

By direction of Geoffrey H. Berners, Esq.

81

THE
WOOLVERSTONE HALL
ESTATE

NEAR IPSWICH, SUFFOLK

For Sale by Auction
1st and 2nd DECEMBER
1937

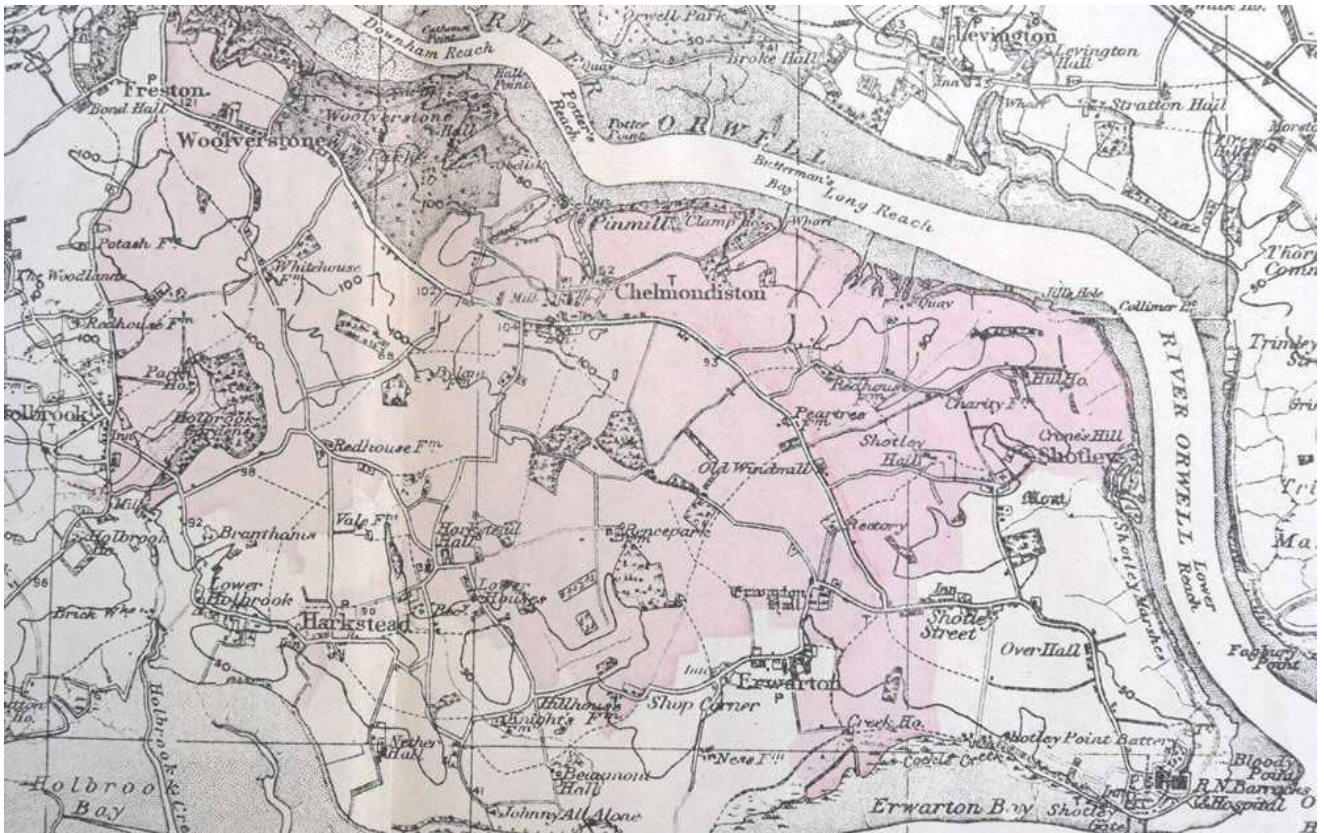
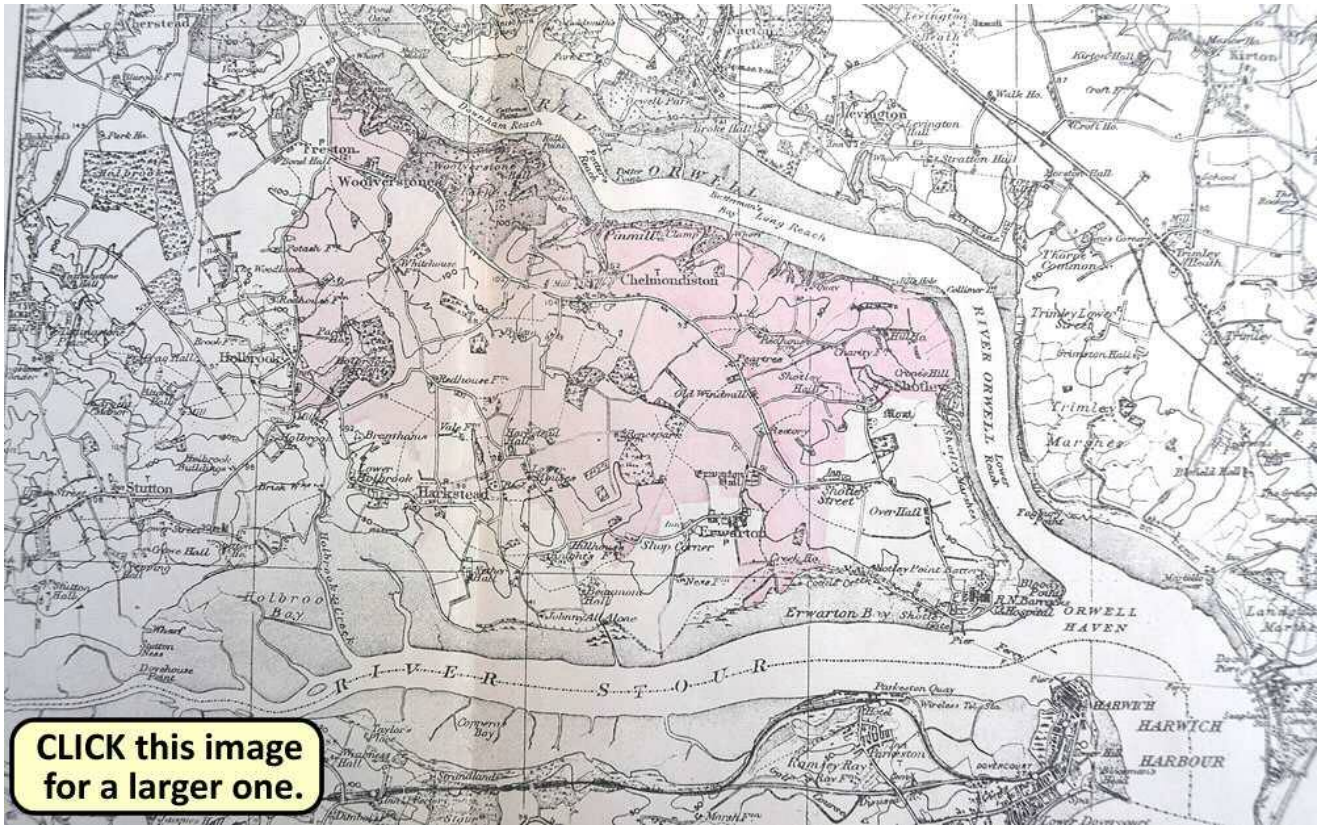
Auctioneers :

Messrs. LESLIE, MARSH & CO.
344 Kensington High Street
London, W.14

Messrs. GARROD, TURNER & SON
1 Old Butter Market
Ipswich

Solicitors :

Messrs. SAXTON & MORGAN, 31 Welbeck Street, London, W.1



GENERAL REMARKS

SITUATION.

