Particulars and Conditions of Sale

of the

LANGHAM BREWERY,

neat

OAKHAM, RUTLAND,

with

VERY ATTRACTIVE RESIDENCE AND GROUNDS,

and

22 HOTELS, PUBLIC AND BEERHOUSES.

also

The Goodwill of the old-established Trade.

Messrs. STONE, WILLCOX & DAVIS.

 Solicitors.

LEICESTER.

Telephone No. 326.

Messrs. THOMAS, PEYER & MILES.

Brewery Auctioneers & Valuers,

3, Adelaide Place,

LONDON BRIDGE, E.C.

Telephone No. 2770 CENTRAL.
By Order of the Executors of the late Mr. H. H. Parry.

OAKHAM, RUTLAND.

Particulars and Conditions of Sale
OF THE
Flourishing and Old-established
FREEHOLD TRADING CONCERN
KNOWN AS

THE LANGHAM BREWERY

SITUATE WITHIN 2 MILES OF THE
COUNTY AND MARKET TOWN OF OAKHAM,
TOGETHER WITH
Excellent 7-Quarter Plant;
THE VERY ATTRACTIVE
Modern Residence & Grounds Adjoining,
AND
22 HOTELS, PUBLIC AND BEER HOUSES,
The whole, with slight exception, being of
Freehold Tenure.

The SALES EXCEED £11,500 per annum,
AND
Half the Purchase Money may remain on Mortgage if desired.

TO BE SOLD BY AUCTION,
In ONE LOT, by

MESSRS.
THOMAS, PEYER & MILES

AT THE MART, TOKENHOUSE YARD, LONDON, E.C.

On WEDNESDAY, 5th APRIL, 1911,
At TWO o’clock precisely.

Particulars and Conditions of Sale may be obtained of

MESSRS. STONE, WILLCOX & DAVIS, Solicitors, Leicester;
and of

MESSRS. THOMAS, PEYER & MILES,
Brewery Auctioneers and Valuers,
2, Adelaide Place, London Bridge, E.C.
REMARKS.

THE LANGHAM BREWERY is situate in the Village of Langham, about two miles from the Market and County Town of Oakham, which is served by the Midland Railway and within 94 miles of London, 26 of Leicester and Peterborough, 11 from Melton Mowbray and 30 from Nottingham. The district is a favourite Hunting Centre, the Quorn, Cottesmore, Duke of Rutland's and other famous packs being within easy reach, and Uppingham with its well-known Public School only a few miles distant.

THE BUSINESS was owned and successfully carried on for many years by the late Mr. H. H. Porrey, but having no sons to succeed him, the Executors are compelled to sell and the Reserve will be fixed well within the very moderate valuation of the Auctioneers, while half the purchase money may, if desired, remain on Mortgage for a term of years at 4 per cent. per annum.

THE SALES for the Twelve Months ended 31st December, 1910, were as follows, but the Wine and Spirit Trade is of comparatively recent addition—

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beer</td>
<td>£9,706 5 0</td>
</tr>
<tr>
<td>Wines and Spirits</td>
<td>1,781 17 8</td>
</tr>
<tr>
<td>Yeast, Grains and Sundries</td>
<td>154 9 9</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£11,642 12 5</strong></td>
</tr>
</tbody>
</table>

THE BREWING AND BOTTLING PLANT enumerated in the body of the particulars is sold with the premises, but the Purchaser will be required to take by customary valuation as on the day of completion, the whole of the Stock in Trade comprising Wines, Spirits, Beer, Malt, Hops and other consumables, the Casks, Hogs, wagen Wagon, Drays, Fittings and fixtures appertaining to the business, as well also the Book Debts, Rents and Loans (if any).

THE WATER SUPPLY is obtained from a deep dug well upon the premises and from a Spring a short distance away. The last mentioned supply is held for a term of twenty years from 29th September, 1906, at £25 per annum, and £5 for use of reservoir, but it contains the right of Renewal for a further term of 21 years on the same terms.

THE HANDSOME RESIDENCE adjoining the Brewery was only erected in 1906, and surrounded by spacious well kept Lawns, Kitchen and Flower Gardens, constitutes an unusually attractive feature.
Particulars.

The Langham Brewery

Posesses an area of about 1,250 square yards, having a width of 85 feet and depth of 150 feet or thereabouts.

The Premises are enclosed on all sides by

Substantial Red Brick and Slated Buildings and Walls

and are approached from the Road, through Gates admitting to

A SPACIOUS STONE-PAVED FRONT YARD,

partly covered with TOUGHENED GLASS ROOF on iron framing and supports.

The Lofty Brewhouse

is erected on the Tower principle and has an enclosed BULKHEAD over the Yard with doors opening thereupon to serve the separate Floors.

The COPPER HOUSE, COOLING, FERMENTING and RACKING ROOMS communicate, but constitute separate wings.

A LONG BUILDING of like construction flanks the Yard on the West and contains spacious

MALT, HOP & GENERAL STORES

above, and CASK & BOTTLE WASHING BAYS open to the Yard below.

A RETURN BUILDING abuts upon and skirts the Roadway on the North and contains EXCELLENT WINE AND SPIRIT STORES AND CLERKS' OFFICES below and PRIVATE OFFICES above.

Near the Entrance Gates on the Eastern side of the Yard is a COOPERS' SHOP,

MEN'S CONVENIENCES, and deep double bay CART LODGE adjoined.

