

# Gainsborough Estates, Rutland.

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WEDNESDAY, SEPTEMBER 30th, 1925,  
and *at 11 a.m. Vic Hall*

THURSDAY, OCTOBER 1st, 1925,  
*at 3 p.m. Social Hall*

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Auctioneers:

Messrs. ROYCE, Oakham.

Messrs. JOHN CUMBERLAND & SONS,  
LUTON.

Solicitor:

Messrs. KNOWLES & SON,

LUTON,

BEDS.



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*The following lots are still for sale*  
*lots - 7 = 36 = 51 = 60 = 61 & 62*

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# **RUTLAND.**

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HIGHLY IMPORTANT SALE  
OF THE

## **Gainsborough Estates,**

SITUATE IN THE PARISHES OF

**LANGHAM, LEIGHFIELD, MANTON, BROOKE,  
BRAUNSTON and RIDLINGTON,**

Extending to upwards of

### **3,500 ACRES**

and comprising

#### **5 EXCELLENT MIXED FARMS,**

varying in size from **216 Acres** to **435 Acres**, each having

**GOOD FARM HOUSES and HOMESTEADS** thereon;

#### **8 SMALLER MIXED FARMS with Homesteads,**

Varying in size from **86 Acres** to **173 Acres**,

#### **7 CAPITAL GRASS FARMS,**

Varying from **40 Acres** to **157 Acres**,

**PARCELS OF ARABLE AND PASTURE LAND,**

**ACCOMMODATION LANDS, ALLOTMENT GARDENS, WOODLANDS,**

**NUMEROUS COTTAGES, LICENSED INNS.**

**Appropriators Tithe, Fee Farm Rents and Manorial Rights,**

WHICH

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### **MESSRS. ROYCE**

IN CONJUNCTION WITH

**Messrs. JNO. CUMBERLAND & SONS,**

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Are instructed to offer for **SALE BY AUCTION** (unless previously disposed of privately),

**On WEDNESDAY, SEPTEMBER 30th, 1925,**

At the **VICTORIA HALL, OAKHAM,** and

**On THURSDAY, OCTOBER 1st, 1925,**

At the **SOCIAL HALL, UPPINGHAM.**

PRINTED PARTICULARS with Plans and Conditions of Sale may be obtained on application to Messrs. ROYCE, Market Street, Oakham; Messrs. JNO. CUMBERLAND & SONS, Castle Street, Luton; B. J. BUNBURY, Esq., Exton Estate Office, Oakham; or to

**Messrs. KNOWLES & SON,**

Solicitors, LUTON.

GAINSBOROUGH ESTATES, RUTLAND.

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FOR PLANS OF LANGHAM AND RIDLINGTON  
SEE POCKET AT END.





Situate in the smallest of the Shires, in the heart of the Midlands, embracing almost entire Villages and Parishes, and possessing an unbroken record of ownership of upwards of three hundred years, the Gainsborough Estates in Rutland command an unusual interest, both in the world of Agriculture and Sport. Lying on the West side of the County, on the Borders of Leicestershire, and conveniently near to the old Market Towns of Oakham and Uppingham, the Estates are most advantageously situate and have the further advantage of the near proximity of a Main Line Railway, whilst their situation within the confines of the famous Cottesmore Country is sufficient evidence of their sporting amenities.



# REMARKS.

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The Sale originally comprised the whole of the outlying portions of the Gainsborough Estates in Rutland, extending to some 6,000 Acres, a considerable portion of which has already been acquired by the occupying Tenants, leaving some 3,500 Acres to be submitted for public competition at the forthcoming Auction this Autumn and some 1,100 Acres, which will be for Sale in the Early Spring of 1926, if not disposed of in the meantime.

The Estates are Freehold, with the single exception of a small portion of the Farm at Manton.

All Minerals underlying the several portions of the Estates are included in the Purchase, and especial attention is directed to the Ridlington portion, which embraces

## **A Very Extensive and Valuable Bed of Ironstone.**

All Growing Timber, Trees and Poles on the Property will be included in the respective Purchases.

All Fixtures and Erections belonging to the Vendors will be included in the Sale, but all Fixtures, Buildings and Erections which belong to the Tenants are expressly reserved from the Sale.

The Shooting on the Lands in the Parishes of Langham, Brooke, and Braunston is let until the 1st February next, and Purchasers shall buy subject thereto, and the Shooting Rents to that date are expressly reserved to the Vendors.

Information with regard to the Tenancies and Outgoings relating to the several Lots will be found on the following pages, namely:—

Parish of Langham	...	...	...	...	(see Page 9).
Parishes of Brooke, Braunston and Leighfield	...	...	...	...	(see Page 33).
Parish of Manton	...	...	...	...	(see Page 47).
Parish of Ridlington	...	...	...	...	(see Page 51).

The Tithe has (where necessary) been informally apportioned for the purposes of Sale.

The Purchase of all Lots is to be completed on the twelfth day of November, 1925.

The Lots may be viewed by the courtesy of the Tenants.

The Plans and Particulars are based on the Ordnance Survey and are believed to be correct, but no guarantee is given or implied.

The Vendors reserve the right to alter, consolidate, or withdraw any Lot or Lots, and also to vary the order of Sale, in such manner as may be deemed fit at the time of Sale.

The Conditions of Sale will be found on Pages 63 and 64.



# GAINSBOROUGH ESTATES.

## SUMMARY.

### PARISH OF LANGHAM.

Lot No.	Description.	Tenant.	A.	R.	P.
1	Important Agricultural Holding (principally Grazing Land) with Stone-built Farm House, Farm Buildings and Cottages ... ..	Messrs. W. P. & E. E. Hollingshead	300	1	16
2	An Important Mixed Farm (principally Feeding Land), with Farm House, Farm Buildings and Cottages	Messrs. J. N. & H. C. Squires ...	255	0	5
3	Mixed Farm with Homestead and set of Field Farm Premises	Mrs. Jane Harris, Mr. M. R. Mantle, and others	88	2	26
4	Mixed Farm with Farm House, Farm Premises, Paddocks and Garden	Mrs. S. E. Mantle ... ..	86	0	3
5	Grazing Farm with Farm House and Buildings ...	Rep. of the late Mrs. E. S. Smith Mr. T. W. Munday, and another	72	1	3
6	Withdrawn.				
7	A Grass Farm (13 acres Arable) with Farm House, Paddocks and Garden	Mr. John Rudkin, Mrs. Jane Harris, and others	118	2	5
8	Dwelling House and Garden ... ..	Exors. of the late Mr. Thos. Swingler			
9	Farm Premises and Stackyard ... ..	Mr. Robert Revell ... ..			
10	A small Mixed Holding with Homestead ... ..	Mr. John Abbott ... ..	58	2	5
11	A small Grass Farm (7½ acres Arable), with Farm House, Buildings and Paddock	Mr. W. P. Royce ... ..	79	0	6
12	Four Enclosures of Pasture Land abutting on the Main Road leading to Melton Mowbray	Mrs. S. E. Mantle ... ..	20	2	20
13	A Close of Old Pasture Land abutting on the Road leading to Whissendine	Mr. H. E. Hubbard ... ..	11	3	36
14	An Enclosure of Old Pasture Land, known as the "Cow Pasture"	Various ... ..	86	0	16
15	A Block of Old Pasture Land, near to the Langham Level Crossing	Mr. R. Revell and Mr. J. T. Strickland	20	0	5
16	Two Enclosures of Pasture Land, near to the Langham Level Crossing	Mr. R. Revell ... ..	5	3	23
17	Fully licensed Inn, known as the "Noels Arms Inn"	Mr. G. Simmons			
18	Small Enclosure of Garden Ground ... ..	Mr. G. Simmons ... ..			6
19	Two Cottages with Gardens ... ..	Mr. G. L. Jackson and Mr. J. Thompson			
20	Two Cottages with Gardens and Accommodation Land ...	Mr. G. Shorman and Mr. H. L. Faulks			
21	Four Cottages in the School Yard ... ..	Messrs. Cloxton, Hubbard and others			
21A	Sheepwash ... ..	Mr. Herbert Hubbard			
22	An Enclosure of Garden Ground ... ..	Mr. T. Munday, Mr. W. G. Maude, and others			
23	Two Cottages with Outbuildings and Gardens ...	Mrs. A. Cole and another			
24	Cottage, Garden and Paddock ... ..	Rep. of late Mr. T. O. Rouse ...		2	18
25	Cottage, Garden and Paddock ... ..	Mr. W. Jarman and Mrs. E. W. Williamson		1	38



# SUMMARY—continued.

Lot No.	Description.	Tenant.	A.	R.	P.
26	Cottage, abutting on the Melton Road ... ..	Mr. Martin Williamson			
27	Cottage ... ..	Mr. W. S. Shuttlewood	...		
28	Small Piece of Garden Ground ... ..	Mr. W. S. Shuttlewood	...		
29	Piece of Garden Ground suitable for Cottage Site...	Mrs. W. Palmer	...		13
30	Detached Cottage with Garden ... ..	Mr. R. Revell ... ..			36
31	Paddock (in Village) ... ..	Mr. R. Revell ... ..		2	13
32	Cottage and Garden ... ..	Mr. H. Edgson ... ..			27
33	Paddock (in Village) ... ..	Mr. H. Edgson ... ..		1	28
34	Semi-detached Cottage with Garden, Outbuildings and Paddock	Mr. Fred Williamson ... ..		2	2
35	Paddock (in Village) ... ..	Mr. Fred Williamson ... ..		1	27
36	Semi-detached Cottage with Gardens and Outbuildings and Paddocks	Mr. Gale Sewell ... ..		3	30
37	Paddock, abutting on the Back Lane... ..	Mr. R. Revell ... ..		2	23
38	Enclosure of Garden Ground, abutting on the Back Lane	Mr. R. Revell ... ..		2	8
39	An Enclosure of Garden Ground adjoining the Langham Brook	Mr. Chris. Williamson ... ..		2	35
40	An Enclosure of Allotment Gardens ... ..	Messrs. Gale Sewell, Condor and others		1	20
41	An Enclosure of Allotment Gardens ... ..	Mr. W. Meadows & Mr. Faulks		1	18
42	An Enclosure of Allotment Gardens abutting on the Burley Road	Various ... ..	5	1	23
43	A Close of Arable Land abutting on the Burley Road	Rep. of the late Mrs. E. S. Smith	3	3	22
44	An Enclosure of Allotment Gardens abutting on the Ashwell Road	Various ... ..	6	1	3
45	Close of Accommodation Land abutting on the Oakham Road	Mr. R. Revell ... ..	2	3	34
46	The Village Playground ... ..	Langham Playground Committee		1	10
47	Appropriator's Tithe Rent Charges... ..				
48	Fee Farm Rents ... ..				
49	Manorial Rights ... ..				

## PARISHES OF BROOKE AND BRAUNSTON.

50	Important Agricultural Holding, known as "The Priory" Farm, Brooke, together with charming Old Farm House and Homestead, and 2 Cottages	Mrs. J. P. and Thomas Johnston	372	1	7
51	A very desirable Dairy and Stock Farm, known as "Chestnut" Farm, with Stone built Farm House, with Homestead and Cottage	Mr. A. Furley Wright	172	3	2

## PARISH OF BROOKE.

52	Close of Old Pasture Land ... ..	Mr. F. F. Rawson	...	5	0	3
53	Two Closes of Old Pasture Land ... ..	Mr. John Thomas Sharpe	...	14	2	13
54	A Parcel of Woodland known as " Priors Coppice "	In hand ... ..	...	19	3	18
55	An excellent Grass Farm (one field Arable), with Farm House and Buildings and 2 Cottages (with vacant possession of the Holding on the 11th day of October, next)	Executors of the late Mr. Thomas Jones		157	0	21



# SUMMARY—continued.

Lot No.	Description.	Tenant.	A.	R.	P.
56	A good Grass Farm with Stone-built Farm House and Homestead and 2 Cottages	Mrs. E. Jones & Son ...	118	1	32
57	A capital Small Grass Holding with Farm House ...	Mr. J. C. Hill ...	40	1	18
58	A Mixed Occupation Farm, known as "America Lodge," with Homestead thereon	Mr. Frank Jones ...	123	0	27
59	A very useful Grass Farm with Homestead thereon	Mr. Stephen Royce and Mr. David Meadows	121	0	38
60	A detached Stone-built Bungalow Cottage with large Gardens and Orchard	Mr. Albert Clarke, as under-tenant			
61	Enclosure of Allotment Gardens ...	Various ...		2	4
62	A Mixed Occupation Farm with Homestead, known as "Brook Lodge West" ( <i>with vacant possession of the Farm on the 6th day of April next</i> )	Messrs. H. Hudson & Son ...	155	2	37

## PARISH OF BRAUNSTON.

63	Block of Arable and Pasture Land, known as "The Ashes," abutting on the Wisp Road	Rutland County Council ...	43	1	11
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## PARISH OF LEIGHFIELD.

64	Three Enclosures of Old Pasture Land ...	Mr. James Ward ...	19	0	5
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## PARISH OF MANTON.

65	A most desirable Tithe Free Holding (principally Old Pasture Land), with substantial old Stone-built Farm House and Farm Buildings thereon	Mr. W. H. Eayrs ...	88	0	31
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## PARISH OF RIDLINGTON.

66	A highly desirable and important Agricultural Holding, with superior Residence, with Grounds, etc.; also 3 sets of Farm Buildings, 4 Cottages, Woodlands, etc.	Mr. N. W. Wortley ...	434	2	10
67	An excellent Mixed Occupation Farm, with Farm House and Homestead, Set of Field Premises, and 2 Cottages	Mr. J. S. Wild & Mr. A. Thorpe	217	1	34
68	A capital Mixed Farm (principally Grass), with Farm House and Homestead, Cottage, and Set of Field Premises	Mr. Amos Thorpe and Mr. Wild	150	3	30
69	A Small Holding with Cottage ...	Mr. M. Wright ...	13	0	23
70	Two Cottages and Gardens ...	Mr. Alf. Russell and another...			
71	Cottage and Outbuildings ...	Mr. A. G. R. Lount ...			
72	Cottage and Garden ...	Mrs. Agnes Mason ...			
73	Two Cottages and Gardens ...	Mrs. Emma Preston and one void			
74	Terrace of 4 Cottages, with Gardens and Outbuildings	William Rudkin, Geo. Wright, Charles Gray and Sarah Rudkin			
75	Detached Cottage with Large Garden ...	Mrs. E. A. Wyman ...			
76	Fully Licensed Beer House and Premises, known as "Noel's Arms" ...	Mr. G. K. F. Ruddle ...			
77	Enclosure of Allotment Gardens ...	Various ...	4	1	17
78	Enclosure of Allotment Gardens ...	Various ...	3	1	12
79	Piece of Garden Ground ...	Mr. T. J. Jackson ...		1	5
80	Three Enclosures of Pasture Land ...	Mr. T. J. Jackson ...	12	2	12
81	Enclosure of Garden Ground ...	Mr. Amos Thorpe ...		1	12

# TOPOGRAPHICAL NOTES.

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**LANGHAM** is an important Village on the Main Road from Oakham to Melton Mowbray, being within 2 miles of the former place and 8 miles of the latter. Church, Telegraph, Telephone, Gas, Main Line Station (within 2 miles).

**BRAUNSTON and BROOKE** are two neighbouring Villages, both situate within two miles of Oakham.

**MANTON** is situate on the L.M.S. Main Line, and is equidistant, about  $3\frac{1}{4}$  miles from both Oakham and Uppingham. Church, Telegraph, Telephone.

**RIDLINGTON** is a pleasant Village situate on high ground (500 feet above sea level), situate within 3 miles from the Market Town of Uppingham and 5 miles from Oakham.

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## ORDER OF SALE.

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### AT THE VICTORIA HALL, OAKHAM.

PARISH OF LANGHAM	...	WEDNESDAY,	
		SEPTEMBER 30th	... 11 o'clock
PARISHES OF BROOKE,	}	WEDNESDAY,	
BRAUNSTON AND LEIGHFIELD		SEPTEMBER 30th	... 3 o'clock

### AT THE SOCIAL HALL, UPPINGHAM.

PARISH OF MANTON	...	THURSDAY,	
		OCTOBER 1st	... 3 o'clock
PARISH OF RIDLINGTON	...	THURSDAY,	
		OCTOBER 1st	... 3 o'clock



GAINSBOROUGH ESTATES. RUTLAND.

PARISH OF LANGHAM.

TENANCIES.

Lots 1 to 16 (inclusive)	...	...	}	ANNUAL TENANCY (OCTOBER 11th).
Lot 24	...	...		
Lot 30 to 38 (inclusive)	...	...		
Lots 43 and 45	...	...		
Lots 17 and 18	...	...	}	ANNUAL TENANCY (APRIL 6th).
Lot 39	...	...		
Lot 46	...	...	}	ANNUAL TENANCY (JUNE 24th).
Lots 19 and 21	...	...		
Lots 27 and 28	...	...	}	MONTHLY TENANCY.
Lots 20, 21A, 22 and 23	...	...		
Lots 25, 26, 29 and 40	...	...	}	VARIOUS TENANCIES <i>Particulars on Application.</i>

LAND TAX.

Assessed at 11d. in the £.

TITHE.

As stated in the Particulars of each Lot.

AUCTION SALE.

