

# WEST RIDING, YORKSHIRE

## DUKE OF LEEDS

# Kiveton Park Estate

1921

**Solicitors:**

Messrs. LOWE & CO., 2 Temple Gardens, Temple, London E.C.4

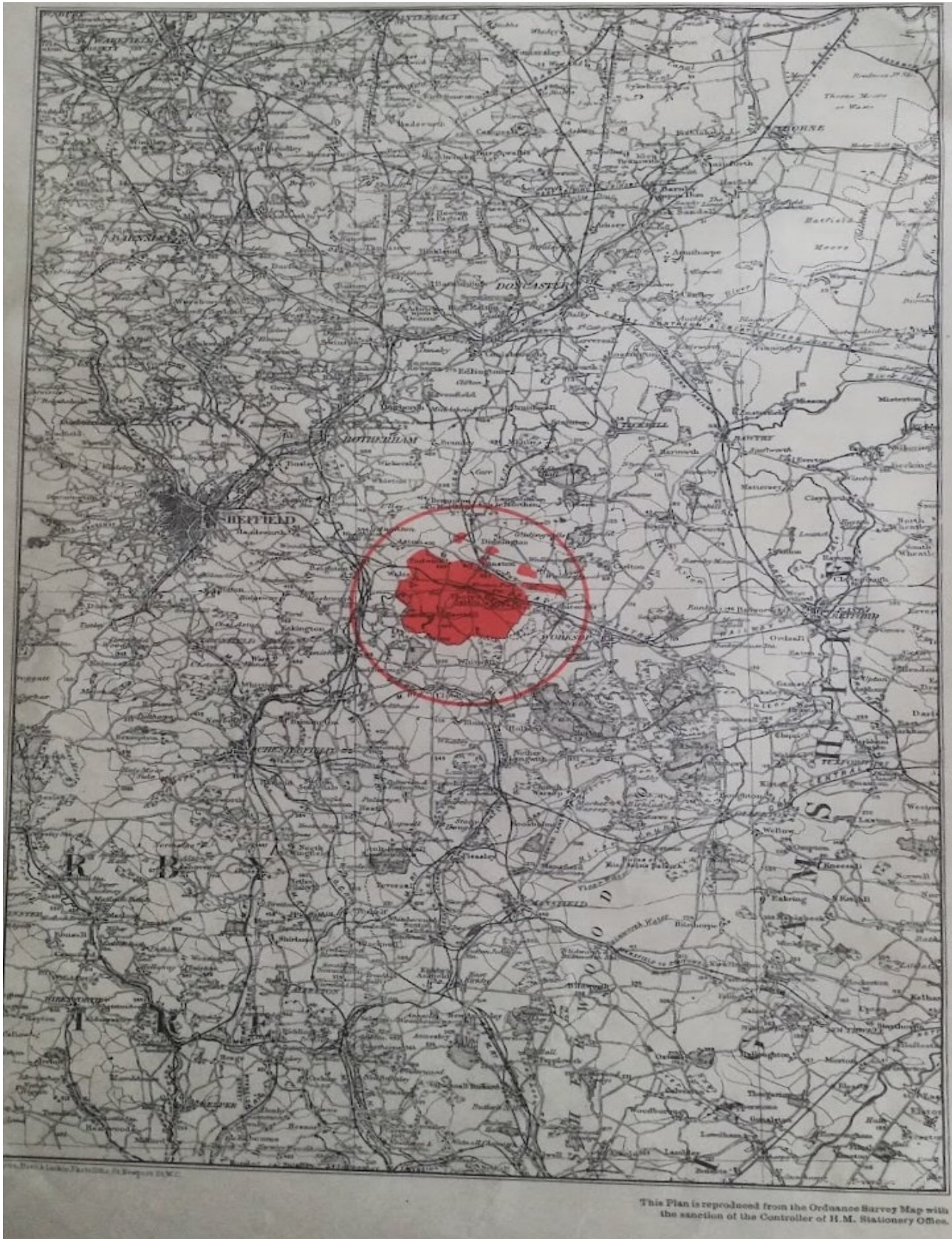
**Agent:**

W. BURMAN, Esq.,  
The Estate Office, Kiveton Park,  
near Sheffield, Yorkshire

**Auctioneers:**

Messrs. DANIEL SMITH, OAKLEY & GARRARD  
4 & 5 Charles Street  
St. James's Square, London, S.W.1

KEY PLAN.



BY ORDER OF HIS GRACE THE DUKE OF LEEDS.

## WEST RIDING, YORKSHIRE

About 9 miles from SHEFFIELD, 8 miles from EAST RETFORD, 12 miles DONCASTER, and 7 miles from CHESTERFIELD (on the Gt. Central Railway)

---

Particulars, Plans and Conditions of Sale of the

VALUABLE FREEHOLD AGRICULTURAL PROPERTIES

FORMING PART OF THE

# KIVETON PARK ESTATE

COMPRISING

21 HIGHLY VALUABLE FARMS

EIGHT SMALL HOLDINGS, TWO RESIDENCES

ACCOMMODATION LAND, WOODLAND  
A LIME STONE QUARRY

In and Near the Villages of THORPE SALVIN, ANSTON, TODWICK, KIVETON PARK, HARTHILL,  
WALES and WOODALL, the whole covering an Area of about

**5,019 Acres**

---

## DANIEL SMITH, OAKLEY & GARRARD

---

Have received instructions to offer the above for Sale by Auction in 61 Lots (unless previously disposed of privately at the ROYAL VICTORIA STATION HOTEL (G.C.R.), SHEFFIELD on TUESDAY, A THE 23RD DAY OF August, 1921, commencing at 11.30 am. And 2.0 pm. precisely.

**MORNING. SALE: Lots 1 to 20 inclusive.**

**AFTERNOON SALE: Remaining Lots.**

For further particulars apply to:

The Solicitors: MESSRS. LOWE & CO., Temple Gardens, London, E.C., 4

Agent: W. BURMAN, ESQ., The Estate Office, Kiveton Park, Near Sheffield, Yorks.

Auctioneers: MESSRS. DANIEL SMITH, OAKLEY & GARRARD, 4 and 5 Charles Street, St. James's Square, S.W. 1

Telephones: Gerrard 5240-5241. Telegrams: Yelkao, Charles, London.

## **Stipulations**

(TO BE DEEMED TO BE PART OF THE CONDITIONS OF SALE).

1. - The Particulars and Plans have been carefully prepared, and the Areas are taken from the Ordnance Survey Map (Edition 1902) with the consent of the Controller of H.M. Station Office, they are believed to be correct, but their accuracy is not guaranteed, and no claim for errors or omissions can be admitted.

2. - The Sale is subject to existing Tenancies, but the Vendor, on receipt of a written request from the Purchaser of any lot or lots within 14 days of the signing of the Contract, will give the Tenant of such lot or lots the necessary notice to quit, in the case of holdings held on Yearly Tenancies.

3. - The Counterpart Leases or Agreements (where existing) or copies thereof, may be inspected on application to Messrs. Lowe and Co., 2, Temple Gardens, E.C.4, and the Purchaser, whether taking advantage of such opportunity or not, shall be deemed to have full notice of the contents of such Leases or Agreements.

4. - Purchasers shall not be required to indemnify the Vendor against all legal claims by the Tenant for compensation in respect of and including any Disturbance, Tenant Right, either under their Agreements, Valuation Award upon entry, the Custom of the Country, the Agricultural Holding Act now in force, or otherwise.

5. - All Fixtures to which a tenant can show a title are excluded from the Sale. Care has been taken to omit any description of them, but, whether mentioned in these Particulars or not, they are not included in the Sale.

6. - The Properties are sold subject to all Rights of Way, Water and other Easements (if any) belonging to or existing over the same, as well as to any Rent Charge, Land Tax or other outgoings (if any), and to the Rights of the Tenants under their Leases or Agreements, and also to all liabilities as to the maintenance of fences, drains, ditches or water courses charged or subsisting upon the Properties, whether same are referred to in the Particulars, Plans, etc., or not.

7. - The amounts of Tithe is stated in the Particulars for the information of Purchasers, but no guarantee of accuracy is given or implied, and in such cases where apportionment has been necessary it has been made for the purpose only of this Sale, and any Purchaser requiring legal apportionment must obtain on at his own expense.

8. - All standing Timber will be included. This has been moderately valued, the amount of such valuation being stated in the Particulars at the foot of the lot in which any woodland occurs.

9. - The Vendor reserves the right to alter the arrangement of the lots, to amalgamate, subdivide or withdraw any lot he may think well on before the date of the sale.

10. - Where two or more lots, or portions of lots, are now held by one Tenant, the rents have been divided by way of apportionment between between the several lots for the purposes of this Sale only. The several amounts are described in the Particulars as apportioned, but the consent of the Tenant to such division has not been asked and shall not be required, and every Purchaser shall be satisfied with such apportionment, and shall not make any requisition in respect thereof

11. - The description of Me Cultivations in the Particulars have been taken from the Schedules to the Agreements. and do not necessarily accurately describe the present state thereof. Should any Tenant have laid down any land to pasture at his own expense, either with or without his Landlord's consent, and hereafter claim to be paid for having done so, the Vendor shall not be liable for any such claim, which, if substantiated, shall be met by the Purchaser.

## Summary of Lots.

Lot	Description	Area			Lot	Description	Area		
		A.	R.	P.			A.	R.	P.
1	Grange Farm	129	1	15		Brought forward	3126	0	9
2	Arable and Pasture Land	40	2	10	31	A Pasture Field	6	2	31
3	Arable Land	16	0	5	32	An Arable Enclosure	12	1	29
4	Wood Mill Piece Farm	214	3	16	33	Do.	6	2	4
5	An Arable Enclosure	9	1	22	33A	Red Hill Plantation	4	1	0
6	Anston Stones Wood	80	1	32	34	Do.	4	1	11
7	Rackford Farm	186	3	5	35	Do.	4	3	16
8	Arable and Pasture Land	39	3	26	36	Arable and Pasture Fields	10	2	15
9	An Agricultural Holding	75	2	37	37	A Doctor's Residence and Land	16	2	18
10	Three Arable Enclosures	14	1	7	38	A Small Holding	49	0	22
11	A Small Holding	18	3	12	39	An Agricultural Holding	147	1	31
12	Do.	42	3	38	40	Manor Farm	138	1	28
12A	Old Spring Wood	80	1	11	41	A Small Holding	5	2	15
13	An Agricultural Holding	191	0	6	42	An Agricultural Holding	139	1	27
14	A Small Holding	71	2	15	43	Three Arable Fields	20	1	23
15	Do.	60	0	9	44	Todwick Common Farm	118	3	2
16	Manor Farm	277	0	25	45	Pasture and Arable Land	100	1	10
17	An Agricultural Holding	172	3	17	46	A Country Residence and Land	22	2	16
18	A Small Holding	34	0	1	47	A Small Holding	15	1	19
19	An Agricultural Holding	122	1	5	48	Arable and Pasture Land	20	1	22
20	A Paddock	6	3	38	49	Low Farm	161	0	6
21	Cuthbright Wood	27	3		50	An Accommodation Arable Field	11	0	32
22	Loscar Wood	40	3	30	51	A Compact Farm	129	2	17
23	North Farm	298	0	25	52	Farm Buildings and Croft	4	0	16
24	An Accommodation Pasture Field	8	2	2	53	An Agricultural Holding	138	0	38
25	Do.	12	3	4	54	A Compact Farm	125	2	31
25A	Peck Mill Farm	177	3	17	55	Part of Nor Wood	86	3	15
26	Accommodation Land	6	3	25	56	A Convenient Sized Farm	94	3	15
27	A Limestone Quarry	15	1	13	57	Woodall Farm	269	0	38
28	A Paddock	2	3	28	58	Woodall and Killamarsh Ponds and Woodland	28	2	21
29	An Agricultural Holding	127	2	3					
30	Kiveton Farm	521	2	36					
	Carried forward	3126	0	9		Total A.	5019	2	17

## **MORNING SALE**

### **LOT 1.**

#### **THE VALUABLE AND WELL SITUATED FARM**

known as

### **Grange Farm**

within 21 miles of Shireoaks Station, being intersected by hard loads and containing

**129 a. 1 r. 15 p.**

With Attractive Farm House and well-built Farm Buildings, at present let (with the exception of Ord. No. pt. 74, in hand) to Mrs. MARY INMAN and H. G. RUSLING, on a yearly Lady Day tenancy (March 25th) the annual rent being apportioned at £123.

#### **SCHEDULE**

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF WOODSETTS	
43	Arable	10.984
55	Do.	13.056
69	Do.	5.720
70	Do.	11.050
Pt. 74	Woodland	1.104
75	Pasture	20.330
78	Arable	6.488
80	Pasture	2.802
Pt. 85	Lane	0.109
86	Arable	7.107
Pt. 87	House, Buildings, Yards, Croft, etc.	2.387
Pt. 89	Arable	2.706
91	Do.	4.044
103	Do.	4.710
Pt. 109	Pasture	4.512

ORD. NO.	DESCRIPTION.	ACREAGE.
117	Arable	7.826
119	Do.	10.890
121	Pasture	11.058
144	Do.	2.429
	<b>TOTAL</b>	<b>129.348</b>

### **THE FARM HOUSE**

Substantially built in stone with tiled roof, contains two Sitting Rooms, Kitchen with Bedroom over, Dairy and Cellar. Upstairs there are four Bedrooms with two Attics above.