The Woolverstone Hall Estate is situate about four miles from Ipswich, in the Parishes of Woolverstone, Freston, Chelmondiston, Shotley, Erwardon, Harkstead and Holbrook, between the Rivers Orwell and Stour, the majority of the Estate being on high ground and beautifully undulating.

AREA.

The total area of the Estate is 6,042.206 acres.

RIVER FRONTAGES.

The Estate has a total frontage to the River Orwell of about 5½ miles.

WOODLANDS.

The Estate is finely timbered with a large quantity of matured oak, ash and other timber. The woodlands in hand extend to about 519.068 acres.

LAKES.

The Lake in Holbrook Gardens has an area of about 18 acres, and in addition there are several Fishponds.

SPORTING.

The shooting afforded by the Estate is exceptionally good. The Estate has been famous for many years as a first class pheasant and partridge shoot and the game covers are ample and well arranged. Hunting can be obtained with the Essex and Suffolk Foxhounds, the Easton Harriers and the Eastern Counties Otter Hounds. Golf at Ipswich, Felixstowe and Woodbridge.

YACHTING.

Anchorage for Yachts in the River Orwell just below the house and at Pin Mill, the Estate extending practically to Harwich Harbour at the junction of the Rivers Orwell and Stour.

FISHING.

Coarse fishing in the Lake and Fish Ponds.

DEVELOPMENT POSSIBILITIES.

There is a valuable deposit of brick earth, which was worked until a comparatively recent period on Red House Farm, Shotley (Lot 93), with facilities for water carriage at Hare's Creek.

The well-known and popular Yachting centre at Pin Mill is ripe for development as a holiday resort.

There are many sites on the Estate suitable for the erection of small Country houses—the Holbrook Gardens, with Lake, Parklands and Woods, offer a unique site for the erection of a Country house on the high ground to the North East of the lake, and Woolverstone and Freston Parks, comprising an area of high ground on the North bank of the Orwell, could be developed as a building Estate of an exceptional character within easy drive of Ipswich Town and Railway Station.

LANDLORD'S OUTGOINGS.

Tithe Redemption Annuity, par value, £1,566 1s. 10d. Collectable Value:

Agricultural,	£1,431	7s.	8d.
Non-Agricultural,	2	17s	7d.
£1,434 5s 3d			

Land Tax £186 9s. 4d. per annum.
 Rent of Hards in River Orwell 10s. 0d. per annum.

WAYLEAVE RENTALS.

Wayleave Rentals for poles and stays are payable by the East Anglian Electric Supply Co. in respect of the following Lots, viz. :-

£ s. d.	£ s. d.	£ s. d.	£ s. d.
Lot 3 .. 6	Lot 34 .. 1 0	Lot 83 .. 1 6 6	Lot 119 .. 2 10 6
Lot 4 .. 4 0	Lot 35 .. 1 0	Lot 103 .. 3 0	Lot 125 .. 1 13 6
Lot 7A .. 3 0	Lot 46 .. 1 5 0	Lot 105 .. 8 0	Lot 126 .. 3 0
Lot 8 .. 1 3 6	Lot 50 .. 2 6	Lot 106 .. 6 0	Lot 136 .. 1 18 0
Lot 9 .. 14 0	Lot 61 .. 9 6	Lot 107 .. 1 0	Lot 141 .. 1 6
Lot 16 .. 1 6	Lot 71 .. 2 6	Lot 108 .. 1 3 0	Lot 142 .. 5 6
Lot 20 .. 1 0	Lot 74 .. 2 0	Lot 110 .. 10 0	Lot 145 .. 14 6
Lot 21 .. 2 0	Lot 76 .. 9 6	Lot 113 .. 1 0	Lot 147 .. 2 6
Lot 23 .. 1 0	Lot 77 .. 1 6	Lot 115 .. 5 0	Lot 148 .. 2 0
Lot 24 .. 1 0	Lot 78 .. 1 11 0	Lot 116 .. 1 6	Lot 156 .. 3 6
Lot 25 .. 3 0	Lot 81 .. 6	Lot 118 .. 1 6	Lot 163 .. 1 6 6

Lot 108 - 33/- per stay, 15/- per stay, 11/- per stay

SPECIAL PROVISIONS

(which shall be deemed to form part of the Conditions of Sale under which the property is offered).

1. Sale Particulars.

The Plans and Quantities, with the exception of a small part of Lots 133 and 134, are based on the Ordnance Survey (1926 Edition) except where otherwise stated. They, and these Particulars, are believed to be correct and any error or omission or mis-statement, or any discrepancy between such plans and quantities, and any leases, agreements, or other documents affecting the Property shall not be the subject of any requisition and shall not annul the sale, nor entitle either party to compensation, nor in any circumstances give grounds for an Action at Law. Should any dispute arise between the Vendor and any Purchaser within six calendar months of the signing of the Contract (whether completion has taken place or not) as to timber, boundaries, fences, building restrictions, drainage, water or roads, arising out of the Particulars of Sale or Plans, the matter in dispute shall be referred to the arbitration of the Auctioneers, whose decision shall be final and binding on all parties, and who shall also decide how the cost of such reference shall be borne.

Copies of the O.S. Plans referred to can be seen at the respective Auctioneers' Offices and at the Woolverstone Estate Office.

2. Apportionments of Rents and Outgoings.

The Auctioneers have, where necessary, apportioned the rents for the purpose of the Sale. The Principal Landlord's outgoings are approximately apportioned between Lots (but no guarantee is given that there are no other outgoings) and neither the Vendor nor the Auctioneers shall be liable for any discrepancy between these informal apportionments and the sums subsequently demanded, nor shall they be called upon to give legal effect to such apportionments, or cause formal apportionments to be made.

