plan No. 2)

**THE DESIRABLE SMALL HOLDING
UPPER YARD FARM**

Situate in **Clanfield Village**, adjacent to Lot 17. It extends to an area of about

17 $\frac{3}{4}$ Acres

The **Bungalow Cottage - Residence**, known as "**DOWN'S VIEW**," situate in the **Petersfield Road**. It contains:—

Sitting Room and Living Room (each with a fireplace). Scullery, with sink. Three Bedrooms (one with a fireplace). Bathroom, with bath and wash basin. Outside Wood Shed.

THE FARM BUILDINGS

comprise:—Brick and timber built, with slate roof, **Barn** (used as stalls for 11 cows). **Loose Box** and **Milk Room**. Brick built, with tiled roof, **Store** and **Implement Shed**.

SERVICES.

Water is laid on to the Cottage, the Farm Buildings and to the fields. As to supply see General Remarks and Stipulations No. 10.

This Lot is let to Messrs H. and P. Coles, on a yearly Michaelmas tenancy, at a rental of **£65 per annum**.

NOTE.—The timber built with felt roof Building situate in the Cottage Garden, is the property of the Tenants, and is not included in the sale.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Clanfield.		
95	Buildings and Pasture .....	.737
97	Pasture	8.265
97A	do. ....	.778
99	do.	7.574
99A	Bungalow and Garden .....	.364
		<hr/> 17.718 ACRES.

Tithe Redemption Annuity: £2 2s. 3d.

LOT 19

(Coloured Mauve on Plan No. 2)

ENCLOSURES OF WOODLAND

extending to an area of about

71 ACRES

Situate on the South and West sides of **Newmans Farm** (Lot 17).

This Lot is in hand, and **VACANT POSSESSION** will be given on completion of the purchase.

Tithe Redemption Annuity: £3 6s. 6d.

Timber Valuation: £1,812.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Clanfield.		
1	Ditch Acre Copse	31.049
3	Lambleaze Copse	3.754
Parish of East Meon.		
765	Byden Copse	36.176
		<hr/> 70.979 ACRES.

NOTE.—A right of way is reserved out of Lot 17 to the Purchaser of this Lot over the tracks between the points marked C and D on Plan (O.S. No. 5) and F and G (O.S. Nos. 18, 47pt. and 63) and coloured green and yellow respectively.

LOT 20

(Coloured Yellow on Plan No. 2)

**THE DELIGHTFUL COUNTRY RESIDENCE
PACKHURST HOUSE**

Situate in the **Clanfield - East Meon Road**, within a few minutes' walk of **Clanfield Village**. There is a motor 'bus service to **Petersfield** and **Portsmouth**.

The House is approached by a short carriage drive, and is of brick and flint (cement faced), with slate roof, construction. The accommodation comprises:—

ON THE GROUND FLOOR.

Entrance Hall.

DINING ROOM (16ft.9in. by 12ft.9in.), with built-in china cupboards, serving hatch, passage and fireplace.

SITTING ROOM (20ft. by 13ft.4in.), with fireplace.

MORNING ROOM (16ft.9in. by 11ft.10in.), with fireplace and built-in cupboards.

Cloakroom, with W.C. and wash basin (h. & c.).

Kitchen, with sink (h. & c.), fitted dresser, built-in cupboards, and "Beeston" domestic boiler.

Scullery and Store Room, with copper. Larder.

ON THE FIRST FLOOR.

Approached by Principal and Secondary Staircases.

BEDROOM No. 1 (16ft.8in. by 13ft.), with fireplace and built-in cupboards.

BEDROOM No. 2 (17ft. by 11ft.9in.), with built-in cupboard.

BATHROOM No. 1, with fitted bath, wash basin and heated towel rail.

BEDROOM No. 3 (16ft.6in. by 11ft.9in.), with fireplace and fitted cupboard.

BEDROOM No. 4 (13ft.10in. by 10ft.). W.C.

BEDROOM No. 5 (13ft.9in. by 10ft.4in.).

TWO DRESSING ROOMS.

BATHROOM No. 2, with bath, wash basin, heated towel rail and heated linen cupboard.

In the Basement.

Cellarage.

A brick and flint built, with slate roof, range of **Two Motor Garages, Store Shed, Workshop and Fuel Store.**

Brick and flint built, with slate roof, Tool Shed and Potting Shed. Range of 3 Pigsties.

The Gardens and Grounds, partly walled-in, are laid out with Lawns, Flower Borders, Rose Garden and Kitchen Garden.

The property extends to an area of

1.179 ACRES

(O.S. No. 56pt., Catherington Parish).

SERVICES.

Water Supply: see General Remarks and Stipulations No. 10.

Main Electricity.

This Lot is let to Captain J. M. Villiers, R.N., under an Agreement for a term of five years from 1st September, 1947, and then subject to six months' notice, at a rental of **£100 per annum** (exclusive of rates).

A right of access is reserved to the Purchaser of Lot 24 and his successors in title for the purpose of maintaining the roof of the barn included in that Lot.

Tithe Redemption Annuity: 4/5d.

LOT 21

(Coloured Brown on Plan No. 2)

THE ATTRACTIVE SMALL COUNTRY RESIDENCE

The Old Mill House & Mill House Store

Situate in **Clanfield Village.**

THE HOUSE is of brick and flint, with slate roof, construction. The accommodation comprises:—

On the Ground Floor. Two Sitting Rooms (23ft. by 14ft.6in. and 15ft. by 13ft. respectively), each with a fireplace. **Dining Room** (15ft.9in. by 13ft.), with fireplace. **Kitchen**, with "Ideal" domestic boiler, sink and dresser. Larder and Cellar.

On the First Floor. **Three Bedrooms** (15ft.9in. by 13ft.3in.; 13ft. by 13ft.; 15ft. by 11ft.3in.), each with a fireplace. **Bathroom**, with bath, wash basin and W.C.

On the Mezzanine Floor. **Bedroom** (23ft.9in. by 13ft.10in.), with fireplace.

On the Second Floor. Attic Bedroom and Boxroom.

Outbuildings. Wash-house, with copper W.C. Two large Store Rooms, with Loft over. brick and flint built, with slate roof, **Garage**.

The Garden is partly walled-in, laid out with Lawns, Flower Borders, Fruit Trees, Kitchen Garden, and a Paddock, extending in all to an area of about

THREE ACRES

THE MILL HOUSE STORE

a three-storey building of brick and flint construction, with slate roof, comprises:—

On the Ground Floor. **Carpenter's Shop and Store Rooms.**

On the First Floor. Two Rooms (56ft. by 14ft. and 21ft. by 14ft. respectively).

On the Top Floor. Store Room (21ft. by 14ft.).

SERVICES.

Water Supply: see General Remarks and Stipulations No. 10.

Main Electricity. Cesspool Drainage.

Tithe Redemption Annuity: £1 4s. 10d.

The Old Mill House is let to, and in the occupation of, Mrs. J. M. Fellowes, under an Agreement for three years from 1st September, 1947, and then subject to six months' notice, at a rental of **£75 per annum** (exclusive of rates). The ground floor of the Mill House Store is used as an Estate Store, and Vacant Possession will be given on completion. The upper part is let to the 1st Clanfield Scout Group, under an Agreement terminable by six months' notice, at a rental of **£10 per annum** (inclusive).

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Clanfield.		
91A	Paddock	1.511
91B	Plantation .....	.266
91C	Paddock .....	.658
93Pt.	House, Garden and Outbuildings (est.)	.500
		2.935 ACRES.

NOTE.—O.S. Nos. 91a, 91b Pt. and 91c Pt., are reserved in the Planning Scheme under the Education Act, 1944, and ultimately may be required as a site for a new school.

LOT 22

(Coloured Blue on Plan No. 2)

THE CHARMING BUNGALOW-RESIDENCE

“ SUNNYFIELD ”

Situate in the **East Meon - Clanfield Road**, within a few minutes' walk of **Clanfield Village**, approached by a short drive. Of brick built, with tiled roof, construction. It contains:—

Lounge (16ft. by 14ft.), with open brick fireplace. **Living Room**, with radiator. **Three Bedrooms** (14ft. by 14ft., with radiator; 12ft.6in. by 10ft.6in., with central heating boiler and heated linen cupboard; 10ft. by 7ft.6in., with radiator). **Kitchen**, with sink (h. & c.). **Larder**. **Bathroom**, with bath (h. & c.) and wash basin. **W.C.**

The Outbuildings. Concrete block, with tiled roof, **Motor Garage** and wash.

Small Garden, together with an enclosure of arable land, extending to an area of about

TWO ACRES

SERVICES.

Water Supply: see General Remarks and Stipulations No. 10.

Main Electricity.

Tithe Redemption Annuity: 1/9d.

Let to Mr. C. F. Dressler, under a seven years' Lease from 25th March, 1939, at a low rental of **£35 per annum** (exclusive of rates).

A right of way for all purposes is reserved to the Purchaser of Lot 24 and his nominees over the East portion of the drive (O.S. No. 58pt.), between the points marked K and J and coloured orange on Plan, for the purpose of access to the field, O.S. No. 57pt.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Catherington.		
57pt.	Drive .....	.094
58pt.	Bungalow, Garden and Arable	2.000
		<hr/> 2.094 ACRES.

LOT 23

(Coloured Mauve on Plan No. 2)

A PAIR OF SEMI-DETACHED COTTAGES

Nos. 134 and 135, Clanfield

Situate in the centre of the Village, adjacent to the Southdown Motor 'Bus Depôt. The construction is of brick and flint, with tiled roof. Each contains:—

On the Ground Floor. Entrance Hall. **Sitting Room**, with fireplace and tiled surround. **Kitchen**, with range and sink. Larder.

No. 135 has an additional Sitting Room, with fireplace.

On the First Floor. **Three Bedrooms** (one with fireplace).

Outside. W.C. Coal and Wood Sheds.

Small Garden.

SERVICES.

Water Supply: see General Remarks and Stipulations No. 10.

Main Electricity. Cesspool Drainage.

No. 134 is let to, and in the occupation of, Mr. F. Ball, at a rental of **10/- per week** (inclusive).

No. 135 is let to, and in the occupation of, Mr. W. H. Flint (Estate Bricklayer-Handyman), on a weekly tenancy, at a rental of **5/- per week** (inclusive of rates).

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Clanfield.		
114PT.	Pair of Cottages and Gardens .....	.361 ACRES.

NOTE.—The Glasshouse in the garden of No. 135 is the property of the Tenant and is not included in the sale.

LOT 24

(Coloured Green on Plan No. 2)

**THE DESIRABLE DAIRY AND CORN HOLDING
IVY HOUSE & PACKHURST FARM**

Situate in **Clanfield Village**. It extends to an area of about

189 Acres

THE FARM HOUSE

is of brick (part tile hung), with tiled roof, construction. The accommodation comprises:—

ON THE GROUND FLOOR.

Entrance Hall, with tiled floor.

DRAWING ROOM (19ft.10in. by 15ft.3in.), with alcove and open brick fireplace.

DINING ROOM (15ft.6in. by 15ft.3in.), with alcove and brick fireplace.

MORNING ROOM (13ft.3in. by 10ft.6in.), with tiled fireplace.

Kitchen, with sink (h. & c.), "Ideal" domestic boiler, fitted dresser and store cupboard. Larder.

Cloakroom, with wash basin (h. & c.). Separate W.C.

ON THE FIRST FLOOR.

BEDROOM No. 1 (16ft. by 15ft.6in.), with fireplace and built-in cupboards.

BEDROOM No. 2 (15ft.6in. by 10ft.6in.), with fireplace and fitted cupboard.

BEDROOM No. 3 (19ft. by 13ft.6in.), with brick fireplace.

BEDROOM No. 4 (10ft.9in. by 10ft.6in.).

BEDROOM No. 5 (13ft.10in. by 9ft.9in.), with built-in cupboards.

BATHROOM, with bath (h. & c.), wash basin, W.C. and heated towel rail.

On the Top Floor.

Two Attic Bedrooms.

In the Basement.

Cellarage.

Outbuildings.

Brick and flint built, with tiled roof, **Motor Garage, 2 Store Sheds and Fuel Store.**

THE SUBSTANTIALLY BUILT FARM BUILDINGS

arranged around a part concrete paved yard, comprise:—

Modern brick built, with slate roof, range of Stalls (for 36 cows), with concrete floor and mangers, and tubular partitions. **Dairy and Sterilising Room.** Brick and flint built, with slate roof, 2-bay **Barn. Loose Box. Bull Pen and Run. Tractor House,** with concrete floor. Large **Implement Shed,** with concrete floor. Range of brick and flint built, with tiled roof, **Piggeries,** with feeding passage, meal store and yard. Brick, flint and timber built, with tiled roof, **Cattle Shed and Yard.**

At Packhurst.

Brick and timber built, with slate roof, 2-bay **Barn and Cattle Yard.** Range of brick and flint built, with tiled roof, **Stabling** (for 4 horses), with Loft over. Brick built, with slate roof, range of **3 Loose Boxes,** 2-bay open **Cattle Shed and Barn.** Brick and flint built, with tiled roof, **Implement Shed, Cart Shed and Store Room.**

THE COTTAGES

In O.S. No. 55a.

A detached, brick built (cement faced), with slate roof, **Cottage.** It contains:—

On the Ground Floor. Two Sitting Rooms (each with fireplace). Kitchen, with range and sink. Larder.

On the First Floor. Three Bedrooms (two with a fireplace).

Outside W.C. and Wash-house.

In O.S. No. 89.

Pair of semi-detached, brick built, with slate roof, **Cottages.** Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Scullery. Larder. Wash-house, with copper and sink.

On the First Floor. Three Bedrooms (two with a fireplace).

Outside W.C. and Tool Shed.

SERVICES.