Water near by. Orchard.

### **THE FARM BUILDINGS**

For the most part built of stone with tiled roof, comprise cow house for 22 with 2 calf pens, stabling for six, three loose boxes with loft over, implement house, four bay open cattle shed, fodder house with loft over, two bay open cattle shed, tool shed, three bay open cart shed, four bay open cart shed, two trap houses, two pig sties and hen house.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	23	9	6

**Note. - 1.** This lot is sold subject to the Right of Way as now enjoyed, along the western boundary of field Ord. No. 65 as shown on Plan, reserved to the Owner or Occupier of the field adjoining to the west.

**2.** It is also sold with the benefit of and subject to the sewer easement now existing on Ord. No. 80.



## **LOT 2.**

THREE ENCLOSURES OF

### **Arable and Pasture Land**

In the Parish of Woodsetts, containing

**40 a. 2 r. 10 p.**

(Being Ord. Nos. 122, 123, 147 and 148 on plan.)

With the exception of Ord. No. 117, in hand, at present let with other lands, to Mrs. MARY INMAN and H. G. RUSLING, on yearly Lady Day tenancy (March 25th) the annual rent being apportioned at £30.

Situated in Ord. No. 148 there is a stone and tiled barn.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	3	19	3

NOTE. This lot is sold with the benefit of the Right of Way as now enjoyed. from the road by way of Cross Lane as shown on Plan.

## **LOT 3.**

AN ENCLOSURE OF

### **Productive Arable Land**

Situated in the Parish of Woodsetts, containing

**16 a. 0r. 5p.**

(Ord. Nos. 151 and 153 on plan.)

At present let with other lands to Mrs. MARY INMAN and H. G. RUSLING on a yearly Lady Day tenancy (March 25th) the annual rent being apportioned at £15.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	2	3	6

NOTE. - This lot is sold subject to a right of way over the lane Ord. No. 153 reserved to the Owner or Occupier of Brand's Farm, adjoining.

It is sold with the benefit of the Right of Way as now enjoyed, to Hodes Lane along the eastern boundary to the fields adjoining to the south, as shown on Plan.

## **LOT 4.**

A

### **Compact Agricultural Holding**

known as

### **WOOD MILL PIECE**

with Farm house, Farm Buildings and 1 Cottage, now let with other lands, but with the exception of the Woodland, which is in hand, to Messrs. R. W. AIREY on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £198, and containing about

**214 a. 3 r. 16 p.**

### **SCHEDULE**

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF SOUTH ANSTON	
153	Pasture	8.646
154	Do.	2.865
163	Do.	11.570
164	Do.	4.383
173	Lane	0.006
180	Arable	7.727
181	Do.	11.010
182	Do.	6.854
183	House, Buildings, etc.	1.147
Pt. 248	Woodland	7.125
Pt. 249	Pasture	1.927
250	Arable	13.684
251	Pasture	5.467
256	Do.	9.455
257	Driftway	0.951
258	Arable	12.877
259	Do.	9.499
Pt. 268	Do.	15.679
269	Do.	12.016
270	Do.	13.477
274	Do.	12.155
275	Do.	10.701
276	Do.	4.859
Pt. 277	Do.	6.644
287	Do.	7.532
289	Do.	7.018
292	Rough	2.057

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF TORPE SALVIN	
Pt. 109	Pasture	7.550
	<b>TOTAL</b>	<b>214.851</b>

### **THE FARM HOUSE**

Substantially built of stone with tiled roof, contains 4 Rooms. Kitchen and Dairy.

Drinking water from a well.

### **THE FARM BUILDINGS**

Also of stone and slate comprise stabling for 5, with loft over ; 4 loose boxes, with 2 grain chambers over ; cowshed for 8 ; turnip house ; 4 bay open cattle sheds ; 5 bay open cart lodge ; 3 loose boxes.

### **THE COTTAGE**

Built of stone with tiled roof contains 2 Rooms upstairs, Kitchen and Scullery, E.C.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	46	6	9

NOTE.- 1. This lot is sold subject to the right reserved to various adjoining owners of small Holdings and Cottage property situated in Lindrick Dale to fetch water from the spring in the wood (Ord. No. Pt. 248) known as Millers Bottom.

2. It is also subject to a Right of Way as now enjoyed over Ord. No. 163 and with the benefit of a similar right over the property adjoining to the east thereof, as shown on Plan.

3. It is sold with the benefit of the right of way to LINDRICK DALE over the river Ryton.

*The Timber, which has been moderately valued at £219, is included in the sale of this Lot.*

## **LOT 5.**

### **A Pasture Enclosure**

Situated at Lindrick Common adjoining the Golf Links and containing

**9 a. 1 r. 22 p.**

(Being Ord. No. Pt. 233 on Plan).  
with a frontage of about 1150 ft. to the Worksop Road.

At present let with other lands to Messrs. R. & W. AIREY on a yearly Lady Day Tenancy (March 25th), the annual rent being apportioned at £2

**OUTGOINGS:**

Tithe Rent Charge            Nil

## **Lot 6**

# **Valuable Extent of Woodland**

Known as

## **ANSTON STONES WOOD**

Containing

**80 a. 1 r. 32 p.**

(Being Ord. Nos. Pt. 303 and Pt. 304 on Plan).

Situated in South Anston Parish, with extensive frontage to the main Worksop Road, and comprising a considerable quantity of valuable hard woods, affording a good site for a LIME STONE QUARRY.

With the exception of the sporting rights, at present let with other property to Mrs. M. L. SORBY, on lease expiring Lady Day (March 25th) 1925, this lot is in hand, and VACANT POSSESSION can be given.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Improprate)	2	3	6

*The timber, which has been moderately valued at £1,257, is included in the sale of this Lot.*

## LOT 7.

### THE VALUABLE AND **Productive Holding**

Known as

### **RACKFORD FARM**

Situated in the Parish of North Anston, astride the Rockford Lane, with extensive frontage to the main Woodsetts Road, and containing

**186 a. 3r. 5p.**

with substantial Farm House and Buildings, at present let to Messrs. ROBERT BILLAM and GEORGE ROSE (as set out in Schedule) on yearly lady Day tenancies (March 25th).

#### **SCHEDULE**

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>	<b>TENANT, RENT, ETC.</b>
	PARISH OF NORTH ANSTON		
315	Arable	7.994	G. ROSE £16 (appd.)
320	Do.	6.301	
338	Do.	6.892	
339	Do.	10.995	
324	Do.	6.984	R. BILLAM £118 (appd.)
342	Pasture	12.855	
343	Arable	7.809	
344	Do.	10.299	
355	Pasture	8.616	
356	Do.	0.605	
357	Arable	15.496	
359	Do.	11.480	
360	Pasture	15.031	
363	Arable	7.082	
374	Do.	6.306	
375	Pasture	11.181	
376	Arable	10.418	
377	Do.	16.119	
407	Do.	14.317	
	<b>Total</b>	<b>186.780</b>	





## **LOT 8.**

FIVE ENCLOSURES OF  
**Useful Arable & Pasture Land**

Situated in the Parish of North Anston, adjoining Rackford Lane to the South,

Containing  
**39 a. 3 r. 26 p.**  
(Being Ord. Nos. 302, 314, 321, 322, and 323 on Plan.)

At present let with other lands to Mr. G. Ross and Miss Boom, on yearly Lady Day tenancies (March 25th), the annual apportioned Rents amounting to £20.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Improprate)	1	10	3



**NOTE.-1.** This lot is sold subject to the tight of way as now enjoyed, reserved to the owners or occupiers of Harry Crofts Farm as shown on Plan.

**2.** It is also sold with the benefit of and subject to the sewer easements now existing on Ord. No. Pt. 89.

## **LOT 10.**

### THREE ENCLOSURES OF **Productive Arable Land**

Situated adjoining the Village of South Anston fronting the main Worksop Road, and containing

**14 a. 1 r. 7 p.**

(Being Ord. Nos. 110, 332, and 333 on Plan)

At present let with other land to G. INMAN on yearly Lady Day tenancy (March 25th), the annual apportioned Rent amounting to £17.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	4	10	9



## LOT 12.

### A Capital Small Holding

Situated on the outskirts of the Village of Thorpe Salvin and containing  
**42a. 3r. 38p.**

At present let with other lands to Mr. FRANCIS ATKIN on a yearly LADY DAY tenancy (March 25th) the annual rent being apportioned a £44 4s.

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF THORPE SALVIN.	
138	Arable	3.437
139	Do.	5.300
140	Do.	5.950
141	Pasture	3.401
142	Do.	2.247
143	Do.	2.053
144	Do.	1.121
Pt .145	House, Buildings, Yard, etc.	0.720
156	Pasture	1.585
159	Arable	3.924
161	Pasture	1.639
170	Arable	8.613
	<b>TOTAL</b>	<b>42.990</b>

#### THE FARM HOUSE

Is substantially built of stone with tiled roof, containing Living Room, Sitting Room and Kitchen downstairs. Three good Bedrooms upstairs. Coal Shed, Wash House and Closet. Water laid on. Garden.

#### THE FARM BUILDINGS

built of stone with tiled roofs include two bay open Cattle Shed ; two Loose Boxes ; Cow Shed for seven ; three bay open Cart Lodge ; stabling for four with Loft over ; detached Stable for two

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	11	9	6

**NOTE.-1.** This Lot is sold subject to a Right of Way as now enjoyed along the track between the points A.B. on Plan reserved to the Owner or Occupier of the Cottages in the corner of the Wood being Pt. Ord. No. 145 as well as the right to lead timber from Old Meadow Wood over the same track.

**2.** It is further sold subject to the right of way for all purposes from the road along the western boundary of fields Ord. Nos. 139, 140 and 159 as shown on Plan.

## **LOT 12a.**

### **An Area of Valuable Woodland**

known as

### **OLD SPRING WOOD**

Situated within the Parishes of Thorpe Salvin and South Anston with frontage to a hard road and possessing a long stretch of canal frontage, while the Great Central Railway bounds the wood to the North, in all about

**80 a. 1r. 11 p.**

(being Ord. Nos. 121, Pt. 131 and 136 on Plan):

The wood comprises a valuable crop of mature hardwoods including Poplar and other variety, while there is a quantity of high class Larch.

This lot is in hand and VACANT POSSESSION will be given on completion of purchase.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	0	17	0

**NOTE.-1.** This lot is sold with the benefit of the right to lead Timber from Ord. No. 121 through Ord. Nos. 111 and 115, pt. of Lot 11, thence to the road by the route marked A-B-C-D-E on Plan.

**2.** It is subject to the right of access reserved to the owner or occupier of Lot 11 along the routes marked G-F-C-D and H-C-D on Plan.

The Timber, which has been moderately valued at £2,099, is included in the Sale.

## LOT 13

A PRODUCTIVE  
**Agricultural Holding**  
known as  
**MOOR MILL FARM**

Situated within two miles of the market town of Shire-oaks and containing

**191 a.      0 r.   6 p.**

with

**FARM HOUSE, BUILDINGS, AND ONE COTTAGE.**

With the exception of the woodland, in hand, and Ord. No. 281 at present let to Mr. W. JOHNSON at an annual rent of £3 10s., this Lot is let to Mr. H. WALLER on a Lady Day tenancy (March 25th) at an annual rent of £140.

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF THORPE SALVIN.	
102	Arable	11.414
207	Do.	20.883
218	Woodland	13.158
232	Arable	10.415
238	Do.	8.018
239	Pasture	5.983
240	Do.	6.783
241	Do.	3.692
242	Cottage, Orchard, etc.	2.109
257	House, Buildings, Yards, etc.	1.922
258	Arable	8.137
259	Do.	9.063
260	Do.	9.187
262	Do.	9.189
263	Do.	9.269
264	Do.	8.898
265	Pasture	5.725
275	Rough	2.375
276	Arable	10.203
277	Do.	8.051
278	Do.	7.354
281	Rough	1.840
282	Do.	1.622
Pt. 283	Pasture	15.750
	<b>TOTAL</b>	<b>191.040</b>



### **THE FARM HOUSE.**

is well built of stone with tiled roof, containing three Bedrooms, two Sitting Rooms, Kitchen, Scullery and Dairy. Ample Water supply. Garden.

### **THE FARM BUILDINGS**

for the most part of similar construction include Stabling for four ; Cow Shed for eight ; six Loose Boxes ; six bay Open Cattle shed ; two Piggeries ; Tool House ; two bay open Cart Lodge ; Engine House with a large granary over.

Ample supply of Stock water both to Buildings and Fields.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	33	15	0

## LOT 14.

### A Capital Small Holding

situated in and around the Village of Thorpe Salvin, containing

**71 a. 2 r. 15 p.**

with

### FARM HOUSE AND AMPLE BUILDINGS

at present let with other property to Mr. T. Holmes on a yearly Lady Day tenancy (March 25th) the annual rent being apportioned at £64.

*Vacant Possession of this Lot will be given at Lady Day next.*

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF THORPE SALVIN.	
Pt. 37	House, Buildings, Yards, etc.	0.520
51	Pasture	2.983
55a	Rough	0.388
56	Pasture	3.979
59	Arable	4.827
63	Pasture	1.685
64	Arable	6.449
65	Do.	4.626
Pt. 148	Pasture	1.524
157	Arable	5.961
169	Do.	7.649
181	Pasture	3.624
182	Arable	7.005
183	Do.	4.281
208	Do.	3.616
209	Do.	6.907
217	Do.	5.566
	<b>TOTAL</b>	<b>71.590</b>

#### THE FARM HOUSE

well built of stone and plaster with tiled roof, contains Parlour, Kitchen, Scullery and Dairy. Upstairs there are three Bedrooms.