The Tithe Redemption Annuity as stated in the respective Lots is the par value, the collectable value of which is £91 11s. 2d. per cent. in the case of Agricultural Land, and £105 per cent. in the case of Non-Agricultural Land.

3. Boundaries.

Except where otherwise stated in the Particulars, boundaries between Lots shall be ascertained and owned as follows:—(a) where the lands are separated by a ditch with a bank or hedge, the ownership of the sites of the ditch and bank or hedge shall go according to the custom of the country although this may render inaccurate the stated acreage of adjoining fields, and (b) in all other cases the boundary shall be that adopted on the last ordnance survey and shall be a party boundary.

4. Fences.

New boundary fences required between Lots are shown by " T " marks on the Plans, and the Purchasers of the Lots on which the " T " marks are shown shall erect such fences within three months after completion of the purchase to the satisfaction of the Auctioneers in regard to position and construction, and afterward maintain the same, as shown by the dotted lines on the Plans. The Vendor shall not be called upon to fence any unsold or other Lots.

All undefined boundaries shall be staked out by the Auctioneers before completion and any necessary survey after completion shall be paid for by the Purchaser.

5. Private Roads.

Certain roads on the Estate have not been taken over by the Local Authority and are maintainable by the Owner of the Estate. The Vendor shall not be required to specify such roads but the Owner and Purchasers of all Lots having frontages to Private Roads shall have rights of way (together with the Purchasers of Lots to which such rights of way are specifically reserved), over the same for all purposes, unless otherwise stated at the foot of any Lot, as access to the main roads, each Owner or Purchaser contributing a fair share of repair and maintenance according to user. The Purchaser of any such Lot shall, in the conveyance to him by the Vendor, indemnify the Vendor against all liability in respect of the repair and maintenance of such road or the part thereof for which he is responsible.

6. Fixtures.

All fixtures usually denominated Landlord's and Tenant's Fixtures, with the exception of the stone replicas of the crest of the Berners Family on the gates of Monkey Lodge, the property of the Vendor, are included in the Sale. All Buildings or Fittings belonging to Tenants, whether mentioned in these Particulars or not, are expressly excluded from the Sale.

7. Timber.

If the Estate is sold as a whole under Lot 1 the standing timber will be included in the Purchase price. But if it is not so sold, and is offered in Lots, then, unless otherwise stated, trees of 6 inches quarter girth or over under bark are excluded from the Sale, but with regard to such trees the following stipulation shall have effect.

The Purchaser of any Lot shall have the option (to be stated at the time of purchase) of taking the timber on such Lot at a valuation.

In the event of the Purchaser of any Lot not exercising the option aforesaid, the timber on such Lot will remain the property of the Vendor (and may be offered for Sale by Auction or otherwise at a later date) with full rights for the Vendor and all other persons authorised by him to enter on any Lot or part of the Lot up to 1st April, 1940, for the purpose of selling, cutting, removing, and any other matter in connection with such timber, subject to making good or paying reasonable compensation for any avoidable damage caused in so doing, other than to the authorised tracks for removal. The Timber will be cleared in such manner and along such tracks as shall be decided by the joint Auctioneers or their nominee, and the Owner or Purchaser of the timber shall reasonably consult the Owner or Owners or Tenants of the land and sporting as to time for removal, and shall reinstate to the satisfaction of the Auctioneers any avoidable damage caused thereby.

The Auctioneers or their nominee shall act as sole Arbitrators in any dispute arising out of matters referred to in this Stipulation and their decision shall be final and binding upon all parties.

8. Water Supply.

Water is at present supplied by the Estate to Lots 7, 7A, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 59, 60, 81, 163, 164, 165, 166 and 168. The Vendor undertakes to continue the supply for a period of six months after the date fixed for the completion of the purchase. For this purpose he reserves the sites of the rams and water towers and the right of access for his employees for the purpose of maintenance for this period, and thereafter for the Owners and Occupiers of Lot 7A till 11th October, 1940, and the Purchaser of Lot 7A shall agree thereafter to maintain the supply to Lot 7 to 1st October, 1940, to Lot 25 to 1st October, 1939, to Lots 26 and 28 to 1st October, 1938, to Lot 39 to 25th March, 1939, and Lot 163 to 11th October, 1940. The Purchaser of Lot 61 shall continue the supply to Lot 81 to 11th October, 1940, and to Lots 2 and 3 to 11th October, 1938.

9. Shooting.

The shooting over the whole Estate is reserved to 1st February, 1938.

10. Service Tenants.

In the case of Houses and Cottages described as occupied by Service Tenants the Vendor will endeavour to obtain Vacant Possession on completion of the Purchase if the Purchaser so requires, but shall not be held responsible for any delay or inability to obtain vacant possession, and such delay or inability to obtain vacant possession, if any, shall not be a reason for delaying completion or nullify the Sale, nor entitle any purchaser to any compensation or damages, nor shall the Vendor be required to take any legal action to obtain vacant possession for the Purchaser.

ILLUSTRATED
PARTICULARS AND CONDITIONS
OF SALE

OF

The Woolverstone Hall Estate

NEAR IPSWICH, SUFFOLK

FOR SALE BY AUCTION

AT

The Crown and Anchor Hotel, Ipswich
SUFFOLK

On WEDNESDAY, 1st DECEMBER and
THURSDAY, 2nd DECEMBER, 1937

At 11.30 a.m. precisely each day

BY

MESSRS. LESLIE, MARSH & CO.
IN CONJUNCTION WITH
MESSRS. GARROD, TURNER & SON

By direction of Geoffrey H. Berners, Esq.

Auctioneers' Offices :

Messrs. LESLIE, MARSH & CO., 344 KENSINGTON HIGH STREET, LONDON, W. 14.
TELEPHONE: WESTERN 3901-2

Messrs. GARROD, TURNER & SON, 1 OLD BUTTER MARKET, IPSWICH.
TELEPHONE: IPSWICH 3377.

Solicitors :

Messrs. SAXTON & MORGAN, 31 WELBECK STREET, LONDON, W.1.
TELEPHONE: WELBECK 4171

PARTICULARS

FIRST DAY'S SALE

LOT 1

THE WOOLVERSTONE HALL ESTATE

As described in the following Particulars, Lots 2 to 169 inclusive, and including the whole of the standing timber.

Lots 2 to 10 inclusive will first be offered together and, if not so sold, then separately.

LOT 2

(Coloured Green on Plan)

Woolverstone Hall

A STATELY ADAM MANSION

Situate in one of the most beautiful and unspoiled districts of Suffolk. Only four miles from the centre of the County Town of Ipswich, it lies in an undulating and magnificently timbered Park at an elevation commanding extensive views over the River Orwell, which bounds it on the North-East for a distance of two miles, to the attractive Hamlet of Pin Mill, a well-known and popular yachting centre, on the South and the heavily wooded opposite shore at Nacton.

