

LOT 56.

(Coloured Green on Plan No. 6.)

A VALUABLE AND Convenient-sized Farm

Situated in the Parish of Woodall, and containing

94 a. 3 r. 15 p.

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 5 shillings, 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
	Total	91.845

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: Tithe Rent Charge (Rectorial) £22/2s/0d

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.