Water is laid on to the Farm House, Farm Buildings, Cottages and some of the fields. As to supply see General Remarks and Stipulations No. 10.

Main Electricity is connected to the Farm House and to the Farm Buildings (at Ivy House).

Tithe Redemption Annuity: £13 11s. 9d.

Land Tax: £1 0s. 1d.

This Lot is let to, and in the occupation of, Mr. C. J. Allman, on a yearly Michaelmas tenancy, at a rental of **£300 per annum.**

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Clanfield.		
12	Tenant's Pasture	4.485
81	Pasture	.852
83	Cottage	.183
84	Pasture	2.642
86	do.	2.496
87	do.	3.480
87A	do.	4.095
87B	do.	4.683
87C	do.	1.764
87D	do.	.846
87E	do.	.602
88	Ivy Farm House and Buildings	1.381
89	Pair of Cottages	.948
121	Orchard	.847
123PT.	Pasture	1.974
124	do.	5.486
126	do.	1.637
Parish of Catherington.		
7	Arable	14.748
12	do.	12.229
13	do.	17.034
14	do.	16.052
47	do.	14.118
49	Tenant's Pasture	6.043
50	do.	13.517
55	Pasture	4.558
55A	Cottage and Garden	.117
55B	Farm Buildings	.119
56PT.	do.	(est.) .500
57PT.	Arable	20.168
58PT.	do.	3.441
58A	do.	4.095
58B	do.	2.083
58C	do.	1.696
67	Pasture	19.994
68	do.	.090
		<hr/> 189.003 ACRES. <hr/>

The Purchaser of this Lot and his nominees will be granted a right of way over the East portion of the drive, O.S. No. 58 Pt. (Lot 22), for the purpose of access to O.S. No. 57 Pt., the field included in the sale of this Lot: together with a right of access over a portion of O.S. No. 56 Pt. (Lot 20), for the purpose of maintaining the roof of the barn situate adjacent to that Lot.

The **automatic drinking bowls** installed in the **three Loose Boxes** are the property of the Tenant, and are not included in the sale.

LOT 25

(Coloured Brown on Plan No. 2)

ENCLOSURES OF VALUABLE WOODLAND

HYDEN WOOD

(PART, EAST SIDE)

BLAGDEN COPSE & LOWTON COPSE

Bounded on the West side by the **East Meon - Clanfield Road**. Extending to an area of about

279 Acres

Heavily timbered with **Beech Trees** and other hardwoods, and includes an area of about **60 Acres of Coniferous and Mixed Hardwoods Plantations** (in the North Portion of Hyden Wood and Lowton Copse).

The Estate Wood Shed, of galvanised iron on brick footings, is included in the sale.

This Lot is in hand, and **VACANT POSSESSION** will be given on completion of the purchase.

Tithe Redemption Annuity: £4 3s. 11d.

Timber Valuation: £11,674.

Land Tax: £1 15s. 1d.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
757A	Rough Grazing	6.832
757A1	Track	.385
779	Copse	1.036
789pt.	Blagden Copse	16.523
790	Hyden Wood	203.411
Parish of Clanfield.		
15	Lowton Copse	38.850
Parish of Catherington.		
5	Arable	2.616
6	Copse	2.895
8	Smiths Copse	5.337
9	Copse	.873
10	do.	.526
		<hr/> 279.284 ACRES. <hr/>

LOT 26

(Coloured Mauve on Plan No. 3)

AN ENCLOSURE OF VALUABLE WOODLAND

HYDEN WOOD

(PART, WEST SIDE)

Bounded on the East side by the **East Meon - Clanfield Road**, and on the West by **Hyden Lane**. Extending to an area of about

118 Acres

Heavily timbered with **Beech** and other **Hardwoods**.

The Luncheon Hut standing on this Lot is included in the sale.

This Lot is in hand and **VACANT POSSESSION** will be given on completion of the purchase.

Timber Valuation: £3,245.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
792PT.	Hyden Wood	116.690
811	do.	1.238
		<hr/> 117.928 ACRES. <hr/>

LOT 27

(Coloured Pink on Plan No. 3)

A PAIR OF SEMI-DETACHED COTTAGES

North Cottages

Situate in **Green Lane**, approached from the **East Meon - Clanfield Road**.

The Cottages are of brick and flint construction, with tiled roofs.

No. 1 contains:—

On the Ground Floor. Living Room, with range. Scullery, with sink. Bath-room, with bath (h. & c.), wash basin and W.C.



NORTH FARM HOUSE.

LOT 28



NORTH FARM HOUSE AND BUILDINGS.

LOT 28

On the First Floor. Two Bedrooms (one with a fireplace).

Outside. Wood Shed.

No. 2 has similar accommodation (with the exception of the Bathroom).

Garden and Paddock, with an area of **1.627 ACRES.**

SERVICES.

Water Supply : see General Remarks and Stipulations No. 10.

No. 1 (including the Paddock) is let to Mrs. A. M. Cannings (under licence), and **Vacant Possession** will be given on completion of the purchase.

No. 2 is let to H. G. Paice, on a weekly tenancy, at a rental of **7/6d. per week** (inclusive of rates).

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Clanfield.		
45	Pair of Cottages and Gardens	.393
46	Paddock	1.234
		<hr/> 1.627 ACRES.

A **Right of Way** will be reserved to the Purchaser of this Lot over the track (coloured yellow on plan) as now exists along the South side of O.S. No. 15 (Lot 28) for the purpose of access.

LOT 28

(Coloured Orange on Plan No. 3)

THE PRODUCTIVE CORN AND DAIRY HOLDING
NORTH HOUSE FARM

Bounded on the South by the **Hambledon Road**. Extending to an area of about

326 $\frac{1}{2}$ Acres

THE SUPERIOR FARMHOUSE - RESIDENCE

overlooks the Park, and is approached from the **Hambledon Road**. The construction is of brick and flint, with tiled roof. The accommodation comprises:

ON THE GROUND FLOOR.

Entrance Hall.

DINING ROOM (21ft.3in. by 15ft.9in.), with fireplace.

DRAWING ROOM (23ft.9in. by 15ft.9in.), with fireplace.

MORNING ROOM (17ft. by 11ft.3in), with fireplace.

Large Kitchen, with "Wellstood" range, sink (h. & c. supplies), fitted dresser and cupboards.

Maid's Sitting Room, with fireplace and fitted cupboard.

Larder. Scullery and Wash-house, with sink and copper.

Store Room and deep well pump, with soft water tank under.

ON THE FIRST FLOOR and Half-Landing.

BEDROOM No. 1 (22ft.9in. by 15ft.9in.), with fireplace.

BEDROOM No. 2 (17ft.9in. by 15ft.9in.), with fireplace.

BEDROOM No. 3 (20ft.6in. by 17ft.6in.), with fireplace.

Two Dressing Rooms.

BEDROOM No. 4 (15ft.6in. by 13ft.3in.), with fireplace and hanging cupboard.

BEDROOM No. 5 (21ft.3in. by 12ft.), with fireplace.

BATHROOM, with bath (h. & c. supplies), wash basin, W.C. and airing cupboard.

On the Second Floor.

Five Attic Bedrooms.

In the Basement.

Three Store Rooms and Cellar.

Outbuildings.

Engine House and Battery Room, Coal and Fuel Sheds and small concrete paved Yard. Brick and flint, with tiled roof, range of **Two Garages, Workshop** and **Loose Box**.

The partly walled-in **Garden** is laid out with Lawn, Flower Borders, Kitchen Garden and Orchard.

THE EXTENSIVE RANGE OF FARM BUILDINGS

comprises:—Brick and timber built, with slate roof, **Stalls** (for 48 cows). Brick and flint built, with slate roof, range of **Dairy, Sterilising Room, Milk Parlour** and **Engine House**. Brick and timber built, with slate roof, **Barn**

(floor partly concreted), with Loft over. **Stalls** (for 6) and **Five Loose Boxes**. Brick and flint built, with slate roof, range of **Four Pigsties** and **Runs** and **Meal Store**. Brick and flint built, with slate roof, 4-bay **Cattle Shed** and Yard. Brick and flint built, with slate roof, range of **Four Loose Boxes**. A 5-bay **Dutch Barn**, with galvanised iron roof. A precast concrete, with galvanised iron roof, **Tractor House**. Brick and flint built, with slate roof, 5-bay **Implement Shed**. Brick and timber built, with galvanised iron roof, **Tractor Shed**. A detached **Granary** on steddles, and brick and flint, with tiled roof, **Pump House** (used as Poultry Shed).

At Stoneridge.

Brick, flint and timber built, with slate roof, 2-bay **Barn** and **Store Shed**. Brick and timber built, with slate roof, **Tractor Shed** and **Store**. Brick and flint, with slate roof, range of **Stabling** (for 6 horses), **Harness Room** and **Fodder Store**. A 4-bay brick and timber built, with slate roof, **Implement Shed**. A 4-bay **Dutch Barn** (60ft. by 30ft.).

THE FARM COTTAGES

At Stoneridge.

A detached, brick and flint built, with tiled roof, **Cottage**. It contains:—

On the Ground Floor. Sitting Room, with fireplace. Kitchen, with range and sink.

On the First Floor. Three Bedrooms (one with a fireplace). Two Attics.

A pair of semi-detached, brick and flint built, with tiled roof, **Cottages**. Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Scullery, with sink.

On the First Floor. Three Bedrooms (two with a fireplace).

Outside. Coal Shed.

In O.S. No. 22.

Limekiln Cottages. A pair of semi-detached, brick and flint built, with tiled roof Cottages. **No. 1** contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Larder. Bathroom, with bath (h. & c.), wash basin and W.C.

On the First Floor. Three Bedrooms.

Outside. Wood Shed, Store Shed, Dog Kennel and run.

No. 2 has similar accommodation (with the exception of the Bathroom).

Outside. Wood Shed. Cesspool Drainage.

SERVICES.

Water is laid on to the Farm House, Cottages, Farm Buildings and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

This Lot (with the exception of No. 1, Limekiln Cottages) is let to, and in the occupation of, Mrs. E. Ferris, on a yearly Michaelmas tenancy, at a rental of **£450 per annum**. No. 1, Limekiln Cottages, is in the occupation of Mr. Clacy (the Estate Keeper) on a service tenancy.

Tithe Redemption Annuity: £15 17s. 2d.

Timber Valuation: £1,071.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Catherington.		
1	Roadway	.592
2	Rew	.439
3	do.	1.083
15	Arable	17.853
16	Rew	.828
17	do.	1.069
18	Arable	22.819
19	Pasture	18.651
20	Rew	1.300
22	Pair of semi-detached Cottages	.629
23	Rew	.300
24	Pasture	21.985
25	Rew	.839
27	Arable	28.841
28	Stoneridge Buildings and Cottages	2.303
29	Pasture	2.336
35pr.	do.	24.523
35A	Track	.358
35B	do.	.100
36	Pasture	20.498
37	Rew	.422
38	Pasture	3.696
38A	do.	2.880
39	Arable	11.308
40	Copse	1.023
41	Pasture	4.733
42	House, Buildings, etc.	6.260
43	Pasture	5.422
44	do.	13.679
59	Roadway	2.457
60	Pasture	22.932
61	do.	17.641
61A	do.	2.961
62	Copse	2.620
63	Rew	.249
64	Roadway	1.253
65	Pasture	23.511
66pr.	Arable	35.213
Parish of Hambledon.		
213	Arable	.756
214	Rew	.048
215pr.	do.	.074
		<hr/> 326.484 ACRES. <hr/>

NOTE.—A right of way, 12ft. wide, over the South side of O.S. No. 15 (coloured yellow on plan), is reserved to the Purchaser of Lot 27, his nominees and successors in title, for the purpose of access to the Cottages and land included in Lot 27.

The **electrical wiring** in the Farm House and Farm Buildings and the 4-unit Alfa-Laval Milking Plant has been installed by the Tenant at her own expense, and she may be entitled to claim in respect of this expenditure on the termination of the tenancy.

LOT 29

(Coloured Brown on Plan No. 3)

ENCLOSURE OF WOODLAND NORTH COPSE

Situate on the South side of the **Hambledon Road**, adjacent to **North House Farm**, extends to an area of about

50 ACRES

Sections of this Copse are heavily timbered with well matured **Oak Trees**, and some other Hardwoods and Conifers.

This Lot is in hand and **Vacant Possession** will be given on completion of the purchase.

Tithe Redemption Annuity: 9/11d.

Timber Valuation: £1,417.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
	Parish of Catherington.	
21	Copse	49.305
	Parish of Hambledon.	
212		.962
		<hr/> 50.267 ACRES. <hr/>

LOT 30

(Coloured Yellow on Plan No. 3)

THE ATTRACTIVE DAIRY AND CORN FARM
HYDEN FARM

Situate at the foot of **Hyden Lane**, approached from the **Hambledon Road**.
Extending to an area of about

134 Acres

A PICTURESQUE FARM HOUSE

of brick and tiled construction. The accommodation comprises:—

ON THE GROUND FLOOR.

Small **Entrance Hall**.

Dining Room (15ft. by 14ft.6in.), with open brick fireplace.

Sitting Room (15ft. by 14ft.6in.), with fireplace.

Kitchen, with "Cookanheat" range, sink, and quarry tiled floor.

Larder, with tiled floor.

Bathroom, with bath (h. & c.), wash basin and W.C.

ON THE FIRST FLOOR.

Two Bedrooms (15ft.6in. by 15ft.; 15ft.3in. by 15ft.), one with a fireplace.

Box Room.

On the Second Floor.

Two Attic Bedrooms

Outside.

Wood Shed and Store.