Approached alternatively by gravelled drives through the Park from the Monkey Gates at the bottom of Freston Hill and the Holbrook Gates in the Village of Woolverstone from the Ipswich to Shotley road to a gravelled sweep and lawn in front, enclosed from the Park by stone pillars and wrought iron fencing.

THE MANSION

which was erected by the late W. Berners in 1776, is built in white Woolpit bricks with stone facings, and having in the principal front a pediment supported by four Ionic columns and a slated roof.

To the original two-storey central block two semi-circular wings have been subsequently added.

The accommodation comprises:—

CENTRAL BLOCK

On the Ground Floor—Outer Hall, and Mahogany glass panel doors to Inner Hall with two open steel grates, small Staircase Hall and Cloakroom. **Business Room**, with steel grate, off which is a Lavatory with basin and sink. The following principal rooms have Oak floors, Mahogany doors, and are 14-feet high, viz.:—**Dining Room**, 33 ft. 6 in. by 21 ft., with a 6-ft. recess; **Oval-shaped Music Room**, 33 ft. by 22 ft. 6 in.; **Drawing Room**, 32 ft. by 20 ft. 6 in., all with steel grates, carved marble mantelpieces and moulded ceilings and wall panels; **Ante-room**, 22 ft. by 17 ft., with fireplace and marble mantelpiece.

On the First Floor—Glass-domed Landing. **Oval-shaped Boudoir**, 33 ft. by 22 ft. 6 in., with views over the river. A self-contained **Suite of Bedroom**, 18 ft. by 17 ft., **Dressing Room**, both with fireplaces, **Bathroom**, W.C. and Housemaids' Closet. **Six Principal Bed and Dressing Rooms**, all with fireplaces and respectively 21 ft. 6 in. by 20 ft., 17 ft. by 12 ft., 21 ft. 6 in. by 20 ft., 17 ft. by 12 ft., 16 ft. 6 in. by 16 ft. and 16 ft. by 16 ft. **Bathroom**, with Bath, W.C. pedestal and Lavatory Basin.

On the Second Floor—**Eight Principal Bed and Dressing Rooms**, all of good dimensions, W.C.

THE EAST WING

On the Ground Floor—**Morning Room**, 27 ft. by 17 ft. 6 in., with tiled hearth and marble mantelpiece. A Corridor giving access to a **Billiards Room**, 29 ft. by 20 ft., with Oak panelled dado, tiled grate and carved Oak mantel, off which is a passage with door to small enclosed Garden and Carpenter's Shop, and a W.C. and Lavatory. Through the Billiards Room is a **Conservatory or Winter Garden** overlooking the lawns and river, and a Grotto-like Fern Rockery.

At the end of the wing is a suite of **Two Sitting Rooms, Two Bedrooms, Bathroom, W.C. and Lavatory**, and over these approached by a separate staircase are **Five Bedrooms, Box Room, W.C. and Housemaids' Closet**.

THE WEST WING

On the Ground Floor—The Kitchen Corridor, wood block paved, leading from the Inner Hall and the Dining Room. Off this are W.C., Butler's Pantry with sinks, dressers, cupboard and plate strong room. Still Room with range, cupboards and sink. Kitchen, with stone flagged floor, two ranges, dressers and sink. Scullery, with sinks and shelving. Bakehouse, with copper and oven. Kitchen Maid's Room, with fitted cupboards. Larder, with slate and other shelving; a second Larder; Lamp Room; China recess and Store cupboard. Servants' W.C. A side entrance passage giving access to Servants' Hall, Housekeeper's Room, Steward's Room, Butler's Room, Housemaids' Room, with Pantry attached.

On the First Floor—**Six Secondary Bedrooms, Bathroom** and W.C. Linen cupboard and Housemaids' sink. Kitchen Yard, off which are:—Gun Room, Coal Sheds, two W.C.'s and Shed. Above these are three Men Servants' Rooms.

In the Basement are extensive Cellars, Boot Room, Drying Room, Furnace Room, and a Subway from East to West Wings.

The East and West wing Bedrooms are approached by separate staircases, and there is a back staircase from the ground to the top floor in the central block.

Electric lighting is by private plant in duplicate.

Present water supply by ram at Pin Mill to storage tank in Tower at stables. A secondary supply by electric pump from a deep Well is provided.

Drainage is to septic tanks with outfall to the river.

Central heating by plant in the basement supplying Corridors and Winter Garden.

Domestic hot water from boiler in furnace room.

THE PLEASURE GARDENS

extending in all to some 14 acres, sloping to the bank of the River Orwell, approached by stone steps from the House, are enclosed by a dwarf stone balustraded wall with wrought-iron gates giving access to the Park on either side.

They are most attractively laid out in a series of

TERRACED LAWNS

and include an ornamental sunk box-bordered bed with central Pool and stone figure, sunk rose gardens, rhododendron and azalea gardens and a particularly fine bed of *kalmia latifolia*, hydrangeas and flowering shrubs and climbers.

A HARD TENNIS COURT

At a short distance from the House is an extensive

RANGE OF STABLING

brick built and slated round four sides of a brick paved square yard and approached by an archway entrance. It comprises 19 Stalls and eight Loose Boxes, all with channelled brick floors, pitch pine and brass mounted iron bar partitions and iron mangers and hay racks below partly glaze-tiled walls; Coachhouses, Harness Rooms, Blacksmith's Forge and Sheds. Three sets of Grooms' Quarters over.

TWO LARGE HEATED GARAGES

A range of Engine and Electric Light Plant Houses. A deep Well Emergency Pump. Water Tower. A range of secondary Stabling with Carpenters' Shop over.

LAUNDRY HOUSE AND LAUNDRY

A timber and corrugated iron Carpenter's Shop and Game Larder.

THE PARK

which includes both Freston and Woolverstone Parks of about 325 acres, is heavily studded with magnificent timber and ornamental trees of various kinds, including an avenue of fine copper beeches at the Freston entrance and an avenue of well-shaped limes near the Holbrook entrance, known as Nelson's Avenue. There are various woods and plantations containing a quantity of valuable timber.

In front of the house is the well-known **CRICKET GROUND**, which is well adapted for a first-class Polo Ground, with a timber and thatched pavilion.

An interesting feature in the Park is

Freston Tower

a red brick quadrangular building, about 12 ft. by 12 ft., of six storeys situated on an eminence and referred to in *Clarke's History of Ipswich* as having probably been built by one of the Latymers a short time previous to the year 1655 "as an occasional pleasant retreat or gazebo for a better view of the river or, probably it constituted part of an intended house."