There is a FINE RANGE OF STORE AND BOTTLING CELLARS under the whole of the Buildings and part of the Yard, and there are Hand and Steam Hoists therefrom to ground level and LOADING-OUT PLATFORM
A long stretch of PRIVATE ROADWAY in rear of the Brewery leads to the

EXCELLENT STABLING (forming the Southern Boundary),

the accommodation comprising

2 Loose Boxes and 3 Stone-paved Stalls, large Lock-up Coach House, Flagged Saddle Room, a 2-Stall Nag Stable with Loft over.

__________________________________________________________

A LARGE PIECE OF
WALLED KITCHEN GARDEN

occupies the space between rear of Brewery and Stabling Premises, and is well planted with Fruit Trees and highly productive, and is let with the Residence.

__________________________________________________________

THE COSTLY

FIXED BREWING AND BOTTLING

PLANTS

Included in the Sale comprise:—

all the Hot and Cold Liquor Tanks, Reservoirs, Steam and Other Pumps, Set of Malt Rolls with Hopper; Grist Case and "Jacob's" Ladder; Oat Mill; New 7-Qu. Iron Mash Tun, Cased and Lagged, with Steel's Mashing Machine, Ball bearing Sparger and 6 i. Grain Shoot; Open Brewing Copper, gauge about 40 Barrels, with Furnace and Brick Setting; Iron S. D. V., with Copper Coil; Cedar Hop Back, with Copper False Bottom; Set of 3-throw 6 m. Wort Pumps; Cedar Cooler; Morton's Horizontal Refrigerator; 5 Fermenting and Dropping Vats, gauging together about 260 Barrels, together with the Attemporators and Parachute as fitted; Cedar Racking Vessel, gauge about 40 Barrels; 6-H.P. Horizontal Steam Engine and 12-H.P. Cornish Boiler as set, with Flues and Chimney Shaft, all the Steam and Hand Hoisting Apparatuses; Steam Turbine and Bottle Washing Machinery, Also all Hot and Cold Liquor; Steam, Wort Waste and Gas Pipes and Fittings;

Stages, Bearers and Ladders; Brickwork and Patings throughout the Premises,

and in addition the tanks, boxes, Steel tanks, Waggons, Barrows, Fittings and Effects appertaining to the Business.
The adjoining

**FAMILY RESIDENCE**

was only erected in 1894 and is a well planned substantial red brick and tiled House of very attractive elevation, having ornamental Studwork Fillings in the Gables.

It is approached from the Road through a wide **Swing Gate** and long straight Drive flanked by Paddock on the right and orchard on the left, and the **Sweep** is surrounded by Shrubs and Flower Beds.

An Enclosed Porch and pair of **Oak Doors** admit to Outer and Inner Lobbies having fitted Lavatory and W.C. on left, and large **Central Lounge Hall** with Tiled Fire-place, oak Overmantel and Floor and pair of French Casements opening on the Garden.

There is a cheerful Morning Room with bay window in front and large Dining and Drawing Rooms, with southern aspect, both having bay windows overlooking the Lawn.

On the First Floor, having Secondary Staircase are Six excellent **Bedrooms**, fitted Bathroom (b. and c.), W.C., Housemaid's Closet and heated Linen Store.

On the Top Floor, are Three Servants' Bedrooms, Box Room and Tank Rooms.

**THE DOMESTIC OFFICES** on the Ground Floor level are well shut off and comprise:

- Large Tile paved Kitchen, fitted with "Herald" Cooking Range; Scullery adjoining with Copper; Butler's Pantry, Larder, etc., and good Cellars in Basement.

There are also Side Entrances, Enclosed Kitchen Yard (paved blue brick), Coal, Wood and Bicycle Houses, W.C., Ash Pit, &c.

The House is well drained and has h. and c. Water Supply and Gas throughout, and the decorations are mostly in white enamel.

**IN THE REAR IS A**

**VERY SPACIOUS WELL-LAIRED DOUBLE TENNIS LAWN**

with gravel Side Walks and Flower Borders.

The House and Grounds are nearly rectangular in shape, with a mean width and frontage to the Road of about 130 feet and a depth of about 450 feet, the total area being thus about 6,250 square yards.

They are in the occupation of the Manager, Mr. George Buddle, at the very low rent of £20 per annum.

The whole of the Foregoing is of

**FREEHOLD TENURE.**

At a short remove from the Brewery are

**TWO NEAT STONE AND THATCHED COTTAGES.**

Having grass plots in front and Gardens behind. They contain Three Upper and Two Lower Rooms and Larder, and have each a Coal House and Conveniences.

They are occupied by Messrs. W. Colbourne and G. Steel at £8 and £9 per annum respectively.

**AND**

**A BRICK AND SLATED COTTAGE,**

separated only by a Pathway from last, has the same accommodation and Outhouses.

In the occupation of Mr. W. Smith, at £8 per annum.

Large Garden to two of the Cottages.

The Cottages are **Copyhold** of the Manor of Langham.

There is a Land Tax on the 3 Cottages in respect of which 14s. 6d. was paid last year.
THE FOLLOWING
Hotels, Public and Beer Houses,
COTTAGES, LANDS AND OTHER PROPERTY
ARE INCLUDED IN THE SALE.

(No. 1) The “KING’S HEAD,” Beer House, Bedehouse Row, OAKHAM.

A substantial red brick and slated House, occupying good position at corner of Sipper Street. It contains tiled Tap Room, Bar, Parlor, Four Rooms over and lean-to Cellar. Gates from Road lead to Paved Yard with corrugated and slated Sheds, Wash-House and Conveniences, Pig Stye, &c.

A detached brick and tiled Building contains large Workshop above and match-boarded Club Room below.

In the occupation of Mr. F. Needham at £25 per annum.

FREEHOLDER.