THE FARM BUILDINGS

comprise:—Brick built, with tiled roof, modern range of **Stalls** (for 16 cows), with tubular divisions and concrete mangers. Brick built, with asbestos tiled roof, range of **Dairy, Sterilising Room, Boiler House** and **Pump House** (with Lister 3-h.p. oil engine and deep well pump). Timber Built, with galvanised iron roof, **Barn**. Precast concrete block, and asbestos roof, **Grain Store**, with

concrete floor. Range of brick and flint, with slate roof, **Stabling** (for 4 horses) and **Loose Box**. Range of precast concrete block, timber and slate roof, **Bull Pen** and **Run, Stalls** (for 4) and **Loose Box**. Range of 4 brick and timber built, with tiled roof, **Pigsties** and precast concrete block runs. Timber built, with galvanised iron roof, **Granary**. Range of timber built, with tiled roof, **Store** and **Motor Garage**. Brick and flint built, with slate roof, **Implement Shed**.

THE FARM COTTAGES

In O.S. No. 211.

A semi-detached, brick and flint built, with slate roof, **Cottage**. It contains:—

On the Ground Floor. Living Room, with fireplace. Kitchen, with range and sink. Bathroom, with bath and copper. Larder.

On the First Floor. Three Bedrooms (one with a fireplace).

Outside. Wood Shed.

In O.S. No. 806.

A pair of semi-detached, brick built, with tiled roof, **Cottages**. Each contains:

On the Ground Floor. Living Room, with range. Scullery, Larder and Wash-house.

On the First Floor. Two Bedrooms (one with a fireplace).

Outside. Wood Shed. Well Water

SERVICES.

Water Supply: see General Remarks and Stipulations No. 10.

Tithe Redemption Annuity: £3 17s. 11d.

Land Tax: £1 17s. 0d.

Timber Valuation: £300.

The water main from the Reservoir, running in a southerly direction, transverses the eastern portion of Hyden Wood (O.S. No. 818—Lot 40). A right of access will be reserved to the Purchaser of this Lot for the purpose of the repair and maintenance of the section of the main which passes through O.S. No. 818.

This Lot, with the exception of the West Cottage in O.S. No. 806, and the Copse (O.S. Nos. 818a and 818b, with an area of 3.484 acres), is let to Mr. P. V. Russell, under the terms of a 21-years' Lease, from 29th September, 1929, at a rental of **£160 per annum**. The West Cottage in O.S. No. 806 is in

the occupation of D. Hobbs (an Estate Woodman), on a service tenancy. O.S. Nos. 818a and 818b are in hand, and **Vacant Possession** will be given on completion of the purchase.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
805	Pasture	5.925
806	Pair of semi-detached Cottages	.420
807	Pasture	2.394
808	do.	7.943
809	do.	9.733
810	do.	4.794
812	do.	1.265
813	Roadway	.102
814	Pasture	7.670
815	do.	6.807
816	Arable and Pasture	9.193
816A	Pasture	3.200
817	Pasture	7.083
818A	Copse	3.152
818B	do.	.332
821	Arable	5.768
822	Pasture	6.519
824	Farm House and Buildings	.828
825	Roadway	.344
826	Pasture	1.003
Parish of Hambledon.		
20PT.	Arable	28.135
20A	Copse	1.622
34	Rough Pasture	12.092
34A	Rew	.471
43PT.	Arable	6.637
43A PT.	Rew	.300
211PT.	Semi-detached Cottage, Shuttlecock	.286
		<hr/> 134.018 ACRES.

LOT 31

(Coloured Pink on Plan No. 3)

AN ENCLOSURE OF FERTILE ARABLE LAND, COTTAGE AND BUILDINGS

Broadhalfpenny Field

Approached from the **East Meon** and **Hambledon Roads**, in close proximity to the "Bat and Ball" Public House. Extending to an area of about

127 Acres

The soil is a strong loam. The field is in a high state of cultivation, well adapted for mechanised equipment.

A Small Set of FARM BUILDINGS

includes:—A 4-bay galvanised iron **Dutch Barn** (60ft. by 30ft) in **O.S. No. 42**.
Brick and flint built, with tiled roof, 4-bay **Cattle Shed, Fodder Store** and **Yard**.

In O.S. No. 211pt.

A semi-detached, brick and flint built, with slate roof, **Cottage**. It contains:—

On the Ground Floor.

On the First Floor.

This Lot is let to Mrs. L. G. Nicoll, on a yearly Michaelmas tenancy, at a rental of **£110 per annum**.

SERVICES.

Water is laid on to the Cottage, the Buildings and 2 Troughs. As to supply see General Remarks and Stipulations No. 10.

Tithe Redemption Annuity: £5 4s. 0d.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
42	Arable	122.770
208	do.	2.158
209	Farm Buildings	1.544
211pt.	Semi-detached Cottage .....	.473
		126.945 ACRES.

NOTE.—The Corn Drying Plant in the Dutch Barn (O.S. No. 42) is the property of the Tenant and is not included in the sale.



TIPIEN GREEN FARM, BUILDINGS AND COTTAGES.

LOT 32



COOMBE FARM, BUILDINGS AND COTTAGES.

LOT 39

LOT 32

(Coloured Blue on Plan No. 4)

THE COMPACT CORN AND STOCK HOLDING
TIPLIN GREEN FARM

Situate on the South side of the **Hambledon Road**, within 1 mile of **Clanfield Village**. It extends to an area of about

155 Acres

THE FARM BUILDINGS

comprise:—Brick and timber built, with slate roof, 4-stall **Stable**, with Loft over. Brick and timber built, with galvanised iron roof, range of 3-bay **Implement Shed, Fertiliser Store and Loose Box**. Brick and flint built, with slate roof, 4-bay **Implement Shed**. Brick and flint built, with asbestos roof, **Barn**. Small **Stock Yard**.

A Pair of Semi - Detached Cottages

of brick and flint, with slate roof, construction. Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Kitchen, with range and sink. Larder.

On the First Floor. Two Bedrooms (one with a fireplace).

Outside. W.C.

SERVICES.

Water is laid on to the Cottages and some of the fields. As to supply see General Remarks and Stipulations No. 10.

Cesspool Drainage to the Cottages.

Tithe Redemption Annuity: £27 2s. 11d.

Timber Valuation: £45.

Land Tax: £3 3s. 0d.

This Lot (with the exception of Ludmore Hanger, 4.468 acres) is let to Mr. S. E. Jones, on a yearly Michaelmas tenancy, at a rental of **£180 per annum**. Ludmore Hanger is in hand, and **Vacant Possession** will be given on completion of the purchase.

SCHEDULE.		
O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Horndean.		
34	Arable	47.065
74	do.	43.349
75	Farm Buildings and Cottages .....	.479
76	Roadway .....	.301
77	Arable	41.990
78A	do.	17.048
120	Roadway .....	.052
164pt.	Ludmore Hanger	4.468
166pt.	Roadway	(est.) .353
		<hr/> 155.105 ACRES. <hr/>

LOT 33

(Coloured Green on Plan No. 4)

THE PRODUCTIVE CORN AND STOCK FARM LONE BARN

Situate mid-way between **Clanfield** and **Hambledon**, on the West side of Lot 32. It extends to an area of about

155 Acres

THE FARM HOUSE ("Grand View")

is of brick, with slate roof, construction. The accommodation comprises:—

ON THE GROUND FLOOR.

Entrance Hall.

Two Sitting Rooms (16ft.9in. by 14ft.; 9ft.9in. by 9ft.), each with a fireplace.

Kitchen, with "Rayburn" cooker.

Scullery, with sink. Wash-house and W.C.

ON THE FIRST FLOOR.

Three Bedrooms (14ft.6in. by 13ft.9in.; 12ft.9in. by 11ft.; 10ft. by 9ft.), two with a fireplace.

Bathroom, with fitted bath.

Timber built, with asbestos tiled roof, **Garage**.

A Row of THREE COTTAGES

of brick and flint construction, with tiled roof. Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Pantry.

One Cottage has a Scullery, in addition.

On the First Floor. Two Bedrooms, each with a fireplace.

Outside. Wash-house.

THE FARM BUILDINGS

comprise:—Range of brick and flint built, with slate roof, **Loose Box**, **Fertiliser Store** and **Grain Store** (all with concrete floors). Brick and timber built, with thatched roof, 2-bay **Barn** and **Implement Shed**. **Two Store Sheds**.

In O.S. No. 32.

Brick built, with asbestos roof, **Store Shed**.

SERVICES.

Water is laid on to the Farm House, Buildings and Cottages and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

NOTE.—The grazing rights over 11 Acres, O.S. No. 263pt., were conveyed to the Vendors when this farm was purchased. The land has been ploughed up by order of the Hants A.E.C., and the Vendors shall not be required to convey these rights to the Purchaser.

The Vendors have granted an easement in respect of the water supply to the "Bat and Ball" Public House, and this Lot is sold subject to such easement in so far as it is affected thereby.

Tithe Redemption Annuity: £30 5s. 7d.

Land Tax: £2 15s. 0d.

This Lot is let to Mr. S. E. Jones, on a yearly Michaelmas tenancy, at a rental of **£190 per annum**.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Catherington.		
31	Pasture	26.562
31A PT.	do.	6.704
31B	"Grand View"	.518
32	Pasture	45.818
32A	do.	.536
33	do.	23.034
33A	do.	2.349
165	do.	15.675
165A	do.	.359

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
166PT.	Roadway	1.202
168	Pasture	15.830
168A	Rough	.221
169	Three Cottages and Buildings	.619
170	Pasture	12.427
Parish of Hambledon.		
216	Pasture	2.541
216A	do.	.159
216B	do.	.188
		<hr/> 154.742 ACRES.

LOT 34

(Coloured Mauve on Plan No. 4)

THE HIGHLY PRODUCTIVE CORN AND STOCK HOLDING

GLIDDEN & SCOTLAND FARMS

Standing about 400 feet above sea level, approached from the **Hambledon Road**, within 2 miles of **Hambledon Village**. Extending to about

652 Acres

THE FARM HOUSE

is of brick (cement faced) and tiled roof construction. It contains:—

ON THE GROUND FLOOR.

Two Sitting Rooms (15ft.2in. by 13ft.2in.; 13ft.5in. by 13ft.2in.), each with tiled hearth and surround.

Living Room, with fitted cupboards.

Scullery, with range, sink (h. & c.) and "Beeston" boiler (for domestic supply).

ON THE FIRST FLOOR.

Three Bedrooms (two with fireplaces).

Bathroom, with bath (h. & c.) and lavatory basin. W.C.

Outbuildings.

Brick and timber built, with tiled roof, **Engine House** (with 5-h.p. Lister diesel oil engine, deep well pump and dynamo for house electricity supply). W.C.

There is a good **Garden**.

THE FARM COTTAGES.

Range of **Four** brick built, cement faced, with tiled roof, **Cottages** (recently reconstructed and improved). Each contains:—

On the Ground Floor. Living Room, with quarry tile floor and tiled fireplace. Kitchen, with "Rayburn" cooker and quarry tile floor. Scullery, with sink (h. & c. supplies). Larder.

On the First Floor. Two Bedrooms (one with a fireplace). Bathroom, with bath (h. & c.), wash basin and W.C. Heated linen cupboard.

Outside. Wash-house.

At Scotland Farm.

A pair of picturesque, brick and flint built, with thatched roof, **Cottages**.

No. 1 contains:—

On the Ground Floor. Sitting Room, with oak timbered ceiling and fireplace. Living Room. Scullery, with range and sink. Store Room and Larder.

On the First Floor. Two Bedrooms.

No. 2 contains:—

On the Ground Floor. Living Room, with range. Scullery, with copper and sink.

On the First Floor. Three Bedrooms.

Each Cottage has a good **Garden**.

No. 1 is in the occupation of a Farm Worker, on a service tenancy. **No. 2** is at present unoccupied.

THREE SETS OF FARM BUILDINGS

At Glidden Farm.

Three-bay galvanised iron **Implement Shed** and **Tractor House** (enclosed one side and two ends). A large brick and flint, with asbestos roof, **Corn Store**, with concrete floor. **Store**, with galvanised iron roof, adjoining. Range of **Three Loose Boxes** and **Garage**, timber built on concrete footings, with

asbestos tiled roof. Range of **Four Loose Boxes** and 2-bay **Shed**, brick and flint built, with galvanised iron roof. Brick and flint, with galvanised iron roof, **Carthorse Stabling** (for 6 horses), with Loft over. Enclosed **Cattle Yard**. Three-bay **Cart Shed**, brick and flint built, with galvanised iron roof. Three-bay **Implement Shed**, brick built, with asbestos tiled roof.

In O.S. No. 247 (on the South side of the Glidden Farm Buildings).

A modern range of brick built, with asbestos roof, buildings, comprising:— Six-bay **Cattle Shed** and **Three Cattle Yards** (with feeding passage) and **Forage Store**. **Three Loose Boxes**. **Bull House** and **Run**.

The Cattle Yards are enclosed with galvanised iron sheets and Gorwood gates. This set of buildings was erected within the last four years.

At Scotland Farm.

Timber built, with galvanised iron roof, eight-bay **Cattle Shed** (with hay racks and mangers) and **Yard**. Range of **Three Loose Boxes** and **Bull Pen**. **Corn Store**. Four-bay **Implement Shed**.

The Soil is principally a strong loam, on a chalk subsoil, in a high state of cultivation. The fertile Pasture Land and short Leys are particularly suitable for grazing cattle and sheep, with the advantage of an adequate supply of **Water**. The **Fences** have been well maintained.

The Woodlands, extending to an area of about 42½ acres, afford good cover for game.

SERVICES.

Water is laid on to the House, Cottages, Farm Buildings and many of the fields. As to supply see General Remarks and Stipulations No. 10.

Electric Light to the Farm House is provided by a private plant.

Cesspool Drainage to the Farm House and Cottages.

Tithe:

Church Commissioners	...	...	£73	3	2	
Sinking Fund	...	...	£10	19	8	
						£84 2 10
Tithe Redemption Annuity	...	...				£54 4 0
						£138 6 10 per annum.