On another eminence and on the bank of the river is an attractive

SMALL RESIDENCE

KNOWN AS

The Cat House

brick built and slate, containing **Four Rooms** and **Bathroom**, now in the occupation of the Sub-Agent.
There are also in addition

THREE LODGES

viz. :—**Monkey Lodge** at the North-West entrance; **Holbrook Lodge** at the Woolverstone entrance; **Deer Park Lodge** on the bank of the river, between the two Parks; all in the occupation of Service Tenants. Also

SIX COTTAGES

viz. :—A block of four near Freston Tower and two near Deer Park Lodge in the occupation of various Tenants at total rentals actual and estimated of **£31 4s. 0d. per annum.**

The Property comprises in all

442 a. 3 r. 28 p.

as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	A.	R.	P.	O.S. NO.	DESCRIPTION	A.	R.	P.	
FRESTON :										
73	Monkey Lodge ..	0	1	16						
74	Lodge Spinney ..	2	0	17						
75	Part Wheelwright's Piece	1	3	24						
76	do. ..	0	1	7						
85	do. ..	12	1	11						
85A	do. ..	0	1	36						
86	Pond ..	0	1	13						
87	Freston Park ..	41	3	22						
88	Foreshore ..	0	2	21						
89	Freston Tower Cottages	0	2	8						
90	Saltings ..	5	1	21						
91	Freston Park ..	0	3	34						
92	do. ..	0	1	37						
94	Tower Plantation ..	4	3	30						
95	Tower Alder Carr ..	15	2	13						
WOOLVERSTONE :										
1	Saltings ..	4	2	21						
2	Mansion and Grounds	14	1	13						
3	Saltings ..	9	3	31						
Chelmondiston 10	Saltings ..	0	3	18						
ACRES ..					117	3	33			
					ACRES .. 442 3 28					
					Brought forward .. 117 3 33					
					8	Pond ..	0	1	21	
					10	Woolverstone Park	260	1	13	
					5		7	0	22	
					9		0	2	28	
					10A	Pond ..	0	0	27	
					11	Cat House ..	0	0	28	
					12	Stables ..	0	3	5	
					13	Pond ..	0	0	35	
					19	Foreshore ..	0	1	32	
					20	The Cliff ..	10	3	5	
					104	Occupation Roadway	0	0	30	
					106	Pratts Lane ..	0	0	26	
					110	Pratts Shrubbery ..	6	3	19	
					115	Woolverstone Park	12	2	24	
					116	Whinnyfield Wood	22	2	34	
					118	Foreshore ..	0	1	0	
					119	Cottages ..	0	2	35	
					121	Deer Park Lodge ..	0	0	19	
					123	Foreshore ..	0	0	32	

Tithe Redemption Annuity :—Woolverstone £74 11s. 8d., Freston £18 10s. 2d., Chelmondiston £1 14s. 0d.

Land Tax, £26 3s 0d.

There is a rent of 10s. per annum payable to the Ipswich Corporation in respect of two Hards in the Orwell.

The whole, with the exception of the Cottages, is in the occupation of the Vendors and is sold

WITH VACANT POSSESSION

including the whole of the valuable standing timber to which special provision No. 7 shall not apply.

There are two hydraulic rams on this Property, and the Purchaser shall permit the Owners and the Purchasers of Lot 7A to remain in possession of such rams and to have full access to same for the purposes of maintenance and repair to 1st October, 1940, and shall not impede or divert the sources of supply during this period.



FRESTON TOWER
Lot 2



THE RIVER ORWELL FROM THE CAT HOUSE

LOT 3

(Coloured Blue on Plan)

THE GARDENS AND DAIRY

Situate in the Village of Woolverstone.

Approached direct from the road, and also by a driveway on the East side, they comprise :—

AN ATTRACTIVE

SMALL HOUSE

stud and plaster built with thatched roof, having the following accommodation :—

On the Ground Floor—Verandah entrance; **Three Sitting Rooms**; **Kitchen**, with range and hot water boiler.

On the First Floor—**Four Bedrooms** and a **Bathroom**, Cellar.

Outside—A W.C. and Coal Shed, and a brick and slate Washhouse.

Well kept lawns, enclosed by rhododendrons, and a fine maple tree.

THE GARDENS

themselves comprise :—

THE WEST KITCHEN GARDEN—Walled and containing a span roof Peach House, 60 ft.; a span roof Vinery, Peach House and Fig House, in three sections, 80 ft.; a three-quarter span Plant House, 45 ft.; a three-quarter span House, in three sections; a three-section Cucumber House; a brick and slate Boiler House; a brick and slate range of Bothy and six Sheds. In the adjoining enclosure a Carnation House, 55 ft.; a brick built Mushroom House; a leanto early Peach House; brick and slate Potting Shed; Boiler House, and three leanto Greenhouses. Numerous ranges of eight and twelve light brick frames.

THE CENTRE GARDEN, through which runs an herbaceous walk approached through a wrought iron gate, is enclosed by walls with prolific and well-kept wall pear, apple and plum trees.

THE EAST GARDEN, also walled, on which are cherry, peach, pear and plum trees. Three leanto and one span roof Greenhouses. A range of leanto Sheds, including Office, Seed Store, Coal Store and Fruit Room.

An Orchard, in which is a brick and tile range of Sheds and a leanto timber and corrugated iron Shed. A water tower, under which are Fruit Stores.

THE DAIRY PREMISES

which adjoin the Gardens, comprise :—

TWO COTTAGES

brick built, oak stud and plaster with tiled gabled roofs, each having **Five Rooms**, Backhouse and W.C. An enclosed covered passageway gives access to

THE DAIRY

brick built and tiled (a copy of that at Sandringham), includes a Cooling, Separator and Bottling Room, the Dairy, with tiled floor and marble shelves and centre table, and a Waiting Room; outside a verandah. The whole is surrounded by well-kept lawns.

THE BUILDINGS

comprise a brick built and slated range of Mixing Place, Calf Cribs and Hay Store. A Neat House for twenty-four cows with blue Stafford brick floors, and glazed mangers and water troughs. Leanto Meal House; a range of four Loose Boxes; a leanto range of Loose Boxes and Sheds, and brick manure bin.

The Property comprises in all

10 a. 0 r. 37 p.

SCHEDULE.

O.S. NO.	DESCRIPTION.	A.	R.	P.
28	Two Cottages and Dairy	1	1	23
29	Gardener's Cottage	1	0	17
33	West Garden	1	2	27
34	Centre Garden	2	2	36
35	Farm Buildings	0	1	11
36	Garden	0	2	22
37	Orchard	1	3	27
38	Driveway	0	1	34
	ACRES ..	10	0	37

Tithe Redemption Annuity :—Woolverstone £2 1s. 10d.