(No. 2) The “CROWN HOTEL,” Public House, High Street, UPPINGHAM.

A good class stone built House, in centre of Main Street, having Entrance Door in middle leading to good Bar on right, with Bay Window; Market Room on left, with partition forming Commercial Room; Office; Kitchen, and Tap Room with separate Entrance in rear. Billiard Room, Bath Room and Four other Rooms and W.C. on First Floor; Four Attic Rooms above and Two Cellars in Basement. Gates from North Street lead to large Yard with Wash-house, 5-stall Stable, Four Loos Boxes and a lock-up Coach-House.

In the occupation of Mr. H. Powling at £40 per annum.

FREEHOLDER.

There is a right-of-way to other Premises through the Hotel Yard.

(No. 3) The “EXETER ARMS,” Beer House, UPPINGHAM.

A stone built House with Bar and Smoke Room on right, Tap Room on left and Living Room behind, Four Rooms over and Cellar in rear. Back Yard with Wash-house, Coal Store, Conveniences, etc.

In the occupation of Mr. Wm. Burns at £15 per annum.

There is a Land Tax on this property in respect of which 4s. 5d. was paid last year.

FREEHOLDER.

(No. 4) The “GEORGE & DRAGON,” Public House, SEATON.

A well-built stone and slated House, with Tiled Paved Entrance Passage, and having Tiled Tap Room, Bar, Smoke Room, Kitchen and Cellar on ground Floor, and Three Bedrooms and Bathroom over. Gates at side of House lead to Yard with Stables, Store, Coal-houses, etc., and in rear is a piece of Garden Ground and Conveniences.

Under Management of Mr. James Wood. At present IN HAND, but of the estimated rental value of £20, at which sum it was formerly let.

FREEHOLDER.

The Spirit License on this House has not been taken out.

There is a Land Tax on this property in respect of which £1 6s. 7d. was paid last year.
(No. 5) The **OLD GREYHOUND,** Public House, BILLESDON.

An old-fashioned brick and slated House, just off the Village Square. Approached by flight of six steps, and containing tile paved Tap Room with deep Bay Windows, Parlor, Smoke Room, Bar and Kitchen, Three Bedrooms over and Two Attics above; Large Yard with Piz Styes, Conveniences and good range of Stabling and Lofts. Adjoining the Inn is a Trap House, and in rear a large Garden, AND A

**FOUR ROOMED COTTAGE ADJOINING**

is let off by Tenant.

The whole let to Mr. W. Knight at £15 per annum.

*ALSO*

A Brick and Slated Shop abutting on Village Square of the estimated rental of £7 per annum, but at present IN HAND.

There is a Land Tax on this property in respect of which 5s. was paid last year.

**FREEHOLD.**

(No. 6) The **QUEEN’S HEAD** Public House, BILLESDON.

A brick and slated House, with side Foreground. It has a Tiled Entrance leading to Bar and Parlor on right, Living Room, Scullery and Lean-to Cellar on left, and Five Bedrooms and Dark Room over. On opposite side of Road are a range of brick and slated Buildings containing Two Boxes, Coal-house, Wash-house and Conveniences, and long Club Room and Saddle Room above. Yard with Four more brick and slated Boxes, Piggery, Fowl House, &c., and a good piece of Garden Ground and Paddock.

In the occupation of Mr. W. Turton at £25 per annum.

There is a Land Tax on this property in respect of which 6s. 3d. was paid last year.

**FREEHOLD.**

(No. 7) The **FOX AND GOOSE,** Public House. ILLSTON-ON-THE-HILL.

A stucco on brick and slated House, butt end to Road, with Cartway Approach to side Entrance. It contains Tile paved Bar, Tap Room, large Parlor, with Bay Window, Cellar, lean-to Scullery and Three Rooms over. Two stall Stable, Coal-house and Conveniences.

In the occupation of Mr. F. Faulkner at £22 per annum.

**FREEHOLD.**

(No. 8) An off Licensed Beer House, No. 46, Roslyn Street, LEICESTER.

A neat red brick and slated House at corner of Biddulph Street, containing Grocery and Provision Shop, and Two Rooms on Ground Floor, and Three Rooms above. Yard with side Gate, Coal Store, &c.

In the occupation of Mr. F. Herrick at £20 per annum.

*ALSO*

A red brick and slated COTTAGE adjoining, being No. 54, Biddulph Street, and containing Three Upper and Three Lower Rooms. Yard and W.C. in common with Off-License.

Let to Mr. J. G. Snow at £13 per annum.

**FREEHOLD.**
(No. 9) **An off Licensed Beer House, No. 46, Earl Howe Street, LEICESTER.**

A red brick and slated House, in Industrial Neighbourhood, containing Grocer's Shop in front and Two Rooms behind, Three Rooms above and Cellar in Basement. A Side Gate leads to Yard with Store and Coal Houses and W.C.

In the occupation of Mr. F. H. Fernyhough at £24 per annum.

FREEHOLD.

(No. 10) **An off Licensed Beer House, No. 97, Dorset Street, LEICESTER.**

A red brick and tiled House at corner of Allington Street, containing General Shop, Living Room, Kitchen and W.C.; Three Upper Rooms and Cellar in Basement. Side Gate leads to Yard in rear with Coal-house, etc.

In the occupation of Mr. J. Garner at £25 per annum.

FREEHOLD.

(No. 11) **An off Licensed Beer House, Hildyard Road, LEICESTER.**

A newly built red brick and slated House, occupying good position at Corner of Rose Walk, in developing neighbourhood, and containing large Shop on Corner, Living Room, Parlor and Kitchen, Four Bedrooms and Bath Room. Side Gates from Hildyard Road to Yard with W.C.

