

LOT 1.

(Coloured Blue on Plan No. 1.)

THE VALUABLE AND WELL SITUATED FARM

known as

Grange Farm

Within 2½ miles of Shireoaks Station, being intersected by hard roads 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

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

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: Tithe Rent Charge (Vicarial) £23/9s/6d

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.