The whole, with the exception of the Cottages, one of which is let at £6 10s. 0d. per annum, and the remainder in the occupation of Service Tenants, is in hand and

VACANT POSSESSION of the Gardens and Gardener's Cottage will be given on 6th April, 1938, and of the remainder on 11th October, 1938, unless the Estate is sold as a whole, in which case vacant possession will be given of all except the Gardens and Gardener's Cottage, which will be retained till 6th April, 1938.

LOT 4

(Coloured Mauve on Plan)

A VALUABLE

GRASS ENCLOSURE

in the Parish of Woolverstone, now forming part of the Park.

Being O.S. No. 26 it is bounded on the South by the Shotley road to which it has a frontage of about 600 feet, an average depth of about 500 feet and an area in all of

10 a. 0 r. 10 p.

Tithe Redemption Annuity:—Woolverstone £2 3s. 0d.

It is now in the occupation of the Vendor and

VACANT POSSESSION will be given on 11th October, 1938, unless the Estate is sold as a whole under Lot 1, in which case vacant possession will be given on completion.

LOT 5

(Coloured Pink on Plan)

TWO SIMILAR

GRASS ENCLOSURES

now forming part of the Park.

Being O.S. Nos. 14 and 17, bounded on the South-West by the Shotley Road to which they have a frontage of about 800 feet and a depth of about 1,150 feet, they have a total area of

20 a. 3 r. 17 p.

Tithe Redemption Annuity:—Woolverstone £4 11s. 4d.

They are now in the occupation of the Vendor and

VACANT POSSESSION will be given on 11th October, 1938, unless the Estate is sold as a whole under Lot 1, in which case vacant possession will be given on completion.

LOT 6

(Coloured Mauve on Plan)

A VALUABLE

RECTANGULAR PADDOCK

adjoining the above.

Being O.S. Nos. 15 and 15A, it is bounded on the South-West by the Shotley Road, to which it has a road frontage of about 1,500 feet, and on the East by Berners Lane to which it has a frontage of about 1,400 feet and an area of

41 a. 0 r. 24 p.

Tithe Redemption Annuity:—Woolverstone £9 0s. 8d.

It is now in the occupation of the Vendor and

VACANT POSSESSION will be given on 11th October, 1938, unless the Estate is sold as a whole under Lot 1, in which case vacant possession will be given on completion.

The brick pinned, timber and thatch building is included with this Lot.

LOT 7

(Coloured Pink on Plan)

AN ATTRACTIVE

COUNTRY RESIDENCE

KNOWN AS

THE HOMESTEAD

Situate on the borders of the Parishes of Freston and Woolverstone, about 3½ miles from Ipswich.

On the Ipswich to Shotley Road, but recessed and well screened therefrom, the House, which is approached by a double entrance gravelled drive, has a Southern aspect and is enclosed by a dwarf brick wall and iron pallsading, shrubs and trees.

Brick built with a slate roof, it has the following accommodation:—

On the Ground Floor—Lounge Hall, with fireplace and carved oak mantelpiece; Dining Room; Morning Room; Drawing Room, with door to a tiled and heated Conservatory. Off the Back Hall a Library, Gentleman's Cloakroom, W.C. and lavatory basin. The Domestic Offices comprise a Kitchen with tiled floor, range, cupboards and dresser; Pantry with sink, cupboards and fireplace; Scullery with sink, range and independent boiler; Larder. Back Passage, off which is a Servants' Hall with fireplace, Bathroom, W.C., Coal House, Boot House and Laundry Room. Cellar.

On the First Floor—Approached by an oak staircase is a Landing; Eight Principal Bed and Dressing Rooms; Bathroom, with bath pedestal and lavatory basin; W.C. with lavatory basin adjoining. Approached by a back staircase—Landing; Linen Cupboard, with hot water coil; Four Servants' Bedrooms, two with fireplaces; Bathroom, with bath and sink.

Outside—At the Rear, is a range of brick and slate Outbuildings and Sheds, including Saddle Room (easily converted into a garage); Stokehole, with independent boiler (for radiators and conservatory); an enclosed Yard on either side of which are ranges of Sheds and W.C. On the West side is a secluded

PLEASURE GARDEN

with lawns and flower borders, well screened from the road.

On the South side of the road, and opposite the house, are the

ORCHARDS AND KITCHEN GARDEN

well stocked with a number of cordon apple, pear and other fruit trees, and asparagus bed. There is also a Potting Shed and two small heated Greenhouses and frames.

The Property comprises in all an area of

2 a. 1 r. 15 p.

(or thereabouts)

divided as shown by the following

SCHEDULE

	A.	R.	P.
171 pt. In Freston—House and Garden	0	3	10
95 pt. In Woolverstone—House and Garden	0	0	11
89 pt. In „ Orchard	0	2	13
93 In „ Kitchen Garden	0	3	21
Acres ..	2	1	15

Tithe Redemption Annuity:—Woolverstone 6s. 8d.

The Property is now in the occupation of Mrs. Jervis White-Jervis by an agreement dated 1st June, 1936, for five years, at an apportioned rental of

£120 per annum

Tenant paying Rates.

Main Electric Light.

The Property is sold subject to a right of way for all purposes over the entrance to the Farm Buildings on the East.

The Range of Buildings on the East of the enclosed yard is excluded from the Sale except the small portion at the West end as shown on plan, and the purchaser shall, at the expiration of the present lease, brick up the opening from this portion to the remainder of the range, but with a right of user for the remainder of the lease at an apportioned rental of £3 10s. 0d.

Water supply from Estate.

NOTE:—Lots 7A, 8, 9 and 10 will first be offered as one Lot and, if not so sold, then separately.

LOT 7 A

(Coloured Blue on Plan)

THE HOME FARM

Situate on the Ipswich to Shotley Road, about 3½ miles from Ipswich, in the Parishes of Freston and Woolverstone.

It comprises:—

AN EXCELLENT SET OF AGRICULTURAL BUILDINGS

mostly brick built and tiled or slated, including a range of Loose Box and Coach-house, a covered Bullock Yard with feeding passage. A compact rectangular block of Stables, Chaff and Collar Houses with Hay Loft over and at right angles eighteen Horse Boxes, large covered Bullock Yard and two ranges of Bullock Boxes. A brick, timber and tile range of Stallion Box and Corn Barn. A large Dutch Barn. A brick pinned, timber and tile 16-bay Cart Lodge, a timber and tile and slate Implement Shed. A range of Piggeries, Meal House and Slaughterhouse. A range of Loose Boxes and a second range of Piggeries. A timber and tile Barn and a range of Implement Shed and Box. A brick and tile Mill House and Granary, Root House and the Estate Offices. Water Tower supplying this and other Lots—see special provision No. 8.

In O.S. No. 169 is a timber and corrugated iron 10-bay Lambing Shed and Yard.