WEDNESDAY, SEPTEMBER 30th, 1925,

At the VICTORIA HALL, OAKHAM,

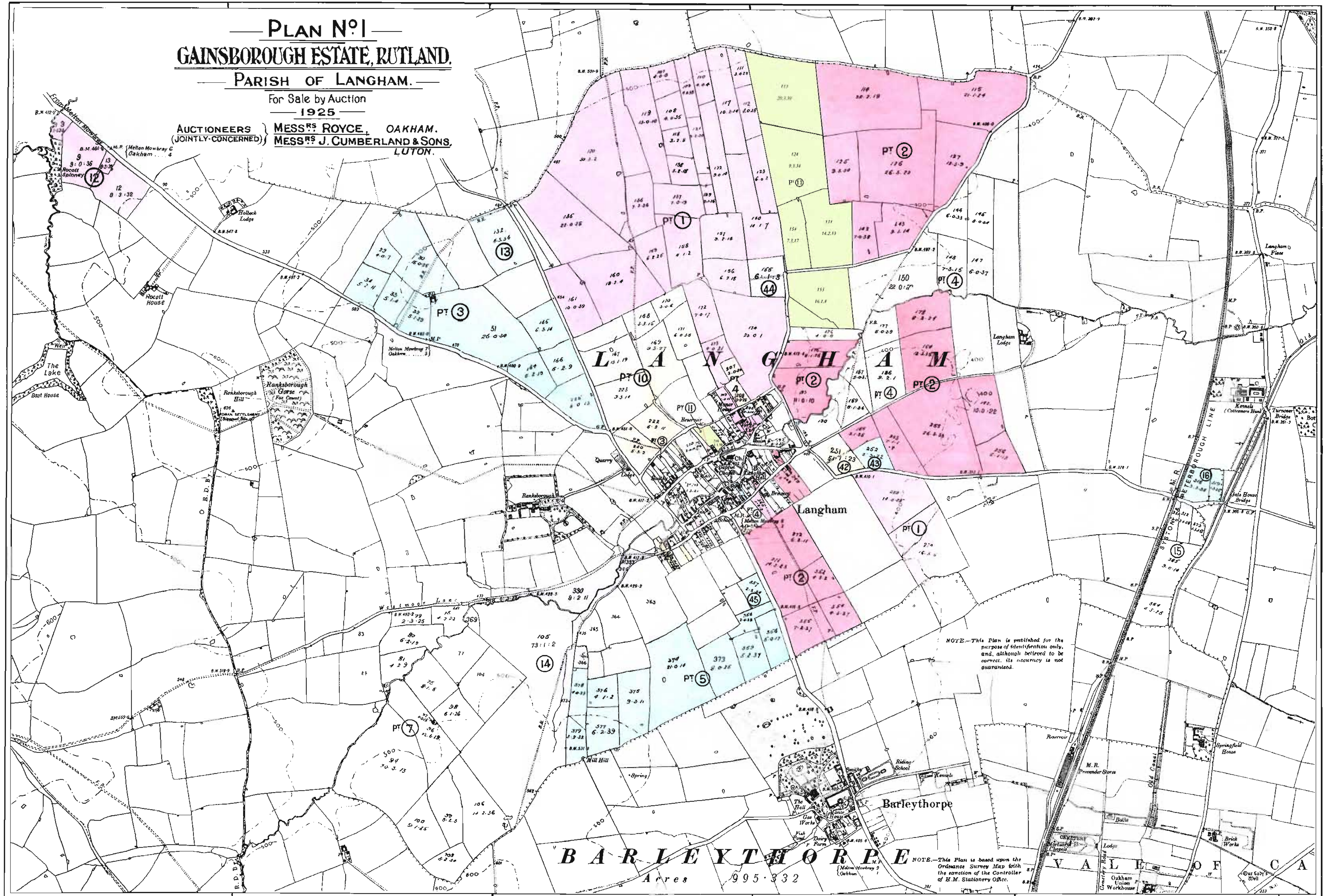
at ELEVEN o'clock precisely.



PLAN N<sup>o</sup> 1  
GAINSBOROUGH ESTATE, RUTLAND.  
PARISH OF LANGHAM.

For Sale by Auction  
1925

AUCTIONEERS } MESS<sup>rs</sup> ROYCE, OAKHAM.  
(JOINTLY-CONCERNED) } MESS<sup>rs</sup> J. CUMBERLAND & SONS,  
LUTON.



NOTE—This Plan is published for the purpose of identification only, and, although believed to be correct, its accuracy is not guaranteed.

NOTE—This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.

BARLEYTHORPE  
Acres 995.332



FOR SALE BY AUCTION  
1925



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This Plan is based upon the Deliberate Survey by permission of the Ministry of Agriculture and Fisheries and the Controller of H.M. Stationery Office.

Messrs. ROYCE  
Surveyors  
OAKHAM.



Now 1/2 timber  
transmission is  
included in all  
purchases

## Particulars.

IN LANGHAM, RUTLAND.

LOT 1. (Coloured Pink on Plans Nos. 1 and 2).

# AN IMPORTANT AGRICULTURAL HOLDING

Known as the

**“MANOR HOUSE FARM,”**

Containing by Ordnance Survey

**300a. 1r. 16p.**

**PRINCIPALLY OLD PASTURE LAND,**

As set forth in the Schedule hereto, together with

**A Charming Old Stone-built Farm House**

Standing well back from the Road, with

**LAWN, GARDENS, ORCHARD and PADDOCK,**

and a

**Set of Home Farm Premises with large Stack Yard,**

**TWO 4-roomed Stone-built COTTAGES with large Gardens thereto,**

also an additional

**Set of Farm Premises, known as “Dorman’s Yard,”**

in the Village (opposite to the Langham Brewery), the whole being most conveniently and compactly situate in Langham, as now in the occupation of Messrs. W. P. and E. E. Hollingshead and Mr. John Rudkin respectively, at a total (apportioned) Rental of **£523 0s. 0d.** per annum.



Lot 1—continued.

**THE MANOR HOUSE** is a delightful old stone structure, with stone-mullioned windows, and stands very pleasantly in its own Grounds, and contains:—Entrance Hall, 2 Reception Rooms, Staircase, 4 Bedrooms, 4 Attics, large Kitchen, Scullery, Larder, Pantry and Dairy; also Cooling Chamber, outside Coal-place and W.C.

**THE HOME PREMISES** are conveniently situate at the rear of the Farm House, abutting on the Back Lane, and comprise:—Stone and Thatched Barn, Chaff House, Brick and Slated Waggon Hovel, Cart Horse Stable (for 4), 2 Cow Sheds (to accommodate 16 cows), Fowl House, Coach House, Saddle Room; also a large Stone and Thatched Store Place, a Tiled Calf Place, 2 Crew Yards with Thatched Shelter Hovels, and a smaller Crew Yard with Shelter Hovel.

**THE TWO COTTAGES** adjoin the Homestead, and each contain 2 Living Rooms and 2 Bedrooms, together with Out-Houses.

**THE PREMISES** known as “Dorman’s Yard” are situate in the centre of the Village, and comprise:—1 long Bullock Shed with Slated Roof, 2 Crew Yards with Tiled Shelter Hovels, a Thatched Barn, Chaff House and 3 Loose Boxes; also small Stackyard.

SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
206	Manor House and Homestead	Messrs. W. J. and E. E. Hollingshead	1	2	8
(Part) 242	Garden	“			11
(Part) 204	Cottage and Gardens	“		2	10
(Part 203)	Cottage	“			7
209	Pasture	“	1	0	11
173	Pasture	“	4	0	21
172	Pasture	“	7	0	17
158	Pasture	“	11	1	2
159	Pasture	“	6	2	25
137	Arable	“	7	0	19
136	Arable	“	7	3	36
119	Pasture	“	13	0	10
120	Pasture	“	39	3	2
109	Pasture	“	4	0	38
121	Pasture	“	3	2	20
139	Pasture	“	2	1	26
208	Lane	“			28
135	Pasture	“	22	0	28
160	Arable	“	18	2	4
161	Arable	“	10	0	39
260	Pasture	“	1	2	2
174	Pasture	“	23	0	1
156	Arable	“	6	2	18
157	Pasture	“	9	2	18
140	Arable	“	14	1	7
123	Pasture	“	6	0	2
122	Arable	“	9	0	10
117	Pasture	“	10	2	14
112	Pasture	“	4	0	28
111	Pasture	“	3	0	22
110	Pasture	“	4	0	4
(Part) 242	Dorman’s Yard and Premises	“			37
259	Arable	“	14	0	25
274	Pasture	“	16	3	5
107	Pasture	Mr. John Rudkin	4	0	0
108	Pasture	“	4	0	35
118	Pasture	“	3	2	8
138	Pasture	“	3	2	18
A. 300			1	16	

This Lot is sold subject to a Fee Farm Rent of £2 per annum payable to the Trustees of the Foundation of Oakham and Uppingham Schools.

Tithe (Present Value) £41 7s. 3d.

Land Tax as assessed.

Enc. No. 16a.

Superficial  
over  
£6,000  
200  
500  
600  
500  
7,000  
3,800  
9,900  
£8,000

Mr Head  
for Owen Smith  
from Mr  
for Mr Palmer  
Humblyman

£41-2-4



**LOT 2.** (Coloured Brick Red on Plan Nos. 1 and 2).

**AN EXCELLENT  
MIXED FARM**

Extending to a total area of

**255a. Or. 5p.**

Together with

**A Good Brick and Slated FARM HOUSE,**

With Front Flower Garden, Kitchen Garden and Orchard.

**A Convenient Set of HOME FARM PREMISES,  
TWO COTTAGES.**

and

**Large PADDOCK and STACK YARD.**

Situate in Langham, and more particularly described in the Schedule below, as now in the occupation of Messrs. J. N. and H. C. Squires (except Field No. 143, which is in the occupation of Mrs. S. E. Mantle), at a total (apportioned) Rental of **£465 0s. 0d.** per annum.

**THE FARM HOUSE** is pleasantly situate in the Village of Langham, and contains:—Entrance Hall, Drawing Room, Dining Room, Staircase, 5 Bedrooms, Box Room, Bath Room, Attic, Kitchen, Scullery, Pantry and Dairy.

Adjoining are

The Nag Stable and Outbuildings, comprising:—Stone and Slated 3-stall Stable, Carriage House, Coal House, Store Place, Hen House and Trap House, etc.

**THE FARM PREMISES** are conveniently situate across the Road and comprise:—Brick and Slated Chaff House, Implement Shed, Waggon Hovel with Granary over, Crew Yard with Open Shed and Loose Box, Cow Place with Loose Box adjoining, Chaff House, Cart House, Stable (for 4), Cow Shed (for 10 Cows), 3 Crew Yards with 2 Shelter Hovels; also Stack Yard.



Lot 2—continued.

SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
(Part) 242 ✓	Farmhouse, Garden, Orchard, Etc.	Messrs. J. N. and H. C. Squires	...	3	1
✓ 248 ✓	Paddock	"	...	3	31
✓ 249 ✓	Buildings	"	...	1	8
✓ 188 ✓	Pasture	"	...	3	38
✓ 253 ✓	Pasture	"	...	7	1
✓ 255 ✓	Arable	"	...	26	33
182 ✓	Arable	"	...	10	22
256 ✓	Arable	"	...	6	13
271 ✓	Pasture	"	...	14	23
352 ✓	Pasture	"	...	4	2
272 ✓	Arable	"	...	6	11
355 ✓	Pasture	"	...	7	27
354 ✓	Pasture	"	...	4	37
114 ✓	Pasture	"	...	28	19
115 ✓	Pasture	"	...	21	24
125 ✓	Pasture	"	...	9	34
126 ✓	Pasture	"	...	26	22
127 ✓	Pasture	"	...	12	9
142 ✓	*Pasture	"	...	7	38
175 ✓	Pasture	"	...	8	26
193 ✓	Pasture	"	...	11	10
(Part) 242 ✓	Cottage and Garden (near the Institute)	"	...	1	17
(Part) 242 ✓	Cottage and Garden (near Church)...	"	...		6
178 ✓	*Pasture	"	...	8	24
184 ✓	*Pasture	"	...	12	35
143 ✓	Arable	Mrs. S. E. Mantle	...	9	14
			<b>A.</b>	<b>255</b>	<b>0</b>
					<b>5</b>

\*Seeded down by Tenant.

Tithe (present value) £39 17s. 1d. Land Tax as assessed.

*This lot is sold subject to the existing easement for the water main  
to Langham Brewery, which passes through the property as aforesaid*

*Purchased  
by Squires  
for £6500*

LOT 3. (Coloured Blue on Plan No. 1).

A VERY DESIRABLE

# Small Mixed Farm

Extending to

88a. 2r. 26p.

together with

FARM HOUSE, HOMESTEAD & PADDOCK,

and a set of

## FIELD FARM PREMISES

well situate in the parish of Langham, as now in the several occupations of Mrs. Jane Harris, Mr. M. R. Mantle and others, as set forth in the Schedule below, and producing a total (apportioned) Rental of **£149 2s. 0d.** per annum.

**The Homestead** is situate in the Village of Langham, abutting on Well Street, and extending through to the Back Lane, and comprises:—A Stone-built Dwelling House containing 2 Living Rooms, 3 Bedrooms, Back Kitchen and Pantry and outside Dairy; also the following Brick and Tiled Farm Buildings, namely:—Cow Shed (for 5 Cows), Cart-Horse Stable, Loose Box, Piggery, and Cart-Way to Well Street, with Loft over.

**The Field Premises** are Brick-built and Slated (or Tiled) and comprise:—Barn, Granary, Cow Shed (for 4), Cart Place (for 6) and Crew-Yard with 2 Shelter Hovels.

**The Land**, which is in about equal proportions of Arable and Pasture, lies in a Ring Fence, abutting on the Main Road leading to Melton Mowbray and having an extensive frontage to that road, and also a considerable frontage to the Whissendine Road.

### SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
(Part) 242	Farm House, Paddock, etc.	Mrs. Jane Harris	...	2'	3
225	Pasture	"	8	0	13
164	Arable	"	5	2	19
166	Arable	Rep. of late Mrs. E. S. Smith	5	2	9
165	Arable	Mr. W. P. Royce	6	3	14
51	Arable	Mr. M. R. Mantle	26	0	34
31	Field Premises	"	...	1	15
32	Pasture	"	5	1	29
29	Pasture	"	4	0	7
33	Pasture	"	5	1	4
34	Pasture	"	5	2	11
30	Pasture	"	15	0	28
			<b>A. 88</b>	<b>2</b>	<b>26</b>

Tithe (present value) £10 3s. 11d. ✓

Land Tax as assessed.



LOT 4. (Coloured Light Brown on Plans Nos. 1 and 2).

AN EXCEPTIONALLY USEFUL

# SMALL MIXED HOLDING

extending to

86a. Or. 3p.

as set forth in the Schedule below, together with a

## Stone-Built and Slated FARM HOUSE.

having Front Garden and Kitchen Garden, and containing 2 Sitting Rooms, 4 Bedrooms, Box Room, Kitchen, Scullery, Pantry, Dairy and Thatched Coal Place; also adjoining

## A SET OF FARM BUILDINGS

comprising:—2 Cow Places (to accommodate 6 Cows), Loose Box, Cart Horse Stable (for 5), Tiled Shed and Thatched Stable; also situate opposite to the Homestead and having good frontages to the Village Street and the Oakham Road is an

## ACCOMMODATION PADDOCK OF 1½ ACRES.

Included in the Holding is an additional set of

## FARM PREMISES, with STACKYARD and 2 Excellent PADDOCKS,

situate abutting on the Back Lane, and comprising:—A Stone-built Barn, Tiled Stable and Loose Box, Tiled Tool House, Cart Shed and 2 Crew Yards with Shelter Hovels; and also adjoining is a

## PIECE OF GARDEN GROUND

extending to one quarter of an acre.

**The Major Portion of the Land** is most conveniently situate abutting on the Road leading to Ashwell; having a considerable frontage thereto, and the whole is in the occupation of Mrs. S. E. Mantle, at an apportioned Rental of **£154** per annum.

### SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
(Part) 242	House, Garden, etc. ...	Mrs. S. E. Mantle	...	I	33
(Part) 270	Paddock ...	"	I	I	36
(Part) 203	Stackyard, and Farm Premises ...	"	...	I	23
201	Garden ...	"	...	I	I
202	Paddock ...	"	...	I	7
207	Paddock ...	"	3	0	30
150	Arable ...	"	22	0	7
176	Pasture ...	"	4	0	0
187	Pasture ...	"	5	0	31
186	Arable ...	"	9	2	I
177	Arable ...	"	5	0	39
144	Pasture ...	"	6	0	33
145	Arable ...	"	8	0	34
147	Arable ...	"	6	0	37
148	Pasture ...	"	7	3	15
189	Pasture ...	"	5	I	36
			<b>A. 86</b>	<b>0</b>	<b>3</b>

Tithe (present value) £11 13s. 2d.

Land Tax as assessed.

with drawn

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LOT 5. (Coloured Blue on Plans Nos. 1 and 2).

A VERY DESIRABLE

# Small Grazing Farm

(PRINCIPALLY FEEDING LAND),

extending to

72a. 1r. 3p.

As set forth in the Schedule below, together with

## A Stone-built FARM HOUSE & HOMESTEAD,

Situate in Langham, as now in the respective occupations of the Representatives of the late Mrs. E. S. Smith, Mr. Fred Williamson, and Mr. T. W. Munday, at a total (apportioned) Rental of **£138 10s. 0d.** per annum.

**The Homestead** is conveniently situate in the Centre of the Village of Langham, abutting on the Middle Street and running through to Brewery Street, and comprises:— A Stone-built Dwelling House, having small front Garden, and containing Front Entrance, Sitting Room, Living Room, Staircase, 3 Bedrooms Kitchen, Dairy, and Coal Place; also the following Brick-built and Slated (or Tiled) Farm Buildings, namely:—Cow Shed (for 6 Cows) Calf House, Loose Box, Chaff House, together with **Stackyard**; also, opposite to the Dwelling House and abutting on the Middle Street is a **Piece of Garden Ground.**

**The Land** lies in a Ring Fence, conveniently near to the Homestead, and abutting on the Oakham Road.

### SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
(Part) 242	X Homestead (in Village)	Rep. of the late Mrs. E. S. Smith		I	20
(Part) 242	X Garden (adjoining Brook)	"			3I
356	Pasture	"	5	0	I7
359	Pasture	"	5	2	37
377	Pasture	"	6	2	39
376	Pasture	"	4	I	2
379	Pasture	"	3	2	32
378	Pasture	"	4	0	23
358	Pasture	Mr. Fred Williamson	2	3	32
373	Pasture	"	8	0	25
374	Pasture	Mr. T. W. Munday	2I	0	I4
375	Pasture	"	9	3	II
			<b>A. 72</b>	<b>1</b>	<b>3</b>

Tithe (present value) £10 14s. 9d. Land Tax as assessed.

This Lot is sold with the benefit of a right of way over Lot 14, as at present enjoyed.