Water laid on. Garden.

#### THE FARM BUILDINGS

built of stone and tile, include coal store, harness room with loft over, cow house for four with calf pen, tool shed, open cattle shed for six, stable for six, fodder store.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	16	14	0

NOTE.—This lot has the advantage of an auxiliary water supply from the dam situated in Old Meadow Wood, belonging to the Owner of Thorpe Hall, and will be sold with the benefit of any drainage easement that may now exist.

## LOT 15

### THE VALUABLE & WELL SITUATED Small Holding

on the outskirts of the Village of Thorpe Salvin, containing

**60 a. 0 r. 9 p.**

With well-built and comfortable House, ample Buildings and one Cottage at present let to Mr. JOSEPH CHILD on a yearly Lady Day tenancy (March 25th) at an annual rent of £65 10s.

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF THORPE SALVIN.	
Pt. 37	House, Buildings., Orchard, etc.	0.450
Pt. 37	Buildings, Yard, etc.	0.820
38	Pasture	2.592
40	Arable	3.511
41	Do.	5.327
44	Do.	3.777
45	Do.	4.405
46	Do.	6.255
47	Do.	6.422
50	Pasture	3.184
55	Arable	12.528
60	Do.	10.787
	<b>Total</b>	<b>60.058</b>

#### THE FARM HOUSE

erected in stone with tiled roof, contains four Bedrooms, Bathroom (the Bath being claimed by the tenant), Closet, etc., upstairs. Downstairs, there are two Sitting Rooms, Kitchen and Scullery.

Water laid on. Garden. Main Drainage.

#### THE FARM BUILDINGS

of similar construction lying in two blocks, those near the house including Stabling for three, Cow-house for four, three bay open cart lodge, 2 bay open cart lodge, three loose boxes, coach-house and loose box with loft over, yard.

The further range consist of cake house, stabling for six, open cattle shed, store with loft over, yard.

**THE COTTAGE**

built of stone with tiled roof contains two Bedrooms, upstairs. Downstairs, Living Room and Scullery, Wash house, Closet.

Water laid on.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	14	14	0

## **LOT 16.**

### **THE IMPORTANT AND Productive Holding**

known as

### **MANOR FARM**

within mile of Kiveton Park Station (G. C. R.) exceptionally well served by hard roads, and containing.

**277 a.      0 r.   25 p.**

with attractive and substantial Farm Residence, high-class Farm Buildings and one Cottage, centrally situated and just off the Thorpe Road.

With the exception of the Woodland, Ord. No. 31, in hand, and Ord. Nos. 381 and 381a, let to Mrs. H. H. SMITH on yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £10, this lot is at present let with other property to Mr. WILLIAM WILKINSON on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £273 5s.

#### **SCHEDULE**

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF HARTHILL.	
Pt. 150	Cottage	0.081
324	Arable	13.039
327	Do.	15.512
328	Do.	4.988
334	Pasture	12.844
336	Arable	4.283
337	Pasture	5.488
338	Do.	12.145
339	Arable	15.539
341	Do.	11.255
342	Do.	7.457
343	Do.	8.048
344	Do.	10.354
352	Pasture	5.311
353	Driftway	0.437
354	Pasture	1.923
355	Do.	7.863
356	Arable	12.295
357	Pasture	4.998
Pt.358	Shaw	0.197
359	Pasture	13.967
367	Do.	13931

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF HARTHILL. (Continued)	
369	Arable	14.764
369A	Do.	14.746
381	Pasture	8.234
381A	Do.	1.058
382	Arable	15.286
383	Do.	12.646
384	Do.	10.988
395	Woodland	4.153
410	Arable	13.296
	<b>Total</b>	<b>277.156</b>

### **THE FARM HOUSE**

of attractive appearance and substantially built of stone with slated roof, is in good condition and comprises the following accommodation : two Sitting Rooms, front and back Kitchen, Cellar under. Upstairs there are six Bedrooms.

Water laid on.

Garden.

### **THE FARM BUILDINGS.**

superior in character and of similar construction, include Stabling for 12 ; Cow-house for 14 ; open Cart-shed ; Cattle-shed for 14, opening to yard ; four loose Boxes ; Coach-house ; Barn with Granary over ; three-bay open Cart-lodge ; Harness-room with fodder chamber and grain store over ; Tool-shed ; two Chicken-houses and Coal-house.

Included with the Farm is

### **THE COTTAGE,**

built of stone with tiled roof, situated in the Village of Harthill, contains : Three Bedrooms upstairs, and Living Room, Kitchen, Scullery and Pantry on the ground floor.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	63	3	6

NOTE.—This lot is sold with the benefit of the right as now enjoyed, reserved to the occupier of the Cottage, Pt. 150, to the free and exclusive use of the privy as well as the right to lead Coal through the back yard from the street.

## **LOT 17.**

### **THE VALUABLE Mixed Agricultural Holding**

situated in two main blocks in and near the Village of Harthill, and containing

**172 a.      3 r.    17 p.**

with substantial Farm House and ample Buildings. With the exception of the Woodland, Ord. No. 399 and Loscar Quarry Ord. No. 398, in hand, this lot is at present let with other lands to Mr. JAMES WAINSCOAT, Mrs. S. KIRKBY and Mr. H. WOODWARD on yearly Lady Day tenancies (March 25th), the annual rents being respectively apportioned at £136/10s., £3/5s., and £14/15s.

#### **SCHEDULE**

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF HARTHILL.	
Pt .150	House Buildings, etc.	2.200
176	Croft	1.028
234	Pasture	2.710
235	Do.	4.135
236	Do.	6.242
237	Do.	3.790
240	Do.	2.784
250	Do.	3.259
251	Do.	7.779
252	Do.	3.996
253	Do.	4.852
254	Do.	3.534
261	Arable	6.016
262	Do.	6.897
264	Pasture	7.256
270	Shaw	0.547
393	Arable	4.752
397	Pasture	2.964
398	Quarry, etc.	2.296
399	Woodland	2.459
400	Arable	3.854
401	Do.	1.708
406	Do.	9.867
407	Do.	4.210
408	Do.	2.478
409	Do.	4.915
413	Do.	13.688
414	Do.	13.336



<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
419	Do.	9.182
423	Do.	17.256
424	Do.	12.866
	<b>Total</b>	<b>172.856</b>

**THE FARM HOUSE,**

well built of brick with slated roof ; contains : two Sitting-rooms, Kitchen and Dairy, Closet downstairs ; Upstairs there are four Bedrooms and Box-room ; Wash-house and Store.

Water laid on.

Orchard.

Garden.

**THE FARM BUILDINGS**

for the most part built of stone with tiled roofs ; include two-bay open Shed ; Cart-shed and Duck-house ; seven-stalled Stable ; four Piggeries ; five-bay open Shed ; Cow-house for 12 with loose Box at end ; turnip-house with chop-chamber over ; Barn ; adjoining, is a loose Box with Corn-chamber over.

OUTGOINGS : 1 S. d.

OUTGOINGS:-	£	s.	d.	
Tithe Rent Charge (Rectorial)	29	4	2	

**NOTE** – This lot is sold subject to whatsoever rights of access, etc., the Great Central Railway may have in connection with the Harthill Reservoir adjoining part of this lot.

## LOT 18.

### A Capital Small Holding

Situated in and to the south-east of the Village of Harthill, astride Harthill Field Road, containing

**34 a. 0 r. 1 p.**

With good Farm House and Buildings at present let to Mrs. MARY WHITLAM on a yearly Lady Day tenancy (March 25th), at an annual Rent of £48.

#### SCHEDULE

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF HARTHILL.	
Pt .150	House, Buildings, Yards, etc	0.319
169	Pasture	2.426
171	Do.	3.108
387	Arable	4.554
404	Do.	3.524
437	Do.	5.592
438 Pt. 425	Do.	8.844
Pt. 429 Pt. 425	Do.	5.881
	<b>TOTAL</b>	<b>34.248</b>

#### THE FARM HOUSE

substantially built of stone with tiled roof, is of attractive elevation and contains : Sitting Room, Kitchen, Pantry, Back Kitchen, Cellar. Upstairs there are Three Bedrooms. Drinking Water from the Burr Well Supply situated on Lot 19. Soft Water supply, Good Garden. Near the House are Coal House. Closet, etc.

#### THE FARM BUILDINGS

for the most part of similar construction, include : Two Boxes, with loft over, Seven stalled Cow House, Root House with Corn Chamber over, Trap House, Stack Yard. Stock Water and Pump in Yard.

OUTGOINGS:-

	£	s.	d.
Tithe Rent Charge (Rectorial)	7	3	6

**NOTE.**—This lot is sold subject to a pipe easement in favour of the Kiveton Park Rural District Council in respect of the water main passing through this lot together with access thereto for purposes of repair.

## LOT 19.

### A HIGHLY VALUABLE AND Convenient-sized Farm

situated adjoining the Village of Harthill, with good frontage to hard roads, and containing

**122 a.      1 r.   5 p.**

with attractive Farm House and ample Buildings. With the exception of the Woodland, Ord. No. 391, in hand, this Lot is let with other lands to Mrs. MARY GLOSSOP on a yearly Lady Day tenancy (March 25th), the annual Rent being apportioned at £116.

#### SCHEDULE

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF HARTHILL.	
132	Pasture	6.763
149	Do.	4.226
Pt .150	House, Buildings, Yard, etc.	0.837
153	Pasture	6.855
389	Do.	7.978
390	Arable	7.185
391	Woodland	1.718
392	Arable	14.361
394	Do.	4.346
403	Do.	11.438
405	Do.	13.568
415	Do.	12.944
418	Do.	7.991
Pt. 429 Pt. 425	Do.	8.766
426	Do.	13.306
	<b>TOTAL</b>	<b>122.289</b>

#### THE FARM HOUSE

Well built of stone with slated roof and of attractive elevation, has in recent years been decorated and contains the following accommodation : Downstairs—Two Sitting Rooms, Kitchen and Dairy. Upstairs—Four Bedrooms and Box Room, with three Attics overhead. Wash House.

Water laid on.

**THE FARM BUILDINGS.**

Built of stone with tiled roofs, include two Pigsties ; Barn ; Corn Chamber ; Cow House for 10, with Chop Chamber over ; two-bay Open Cattle Shed ; Turnip House ; Loose Box ; Stabling for six ; three Loose Boxes ; large Loose Box ; two Horse Stabling ; Implement Shed ; four-bay Implement Shed.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	23	15	3

**NOTE.-1.** This Lot is sold subject to whatsoever rights the Great Central Railway Company may have in connection with the Harthill Reservoir adjoining part of this lot.

**2.** The Burr Well, situated in Ord. No. 390, recently taken over by the Kiveton Park Rural District Council, is reserved from the Sale of this lot, together with the right of access thereto, and to the line of pipes supplying the Village of Harthill, for the purpose of periodical inspection and repair.

## **LOT 20.**

### **A Valuable Paddock**

situated adjoining "Firvale" on the Outskirts of the Village of Harthill, containing

**6a. 3r. 33p.**  
(Being Ord. No. 217 on Plan.)

At present let, with other lands, to Mrs. MARY. GLOSSOP on a yearly Lady Day tenancy (March 25th), the annual Rent being apportioned at £6.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	1	2	0

**NOTE.-1.** This Lot is sold subject to and with the benefit of the sewer easement, at present existing.

**2.** It is also sold with the benefit of the Right of Way over Ords. 203 and 205, as shown on plan.

**END OF MORNING SALE.**

## **AFTERNOON SALE.**

### **LOT 21.**

THE  
**Valuable Extent of Woodland**

Known as

### **CUTHBRIGHT WOOD**

Containing

**27 a. 3r. 34p.**

(Being Ord. No. 368 on Plan.)

Situated in the Parish of Harthill and within a mile of the Kiveton Park Station (G.C.R.), with good road down hill all the way.

The wood comprises a considerable area of mature hardwoods, including Black Italian Poplar and other varieties.

THIS LOT IS IN HAND AND VACANT POSSESSION CAN BE GIVEN.

OUTGOINGS :-

Tithe Rent Charge .. Nil.

*The Timber, which has been moderately valued at £1,188, is included in the sale of this Lot.*

## **LOT 22.**

THE  
**Valuable Area of Woodland**  
Known as  
**LOSCAR WOOD**

Containing  
**40 a. 3 r. 30 p.**  
(Being Ord. No. 54 on Plan.)

Situated in the Parish of Thorpe Salvin, with considerable frontage to the Packman Lane, leading down hill to Kiveton Park Station (G.C.R.) distant about one mile.

The Wood consists of various growing Hardwoods as well as a considerable number of Fir and Larch of valuable age.

With the exception of the Sporting rights now let, with other property, to Mrs. M. L. Sorby, on lease expiring March 25th, 1925. This lot is

IN HAND AND VACANT  
POSSESSION CAN BE GIVEN.

OUTGOINGS :-

Tithe Rent Charge .. Nil.