In the occupation of Mr. George Price at £85 per annum.

The owners of a Building Estate of several acres adjoining No. 11 have compelled the previous Purchasers from them, and have entered into a covenant to require all future Purchasers from them, to covenant against the sale of Wine, Ale, Beer, or Spirituous Liquors in any building now or hereafter to be erected on their Estate.

FREEHOLD.

(No. 12) **The “DUKE OF NORTHUMBERLAND,” Public House, Old Mill Lane, LEICESTER.**

A painted brick and tiled House, containing brick paved Entrance in centre, leading to Tap and Smoke Rooms in front, Bar, Living Room, Kitchen and Wash-house behind, Cellar in Basement, and large Clubroom and Five other Rooms over. Side Gates lead to brick paved Yard with Stable and Cart Shed and Workshop over, and Conveniences.

In the occupation of Mr. W. Bailey, at £40 per annum.

**ALSO**

**A SWEET SHOP, and MESSUAGE adjoining No. 26, Old Mill Lane, LEICESTER.**

Containing Shop, Kitchen, Scullery, Three Rooms over and Cellar in Basement, Yard and W.C.

In the occupation of Mr. A. J. Cather at £15 12s. per annum.

FREEHOLD.

(No. 13) **An off Licensed Beer House, Main Street, QUENIBOROUGH.**

A brick and slated House in centre of Village with Grocery Shop in middle and Two Rooms on either side, Kitchen and Cellar behind. Four Rooms and Darkroom over, and good piece of Garden Ground in rear. Gates at side of House lead to large Yard with lean-to Wash-house, Store-house, Stable, Coach-house, Conveniences, &c.

In the occupation of Miss L. Tyers at £21 per annum.

**ALSO**

**Four Red Brick Cottages** in rear of last and fronting Mere Lane, each containing One Lower and Two Upper Rooms. Yard in common, Two w.c.'s. and Wash-house.

(}_Two of the Cottages are let as one_.

Let respectively to Worth, Tyler and King, at weekly rents aggregating £15 12s. per annum.

FREEHOLD.
(No. 14) The "CHENEY ARMS," Public House, GADDESBY.
A good class red brick and tiled House, being the only Licensed House in the Village, with Foreground and large piece of Garden at side and abutting on the Road. It contains a wide paved Entrance Passage in centre leading to large Bar on right and Parlour behind, Kitchen and Scullery on left; Four good Rooms, and Bath Room on First Floor and Four Rooms on Second Floor. Corrugated building at right side of House and Entrance Gates on left lead to Yard with large lock-up Coach-house, Coal Place and Conveniences, good brick and tiled Stabling containing Two Stalls, Two Loose Boxes and Saddle Room below and large Club Room above.
In the occupation of Mr. A. Goodwin at £30 per annum.

There is a Land Tax on this property in respect of which £2 4s. 9d. was paid last year.

FREEHOLD.

(No 15) The "GOLDEN FLEECE," Public House, SOUTH CROXTON.
A red brick and slated House, being only Licensed House in Village, approached by Five Steps to brick paved Passage, leading to Tap Room, Parlour, Bar, Kitchen, Cellar and large Store and Three Rooms over. Yard in rear with Coach house, 2-stall Stable, Pig Sty and Conveniences. Large piece of Garden and about 2½ acres Pasture Land behind, and a Blacksmith's Shop on right of House.
The whole let to Mr. Benj. Broadwell at £18 per annum.

ALSO

An 8-Roomed brick and slated COTTAGE adjoining, with Yard and side Gate.
Let to Mr. R. Scranton at £8 per annum.

FREEHOLD.

(No. 16) The "THREE CROWNS HOTEL," Public House, High Street, SOMERBY.
A substantial stucco and slated House, at corner of Church Lane, and in centre of Village, with brick paved Entrance Passage, leading to Parlour on right and Tap Room beyond, with separate Entrance. Club Room on left, and large Bar and Tile-paved Kitchen behind and Scullery in rear; Eight Bedrooms and W.C. on upper Floor, and Two good Cellars in Basement. A spacious Yard with Entrances from High Street and Church Lane, and containing Three 2-stall Stables, Four Loose Boxes, Saddle Room, large lock-up Coach-house and Motor Garage, Coal and Stone Houses, and long enclosed Shed. Small Farm Yard and Buildings, also a good piece of enclosed Garden Ground.

In the occupation of Mr. A. Mallard at £50 per annum.

There is a Land Tax on this property in respect of which £1 1s. was paid last year.

FREEHOLD.

(No. 17) The "WHITE LION," Public House, WHISSENDINE.
A brick and tiled House in centre of Village, with approach to side Entrance and Passage. It contains Stone flagg'd Tap Room, and Tiled Smoke Room, each with Bay Windows; Club Room, with separate Entrance; large Kitchen with bran-to Pantry; Six Rooms over and Brick-paved Cellar in Basement. Entrance Gates lead to spacious Yard with good Stabling, comprising Five Stalls, Four Loose Boxes, Saddle Room, Coach-house and Loft. There is a Garden abutting on Road.

In the occupation of Mr. T. R. H. Bailey at £31 per annum.

ALSO

A 5-Roomed brick and slated COTTAGE, with pair of Gates leading to large Garden abutting and having frontage to Road.
Let to Mr. John Kettle (including Rates and Taxes) at £10 per annum.

FREEHOLD.
The "BLACK BULL," Public House, MARKET OVERTON.