This Lot is sold subject to the existing easement for the Water Main supplying Langham Brewery.

Lot 6. WITHDRAWN.



For sale  
£217

John Rudkin

LOT 7. (Coloured Yellow on Plans Nos. 1 and 2).

# A Capital GRASS FARM

(About 13 Acres Arable)

Extending to

118a. 2r. 5p.

Together with

Semi-Detached FARM HOUSE and HOMESTEAD,

TWO HOME PADDOCKS and a Parcel of KITCHEN GARDEN,

Also a Set of Brick-built FIELD FARM PREMISES,

Situate in Langham, in the several occupations of Mr. John Rudkin, Mrs. Jane Harris, and others, as set forth in the Schedule below, and producing a total (apportioned) Rental of **£118 10s.** per annum.

**The Homestead** is conveniently situate in the Village of Langham, abutting on the Somerby Road, and comprises:—a Stone-built and Slated Semi-detached Dwelling House, having Front Garden and containing:—Sitting Room, 3 Bedrooms, Kitchen and Pantry; also the following **Farm Buildings**, namely:—Brick and Tiled 3-bay Hovel and Calf Place adjoining, Stone and Slated Cow Shed, Fowl House and Privy, together with small Stackyard.

## SCHEDULE.

No. on Ordnance. Map.	Description.	Tenant.	A.	R.	P.
(Part) 242	Homestead	Mr. John Rudkin	...	...	26
(Part) 242	Garden Ground	"	...	...	24
336	Paddock	"	...	I	24
341	Paddock	"	...	I	24
80	Arable	"	6	2	12
78	Pasture	"	8	I	8
96	Pasture	"	12	3	19
97	Field Premises	"	...	...	15
94	Pasture	"	30	3	13
100	Pasture	Mrs. Jane Harris	9	I	35
103	Pasture	"	5	2	34
99	Pasture	"	8	2	3
106	Pasture	"	14	2	36
98	Pasture	"	8	I	26
76	Arable	Mr. Christopher Williamson	4	0	22
79	Arable	Mr. W. H. Smith	2	3	25
81	Pasture	"	4	2	9
95	Pasture	"	...	I	10
			<b>A. 118</b>	<b>2</b>	<b>5</b>

Tithe (present value) £5 18s. od.

Land Tax as assessed.

This Lot is sold with a benefit of the existing right of way over Lot 14, and also a right of way from the Somerby Road over Enclosures Nos. ~~269~~ and 77, and Nos. 83 and 84 on Plan, as at present enjoyed.



✓  
**LOT 8.** (Coloured Pink on Plan No. 2).

A BRICK-BUILT AND SLATED

# DWELLING HOUSE,

Standing well back from the road, and having

## A Good FRONT GARDEN

thereto, together with a Brick and Stone-built and Slated Coach House, and Stable with Granary over same thereon, pleasantly situate in the Village of Langham, abutting on the Main Road, as now in the occupation of the Exors. of the late Mr. Thos. Swinger

**The House** contains :—Entrance, 2 Sitting Rooms, Staircase, 5 Bedrooms, Kitchen, Dairy and Larder, and there is a small Back Yard with back way to the Middle Street.

*Tithe (present value) 2s. 10d.* *Land Tax as assessed.*

*£200*  
*20*  
*30*  
*40*  
*50*  
*60*  
*70*  
*80*  
*90*  
*£300*

<i>£310</i>	<i>£350</i>	<i>£380</i>
<i>20</i>	<i>60</i>	
<i>30</i>	<i>70</i>	
<i>40</i>	<i>80</i>	
<i>Sold Mrs Summings</i>		

**LOT 9.** (Coloured Grey on Plan No. 2).

A SET OF

# FARM PREMISES AND YARD,

Comprising :—A Brick-built and Slated Barn and Cow Shed (for 6 Cows), with Stackyard and Appurtenances thereto belonging, very conveniently situate in the Village of Langham, abutting on the Middle Street, as now in the occupation of Mr. Robert Revell, at an apporportioned Rental of **£5 10s. 0d.** per annum.

*Tithe (present value) 2s. 2d.* *Land Tax as assessed.*

*£100*  
*10*  
*20*  
*30*  
*40*  
*50*  
*60*  
*70*  
*80*  
*90*  
*£160*  
*Mr Litter*  
*Sold*

*by 1/2*



LOT 10. (Coloured Light Brown on Plan No. 1).

A COMPACT

MIXED HOLDING

(PRINCIPALLY PASTURE),

With HOMESTEAD thereon,

Extending to a total area of

58a. 2r. 5p.

Situate in Langham, in the respective occupations of Mr. John Abbott and Mr. Herbert Hubbard, as shewn in the Schedule hereto, and producing a total (apportioned) Rental of £105 per annum.

The Homestead is conveniently situate in the Village, abutting on Well Street, and comprises:—a Stone-built Dwelling House, containing Front Entrance, Parlour, Sitting Room, Living Room, 3 Bedrooms, Back Kitchen and Dairy.

The Home Premises comprise a Stone-built Barn and Stable, a Stone and Tiled Cow Shed, a Brick-built Cart Hovel, and a Boarded and Iron Cart House, with a

CONVENIENT PADDOCK AT THE REAR.

The Land is situate very conveniently near to the Homestead, lying in a ring fence, and having good Frontages to the Whissendine Road and the Back Lane.

SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
(Part) 242	Homestead and Paddock	Mr. John Abbott	...	2	7
222	Arable	"	5	2	11
240	Pasture	"	5	3	2
168	Pasture	"	3	3	15
169	Pasture	"	9	3	27
170	Pasture	"	3	0	6
171	Pasture	"	6	0	38
167	Pasture	Mr. H. E. Hubbard	13	1	19
223	Arable	"	9	3	14
221	Lane	"	1	1	26
			A. 58	2	5

Tithe (present value) £7 12s. 6d.

Land Tax as assessed.



**LOT 11.** (Coloured Green on Plan No 1).

A VERY COMPACT AND DESIRABLE

# SMALL GRASS FARM

(Including about 7 Acres Arable) extending to

**79a. Or. 6p.**

Together with

**FARM HOUSE and HOMESTEAD,**

with

**Small FRONT GARDEN, ORCHARD, and good PADDOCK,**

Situate in Langham, as now in the occupation of Mr. W. P. Royce, at an annual (apportioned) Rental of **£120.**

**The Farm House** is Stone-built with Slated Roof, and contains:—Front Entrance, 2 Sitting Rooms, 4 Bedrooms, Attics, Kitchen, Back Kitchen, Dairy.

**The Farm Buildings** adjoin, and comprise:—Barn and Granary, Cow Shed, Calf Place, Cart Horse Stable, Coal Place, 2 Crewyards with Shelter Hovels.

**The Land** lies compactly together, conveniently near the Village, and abutting on both sides of the Ashwell Road.

## SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
(Part) 242	Farm House and Homestead	Mr. W. P. Royce	...	I	9
✱ 216	Paddock	"	...	I	39
153	Pasture	"	...	I	4
154	Pasture	"	...	7	3
(Part) 151	Arable	"	...	7	2
(Part) 151	Pasture	"	...	7	0
124	Pasture	"	...	17	I
113	Pasture	"	...	20	3
			<b>A. 79</b>	<b>0</b>	<b>6</b>

Tithe (present value) £12 7s. 10d.

Land Tax as assessed.

This Lot is sold subject to the existing easement for the Water Main to Langham Brewery, which passes through the property.

20

W. P. Royce



LOT 12. (Coloured Pink on Plan No. 1).

A BLOCK OF

OLD PASTURE LAND

extending to

20a. 2r. 20p.

situate in the Parish of Langham, abutting on the Main Road leading to Melton Mowbray, as now in the occupation of Mrs. S. E. Mantle, at an Annual (apportioned) Rental of £25.

SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
3	Pasture	Mrs. S. E. Mantle	1	1	34
9	Pasture	"	9	0	36
12	Pasture	"	8	3	32
13	Pasture	"		3	38
			A. 20	2	20

Tithe (present value) £1 5s. 3d. ✓ Land Tax as assessed.

£430  
40  
50  
60  
70

£400 sold to Mr. Hend.

LOT 13. (Coloured Green on Plan No. 1).

A Close of OLD PASTURE LAND

being No. 132 on the Ordnance Map and containing by Ordnance Survey

11a. 3r. 36p.

situate in the Parish of Langham, abutting on the Road leading to Whissendine, as now in the occupation of Mr. H. E. Hubbard, at an Annual (apportioned) Rental of £15.

Tithe (present value) £1 3s. 5d. Land Tax as assessed.

Mr. John Weston



LOT 14. (Coloured Purple on Plan No. 1).

ALL THAT ENCLOSURE OF

SOUND PASTURE LAND,

Known as "THE COW COMMON."

containing by Ordnance Survey,

86a. Or. 16p.

Situate in Langham, abutting on the road leading to Cold Overton, as now in the joint occupations of Mr. Robert Revell, Mr. Chas. P. Cox, Mr. John Rudkin, Mr. W. H. Smith, and others, at a total (apportioned) Rental of £96 5s. 0d. per annum.

SCHEDULE.

No. on Ordnance Map.	Description.	Tenants.	A.	R.	P.	
105 ✓	Pasture	Various	73	I	2	✓
368 ✓	Pasture	"	3	38		
330 ✓	Pasture	"	8	2	II	✓
(Part) 333 ✓	Pasture	"	3	I	5	✓
			A. 86	0	16	

Tithe (present value) £12 19s. 1d. Land Tax as assessed.

This Lot is sold subject to the existing rights of way as at present enjoyed by the occupiers of the lands comprised in Lots 5 and 7, and the owner or Occupier of Enclosures Nos. 369, 77 and 104, and Nos. 363, 364, 365 and 366.

LOT 15. (Coloured Mauve on Plan No. 1).

A BLOCK OF

OLD PASTURE LAND,

Extending to

20a. Or. 5p.

Situate in the Parish of Langham (adjoining the L.M.S. Main Line), near to the Level Crossing, as now in the respective occupations of Mr. Robert Revell and Mr. J. T. Strickland, at a total (apportioned) Rental of £33 12s. 0d. per annum.

SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
321	Pasture	Mr. R. Revell	I	3	II
384	Pasture	"	4	3	26
385	Pasture	"	9	0	14
322	Pasture	"	2	0	38
323	Pasture	Mr. J. T. Strickland	I	3	36
			A. 20	0	5

Tithe (present value) £2 15s. 9d. Land Tax as assessed.



**LOT 16.** (Coloured Green on Plan No. 1).

## 2 Enclosures of OLD PASTURE LAND

being Nos. 316 and 319 on the Ordnance Survey Map, and containing

**5a. 3r. 23p.**

situate in the Parish of Langham, adjoining the Langham Gatehouse, as now in the occupation of Mr. Robert Revell at an (apportioned) Rental of **£10** per annum.

*Tithe (present value) 8s. 6d.*

*Land Tax as assessed.*

**LOT 17.** (Coloured Orange on Plan No. 2).

ALL THAT

IMPORTANT OLD-ESTABLISHED

## FULLY-LICENSED INN,

*Known as the "NOEL'S ARMS,"*

Occupying a central position in the Village of Langham, with frontages to two Streets, as now in the occupation of Mr. George Simmons.

**The House** is built of Stone, with Slated and Tiled Roofs, and contains:—Entrance, Club Room (40ft. by 20ft.), Tap Room, Bar, Snuggery, Parlour, Vestibule, Staircase, 7 Bedrooms, Kitchen, Dairy and Cellar: also Stone and Tiled Wash-house and Coal Place.

## STABLING FOR 13 HORSES

(principally Brick built and Slated),

Together with

## GARAGE and LARGE YARD.

*Land Tax as assessed.*

**LOT 18.** (Coloured Green on Plan No. 2).

A Small Enclosure of

## GARDEN GROUND,

Containing by estimation **six perches**, situate in the centre of the Village of Langham (opposite to the "Noels Arms" Inn, as now in the occupation of Mr. George Simmons.



✓  
**LOT 19.** (Coloured Purple on Plan No. 2).

## 2 Semi-detached 4-roomed Stone-built COTTAGES,

£ 200  
together with **GARDENS and OUTBUILDINGS** thereto belonging,  
situate in Middle Street, Langham, in the respective occupations of George Jackson  
and John Thompson.

Geo Jackson  
Tithe (present value) 1s. 10d. Land Tax as assessed.  
Sold

**LOT 20.** (Coloured Grey on Plan No. 2).

## TWO Detached Stone-built COTTAGES,

with **LARGE GARDENS AND ORCHARD,**

very pleasantly situate in the Village of Langham, abutting on Brewery Street, and  
running through to a Back Lane, and containing by estimation a total area of upwards of

**HALF AN ACRE,**

£ 100  
as now in the respective occupations of Mr. George Sharman and Mr. Herbert Faulks,  
at a total (apportioned) Rental of **£15** per annum.

Tithe (present value) 5s. 4d. Land Tax as assessed.

This Lot is sold with the right to the joint use of the Well on Lot 22.

This Lot affords

**AN EXCELLENT BUILDING SITE,**

having a double frontage.  
£ 290  
£ 300  
Mr Albert  
a Ball  
Sold

**LOT 21.** (Coloured Green on Plan No. 2).

## FOUR Stone-built COTTAGES

£ 200  
With **YARD and OUTBUILDINGS** thereto belonging.

£ 250  
Situate in "School Yard," abutting on Brewery Street, Langham, in the respective  
occupations of George A. Cloxton, Sarah Sewell, Lucy Jane Smith and Thomas R. Hubbard.

Mr Head  
Tithe (present value) 1s. 2d. Land Tax as assessed.



25

situate to the East of the Village of Langham, abutting on the Highway, and bounded on the North by the Brook.

H. Hubbard ~~the~~ the North by the Sold

£50  
70  
80  
90

Situate in the Village of Langham, adjoining Lots 20 and 21, as now in the respective occupations of Mr. Thomas Munday, Mr. W. G. Maude, Mr. H. L. Faulks, and Mr. George Sharman.

Tithe (present value) 2s. 5d. *2s. 5d.* Land Tax as assessed.

*This Lot is sold subject to the right of the Owner or Occupier of Lot 20 to the use of the Well situate on this Lot.  
The Purchaser of this Lot shall erect such Fence as may be necessary to enclose this Lot from Lot 20.*

£100  
30  
35  
40  
45  
50  
55  
60  
65  
70  
75

with Outbuildings and

## LARGE GARDENS

thereto belonging, situate abutting on Church Street, Langham, as now in the respective occupations of Widow Cole and Thomas Williams (as undertenant).

Tithe (present value) ~~2s. 5d.~~ Land Tax as assessed.

£175 ~~Tithe (present value) 2s. 5d.~~ Land Tax as assessed.  
 3<sup>s</sup> / - Sold



£200  
10  
20  
30  
50  
60  
40  
20  
90  
£300

containing:—Sitting Room, Living Room, 3 Bedrooms, Back Kitchen and Pantry,  
together with a nice front Flower Garden and a

with Stone-built Hovel thereon at the rear, the whole containing a total area of

**2 ROODS and 18 PERCHES** (or thereabouts).

very pleasantly situate in the Village of Langham, abutting on Wall Street, and running through to the Back Lane, as now in the occupation of the ~~Executors~~ of the late Mr. T. A. Rouse.

Tithe (present value) 3s. 9d.      Land Tax as assessed.

Tithe (present value) 3s. 9d. Land Tax as assessed.

£300 25 Sold

John Weston



LOT 25. (Coloured Grey on Plan No. 2).

## A Stone-built COTTAGE,

Having small Garden thereto, situate in Langham, abutting on Well Street, in the occupation of William Jarman; also

## A LARGE GARDEN and PINGLE

Abutting on the Back Lane, in the occupation of Mrs. E. W. Williamson, the whole adjoining and containing by estimation

1 rood and 38 perches

Tithe (present value) 3s. 4d.

Land Tax as assessed.

*withdrawn*

LOT 26. (Coloured Green on Plan No. 2).

## A Brick and Stone-built COTTAGE,

Containing :—2 Living Rooms, 2 Bedrooms, and Pantry, together with small Garden, Yard and Outbuildings thereto belonging, situate in the Village of Langham, abutting on the Melton Road, as now in the occupation of Mr. Martin Williamson, at a Rental of **£5 10s.** per annum.

Land Tax as assessed.

*Jane Harris sold*

LOT 27. (Coloured Purple on Plan No. 2).

## A Stone-built MESSUAGE with SALESHOP

Containing :—Living Room and 2 Bedrooms; also a large Brick and Tiled Pantry and Coal Place; together with small Back Yard, with right of back way to Street, situate in Middle Street, Langham, as now in the occupation of Mr. W. S. Shuttlewood, at an annual (apportioned) Rental of **£6 0s. 0d.**

Land Tax as assessed.

*W. S. Shuttlewood sold*

LOT 28. (Coloured Orange on Plan No. 2).

## A Small Piece of GARDEN GROUND,

Containing by estimation Perches, situate in the centre of the Village of Langham, abutting on Middle Street, as now in the occupation of Mr. W. S. Shuttlewood, at an annual (apportioned) Rental of **Five Shillings.**

Land Tax as assessed.

*£11*

*Mr Shuttlewood*

*Sold*



**LOT 29.** (Coloured Green on Plan No. 2).

## An Eligible **PIECE OF GARDEN GROUND**

(Including the Site of a Cottage), containing by estimation **Thirteen Perches**, situate in the Village of Langham, near to the Bridge, as now in the occupation of Mrs. W. Palmer, Senr., and affording a

### **CAPITAL BUILDING SITE.**

Tithe (present value) 1s. 11d.

Land Tax as assessed.

**LOT 30.** (Coloured Mauve on Plan No. 2).

## A Detached Stone-built **COTTAGE.**

Containing:—Sitting Room, Living Room, 2 Bedrooms, Wash-house and Coal Place: together with **A LARGE GARDEN** and Outhouses thereto belonging, very pleasantly situate in the Village of Langham, at the Corner of the Melton Road; and having back way to Middle Street, as now in the occupation of Mr. Robert Revell, at an (apportioned) Rental of **£18** per annum.

