

LOT 57.
(Coloured Pink on Plan No, 6.)
A Mixed Holding
known as
WOODALL FARM

Situated in the Parish of Woodall, and containing

269 a. 0 r. 38 p.

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

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

ORD. NO.	DESCRIPTION.	ACREAGE.
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
COUNTY OF DERBY.		
469A	Pasture	1.499
Total		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 laid 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: Tithe Rent Charge (Rectorial) £60/17s/7d

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.