A stone and tiled and thatched corner House, containing Tile paved Bar, Tap Room, Living Room, lean-to Scullery and Cellar, Four Bedrooms and Boxroom over, paved Yard and Conveniences. Entrance Gates from Road lead to paved Stable Yard with stone and tiled Stabling, containing Loose Box, Three Stalls and Loft.

In the occupation of Mr. W. Martin, at £18 per annum.

There is a Land Tax on this property in respect of which 17s. 6d. was paid last year.

FREEHOLD.

Leaseholds.

The "CROSS KEYS," Public House, New Street, OAKHAM.

In the occupation of Mr. A. C. Green, at £30 per annum.

LEASEHOLD for a term of 14 years from Lady Day, 1905, at £60 per annum.

The "NOEL ARMS," Beer House, RIDLINGTON.

In the occupation of Mr. A. Wyman, at £15 per annum.

LEASEHOLD for a term of 21 years from 7th January, 1899, at £30 per annum.

The Beer Off-License, No. 24, Ross's Walk, LEICESTER.

In the occupation of Mr. Walter Carr at £15 per annum.

ANNUAL TENANCY from Midsummer at £15 12s. per annum.

The "CARINGTON ARMS," Public House, ASHBY FOLVILLE.

In the occupation of Mr. J. A. Walker at £18 per annum.

ANNUAL TENANCY from Lady Day at £45 per annum, subject to the terms of a Lease dated the 11th October, 1900, which has expired.
# SUMMARY

## The Langham Brewery Estate.

### Freeholds.

<table>
<thead>
<tr>
<th>No.</th>
<th>Property Description</th>
<th>Location</th>
<th>Rent Receivable £ &amp; s. d.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The &quot;King's Head,&quot; Beer-house</td>
<td>Oakham</td>
<td>25 0 0</td>
</tr>
<tr>
<td>2</td>
<td>The &quot;Crown Hotel,&quot; Public-house</td>
<td>Uppingham</td>
<td>40 0 0</td>
</tr>
<tr>
<td>3</td>
<td>The &quot;Exeter Arms,&quot; Beer-house</td>
<td></td>
<td>15 0 0</td>
</tr>
<tr>
<td>4</td>
<td>The &quot;George &amp; Dragon,&quot; Public-house</td>
<td>Seaton (estimated)</td>
<td>20 0 0</td>
</tr>
<tr>
<td>5</td>
<td>The &quot;Old Greyhound,&quot; Public-house</td>
<td>Billesdon</td>
<td>18 0 0</td>
</tr>
<tr>
<td></td>
<td>And Shop adjoining</td>
<td></td>
<td>(estimated) 7 0 0</td>
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<tr>
<td>6</td>
<td>The &quot;Queen's Head,&quot; Public-house</td>
<td></td>
<td>25 0 0</td>
</tr>
<tr>
<td>7</td>
<td>The &quot;Fox &amp; Goose,&quot; Public-house</td>
<td>Ilston-on-the-Hill</td>
<td>22 0 0</td>
</tr>
<tr>
<td>8</td>
<td>The Beer Off-License, No. 46, Roslyn Street</td>
<td>Leicester</td>
<td>20 0 0</td>
</tr>
<tr>
<td></td>
<td>And Cottage, No. 54, Biddulph Street</td>
<td></td>
<td>13 0 0</td>
</tr>
<tr>
<td>9</td>
<td>The Beer Off-License, No. 46, Earl Howe Street</td>
<td></td>
<td>24 0 0</td>
</tr>
<tr>
<td>10</td>
<td>The Beer Off-License, No. 97, Dorset Street</td>
<td></td>
<td>25 0 0</td>
</tr>
<tr>
<td>11</td>
<td>The Beer Off-License, Hildyard Road</td>
<td></td>
<td>35 0 0</td>
</tr>
<tr>
<td>12</td>
<td>The &quot;Duke of Northumberland,&quot; Public-house</td>
<td>Queniborough</td>
<td>36 12 0</td>
</tr>
<tr>
<td></td>
<td>And Cottage, No. 20, Old Mill Lane</td>
<td></td>
<td>15 12 0</td>
</tr>
<tr>
<td>13</td>
<td>The Beer Off-License and Three Cottages</td>
<td>Goddesby</td>
<td>50 0 0</td>
</tr>
<tr>
<td>14</td>
<td>The &quot;Cherry Arms,&quot; Public-house</td>
<td></td>
<td>10 0 0</td>
</tr>
<tr>
<td>15</td>
<td>The &quot;Golden Fleece,&quot; Public-house, and Land</td>
<td>South Croxton</td>
<td>18 0 0</td>
</tr>
<tr>
<td></td>
<td>And Cottage adjoining</td>
<td></td>
<td>8 0 0</td>
</tr>
<tr>
<td>16</td>
<td>The &quot;Three Crowns Hotel,&quot; Public-house</td>
<td>Somerby</td>
<td>50 0 0</td>
</tr>
<tr>
<td>17</td>
<td>The &quot;White Lion,&quot; Public-house and Cottage</td>
<td>Whissendine</td>
<td>44 0 0</td>
</tr>
<tr>
<td>18</td>
<td>The &quot;Black Bull,&quot; Public-house</td>
<td>Market Overton</td>
<td>18 0 0</td>
</tr>
</tbody>
</table>

Exclusive of Brewery, &c., in hand: £651 4 0

### Leaseholds, &c.

<table>
<thead>
<tr>
<th>No.</th>
<th>Property Description</th>
<th>Location</th>
<th>Rent Payable £ &amp; s. d.</th>
<th>Rent Receivable £ &amp; s. d.</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>The &quot;Cross Keys,&quot; Public-house</td>
<td>Oakham</td>
<td>60 0 0</td>
<td>30 0 0</td>
</tr>
<tr>
<td>20</td>
<td>The &quot;Noel Arms,&quot; Beer-house</td>
<td>Ridlington</td>
<td>36 0 0</td>
<td>15 0 0</td>
</tr>
<tr>
<td>21</td>
<td>The Off-License, No. 24, Ross's Walk</td>
<td>Leicester</td>
<td>15 12 0</td>
<td>15 0 0</td>
</tr>
<tr>
<td>22</td>
<td>The &quot;Carlington Arms,&quot; Public-house</td>
<td>Ashby Folville</td>
<td>45 0 0</td>
<td>18 0 0</td>
</tr>
</tbody>
</table>

£150 12 0 £78 0 0
CONDITIONS OF SALE.