The Redemption of the Tithe Rent Charge is over a period of 50 years from 1922.

Rent Charge payable to the Church Commissioners: £16 per annum.

Tenant Right Valuation (see General Remarks and Stipulations).

Timber Valuation: £970.

This Lot is in hand, and **VACANT POSSESSION** will be given on completion of the purchase (subject to the service tenancies of the Cottages).

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
226	Arable	12.938
226A	do.	19.266
227	Arable and Pasture	58.305
227A	do.	7.220
227B	do.	66.787
227C	Roadway	.669
229PT.	Plantations	10.302
229PT.	Arable and Pasture	69.120
230PT.	Pasture	16.213
230A	do.	1.146
231	Arable	35.244
234	do.	8.185
235	Two Cottages and Farm Buildings	.998
236	Pasture	.808
237PT.	Roadway	.640
238	Arable	16.591
239	Chalkpit	.369
240	Arable	19.714
242	do.	14.500
243	Copse	1.555
244	Arable	29.566
246	Pond	.189
246A	do.	.160
247	Pasture	8.601
248	Farm House, Buildings and four Cottages	1.193
249	Chalkpit	.847
250	Ton Wood	4.402
251	Arable	19.630
251A	do.	16.504
255	do.	18.338
255A	Rew	.518
256	Arable	37.401
257	do.	30.572
278 278c	Arable	(est.) 44.551
278A	Rew	.338
278B	Arable	9.450
279	do.	(est.) 25.071
280PT.	Wood	20.394
Parish of Denmead.		
268	Arable	17.871
268A	Wood	6.036
		<hr/> 652.202 ACRES. <hr/>

LOT 35

(Coloured Green on Plan No. 4)

**THE VALUABLE CORN AND DAIRY HOLDING
RUSHMERE FARM**

Situate in the Parish of **Hambledon**, and on the West side of Lot 34, with an area of about

297 Acres

THE PICTURESQUE FARM HOUSE

is of brick and flint construction, with tiled roof The accommodation comprises :—

ON THE GROUND FLOOR.

Entrance Hall. Cloakroom, with W.C. and lavatory basin.

Dining Room, with tiled floor and fireplace.

Drawing Room, with brick fireplace.

Day Nursery, with fireplace and two cupboards.

Kitchen, with tiled floor, domestic boiler and sink. Larder.

ON THE FIRST FLOOR.

Five Bedrooms.

Bathroom, with bath (h. & c. supplies). W.C.

In the Basement.

Cellar.

A very pretty **Walled-in Garden**.

A timber built with tiled roof Pump House adjoins the House (with deep well and electrically operated pump).

THE FARM BUILDINGS

comprise :—Large timber built, with thatched roof, **Barn**. Timber built, with thatched roof, **Dairy** and **Three Loose Boxes**. Large concrete **Cattle Yard**. Timber built, with galvanised iron roof, open-fronted **Cattle Shed** and **Yard**. Brick built, with slate roof, **Cowstalls** (for 11 cows), with tubular partitions and concrete mangers; **Dairy** adjoining. **Three Pigsties**. Brick built,

The Woods (O.S. Nos. 275, 350pt., 353, 355, 427, 440, 442 and 443), with an area of **26.344 Acres**, are in hand, and **Vacant Possession** will be given on completion of the purchase.

The Soil is principally a strong loam, in a high state of cultivation.

NOTE.—The Cattle Shed and Yard in the meadow adjacent to the Farm House, and the Calf Pens and Loose Box formed in the Barn, are the property of the Tenant and are not included in the sale.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
274	Arable	15.109
275	Greasteds Copse	10.933
276	Arable and Pasture	36.573
277	Arable	14.253
350pt.	Chalkpit	.500
351	Arable	14.789
352	do.	21.719
353	Rew	.986
355	do.	.252
427	do.	.675
429	Pasture	24.852
433	do.	1.173
434	do.	1.330
436	Pond	.489
437	Pasture	3.083
438	Pair of Cottages	.477
440	Veniss Copse	3.125
441	Arable	24.364
442	Veniss Copse	.533
443	do.	9.340
444	Arable	23.972
445	do.	12.695
446pt.	do.	27.512
447	Pasture	18.873
448	Farm House and Buildings	1.579
449	Arable and two Cottages	13.667
553	Chalkpit	.356
554	do.	.360
555	Copse	1.313
566	Arable	11.988
		<hr/> 296.870 ACRES. <hr/>

LOT 36

(Coloured Yellow on Plan No. 4)

AN ENCLOSURE OF ARABLE LAND

Situate on the South side of **Rushmere Farm** (Lot 35), approached from **Rushmere Lane**, and adjoining Rookwood Farm. Extending to an area of about

25 ACRES

Let to, and in the occupation of Mr. L. Palmer, on a yearly Michaelmas tenancy, at a rental of **£25 per annum**.

The Soil is a strong loam.

Tithe Redemption Annuity: £7 2s. 10d.

Land Tax: £4 7s. 1d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
567	Arable	<u>25.154 ACRES.</u>

LOT 37

(Coloured Pink on Plan No. 4)

An Old-Fashioned Detached Country Cottage

Situate on **Speltham Hill**, adjacent to the Village of **Hambledon**.

The Cottage is of brick and tiled roof construction, but requires to be re-conditioned.

Small Garden.

This Lot is in hand, and **VACANT POSSESSION** will be given on completion of the purchase.

Water supply from a Well on the premises.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
372Pt.	Cottage and Garden	<u>.230 ACRES.</u>

LOT 38

(Coloured Yellow on Plan No. 1)

**THE VALUABLE CORN AND STOCK HOLDING
COOMBE CROSS FARM**

Situate within 2 miles of **East Meon** Village. It extends to an area of about

350 Acres

THE ATTRACTIVE FARM HOUSE

is of brick, flint and tiled construction. The accommodation comprises:—

ON THE GROUND FLOOR.

Entrance Hall.

Two Sitting Rooms (13ft.6in. by 11ft.; 11ft.3in. by 11ft.), each with a fireplace.

Kitchen, with range.

Scullery, with sink (h. & c.). Larder.

Cellar and Store Room.

ON THE FIRST FLOOR.

Four Bedrooms (14ft.6in. by 11ft.2in.; 13ft.6in. by 11ft.; 11ft.3in. by 8ft.9in.; 11ft.3in. by 10ft.), two with fireplaces

Bathroom, with bath (h & c.) and wash basin.

Separate W.C.

Outside.

Wash-house and Store Shed. Small Garden.

Cesspool Drainage.

THE FARM BUILDINGS

are conveniently arranged, and comprise:—Brick and timber built, with galvanised iron roof, **Implement Shed** and **Workshop**. Lean-to **Fuel Shed**. **Two Loose Boxes**. **Tractor House**, with concrete floor. A 3-bay **Implement Shed** (two bays enclosed). Brick and timber built, with galvanised iron roof, **Cowstalls** (for 28), with tubular partitions, concrete floor and mangers. **Milk Parlour**, **Dairy** and **Boiler House**. Collecting and Dispersal **Yards**. Brick and flint built, with slate roof, range of **Seven Loose Boxes**. Three Pigsties.

Granary. A timber built, with galvanised roof, enclosed **Dutch Barn** in O.S. No. 626.

THE FARM COTTAGES

In O.S. No. 590.

A pair of superior, newly erected **FARM COTTAGES**, of brick and tiled construction, situate at Coombe Cross. Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range, Scullery, with sink and dresser. Larder. Fuel Store. W.C. Wash-house, with copper and sink.

On the First Floor. Three Bedrooms (two with fireplaces). Bathroom, with bath (h. & c.), wash basin and W.C.

Cesspool Drainage. Both Cottages are wired for Electricity.

In O.S. No. 649, at the South-East Corner.

A detached **Bungalow - Cottage**, known as "**Spion Kop**." It contains:—

Living Room, with range. Sitting Room, with fireplace. Scullery, with sink. Larder. Bathroom, with bath (h. & c.), wash basin and W.C. Two Bedrooms. Outside Wood Shed.

In O.S. No. 646.

A pair of **Bungalow - Cottages**, known as "**Ladysmith**," of timber construction, with galvanised iron roofs. Each contains:—

Living Room, with range. Scullery, with sink. Two Bedrooms (each with a fireplace). Outside Wood Shed. Well Water.

SERVICES.

Water is laid on to the Farm House, Farm Buildings, Cottages and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

This Lot (with the exception of the Cottages in O.S. No. 646) is let to Mr. C. D. Kille, on a yearly Michaelmas tenancy, at a rental of **£365 12s. 0d. per annum.**

One of the Cottages in O.S. No. 646 is in hand, and **Vacant Possession** will be given on completion of the purchase. The adjoining Cottage is let to L. G. Egerton, on a weekly tenancy, at a rental of **5/- per week** (exclusive of rates).

Tithe Redemption Annuity: £64 1s. 8d.

Land Tax: 17/2d.

The following **Fittings** are the property of the **Tenant** and are not included in the sale:—
The 3-unit Alfa-Laval Milking Plant.



WHITEWOOL FARM HOUSE AND BUILDINGS.

LOT 39



WHITEWOOL FARM HOUSE AND BUILDINGS.

LOT 39

SCHEDULE.

O.S. No.
(1909 EDITION).

DESCRIPTION.

AREA.
ACRES.

Parish of East Meon.

590	Pasture and pair of Cottages	6.956
591	Pasture	10.670
614	do.	.235
618	Arable	2.216
622	Farm Buildings and Yard	1.498
623	Pasture	5.487
626	Arable and Pasture	51.222
627	Arable	26.055
628	do.	8.400
629	do.	6.432
630	Rew	1.272
641	Arable	21.208
643	Downs and Arable	35.419
644	Arable	23.315
645	do.	14.545
646	Pair of Bungalow-Cottages	.557
647	Arable	27.214
648	Arable and Pasture	78.878
649	Arable and Cottage	28.805
		<hr/> 350.384 ACRES. <hr/>

LOT 39

(Coloured Green on Plan No. 5)

THE HIGHLY PRODUCTIVE CORN, DAIRY AND STOCK HOLDING WHITEWOOL & COOMBE FARMS

Situate in the Valley between **East Meon** and **West Meon**, and includes some excellent **Corn-Growing** and **Fattening Pasture Land**. There is also a Water-cress Bed adjacent to the main Homestead. Area about

1,169½ Acres

THE SUPERIOR FARMHOUSE - RESIDENCE

is of brick and roughcast, with tiled roof, construction. The accommodation comprises :—

ON THE GROUND FLOOR.

Hall, with tiled floor.

DINING ROOM (16ft.2in. by 15ft.10in.), with tiled fireplace and French casements leading to Garden.

MORNING ROOM (19ft. by 16ft.), with fireplace.

Cloakroom, with tiled floor, wash basin and W.C.

Large **Kitchen**, with range, "Ideal" domestic boiler, fitted dresser with shelves and cupboards.

Scullery, with sink (h. & c.). Larder.

Principal and Back **Staircases**.

ON THE FIRST FLOOR.

BEDROOM No. 1 (16ft.9in. by 15ft.6in.), with fireplace and fitted cupboards.

BEDROOM No. 2 (19ft.4in. by 15ft.9in.), with fireplace.

BEDROOM No. 3 (16ft.4in. by 11ft.), with fireplace and fitted cupboard.

BEDROOM No. 4 (16ft.9in. by 10ft.).

BEDROOM No. 5 (16ft.4in. by 10ft.10in.).

BATHROOM, with panelled bath and wash basin.

Separate W.C.

Two Attic Bedrooms.

In the Basement.

Cellar.

Brick and flint, with thatched roof, **Garage**.

Garden (partly walled-in) is laid out with Lawns, Flower Borders and Kitchen Garden. **Orchard**.

THE RANGES OF SUBSTANTIAL FARM BUILDINGS

comprise:—

At Whitewool Farm.

Range of brick and flint, with thatched roof, Buildings, comprising:— **Three Calf Pens**, **Two Loose Boxes**, 2-stall **Stable** and **Harness Room**. Brick and flint built, with thatched roof, range of **Carthorse Stabling** (for 9 horses), 4-bay **Implement Shed**, **Engine** and **Battery Room** (with 8-h.p. Lister engine and batteries, for the supply of electricity to the Farm House and some of the Farm Buildings). **Garage** and **Workshop**. Brick built, with slate roof, **Cowstalls** (for 52 cows), with central feeding passage and tubular partitions, with large **Granary** over. Brick built, with slate roof, range of **Loose Boxes**. Brick built, with slate roof, **Milking Parlour**, **Dairy**, **Sterilising Room** and **Boiler House**. Concrete Collecting and Dispersal **Yards**. Large 3-bay, brick and timber, with thatched roof, **Barn**, with concrete floor.

At Coombe Farm. *West side of Road.*

Brick and timber built, with tiled roof, **Stalls** (for 6), with concrete floor and mangers. Timber built, with thatched roof, 3-bay **Implement Shed**. Timber built, with slate roof, range of **3 Loose Boxes** and **2 Pigsties**. Brick and flint built, with tiled roof, range of **Carthorse Stabling** (for 4 horses), with Loft over. **Granary** and **Garage**.

East side of Road.

Brick and timber built, with galvanised iron roof, **Barn** (converted into **23 Pigsties**, with feeding passage and concrete floor). Brick built, with tiled roof, **Fertiliser Store**.

At Rats Castle.

Brick and flint built, with slate roof, range of **Cattle Sheds** and **Yard**.

In O.S. No. 507.

A large 5-bay **Dutch Barn** (76ft. by 30ft.).

In O.S. No. 595.

A similar **Dutch Barn**.

ELEVEN FARM COTTAGES.

At Whitewool Farm.

A detached **Cottage**, brick and flint built, with tiled roof, containing:—

On the Ground Floor. Living Room, with range and sink. Scullery, with sink. Pantry.