THE LAND

includes a number of Paddocks of excellent pasture enclosed by clipped live and post and rail fences, and comprises in all

120 a. 2 r. 16 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.		
IN FRESTON:							
83	Field	Arable	36	2	19		
83A	do.	do.	6	0	4		
84A	Meadow	Grass	12	2	8		
169	do.	do.	12	1	34		
171pt.	Buildings and Yards	Site	1	3	6		
173pt.	Meadow	Grass	4	3	6		
IN WOOLVERSTONE:							
95pt.	Buildings and Yards	Site	1	3	12		
Freston 96	} Meadow	Grass	6	0	3		
170							
97	do.	do.	2	2	5		
98	do.	do.	1	1	2		
103	Field	Arable	13	3	32		
107	Allotments	do.	0	2	1		
111	do.	do.	11	2	6		
111A	Nursery	do.	1	0	22		
Freston 112	} Field	do.	6	3	3		
96							
			ACRES ..	120	2	16	
SUMMARY OF CULTIVATIONS.							
Arable	A.	77	R.	0	P.	17
Grass	A.	39	R.	3	P.	21
Sites	A.	3	R.	2	P.	18
			ACRES ..	120	2	16	
SUMMARY OF PARISHES.							
Freston	A.	75	R.	0	P.	10
Woolverstone	A.	45	R.	2	P.	6
			ACRES ..	120	2	16	

Tithe Redemption Annuity:—Woolverstone £10, Freston £16 2s. 2d. Land Tax on Lots 7A, 8, 9 and 10, £14 17s. 2d.

The Property is now in the occupation of the Vendor.

VACANT POSSESSION will be given on 11th October, 1938, unless the Estate is sold as a whole, in which case vacant possession will be given on completion.

The Purchaser shall pay, in addition to his purchase money, the usual Tenant right valuation in accordance with the custom of the County of Suffolk, and for any work which may have been carried out since harvest, 1937, to the date of taking over by the incomer. The Purchaser may have the option of taking the fixed machinery, shafting, etc., by valuation, notice of intention to exercise such option to be given on the signing of the contract.

The Vendor reserves the right to hold a Sale by Auction on the Premises prior to completion of the purchase.

Possession of the range of Buildings now included in the Lease of Lot 7 will not be given until the termination of the Lease, but an apportioned rent of £3 10s. per annum will be receivable in respect of same.

LOT 8
(Coloured Mauve on Plan)

A

BLOCK OF LAND

Situate in the Parishes of Freston and Woolverstone.

Bounded on the North-West by the Holbrook Road, on the North by the Shotley Road and on the East by Harkstead Lane, it comprises in all

105 a. 1 r. 16 p.

as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
FRESTON :					
162	Field	Arable	15	1	14
163	do.	do.	13	3	39
175	do.	do.	4	0	0
176	do.	do.	1	2	0
Woolverstone 91	do.	do.	0	1	9
177	do.	do.	3	0	0
178	do.	do.	1	2	0
Woolverstone 90	do.	do.	7	3	13
89	do.	do.	1	0	12
179	do.	do.	15	0	38
Woolverstone 87	do.	do.	21	2	16
Woolverstone 86	do.	do.	16	0	25
do. 67	Dench Wood	Wood	3	3	10
ACRES ..			105	1	16

SUMMARY OF PARISHES.

	A.	R.	P.
Freston	54	2	11
Woolverstone	50	3	5
ACRES ..	105	1	16

Tithe Redemption Annuity:—Woolverstone £12 4s. 0d., Freston £15 16s. 7d.

The Property is in the occupation of the Vendor and

VACANT POSSESSION will be given on 11th October, 1938, unless the Estate is sold as a whole, in which case possession will be given on completion of the purchase.

The Purchaser shall pay in addition to his purchase money the usual Tenant right on the land (if any) according to the custom of the County of Suffolk and for any cultivations carried out since Harvest.

LOT 9
(Coloured Pink on Plan)

THREE ENCLOSURES OF ARABLE LAND

adjoining the above in the Parish of Woolverstone.

Being O.S. Nos. 73 (pt), 83 and 85, they are bounded on the North by the Shotley road with a road frontage thereto of about 1,000 feet, and on the East by Glebe Lane and Glebe land (undefined), they have an area in all of

61 a. 2 r. 8 p.
(or thereabouts)

Tithe Redemption Annuity:—Woolverstone £13 16s. 7d.

The Land is now in the occupation of the Vendor and

VACANT POSSESSION will be given on 11th October, 1938, unless the Estate is sold as a whole, in which case possession will be given on completion of the purchase.

The purchaser shall pay in addition to his purchase money the usual Tenant right on the land (if any) according to the custom of the County of Suffolk and for any cultivations carried out since Harvest.

LOT 10

(Coloured Mauve on Plan)

AN ARABLE FIELD

In the Parish of Woolverstone, adjoining the above.

Being O.S. No. 49 it is bounded on the North by the Shotley road to which it has a frontage of about 550 feet, on the West by Glebe Lane to which it has a frontage of about 800 feet and an area in all of

10 a. 1 r. 25 p.

Tithe Redemption Annuity :—Woolverstone £1 13s. 10d.

It is now in the occupation of the Vendor and

VACANT POSSESSION will be given on 11th October, 1938, unless the Estate is sold as a whole, in which case possession will be given on completion of the purchase.

The Purchaser shall pay in addition to his purchase money the usual Tenant right on the land according to the custom of the County of Suffolk and for any cultivations carried out since Harvest.

LOT 11

(Coloured Mauve on Plan)

A VALUABLE

ACCOMMODATION FIELD

At a good elevation on Freston Hill, opposite the Boot Inn.

Being O.S. No. 78, with a road frontage of about 500 feet, it has an area of

5 a. 2 r. 29 p.

Tithe Redemption Annuity :—Freston £1 11s. 8d.

It is now in the occupation of Mr. Frederick Lummis under the terms of an agreement dated 16th February, 1909, at a rental of

£6 10s. 0d. per annum

LOT 12

(Coloured Yellow on Plan)

A COUNTRY COTTAGE

Pleasantly situate on Freston Hill and known as

HILL HOUSE

Brick built and slated, it contains **Two Living Rooms, Kitchen, Scullery and Four Bedrooms.** *Outside—Sheds.*

GARDEN AND PUMP FROM WELL OF WATER.

At the rear is a brick and tiled range of two-storey Workshops, Coach-house and Stables.

The Property comprises O.S. No. 79 (pt.), with an area of **1 r. 35 p.** (or thereabouts).

Tithe Redemption Annuity :—Freston 2s. 8d.

It is now let to Mr. Wm. H. McCoy under an agreement dated 6th May, 1905, subject to six months' notice to expire 24th June or 25th December, at a rental of

£18 per annum

Tenant paying Rates.

LOT 13

(Coloured Pink on Plan)

THE

BLACKSMITH'S PREMISES

Situate at the top of Freston Hill.