Tithe (present value) 2s. 4d.

Land Tax as assessed.

**LOT 31.** (Coloured Grey on Plan No. 2).

## A Convenient Accommodation **PADDOCK.**

Together with a Brick and Tiled **COW SHED** thereon, being No. 344 on the Ordnance Survey, and containing

### **2 ROODS and 13 PERCHES,**

well situate in the Village of Langham (opposite to Lot 30), as now in the occupation of Mr. Robert Revell, at an (apportioned) Rental of **£4** per annum.

Tithe (present value) 5s. 1d.

Land Tax as assessed.

**LOT 32.** (Coloured Blue on Plan No. 2).

## A Detached Stone-built **COTTAGE.**

Containing:—Living Room, 2 Bedrooms, Back Kitchen and Pantry, together with **LARGE GARDEN** and appurtenances thereto belonging, pleasantly situate in the Village of Langham, abutting on the Main Road, and having back way to Middle Street, as now in the occupation of Mr. Henry Edgson.

Tithe (present value) 1s. 11d.

Land Tax as assessed.



LOT 33. (Coloured Orange on Plan No. 2).

## A Capital PADDOCK,

Being No. 345 on the Ordnance Survey, and containing **One Rood and 28 Perches**, conveniently situate in the Village of Langham, abutting on the Main Road (opposite to Lot 32), as now in the occupation of Mr. Henry Edgson, at an annual (apportioned) Rental of **£2 10s.**

Tithe (present value) 2s. 10d. Land Tax as assessed.

£55 6 8  
£59 6 0  
£60 0 0  
Philip Harris  
Sold

LOT 34. (Coloured Green on Plan No. 2).

## A Brick-built & Slated Semi-Detached Dwelling House

Containing :—Sitting Room, Staircase, 3 Bedrooms, Kitchen and Pantry, together with

**GOOD GARDEN and CAPITAL PADDOCK,**

the whole adjoining and containing by estimation

**2 ROODS and 2 PERCHES,**

very conveniently situate, abutting on both the Main Road and Middle Street, with good frontages thereto, as now in the occupation of Mr. Fred Williamson, at an (apportioned)

Rental of **£22** per annum.

Tithe (present value) 4s. 4d. Land Tax as assessed.

LOT 35. (Coloured Mauve on Plan No. 2).

## A CAPITAL PADDOCK,

Being No. 348 on the Ordnance Map, and containing **1 Rood and 27 Perches**, very conveniently situate in the Village of Langham, abutting on the Main Road, as now in the occupation of Mr. Fred Williamson, at an annual (apportioned) Rental of **£3.**

Tithe (present value) 2s. 10d. Land Tax as assessed.



*In sale*

**LOT 36.** (Coloured Green on Plan No. 2).

**A Desirable COTTAGE HOLDING**

comprising :—

**A Semi-detached Stone-built and Slated DWELLING HOUSE,**

Containing :—Sitting Room, Staircase, 3 Bedrooms, Kitchen and Pantry, together with Front Garden and Yard ; also Stone and Slated Hovel, Fowl House, Pigsty and appurtenances thereto belonging, situate abutting on the Somerby Road, Langham ; also at the rear thereof and abutting on a Lane is a

**PIECE OF GARDEN GROUND,**

also situate conveniently near are

**TWO CONVENIENT PADDOCKS.**

the whole being in the occupation of Mr. W. Gale Sewell, at an (apportioned) Rental of **£12 10s. 0d.** per annum.

**SCHEDULE.**

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
Part 242	Dwelling House, Garden and Premises	Mr. W. Gale Sewell	...		23
Part 242	Kitchen Garden	...	...		17
338	Paddock	...		I	3
339	Paddock	...		I	27
			<b>A. 0</b>	<b>3</b>	<b>30</b>

Tithe (~~present~~ value) 7s. 10d. Land Tax as assessed.

**LOT 37.** (Coloured Grey on Plan No. 2).

**A Convenient PADDOCK.**

Being No. 211 on the Ordnance Survey Map, containing **2 roods and 23 perches**, situate on the outskirts of the Village of Langham, abutting on the Back Lane, as now in the occupation of Mr. Robert Revell, at an (apportioned) Rental of **£2** per annum.

Tithe (~~present~~ value) 5s. 4d. Land Tax as assessed.

*Mr. Edgar Williamson sold*

**LOT 38.** (Coloured Orange on Plan No. 2).

**An Enclosure of GARDEN GROUND,**

Together with Hovel thereon, being No. 210 on the Ordnance Survey, and containing **2 roods and 8 perches**, situate on the outskirts of the Village of Langham, abutting on the Back Lane (opposite to Lot 37), as now in the occupation of Mr. Robert Revell, at an (apportioned) Rental of **£2 10s. 0d.** per annum.

Tithe (~~present~~ value) 5s. 8d. Land Tax as assessed.

*Sold*

*30  
£37  
38  
40  
1  
2  
3  
4  
5  
6  
7*

*£30*

*£35  
44  
45  
50  
51  
52  
53  
54  
55  
56*

*70 £100 93 56 £100 7 3  
90 £100 £104 Mr Head*



**LOT 39.** (Coloured Mauve on Plan No. 2).

A PIECE OF

## Highly Productive GARDEN GROUND,

Being No. 195 on the Ordnance Survey, containing **2 roods and 35 perches**, situate in the Village of Langham (adjoining the Langham Brook), as now in the occupation of Mr. Christopher Williamson on an annual (Lady Day) tenancy at an (apportioned) Rental of **£1 13s. 0d.**

Tithe (present value) 7s. 9d.

Land Tax as assessed.

*withdrawn*

**LOT 40.** (Coloured Orange on Plan No. 2).

## An Enclosure of ALLOTMENT GARDENS,

Being No. 200 on the Ordnance Survey, and containing **1 rood and 20 perches**, situate on the outskirts of the Village (near to the Parsonage), as now in the several occupations of W. Gale Sewell, W. Clark, H. Condor and C. F. Prince.

Tithe (present value) 1s. 8d.

Land Tax as assessed.

*£50 Mr Faulks*

*Sold*

**LOT 41.** (Coloured Blue on Plan No. 2).

## A similar Enclosure of ALLOTMENT GARDENS,

Being No. 199 on the Ordnance Survey, and containing **1 rood and 18 perches**, conveniently situate on the outskirts of the Village, abutting on the Ashwell Road and the Back Lane, in the occupations of W. Meadows and John Faulks.

Tithe (present value) 2s. 6d.

Land Tax as assessed.

*£100*

*Sold*

**LOT 42.** (Coloured Yellow on Plan No. 1).

## An Enclosure of ALLOTMENT GARDENS,

Being No. 251 on the Ordnance Survey, and containing

**5a. 1r. 23p.**

very conveniently situate near to the Village of Langham, abutting on the Burley Road, and producing a total gross Rental of **£14 1s. 0d.** per annum.

Tithe (present value) 16s. 9d.

Land Tax as assessed.

*John Munday*

*Sold*



✓  
**LOT 43.** (Coloured Blue on Plan No. 1).

A CLOSE OF

## Highly Productive ARABLE LAND.

Being No. 252 on the Ordnance Survey, and containing

**3a. 3r. 22p.**

conveniently situate near to the Village of Langham, abutting on the Burley Road, as now in the occupation of the Representatives of the late Mr. E. S. Smith, at an (apportioned) Rental of **£10** per annum.

*Tithe (present value) 5s.*

*Land Tax as assessed.*

Mr J. Munday

*Sold*

**LOT 44.** (Coloured Mauve on Plan No. 1).

## An Enclosure of ALLOTMENT GARDENS,

Being No. 155 on the Ordnance Survey, and containing

**6a. 1r. 3p.**

situate in Langham, abutting on the Ashwell Road, and producing a gross annual Rental of **£15.**

*Tithe (present value) 8s. 2d.*

*Land Tax as assessed.*

£240

Mr J. Munday

*Sold*

**LOT 45.** (Coloured Green on Plan No. 1).

A CLOSE OF

## Valuable ACCOMMODATION LAND

Being No. 357 on the Ordnance Survey, and containing

**2a. 3r. 34p.**

very conveniently situate to the South of the Village of Langham, abutting on the Oakham Road, and having a good frontage thereto, as now in the occupation of Mr. Robert Revell, at an (apportioned) Rental of **£9** per annum.

*Tithe (present value) 12s 3d.*

*Land Tax as assessed.*

Mr J. Munday

*Sold*

**LOT 46.** (Coloured Mauve on Plan No. 2).

## An Enclosure of LAND

Known and used as "The Village Play Ground," being part No. 270 on the Ordnance Survey and containing by estimation **1 rood 10 perches**, as held by the Langham Playground Committee on an annual (Midsummer) tenancy at a nominal Rent of **one shilling.**

*Tithe (nominal, if any).*

*Land Tax as assessed.*



LOT 47.

THE UNDERMENTIONED

# Appropriator's TITHE RENT CHARGES

Amounting in the aggregate to the sum of **£29 12s.** per annum, issuing out of Lands situate in the Parish of Langham, belonging to:—

LANDS CHARGED.

			Ordinance Nos.		Tithe Rent Charge.		
					£	s.	d.
The Earl of Ancaster	...	...	309	...	4	2	
Colonel Blair	...	...	292	...	2	0	
Ditto	...	...	291	335	7	4	
Cottesmore Hunt Committee	...	...	306	...	2	0	
Trustees of the late Mr. George Glazier	...	...	289	290	11	11	
Mr. J. T. Hollis	...	...	*131	200 281 214 283	11	17	3
			282	301 299 298 297			
			296	284 294 295 307			
			308	317			
The Earl of Lonsdale	...	...	250	273 353	13	1	8
Ditto	...	...	257	258 275 Pt. 320	2	9	0
			380				
Mr. Justus Littler	...	...	286	287	5	9	
London, Midland and Scottish Railway Co.	Pt. 505	...		...	3	11	
Mr. T. Munday	...	...	190	...	7	0	
					£29	12	0

LOT 48.

THE UNDERMENTIONED

# FEE FARM RENTS.

amounting in the aggregate to the sum of **£34 1s. 7d.,** issuing out of Lands situate in the Parish of Langham, belonging to:—

LANDS CHARGED.

			Ordinance Nos.				Rents.		
							£	s.	d.
The Earl of Ancaster	...	...	309	...	...	...	5	6	
Cottesmore Hunt Committee	...	...	306	...	...	...	2	6	
Earl of Lonsdale	...	...	250	273	353	...	13	11	0
Ditto	...	...	257	258	275	Pt. 320	19	1	0
			380						
Mr. J. T. Hollis	...	...	For Reference Nos. see Lot 47, marked with *				1	1	7
							£34	1	7

LOT 49.

# THE MANORIAL RIGHTS.

Appertaining to the Manor of Langham.



GAINSBOROUGH ESTATES, RUTLAND.

PARISHES OF BROOKE & BRAUNSTON,  
And LEIGHFIELD.

TENANCIES.

Lots 50, 51 and 53	...	...	}	ANNUAL TENANCY
Lots 56 to 61 (inclusive)	...	...		(OCTOBER 11th).
Lot 64	...	...		
Lot 52	...	...	}	ANNUAL TENANCY
				(APRIL 6th).
Lot 63	...	...	}	LET ON LEASE FOR 7 YEARS, FROM
				6th APRIL, 1920.
Lot 54	...	...	}	IN HAND.
Lot 55	...	...	}	HELD ON MICHAELMAS TENANCY, EXPIRING
				on OCTOBER 11th, 1925
				(by arrangement).
Lot 62	...	...	}	HELD ON LADY-DAY TENANCY, EXPIRING
				ON 6th APRIL, 1926
				(by arrangement).

LAND TAX.

PARISH OF BROOKE, Assessed at 1/- in the £.

PARISH OF BRAUNSTON, Assessed at 9½d. in the £.

PARISH OF LEIGHFIELD, Assessed at 1/- in the £.

TITHE.

As stated in the Particulars of each Lot.

AUCTION SALE.

WEDNESDAY, SEPTEMBER 30th, 1925,

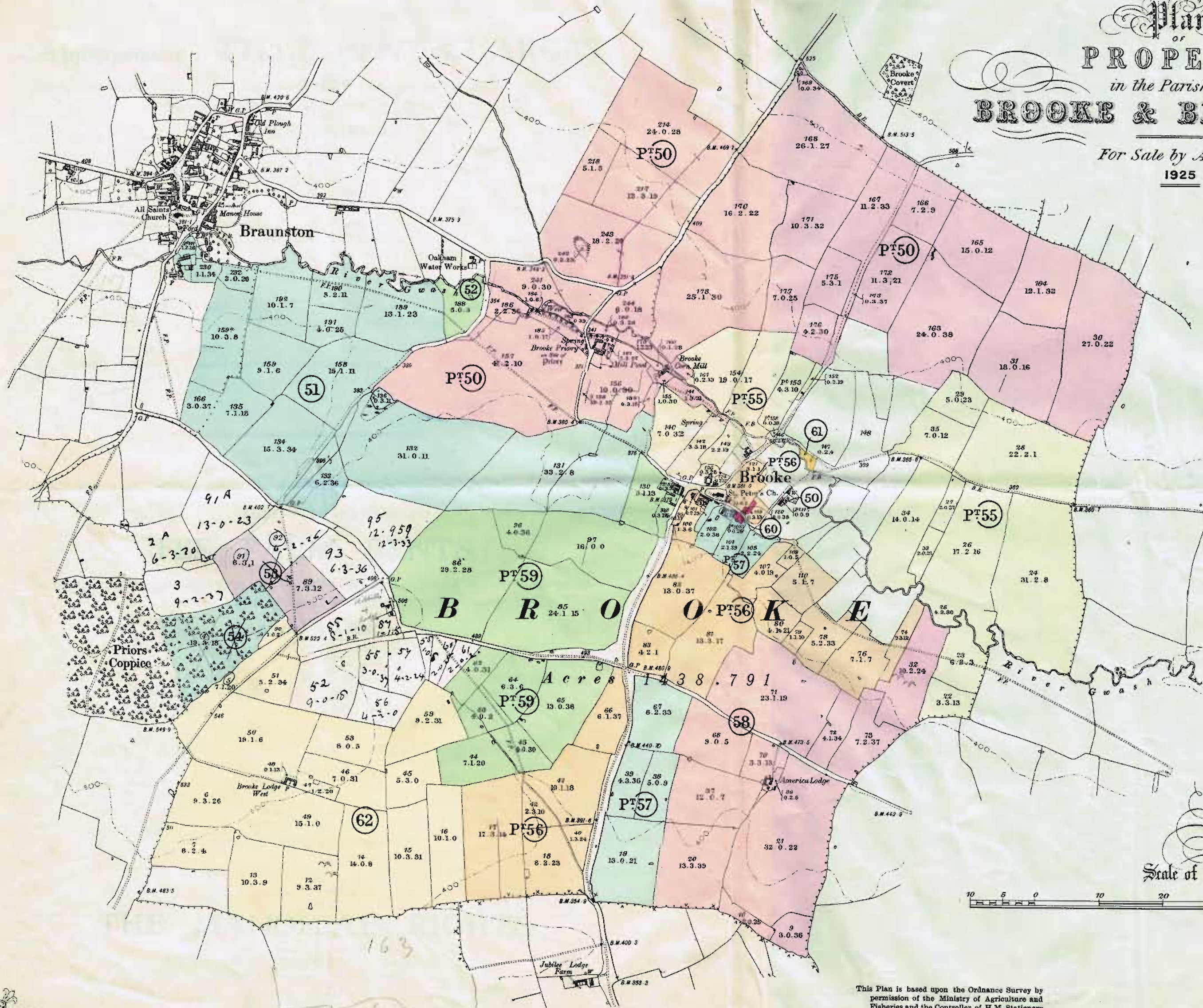
At the VICTORIA HALL, OAKHAM,

at THREE o'clock precisely.



Plan  
OF  
PROPERTY  
*in the Parishes of*  
BROOKE & BRAUNSTON.

*For Sale by Auction*  
**1925**



NOTE.—This Plan is published for convenience of identification only, and although believed to be correct, its accuracy is not guaranteed.

### Scale of Chains.



This Plan is based upon the Ordnance Survey by permission of the Ministry of Agriculture and Fisheries and the Controller of H.M. Stationery Office.

Messrs. ROYCE  
Surveyors  
OAKHAM.



**IN BROOKE AND BRAUNSTON.**

**LOT 50.** (Coloured Pink on Plan No. 3).

**AN IMPORTANT**

# **Agricultural Holding**

**Known as "THE PRIORY FARM," BROOKE,**

Containing by Ordnance Survey

**372a. 1r. 7p.**

**PRINCIPALLY IN PASTURE,**

As set forth in the Schedule hereto, together with

## **A Picturesque Old Farm House,**

With Lawns, Shrubbery, Orchard, and Walled Kitchen Garden; also

### **A SET OF COMMODIOUS HOME FARM PREMISES,**

With Stackyard, adjoining; also

Situate conveniently near to the Homestead, and standing on the Banks of the

### **MILL STREAM,**

is

### **THE OLD MILL COTTAGE and PREMISES,**

also (situate in the Village of Brooke)

### **TWO STONE-BUILT COTTAGES,**

with Gardens and Outbuildings thereto belonging,

the whole lying compactly together and situate in the Parishes of Brooke and Braunston, abutting on the Road leading from Brooke to Oakham, and also on the Road leading from Brooke to Braunston, as now in the occupation of Mrs. J. P. and Thomas Johnstone (and others), at a total (apportioned) Rental of **£457** per annum.

**The "Brooke Priory"** is an interesting old structure, built of brick and stone, with slated roof, and contains:—Front Hall, Dining Room, Drawing Room, Front and Back Staircases, 4 Principal Bedrooms, 2 Servants' Bedrooms, Box Room, Large Kitchen, China Closet, Scullery, Large Dairy and Cellar; also Outside Wash-house with Granary over; near by is

### **THE NAG STABLE YARD.**

with 2-stall Stable, Coach House, Tool House and Fowl House.