On the First Floor. Three Bedrooms (one with a fireplace).

A pair of semi-detached, brick built, with tiled roof, **Cottages** ("**Hole Cottages**"). Each contains:—

On the Ground Floor. Living Room, with open brick fireplace. Kitchen, with range. Scullery, with sink, copper and fireplace.

On the First Floor. Three Bedrooms (all with fireplaces).

At Coombe Farm.

A pair of superior **Farm Cottages**, of brick and flint construction, with tiled roof.

No. 1 (previously the Farm Manager's House) contains:—

On the Ground Floor. Sitting Room, with fireplace. Kitchen, with range and dresser. Scullery, with sink and copper. Dairy.

On the First Floor. Three Bedrooms (two with fireplaces). Bathroom, with bath (h. & c.), wash basin and W.C.

No. 2 (recently remodelled with additions to accommodation) contains:—

On the Ground Floor. Sitting Room, with fireplace. Kitchen, with "Rayburn" cooker. Scullery, with sink and draining board. Larder. W.C.

On the First Floor. Three Bedrooms (one with fireplace). Bathroom, with bath (h. & c.), wash basin and W.C.

Small Garden. Cesspool Drainage.

A pair of semi-detached, brick and flint built, with tiled roof, **Cottages** (recently reconstructed). Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with "Rayburn" cooker. Scullery, with sink and copper.

On the First Floor. Three Bedrooms (two with fireplaces). Bathroom, with bath (h. & c.), wash basin and W.C.

Each has a small Garden. Cesspool Drainage.

At Rats Castle (O.S. No. 504).

A pair of semi-detached, brick and flint built, with slate roof, **Cottages** (recently reconditioned). Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Scullery and Larder.

On the First Floor. Two Bedrooms (one with a fireplace). Bathroom, with bath (h. & c.) and wash basin. Separate W.C.

Garden. Cesspool Drainage.

In O.S. No. 568a (Kimberley Cottages).

A pair of brick and timber built, with galvanised iron roof, semi-detached **Bungalows**. Each contains:—

Sitting Room, with fireplace. Living Room, with range. Scullery. Three Bedrooms (one with fireplace). Outside Wash-house.

Good Garden.

SERVICES.

Water is laid on to the Farm House, Farm Buildings, Cottages and some of the fields (including Coombe Farm Buildings and Cottages, Rats Castle Buildings and Cottages). As to supply see General Remarks and Stipulations No. 10.

Whitewool Farm House and Farm Buildings are supplied with Electricity from the private plant housed in the farm buildings (which plant will be included in the sale).

This Lot is let to Mr. H. N. Butler, on yearly tenancies, at an apportioned rental (for the purpose of sale) of **£1,040 per annum.**

Tithe Redemption Annuity: £207 6s. 0d.

Land Tax: £10 19s. 6d.

Timber Valuation: £1,618.

NOTE.—The following are the property of the Tenant and are not included in the sale:—

At Whitewool Farm.

The Alfa-Laval 8-unit Milk Bail, Milking Machine, and all fittings connected therewith.

The Sterilising Plant and all fittings connected therewith.

All the Barn Machinery, including the oil engine, shearing machine and shafting.

The Kennedy & Kemp Grain Drying Plant.

SCHEDULE.

O.S. No. (1909 EDITION)	DESCRIPTION.	AREA. ACRES.
Parish of West Meon.		
451PT.	Pasture (est.)	1.500
452	Plantation	1.485
453	Lane	.365
454	Pasture	8.718
470	do.	18.759
471	do.	10.886
472	do.	4.501
473	do.	1.588
475	Arable	27.844
476	do.	11.035
476A	do.	5.500
477	Pasture	6.154
478	do.	10.110
479	do.	21.430
483	Whitewool Hanger	16.428
484	Pasture	15.021
485	do.	3.445
485A	do.	.747
486	do.	13.856
486A	do.	4.419
487	Woods	.342
488	Pond	1.265
489	Pasture	1.321
490	do.	20.317
491	do.	2.896
492	Whitewool House and Buildings	1.864

O.S. No.
(1909 EDITION).

DESCRIPTION.

AREA.
ACRES.

493	Cottage and Pasture	12.167
494	Pasture	15.527
494A	do.	20.872
494B	Whitewool Hanger	8.462
495	Downland	36.784
496	Woods	10.876
497	Pasture	43.382
498	Woods	2.036
499	Water	.094
500Pt.	Arable	31.906
500Pt.	Pasture	8.000
501	Downland	65.405
502	Woods	6.716
503	Arable	43.197
504	Two Cottages and Buildings	.277
505	Pasture	20.296
506	Woods	.462
507	Arable	44.991

Parish of East Meon.

512	Arable	27.298
513	Woods	.782
564	Arable	28.397
565	do.	12.264
566	do.	10.419
567	Woods	.896
568	Arable	9.071
568A	Two Bungalow-Cottages	.419
592	Arable	28.424
593	do.	12.015
594	do.	29.617
595	do.	7.932
596	do.	53.138
597	do.	18.545
600	do.	26.530
601	Pasture	17.961
602	Two Cottages	.410
603Pt.	Roadway	.256
604	Pond	1.203
604A	Woods	.180
605	do.	.735
605A	do.	.004
606	Road	.231
607	Pasture	18.239
608	Road	1.334
609	Arable	22.915
611	Pasture	3.603
612	Two Cottages and Buildings	.857
613	Two Cottages and Buildings	.576
616	Pasture	2.342
617	do.	10.055
619	do.	2.055

Parish of Hambledon.

1	Arable	1.714
2	Roadway	.137
4	Arable	23.351
5	do.	17.591
7	Downs	9.808
20Pt.	Arable	80.483
21	do.	40.124
22	do.	14.373
23	Pasture	38.115
24	do.	11.873

1,169.518 ACRES.

LOT 40

(Coloured Green on Plan No. 3)

ENCLOSURES OF WOODLAND

and an Area of Arable Land

COOMBE WOOD AND HYDEN WOOD (Pt.)

Bounded on the East by **Hyden Lane**, and on the West by a Council road, adjacent to land formerly known as **Chidden Down**. Extending to an area of about

205 Acres

THE WOODLAND

is heavily timbered with matured **Beech** and other **Hardwoods**, ripe for felling.

VACANT POSSESSION of this Lot will be given on completion of the purchase (with the exception of O.S. No. 802a pt., let to Messrs. G. W. & J Atkinson, on a yearly Michaelmas tenancy, at an apportioned rental, for the purpose of sale, of **£22 per annum**).

Tithe Redemption Annuity: £5 9s. 7d.

Timber Valuation: £9,065.

The water main from the Reservoir on Hyden Farm (Lot 30), running in a southerly direction, transverses the eastern portion of Hyden Wood (O.S. No. 818). A right of access to this pipe, for the purpose of repair and maintenance, will be reserved to the Purchaser of Lot 30.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA, ACRES.
Parish of East Meon.		
800	Coombe Wood	7.104
800A	do.	1.285
801	do.	5.604
802A PT.	Arable	24.022
803	Woods	4.335
818	Hyden Wood	72.594
819	Coombe Wood	90.332
		<hr/> 205.276 ACRES. <hr/>



UPPER PEAKE FARM HOUSE AND BUILDINGS.

LOT 41



LOWER PEAKE FARM BUILDINGS AND COTTAGES.

LOT 41

LOT 41

(Coloured Pink on Plan No. 5)

**THE PRODUCTIVE CORN AND DAIRY HOLDING
PEAKE FARM**

Situate in the **Meon Valley**, approached from a private road off the **West Meon - Droxford Road**. The Soil is principally a **strong loam**, very productive **Corn-Growing Land**. The southern portion of the Farm comprises some of the best **Fattening Pastures** in the district. It extends to an area of about

835 Acres

including 133 Acres of undulating Downland (in hand) and includes the site of an old **Roman Encampment**, which may include an Ancient Monument about which no notice has yet been received.

THE RESIDENCE

(modernised and reconditioned within recent years) is of brick construction, with tiled roof, approached by a short carriage drive. It has the following accommodation:—

ON THE GROUND FLOOR.

Entrance Porch. Hall.

MORNING ROOM (19ft.6in. by 16ft.), with brick fireplace, fitted cupboards and bookshelves; and French casements leading to Garden.

LOUNGE (29ft. by 15ft.), with brick fireplace and French casements.

DINING ROOM (26ft. by 13ft.6in.), with stone fireplace and serving hatch.

Cloakroom, with quarry tile floor, wash basin and separate W.C.

THE DOMESTIC OFFICES include:—Large **Kitchen**, with quarry tile floor, "Aga" cooker and "Agamatic" water heater for domestic supply; large dresser, sink and fitted draining boards. **Scullery**, with fitted sink and draining boards, china cupboards and quarry tile floor. Larder.

Principal and Back Staircases.

ON THE FIRST FLOOR.

BEDROOM No. 1 (19ft. by 16ft.), with fireplace and fitted cupboards.

BATHROOM No. 1, with panelled bath and splash surround, fitted wash basin.

BEDROOM No. 2 (15ft. by 11ft.6in.), with fireplace.

BEDROOM No. 3 (17ft.6in. by 13ft.9in.), with fireplace, fitted cupboards and shelves.

BEDROOM No. 4 (16ft.6in. by 14ft.9in.), with fireplace and fitted wardrobe cupboard; part oak beamed walls.

BEDROOM No. 5 (17ft.6in. by 11ft.9in.), with timber framed walls in light oak.

BATHROOM No. 2, with panelled bath and splash surround, fitted wash basin. Separate W.C.

Short Corridor, leading to:—**Two Staff Bedrooms** (16ft.3in. by 14ft.3in.; 10ft.6in. by 8ft.3in.), one with fireplace. **Staff Bathroom**, with panelled bath, fitted wash basin and W.C.

Heated Linen Cupboard.

Outside Annexe, with **Coal and Wood Shed**. Staff W.C. **Boiler House** (with "Ideal Neo-Classic" boiler for central heating).

Brick and flint built, with tiled roof, range of **Double Garage** (with sliding doors and concrete wash), **Engine House** (with 5-h.p. Lister engine, dynamo and switch board), **Battery House** and **Store Room**.

Brick built, with asbestos tile roof, **Pump House** (in O.S. No. 262), with Lister oil engine and pumping plant.

Well laid out **Garden**, with Lawns, Flower Borders and Kitchen Garden.

SERVICES.

Electric Light from private plant, generated on the premises, with light and power points. Cesspool Drainage.

TWO SETS OF FARM BUILDINGS.

At Upper Peake.

Brick and flint built, with galvanised iron roof, **Cowstalls** (for 62 cows), with concrete floor and mangers, tubular divisions. **Dairy, Sterilising Room** and **Boiler House**. Brick built, with slate roof, range, containing:—**Mixen Room, Fertiliser Store, Fodder Store** and 4-bay **Implement Shed**. Large covered **Cattle Yard**, with feeding passage. **Three Pigsties**. Brick built, with galvanised iron roof, **Cattle Yard**. **Three Loose Boxes**. Four-stall **Stable**.

At Lower Peake.

Brick and flint built, with galvanised iron roof, **Hay Barn**. Large **Tractor** and **Implement Shed**. Five-bay **Dutch Barn**.

FOUR FARM COTTAGES.

At Lower Peake.

A pair of semi-detached **Cottages** (originally the Farm House), reconditioned within recent years.

No. 1 contains:—

On the Ground Floor. Sitting Room, with fireplace. Kitchen, with range, sink and copper. Larder.

On the First Floor. Three Bedrooms (two with fireplaces).

No. 2 contains:—

On the Ground Floor. Sitting Room, with fireplace. Kitchen, with range. Scullery, with sink and copper.

On the First Floor. Three Bedrooms (two with fireplaces).

At Upper Peake.

A pair of brick built, with tiled roof, **Cottages**, in O.S. No. 260. Each contains:—

On the Ground Floor. Living Room, with range. Larder. Scullery.

On the First Floor. Three Bedrooms (two with fireplaces).

SERVICES.

Water is laid on to the Residence, Farm Buildings, Cottages and to many of the fields. As to supply see General Remarks and Stipulations No. 10.

This Lot (with the exception of the Residence, Downs and Woods) is let to Mr. I. E. Wren, on a yearly Michaelmas tenancy, at a rental of **£650 per annum**. Peake House and Grounds, the Copse Land, and some Rough Grazing, with an area of about **77.131 Acres**, together with **133.728 Acres** of Downland (as separately shown in the Schedule), are in hand, and **VACANT POSSESSION** of this portion will be given on completion.

Tithe Redemption Annuity: £163 9s. 1d.

Land Tax: £3 5s. 0d.

Timber Valuation: £1,400.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Exton.		
255	Road	1.510
257B	Pasture	.377
258	do.	15.810
259	do.	7.037

615.025 ACRES.

The following is **In Hand**:—

SCHEDULE.

O.S. No. (1909 EDITION)	DESCRIPTION.	AREA. ACRES.
Parish of Exton.		
262PT.	Residence and Grounds	1.500
320	Copse	.761
321	do.	3.866
334PT.	Garden	.065
335	Copse	10.417
336	do.	1.543
342	Woodland	8.686
343PT.	Downs	104.307
345	do.	5.070
346	do.	1.661
346A	do.	1.048
347	do.	8.256
Parish of Warnford.		
234	Rew	.481
267PT.	Rough Grazing	1.512
267A	Copse	4.421
269	do.	5.066
270	do.	5.295
271	Rough Grazing	8.659
272	Rew	.232
273	Rough Grazing	4.078
274	do.	7.177
275	Copse	21.696
279PT.	Garden	(est.) .362
Parish of Meonstoke.		
198PT.	Downs	(est.) 14.100
		<hr/> 220.259 ACRES.

SUMMARY.