1. The highest approved bidder shall be the Purchaser and if any dispute shall arise respecting any bidding, the property shall be put up again at the last unpalpitated bidding. No person shall at any bidding advance a less sum than shall be fixed for that purpose by the Auctioneers at the time of sale, and no bidding shall be returned. There is a reserve price, and the Vendors reserve the right to bid either by themselves or their Agent, or to withdraw the property without declaring the reserve price. The Purchaser shall immediately after the sale pay to the Auctioneers a deposit of 20 per cent. on the amount and in part payment of the purchase money, and sign an agreement in the form subjoined for the completion of the purchase according to these Conditions.

2. The Purchaser shall, in addition to the amount of his bidding, purchase and take at a valuation to be made as on the 30th day of June 1911, all the consumable and edible stock, and all the hardware, jam, tea, coffee, books, paper, and provisions, together with all bar, barrel, malt, hops, wines, spirits and other consumables, and also the outstanding book debts, rents and leases (if any) owing to the business, such valuation to be made as follows, that is to say, each party (the Vendors and Purchaser) shall, within 14 days from the day of the sale, appoint by writing one person as valuer, and forthwith give notice in writing to the other party or their or his Solicitor of the name and address of the valuer so appointed. The valuers thus appointed shall before they proceed to act, appoint by writing an umpire, and if they disagree shall make the valuation so made conclusive and binding on all parties; such matters only on which the valuers differ shall be referred to the umpire. If either party shall neglect to appoint a valuer or to give notice thereof to the other party within the time hereinafter mentioned the valuer appointed by the other party shall make a final valuation alone. If either of the valuers appointed as aforesaid shall die before the valuation is completed another valuer shall be appointed in his place by the party by whom the deceased valuer shall have been appointed, who shall give notice thereof in writing to the other party within three days from the date of such death, and if the umpire so to be appointed shall die before the valuation is completed the said valuers shall appoint another umpire.

3. The remainder of the purchase-money, together with the amount of the aforesaid valuation, shall be paid and the purchase shall be completed on the 30th day of June 1911, at the offices of Messrs. Stone, Wilcocks & Davis, 4, Wellington Place, Leicester, the Vendors' Solicitors, and of from any cause whatever the purchase shall not be completed on that day the Purchaser shall pay to the Vendors interest on the balance of the purchase-money, and also on the amount of the aforesaid valuation at the rate of 5% per cent. per annum, from that day until the completion of the purchase. The Purchaser shall on completion, be entitled to possession, and to the rents and profits of the property from that day of sale until the purchase shall be cleared by the Vendors, and all current rents and outgoings, and the amount of all licenses held or paid for by the Vendors shall, if necessary, be appropriated for purposes of this Condition and paid or allowed on completion.

4. The property shall from the time of sale be at the sole risk of the Purchaser as respects loss or damage by fire and other accidents, but on completion the Purchaser may have the benefit of any subsisting policies of fire insurance subject to the consent of the office and any other persons interested, and upon payment of a proportionate part of the premiums for the unexpired period of the insurance. Nothing herein contained shall impose any obligation on the Vendors to insure or keep up insurance against fire.

5. If the purchase shall not be completed on the 30th day of June 1911, the Purchaser will carry on the business of the Brewery from that date until the actual delivery of possession to the Purchaser on behalf of and at the sole risk and cost of the Purchaser, who shall be entitled to receive all the profits and benefits thereof, and shall indemnify the Vendors against all losses and liabilities incurred in the course thereof.

6. The Vendors will send to the Purchaser or his Solicitor an abstract of the title to the property purchased agreeably to these Conditions. The Purchaser shall within 10 days after the delivery thereof, whether perfect or not, send in writing to the Vendors' Solicitors, at their offices aforesaid, his objections and requisitions (if any) in respect of the title and of all matters appearing upon the Particulars, Conditions and Abstracts, whether perfect or not, respectively, and in default of such objections and requisitions (if none) and subject only to such (if any) the Purchaser shall be deemed to have accepted the title to the property purchased by him, and any answer to any objections or requisition shall be replied to in writing, and delivered to the Vendors' Solicitors, at their offices aforesaid, within 10 days from the delivery of any such answer, and if not so replied to by the Vendors within 30 days from such delivery the objection or requisition shall be deemed to have been so answered by the Vendors and the Purchaser shall be entitled to receive the deposit without interest, costs or compensation, and shall return the abstracts delivered to him; if the contract be rescinded as to one or more particular property or properties, the amount to be deducted from the entire purchase money in respect of the particular property as to which the contract for sale may have been rescinded, shall be determined by the auctioneers and the amount so deducted shall be paid by the Purchaser to the Vendors, and the remainder of the purchase money to be paid on the completion of the purchase. In case any property shall be withdrawn from sale under this Condition, the Purchaser shall not have any right to annul the sale, but the same shall proceed as if the withdrawal had never been included in the sale.