**The Home Premises** comprise:—a Large Stone and Slated Barn, having 2 brick-built Divisions, a Stone and Tiled Bullock Shed and Cart-horse Stable adjoining, Crew Yard with 3-bay Shelter Hovel, a 5-bay Brick and Tiled Cart Shed and Wood Shed adjoining, a Stone and Brick-built Cattle Shed with Loose Box adjoining, and an Iron Lean-to Implement Hovel.



## PARISHES OF BROOKE AND BRAUNSTON.

50	Important Agricultural Holding, known as "The Priory" Farm, Brooke, together with charming Old Farm House and Homestead, and 2 Cottages	Mrs. J. P. and Thomas Johnston	372	1	7
51	A very desirable Dairy and Stock Farm, known as "Chestnut" Farm, with Stone built Farm House, with Homestead and Cottage	Mr. A. Furley Wright	172	3	2

### PARISH OF BROOKE.

52	Close of Old Pasture Land ... ..	Mr. F. F. Rawson ... ..	5	0	3
53	Two Closes of Old Pasture Land ... ..	Mr. John Thomas Sharpe ... ..	14	2	13
54	A Parcel of Woodland known as " Priors Coppice "	In hand ... ..	19	3	18
55	An excellent Grass Farm (one field Arable), with Farm House and Buildings and 2 Cottages ( <i>with vacant possession of the Holding on the 11th day of October, next</i> )	Executors of the late Mr. Thomas Jones	157	0	21
56	A good Grass Farm with Stone-built Farm House and Homestead and 2 Cottages	Mrs. E. Jones & Son ... ..	118	1	32
57	A capital Small Grass Holding with Farm House ...	Mr. J. C. Hill ... ..	40	1	18
58	A Mixed Occupation Farm, known as " America Lodge," with Homestead thereon	Mr. Frank Jones ... ..	123	0	27
59	A very useful Grass Farm with Homestead thereon	Mr. Stephen Royce and Mr. David Meadows	121	0	38
60	A detached Stone-built Bungalow Cottage with large Gardens and Orchard	Mr. Albert Clarke, as under-tenant			
61	Enclosure of Allotment Gardens ... ..	Various ... ..		2	4
62	A Mixed Occupation Farm with Homestead, known as " Brook Lodge West " ( <i>with vacant possession of the Farm on the 6th day of April next</i> )	Messrs. H. Hudson & Son ... ..	155	2	37

### PARISH OF BRAUNSTON.

63	Block of Arable and Pasture Land, known as "The Ashes," abutting on the Wisp Road	Rutland County Council	...	43	1	11
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### PARISH OF LEIGHFIELD.

64	Three Enclosures of Old Pasture Land ... ..	Mr. James Ward ... ..	...	19	0	5
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Lot 50—continued.

**The Mill Cottage** which is Stone and Brick-built with Slated Roof, contains:—  
2 Living Rooms and 3 Bedrooms; and adjoining are the following **Stone and Brick-built BUILDINGS**, namely:—Mill Chamber, Loose Box, Cart Shed,  
2 Calf Houses, Piggeries, etc.

**The Two Semi-Detached Cottages** in the Villiage of Brooke are in the  
respective occupations of Mrs. Molyneaux and Mr. Hinman (as undertenant).

SCHEDULE.

IN BRAUNSTON.

No. on Ordnance Map.	Description	Tenant.	A.	R.	P.
214	Pasture	Mrs. J. P. & Thos. Johnston	24	0	28
217	Pasture	"	12	3	19
243	Arable	"	18	2	26
242	Old Quarry	"	0	2	23
218	Arable	"	5	1	5
244	Pasture	"	6	0	18
241	Pasture	"	9	0	30

IN BROOKE.

181	Brooke, Grounds and Homestead	"	1	2	27
138	Pasture	"	0	2	37
156	Pasture	"	10	0	30
183	Pasture	"	1	0	39
185	Arable	"	1	0	17
186	Pasture	"	2	2	36
157	Pasture	"	41	2	10
180	Pasture	"	0	3	28
178	Pasture	"	25	1	30
177	Pasture	"	7	0	25
170	Arable	"	16	2	22
168	Arable	"	26	1	27
171	Pasture	"	10	3	32
167	Pasture	"	11	2	33
175	Pasture	"	5	3	1
172	Pasture	Mr. W. P. Rawlings	11	3	21
166	Pasture	"	7	2	9
173	Green Roadway	Mrs. J. P. & T. Johnston	0	3	37
165	Arable	"	15	0	12
163	Pasture (with Stone-built Hovel, Stable and Tiled Hovel thereon)	"	24	0	38
30	*Pasture	"	27	0	22
31	Pasture	"	18	0	16
164	*Pasture	"	12	1	32
174	Green Roadway	"	1	0	7
176	Pasture	"	4	2	30
161	Pasture	"	0	2	13
155	Mill Cottage and Pasture	"	1	0	30
160	Mill Pond	"	0	1	28
141	Pasture	"	1	3	31
139	Pasture	"	0	3	15
179	Pasture	"	1	2	23
184	Spinney	"	1	0	6
169	Spinney	"	0	0	34
Part 117	Two Cottage and Gardens (in the Village of Brooke)	Mrs. Molyneaux & Mr. Hinman			20

A. 372 1 7

\*Seeded down by Tenant.

Tithe (present value) £42 8s. 6½d. Land Tax as assessed.

This Lot is sold subject to such liability as may be attached thereto for the repair of the Chancel of Brooke Church.



In Sale

**LOT 51.** (Coloured Blue on Plan No. 3).

**A VERY DESIRABLE**

# **DAIRY and STOCK FARM**

**Known as "CHESTNUT FARM,"**

extending to a total area of

**172a. 3r. 2p.**

together with

**A Stone-built and Slated FARM HOUSE,**

**with GARDEN and PADDOCKS,**

also adjoining

**A COMMODIOUS SET of HOME PREMISES.**

with Stackyard and

**A Detached Stone-built and Slated 5-roomed COTTAGE**

**with LARGE GARDEN thereto,**

the whole lying together in a Ring Fence, situate in the Parishes of Braunston and Brooke, as now in the occupation of Mr. A. Furley Wright, and more particularly described in the Schedule below, at a Rental of **£200** per annum.

**The Farm House** is situate on the outskirts of the Village of Braunston, and contains :—  
Front Entrance, 2 Reception Rooms, Staircase, 4 Bedrooms, 2 Attics, Box Room, Kitchen,  
Back Kitchen, Dairy, Cellar, and outside Coal Place.

**The Farm Buildings** are situate at the rear of the Farm House, and comprise :—  
Stone-built Barn, Brick and Slated Garage, Cake Store, Hen Roost, 2 Loose Boxes, and  
Calf House, Stone and Tiled Cow Shed (for 10 Cows), Brick-built and Tiled Cart Horse  
Stable, Chaff House, 3-bay Waggon Hovel (with Granary over), Cow Shed (for 12 Cows),  
2 Lean-to Calf Houses and Piggeries.

**The Land** lies very compactly to the South and East of the Homestead, and is extremely well watered, being bounded by the River Gwash for nearly half a mile.

See over



**SCHEDULE.**

IN BRAUNSTON.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
(Part) 141	Farm House, Homestead and Cottage	Mr. A. F. Wright	...	1	2 16
230	Pasture ... ..	"	...	1	1 34
232	Pasture ... ..	"	...	2	0 26
159a	Pasture ... ..	"	...	10	3 8
166	Arable ... ..	"	...	3	0 37

IN BROOKE.

134	Pasture, with Brick-built Shelter Hovel thereon	"	...	15	3 34
135	Arable ... ..	"	...	7	1 18
158	*Pasture ... ..	"	...	15	1 11
159	Arable ... ..	"	...	9	1 6
133	Pasture ... ..	"	...	6	2 36
132	Pasture ... ..	"	...	31	0 11
136	Fish Pond ... ..	"	...	0	3 11
131	Pasture ... ..	"	...	33	2 8
189	Pasture ... ..	"	...	13	1 23
192	Pasture ... ..	"	...	10	1 7
190	Pasture ... ..	"	...	5	2 11
191	Pasture ... ..	"	...	4	0 25
			<b>A.</b>	<b>172</b>	<b>3 2</b>

*\*Seeded down by Tenant.*

*Tithe (present value) £21 17s. 4d.    Land Tax as assessed.*

*£2,500*  
*2,300*  
*100*  
*£3,000*  
*100*  
*200*  
*300*  
*50*  
*£3,400*  
*50*  
*£3,500*

*with 2 Brown*



## IN BROOKE.

**LOT 52.** (Coloured Green on Plan No. 3).

### A Close of OLD PASTURE LAND,

being No. 188 on the Ordnance Survey and containing

**5a. Or. 3p.**

situate near to the Road leading from Braunston to Brooke, and bounded on the North by the River Gwash, as now in the occupation of Mr. F. F. Rawson, at an annual Rental of **£13.**

Tithe (present value) 16s. 5½d.

Land Tax as assessed.

*Oakham Watering*

*Sold*

**LOT 53.** (Coloured Mauve on Plan No 3).

### TWO Closes of OLD PASTURE LAND

being No.'s 89 and 91 on the Ordnance Survey Plan, and together containing

**14a. 2r. 13p.**

situate in the Parish of Brooke (adjoining Priors Coppice), near to the Road leading from Braunston to Hibbitt's Lodge, as now in the occupation of Mr. John Thomas Sharpe, at a Rental of **£20** per annum.

*This Lot is sold with the benefit of a right of way from the Highway over Enclosure No. 92, as at present enjoyed, and is sold subject to the existing right of way over Enclosure No. 91 reserved to the owner or occupier of Lot 54.*

Tithe present value £1 6s. 2d.

Land Tax as assessed.

*with Oakham*

*SOLD*

*Quarry Hackett.*

*For £200.*

**LOT 54.** (Coloured Blue on Plan No. 3).

### A Valuable Parcel of WOODLAND,

known as "**BROOKE WOOD,**"

being No. 4 on the Ordnance Survey and containing

**19a. 3r. 18p.**

together with the

OAK, ASH AND OTHER TIMBER TREES,

Poles and Underwood, now growing thereon, situate in the Parish of Brooke, and being in hand.

Mr. Robert Atton, Hibbitt's Lodge, Brooke, Oakham, will, upon application, shew this Lot.

*This Lot is sold with the benefit of a right of way to the Highway over Enclosure Nos. 91 and 92, also a similar right of way over Enclosure No. 5.*

Tithe (present value) £1 5s. 8d.

Land Tax as assessed.

*with Oakham  
£100*

*R A Atton  
will give £150  
probably £200*

*Purchased  
by Rose Brad*

*to be sold  
to Mrs  
Wilson  
Oct 25*

*no bid*

*with Oakham*



LOT 55. (Coloured Yellow on Plan No. 3).

WITH VACANT POSSESSION ON THE 11th DAY OF OCTOBER, 1925.

# An Excellent Grass Farm,

(one field being Arable), extending to

157a. Or. 21p.

together with

## A Brick-built and Slated FARM HOUSE

having Garden thereto and containing :—Entrance, 2 Sitting Rooms, Staircase, 4 Bedrooms, Kitchen, Dairy and Cellar ; also outside Wash-house, etc ; also adjoining

## A SET OF FARM PREMISES,

comprising :—2 Cow Sheds (to accommodate 15 Cows), 2 Loose Boxes, Calf Place, Cart Horse Stable, Stone-built Barn and Calf House, Crew with 3-Bay Shelter Hovel and Cart Shed with iron roof ; adjoining the Homestead are

## TWO EXCELLENT PADDOCKS,

watered by a never-failing Spring ; and included in this Lot is

## A Detached Brick-built and Slated COTTAGE

(in the occupation of Mr. Garner, as undertenant), having large Garden and containing :—Living Room, 2 Bedrooms, Pantry and outside Wash-house ; the whole situate in the Parish of Brooke, exceptionally well watered by the River Gwash, as now in the occupation of the Executors of the late Mr. Thomas Jones and others, as shewn in the Schedule below, at a total (apportioned) Rental of **£227 17s. 6d.** per annum.

### SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
124	Farm House and Homestead	Exors. of the late Mr. Thos. Jones	0	2	12
126	Paddock	"	0	3	28
143	Pasture	"	2	2	19
142	Pasture	"	3	3	18
140	Pasture	"	7	0	32
154	Pasture	"	19	0	17
(Part) 153	Pasture	"	4	3	10
29	Pasture	"	5	0	23
35	Pasture	"	7	0	12
34	Arable	"	14	0	14
27	Pasture	"	2	0	27
33	Pasture	"	2	0	21
26	Pasture	"	17	2	16
24	Pasture	"	31	2	8
22	Pasture	"	3	3	13
23	Pasture	"	6	2	3
25	Pasture	"	4	2	30
28	Pasture	Mr. J. C. Hill	22	2	1
152	Cottage and Garden	Mr. Garner (as undertenant)	0	2	19
(Part) 153	Garden	Mr. F. C. Charles	0	0	18
A. 157			0	21	

Vacant Possession of this Farm will be given at Michaelmas next, on Completion of the Purchase, (excepting the Field No. 28, the Cottage No. 152, and the Garden Part 153).

Tithe (present value) £31 18s. 1d. Land Tax as assessed.

This Lot is sold with the benefit of a right of way for all purposes over Enclosure No. 148, as at present enjoyed, and also for a similar right of way over Enclosures Nos. 73 and 32 (forming part of Lot 58).

This Lot is sold subject to the right of the Owners or Occupiers of Lots 56, 57, 59 and 60 to take water from the Spring, situate in Enclosure No. 142, as heretofore.

with draw  
only for  
nothing for trade disturbance

11 Oct  
125



LOT 56. (Coloured Light Brown on Plan No. 3).

A Good GRASS FARM

Containing by Ordnance Survey

118a. 3r. 2p.

Together with

A Substantial Stone-built FARM HOUSE,

Having Front and Kitchen Gardens thereto.

A CONVENIENT SET OF FARM PREMISES and STACKYARD,

with

TWO CAPITAL PADDOCKS adjoining,

also

TWO Semi-detached Stone-built COTTAGES,

With Gardens and Outbuildings thereto belonging.

The whole situate in the Parish of Brooke, in the occupation of Mrs. E. Jones & Son, and others, as shewn in the Schedule below, at a total (apportioned) Rental of £172 per annum.

The Farm House is pleasantly situate in the Village of Brooke (near to the Church), and contains:—Entrance Hall, Dining Room, Drawing Room, Staircase, 5 Bedrooms, Box Room, Kitchen, Scullery, Pantry and Cellar; also Outside Coal Place, Privy, Ashpit, etc.

The Farm Buildings, principally Stone and Brick-built, adjoin and comprise:—Cart Horse Stable, a 5-bay Cow Hovel, Cake House, Cow Shed (for 8 Cows), 2 Calf Houses, Pig House, and Boarded and Tiled Waggon Hovel.

SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
127	Farm House and Homestead	Mrs. E. Jones & Son	0	3	17
122	Two Cottages	Mrs. Ratt (as undertenant) and Mr. F. Charles	0	0	13
119	Pasture	Messrs. E. Jones & Son	0	3	13
121	Pasture	"	3	1	1
99	Paddock	"	0	1	17
100	Pasture	"	1	3	6
17	Pasture	"	17	3	14
18	Pasture	"	8	2	23
42	Pasture	"	2	3	10
40	Pasture	"	1	3	24
41	*Pasture	"	10	1	18
66	Pasture	"	6	1	37
83	Pasture	"	4	2	1
81	Pasture	"	13	3	17
82	Pasture	"	13	0	37
78	Pasture	"	5	2	33
76	Pasture	"	7	1	7
74	Pasture	"	2	3	12
110	Pasture	"	5	1	7
109	Pasture	"	1	0	5
107	Pasture	Mr. J. C. Hill	4	0	19
80	Pasture	"	4	1	21
79	Pasture	Mr. Frank Jones	1	1	10
A. 118			3	2	

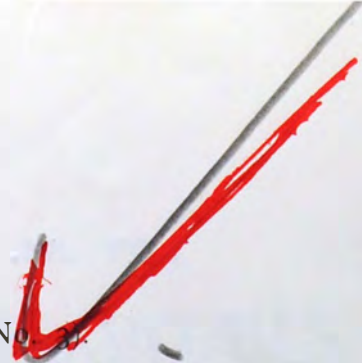
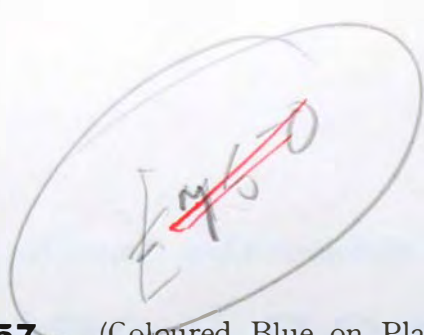
\*Seeded down by Tenants.

Tithe (present value) £18 8s. od. Land Tax as assessed.

This Lot is sold with a benefit of a right of way from the Lane (forming part of enclosure No. 109 on this Lot) over Enclosure No. 105 (forming part of Lot 57) to the Village Street.

This Lot is sold subject to the right of the Owner or Occupier of Lot 57 to maintain the existing Water Pipe in Enclosure No. 82 on this Lot.





LOT 57. (Coloured Blue on Plan No. 21.)

# A Capital Small Grass Holding,

containing by Ordnance Survey

40a. 1r. 18p.

as set forth in the Schedule below,

comprising

## A Stone-built FARM HOUSE

(formerly "The Old Rectory"),

containing :—Sitting Room, 3 Bedrooms, Kitchen and Dairy ; also Back Kitchen with Loft over ; and the following Farm Buildings, namely :—Cow Shed (for 8 Cows), Cart Shed, Chaff House, Stable and Calf House, together with

## KITCHEN GARDEN AND ORCHARD

and

## THREE EXCELLENT PADDOCKS,

very conveniently situate in the Village of Brooke ; also

## FOUR ENCLOSURES OF OLD PASTURE LAND,

situate abutting on the Road leading from Brooke to Ridlington, as now in the respective occupations of Mr. J. C. Hill and Mrs. E. Jones & Son, at a total (apportioned) Rental of **£60** per annum.

### SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.	
(Part) 103	Farm House, etc.	Mr. J. C. Hill	...	0	1	29
101	Paddock	"	...	0	2	29
102	Pasture	"	...	2	0	38
67	Pasture	"	...	8	2	33
39	Pasture	"	...	4	3	36
38	Pasture	"	...	5	0	9
19	Pasture	"	...	13	0	21
104	Paddock	Mrs. E. Jones & Son	...	2	1	39
105	Paddock	"	...	2	2	24
			<b>A.</b>	<b>40</b>	<b>1</b>	<b>18</b>

Tithe (present value) £5 5s. 7½d.

Land Tax as assessed.

This Lot is sold subject to a right of way for all purposes over Enclosure No. 105, reserved to the Owner or Occupier of Lot 56, as mentioned in the Particulars of that Lot.

Subsequently  
purchased by  
7 R. Rix, Brampton  
for £850

£700  
20  
50  
70  
£1000  
10  
20  
30  
40  
£8

£800  
60  
£870

with chain



LOT 58. (Coloured Pink on Plan No. 3).

# A MIXED OCCUPATION FARM

Known as "AMERICA LODGE,"

Containing by Ordnance Survey

123a. Or. 27p.

Together with

## FARM HOUSE & HOMESTEAD thereon,

Compactly situate at Brooke, lying in a Ring Fence, adjoining the Parish of Martinsthorpe and Ridlington, and more particularly described in the Schedule below, as now in the occupation of Mr. Frank Jones, at an Annual Rental of £109.

**The House** is Brick-built, and contains:—Sitting Room, Living Room, 3 Bedrooms, Dairy and Outside Wash-house; and adjoining are the following

## COMMODIOUS FARM BUILDINGS,

Namely:—Good Barn, Brick and Slated Cart Horse Stable, Chaff House, 3 Cow Sheds (to accommodate 12 Cows), Crew Yard with open Shelter Hovel, Nag Stable, Boarded and Iron Implement Shed, and Lean-to Cart Shed.

### SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
36	House and Homestead	Mr. Frank Jones	0	2	6
68	Pasture	"	9	0	5
37	Pasture	"	12	0	7
20	Pasture	"	13	3	39
70	Pasture	"	3	3	13
10	Pasture	"	2	0	25
21	Arable	"	32	0	22
9	Pasture	"	3	0	36
32	Pasture	"	10	2	24
73	Pasture	"	7	2	37
72	Pasture	"	4	1	34
71	Pasture	"	23	1	19
			<b>A. 123</b>	<b>0</b>	<b>27</b>

Tithe (present value) £15 1s. 4d. Land Tax as assessed.

This Lot is sold subject to a right of way over Enclosures Nos. 32 and 73, reserved to the Owner or Occupier of Lot 55, as mentioned in the particulars of that Lot.



LOT 59.

(Coloured Green on Plan No. 3).

A Very Useful GRASS FARM

Extending to

121a. Or. 38p.

As set forth in the Schedule below, together with

A Stone-built FARM HOUSE and HOMESTEAD

Situate in Brooke, as now in the respective occupations of Mr. Stephen Royce and Mr. David Meadows at a total (apportioned) Rental of £137 10 0 per annum.

The Homestead is pleasantly situate in the Village of Brooke and comprises: A Stone-built Dwelling House having small Garden, and containing Front Entrance, 2 Sitting Rooms, Staircase, 4 Bedrooms, Box Room, Kitchen, Dairy and Pantry; also Outside Wash-house and large Coal Place and Hen House; also the following Stone and Brick-built Farm Buildings, namely: Good Barn, having Brick Floor, and Chaff House adjoining, Cart Horse Stable (for 6), a 2-stall Nag Stable, Cow Shed (for 4 Cows), Cake House and Granary over; Crew Yard, with 3-bay Shelter Hovel and Calf Place adjoining, together with

Stackyard, Orchard. Kitchen Garden and Home Paddock.

SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
128	Farm House	Mr. S. Royce	0	3	35
130	Pasture	"	5	1	13
98	Pasture	"	0	3	26
43	Pasture	"	4	0	30
44	Pasture	"	7	1	20
65	Pasture	"	13	0	36
85	Pasture	"	24	1	15
97	Pasture	"	16	0	0
96	Pasture	"	4	0	36
86	*Pasture	"	29	2	28
62	Pasture	Mr. D. Meadows	4	0	31
63	Pasture	"	4	0	2
64	Pasture	"	6	3	6
A. 121			0	38	

\*Seeded down by Tenant.

Tithe (present value) £18 2s. 2d. Land Tax as assessed.

LOT 60.

(Coloured Brick-red on Plan No. 3).

A Detached Stone-Built Bungalow Cottage,

containing:—Living Room, 2 Bedrooms, Store-room and Pantry; also outside Wash-house and Coal Place, together with

A LARGE PIECE OF GARDEN GROUND

at the rear; also situate on the opposite side of the Village Street

AN ENCLOSURE OF GARDEN GROUND AND ORCHARD,

very conveniently situate in the Village of Brooke, as now in the occupation of Mr. Albert Clarke (as undertenant).

Tithe (present value) 6s. 4d. Land Tax as assessed.



LOT 61. (Coloured Orange on Plan No. 3).

An Enclosure of Allotment Gardens,

being No. 147 on the Ordnance Survey, and containing

2 ROODS AND 4 PERCHES,

situate near to the Village of Brooke, in the Occupations of the Executors of the late Thomas Jones and others.

Tithe (present value) 2s. 4d. Land Tax as assessed.

LOT 62. (Coloured Yellow on Plan No. 3).

WITH VACANT POSSESSION ON THE 6th DAY OF APRIL NEXT.

A MIXED OCCUPATION FARM

Known as "BROOKE LODGE" WEST,

Containing by Ordnance Survey

155a. 2r. 37p.

Together with

FARM HOUSE & HOMESTEAD thereon,

Comprising :—A Brick-built and Slated **Farm House**, containing 2 Living Rooms, 3 Bedrooms, Back Kitchen and Dairy; also the following **Farm Buildings**, namely :—Barn, Waggon Hovel, Implement Shed, Loose Box, Cart-horse Stable, Cow Shed, Root House with Granary over, and Crew Yard with 3 open Shelter Hovels, the whole lying very compactly together in a Ring Fence situate in the Parish of Brooke, as now in the occupation of Messrs. H. Hudson & Sons, at a Rental of **£134 5s. 0d.** per annum.

SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
48	Farm House and Buildings	Messrs. H. Hudson & Son	0	1	13
90	Pasture	"	1	0	2
5	Pasture	"	7	2	20
51	Pasture	"	5	2	34
50	Arable	"	19	1	6
46	Arable	"	7	0	31
47	Pasture	"	1	2	20
49	Pasture	"	15	1	0
6	Pasture	"	9	3	26
7	Pasture	"	8	2	4
13	Pasture	"	10	3	9
12	Pasture	"	9	3	37
14	Arable	"	14	0	8
15	Arable	"	10	3	31
16	Arable	"	10	1	0
59	Pasture	"	9	2	31
53	Pasture	"	8	0	5
45	Pasture	"	5	3	0
A. 155			2	37	

Vacant Possession of the entire Farm will be available to a Purchaser on the 6th day of April, 1926.

Tithe (present value) £11 14s. 11d. Land Tax as assessed.

no sum payable for taxable disturbance



IN BRAUNSTON.

LOT 63. (Coloured Mauve on Plan No. 4).

A Block of Arable & Pasture Land,

containing by Ordnance Survey

43a 1r. 11p.

Situate in the Parish of Braunston, abutting on the Wisp Road, and bounded on the North-East by the River Guash, and more particularly described in the Schedule below, as now in the occupation of the Rutland County Council (or their undertenant, Mr. H. W. Freeman), on lease for 7 years from the 6th April, 1920, at an (apportioned) Rental of £63 0s. 0d. per annum.

SCHEDULE.

No. on Ordnance Map.	Description.	Occupier.	A.	R.	P.
87	Arable	Mr. H. W. Freeman	13	0	7
61	The Ashes (Pasture)	"	14	2	24
58	Pasture	"	15	2	20
A. 43			1	11	

Tithe Free.

Land Tax as assessed.

This Lot is sold subject to a right of way for all purposes, reserved to the owner or occupier of the adjoining Land lying to the North thereof as heretofore enjoyed.

IN LEIGHFIELD.

LOT 64. (Coloured Green on Plan No. 4).

Three Enclosures of Old Pasture Land,

Together containing by Ordnance Survey

19a. 0r. 5p.

Situate in the Parish of Leighfield (bounded on the West by the County Boundary), and abutting on an occupation Lane, as now in the occupation of Mr. James Ward, at a Rental of £22 per annum.

SCHEDULE.

No. on Ordnance Map.	Description.	Tenant.	A.	R.	P.
4	Pasture	Mr. James Ward	12	1	38
5	Pasture	"	2	3	23
6	Pasture	"	3	2	24
A. 19			0	5	

Tithe Free.

Land Tax £1 1s. 0d.

James Ward



# CAINSBOROUGH ESTATES, RUTLAND.

## Plan OF PROPERTY IN IN THE PARISHES OF BRAUNSTON & LEIGHFIELD.

For Sale by Auction  
1925

PLAN N<sup>o</sup> 4





GAINSBOROUGH ESTATES, RUTLAND.

---

PARISH OF MANTON.

---

**TENANCY.**

Lot 65	...	...	...	...	}	ANNUAL TENANCY
						(OCTOBER 11th).

---

**LAND TAX.**

Assessed at 9d. in the £.

---

**TITHE.**

FREE.

---

**AUCTION SALE.**

THURSDAY, OCTOBER 1st, 1925,  
At the SOCIAL HALL, UPPINGHAM,  
at THREE o'clock.



PARISH OF MANTON.

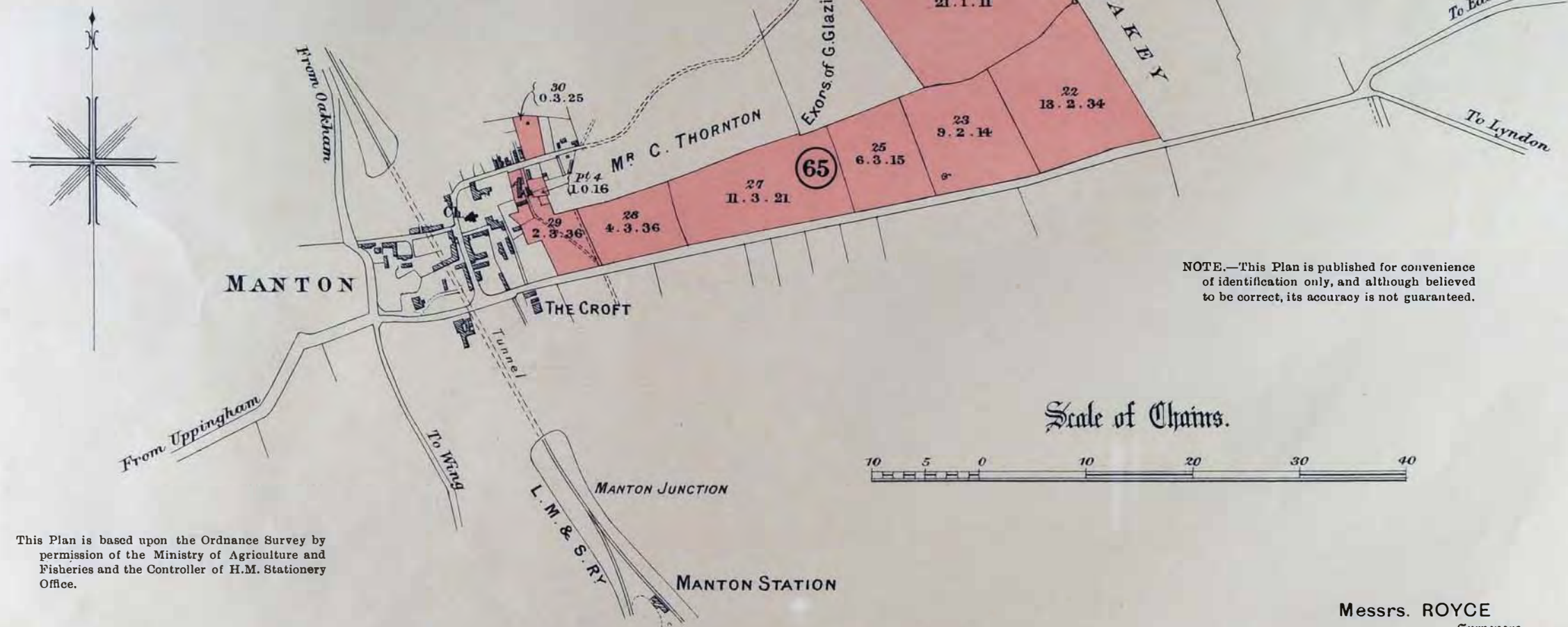
65	A most desirable Tithe Free Holding (principally Old Pasture Land), with substantial old Stone-built Farm House and Farm Buildings thereon	Mr. W. H. Eayrs	...	...	88	0	31
----	--	-----------------	-----	-----	----	---	----



# CAINSBOROUGH ESTATES, RUTLAND.

## Plan OF A FARM AT MANTON.

FOR SALE BY AUCTION  
1925



This Plan is based upon the Ordnance Survey by permission of the Ministry of Agriculture and Fisheries and the Controller of H.M. Stationery Office.



IN MANTON.

LOT 65. (Coloured Pink on Plan No. 5).

A MOST DESIRABLE

Tithe-Free Holding

Consisting

PRINCIPALLY OF OLD PASTURE LAND,

Extending to a total area of

88a. Or. 31p.

as set forth in the Schedule below, together with

A Substantial Old Stone-built FARM HOUSE,

with

GARDENS, ORCHARD and Paddock

thereto belonging, and a Set of

Stone and Brick-built FARM BUILDINGS,

with Stackyard adjoining, the whole most conveniently situate in and near to the Village of Manton, within half-a-mile of Manton Junction Station on the L.M.S. Main Line, abutting on the Road leading to Stamford, and having an extensive Frontage thereto, as now in the occupation of Mr. W. H. Eayrs, at a Rental of £115 per annum.

The Farm House is very pleasantly situate in the Village, and contains:—Front Entrance Hall, Dining Room, Drawing Room, Front Staircase, 5 Bedrooms, Back Staircase, Kitchen, Scullery, Back Entrance, Pantry, Dairy, Cellar and Wash-house.

The Farm Premises adjoin and comprise:—Barn, Waggon Hovel with Granary over, Cow Shed (for 6 Cows), and 2-bay Shelter Hovel, 2 Loose Boxes, Cart House Stable, Trap House and small Granary, Tiled Shelter Hovel, Fowl House, Piggery, etc.

SCHEDULE.

No. on Ordnance Map.	Description	Tenant	A.	R.	P.
(Part) 4	Farm House and Homestead	Mr. W. H. Eayrs	1	0	16
30	Paddock	"		3	25
29	Pasture	"	2	3	36
28	Arable	"	4	3	36
27	Arable	"	11	3	21
25	Arable	"	6	3	15
23	Pasture	"	9	2	14
22	Pasture	"	13	2	34
19	Pasture	"	21	1	11
12	Pasture	"	14	3	23
			A. 88	0	31

A Portion of this Farm (17a. 2r. 9p., being Part Nos. 12 and 19) is Copyhold of the Manor of Manton, the remainder being Freehold. Quit Rent 6/4. Land Tax £3 4s. 1d.



GAINSBOROUGH ESTATES, RUTLAND.

PARISH OF RIDLINGTON.

TENANCIES.

Lots 66 to 69 (inclusive)	...	...	}	ANNUAL TENANCY	✓
Lot 71	...	...		(OCTOBER 11th).	
Lots 79 and 80	...	...			
Lot 70	...	...	}	MONTHLY TENANCY.	
Lots 72 to 75 (inclusive)	...	...			
Lot 76	...	...	}	Held on lease, due to expire	
				on 7th January, 1941.	

LAND TAX.

Assessed at 9½d. in the £.

TITHE.

As stated in the Particulars of each Lot.

AUCTION SALE.

THURSDAY, OCTOBER, 1st, 1925,  
At the SOCIAL HALL, UPPINGHAM,  
At THREE o'clock precisely.

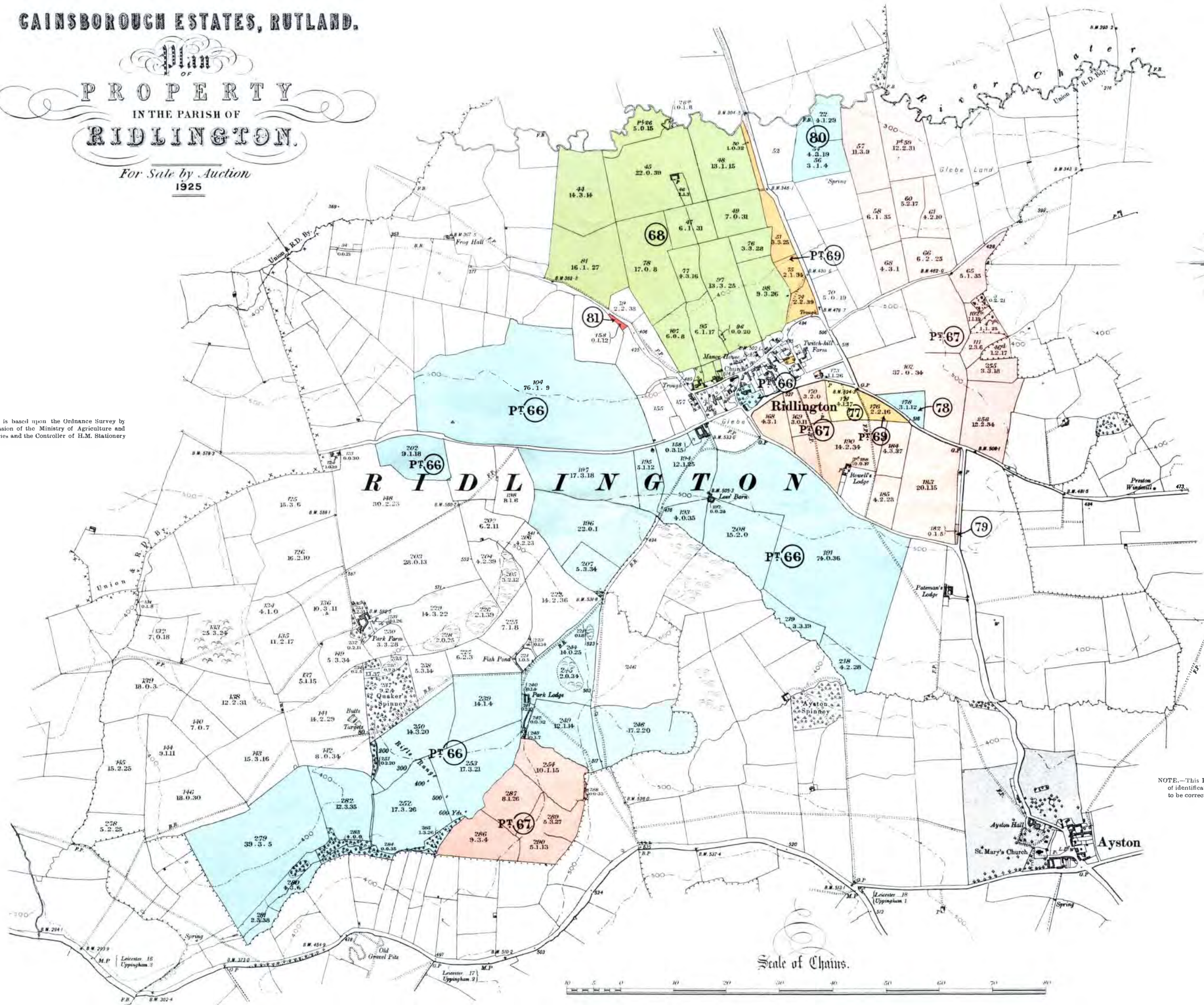


# GAINSBOROUGH ESTATES, RUTLAND.

## Plan OF PROPERTY IN THE PARISH OF RIDLINGTON.

For Sale by Auction  
1925

This Plan is based upon the Ordnance Survey by permission of the Ministry of Agriculture and Fisheries and the Controller of H.M. Stationery Office.