	ACRES.
Area to be sold subject to the Farm Tenancy ...	615.025
Area to be sold with the benefit of Vacant Possession	220.259
	<hr/> 835.284 Acres.

NOTE.—**Peake Road** was the subject of a separate Conveyance to the Vendors, and was sold subject to rights of way for adjoining owners. The Purchaser of this Lot will be required to maintain the roadway and culverts in repair. A copy of the Conveyance containing these obligations may be inspected at the offices of the Vendors' Solicitors prior to the Auction and will be produced at the Sale. The Purchaser will be required to indemnify the Vendors and the Estate of the Deceased against all claims arising under this Conveyance.

LOT 42

(Coloured Yellow on Plan No. 5)

AN ENCLOSURE OF ARABLE LAND

Situate on the South side of **Old Winchester Hill**, with an area of about

15 ACRES

This Lot is let to Mr. P. V. Lawford, on a yearly Michaelmas tenancy, at a rental of **£7 10s. 0d. per annum.**

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
	Parish of Meonstoke.	
195	Arable	<u>14.951 ACRES.</u>

LOT 43

(Coloured Blue on Plan No. 5)

**THE VALUABLE CORN AND STOCK HOLDING
LITTLE WEST END FARM**

Situate on high ground, about $2\frac{1}{2}$ miles to the East of **Meonstoke Village**. It extends to an area of about

$189\frac{1}{2}$ Acres

A pair of brick and flint built, with slate roof, **BUNGALOW - COTTAGES.**

No. 1 contains :—Living Room, with range. Sitting Room, with fireplace. Scullery. Two Bedrooms.

No. 2 contains :—Living Room, with range. Sitting Room, with fireplace. Three Bedrooms.

Outside Wash-house.

The Compact and Substantial FARM BUILDINGS

comprise :—Brick and flint built, with tiled roof, **Barn** and **Two Loose Boxes. Stable.** Three-bay open **Shelter** and **Store Shed.**

This Lot is let to Mr. Tom Parker, on a yearly Michaelmas tenancy, at a rental of **£185 per annum.**

SERVICES.

Water is laid on to the Cottages, Farm Buildings and some fields. As to supply see General Remarks and Stipulations No. 10.

Tithe Redemption Annuity: £1 0s. 4d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
8A	Arable	9.018
10	Pasture	5.075
12	Farm House and Buildings .....	.937
13	Pasture and Arable	85.139
Parish of Meonstoke.		
196	Arable	12.687
198PT.	do. (est.)	51.898
Parish of Exton.		
343PT.	Arable	(est.) 24.950
		<hr/> 189.704 ACRES. <hr/>

LOT 44

(Coloured Pink on Plan No. 3)

THE PRODUCTIVE SMALL HOLDING
HIGH VIEW FARM

Situate on high ground, on the **South** and **East** sides of Lot 43, within $2\frac{1}{2}$ miles of **Meonstoke**. It extends to an area of about

99 Acres

A concrete block built, with slate roof, **BUNGALOW - COTTAGE**, contains :—

Sitting Room, with fireplace. Kitchen, with range. Scullery, Three Bedrooms.

Outside Wash-house and Garage.

A Small Set of FARM BUILDINGS

of timber and galvanised iron construction, comprises:—Covered **Cattle Yard**. Small **Stock Yard**, with enclosed shelter. **Fodder Store** and **Mixen Room**.

This Lot (with the exception of O.S. Nos. 63pt. and 65) is let to Mr. Tom Parker, on a yearly Michaelmas tenancy, at a rental of **£80 per annum**. O.S. No. 65 is let to Mr. E. Blackman, on a yearly Michaelmas tenancy, at an apportioned rental of **£7 per annum**. O.S. No. 63pt., with an area of 6.325 acres, is in hand, and **Vacant Possession** will be given on completion.

SERVICES.

Water is laid on to the Cottages and Farm Buildings and to some of the fields. As to supply see General Remarks and Stipulations No. 10. There are also underground water storage tanks.

Tithe Redemption Annuity: £4 1s. 3d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
9	Bungalow-Cottage, Buildings and Pasture	37.876
14	Pasture	15.461
59	do.	12.910
59A	do.	20.205
63pt.	Sheep Barn Copse	5.494
65	Pasture	6.306
67	Spinney .....	.920
		<hr/> 99.172 ACRES.

LOT 45

(Coloured Orange on Plan No. 3)

THE VALUABLE CORN AND STOCK HOLDING

TEGLEASE FARM

Situate about $3\frac{1}{2}$ miles from **Hambledon Village**. Includes some excellent **Corn-Growing Land** and healthy **Stock Grazing**. It extends to an area of about

259 Acres

A PICTURESQUE FARM HOUSE

of brick and flint construction, with slate roof. It contains:—

On the Ground Floor. **Two Sitting Rooms**, each with a fireplace. **Kitchen**, with range and sink (h. & c.). **Larder** and **Store Room**.

On the First Floor. **Three Bedrooms** (two with fireplaces). **Bathroom**, with bath, wash basin and W.C. **Boxroom**.

Outside. **Wood Shed** and **Store**.

THE SUBSTANTIAL FARM BUILDINGS

comprise :—Large timber built, with galvanised iron roof, **Barn** Range of 6 brick built, with galvanised iron roof, **Loose Boxes**. Brick and timber built, with slate roof, **Stalls** (for 10), with concrete floor (now used as Fertiliser Store). Brick and timber built, with galvanised iron roof, 5-bay **Cattle Shed** and **Yard**. Brick, flint and timber built, with slate roof, 3-bay **Implement Shed**. **Granary**. Brick, flint and timber built, with galvanised iron roof, **Stabling** (for 3 horses), and **Store** adjoining. Five-bay **Implement Shed**, with galvanised iron roof, and range of **Five Piggeries**. **Garage** and **Store House**.

A pair of semi-detached, brick built, with slate roof, **Cottages**, stand at the entrance to the Farm. Each contains :—

On the Ground Floor. **Living Room**, with range. **Sitting Room**, with fireplace. **Scullery**.

On the First Floor. **Two Bedrooms** (one with a fireplace).

This Lot (with the exception of Teglease Copse, O.S. No. 15) is let to Messrs. R. Horniblow & Son, on a yearly Michaelmas tenancy, at a rental of **£250 per annum**. Teglease Copse is in hand, and **Vacant Possession** will be given on completion of the purchase.

SERVICES.

Water is laid on to some of the fields. As to supply see General Remarks and Stipulations No. 10.

Tithe Redemption Annuity: £10 14s. 4d.

Timber Valuation: £332

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
15	Teglease Copse	30.413
16	Pasture	14.236
17	Arable	16.382
18	do.	26.363
19	do.	14.256
55	do.	11.384
56	do.	24.830
57	do.	23.131



LOWER CHIDDEN FARM HOUSE AND BUILDINGS.

LOT 46



PAIR OF NEW COTTAGES ON CHIDDEN FARM.

LOT 47

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
58	Pasture	14.611
68	do.	7.553
70	do.	12.048
71	do.	3.251
72	do.	3.086
73	Farm House and Buildings	1.421
74	Pasture	3.359
75	Two Cottages	.417
76	Arable	10.902
81	do.	15.983
82	do.	16.995
83	Rew	.643
84	Pasture	4.942
85	Copse	2.942
		<hr/> 259.148 ACRES.

LOT 46

(Coloured Mauve on Plan No. 3)

THE VALUABLE CORN AND DAIRY HOLDING LOWER CHIDDEN FARM

Situate within 2 miles of **Hambledon Village**. It extends to an area of about

158½ Acres

THE ATTRACTIVE FARM HOUSE

is of brick construction, with tiled roof. The accommodation comprises :—

ON THE GROUND FLOOR.

Entrance Hall, with York stone floor.

Sitting Room (14ft.6in. by 13ft.6in.), with open brick fireplace.

Dining Room (15ft. by 15ft.), with brick fireplace.

Office (14ft. by 10ft.6in.), with brick floor.

Kitchen, with "Ideal" range and sink (h. & c.).

Larder and Store House.

ON THE FIRST FLOOR.

Four Bedrooms (25ft.9in. by 15ft., with heated linen cupboard; 20ft. by 13ft., with fireplace; 14ft. by 11ft.6in.; 15ft. by 12ft.9in.).

Dressing Room.

Bathroom, with bath (h. & c.), wash basin and W.C.

In the Basement.

Cellar.

Outbuildings.

Brick and timber built, with tiled roof, Wood Shed and Engine House.

Well laid out **Garden**.

The Set of Substantial Modern FARM BUILDINGS

(erected within the last ten years) comprise:—Range of brick built, with asbestos roof, **Stabling** (for 4 horses), **Tractor House** and **Motor Garage**. Range of brick built, with asbestos roof, **Cowstalls** (for 16), with tubular divisions and concrete mangers. **Dairy**, **Store Shed** and **Three Loose Boxes**. Timber built, with tiled roof, **Granary**. Brick built, with asbestos roof, 3-bay **Implement Shed**, with concrete floor, and **Two Pigsties**. Brick and timber built, with thatched roof, **Barn** and **Cattle Yard**.

A **Cottage** (one of a row of three), in O.S. No. 112, of brick and tiled construction. It contains:—

On the Ground Floor. Living Room, with fireplace. Kitchen, with range and sink. Larder and Coal Store.

On the First Floor. Three Bedrooms (two with fireplaces).

Outside. Wood Shed and Wash-house.

A detached, timber built on brick footings, with galvanised iron roof, 4-roomed **Bungalow-Cottage** (in O.S. No. 46).

This Lot is let to Messrs. R. & R. R. Clark, on a yearly Michaelmas tenancy, at a rental of **£220 per annum**.

SERVICES.

Water is laid on to the Farm House, Farm Buildings and some of the fields. As to supply see General Remarks and Stipulations No. 10.

The House is partly wired for **Electric Light**; the plant is the property of the Tenants and is reserved out of the sale.

Tithe Redemption Annuity: £26 19s. 6d.

Timber Valuation: £83.

O.S. No.
(1909 & 1932 EDITIONS).

LOT 47

THE HIGHLY PRODUCTIVE COMPACT CORN AND STOCK HOLDING CHIDDEN FARM

250 Acres

ON THE GROUND FLOOR.

Two Sitting Rooms (17ft. by 15ft.6in.; 17ft. by 14ft.6in.), each with a fireplace.



CHIDDEN FARM HOUSE.

LOT 47



CHIDDEN FARM HOUSE, BUILDINGS AND COTTAGE.

LOT 47

Dining Room (17ft. by 16ft.6in.), with brick fireplace and china cupboards.

Office (14ft.6in. by 14ft.), with fireplace.

Kitchen, with range and sink (h. & c.).

Airing Cupboard. Larder.

ON THE FIRST FLOOR.

Approached by Principal and Secondary Staircases.

Five Bedrooms (17ft. by 15ft.; 14ft.6in. by 13ft.6in.; 14ft.6in. by 13ft.6in.; 17ft. by 16ft.6in.; 11ft. by 8ft.6in.), two with a fireplace.

Bathroom, with bath (h. & c.), wash basin and W.C.

On the Second Floor.

Attics.

Cellar in the Basement.

The Outbuildings.

Wood Shed and Store Shed. Brick and flint built, with tiled roof, **Workshop** and Coal Store. Brick built, with tiled roof, range of 2-stall **Nag Stabling**, **Harness Room**, **Garage** and **Wood Shed**. Brick and timber built, with galvanised iron roof, Pump House, with 3-h.p. Lister oil engine and pump.

Attractive partly walled-in **Garden**.

THE FARM BUILDINGS

comprise:—Large brick and timber built, with thatched roof, 7-bay **Implement Shed** and **Tractor House**. Timber built, with slate roof, **Granary**. Brick built, with tiled roof, **Store Shed**, with Loft over. Brick and timber built, with thatched roof, **Barn** (part converted into stalls for 14 cows). Brick, flint and timber built, with tiled roof, **Stalls** (for 8 cows). Brick and timber built, with asbestos roof, **Stalls** (for 6), and **Loose Box**. Brick, flint and timber built, with slate roof, **Stalls** (for 9). **Meal House**. Brick and timber built, with thatched roof, **Stabling** (for 3 horses), with Loft over. Brick built, with slate roof **Store**. Brick and timber built, with thatched roof, **Barn**. Range of brick and flint, with tiled roof, **Stabling** (for 4 horses). **Two Loose Boxes**. **Bull Pen** and **Stock Yard**.

THE FARM COTTAGES.

In O.S. No. 86.

A pair of newly erected, superior **Farm Cottages**, of brick and tiled construction. Each contains:—

On the Ground Floor. Two Sitting Rooms (each with a fireplace). Scullery, with sink (h. & c.). Larder. Wash-house, with copper and sink.

On the First Floor. Three Bedrooms (one with a fireplace). Bathroom, with bath (h. & c.) and wash basin. W.C. Heated linen cupboard.

Outside. Coal Store and W.C.

In O.S. No. 114.

A detached, picturesque, brick and flint built, with thatched roof, **Cottage.** It contains:—

On the Ground Floor. Living Room, with fireplace. Scullery, with range, sink and copper. Larder.

On the First Floor. Three Bedrooms.

Outside. Wood Shed.

In O.S. No. 113.

A similar **Cottage.** It contains:—

On the Ground Floor. Living Room, with range. Scullery and Larder.

On the First Floor. Two Bedrooms.

Outside. Wood Shed.

This Lot is let to Mr. E. Blackman, on a yearly Michaelmas tenancy, at an apportioned rental of **£379 10s. 0d. per annum.**

SERVICES.

Water is laid on to the Farm House, Buildings, Cottages and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

Tithe Redemption Annuity: £66 14s. 0d.

Land Tax: £3 6s. 5d.

