

## **LOT 30.**

*(Coloured Pink on Plan No. 4.)*

**THE IMPORTANT & HIGHLY PRODUCTIVE**

## **Agricultural Holding**

known as

## **KIVETON FARM**

within easy reach of Kiveton Park Station (G.C.R.) and forming an attractive property highly suitable for a Gentleman Farmer, contains

**521 a.      2 r.    36 p.**

with superior Farm Residence, possessing pleasant views overlooking the whole Farm ; extensive and high-class Farm Buildings and seven Cottages.

With the exception of the Woodlands, the Private Road and Toll Gate Cottage, which are in hand, this lot is let with other lands to Mr. S. E. BATTY on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £361.

### **SCHEDULE**

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
	PARISH OF SOUTH ANSTON.	
50	Arable	24.372
58	Pasture	14.084
59	Arable	21.343
66	Do.	12.509
67	Do.	23.454
79	Woodland	1.668
80	Pasture	0.038
81	Arable	1.058
85	Do.	2.975
94	Do.	24.134
	PARISH OF TODWICK.	
1	Pasture	0.068
2	Arable	2.426
3	Woodland	0.898
4	Pasture	0.215
5	Do.	8.953
6	Do.	8.402
7	Do.	13.024
8	Arable	0.100
9	Pasture	0.067

<b>ORD. NO.</b>	<b>DESCRIPTION.</b>	<b>ACREAGE.</b>
10	Do.	1.099
11	Woodland	1.122
12	Arable	13.542
	PARISH OF TODWICK. (Continued)	
13	Road	0.738
14	Pasture	4.703
15	Do.	11.863
16	Do.	10.826
17	Do.	13.703
18	Arable	12.202
19	Woodland	5.585
20	Arable	13.308
21	Do.	17.812
21A	Rough	4.910
22	Do.	30.714
23	Pasture	4.607
23A	Do.	2.120
Pt.186	Road	0.462
	PARISH OF WALES	
Pt .23	Pasture	6.916
24	Woodland	4.629
28	Arable	18.453
29	Pasture	1.041
31	Arable	0.570
24	Pasture	2.367
35	Pond	1.525
36	Arable	19.762
37	Pasture	30.298
38	Do.	14.990
39	Do.	0.070
40	Do.	0.030
41	Plantation	7.533
42	Pasture	1.098
43	Arable	18.091
44	Woodland	4.819
45	Road	1.236
46	Pond	0.477
47	Spinney	0.424
48	House, Buildings, Gardens, etc.	5.693
49	Pasture	1.263
50	Roadway	0.029
51	Cottage, Yards, etc.	2.079
Pt.177	Arable	5.933
178	Pasture	5.480
179	Do.	5.503
199	Arable	21.076
200	Arable and Pasture	29.178
201	Spinney	2.028
	<b>TOTAL</b>	<b>521.723</b>

### **THE FARM RESIDENCE.**

of pleasant elevation, facing South East, is erected in stone and slate and contains the following accommodation :—Entrance Lobby, three large Sitting Rooms, two Kitchens, Pantry. Reached by front and back staircases are nine Bedrooms, one Dressing Room, Bath Room with wash basin (H. and C.), two W.C.s. On the floor above are three large Attics. At the foot of the back stairs are Lamp room, Coal House and Wash House. Extensive Cellarage. Hot Water System. Water laid on. Pleasant Gardens and Grounds studded with fine old beech and other specimen trees.

### **THE FARM BUILDINGS**

for the most part of brick and tiled construction include the following : nine-bay Cart Lodge ; ten-bay Cattle Lodge opening to yard ; two five-bay Cattle Lodges opening to yards ; Stabling for 14 ; Cow Shed for 29 ; Motor House ; Granary ; six Piggeries ; Loose Box ; Harness Room ; six Loose Boxes ; Barn ;. Mixing House ; nine Calf Boxes ; 10 Loose Boxes ; two Covered Yards ; Root Store with chop chamber over ; Grain Store ; Barn, with granary over

Included in this Let are the following Cottages :-

### **A ROW OF THREE COTTAGES.**

stone built with tiled roof, each containing similar accommodation, namely, Living Room, Kitchen, Scullery, Pantry, Closet, three Bedrooms. Water laid on. In the yard

### **A COTTAGE.**

brick plastered with tiled roof, containing Kitchen, Scullery with one Bedroom upstairs. Closet, A detached brick and tiled

### **BUNGALOW.**

containing two Bedrooms, living Room, Scullery, Closet. Water from well.

Situated adjoining LODGE HILL there are

### **TWO COTTAGES.**

in the one, two Bedrooms upstairs, Kitchen, Scullery and Closet down. Well water.

The other contains three Bedrooms upstairs, Living Room and Back Kitchen, Coal House, Closet. Well water. Each have a good Garden.

OUTGOINGS:-	£	s.	d.
Tithe Rent Charge (Vic. Rec. and Modus)	63	3	10
Frodmore Composition	1	0	0
	<hr/>		
	64	3	10

Included also is the

**TOLL GATE COTTAGE**

built of stone with tiled roof (being Ord. No. Pt. 44), and containing : Two Bedrooms upstairs. Downstairs there are Parlour, Kitchen, Scullery, Larder, &c. Coal House. Closet. Water laid on.

This Cottage is in the occupation of Mr. H. COUSINS, who at present acts as Toll Collector of the private Road, extending between the letters C and D as shown on the plan. The average annual profit after deducting the expenses of upkeep, etc., amounts to about £45 ; the benefit of this revenue being included in the Sale of this lot.

**NOTE.-1.** This Lot is sold with the benefit of a Right of Way for all purposes along the Track leading to Kiveton Park Station (G.C.R.) between the two limestone quarries at the points A. and B. on plan.

**2.** This Lot is with the benefit of a Right of Way for all purposes through Redhill Plantation, Ord. No. 24 from the point C on the plan to Wales Road, reserved to the owners or the occupiers of the Limestone Quarry situated to the south-east.

**3.** It is further sold subject to the right reserved to the owners or occupiers of " Lodge Hill " to derive their water supply from the spring situated in Ord. No. 38, together with the right of access thereto for the purpose of periodical inspection and repair.

**4.** The eight trees adjoining the wall of the market garden, Ord. No. 156, marked with white paint, are reserved from the Sale of this lot.

*The Timber which has been moderately valued at £1,824 is included in the Sale of this Lot.*