NOTE.—This Plan is published for convenience of identification only, and although believed to be correct, its accuracy is not guaranteed.

Messrs. ROYCE  
Surveyors  
OAKHAM.



PLAN  
OF  
PROPERTY  
IN THE  
PARISH OF RIDDLINGTON.

FOR SALE BY AUCTION  
1925



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Scale of Chains.

Links 100 50 0 1 2 3 4 5 10 15 Chains

Messrs. ROYCE  
Surveyors  
OAKHAM.



## PARISH OF RIDLINGTON.

66	A highly desirable and important Agricultural Holding, with superior Residence, with Grounds, etc. ; also 3 sets of Farm Buildings, 4 Cottages, Woodlands, etc.	Mr. N. W. Wortley	...	...	434	2	10
67	An excellent Mixed Occupation Farm, with Farm House and Homestead, Set of Field Premises, and 2 Cottages	Mr. J. S. Wild & Mr. A. Thorpe			217	1	34
68	A capital Mixed Farm (principally Grass), with Farm House and Homestead, Cottage, and Set of Field Premises	Mr. Amos Thorpe and Mr. Wild			150	3	30
69	A Small Holding with Cottage	Mr. M. Wright	...	...	13	0	23
70	Two Cottages and Gardens	Mr. Alf. Russell and another...					
71	Cottage and Outbuildings	Mr. A. G. R. Lount	...	...			
72	Cottage and Garden	Mrs. Agnes Mason	...	...			
73	Two Cottages and Gardens	Mrs. Emma Preston and one void					
74	Terrace of 4 Cottages, with Gardens and Outbuildings	William Rudkin, Geo. Wright, Charles Gray and Sarah Rudkin					
75	Detached Cottage with Large Garden	Mrs. E. A. Wyman	...	...			
76	Fully Licensed Beer House and Premises, known as "Noel's Arms"	Mr. G. K. F. Ruddle	...	...			
77	Enclosure of Allotment Gardens	Various	...	...	4	1	17
78	Enclosure of Allotment Gardens	Various	...	...	3	1	12
79	Piece of Garden Ground	Mr. T. J. Jackson	...	...		1	5
80	Three Enclosures of Pasture Land	Mr. T. J. Jackson	...	...	12	2	12
81	Enclosure of Garden Ground	Mr. Amos Thorpe	...	...		1	12



**LOT 66.** (Coloured Blue on Plans Nos. 6 and 7).

**A HIGHLY DESIRABLE AND  
IMPORTANT AGRICULTURAL HOLDING**

KNOWN AS

**RIDLINGTON HOUSE FARM,**

Containing by Ordance Survey

**434a. 2r. 10p.**

Together with

**A Superior Farm Residence,**

Standing in its own Grounds, in the Village of Ridlington ; also

**THREE SETS OF FIELD FARM PREMISES,  
AND  
FOUR COTTAGES,**

the whole situate in the Parish of Ridlington, and more particularly described in the Schedule below, as now in the occupation of N. W. Wortley, Esq., at an Annual Rental of **£400** per annum.

**The Residence** is a Stone and Brick-built Structure (with Slated Roof), pleasantly situate in its own tastefully laid out grounds with Tennis Lawn, Gardens and Orchards, and approached by a short Carriage Drive from the Street. The House contains:— Entrance Hall, Drawing Room, Dining Room, Breakfast Room, Front and Back Staircases, 8 Bedrooms, 2 Box Rooms, 3 Attics, Kitchen, Scullery, Larder, Dairy and Pantry ; also Cellar and Wash-house. There is also a Stone-built and Slated Garage, a 3-stall Nag Stable, Harness Room and Garden House. Adjoining the Grounds is

**A DETACHED STONE=BUILT and TILED COTTAGE,**

(in the occupation of Mrs. Thomas Page, on a monthly tenancy),

With Garden and Out-buildings thereto belonging and containing :—Parlour, Living Room, 3 Bedrooms, Dairy and Pantry, and Outside Wash-house.

Also situate in the Village is

**A SEMI=DETACHED STONE=BUILT COTTAGE,**

Having nice Flower Garden thereto and containing Living Room, 2 Bedrooms and Pantry ; also Outside Wash-house, etc., in the occupation of Mr. Hickson (as undertenant). Two Upper Rooms of this Cottage are supported by Premises not belonging to the Vendors. No easement of support, express, or of necessity, is represented by these Particulars to exist.

**The Home Premises** are situate conveniently near to the Residence and comprise :— Barn with Granary over, 2 Calf Houses, Cow Shed (for 5 Cows), Crew Yard with 2 Open Shelter Hovels, Cow Shed, Bullock Hovel (for 10), Pigsty, Cart Horse Stable (for 7), and Gear House, Waggon Hovel, 2 Loose Boxes and Implement Shed.



Lot 66—continued.

Also adjoining is

A STONE and SLATED FOUR-ROOMED COTTAGE

With Dairy, Wash-house and Store Shed.

The Park Lodge Premises which are well placed on the Southern portion of the Farm are Brick-built with Slated Roofs and comprise :—Barn, 3-stall Stable, Chaff House, Granary ; together with Large Crew Yard with Open Shelter Hovels, and adjoining these Premises is

A BRICK and SLATED COTTAGE,

Containing :—2 Living Rooms and 3 Bedrooms, together with Wash-house and Yard.

The Premises known as Lees' Barn comprise :—A small Brick and Tiled Barn, 2 Loose Boxes, Tool House, and 2 Crew Yards with Open Hovel.

SCHEDULE.

No. on Ordnance Map.	Description	Tenant	A.	R.	P.
(Part) 166	Farm House and Buildings and Cottage	Mr. N. W. Wortley	...	1	2 20
158	Farm Buildings and Cottage, &c. ...	"	...	0	3 15
194	Pasture ...	"	...	12	1 25
195	Pasture ...	"	...	5	1 12
104	*(Part) Pasture (Part) Arable ...	"	...	76	1 9
197	Arable ...	"	...	17	3 18
202	Arable ...	"	...	9	1 18
196	Pasture ...	"	...	22	0 1
207	Arable ...	"	...	5	3 34
244	Pasture ...	"	...	14	0 25
245	Pasture ...	"	...	2	0 34
221	Pasture ...	"	...	0	1 8
240	Cottage and Barn ...	"	...	0	1 4
242	Pond ...	"	...	0	0 32
243	Spinney ...	"	...	0	1 7
249	Pasture ...	"	...	12	1 14
248	Pasture ...	"	...	17	2 20
239	Pasture ...	"	...	14	1 4
250	Pasture ...	"	...	14	3 20
253	*Pasture ...	"	...	17	3 21
252	*Pasture ...	"	...	17	3 26
284	Waste ...	"	...	0	0 35
282	Pasture ...	"	...	12	3 35
279	Pasture ...	"	...	39	3 5
280	Pasture ...	"	...	4	3 6
281	Pasture ...	"	...	2	3 38
193	Pasture ...	"	...	4	0 35
191	*(Part) Arable and (Part) Pasture	"	...	74	0 36
208	Pasture ...	"	...	15	2 0
219	Pasture ...	"	...	3	3 19
218	Pasture ...	"	...	4	2 28
241	Pasture ...	"	...	0	2 10
192	Lee's Barn Building ...	"	...	0	0 24
(Part) 166	Cottage and Garden (Hickson) ...	"	...	0	0 6
251	Spinney ...	In hand	...		2 20
285	Spinney ...	"	...	1	3 26
283	Spinney ...	"	...	4	0 0
			A. 434	2	10

Tithe (present Value) £88 18s. 5d. Land Tax as assessed.

Annual Fee Farm Rent of £23 6s. 8d., payable to the Trustees of Lord Northbourne (less Land Tax), and an acquittance of 2s. 8d.

This Lot is sold subject to a right of way for all purposes as at present enjoyed reserved to the Owner and Occupier of Lot 67, as mentioned in the Particulars of that Lot ; and also subject to a similar right of way reserved to the Owner or Occupier of Enclosure No. 246.

This Lot is sold with the right to take water from the Fishpond (No. 224 on Ordnance Map) situate on Park Farm, as at present enjoyed.

\* The Fields marked with an asterisk have been seeded down by the Tenant, who also claims to be entitled to compensation in respect of the seeding of certain other Fields.

£4000  
500  
800  
£5000  
£5350  
400  
600  
£5700  
800  
£5900  
£6000

agreement between vendors + vic  
right to shop over  
54  
Mr Wortley



**LOT 67.** (Coloured Pink on Plans Nos. 6 and 7).

AN EXCELLENT AND HIGHLY PRODUCTIVE

# MIXED OCCUPATION FARM

extending to a total area of

**217a. 1r. 34p.**

together with

**A Comfortable Farm House and Homestead,**

having Flower and Kitchen Gardens, Orchard and Stackyard, and a

**SET OF FIELD FARM PREMISES,**

consisting of Barn, Stable and Crew Yard with Shelter Hovel, also

**TWO Stone-built COTTAGES with Gardens and Outbuildings,**

situate in the Parishes of Ridlington and Preston, as now in the occupation of Mr. J. S. Wild (and others), and more particularly described in the Schedule below, and producing a total (apportioned) Rental of **£297 10 0** per annum.

**The Farm House** is pleasantly situate in the Village of Ridlington, and contains:—Front Entrance, Dining Room, Drawing Room, Staircase, 3 Bedrooms, Front Kitchen, Back Kitchen, Dairy and Cellar.

**The Farm Premises**, which adjoin, comprise:—Brick and Slated Barn, Bull Box, Stone-built and Slated Cart Horse Stable with Granary over, Cow Shed (for 6 Cows), Calf Sheds and loose Box adjoining, Crew Yard with two 3-bay Shelter Hovels, Iron and Wood built Waggon Hovel.



Lot 67—continued.

SCHEDULE.

No. on Ordnance Map.	Description	Tenant	A.	R.	P.
(Part) 166	Farm House, Buildings, Stackyard and Gardens	Mr. J. S. Wild	...	1	1 36
(Part) 166	Cottage (Langley) ...	"	...	0	0 7
(Part) 991	Garden " ...	"	...	0	0 23
(Part) 1661	Cottage and Garden (Smith) ...	"	...	0	0 15
183	Arable ...	"	...	20	1 15
184	Pasture ...	"	...	4	3 37
185	Arable ...	"	...	4	2 23
190	Arable ...	"	...	14	2 34
168	Pasture ...	"	...	4	3 1
46a	Pasture (Parish of Preston) ...	"	...	1	2 17
4	Pasture (Parish of Preston) ...	"	...	1	1 25
111	Pasture ...	"	...	2	3 6
102	Arable ...	"	...	37	0 34
102a	Arable ...	"	...	1	1 19
65	Pasture ...	"	...	5	1 35
68	Pasture ...	"	...	4	3 1
58	Pasture ...	"	...	6	1 35
57	Pasture ...	"	...	11	3 9
66	Pasture ...	"	...	6	2 25
60	Pasture ...	"	...	5	2 17
61	Pasture ...	"	...	4	2 10
(Part) 59	Pasture ...	"	...	12	2 31
254	Pasture ...	"	...	10	1 15
289	Pasture ...	"	...	5	3 27
290	Pasture ...	"	...	5	1 13
287	Pasture ...	"	...	8	1 26
286	Pasture ...	"	...	9	3 4
170	Pasture ...	"	...	3	2 0
(Part) 188	Yard ...	"	...	0	0 17
169	Pasture ...	"	...	3	0 11
255	Pasture ...	Mr. A. Thorpe	...	3	3 18
256	Arable ...	"	...	12	2 34
288	Spinney ...	In hand	...	0	0 33
3	Spinney (in Preston) ...	"	...		2 21
			<b>A. 217</b>	<b>1</b>	<b>34</b>

Tithe (present value) £60 8s. 4d. Land Tax as assessed.

This Lot is sold with the benefit of a right of way for all purposes, as at present enjoyed over Lot 66, for the purpose of gaining access to the 4 fields forming part of this Lot and lying to the South of Lot 66.



LOT 68. (Coloured Green on Plans Nos. 6 and 7).

A CAPITAL MIXED FARM

(PRINCIPALLY PASTURE),

Containing by Ordnance Survey

150a. 3r. 30p.

As set forth in the Schedule below, with

Stone-built Farm House, Homestead & Cottage

adjoining and

A Set of Brick and Tiled FIELD FARM PREMISES with COTTAGE,

the whole adjoining and lying very compactly together at Ridlington, as now in the occupation of Mr. Amos Thorpe and Mr. J. S. Wild, at a total (apportioned) Rental of £198 10s. 0d. per annum.

The Farm House is pleasantly situate in the Village of Ridlington, with Front Flower Garden, Kitchen Garden, Orchard and Paddock at the rear, and contains:—Parlour, Sitting Room, Staircase and Landing, 5 Bedrooms, Kitchen, Back Kitchen, Pantry and Cellar; also Outside Coal Place, Store Shed and Closet.

The Home Premises are principally Stone and Brick-built and Tiled, and comprise:—Cart Horse Stable, Cow Shedding (for 6 Cows), Trap House Range of Calf Houses with Crew Yard, Piggeries, small Barn and a Lean-to Cart Shed with iron roof, and Stackyard adjoining; also a Stone and Slated Cottage (in the occupation of Mr. Manton, as undertenant), containing Front Entrance, Sitting Room, Living Room, 2 Bedrooms, Attic, and 2 Pantries, together with good Kitchen Garden and Outbuildings thereto belonging; also a Stone and Slated Cow Shed, with Yard abutting on the Village Street.

The Field Premises are conveniently situate adjoining the Arable portion of the Farm, and comprise:—Good Barn with Granary, Stable and Chaff House, a 3-roomed Cottage, and 2 Crew Yards, having Brick and Tiled Shelter Hovels and Loose Box.

SCHEDULE.

No. on Ordnance. Map.	Description.	Tenant.	A.	R.	P.
(Part) 166	Farm House and Homestead	Mr. A. Thorpe	0	1	12
160	Orchard	"	0	1	20
161	Pasture	"	0	3	1
107	Pasture	"	6	0	8
95	Pasture	"	6	1	17
96	Pasture	"	0	0	20
77	Pasture	"	4	3	16
78	Pasture	"	17	0	8
81	Pasture	"	16	1	27
47	Pasture	"	6	1	31
49	Pasture	"	7	0	31
44	Pasture	"	14	3	14
45	Arable	"	22	0	39
46	Buildings Yard and Paddock	"	1	1	3
48	Pasture	"	13	1	15
(Part) 26	Pasture	"	5	0	15
26a	Pasture	"	0	1	8
97	Pasture	"	13	3	25
(Part) 166	Cottage, Garden, Yard and Buildings	"	0	0	26
98	Pasture	Mr. J. S. Wild	9	3	26
76	Pasture	"	3	3	28
			A. 150	3	30

Tithe (present value) £47 5s. 6½d. Land Tax as assessed.



LOT 69. (Coloured Brown on Plan No. 6).

A Small COTTAGE HOLDING

extending to a total area of

13a. Or. 23p.

comprising:—

A Detached Stone-built and Slated 4-roomed COTTAGE,  
with Stone-built Barn, having Iron Roof, and a Brick and Tiled Cow Shed adjoining, and  
A SMALL HOME Paddock,  
pleasantly situate in the Village of Ridlington,  
FOUR SMALL ENCLOSURES OF PASTURE LAND,  
abutting on the Road leading to Brooke, and

A SMALL CLOSE OF ARABLE LAND,  
abutting on the Road leading to Preston, the whole being situate in Ridlington,  
as now in the occupation of Mr. Matthew Wright, at an annual Rental of £22 15s.

SCHEDULE.

No. on Ordnance Map.	Description	Tenant	A.	R.	P.
(Part) 166	Farm House	Mr. M. Wright	0	0	37
176	Arable	"	2	2	16
50	Pasture	"	1	0	32
51	Pasture	"	3	3	25
75	Pasture	"	2	1	34
74	Pasture	"	2	2	39
			A. 13	0	23

Tithe (present value) £4 8s. 5d. Land Tax as assessed.

This Lot is sold subject to the right, reserved to the Owner or Occupier of Lot 75, to take water from the Well on this Lot.

