

## LOT 23.

(Coloured Pink on Plans Nos. 3 and 6)

**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.

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### **SCHEDULE**

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	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

### SCHEDULE (Continued)

ORD. NO.	DESCRIPTION.	ACREAGE.
	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:** Tithe Rent Charge (Rec. & Vic.) £84/19s/10d

**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.