*The Timber, which has been moderately valued at £1,406, is included in the sale of this Lot.*

## LOT 23.

### THE IMPORTANT & HIGHLY PRODUCTIVE Agricultural Holding

Known as  
**North Farm**

within 1½ miles of Kiveton Park Station (G.C.R.), and possessing valuable frontages to good hard roads, and containing

**298 a. 0 r. 25 p.**

with comfortable Farm Residence and ample superior Farms Buildings and Two Cottages

At present let with other lands to Messrs. Joseph Croft & Sons on a yearly Lady-Day tenancy (March 25th), the annual rent being apportioned at £330.

At present let with other lands to Messrs. Joseph Croft & Sons on a yearly Lady-Day tenancy (March 25th), the annual rent being apportioned at £330.

#### SCHEDULE

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF WALES.	
Pt. 8	Cottage, Yard, etc.	0.815
9	Pasture	0.435
15	Do.	7.870
	PARISH OF HARTHILL.	
Pt. 4	Pasture	14.600
5	Arable	5.855
6	Do.	5.875
7	Pasture	6.838
Pt. 8	Arable	19.464
14	Do.	5.079
15	Pasture	8.766
18	Arable	13.625
19	Do.	10.628
37	Do.	14.156
38	Do.	5.899
44	Pasture	6.492
45	Arable	8.645
61	Pasture	11.670
62	Arable	10.843
68	Pasture	10.153
85	Do.	7.851
87	Do.	3.871



<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF HARTHILL (Continued).	
Pt. 150	House, Buildings, Yards, etc.	2.531
302	Pasture	15.094
303	Yard	0.080
305	Pasture	3.205
306	Do.	3.776
316	Arable	13.621
317	Do.	7.646
318	Do.	17.000
319	Do.	18.022
320	Do.	11.681
321	Do.	3.893
322	Pasture	3.906
329	Arable	6.037
330	Do.	6.688
331	Pasture	1.668
332	Do.	1.932
333	Do.	1.944
	<b>Total</b>	<b>298.151</b>

### **THE FARM HOUSE**

adjoining the Village of Harthill ; is well-built of stone, with tiled roof, and contains :

Down stairs : 3 Sitting Rooms, 2 Kitchens, Scullery, Dairy, Washing-up place - cellar under. Upstairs : 2 Double Bedrooms, 1 Single Bedroom. On the floor above, there are 2 further Bedrooms, Man's Room, and Store Room.

Coal-house, Closet, Wash-house, and Coach-house adjoining.

Water laid on.

Garden.

### **THE FARM BUILDINGS**

near at hand and conveniently situated off the main road, are substantially built in stone, with tiled roofs, and include Stabling for 6, with loft over ; Cow-house for 7, with Loft over ; Loose Box ; 2 Horse Stabling, with Loft over ; Turnip-house ; 3-Bay Open Cart Lodge ; 2-Bay Open Cart Lodge ; 4 Loose Boxes ; Fodder Chamber ; 3 Hen Houses.

Further range comprises Cow-house for 12 ; 8-bay open Cattle Shed to yard ; Barn, with Granary over; 6 Loose Boxes ; Tool-house ; 2 Implement Sheds.

Included with the Farm, and known as

### **“PENNY HOLME”**

are TWO COTTAGES, well built of brick and tiled-1 containing 3 Bedrooms upstairs, and Kitchen, Sitting Room and Scullery downstairs.

The other, similarly built, contains 3 Bedrooms upstairs, Sitting Room, Living Room, Kitchen, and Scullery downstairs.

Water near by.                      Gardens.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rec. & Vic.)	84	19	10

**NOTE. -1.** This Lot is sold subject to the Rights of Way as now enjoyed reserved to the Owners or Occupiers of the Sewage Works, being Ord. No. Pt. S and the Old Quarry, Ord. No. 16, as shown on Plan.

**2.** It is also subject to whatsoever Rights of Access, &c., that the Great Central Railway Company may have in Ord. No. 72, being the Shaft in connection with the Chesterfield Canal.

**3.** It is also sold subject to the sewer easement at present existing on Ord. No. 85, reserved in favour of the Kiveton Park Rural District Council.

## **LOT 24.**

THE VALUABLE  
**Accommodation Pasture Field**

situated on the outskirts of the Village of Harthill, with double road frontage, and containing :-

**8 a. 2 r. 2 p.**  
*(Being Ord. No. 91 on plan)*

at present let with other lands to Mr. G. C. SMITH on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £12.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	2	6	0

## **LOT 25.**

### **A Valuable Pasture Field**

situated opposite Kiveton Rows and affording

### **A DESIRABLE BUILDING SITE,**

with frontage of about 750 ft. to the Wales Road and a return frontage of about 800 ft. to the Road known as Hard Lane, and containing

**12 a. 3 r. 4 p.**

(Being Ord. No. 25 on Plan)

at present let with other lands to Messrs. JOSEPH CROFTS and SON on a yearly Lady Day Teneacy (March 25th), the annual rent being apportioned at £20.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rec. & Vic.)	0	16	9

## LOT 25a.

### THE VALUABLE AND COMPACT HOLDING

known as

## Peck Mill Farm

practically adjoining Kiveton Park Station (G.C.R.), exceptionally well served by hard roads, and containing

**177 a. 3r. 17p.**

with centrally placed Farm House and Buildings, possessing considerable frontage to Lady Field Road.

With the exception of the Woodland, Quarry, etc., in hand, this lot is let to Mr. T. BARBER on a yearly Lady Day tenancy (March 25th), at an annual rent of £189/10s.

### SCHEDULE

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF THORPE SALVIN	
5A	Woodland	1.804
6	Pasture	11.616
13	Woodland	4.426
14	Pasture	5.368
15	Pond	0.346
16	House, Buildings, Yard, etc.	1.108
17	Arable	5.995
19	Pasture	9.039
20	Arable	16.619
21	Do.	19.505
22	Do.	13.970
23	Do.	18.449
25	Do.	8.932
	PARISH QF HARTHILL.	
313	Pasture	7.189
314	Arable	5.617
315	Grass	13.308
325	Arable	16.361
326	Do.	18.200
	<b>TOTAL</b>	<b>177.852</b>

### THE FARM HOUSE

well built of stone with tiled roof, contains : Four Bedrooms, Two Attics, Two Sitting Rooms, Kitchen, Wash House, and Closet.

Water is supplied by a Dam near House.

### **THE FARM BUILDINGS**

of similar construction include : 4-bay cart shed, open cattle shed, 2-bay open cattle shed, stabling for six, three cow sheds for 5, 8 and 6 head respectively, two loose boxes, barn, turnip house.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rec. & Vic.)	43	16	6

**NOTE.**—This lot is sold subject to a right of way for all purposes, reserved to the Owners or Occupiers of Hawkes Wood, and of the Meadow adjoining Devil's Hole Bridge to the north, running along the southern boundary of Ord. No. 25, as shown on Plan.

## **LOT 26.**

### **A VALUABLE Enclosure of Pasture Land**

Situated adjoining Kiveton Park Station (G.C.R.), with frontage of about 780 ft. to the main road, and return frontage of about 520 ft. to the hard road known as Kennel Lane, affording a

#### **MOST DESIRABLE BUILDING SITE.**

Containing

**6a. 3r. 25p.**

(Being Ord. No. 311 on Plan)

at present let to Mr. HARRY KIRKBY on a yearly Lady Day tenancy (March 25th), at an annual rent of £13.

The field contains a never failing supply of pure water from a spring situated at its north-eastern corner, to which has been fitted a pump protected by a pump house. The tenant lays claim to the ownership of the fittings.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	0	17	0

## **LOT 27.**

### **A VALUABLE**

## **Lime Stone Quarry and Land**

Situated adjoining Kiveton Park Station (G.C.R.) with extensive road frontage, in all containing about

**15 a. 1 r. 13 p.**

(Being Ord. Nos. Pt.13A, 21, Pt.23, Pt.23, and 34)

with siding on to the Great Central Railway, and possessing a valuable seam of stone highly suitable for burning, which further extends beyond the existing quarry to the land to the north.

With the exception of fields Ord. Nos. 21, Pt. 23, and. 34, which are let with other lands to Mr. S. E. BATTY on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at this Lot is at present let to Messrs. J. W. SCAIFE AND SONS, LTD., on lease for 21 years from Lady Day, 1904, having four years unexpired, the annual surface rent and guaranteed royalties amounting to £110/15s.

At the entrance gate is situated a brick and tiled OFFICE, with Weigh-bridge adjoining, while there are the following further buildings : a Range of STABLING with standing for three horses, Mess Room, Carpenter's Shop with Forge, etc., and detached POWDER STORE.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rec. & Vic.)	4	2	9

**NOTE.**—This Lot is sold with the benefit of the right of access to the Great Central Railway by means of the siding over the adjoining quarry as between the points. A. and B. on Plan, as well as to the use, in conjunction with others, of the wharfage connecting with the Dog-Kennel Quarry adjoining.



## **LOT 28.**

### **A Valuable Paddock**

adjoining Kiveton Park Station (G. C. R.) with frontage to Dog Kennel Lane,  
containing

**2 a. 3 r. 28 p.**

*(Being Ord. No. 312 on Plan.)*

at present let to Messrs. J. W. S CAIFE & SONS, LTD., on a yearly Lady Day  
tenancy (March 25th) at an annual rent of £4.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	0	10	4

## LOT 29.

### A VALUABLE AND Well-Situated Farm

adjoining the Village of South Anston and stretching southward towards Kiveton Park Station (G. C. R.), and containing

**127 a.      2r.      3p.**

with comfortable Farm-house, and sufficient Buildings at present let with other lands to Mr. JAMES BATTY on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £120.

#### SCHEDULE

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF SOUTH ANSTON.	
10	Rough, etc.	4.758
11	Arable	11.176
12	Do.	9.898
30	Do.	14.794
31	Do.	10.133
43	Do.	11.017
44	Do.	5.775
45	Do.	13.115
54	Do.	10.199
56	Pasture	7.917
61	Driftway	1.156
62	Arable	9.994
63	Pasture	8.176
73	Do.	5.101
Pt. 90	House, Buildings, Yards	1.312
	<b>TOTAL</b>	<b>127.521</b>

#### THE FARM HOUSE

built of stone with slated roof, contains : Downstairs, Kitchen, Sitting-room, Dining-room, Pantry with Cellar under. Upstairs there are three Bed-rooms and two Store-rooms.

Adjoining the house is a Corn-chamber ; outside Wash-house ; Coal-shed ; Closet.

Water Laid on.      Garden.      Orchard.

#### THE FARM BUILDINGS

of similar construction; include : three-bay Cart Lodge, with Loft over ; two Piggeries ; for 11 ; Turnip-house ; Cattle-shed opening to yard ; Stabling for six ; two Barns ; loose Box ; there is also a Thatched Shed in the yard.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	33	16	9

**NOTE.**—This lot is sold subject to a right of way reserved to the Church Authorities from the Sheffield Road to the S.F. corner of Anston Churchyard across the North of Ord. No. 62.

## LOT 30.

### THE IMPORTANT & HIGHLY PRODUCTIVE

## Agricultural Holding

known as

### KIVETON FARM

within easy reach of Kiveton Park Station (G.C.R.) and forming an attractive property highly suitable for a Gentleman Farmer, contains

**521 a.      2 r.   36 p.**

with superior Farm Residence, possessing pleasant views overlooking the whole Farm ; extensive and high-class Farm Buildings and seven Cottages.

With the exception of the Woodlands, the Private Road and Toll Gate Cottage, which are in hand, this lot is let with other lands to Mr. S. E. BATTY on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £361.

#### SCHEDULE

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF SOUTH ANSTON.	
50	Arable	24.372
58	Pasture	14.084
59	Arable	21.343
66	Do.	12.509
67	Do.	23.454
79	Woodland	1.668
80	Pasture	0.038
81	Arable	1.058
85	Do.	2.975
94	Do.	24.134
	PARISH OF TODWICK.	
1	Pasture	0.068
2	Arable	2.426
3	Woodland	0.898
4	Pasture	0.215
5	Do.	8.953
6	Do.	8.402
7	Do.	13.024
8	Arable	0.100
9	Pasture	0.067

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
10	Do.	1.099
11	Woodland	1.122
12	Arable	13.542
	PARISH OF TODWICK. (Continued)	
13	Road	0.738
14	Pasture	4.703
15	Do.	11.863
16	Do.	10.826
17	Do.	13.703
18	Arable	12.202
19	Woodland	5.585
20	Arable	13.308
21	Do.	17.812
21A	Rough	4.910
22	Do.	30.714
23	Pasture	4.607
23A	Do.	2.120
Pt.186	Road	0.462
	PARISH OF WALES	
Pt .23	Pasture	6.916
24	Woodland	4.629
28	Arable	18.453
29	Pasture	1.041
31	Arable	0.570
24	Pasture	2.367
35	Pond	1.525
36	Arable	19.762
37	Pasture	30.298
38	Do.	14.990
39	Do.	0.070
40	Do.	0.030
41	Plantation	7.533
42	Pasture	1.098
43	Arable	18.091
44	Woodland	4.819
45	Road	1.236
46	Pond	0.477
47	Spinney	0.424
48	House, Buildings, Gardens, etc.	5.693
49	Pasture	1.263
50	Roadway	0.029
51	Cottage, Yards, etc.	2.079
Pt.177	Arable	5.933
178	Pasture	5.480
179	Do.	5.503
199	Arable	21.076
200	Arable and Pasture	29.178
201	Spinney	2.028
	<b>TOTAL</b>	<b>521.723</b>

### **THE FARM RESIDENCE.**

of pleasant elevation, facing South East, is erected in stone and slate and contains the following accommodation :—Entrance Lobby, three large Sitting Rooms, two Kitchens, Pantry. Reached by front and back staircases are nine Bedrooms, one Dressing Room, Bath Room with wash basin (H. and C.), two W.C.s. On the floor above are three large Attics. At the foot of the back stairs are Lamp room, Coal House and Wash House. Extensive Cellarage. Hot Water System. Water laid on. Pleasant Gardens and Grounds studded with fine old beech and other specimen trees.