£410 W. M. Wright Sold  
the tenant

LOT 70. (Coloured Blue on Plan No. 7).

TWO Stone-built COTTAGES,

with Gardens and Outbuildings thereto belonging, pleasantly situate on the outskirts  
of the Village of Ridlington, with good Frontage to the Main Street, as now in the  
respective occupations of Mr. Alfred Russell and Miss Catherine Page (now deceased).

Tithe (present value) empty - Land Tax as assessed.

The Purchaser of this Lot shall erect and maintain the Fence between this Lot and Enclosure No. 173 on Plan.

Baldwin Sold



Rent by £4 a year

LOT 71. (Coloured Yellow on Plan No. 7).

## A STONE-BUILT COTTAGE

Containing:—2 Living Rooms, 2 Bedrooms and Dairy, together with Outside Coal Place, Hovel and Yard, situate in the Village of Ridlington, in the occupation of Mr. A. G. R. Lount.

Tithe (present value) 1s. 11d. Land Tax as assessed.

John Rudkin  
Leamington

Sold

LOT 72. (Coloured Brown on Plan No. 7).

## A STONE-BUILT COTTAGE

With small Piece of Garden at the rear, and containing:—2 Living Rooms, 2 Bedrooms, also Outside Coal Place, and Hovel; situate in the Village of Ridlington, as now in the occupation of Mrs. Agnes Mason.

Tithe (present value) 1s. 11d. Land Tax as assessed.

with drawn

LOT 73. Coloured Brick-Red on Plan No. 7.

## TWO STONE-BUILT COTTAGES

Together with

### LARGE GARDENS

and Outbuildings thereto belonging, situate in the Village of Ridlington (near to the Church), one being in the occupation of Mrs. Emma Preston, and the other being void.

Tithe (nominal, if any) Land Tax as assessed.

with drawn

LOT 74. (Coloured Yellow on Plan No. 7).

## A Well-built TERRACE OF 4 Stone-built and Slated COTTAGES

Each containing:—Living Room, 3 Bedrooms, Kitchen and Pantry, together with the Range of Outbuildings and Garden thereto belonging, pleasantly situate in the Village of Ridlington, as now in the respective occupations of William Rudkin, George Wright, Charles Gray, and Sarah Rudkin.

Tithe (present value) 1s. 7½d. Land Tax as assessed.

John Rudkin

Sold

£50  
35  
£62.10  
£740

£50  
60  
£69.10

£65  
70  
£80  
£85  
£90  
£95

£300  
10  
20  
40  
50  
60  
70  
80

£400  
20  
30  
40  
50  
£430  
£460  
£470

£450  
£490  
£500



**LOT 75.** (Coloured Brick Red on Plan No. 7).

## A Detached Stone-built and Tiled COTTAGE,

Containing :—2 Living Rooms, 3 Bedrooms, Pantry and Wash-house, together with a

### LARGE PIECE OF GARDEN GROUND

with Hovel thereon, pleasantly situate in the Village of Ridlington, as now in the occupation of Mrs. Eliza Ann Wyman.

*Tithe (nominal, if any).*

*Land Tax as assessed.*

**LOT 76.** (Coloured Mauve on Plan No. 7).

## A FULLY-LICENSED BEER HOUSE,

### Known as the "NOEL'S ARMS" INN,

Built of Stone with Slated Roof and containing :—Bar Sitting Room, Tap Room, 3 Bedrooms and Cellar; also Outside Wash-house, together with

### A Blacksmith's Shop, Stable, 3-bay Shelter Hovel and Workshop,

with Yard adjoining, well situate in the Centre of the Village of Ridlington, as now in the occupation of Mr. G. K. F. Ruddle, under a Lease expiring in 1941, at a Rental of **£30** per annum; the Yard and Shelter Hovel being in the occupation of Mr. J. S. Wild, on an Annual Michaelmas Tenancy at an (apportioned) Rental of **£2 10s. Od.** per annum, and the Workshop, in the occupation of Mr. J. Jones, at a Rental of 10/- per annum.

*Tithe (nominal, if any).*

*Land Tax as assessed.*

**LOT 77.** (Coloured Yellow on Plan No. 6).

## An Enclosure of ALLOTMENT GARDENS.

Being No. 174 on the Ordnance Survey and containing

**4a. 1r. 17p.**

Situate on the Outskirts of the Village of Ridlington, abutting on the Road leading to Preston, and producing a total Gross Rental of **£11** per annum.

*Tithe (present value) £2 os. 5d.*

*Land Tax as assessed.*



**LOT 78.** (Coloured Blue on Plan No. 6).

## An Enclosure of ALLOTMENT GARDENS,

being No. 178 on the Ordnance Survey, and containing

**3a. 1r. 12p.**

situate on the outskirts of the Village of Ridlington, abutting on the Road leading to Preston and producing a total Gross Rental of **£8 Os. 0d.** per annum.

*Tithe (present value) £1 10s. 7d.*

*Land Tax as assessed.*

*£120* *Sir Albert Ball* *Sold*

**LOT 79.** (Coloured Purple on Plan No. 6).

## A Piece of GARDEN GROUND,

being No. 182 on the Ordnance Survey, and containing **One Rood and Five Perches**, situate abutting on the Road leading to Ayston, in the occupation of Mr. T. J. Jackson, at an (apportioned) Rental of **Nine Shillings** per annum.

*Land Tax as assessed.*

*Readham Rowel* *Sold*

**LOT 80.** (Coloured Blue on Plan No. 6).

## TWO CLOSES OF PASTURE LAND,

being Nos. 22, 54 and 56 on the Ordnance Survey and together containing

**12a. 2r. 12p.**

Situate in the Parish of Ridlington near to the Road leading to Brooke, and bounded on the North by the River Chater, as now in the occupation of Mr. T. J. Jackson at an (apportioned) Rental of **£20** per annum.

*Tithe (present value) £2 18s. 11d.*

*Land Tax as assessed.*

*This Lot is sold with a benefit a right of way from the Brooke Road over Enclosure No. 52, as at present enjoyed.*

*Mr Grocock* *Sold*

**LOT 81.** (Coloured Brick-red on Plan No. 6).

## An Enclosure of GARDEN GROUND,

being No. 80 on the Ordnance Survey and containing **one rood and twelve perches**, situate in Ridlington, abutting on the Green Lane, as now in the occupation of Mr. Amos Thorpe.

*Land Tax as assessed.*

*Withthorpe* *Sold*



GAINSBOROUGH ESTATES,  
RUTLAND.

THE FOLLOWING  
DESIRABLE FARMS

WILL BE OFFERED FOR  
SALE BY AUCTION,

ALL WITH VACANT POSSESSION

IN THE EARLY SPRING OF 1926

*(Unless previously disposed of privately),*

NAMELY :—

**IN THE PARISH OF OAKHAM.**

Acres.

“FLITTERIS PARK FARM,” With Good Farm House and Homestead **223**

---

**IN THE PARISHES OF UPPINGHAM AND BEAUMONT CHASE.**

“BEAUMONT CHASE LODGE,” with Residence, Farmstead and Cottage **329**

“WOOD’S LODGE FARM,” with Set of Farm Buildings thereon **142**

“BLOCK OF PASTURE LAND” adjoining ... .. **48**

---

**IN THE PARISH OF RIDLINGTON.**

“RIDLINGTON PARK FARM,” with Farm House, Homestead, Cottages  
and Woodlands ... .. **390**

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*For further particulars of the above Farms apply to the Auctioneers.*



## Conditions of Sale.

1. The highest bidder for each lot shall be the Purchaser and if any dispute arises as to any bidding the lot shall be put up again at the last undisputed bidding. There will be a reserve price for each lot and the Vendors or their Agent shall be at liberty to bid. The amount of the advance of each bidding shall be regulated by the Auctioneers and no bidding shall be retracted.

2. Each Purchaser shall immediately after the sale pay to Messrs. Knowles & Son of Luton in the County of Bedford aforesaid the Vendors' Solicitors a deposit of £10 per cent. on his purchase money and sign an Agreement in the form subjoined.

3. The property now offered for sale is part of a large estate in the County of Rutland which the Vendors recently contracted to purchase from Lord Gainsborough's Trustees. The title to the said estate is necessarily voluminous and has been or will be fully investigated by Counsel on behalf of the Vendors. The Purchaser shall be entitled to a copy of Counsel's Certificate of the result of such investigation and in the case of any Purchaser whose Purchase Money does not exceed £1,000 the Purchaser shall be entitled, in addition to such Certificate, only to an Abstract of Title commencing with an Indenture of Conveyance dated ~~the 28th day of October 1920~~ being a Conveyance (*inter alia*) of the hereditaments and premises contained in the Particulars of Sale to Lady Gainsborough and Viscount Campden (being Lord Gainsborough's Trustees) which shall be assumed by the Purchaser to constitute together with the said Certificate a good root of title notwithstanding that the property sold is not identified therein and to have vested the property agreed to be sold to the Purchaser in the said Lady Gainsborough and Viscount Campden upon trust for sale as therein mentioned and (if the Conveyance from Lord Gainsborough's Trustees to the Vendors shall have been executed prior to the completion of the present purchase) to an Abstract of the Conveyance by Lord Gainsborough's Trustees to the Vendors and the Purchaser shall not be entitled to call for any further or investigate or make any objection or requisition respecting any further title of Lord Gainsborough's Trustees than is disclosed by the said Indenture dated the 28th day of October 1920 unless his purchase money shall exceed £1,000 and then only if he shall within ten days after the date of the signing of the Agreement subjoined hereto by notice in writing delivered to the Vendors or their Solicitors require such title to be abstracted in which case the same shall be abstracted at the Purchaser's expense and he shall be bound by all the stipulations relating to such title which were made by Lord Gainsborough's Trustees when they sold to the Vendors (a copy of which stipulations will in that case be supplied to the Purchaser).

4. The property sold shall be deemed to have been effectually released from all charges and encumbrances mentioned in the said Indenture dated the 28th day of October 1920 or otherwise except the mortgage to secure £180,000 therein mentioned, the yearly rent charge of £200 therein mentioned and a certain portion of £5,000 under a settlement dated the 31st day of January 1880. The Mortgagees will join in the Conveyance to the Purchaser to release the property sold from the said mortgage debt and the Purchaser shall require no abstract or proof of the title of the Mortgagees to the said mortgage debt. In respect of the other said rent charge and portion of £200 and £5,000 respectively hereinbefore mentioned and all other (if any) charges in favour of members of Lord Gainsborough's family which affect the said Estate or parts thereof and are still subsisting the Vendors are entitled to a certain indemnity contained in an Indenture a draft of which may be inspected at the office of the Vendors' Solicitors. The Purchaser shall be entitled to the benefit of such indemnity as far as it relates to the property purchased by him and shall be satisfied therewith and shall not make any objection or requisition with regard to such family charges or any of them or require any abstract of the said mortgage or of the said Indenture dated the 31st day of January 1880.

5. The Purchasers shall on the termination of the existing tenancies of the respective lots pay the outgoing tenants for usual fixtures crops seeds and acts of husbandry less any amount there may be for dilapidations and also settle and pay the outgoing tenants all claims for compensation under the Agricultural Holdings (England) Acts and pay the outgoing tenants all claims for improvements or otherwise in connection with their Holdings.

6. The Purchaser shall send such requisitions and objections (if any) as he may be entitled to make and shall desire to make in respect of the title and all matters appearing on the abstract or this Agreement to the office at Castle Street Luton aforesaid of Messrs. Knowles & Son the Vendors' Solicitors within 14 days after the day of the delivery of the abstract and in default of or subject only to any such requisitions and objections so made the Purchaser shall be taken to have accepted the title. All further requisitions or objections arising out of any reply by the Vendors to any of the Purchaser's requisitions shall be delivered within seven days after the day of the delivery of such reply. For the purpose of the stipulations made in this clause time shall be of the essence of the contract and the abstract shall be deemed to be perfect (though otherwise defective) if it supply the information suggesting any requisition or objection.

7. If the Purchaser shall insist on any requisition or objection as to the title evidence of title conveyance possession receipt of rents or any other matter appearing on the abstract or this Agreement or in any way connected with the sale which the Vendors shall be unable or unwilling to remove or comply with the Vendors shall be at liberty notwithstanding any negotiation or litigation in respect of such requisition or objection to give to the Purchaser or his solicitor notice in writing of their intention to rescind the contract for sale unless such requisition or objection shall be withdrawn and if such notice shall be given and the requisition or objection shall not be withdrawn within seven days after the day on which the notice was sent the contract shall without further notice be rescinded. The Purchaser shall thereupon return to the Vendors all abstracts and other papers which shall have been delivered to him and upon such return the Vendors shall repay to the Purchaser the amount of his deposit but without any interest costs of investigating the title or other compensation or payment whatever.



8. The property is believed and shall be taken to be correctly described in the Particulars of Sale as to quantity and otherwise and is sold subject to all chief and other rents all incidents of tenure and all easements and public rights (if any) affecting the same and to all other liabilities (if any) attached thereto or incumbent on the owner thereof and to all tenancies and occupations whether mentioned in the Particulars of Sale or not and to all rights and claims of tenants or occupiers. If any error mis-statement or omission shall be discovered in the description contained in the Particulars of Sale the same shall not annul the sale nor shall any compensation be allowed or claimed on either side in respect thereof and if any stipulations or remarks contained in or prefixed or subjoined to the Particulars of Sale are inconsistent with these conditions these conditions shall prevail except as to shooting rents.

9. The purchase shall be completed on the 12th day of November One thousand nine hundred and twenty-five on which day the Purchaser shall pay the remainder of his purchase money at such place as the Vendors shall appoint to the Vendors or as they shall in writing or otherwise duly authorise. Upon such payment the Vendors and all other necessary parties (if any) will execute a proper assurance to the Purchaser of the property purchased. Unless the said property shall in the meantime have been conveyed by Lord Gainsborough's trustees to the Vendors the said assurance to the Purchaser shall be in the form of a draft settled by the Vendors' counsel and approved by Lord Gainsborough's trustees. But if the said property shall have been conveyed to the Vendors as aforesaid then the assurance to the Purchaser and every other assurance and act (if any) which the Purchaser shall be entitled to require and shall require for getting in surrendering or releasing any outstanding estate right title or interest or for completing or perfecting the Vendors' title or for any other purpose shall be prepared made and done by and at the expense of the Purchaser and the draft of every such assurance shall be left at the office aforesaid for perusal and approval on behalf of the Vendors not less than 21 days before the day hereby fixed for completion and the engrossment thereof shall be left at the same office for execution by the Vendors not later than ten days before the day hereby fixed for completion.

10. The rents will be received or possession retained and the outgoings discharged by the Vendors or their predecessors in title up to the day before the date hereby fixed for completion. As from that day the outgoings (including where the property is in hand any rates made before but not demanded till after that day) shall be discharged and the rents received by the Purchaser. The rents and outgoings shall if necessary be apportioned for the purpose of this clause and the Purchaser shall pay to the Vendors or as they shall direct at the time of completion in addition to the purchase money the apportioned part (if any) which shall not belong to the Purchaser under this clause of the current rents accrued but not become payable in respect of the property sold less the proportion of current outgoings which is not to be borne by the Purchaser and shall thereupon become entitled to receive and recover the whole of such current rents from the tenant or tenants of the property. If from any cause whatever (other than the wilful default of the Vendors) the purchase shall not be completed on the day hereby fixed for completion the Purchaser shall pay interest on the remainder of his purchase money at the rate of 6 per centum per annum from that day until the purchase shall be completed but the Vendors shall have the option of taking the rents and profits (less outgoings) of the property up to the date of actual completion of the purchase instead of such interest as aforesaid and the Purchaser shall not be entitled to any compensation for the Vendors' delay or otherwise. The Purchaser shall not in any case be entitled to enter into actual possession or receipt of rents until the actual completion of the purchase or to receive any rent other than such (if any) as is actually paid by a tenant.

11. All apportionments made or to be made for the purposes of these conditions or the particulars shall be made by the Vendors' Auctioneers whose decision shall be final.

12. If the Purchaser shall fail to comply with the above stipulations the deposit shall be absolutely forfeited to the Vendors who may thereupon resell the property at such time in such manner and subject to such conditions as they shall think advisable and any deficiency in price which may happen on and all expenses which may attend such resale shall immediately afterwards be paid by the present Purchaser to the Vendors and in case of non-payment shall be recoverable by the Vendors as liquidated damages.



# Agreement.

AN AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_ 1925,  
between Albert Wilkinson, of The Chase, Stopsley, Luton, in the County of Bedford, and  
Hugh Cumberland, of Castle Street, Luton, aforesaid, the Vendors of the one part, and

*the Purchaser of the other part.*

WHEREBY IT IS WITNESSED *that the Purchaser has bought the Property described as Lot                      in the Particulars of Sale annexed to the foregoing Conditions, and that the Vendors and Purchaser agree to complete the Sale and Purchase according to the said Conditions.*

AS WITNESS *the hands of the said parties.*

6d.  
Adhesive  
Stamp

<i>Purchase Money</i>	....	£	:	:
<i>Less Deposit Paid</i>	....	£	:	:
<i>Balance Payable</i>	....	£	:	:

RECEIVED *from the above-named Purchaser* the sum of  
being the amount } £ : :  
of the deposit above mentioned.



Mary Ann  
Summers  
the wife of  
George Summers

Lots 8 & 380  
18 £7

Lot 33 Philip  
Harris

£60

same  
Lot 26 Mrs Harris

Lot 32 Mr Slacey

John Westbrook  
Lot-15 & 24

K. Rindler  
Lot-17

W. Jackson  
Lot-19

£200

John Westbrook  
Lot-24  
13

John Munday  
Lot 42  
43

John Small  
Tots Shuttleswood  
Lot 27 ✓

Mr Mearle  
£11 Qy Lot 25

Lot-10 W. Williamson  
£1800

Broke F. R. Rix Lot 59 for £850  
= Parish of Leighton  
Bucks

James Ward for his  
2 sons  
for 64 George & Edward

Ridlington  
of Pudding  
Pudding Tots 71 + 74  
75

Langham J. R. Clarke - Preston  
Lot 31 £65

L. W. Wimper Langham  
Lot 41 £100