7. The titles to the several freehold and copyhold properties shall absolutely commence with the several documents specified in the Schedule hereto. The titles to the several leasehold properties shall absolutely commence with the Leases or Agreements under which the same are respectively held by the Vendors. The Purchaser shall not require the production of or enquire into the Leases or any earlier or superior title or any matter or thing contained in any of the said documents, leases or agreements, whether the same appear by recital, covenant for production or otherwise or do not appear at all, or take any objection thereto, or make any requisition thereon. The Purchaser shall be deemed to buy with full knowledge of the state and condition of the property purchased by him as regards repairs, insurances, and other matters, and to indemnify the Vendors in respect thereof, and the production of the last receipt for rent shall be deemed conclusive evidence that all breaches (if any) of the covenants, conditions and agreements have been waived.

8. The Leases and Agreements under which the Vendors hold, and the Counterparts of Leases and Agreements, and the Vendors' Abstracts thereto, may be inspected at the offices of the Vendors' Solicitors at any time during business hours within six days prior to the time of sale, and the Purchaser shall be deemed at the time of sale to have full notice of the contents of all such documents.
9. Every abstracted deed or document 10 years old or upwards forming part of the title shall be conclusive evidence of everything recited, stated, noticed, assumed or implied therein, and of the material contents and due execution of every deed or other document noticed therein.

10. The property is believed to be correctly described in the Particulars but if any error be found therein the same shall not annul the sale, nor shall any Compensation be claimed or allowed by either the Vendors or Purchaser in respect thereof. The properties are sold subject to the existing tenancies, and to all rights of light, way and passage of water and soil, land tax, title rent charge, fines, hereditaments, and other incidents of tenure and easements affecting the same, whether shown in the Particulars or not, and to all restrictive or other covenants or conditions, and to all convictions against any of the licenses or the licensed premises now or hereafter to be made or recorded, and to any notice which may be given to the Vendors by any Legal Authority prior to the completion of the purchase, and to all leases, tenancies, and occupations, whether mentioned in the Particulars or not, and to all rights, obligations and claims of the lessors, tenants and occupiers. There are not at present any licenses endorsed to the knowledge of the Vendors. The Vendors shall not be required to obtain the apportionment of land tax, title rent charge or other outgoings.

11. In case at any time between the day of sale and the completion of the purchase any requirement or demand shall be made by the municipal, sanitary, or other local authority of the borough or district within which any of the several properties are situated, in respect of such properties, or of the forming, paving, sewering or draining of, or other work in any road, street, or passage, and the Vendors shall have expended money in complying with any such requirement or demand, the Purchaser shall, on completion of the purchase, repay to the Vendors, the amount so expended by them, and if any such requirement or demand shall not have been complied with before the completion of the purchase the Purchaser shall indemnify the Vendors in respect thereof, but the Vendors shall upon receiving notice of any such requirement or demand inform the Purchaser thereof, and give him the option of complying therewith in lieu of the Vendors and shall not expend any money for any such purpose unless the Purchaser shall refuse or neglect to comply with any such requirement or demand.

12. The Purchaser shall not require any evidence of the identity of any of the property as described in the Particulars with the property described in any of the abstracted documents other than such as is afforded by a comparison of the descriptions in the Particulars and documents respectively, nor shall be required to re-exam the descriptions (if any such there be) nor to distinguish the parts held under different titles (if any).

13. No objection or requisition shall be taken or made on the ground of any deed or document dated prior to the 31st March, 1857, being stamped or insufficiently stamped.

14. Upon payment of the balance of the purchase money, and all other money payable hereunder at the time and place aforesaid, the Vendors will make and execute to the Purchaser proper assurances of the properties, such assurances to be prepared by and at the expense of the Purchaser, and to be left by him for execution at the offices aforesaid, not less than 34 days before the sale date of the day of July, 1911, and the getting in of all outstanding estates, liens and interests (if any), shall be at the expense of the Purchaser. None of the properties are in mortgage.

15. Completion shall not be delayed on account of the non-payment of increment value duty (if any) but the Vendors shall before the date fixed for completion produce the Conveyance and all other documents and information as the Commissioners of Inland Revenue may require to enable them to ascertain whether any duty in payable and to assess the duty (if any), and if required furnish security for the payment of the duty, and on completion shall hand over the Conveyance with a stamp thereon in accordance with Subsection (3) of Section Four of the Finance (1899-10) Act, 1910. And after completion the Purchaser shall, if required, produce to the Commissioners, free of cost, any documents which may be handed over to him.

16. If the Purchaser fails to comply with these conditions his deposit money shall be forfeited to the Vendors, who shall be at liberty to proceed to another sale, either by public auction or private contract, with or without notice to the Purchaser at the present sale, and the deficiency (if any) occasioned by such second sale, together with all charges attending the same shall, immediately after such second sale be made good by the defaulters at the present sale, and in case of non-payment of the same the whole shall be recouvrable by the Vendors as and for liquidated damages, and it shall not be necessary for the Vendors to tender a Conveyance or other assurance, but any increase of price upon such second sale shall belong to the Vendors.

