

## LOT 38.

(Coloured Blue on Plan No.4.)

### A Compact Small Holding

Situated in and near the Village of North Anston and well served with hard roads, containing:

**49 a. 0 r. 22 p.**

with comfortable Farmhouse and sufficient Buildings. At present let, with other lands, to Miss M. J. BOOTH on a yearly Lady Day tenancy (March 25th), the annual rent being apportioned at £52.

ORD. NO.	DESCRIPTION.	ACREAGE.
	PARISH OF NORTH ANSTON.	
518	Pasture	1.669
Pt. 521	Buildings	0.290
Pt. 521	Do.	0.680
Pt. 523	Pasture	5.194
Pt. 524	Arable	6.073
525	Pasture	1.044
526	Arable	6.615
532	Do.	6.104
Pt. 538	Pasture	4.102
555	Arable	1.611
559	Wood	1.268
560	Pasture	9.629
561	Arable	4.860
	<b>Total</b>	<b>49.139</b>

#### THE FARM HOUSE,

built of stone and tile, contains: Two Sitting Rooms, Kitchen and Dairy on the Ground Floor Upstairs there are three Bedrooms. Outside, Closet.

Good Garden. Orchard. Well Water

#### THE FARM BUILDINGS,

of similar construction, include: Cow House for four; two Loose Boxes; Stabling for four; Implement Shed; 2-bay Cart Lodge 3-bay Open Cattle Shed opening to Yard; two Loose Boxes, Cake and Meal House, with Corn Chamber over; Barn and Coal House.

**OUTGOINGS:** Tithe Rent Charge (Improprate) £3/3s/9d

**NOTE.** This lot will be sold with the benefit of and subject to the sewer and pipe easements now subsisting thereon.