Timber Valuation: £56.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
48PT.	Pasture	19.155
66	Pathway	.498
86	Pasture and Pair of Cottages	82.567
98	Rew	1.220
99	Arable	12.559

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
100	Pasture and two Cottages	.330
102	Pasture	15.804
104	Farm House and Buildings	.675
105	Pasture	8.599
106	do.	16.990
113	Farm Buildings and Cottage	1.710
114	Cottage	.270
115	Arable	20.510
116	do.	13.448
131A PT.	do.	15.154
132	Pasture	24.449
133	Plat	.421
195	Arable	9.743
196	Pasture	5.923
		<hr/> 250.025 ACRES.

LOT 48

(Coloured Brown on Plan No. 3)

THE VALUABLE DAIRY AND CORN HOLDING HERMITAGE FARM

Situate within $2\frac{1}{2}$ miles of **Hambledon Village**. It extends to an area of about

271 Acres

THE DESIRABLE FARM HOUSE

stands in **Park-like** surroundings, and is of brick and rough-cast, with tiled roof, construction. The accommodation comprises:—

ON THE GROUND FLOOR.

Entrance Hall.

Dining Room (15ft.6in. by 15ft.), with York stone floor and fireplace.

Drawing Room (21ft. by 18ft. into bay), with fireplace.

Morning Room (15ft.6in. by 13ft.), with open brick fireplace.

Kitchen, with "Rayburn" cooker, fitted dresser, built-in store cupboards and sink.

Larder. Large Store Room. W.C.

Cellar in the Basement.

ON THE FIRST FLOOR.

Four Bedrooms (21ft. by 18ft.6in.; 15ft. by 13ft.; 13ft. by 12ft.9in.; 16ft.6in. by 15ft.3in.), each with a fireplace.

Bathroom, with bath (h.& c.), wash basin and W.C.

On the Second Floor.

Two Attic **Bedrooms**.

The Outbuildings.

Brick built, with tiled roof, **Store Shed** and **Wash-house** (with Loft over).
Brick built, with tiled roof, **Workshop**, Coal Shed and Store Shed.

THE FARM BUILDINGS

grouped around a yard, include :—Brick and timber built, with thatched roof, **Barn**, with concrete floor. Brick and flint built, with tiled roof, **Store**, with Loft over. **Bull Pen**, **Loose Box**, **Garage** and **Tractor House**. A modern range of brick built, with asbestos roof, **Cowstalls** (for 26), with tubular divisions and concrete mangers. **Meal Store**, **Dairy** and **Sterilising Room**. **Boiler Room**. Small **Yard** (adjoining), with brick built and galvanised iron roof, **Cattle Shed** and **Two Loose Boxes**. Timber built, with thatched roof, 2-bay **Implement Shed**.

A pair of brick built, with pantile roof, **COTTAGES** (in O.S. Nos. 48 and 112pt.). Each contains :—

On the Ground Floor. Living Room, with range. Sitting Room, with fireplace. Scullery and Larder.

On the First Floor. Two Bedrooms (one with a fireplace).

Outside. Wood Shed.

This Lot (with the exception of O.S. Nos. 33 and 39, Woods, with an area of 11.007 acres; and O.S. No. 203, Copse) is let to Mr. J. R. Sykes, on a yearly Ladyday tenancy, at a rental of **£350 per annum**. O.S. No. 203 is let to Mr. E. Blackman, on a yearly Michaelmas tenancy, at an apportioned rental of **10/- per annum**. O.S. Nos. 33 and 39 are in hand, and **Vacant Possession** will be given on completion of the purchase.

SERVICES.

Water is laid on to the Farm House, Farm Buildings, Cottages and some of the fields. As to supply see General Remarks and Stipulations No. 10.

The House is wired for **Electricity**; the electric light plant is the property of the Tenant, and is not included in the sale.

Tithe Redemption Annuity: £42 6s. 6d.

Timber Valuation: £1,490.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
20PT.	Arable	51.256
28PT.	do.	.149
33	Limekiln Copse	2.979
35	Arable	34.496
36	Roadway	.521
37	Rew	.294
38	Lane	.239
39	Grove Copse	8.028
40	Lane	.237
43PT.	Arable	18.615
43A PT.	Rew	.110
44	do.	.774
45	Arable	32.344
45A	Rew	.405
48	Two Cottages, Chidden	.336
112PT. }		
49	Arable	38.589
198	Farm House and Buildings	2.925
199	Pasture	8.883
200	Lane	.110
202	Pasture	30.311
202A	do.	10.418
202B	do.	14.614
203	Copse	1.431
205	Arable	12.814
207	Lane	.434
		<u>271.312</u> ACRES.

LOT 49

(Coloured Blue on Plan No. 3)

THE COMPACT SMALL DAIRY HOLDING CHIDDEN HOLT FARM

Situate about 1½ miles from **Hambledon Village**. It extends to an area of about

39 Acres

THE FARM HOUSE

brick built, with tiled roof, contains:—

ON THE GROUND FLOOR.

Entrance Hall.

Sitting Room (15ft. by 12ft.), with fireplace.

Dining Room 15ft. by 14ft.6in.), with fireplace.

Kitchen, with "Rayburn" cooker and sink.

Wash-house, with copper. W.C.

ON THE FIRST FLOOR.

Two Bedrooms (15ft. by 14ft.6in.; 15ft. by 12ft.), each with a fireplace.

Adjoining is a **Cottage** (used as an annexe to the Farm House), brick and flint built, with thatched roof. It contains:—

On the Ground Floor. Two Store Rooms.

On the First Floor. Two Bedrooms.

Outbuildings. Brick and timber built, with galvanised iron roof, Pump House, with Lister 3-h.p. engine and pump.

THE MODERN FARM BUILDINGS

(erected about fifteen years ago), comprise:—Brick and timber built, with cement rendered walls and asbestos roof, **Cowstalls** (for 10), and **Fodder House. Dairy. Boiler Room and Garage.** Range of 4-bay **Implement Shed, 2 Loose Boxes and Stable. Loose Box** (now converted into Stalls for 5 cows, at the Tenants' expense. The fittings are the property of the Tenants and are not included in the sale).

Two brick built, with tiled roof, **COTTAGES** (in O.S. Nos. 112pt. and 48pt.), forming part of a row of three. Each contains:—

On the Ground Floor. Living Room, with fireplace. Kitchen, with range and sink. Larder and Coal Store.

On the First Floor. Three Bedrooms (two with fireplaces).

Outside. Wood Shed and Wash-house.

This Lot (with the exception of one of the Cottages in O.S. Nos. 112pt. and 48) is let to Messrs. W. H. and J. R. Sayner, on a yearly Michaelmas tenancy, at a rental of **£95 per annum.** One of the Cottages in O.S. Nos. 112pt. and 48pt., is let to Mr. J. Drummond, on a weekly tenancy, at a rental of **7/6d. per week** (inclusive).

SERVICES.

Water Supply from a well, and from a large rain-water storage tank.

Tithe Redemption Annuity: £8 0s. 5d.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Hambledon.		
48PT. } 112PT. }	Two Cottages .....	.281
135	Farm House and Buildings .....	.396
136	Rew .....	.469
137	Arable and Pasture	21.950
137A PT.	Pasture	14.568
155PT.	Rew	1.457
		<hr/> 39.121 ACRES.

LOT 50

(Coloured Pink on Plan No. 1)

The Detached Bungalow Cottage

Situate adjacent to the Royal Naval Signal School at Leydene House.

The construction is of brick, with tiled roof. It contains:—

Living Room, with fireplace. **Kitchen**, with sink, copper and range. Larder.

Bathroom, with bath (h. & c. supplies). **Three Bedrooms**. Outside Coal Shed.

A large timber built, with galvanised iron roof, **Store Shed**; and a **Paddock**.

This Cottage was previously in the occupation of the Head Keeper; it is now in hand, and **VACANT POSSESSION** will be given on completion of the purchase.

SERVICES.

Water is laid on to the Cottage and Paddock. As to supply see General Remarks and Stipulations No. 10.

Tithe Redemption Annuity: 3/1d.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
797PT.	Cottage, Paddock and Garden	1.303
797PT.	Rew	1.338
		<hr/> 2.641 ACRES.

This Lot is sold subject to a right of way reserved to the Admiralty over the North East corner of O.S. No. 797, for the purpose of access to O.S. No. 797pt.

LOT 51

(Coloured Blue on Plan No. 2)

RAMSDEAN DOWN

Situate on the West side of **Butser Downs**, approached from **Hogs Lodge Lane, Clanfield**. Extending to an area of about

210 Acres

It comprises **Undulating Downs**, rising to a height of about 800 feet above sea level. The land has been reclaimed and fenced by the present occupiers (Messrs. J. & M. Winsor), with the assistance of a Grant under the Government Marginal Development Scheme.

This Lot is sold subject to the present occupiers' rights to compensation for the reclamation of the land; subject also to the terms of a twenty-one years' Lease from the Vendors to the Minister of Civil Aviation in respect of an area of 1 Rood, 3 Poles, at a rental of £1 per annum, and to a payment of £10 per annum, payable to the owner for the time being of the Reservoir which stands at the South corner of land reserved out of this Lot, for a supply of water not exceeding 150 gallons per day.

NOTE.—The Water Reservoir and the site thereof is expressly reserved out of the sale of this Lot, and all necessary rights of access thereto are also reserved.

A right of way for all purposes will be granted to the Purchaser over the roads or tracks on O.S. No. 739 (Lot 14).

Tithe Redemption Annuity: £4 8s. 7d.

Land Tax: £1 8s. 3d.

SCHEDULE.

O.S. No. (1932 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of Langrish.		
372PT.	Downs .....	.250
374A	do. ....	.587
388PT.	do.	209.523
		<hr/> 210.360 ACRES.

SPECIAL CONDITIONS OF SALE.

1.—The properties are sold subject to the Conditions known as the Law Society's Conditions of Sale of 1934 (1949 Revision) so far as the same are not inconsistent with the following Conditions. A copy of the Law Society's Conditions may be inspected at the offices of Messrs. HEWETT & LEE Auctioneers and Surveyors 144 High Street Guildford Surrey and will be available for inspection at the sale.

2.—(a) The Vendors' Solicitors are Messrs. TROWER STILL & KEELING whose office is at 5 New Square Lincoln's Inn London W.C.2.

(b) The Auctioneers are Messrs. HEWETT & LEE whose offices are in 144 High Street Guildford.

3.—The title to each Lot shall commence with the documents following:—

- Lot 1. A Conveyance on Sale dated 30th September 1918.
 - Lot 2. A Conveyance on Sale dated 5th October 1914.
 - Lot 3. A Conveyance on Sale dated 8th September 1914.
 - Lot 4. A Conveyance on Sale dated 5th October 1914.
 - Lot 5. A Conveyance on Sale dated 8th September 1914.
 - Lot 6. A Conveyance on Sale dated 8th September 1914.
 - Lot 7. (1) Part. A Conveyance on Sale dated 11th October 1920.
(2) Part. A Conveyance on Sale dated 8th September 1914.
 - Lot 8. (1) Part. A covenant to surrender and bargain and sale dated 1st October 1915.
(2) Part. A Conveyance on Sale dated 8th September 1914.
 - Lot 9. A Conveyance on Sale dated 8th September 1914.
 - Lot 10. A covenant to surrender on mortgage dated 11th October 1915.
 - Lot 11. (1) Part. A Conveyance on Sale dated 4th July 1908.
(2) Part. A Conveyance on Sale dated 7th April 1911.
 - Lot 12. (1) A Conveyance on Sale dated 6th October 1924.
(2) A Conveyance on Sale dated 8th September 1914.
(3) A Conveyance on Sale dated 29th September 1915.
- As to Chidden Down property** 28pt area 23.440 a Conveyance on Sale dated 6th April 1894. **See Special Condition.**
- Lot 13. (1) Greater part. A Conveyance on Sale dated 8th September 1914.
(2) Fishpond Cottage. A Conveyance on Sale dated 13th August 1928.
 - Lot 14. (1) Part. The Will of a Testator who died in January 1927.
(2) Part. A Conveyance on Sale dated 13th August 1928.
(3) A small part. A Conveyance on Sale dated 11th April 1919.
 - Lot 15. (1) Part. A Conveyance on Sale dated 13th August 1928.
(2) Part. A Conveyance on Sale dated 12th October 1922.
(3) Part (being a field of less than five acres) with the Will of a Testator who died in the year 1934.
(4) Part. A Conveyance on Sale dated 30th December 1918.
(5) Part. A Conveyance on Sale dated 20th August 1919.
 - Lot 16. A Conveyance on Sale dated 4th April 1928.

