

LOT 16.

(Coloured Brown on Plan No. 3.)

THE IMPORTANT AND Productive Holding

known as

MANOR FARM

Within one 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

ORD. NO.	DESCRIPTION.	ACREAGE.
	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	Drift way	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
	Total	277.156

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: Tithe Rent Charge (Rectorial) £63/3s/6d

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.