17. The Vendors are selling as the Trustees under the Will of Henry Harrison Perry deceased.

**THE SCHEDULE ABOVE REFERRED TO**

<table>
<thead>
<tr>
<th>No. in Particulars</th>
<th>Description of Property</th>
<th>Commencement of Title</th>
<th>Special Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>&quot;King's Head,&quot; Oakham</td>
<td>The Will of Richard Woodcock, Bakewell, dated 20th January, 1853</td>
<td>This property is sold subject to all existing rights of road passage and other easements.</td>
</tr>
<tr>
<td>2</td>
<td>&quot;Crown Hotel,&quot; Uppingham</td>
<td>Indenture dated 3rd July, 1858, made between Thomas Brereton, of the one part and Richard Tyrwhitt of the other part.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>&quot;Esker Arms,&quot; Uppingham</td>
<td>Indenture dated 26th March, 1859, made between Joseph Thorp of the one part and Henry Harrison Perry of the other part.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>&quot;George and Dragon,&quot; Seaton</td>
<td>Indenture dated 1st March, 1859, made between James Watts, of the one part and Henry Harrison Perry of the other part.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>&quot;Old Greyhound Inn,&quot; etc., Bilston</td>
<td>Indenture dated 2nd September, 1858, made between Henry Clarke of the one part and Henry Harrison Perry of the other part.</td>
<td></td>
</tr>
<tr>
<td>No. in</td>
<td>Description of Property</td>
<td>Instrument of Title</td>
<td>Special Conditions</td>
</tr>
<tr>
<td>-------</td>
<td>--------------------------</td>
<td>---------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>6</td>
<td>&quot;Queen's Head,&quot; Hillaton</td>
<td>Indenture dated 24th. March, 1809, made between John William Moulton and James Point of the first part, George Toller of the second part, Mary Ann Cross of the third part, and Frederick Bates and Joseph Taylor of the fourth part.</td>
<td>This property is sold subject to certain restrictions contained in an Indenture dated 29th September, 1808.</td>
</tr>
<tr>
<td>7</td>
<td>&quot;Fox and Goose,&quot; Hilton</td>
<td>Indenture dated 26th January, 1907, made between Ellis Ward, Anna Maria Cross and Edward Bottom of the first part, Frederick Bates of the second part, and the Leicester Brewing and Maltling Company, Limited, of the third part.</td>
<td>The property is sold subject to certain leaseholds being maintained.</td>
</tr>
<tr>
<td>8</td>
<td>36, Evelyn Street, Leicester</td>
<td>Indenture dated 26th May, 1891, made between Thomas Moulton, Esq. of the first part, Joseph Godlaid, Harry Stimpson and William Needham of the second part, and Henry Thomas Mortimer of the third part.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>37, Donat Street, Leicester</td>
<td>Indenture dated 26th June, 1956, made between George Harrow of the one part, and John White of the other part.</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Hillyard Road, Leicester</td>
<td>Will of George Harrow dated 12th March, 1883</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Base of License and Three Cottages, Queniborough</td>
<td>Indenture dated 17th February, 1888, made between George Needham and William Needham of the one part, and Thomas Hill Tyers of the other part.</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>&quot;Cherry Arms,&quot; Oldbury</td>
<td>Indenture dated 4th October, 1901, made between Mary Georgina James, widow of the one part, Mary Annette de Trafford, Charles Edward de Trafford and the Rt. Hon. Charles Bestman, Baron Bulloch of the second part, Lomax Headingley Taylor of the third part, The Derby and Dudleyshire Banking Company, Limited, of the fourth part, Charles Bland and the said Mary Georgina James, widow of the fifth part, the said Mary Annette de Trafford and Charles Edward de Trafford of the sixth part, the said Charles Bestman, Baron Bulloch of the seventh part, and Henry Harrison Pyrrie of the eighth part.</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>&quot;Golden Eves,&quot; land and Cottage, Southオク</td>
<td>Indenture dated 8th October, 1901, made between Thomas Shepherd of the one part and Thomas Leathwick of the other part.</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>&quot;Three Gowns,&quot; Snareth</td>
<td>Indenture dated 20th September, 1903, made between The Principal and Scholars of the King's Hall and College of Roosevelt in Oxford of the one part and Henry Harrow Pyrrie of the other part.</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>&quot;Cross Keys,&quot; Oakham</td>
<td>Indenture of Lease dated 2nd February, 1905, for 14 years from 25th March, 1905, at an annual rental of 49.</td>
<td></td>
</tr>
</tbody>
</table>
CONTRACT.

I, George Tudle of Langham in the County of Essex, of the property mentioned in the foregoing Particulars of Sale, in the County of Hertford, hereby acknowledge that, as the highest bidder for and declared the Purchaser subject to the foregoing Conditions of Sale, at the price of £915 0s. — — — within 7 days thereafter.

and that I have paid the sum of £195 0s. — — — by way of deposit and in part payment of the said purchase-money, to Messrs. Thomas, Peter & Miles, of 2, Adelaide Place, London Bridge, E.C., and hereby agree with Joseph Henry Parry, of Horsemole Park, Barn, in the County of Hertford, and Samuel Francis Montagu Stone, of Welford Place, Leicester, in the County of Leicester, the Vendor, to pay the remainder of the said purchase-money, and complete the said purchase according to the aforesaid Conditions.

As Agents for Joseph Henry Parry, and Samuel Francis Montagu Stone,

the Vendor, we ratify this Sale, and as Stakeholders hereby acknowledge

the receipt of the aforesaid Deposit of £ 9. 9.

Thomas, Peter & Miles
George Tudle

Abstract to be sent to

N.B. A sum (not exceeding) £100 to be allowed by the Vendors as for compliance with the sanitary order to be carried out by me.
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/3 of whole amount</td>
<td>12,000</td>
</tr>
<tr>
<td>1/3 of amount</td>
<td>4,000</td>
</tr>
<tr>
<td>7/8 of above</td>
<td>7,500</td>
</tr>
<tr>
<td>1/4 of above</td>
<td>3,750</td>
</tr>
<tr>
<td>Total</td>
<td>25,250</td>
</tr>
</tbody>
</table>

Note: [signature]