### **THE FARM BUILDINGS**

for the most part of brick and tiled construction include the following : nine-bay Cart Lodge ; ten-bay Cattle Lodge opening to yard ; two five-bay Cattle Lodges opening to yards ; Stabling for 14 ; Cow Shed for 29 ; Motor House ; Granary ; six Piggeries ; Loose Box ; Harness Room ; six Loose Boxes ; Barn ;. Mixing House ; nine Calf Boxes ; 10 Loose Boxes ; two Covered Yards ; Root Store with chop chamber over ; Grain Store ; Barn, with granary over

Included in this Let are the following Cottages :-

### **A ROW OF THREE COTTAGES.**

stone built with tiled roof, each containing similar accommodation, namely, Living Room, Kitchen, Scullery, Pantry, Closet, three Bedrooms. Water laid on. In the yard

### **A COTTAGE.**

brick plastered with tiled roof, containing Kitchen, Scullery with one Bedroom upstairs. Closet, A detached brick and tiled

### **BUNGALOW.**

containing two Bedrooms, living Room, Scullery, Closet. Water from well.

Situated adjoining LODGE HILL there are

### **TWO COTTAGES.**

in the one, two Bedrooms upstairs, Kitchen, Scullery and Closet down. Well water.

The other contains three Bedrooms upstairs, Living Room and Back Kitchen, Coal House, Closet. Well water. Each have a good Garden.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vic. Rec. and Modus)	63	3	10
Frodmore Composition	1	0	0
	<hr/>	<hr/>	<hr/>
	64	3	10

Included also is the

#### **TOLL CATE COTTAGE**

built of stone with tiled roof (being Ord. No. Pt. 44), and containing : Two Bedrooms upstairs. Downstairs there are Parlour, Kitchen, Scullery, Larder, &c. Coal House. Closet. Water laid on.

This Cottage is in the occupation of Mr. H. COUSINS, who at present acts as Toll Collector of the private Road, extending between the letters C and D as shown on the plan. The average annual profit after deducting the expenses of upkeep, etc., amounts to about £45 ; the benefit of this revenue being included in the Sale of this lot.

**NOTE.-1.** This Lot is sold with the benefit of a Right of Way for all purposes along the Track leading to Kiveton Park Station (G.C.R.) between the two limestone quarries at the points A. and B. on plan.

**2.** This Lot is with the benefit of a Right of Way for all purposes through Redhill Plantation, Ord. No. 24 from the point C on the plan to Wales Road, reserved to the owners or the occupiers of the Limestone Quarry situated to the south-east.

**3.** It is further sold subject to the right reserved to the owners or occupiers of " Lodge Hill " to derive their water supply from the spring situated in Ord. No. 38, together with the right of access thereto for the purpose of periodical inspection and repair.

**4.** The eight trees adjoining the wall of the market garden, Ord. No. 156, marked with white paint, are reserved from the Sale of this lot.

*The Timber which has been moderately valued at £1,824 is included in the Sale of this Lot.*

## **LOT 31.**

### **A Valuable Grass Field**

situated within quarter of a mile of Kiveton Park and containing

**6 a. 2 r. 31 p.**  
(Being Ord. No. 16 on Plan.)

With a frontage of about 460 ft. to the Wales Road, and being bounded on the South by the Railway.

At present let with other lands to Mr. S. E. BATTY on a yearly Lady Day tenancy (March 25th), the annual Rent being apportioned at £6.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	1	7	0



## **LOT 32.**

### **An Arable Enclosure**

With a frontage of about 600 ft. to the Wales Road, affording

**A MOST DESIRABLE BUILDING SITE**  
and containing

**12 a. 1 r. 29 p.**  
(Being Ord. No. 155 on Plan.)

At present let, with other lands, to Mr. S. E. BATTEY on a yearly Lady Day tenancy (March 25th), the annual Rent being apportioned at £10.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge			Nil

## **LOT 33.**

### **AN ENCLOSURE OF VALUABLE Accommodation Arable Land**

Practically adjoining Kiveton Park Station (G.C.R.), with a frontage of about 850 ft. to Dog Kennel Lane, containing

**6a. 2r. 4p.**  
(Being Ord. No. 33 on Plan.)

At present let, with other lands, to Mr. GEORGE INMAN on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £8.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	2	5	0

**NOTE.**—This lot is sold subject to a right of way for all purposes between the points A, B on plan.

## **LOT 33a.**

### **Red Hill Plantation**

containing

**4 a. 1 r. 0 p.**

(Being Ord. No. Pt. 12 on Plan)

Situated adjoining Kiveton Park Station (G.C.R.), with considerable frontage to the Wales Road.

The Plantation contains a quantity of mature and growing hardwoods, including Beech, Sycamore, Ash and other varieties.

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

**OUTGOINGS :-**

Tithe Rent Charge            Nil

NOTE.—The purchaser of this lot will be required to erect and maintain a good and sufficient fence along the undefined boundary at the Eastern extremity of the Plantation.

*The timber has been moderately valued at .£213, which amount shall be paid for by the purchaser in addition to the purchase money.*

## **LOT 34.**

### **An Enclosure of Arable Land**

In the Parish of South Anston, containing

**4a. 1 r. 11 p.**

(Being Ord. No. 490 on Plan.)

With double Road Frontage. At present let, with other land, to Mr. J. BATTY on a yearly Lady Day tenancy (March 25th), the annual Rent being apportioned at £5.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	2	3	3

## **LOT 35.**

### **An Arable Field**

Situated within a short distance from South Anston, with valuable Frontage to the Road, and containing

**4a. 3r. 16p.**

(Being Ord. No. 487 on Plan.)

At present let, with other lands, to Mr, JAMES BATTY on a yearly Lady Day tenancy (March 25th), the annual Rent being apportioned at £5.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	2	8	9

## **LOT 36.**

### **TWO ENCLOSURES OF VALUABLE**

## **Arable & Pasture Land**

Situated on the outskirts of South Anston, with considerable Road Frontage, containing

**10 a. 2 r. 15 p.**

(Being Ord. Nos. 97 and 485 on Plan.)

Ord. No. 97 is let, with other lands, to Mr. JAMES BATTY, the rent being apportioned at £3, Ord. No. 485 is similarly let to Mr. FRANK LODGE, the rent being apportioned at £8/9s. Both on a yearly Lady Day tenancy (March 25th).

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	4	6	9

## LOT 37.

### A Doctor's Residence & Land

in all about  
**16 a. 2r. 18p.**

including Stabling, Farm Buildings, Cottage, etc. At present let to Dr. D. M. CLARK on a yearly Lady Day tenancy (March 25th), at an annual rent of £78.

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF SOUTH ANSTON.	
64	Arable	6.309
Pt. 65	Pasture	5.331
71	Do.	3.509
Pt. 90	House, Buildings, Cottage, Grounds, etc.	1.200
Pt. 90	Croft	0.262
	<b>Total</b>	<b>16.611</b>

#### THE RESIDENCE

comfortably built in stone, with slated roof, contains the following accommodation : Downstairs : Entrance-lobby, Dining-room, Drawing-room, Study, Kitchen, Pantry, surgery and Dispensary. Approached by front and back staircases are, one double Bedroom, four single Bedrooms, Dressing-room, Bathroom, W.C., two single Maids' rooms.

Water Laid on. Hot Water System. Main Drainage.

Attractive Garden with Orchard adjoining.

#### THE FARM BUILDINGS

built of stone and tile, include : three loose Boxes ; Pigsty ; Stabling for four, with Hayloft over ; Garage, with Loft over ; open Cart-shed ; Stabling ; large loose Box ; Wash-house ; Coal-house ; Closet.

#### THE GARDENER'S COTTAGE

of similar construction, contains : two Bed-rooms upstairs. Living-rooms and back Kitchen downstairs.

Coal-house and Closet. Water Laid on.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	5	12	6

## LOT 38.

### A Compact Small Holding

situated in and near the Village of North Anston and well served with hard roads, containing :

**49 a. 0 r. 22 p.**

with comfortable Farmhouse and sufficient Buildings. At present let, with other lands, to Miss M. J. BOOTH on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £52. .

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF NORTH ANSTON.	
518	Pasture	1.669
Pt. 521	Buildings	0.290
Pt. 521	Do.	0.680
Pt. 523	Pasture	5.194
Pt. 524	Arable	6.073
525	Pasture	1.044
526	Arable	6.615
532	Do.	6.104
Pt. 538	Pasture	4.102
555	Arable	1.611
559	Wood	1.268
560	Pasture	9.629
561	Arable	4.860
	<b>Total</b>	<b>49.139</b>

#### THE FARM HOUSE,

built of stone and tile, contains : Two Sitting Rooms, Kitchen and Dairy on the Ground Floor. Upstairs there are three Bedrooms. Outside, Closet.

Good Garden. Orchard. Well Water.

#### THE FARM BUILDINGS,

of similar construction, include : Cow House for four ; two Loose Boxes ; Stabling for four ; Implement Shed ; 2-bay Cart Lodge 3-bay Open Cattle Shed opening to Yard ; two Loose Boxes, Cake and Meal House, with Corn Chamber over ; Barn and Coal House.

OUTGOINGS:-

	£	s.	d.
Tithe Rent Charge (Improprate)	3	3	9

**NOTE.**—This lot will be sold with the benefit of and subject to the sewer and pipe easements now subsisting thereon.



## LOT 39.

(Coloured Mauve on Plans Nos. 1 and 4,)

### The Convenient-sized Holding

Situated in and around the Village of North Anston, the land occupying two Main Blocks, and containing

**147 a. 1r. 31p.**

With good Farm House and substantial Buildings.

At present let, with other lands, to Mr. F. LODGE on a yearly Lady Day tenancy (March 25th), the annual Rent being apportioned at £130.

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF NORTH ANSTON.	
414	Arable	10.858
415	Do.	11.129
435	Do.	54.15
436	Do.	15.432
Pt .521	House, Buildings, Yard, etc.	2.269
522	Pasture	3.529
539	Do.	1.725
576	Do.	2.379
585	Arable	1.330
Pt .588	Do.	2.443
594	Pasture	8748
597	Arable	8.141
599	Do.	7.357
614	Do.	8.585
615	Do.	10.272
616	Do.	1.831
617	Do.	11.928
618	Pasture	9.274
632	Arable	12.276
634	Do.	6.325
635	Pasture	3.536
654	Do.	2.666
	<b>TOTAL</b>	<b>147.448</b>

#### THE FARM HOUSE

Well built of stone, with tiled roofs, contains two Sitting Rooms, Kitchen, Wash-house, and Pantry downstairs. On the Upper Floor, reached by two Staircases, are five Bedrooms, Box Room, and three Attics over. Coal House and Closet.

Main Water Supply. Garden.

### **THE FARM BUILDINGS**

Of similar construction, include Stabling for four ; Cow Shed for eight ; three large Loose Boxes ; Barn ; two Calves Pens ; Cake House ; four-bay Open Cattle Shed ; Granary, with Loft over ; five-bay Cart Lodge ; Implement Shed ; Store ; Pigsty.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Improprate)	6	13	9

**NOTE. -1.** This lot is sold subject to a right of way across Ord. No. 594 reserved to the owners or occupiers of the Allotments Nos. 395 and 598, as well as to a similar right through Ord. No. No. 435, reserved to the owner or occupier of the land adjoining to the Southward.

**2.** It is sold with the benefit of a right of way from Quarry Lane through Ord. Nos. 596 and 580 to Ord. No. 597

## **LOT 40.**

**THE EXCEEDINGLY VALUABLE AND  
HIGHLY PRODUCTIVE**

### **Agricultural Holding**

Known as

### **MANOR FARM**

Situated in the Village of Todwick, with extensive Road Frontage, and containing

**133 a.      1 r.   28 p.**

With high-class Farm Residence, ample and superior Farm Buildings, and three Cottages.

At present let to Mr. W. STANIFORTH on a yearly Lady Day tenancy (March 25th), at an annual Rent of £167.

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF TODWICK.	
26	Pasture	9.692
27	Do.	10.387
31	Arable	10.937
32	Pasture	11.008
33	Arable	7.000
41	Pasture	9.489
Pt .67	Cottage, Garden, etc.	0.087
191	Arable	3.242
192	Do.	3.327
193	Croft	0.591
196	Cottages, Pasture, etc.	1.482
197	Croft	0.587
199	Pasture	5.061
200	House, Buildings, etc.	3.263
201	Moat	0.316
202	Arable	7.207
203	Do.	4.373
204	Do.	8.522
205	Do.	16.564
206	Do.	9.064
207	Pasture	8.121
208	Do.	6.930
211	Do.	1.178
	<b>TOTAL</b>	<b>138.428</b>

### **THE FARM RESIDENCE**

Occupying a good position well set back from the Road, has been substantially built in stone with slated roof, and contains Downstairs - Dining Room, Drawing Room, Study, Kitchen, Dairy, ample Cellarage. Upstairs there are six Bedrooms. Closet. Water laid on.