- Lot 17. (1) As to part. A Conveyance on Sale dated 20th August 1919.
 (2) A small part. A Conveyance on Sale dated 19th October 1926.
 (3) One plot. Mortgage dated 2nd January 1911.
 (4) A part. A Conveyance on Sale dated 20th August 1919.
 A part. A Conveyance on Sale dated 18th November 1920.
 (5) Two fields. A Conveyance on Sale dated 30th December 1918.
 (6) Part. A Conveyance on Sale dated 18th November 1920.
- Lot 18. A Conveyance on Sale dated 18th November 1920.
- Lot 19. (1) The greater part. A Conveyance on Sale dated 20th August 1919.
 (2) One plot. A Conveyance on Sale dated 18th November 1920.
- Lot 20. A Conveyance on Sale dated 30th December 1918.
- Lot 21. A Conveyance on Sale dated 13th March 1919.
- Lot 22. A Conveyance on Sale dated 30th May 1923.
- Lot 23. A Conveyance on Sale dated 20th February 1919.
- Lot 24. (1) Part. A Conveyance on Sale dated 30th December 1918.
 (2) One field. A Conveyance on Sale dated 11th April 1922.
 (3) Part. A Conveyance on Sale dated 30th May 1923.
 (4) Part. A Conveyance on Sale dated 31st December 1925.
 (5) Part. A Conveyance on Sale dated 30th May 1923.
- Lot 25. (1) Part. A Conveyance on Sale dated 30th December 1918.
 (2) One field. A Conveyance on Sale dated 11th April 1922.
 (3) One field. A Conveyance on Sale dated 18th November 1920.
 (4) One field. A Conveyance on Sale dated 9th December 1920.
 (5) Part. A Conveyance on Sale dated 8th September 1914.
- Lot 26. A Conveyance on Sale dated 8th September 1914.
- Lot 27. A Mortgage dated 8th October 1920.
- Lot 28. A Mortgage dated 8th October 1920.
- Lot 29. A Mortgage dated 8th October 1920.
- Lot 30. (1) As to Shuttlecock Cottage. A Mortgage dated 8th October 1920.
 (2) Part. A Conveyance on Sale dated 8th September 1914.
 (3) Part. A Conveyance on Sale dated 29th September 1915
- Lot 31. (1) Part. A Mortgage dated 8th October 1920.
 (2) Part. A Conveyance on Sale dated 16th March 1925.
- Lot 32. (1) Part. A Conveyance on Sale dated 25th March 1907.
 (2) Part. A Conveyance on Sale dated 29th September 1911.
 (3) Part. A Conveyance on Sale dated 23rd November 1921.
- Lot 33. A Conveyance on Sale dated 8th December 1921.
- Lot 34. (1) A Conveyance on Sale dated 24th October 1920.
 (2) A Conveyance on Sale dated 14th November 1924.
 (3) Remainder. No. 230 dated 31st August 1920 and 4th January 1922. See Special Condition.
- Lot 35. (1) Part. The Clappers. A Conveyance on Sale dated 29th September 1920.
 (2) Part. A Mortgage dated 31st December 1918.
- Lot 36. A Lease dated 6th June 1658 and shall continue with Assignment thereof dated 5th May 1920. See Special Condition.
- Lot 37. A Mortgage dated 31st December 1918.

- Lot 38. (1) Part. A Conveyance on Sale dated 26th November 1919.
5th October 1914.
(2) A very small part. A Conveyance on Sale dated 29th September 1915.
- Lot 39. (1) The greater part. A Conveyance on Sale dated 26th November 1919.
(2) Part. The Will of a Testator who died in 1932.
(3) Part. With a voluntary Conveyance dated 15th May 1923.
(4) 20pt. A Conveyance on Sale dated 31st May 1920.
- Lot 40. A Conveyance on Sale dated 8th September 1914.
- Lot 41. (1) Part No. 333. A Mortgage dated 29th June 1918.
(2) Part. A Will of a Testator William Woods who died in 1932.
(3) The title to the roadway. A Conveyance on Sale dated 2nd December 1935.
- Lot 42. The Will of a Testator William Woods who died in the year 1932.
- Lot 43. (1) Part. A Conveyance on Sale dated 7th February 1898.
(2) Part. The Will of a Testator William Woods who died in the year 1932.
- Lot 44. (1) Part. A Conveyance on Sale dated 24th March 1921.
(2) Part. A Conveyance on Sale dated 26th August 1920.
(3) Part. A Conveyance on Sale dated 27th December 1923.
- Lot 45. (1) Part. A Conveyance on Sale dated 31st May 1920.
(2) Part. A Conveyance on Sale dated 23rd February 1921.
- Lot 46. A Conveyance on Sale dated 7th October 1924.
- Lot 47. Part. A Conveyance on Sale dated 27th December 1923.
Part. A Conveyance on Sale dated 28th February 1921.
- Lot 48. (1) Small piece (No. 203). A Conveyance on Sale dated 27th December 1923.
(2) Part. A Conveyance on Sale dated 7th October 1924.
(3) Small piece. A Conveyance on Sale dated 8th November 1932.
(4) Part. A Conveyance on Sale dated 29th September 1915.
(5) Two copses. A Conveyance on Sale dated 29th October 1915.
(6) Part. A Conveyance on Sale dated 17th October 1924.
- Lot 49. (1) A Conveyance on Sale dated 9th November 1921.
(2) Two cottages. A Conveyance on Sale dated 7th October 1924.
- Lot 50. A Conveyance on Sale dated 29th September 1915.
- Lot 51. (1) A Conveyance on Sale dated 25th July 1912.
(2) Very small piece. A Conveyance on Sale dated 2nd July 1913.

4.—The stipulations hereinafter mentioned are applicable to particular Lots:—

Lot 10 is sold subject to covenants by Countess Peel to maintain suitable cattle proof fences on the north and west sides of the land. Law Society's Condition 27 applies.

Lot 12. The piece of land in Lot 12 being Part 28 area 23.440 south of the road leading to Leydene was at one time laid out as a building estate. F. A. Bather acquired the land in about 1904 by means of a Mortgage by a company called The Landed Estates Limited dated the 12th August 1901. The late Earl and Countess Peel acquired the bulk of the property from Bather by a Conveyance on Sale dated the 9th April 1915 which contained a plan of the lay-out showing 335 plots with frontages of twenty feet. The property purchased contained 304 of these plots and the remaining thirty-one of the plots appear at that time to have been sold. The late Countess purchased ten of these thirty-one plots and to these ten title will be shown. No title will be shown to the other twenty-one plots except a statutory declaration by A. V. Lee who has managed the estate for many years that the late Countess Peel and her executors were in undisturbed possession and enjoyment of the whole of the land for more than twenty-five years. No roads were ever made on the plot nor were the plots ever marked out or occupied by anybody. A copy of this declaration can be inspected at the office of the Auctioneers before the sale or at the auction room at the time of sale.

Building restrictions were attempted to be imposed on the plot as appears by a Conveyance dated the 24th January 1903 and made between the Land Dealers' Association of the first part F. A. Bather of the second part and Thomas Henley of the third part and the Purchaser shall take subject to such restrictions if any. A copy of this Conveyance can be inspected at the office of the Vendors' Solicitors before the sale or at the auction room at the time of sale.

The tumulus marked on Ord. No. 653 of this Lot is an ancient monument under the Ancient Monuments Acts 1913-1931. A copy of the notice of the Minister dated the 20th June 1950 will be at the auction room.

This Lot is sold subject to a rent charge of £4 10s.0d. as stated in the Particulars.

Lot 14. Part of the land was conveyed subject to a right of way over a very short piece of land.

Part of Lot 15 is sold subject to an owners consent dated the 16th February 1932 to electric poles. It can be inspected at the office of the Vendors' Solicitors.

Lots 17 and 19 are sold subject to a reservation as to the acquisition of light contained in a Conveyance dated 20th February 1919.

Lot 24 is sold subject to a Wayleave Agreement dated the 25th August 1934 which can be inspected at the office of the Vendors' Solicitors.

Lot 31 is sold with the benefit of a covenant as to fencing by Winchester College relating to the south part of the east boundary.

Lot 33 is sold subject to the burden of agreements with the owner of the Bat and Ball Public House as to taking water dated the 2nd July 1951 and the 3rd July 1952 and the Purchaser shall covenant to observe these agreements and indemnify the Vendors and the estate of the late Countess Peel copies of these agreements can be inspected at the office of the Vendors' Solicitors. Condition 27 of the Law Society's Conditions shall apply.

There was an abortive building scheme in the north west corner of this Lot and covenants as to fencing and restrictive of building any house of a less prime cost than £200 were imposed by Conveyances dated the 24th May 1929 and the 21st November 1929 and the property is sold subject to these covenants if subsisting.

Lot 34. The field on the north east part of this Lot numbered 230 area 17.548 was at one time laid out as a building estate. The roots of title to this piece of land are two Conveyances to one J. Cluett dated respectively 31st August 1920 and 4th January 1922. Cluett sold the whole of the piece to F. G. Macmohan and C. Douglas and they and their successors in title sold it in numbered plots. In March 1932 the late Countess Peel bought from Douglas the larger part of the land; and thereafter bought by over thirty different Conveyances nearly all the plots. The Vendors will supply an abstract of the title to the piece of land purchased from Douglas. In the case of the other plots the abstract will trace the title to the 10th June 1925 and continue with the Conveyance to Countess Peel. On each purchase the title was investigated and the Vendors will hand over to the Purchasers the documents of title in respect of each of the thirty odd Conveyances. But the Purchaser shall make no requisition or objection to the title to any part of this land (except in the case of the land purchased from Douglas) between the 10th June 1925 and the date of the Conveyance to Countess Peel. A plan of the lay-out and a list of the persons who sold to Countess Peel can be inspected at the office of the Vendors' Solicitors before the sale and will be in the auction room.

Lot 34 is also sold subject to rent charges as to which see Particulars.

Lot 36. The title commences with a Lease dated 5th June 1658 whereby the property was leased to George Oliver for 1,000 years from that date to secure the yearly payment of £10 for the use of the poor of certain named parishes. The abstract will continue with an Assignment dated 5th May 1920 of the said term and show that the same became vested in Countess Peel in 1933. The said payments were originally given by the Will of Honor Wayte dated the 14th March in the 40th year of Queen Elizabeth copy of the Probate of which will be produced. The payment of the yearly sum of £10 was redeemed on the 1st June 1951 by payment to the Charity Commissioners a copy of whose Order dated the 9th October 1951 will be produced. The Purchaser shall make no requisition or objection in respect of the yearly sum of £10 but shall assume on the evidence aforesaid that the said sum of £10 is no longer payable and that the said land is entirely discharged therefrom.

Lot 41. By a Conveyance dated the 17th June 1936 and made between James Sylvester of the one part and Countess Peel of the other part the late Countess Peel purchased the Peake New Road leading from the east end of Beaconhill Lane on the Fareham-Alton Road to the railway line on the west of Lot 41 and entered into covenants for the upkeep of the road. The Purchaser of this Lot shall take a Conveyance of the road (subject to the rights of way of adjoining owners and others) and shall covenant with the Vendors in the terms of Condition 27 of the Law Society's Conditions.

The road is also sold subject to reservations and conditions contained in a Conveyance dated the 2nd December 1935 to which also Condition 27 shall apply.

Copies of the Conveyances dated the 17th June 1936 and the 2nd December 1935 may be inspected at the office of the Vendors' Solicitors and will be in the auction room. The provisions of Law Society's Condition 21 as to Notice shall apply.

Such portion of this Lot as affected thereby is sold with the benefit of rights contained in Section 11 of the South Western (Meon Valley) Railway Act 1897 if subsisting and subject to a reservation to the personal representatives of William Woods conferred upon them by the said Act over or under the Railways between Haydon Bridge and Peake New Road. The Lot is also subject to an Agreement dated the 18th December 1929 (copy of which may be inspected at the office of the Vendors' Solicitors) relating to electric lines and poles.

The Lot is also subject to a restrictive covenant not to use or permit the use of any part of the Lot within a radius of Warneford Park House as a Public Landing Ground for aircraft.

Lots 42 and 43 are subject to the same last mentioned restriction.

5.—The minerals under parts of the property at one time copyhold were reserved to the Ecclesiastical Commissioners or others in the terms following or similar terms:— EXCEPTING nevertheless and reserving to the Commissioners and their successors and assigns ALL mines minerals and mineral substrata lying and being under the said hereditaments hereinbefore expressed to be hereby conveyed or enfranchised and situate at a greater depth than Two hundred feet from the surface thereof TOGETHER with full power to win and work get and carry away the same by any methods of mining which shall for the time being be in ordinary use in the district or otherwise recognised as a proper method of working mines but without entering upon the surface of the said hereditaments or causing any subsidence thereof or of the buildings for the time being thereon.

THE PURCHASER of any property subject to such a reservation shall make no requisition or objection in respect thereof and shall make no enquiry as to the identity of the property subject to the reservation or otherwise in relation thereto.

6.—In the case of any land formerly copyhold the Purchaser shall make no requisition or objection as to manorial incidents that might be subsisting and shall assume that the land is now freehold free from encumbrances arising from the land being formerly copyhold.

7.—Condition 21 of the Law Society's Conditions shall apply to every document which is hereby stated to be available for inspection at the office of the Vendors' Solicitors or at the office of the Auctioneers.

8.—Wherever a right of way is stated in the Particulars to be reserved over a Lot for the benefit of another Lot the Purchaser of the dominant tenement shall not require evidence of the Vendors title to grant such a right of way (see Lots 17 24 27 and others).

9.—Attention is drawn to the statement as to the water supplies contained in the General Remarks and Stipulations. The sale is subject to the agreements as to water supply now affecting the various Lots. Copies of the agreements and a list of the water rents with particulars of the supply can be inspected at the office of the Auctioneers and will be at the sale. The Vendors are to be under no liability to any Purchaser under any agreement after the sale of the supply to the Wey Valley Water Company is completed. Condition 21 of the Law Society's Conditions shall apply.

MEMORANDUM.

I,

of

do hereby acknowledge that I have this day purchased the property described
in the foregoing Particulars being Lot _____ for the sum of
£ _____ and having paid
the sum of £ _____

to Messrs. HEWETT & LEE the Auctioneers, as Stakeholders, as a deposit
and in part payment of the purchase money, I hereby agree to complete the
said purchase in all respects according to the foregoing Conditions of Sale.

AS WITNESS my hand this _____ day of _____ 1953.

Purchase Money ...	...	£	:	:
Timber Valuation	...	£	:	:
<hr/>				
		£	:	:
Deposit	...	£	:	:
<hr/>				
Balance	...	£	:	:
<hr/>				

AS AGENTS for the Vendors we confirm the above sale and as
Stakeholders acknowledge the receipt of the above-mentioned deposit.

ABSTRACT of Title to be sent to:—

KEY PLAN

LOT 12 *Atle bought*
 LOT 25 DW
 LOT 26 DW
 LOT 30 DW.
 LOT 38 Kille
 LOT 40 DW
 LOT 48 *Sykes tenant*
 LOT 50 DW.