Adjoining is a Store, built of stone and tile, at one time the Farm House. It has a lean-to glasshouse, hen roost with loft over.

### **THE FARM BUILDINGS**

Are superior and substantial, being for the most part built of stone, brick and tile, and include four-stall Stable with Loft over, Turnip House adjoining ; Barn, with lean-to Engine House ; Cow Shed for eight with Loft over ; Stabling for four ; Cow Shed for four adjoining ; Hay Shed ; four-bay Open Cattle Shed ; Stabling for three ; Loose Box ; three Piggeries ; four-bay Cart Shed. Included in this lot are :

### **THREE COTTAGES**

One with thatched roof, containing four rooms.

A semi-detached brick and slated COTTAGE with four rooms.

A stone and tiled COTTAGE with three rooms.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	11	6	2

## **LOT 41,**

# **A Capital Small Holding**

Situated in and near the Village of Todwick, containing

**5 a. 2 r. 15 p.**

With a good House and Buildings, suitable for Carriers' Trade.

At present let, with other lands, to Mr. W. L. STACEY on a yearly Lady Day tenancy (March 25th), the annual Rent being apportioned at £12.

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF TODWICK.	
Pt. 66A	Cottage, Garden, Orchard, etc.	0.206
Pt. 67	Buildings, Yards, etc.	0.119
251	Pasture	1.268
252	Do.	1.279
256	Do.	1.266
257	Do.	1.453
	<b>TOTAL</b>	<b>5.591</b>

### **THE FARM HOUSE**

Substantially built of stone and slate, is in capital order, and contains Upstairs - three Bedrooms. Downstairs - Kitchen, Sitting Room, with Cellar under. Coal House and Closet.

Water laid on.      Garden.

Situated across the Road are

### **THE FARM BUILDINGS**

Well built of brick and tile, including Stabling for two ; Loose Box ; Piggeries ; lock up Trap House, Fodder House.

OUTGOINGS :-

Tithe Rent Charge      Nil.

## LOT 42.

### A

## Compact Agricultural Holding

Situated adjoining Todwick Village, and containing

**139 a. 1r. 27p.**

With good Farm House, ample Farm Buildings, and. one Cottage. At present let to Messrs. R. HEWITT, W. STANIFORTH and W. L. STACEY (as set out in schedule) on yearly Lady Day tenancies (March 25th), the annual apportioned rent amounting to £116/5s./0d.).

ORD. NO.	DESCRIPTION.	ACREAGE.	TENANT, RENT, ETC.
	PARISH OF TODWICK.		
28	Pasture	0.569	
Pt. 34	Do.	6.575	
60	Do.	2.004	
61	Do.	1.547	
62	Do.	6.749	
63	Do.	2.679	
Pt . 72	Do.	3.163	
73	Do.	5.766	
Pt. 74	Arable	8.416	
95	Do.	2.808	
96	Pasture	0.509	
97	House, Buildings, Yards, etc.	0.725	
Pr. 99	Cottage, Garden &c.	0.700	
	PARISH OF WALES		
202	Arable	17.254	
216	Pasture	8.835	
217	Do.	3.535	
	PARISH OF TODWICK		
57	Pasture.	15.701	
58	Do.	3.427	
59	Do.	8.464	
75	Do.	6.614	
76	Do.	7.154	
77	Do.	8.931	
77A	Do.	10.298	
78	Do.	6.893	
Pt. 74	Garden	0.106	W. L. STACEY 5s (appd.)
	<b>Total</b>	<b>139.442</b>	

### **THE FARM HOUSE**

Erected in stone and slate, contains Downstairs - two Sitting Rooms, Living Room, Kitchen, Dairy, Pantry, Scullery. Upstairs there are five Bedrooms, W.C., and two Attics.

Water laid on. Garden.

### **THE FARM BUILDINGS**

Situated conveniently near the house, and for the most part built of stone and tile, include Stabling for six ; Cow Shed for 18 ; Cart Shed ; Open Cattle Shed ; Calf Pen ; Fodder Room ; Loose Box ; Barn ; Turnip House ; Loose Box with Corn Chamber over ; Stable ; Pigsty.

### **THE COTTAGE**

Situated across the road, of similar construction, includes two Bedrooms upstairs. Living Room, Kitchen and Scullery down.

Coal House. Closet.

Water near at hand. Garden.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	8	14	8

**NOTE.-1.** This lot is sold subject to a right of way reserved to the Owners or Occupiers of Lot 43, over the Roadway, being part of Ord. No. 99.

**2.** It is sold with the benefit of a right of way over the roadway, Pt. 99, part of Lot 43, as well as of a right of access to the coal house.

## LOT 43.

### THREE VALUABLE ENCLOSURES OF **Accommodation Arable Land**

situated in the Parish of "Todwick, containing

**20 a. 1 r. 23 p.**

*(Being Ord. Nos. Pt. 99, 209, 210 and 212 on Plan.)*

At present let with other lands to Mr. R. HEWITT on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £20.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	1	10	6

**NOTE.** - This lot is sold subject to a right of way over the Roadway, Ord. No. Pt. 99, as well as to a right of access to the coal house, reserved to the owner or occupier of Lot 42.



## LOT 44.

### A High Class Mixed Holding

known as

### TODWICK COMMON FARM

situated in the Parish of Todwick and Anston, and comprising two blocks, contain in all

**118 a. 3r. 2p.**

with comfortable Farm House and sufficient Buildings. At present let to Messrs. R. HEWITT, H. WALLER and W. STANIFORTH (as set out in schedule) on yearly Lady Day tenancies (March 25th).

ORD. NO.	DESCRIPTION.	ACREAGE.	TENANT, RENT, ETC.
	PARISH OF TODWICK.		
129	Arable	8.152	<b>W. Staniforth (£13 appd.)</b>
130	Do.	5.346	
131	Pasture	4.126	
132	Do.	2.594	
133	Do.	0.361	
134	Buildings, Pasture, etc.	2.157	
153	Arable	1.271	
154	House, Buildings, etc.	0.727	
155	Pasture	2.174	
156	Arable	5.050	
157	Do.	7.222	
166	Do.	2.938	
168	Do.	3.561	
254	Do.	2.646	
258	Pasture	4.034	
259	Arable	5.991	
264	Pasture	5.209	
	PARISH OF A NSTON.		
646	Pasture	12.626	
661	Do.	10.329	
662	Do.	10.914	
670	Do.	4.406	
671	Do.	0.871	
	PARISH OF TODWICK.		
250	Arable	16.057	<b>R. HEWITT £15 (appd.)</b>
	<b>Total</b>	<b>118.762</b>	

### **THE FARM HOUSE**

standing in good position, is built of stone and slate and contains : Downstairs, two Sitting-rooms, Kitchen and Dairy. Upstairs there are four Bedrooms. Closet.

Water from well.                  Garden.

### **THE FARM BUILDINGS**

for the most part erected in stone, brick and tile, include : Fodder-house ; three Calf-pens ; three Pigsties ; Turnip-house ; Stabling for four with Loft over ; Cow-house for six with Loft over ; large open Cattle-shed ; four loose Boxes ; two-bay Cart-shed.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial and Improprate)	4	4	9

**NOTE.** - This lot is sold subject to a right of way for all purposes from the Sheffield - Worksop Road to the entrance to the Cottages, being Ord. No. 165 on plan.

## LOT 45.

### AN AREA OF Pasture and Arable Land

embracing an area of

**100 a. 1 r. 10 p.**

At present let to Messrs. F. LODGE & H. WALLER (as set out in Schedule) on yearly Lady Day tenancies (March 25).  
SCHEDULE.

ORD. NO.	DESCRIPTION.	ACREAGE.	TENANT, RENT, ETC.
	PARISH OF TODWICK.		
659	Pasture	18.373	<b>F. LODGE</b> <b>£40 (appd.)</b>
661	Do.	8.481	
665	Do.	12.969	
666	Do.	11.931	
667	Arable	3.876	<b>H. WALLER</b> <b>£35 (appd.)</b>
669	Pasture	4.866	
672	Arable and Pasture	12.233	
673	Arable	14.356	
674	Do.	13.227	
	<b>Total</b>	<b>100.312</b>	

OUTGOINGS:-

	£	s.	d.
Tithe Rent Charge (Improprate)	3	14	6

## LOT 46.

### A Country Residence & Land

situated in Todwick Village and containing

**22 a. 2r. 16p.**

including Farm Buildings and capital Pasture Land, at present let with other lands to Mr. W. STANIFORTH on a yearly Lady Day tenancy (March 25th) the annual rent being apportioned at £43.

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF TODWICK.	
94	Pasture	6.845
Pt . 98	House, Buildings, Yards. etc.	1.112
102	Pasture	1.135
103	Do.	7.997
104	Do.	5.511
	<b>Total</b>	<b>22.600</b>

#### THE FARM HOUSE

at present in the occupation of Mr. BARBER is built of stone plastered. with slated roof, and contains : Downstairs ; three Reception-rooms, Kitchen and Larder. Upstairs there are five Bedrooms, one small Bedroom over Kitchen, Bathroom, V.C., with attics over.

Water Laid on.      Extensive Garden.

#### THE FARM BUILDINGS

for the most part built of stone with tiled roofs, include range of : Gig-house ; two loose Boxes ; Harness-room ; Wash-house. Store : Implement-shed ; Pigsties three-bay open Shed with Cow-shed and Store at either end.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	1	13	0

## LOT 47.

### A Capital Small Holding

situated in the Parish of Todwick containing

**1 5 a. 1 r. 1 9 p.**

At present let to Mr. W. STANIFORTH on a yearly Lady Day tenancy (March 25th) at an annual rent of £20.

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF TODWICK.	
85	Pasture	1.474
86	House, Buildings, Yards, etc.	0.284
87	Pasture	2.087
88	Do.	3.025
89	Do.	2.167
107	Do.	2.687
108	Arable	3.643
	<b>Total</b>	<b>15.367</b>

#### THE FARM HOUSE

built of stone, with tiled roof, contains Upstairs : four Bedrooms. Downstairs : Sitting-room. Kitchen Scullery and Closet.

Well Water. Orchard.

#### THE FARM BUILDINGS

of similar construction. Include: Stabling for two ; Cow-house for three : Turnip-house ; Barn and Piggeries.

OUTGOINGS:-

	£	s.	d.
Tithe Rent Charge (Rectorial)		5	0

**NOTE.** - This lot is sold subject to a right of way over Ord. Nos. 107, 89 and 88 to the N.E, corner of the Glebe Land.

## **LOT 48.**

### **THREE ENCLOSURES OF Arable and Pasture Land**

situated in the Parish of Todwick containing

**20 a. 1r. 22p.**

*(Being Ord. Nos. 109, 110 & 116 on Plan.)*

At present let to Mr. J. WALLER on a yearly Lady Day tenancy (March 25th) at an annual rent of £21/12s.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)		18	0

## LOT 49.

A

### Compact Agricultural Holding

known as

### LOW FARM

situated within half a mile to the North of the Village of Wales, and containing

**161 a. Or. 6p.**

*with comfortable House and sufficient Buildings.*

With the exception of the Woodlands, Ord. Nos. 43 and 221, in hand, this lot is let to Mrs. MARY READ on a yearly Lady Day tenancy (March 25th) at an annual rent of £'125,

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF TODWICK.	
29	Arable	4.116
36	Pasture	24.248
37	Do.	3.113
40	Do.	7.074
41	Do.	0.913
42	Do.	8.81
43	Woodland	3.045
48	Arable	11.417
49	Pasture	12.792
50	Arable	17.562
53	Pasture	12.573
54	Arable and Pasture	14.477
55	Arable	11.104
56	Do.	13.412
80	Arable and Pasture	15.981
81	Arable	7.457
	PARISH OF WALES.	
Pt. 197	Road	0.194
221	Woodland	0.676
	<b>Total</b>	<b>161. 035</b>

#### THE FARM HOUSE

built of stone, with tiled roof, contains : two Sitting-rooms, Kitchen and Scullery, downstairs. Upstairs there are three Bedrooms. Closet.

Plentiful water-supply within easy reach. Garden.

Near the house are two Hen-houses with Loft over, Coal-house, two Dog-kennels.

### **THE FARM BUILDINGS**

built of stone and tile, include : Cow-house for 21 ; Stabling for five with Loft over ; three Cart Lodges ; Loose Box ; Turnip-house ; Mixing-house ; open Cattle-shed ; Yard ; two Pigsties ; Barn.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	9	1	7



**LOT 50 WITHDRAWN.**

**LOT 50.**

**AN ENCLOSURE OF VALUABLE**

**Accommodation Arable Land**

situated in the Parish of Wales with a frontage of about 760 ft. to the Wales Road,  
containing about

**1 a. 0 r. 32 p.**

*(Being Ord. No. Pt. 154 on Plan)*

and affording

**A MOST SUITABLE BUILDING SITE.**

At present let with other land to Mr. A. GREAVES on a yearly Lady Day tenancy  
(March 25th), the annual rent being apportioned at £10.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	3	4	6

## **LOT 51.**

### **A COMPACT AND Well-Situated Farm**

adjoining the Village of Wales, with extensive road. frontage, and containing

**129 a.      2r.    17p.**

with substantial Farm House, sufficient Buildings, and two Cottages.

At present let with other lands to Mr. F. REVITT on a yearly Lady Day tenancy (March 25th), at an annual rent of £126.

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF WALES.	
Pt. 54	Pasture	0.587
62	Arable	4.955
63	Do.	8.777
64	Pasture	6.036
65	Arable	12.437
87	Pasture	8.964
88	Do.	3.477
89	Arable	6.627
90	Pasture	5.345
93	Do.	2:518
94	Arable	4.348
95	Do.	2.652
113	Do.	5.397
Pt.116	Orchard	1.000
Pt .116	House, Buildings, Yards, etc.	1.630
329	Pasture	4.594
330	Do.	3.597
331	Do.	3.305
332	Arable	4.997
333	Do.	5.509
346	Pasture	4.687
347	Arable	7.410
349	Do.	6.241
414	Pasture	14.518
	<b>Total</b>	<b>129.608</b>

#### **THE FARM HOUSE**

built of stone stuccoed, with tile roof, contains : Upstairs, three Bedrooms, Lumber-room. Downstairs, two Sitting-rooms, Kitchen, Scullery, Closet.

Water Laid on.    Garden.    Orchard.

### **THE FARM BUILDINGS**

for the most part built of stone and tile, include : Cow-shed for eight, with Loft over ; four loose Boxes ; Gig-house ; Cow-yard with Cow-shed for eight ; four loose Boxes ; Turnip-house with Loft over ; Corn-chamber ; five-bay Dutch Barn ; Turnip and Cake-house ; Cow-house for eight with Loft over ; Stabling for four ; Cow-house for four with Loft over.

Included with the Farm there are

### **TWO COTTAGES**

substantially built of stone with tiled roofs, and containing three and four rooms respectively.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rec & Vic)	7	7	6

**NOTE.** - This Lot is sold subject to and with the benefit of the Sewer Easement at present existing in Ord. No. 347.

## **LOT 52.**

### **A VALUABLE Croft and Farm Buildings**

situated near the cross-roads in the Village of Wales with a frontage of 300 ft. to the Woodhill Road, and exceptionally valuable as

### **A BUILDING SITE,** and containing

**4 a. 0 r, 16 p.**

*(Being Ord. Nos. 144 and Pt. 116 on Plan)*

At present let with other lands to Mr. F. REVITT on a yearly Lady Day tenancy (March 25th), at an annual rent of £15.

### **THE FARM BUILDINGS**

are substantial, being for the most part erected in stone, brick and tile, and include four-bay Cart-shed with Loft over ; Cow-house for eight ; Stabling for three with loose Box adjoining ; Barn ; Cow-house for five ; three Piggeries.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vicarial)	0	5	6

## LOT 53.

### THE Valuable & Productive Farm

situated in the Parish of Woodall and containing

**138 a. Or. 38p.**

*with Good Farm House and ample Farm Buildings.*

At present let to Messrs. H. WOODWARD and F. REVITT (as set out in Schedule) on yearly Lady Day tenancies (March 25th) .

ORD. NO.	DESCRIPTION.	ACREAGE.	TENANT, RENT, ETC.
	PARISH OF WOODALL.		
10	Arable	4.718	<b>H. WOODWARD</b> <b>£81 (appd.)</b>
11	Do.	9.869	
20	Pasture	8.700	
21	Do.	5.413	
22	Do.	4.079	
23	Do.	10.721	
32	Arable	8.796	
50	Do.	4.203	
50A	Do.	4.034	
51	Do.	5.838	
Pt . 77	House, Buildings, Yards, etc.	1.000	
78	Pasture	0.820	
79	Do.	1.865	
80	Do.	6.165	
81	Do.	6.755	
82	Arable	4.165	
83	Do.	4.379	
84	Pasture	3.342	
95	Do.	1.886	
24	Arable	5.516	
25	Do.	6.527	
26	Do.	6.864	
28	Do.	6.650	
29	Do.	5.282	
30	Do.	5.190	
31	Pasture	5.430	
	<b>Total</b>	<b>138.237</b>	

#### THE FARM HOUSE

built of stone plastered, with slated roof, containing : Downstairs, Sitting-room, Living-room, Kitchen with Cellar. Upstairs there are four Bedrooms and a Box-room. Closet.

Water Laid on. Orchard.

### **THE FARM BUILDINGS**

for the most part built of stone brick and tile, include Barn with Loft and Chop-chamber over ; three-stalled Stable ; loose Box ; two small loose Boxes : Shed part open with loose Box adjoining ; Piggery Turnip-house : Cow-shed for ten ; Toolshed ; loose Box three-bay Cart-shed.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	34	5	6

## LOT 54.

A

### Valuable & Compact Holding

known as

### TOP FARM

situated in the Parish of Woodall, and containing

**125 a.      2r.      31 p.**

with Farm House, sufficient Buildings and Cottage.

At present let to Mr. J. H. WILKS on a yearly Lady Day tenancy (March 25th), at an annual rent of £100.

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF WOODALL.	
33	Arable	6.256
34	Do.	16.000
35	Do.	14.408
36	Pasture	12.845
48	Do.	6.582
49	Arable	4.700
54	Do.	5.738
55	Do.	5.581
57	Pasture	3.730
58	Arable	6.940
59	Pasture	12.782
60	Do.	9.475
69	Do.	4.043
70	Do.	7.554
71	Do.	6.840
Pt. 75	Do.	1.236
Pt. 77	House, Buildings, Yards, etc.	0.981
	<b>Total</b>	<b>125.691</b>

#### THE FARM HOUSE

built of brick and slate, contains : Downstairs, Living-room, Kitchen, Store-room and Bacon-chamber, Dairy. Upstairs there are three Bedrooms, two Box-rooms. Closet

Drinking Water from well.      Water Laid on to yards close at hand.      Garden.  
Orchard.

**THE FARM BUILDINGS**

for the most part built of stone, slate and tile include Stabling for four with Chop-house over ; Barn with Granary over ; Implement-shed ; Hen-house ; Pigsty ; open Cattle-shed ; Cow-shed for eight ; two loose Boxes ; Cow-shed for seven with Loft over.

Water laid on to yards.

Included with this lot is a stone and slated

**FOUR-ROOMED COTTAGE**

Water Laid on      Garden      Wash-house.      Closet.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	29	5	0



## **LOT 55.**

**THE**  
**Valuable Extent of Woodland**  
known as  
**NOR WOOD**

containing in all

**86 a. 3r. 15p.**

*(Being Ord. Nos. Pt. 27 and 475 on Plan.)*

Nor Wood is situated within the Parish of Woodall, and comprises some useful hard Woods as well as Fir Trees of valuable age.

With the exception of the Shooting, now let to MR. A. GREAVES until February 2nd, 1922, this lot is in hand and vacant possession of the lands in hand will be given.

OUTGOINGS :-

Tithe Rent Charge            Nil

**NOTE.** - The Sale will be with the benefit of the right as now enjoyed to lead timber from the wood over Ord. No. 73 and thence by the track running along the Northern boundary of fields Ord. Nos. 98 and 74 to the road over part of Lot 56.

*The Timber, which has been moderately valued at £2,488, is included in the Sale of this Lot.*

## LOT 56.

### A VALUABLE AND Convenient-sized Farm

situated in the Parish of Woodall, and containing

**94 a. 3r. 15p.**

with comfortable Farm House and sufficient. Buildings.

With the exception of the Encroachment, Ord. No. 159, let to Mr. T. Robinson at an Annual Rent of 5s , this lot is let to Messrs. CHARLES and JOHN CLARK on a yearly Lady Day tenancy (March 25th), at an annual rent of £91.

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF WOODALL.	
52	Arable	10.069
53	Do.	8.304
72	Pasture	8.638
73	Arable	6.205
74	Pasture	5.284
Pt. 76	Do.	1.377
96	Buildings; Yards, etc.	1.054
97	Pasture	3.639
98	Arable	10.274
101	Pasture	0.702
Pt .102	House, Garden, Croft, etc.	0.750
123	Arable	9.442
140	Do.	9.981
141	Do.	18.503
157	Encroachment	0.225
159	Do.	0.398
	<b>Total</b>	<b>91.845</b>

#### THE FARM HOUSE

erected in 1863 of brick, with slated roof contains Downstairs, Sitting-room, Living-room, back Kitchen, Dairy. Upstairs there are five Bedrooms.

Detached are Closet, Wood and Coal Store, etc

Water Laid on, Garden. Orchard.

### **THE FARM BUILDINGS**

for the most part built of stone, brick and tile, include Cow-house for four, Three Loose Boxes with Store over, Yard with three-bay Shelter Shed, two-bay Shelter Shed with Corn Chamber, Root-house, Cow-house for seven, Loose Box to tie two, Cart-horse Stabling for three, Barn, Hen-house, Cow-house for three with Loft over, Pigeon-cote, five-bay Cart-shed, Loose Box.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	22	2	0

**NOTE.** - The Sale is subject to the right to lead timber from Nor Wood along the Northern boundary of Ord. Nos. 98S and 74, reserved to the Owners or Occupiers of Lots 55 and 58.

## **LOT 57.**

### **A Mixed Holding**

known as

### **WOODALL FARM**

situated in the Parish of Woodall, and containing

**269 a. Or. 38p.**

being well equipped with imposing Farm House, extensive Farm Buildings and three Cottages.

At present let to the Exors. of the late Mr. J. G. TRICKETT on a yearly Lady Day tenancy (March 25th), at an annual rent of £230.

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF WOODALL.	
Pt .151	House, Buildings, Yards, etc.	1.750
Pt .163	Cottages, Garden, etc.	0.106
165	Arable	15.101
180	Pasture	4.067
181	Cottage, Garden, etc.	0.402
190	Pasture	5.366
199	Do.	1.032
200	Buildings, Yard, etc.	0.901
201	Pasture	5.590
202	Arable	15.233
220	Do.	14.463
221	Do.	14.490
227	Pasture	10.766
228	Do.	8.228
229	Do.	10.412
232	Do.	8.956
255	Do.	3.853
257	Do.	14.704
259	Do.	15.003
260	Arable	17.997
271	Do.	12.046
272	Do.	12.252
272A	Pasture	2.524
273	Arable	12.061
276	Do.	9.145
277	Do.	5.337
278	Do.	17.246
299	Pasture	10.254
300	Do.	6.940
301	Do.	6.610
469	Do.	4.905

ORD. NO.	DESCRIPTION.	ACREAGE.
300	Do.	6.940
	COUNTY OF DERBY.	
469A	Pasture	1.499
	<b>Total</b>	269.239

### THE FARM RESIDENCE

built of stone and slate, contains : Downstairs, two Sitting-rooms, Living-room, Kitchen, Scullery, Store, two Closets. Upstairs there are seven Bedrooms and Box-room.

Water Laid on. Good Garden. Orchard.

### THE FARM BUILDINGS

comprising three sets, are for the most part built of stone, with tiled roofs and include : Boiler-house ; five-bay Cart-shed with Granary over ; six-bay open Shed Stabling for eight ; Barn with Loft over ; Pigeon-cote ; Cow-shed for 16 ; Cow-shed for .11 ; three Piggeries ; two Calf-boxes with Hen-roost over ; Hospital-box ; large open Shed ; two-stalled Stable ; Trap-house.

Detached there is a range of four-bay open Shed ; Cow-shed for three ; three-bay open Shed : Barn.

Included also is a three-bay open Shed which stands apart.

Conveniently situated are the following:-

#### A LARGE STONE AND TILED COTTAGE

containing 10 rooms and Dairy. Piggery with Hen-roost over, Shed adjoining.

Detached Wash-house. Closet. Water lain on. Garden.

#### A STONE AND TILED COTTAGE

containing five rooms and Pantry. Closet. Water laid on. Garden.

#### A FURTHER COTTAGE

stone stuccoed and tiled, containing four rooms and Pantry.

Closet. Water laid on. Garden.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	60	17	7

**NOTE:** This Lot is sold subject to whatsoever rights of access, etc. the Great Central Railway Company may have in connection with the Harthill reservoir.

## **LOT 58.**

# **Woodall Pond and Parts of Killamarsh Pond & Nor Wood**

containing

**28a. 2r. 21p.**

*(Being Ord. Nos. Pt. 27, 99 and 100 on Plan).*

Fishing of a sporting character may be had in the Ponds while the Wood contains a quantity of both growing and mature hardwoods, conifers, &c.

The Fishing is at present let at will to Mr. W. WARD at the moderate annual rent of £5. The Great Central Railway Company have certain rights in the Ponds and surrounding banks, the annual rent for which is apportioned at £22.

The Shooting is let until February 2nd, 1922, to Mr. ARTHUR GREAVES.

With the above exceptions this lot is in hand, and vacant possession of the lands in hand will be given.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Rectorial)	1	15	0

**NOTE-1.** This lot is sold subject to whatsoever rights the Great Central Railway Company may have in the Ponds and surrounding banks.

**2.** The Sale will be with the benefit of the right to lead timber from the wood along the Eastern boundary of Field No. 297 to the road known as Killamarsh Lane as well as a right to lead timber across Ord. Nos. 98 and 74, part of Lot 56, to the Road.

*The timber which has been moderately valued at £909 is included in the Sale of this Lot.*

## **CONDITIONS OF SALE.**

1. - THE highest bidder shall be the Purchaser, the Vendor fixing a reserve price for each lot and reserving the right to bid up to such price by himself or his Agent, and also the right to withdraw, consolidate, and rearrange lots.

2. - NO person shall advance less than the sum to be fixed by the Auctioneer on each bidding or retract a bidding, and if any dispute arise the lot in dispute shall be put up again at the last undisputed bidding or the Auctioneer may determine the dispute.

3. - EACH Purchaser shall at the close of the sale to him pay down a deposit of £10 per cent. on the amount of his purchase money and sign an agreement in the form subjoined to these Conditions for the completion of his purchase according to these Conditions and pay the balance of his purchase money including the amount of the valuation (if any) as mentioned or provided in the Particulars on the 24th day of December, 1921, at the Office, No. 2 Temple Gardens, in the City of London, of Messrs. Lowe & Co., the Solicitors of the Vendor, at which time and place the purchases shall be completed and a Purchaser paying his purchase money and the amount of the valuation (if any) shall as from that day be let into possession or receipt of rents and profits and pay all outgoings and up to that day all rents, rates, taxes, and other outgoings shall (if necessary) be apportioned and so that all rates shall be apportioned according to the period for which they are intended to provide and not as running from the dates when the same are made or allowed and the balance shall be paid by or allowed to the Purchaser on completion, and if from any cause whatever other than wilful default on the part of the Vendor the completion of any purchase is delayed beyond the before-mentioned day, the balance of the purchase money including the valuation (if any) shall bear interest at the rate of £7 per cent, per annum from that day to the day of the actual payment thereof.

4. - (i.) INASMUCH as the title of the Vendor is well known in the district, each Purchaser whose purchase money does not exceed £1,000, shall he deemed to have accepted the Title and shall not be entitled to any Abstract thereof except on payment id the costs of copying same.

(ii.) Any Purchaser whose purchase money exceeds £1,000, shall, on payment of the costs of copying same, be furnished with an Abstract of the Title and be entitled to verify same in the usual way.

5. - EACH Purchaser who is not deemed to have accepted the Title pursuant to Condition 5 (i.) shall within 14 days after the delivery of his Abstract (if furnished) send to the Solicitors of the Vendor a statement in writing of all the objections and requisitions (if any) to or on the Title or evidence of Title or the Abstract or the Particulars or these Conditions and subject thereto the Title shall be deemed accepted and all objections and requisitions not included in any

statement sent within the time aforesaid shall be deemed waived and an abstract though in fact imperfect shall be deemed perfect except for the purpose of any further objections or requisitions which could not be taken or made on the information therein contained and an answer to any objection or requisition shall be replied to in writing within ten days after the delivery thereof and if not so replied to shall be considered satisfactory and time shall be deemed in all respects as of the essence of this Condition. If any Purchaser shall take any objection or make any requisition which the Vendor shall be unable or on the ground of expense unwilling to remove or comply with or if any question shall arise as to the conveyance and the Purchaser shall not withdraw such objection or requisition or waive the question within ten days after being required so to do the Vendor may by notice in writing delivered to such Purchaser or his Solicitor and notwithstanding any intermediate negotiation or litigation rescind the Contract for Sale and the Vendor shall within one week after such notice repay to the Purchaser whose contract is so rescinded his deposit money which shall be accepted by him in satisfaction of all claims on any account whatever and the Purchaser whose contract is so rescinded shall return forthwith all abstracts and papers in his possession belonging to the Vendor.

6. - THE Abstract of Title (if furnished) to all the lots shall commence with an Indenture dated the 17th day of August, 1898 (being a mortgage of the fee simple).

7. - NO further or other evidence shall be required of the identity of the lot or lots described in the Particulars with the property to which title is shown by the Abstract besides such evidence (if any) as may be gathered from the descriptions in the documents abstracted, but any Purchaser shall be furnished at his own expense, if he so require, with a statutory declaration by the Vendor or some other person that the lot or lots have for twelve years or upwards next preceding the day of sale, been held and enjoyed in accordance with the title shown thereto.

8. - (i.) ABSTRACTS or copies of the leases or of the agreements (if in writing) under which the tenants hold can be inspected at the office of the Vendor's Solicitors during a period of fourteen days next preceding the day of sale or in the sale room at the time of sale, and each Purchaser shall, whether he inspects the same or not be deemed to have notice of and shall take subject to the terms of all the existing tenancies and all statutory rights of the tenants whether arising during the continuance or after the . expiration thereof, and such notice shall not be affected by any partial or incomplete statement in the Particulars with reference to the tenancies and no objection shall be made on account of there not being an agreement in writing with any tenant and each Purchaser shall keep the Vendor indemnified against all claims for compensation or otherwise by any tenant either under the Agricultural Holdings Acts, 1908 to 1915 or other statute or under the custom of the country or under his tenancy agreement or otherwise,



(ii.) WHERE a tenancy comprises two or more lots or parts thereof or other land, each Purchaser shall accept without objection the apportionment of rent stated in the Particulars of Sale or if none is so stated an apportionment to be made by the Auctioneers after the sale, and shall not require the assent of any tenant thereto nor otherwise require the rent to be legally apportioned. 9. - (i.) FREEDOM from land tax or tithe rent charge shall be deemed sufficiently evidenced by the fact that the land tax assessment books or the tithe commutation award (if any), as the case may be, do not show any land tax or tithe rent charge to be payable or by the absence of any such books or award.

(ii.) THE receipt for the last payment made in respect of land tax and tithe rent charge where payable shall be sufficient evidence of the amounts, and the Vendor shall not be required to obtain any apportionment of land tax or tithe rent charge.

10. - (i.) A FORM of Conveyance (settled by Counsel) will be furnished to the Vendor of each Purchaser (who shall pay one guinea therefor) and so far as circumstances permit the parties shall follow such form, but the draft Conveyance to each Purchaser shall be prepared by him and at his own expense and the engrossment thereof shall be delivered at the office of the Solicitors of the Vendor at least seven days before the day fixed for completion of the sale for execution by the Vendor and other necessary parties (if any), and the draft of such Conveyance for perusal and approval on behalf of the Vendor and other necessary parties (if any) shall be left at the said office at least seven days before delivery of the engrossment

(ii.) THE Vendor shall before the date fixed for completion have the Conveyance impressed with the Particulars delivered stamp in accordance with sub-section (3) of section four of the Finance (1909-10) Act 1910, or hand over with the Conveyance the form to enable the Purchaser to get the Conveyance so stamped.

(i.) ALL mines, minerals, and mineral substances within or under the several lots offered for sale shall be excepted and reserved out of each conveyance, together with full power for the Vendor, his heirs and assigns, to work and get the excepted mines, minerals, and mineral substances by underground workings only, and without any obligation to leave any subjacent or lateral support for the surface or any buildings erected, or to be erected thereon, or any adjoining land or minerals belonging to the Vendor, without being liable for any damage caused by subsidence or otherwise on account of working the excepted mines, minerals, and mineral substances, or otherwise, and for the purpose of such workings from time to time, and at all times, to drive and make roadways, airways, and drifts, and do all other acts and things necessary and proper for working and getting the said excepted mines minerals and mineral substances.

(ii.) WITH regard to any lot or lots, or part of a lot, the mines and minerals under which are now comprised in any mining lease or agreement for a lease, the same are sold and will be conveyed subject to all easements, rights and privileges (if any) affecting the surface, and granted to the mining lessees, and (so far as they affect the surface conveyed) with the benefit of any provisions contained in the said leases with regard to any compensation for damage to the surface, or any buildings erected thereon, which may be payable by the mining lessees.

(iii.) ABSTRACTS or copies of the mining leases or agreements, so far as they, or any of them, contain grants of or provisions in respect of any easements, rights or privileges, over or in connection with the surface of any lot or lots, or any provisions regarding the liability of the mining lessees to pay compensation for damage to the surface, or any buildings erected thereon, may be inspected at the office of the Solicitors of the Vendor, during a period of 14 days next preceding the day of sale, or in the sale room at the time of sale, and each Purchaser, whether he inspects the same or not, shall be deemed to have notice of, and shall take subject to the terms of such mining leases or agreements, so far as they affect the surface of the lot or lots purchased by him, and such notice shall not be affected by any partial or incomplete statement in the Particulars concerning such mining leases or agreements, but the Vendor shall not be required to furnish abstracts or copies of the mining leases or agreements, or to furnish any information or evidence as to any mines or mining works, or as to the method or extent of working the same, or otherwise as to any matter not affecting the surface sold.

(iv.) THE reversion expectant on any mining lease, or agreement for a mining lease, is reserved to the Vendor in fee simple, but without prejudice to the right conferred on any Purchaser to sue on Covenants affecting the surface acquired by him, and relating to compensation for damage to surface or buildings

(v.) EACH lot shall be conveyed to the Purchaser thereof (being an individual) in fee simple to the use that the Vendor, his heirs and assigns, shall have, and may exercise the mining rights hereinbefore agreed to be reserved, and subject thereto to the use of such Purchaser in fee simple.

12. - (i) WHERE it appears from the Particulars or Sale Plan that any easement, right or privilege is to be reserved out of any lot for the benefit of any other lot, the servient lot shall be conveyed to the Purchaser thereof (being an individual) in fee simple to the use that the Vendor or other the owner of the dominant lot shall have, and may exercise the reserved rights in fee simple and subject thereto as to all the premises to the use of the Purchaser of the servient lot in fee simple.

(ii.) IF any dispute shall arise as to the nature or extent of any easement, right or privilege stated in the Particulars or Sale Plan to be granted for the benefit of or reserved out of any lot, the matter in dispute shall be referred to the

Estate Agent for the time being of the Vendor whose decision shall be final and binding on all persons interested.

(iii.) IF any dispute shall arise as to the method of granting or reserving any easement right or privilege for the benefit of or out of any lot, the matter in dispute shall be settled by the Vendor's Counsel, whose decision shall be final.

13. - (i) THE Vendor shall (at his option) be entitled to a duplicate of each conveyance or a memorandum given by the Purchaser of the right 4,1 the Vendor to production of the Conveyance, and (unless such Purchaser is in a fiduciary position) an undertaking for the safe custody thereof.

(ii.) ANY such duplicate or memorandum shall be prepared, engrossed and stamped by and at the expense of the Vendor, but the Purchaser shall approve and execute the same free of expense to the Vendor.

(iii.) WHERE any duplicate is executed the Purchaser shall produce the original free of cost to the Vendor, duly stamped so as to enable the stamp on the duplicate to be denoted.

14. - THE several lots are sold and in regard to liabilities which can be defined by the Vendor shall be conveyed subject to all quit, chief and other rents (being incidents of tenure), rights of way, light and other easements (if any) affecting the same, and to any subsisting liability to repair party walls, roads or streets.

15. - (i.) DOCUMENTS of title relating to the excepted minerals or to other property retained by the Vendor, as well as to property comprised in this sale, will be retained by the Vendor.

(ii) DOCUMENTS of title relating to several lots sold at this sale to different Purchasers and to no other property will, after the sales of all such lots have been completed, be delivered to the Purchaser whose purchase money is the largest, or in case, of equality, to the Purchaser of the lot first sold, and will, in the meantime, be retained by the Vendor.

(iii) THE Vendor will, as to all documents retained by him, give to every Purchaser of property to which the same relate, a statutory acknowledgment of his right to production and to delivery of copies thereof, and also a statutory undertaking for safe custody thereof.

16.- THE several lots are believed to be and shall be taken as correctly described, and any incorrect statement, error or omission found in the Particulars or Conditions of Sale or the sale plan, shall not annul the sale nor entitle any Purchaser to be discharged from his purchase, nor shall the Vendor or any Purchaser claim or be allowed any compensation in respect thereof.

LASTLY.--IF any Purchaser shall neglect or fail to comply with any of the above Conditions, his deposit money shall be forfeited to the Vendor, who may, with or without notice, resell the lot or lots in respect whereof default occurs without previously tendering a conveyance to the defaulter at this sale, and any resale may be made by auction or private contract at such time, subject to such conditions and in such manner generally as the Vendor may think proper, and if thereby the vendor shall incur a loss by reason of diminution in price or expenses incurred, or both, after taking into account the deposit, the defaulter at this sale shall pay to the Vendor the amount of such loss as liquidated damages, and on any such resale by auction the lot or lots offered for sale may be bought in and all expenses consequent on an unsuccessful attempt to resell shall be forthwith paid to the Vendor by the defaulter at this sale.

## **MEMORANDUM.**

BE IT REMEMBERED that at the sale by auction this 23rd day of August, 1921, of the property mentioned in the annexed Particulars of Sale

of \_\_\_\_\_ was the highest bidder for Lot

and was declared the Purchaser thereof subject to the above Conditions at the price of £\_\_\_\_\_, and has paid the sum of £\_\_\_\_\_ by way of deposit, and agrees to pay to The Most Noble GEORGE GODOLPHIN 10TH DUKE OF LEEDS (the Vendor) according to the above Conditions the balance of the said purchase-money, including the valuation money (if any) and the Vendor and Purchaser hereby agree to complete the sale in accordance with the above Conditions of sale.

Purchase-money £

Deposit £

Balance £

As Agents for the Vendor we hereby confirm the sale and as stake-holders acknowledge the receipt of the above deposit.

Abstract of Title to be sent to

*Harthill (with Woodall) Memories and History Society – Re-paginated copy of original document  
(E J Mullins 2022)*

*Originally printed by Martin, Hood & Larkin, Printers, 8 Gt, Newport St , W.C. 2*