IT COMPRISES

A COTTAGE

brick built and tiled, having **Five Rooms.** *Outside—A Washhouse and Closet. WELL OF WATER.*



HOLLY COTTAGE AND
BLACKSMITH'S SHOP, FRESTON
Lots 15 & 13



THE AGENT'S HOUSE
Lot 16



THE HOMESTEAD
Lot 7



COTTAGES, WOOLVERSTONE

There is also the **Blacksmith's Shop** and **Traverse** and a range of Sheds. A brick, timber and tiled range of **Wheelwright's Shop**, Store Sheds and leanto timber Drying Shed.

To the East is a small enclosure of

ARABLE LAND

The Property comprises O.S. Nos. 79 (pt.), 80 (pt.) and 81, with a road frontage of about 145 feet and an area in all of

1 a. 0 r. 32 p.

Tithe Redemption Annuity :—Freston 5s. 1d.

The Cottage and Blacksmith's Shop are let to Mr. Fredk. Lummis under the terms of an agreement dated 27th February, 1904, at a reduced rental of £10 per annum ; the Wheelwright's Shop and Land (O.S. No. 81) under the terms of an agreement dated 16th August, 1912, at a rent of £8 per annum, amounting to

£18 per annum

Tenant paying Rates.

The owners and occupiers of the adjoining Lots 14 and 15 shall have the right to take water from the Well on this property on payment of one-half and one-quarter of the cost of upkeep respectively.

LOT 14

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Adjoining the above.

Recessed from the road, they are brick built and tiled, and each has **Five Rooms**. *Outside*—Washhouse, Closet, and

GARDENS

Being O.S. No. 80 (pt.), with an area of 2 r. 33 p., they are now in the occupation of Messrs. Adams and Smith at £5 14s. 0d. per annum each, amounting to

£11 8s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Freston 3s. 5d.

The owner and occupiers of this Lot shall have the right to take water from the Well on Lot 13 on payment of one-half of the upkeep thereof.

LOT 15

(Coloured Mauve on Plan)

A COUNTRY COTTAGE

Situate at the top of Freston Hill, known as

HOLLY COTTAGE

Enclosed by a holly fence, it is brick built and tiled, and contains **Two Sitting Rooms**, **Kitchen**, Washhouse and **Four Bedrooms**. *Outside*—Shed and Closet.

To the South is an

ACCOMMODATION MEADOW

The Property comprises O.S. Nos. 80A, 82 and 83A1, with an area in all of

1 a. 3 r. 21 p.

Tithe Redemption Annuity :—Freston 8s. 9d.

It is now in the occupation of Mr. H. C. Smith under an agreement, subject to six months' notice to expire 30th June or 31st December, at

£16 per annum

Tenant paying Rates.

The owner and occupier of this Lot shall have the right to take water from the Well on Lot 13 on payment of one-fourth of the upkeep thereof.

By verbal permission of the late owner of the Estate and his Agent, certain buildings have been erected on the property by the present tenant.

LOT 16
(Coloured Brown on Plan)
AN ATTRACTIVE
SMALL COUNTRY HOUSE

Situate on the main Shotley Road, adjoining the Homestead.

Recessed from the road and enclosed by a holly fence, it is red brick built and tile hung with tiled roof, and has the following accommodation:—

On the Ground Floor—Entrance Hall, Dining Room, Drawing Room, Kitchen and Larder. *On the First Floor*—Four Bedrooms, Bathroom and W.C.

Outside—Washhouse, Wood and Coal Sheds, and timber built Garage.

GARDEN AND TENNIS COURT

It is O.S. No. 172 and 173 (pt.), with an area in all of

1 r. 35 p.

It is now in the occupation of the Agent to the Estate

Tithe Redemption Annuity:—Freston 2s. 1d.

Water supply from Estate.

LOT 17
(Coloured Yellow on Plan)
A SEMI-DETACHED
COTTAGE

Brick built and tiled, it has **Five Rooms**. *Outside*—Washhouse, Closet and

GARDEN

Being O.S. No. 92 (pt.), with an area of **30 rods**, it is now in the occupation of F. Adams at

£6 10s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Woolverstone 1s. 1d. Land Tax, 3s. 9d.

Water supply from Estate.

LOT 18
(Coloured Blue on Plan)
THE ADJOINING AND SIMILAR
COTTAGE

Being O.S. No. 92 (pt.), with an area of **37 rods**, it is now in the occupation of W. Churley at

£6 10s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Woolverstone 1s. 5d. Land Tax, 3s. 9d.

Water supply from Estate.

LOT 19
(Coloured Brown on Plan)
A
PAIR OF COTTAGES

On the main road, opposite to the Homestead.

Brick built and tiled, each has **Five Rooms**. *Outside*—Washhouses and Closets.

GARDENS

Being O.S. No. 94, with a road frontage of about 190 feet, a depth of about 100 feet, they have an area of **1 r. 36 p.**, and are now in the occupation of Messrs. Pulford and Crack at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Woolverstone 3s. 6d. Land Tax, 7s. 6d.

Water supply from Estate.

LOT 20

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

In the Village of Woolverstone, on the Main Road.

Brick built and tiled, with gable elevations and porches, one has **Six Rooms** and one **Five Rooms**, with Washhouses and Closets, and

LARGE GARDENS

Being O.S. No. 99, with a road frontage of about 230 feet, an average depth of about 115 feet and an area of 2 r. 16 p. They are both now in the occupation of Service Tenants at estimated rentals of

£13 10s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 2s. 7d. Land Tax, 8s. 5d.

Water supply from the Estate.

LOT 21

(Coloured Yellow on Plan)

A

PAIR OF COTTAGES

Adjoining the above.

Of similar construction, each has **Five Rooms** and Pantry. *Outside*—A range of Washhouses and Closets.

LARGE GARDENS

Being O.S. No. 100, with a road frontage of about 210 feet, an average depth of about 130 feet, they have an area of 2 r. 30 p., one being in the occupation of S. Sharman at £6 10s. 0d. per annum and one included in the hire of the Homestead (Lot 7) at an apportioned rental of £6 10s. 0d. per annum, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 2s. 11d. Land Tax, 8s. 5d.

Water supply from the Estate.

LOT 22

(Coloured Brown on Plan)

THE ADJOINING AND SIMILAR

PAIR OF COTTAGES

Being O.S. No. 101 (pt.), with a road frontage of about 120 feet, an average depth of about 150 feet, they have an area of 1 r. 28 p. (or thereabouts), and are now in the occupation of Messrs. Walton and Bullingham at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 2s. 7d. Land Tax, 8s. 5d.

Water supply from Estate.

LOT 23

(Coloured Yellow on Plan)

THE ADJOINING AND SIMILAR

PAIR OF COTTAGES

Being O.S. No. 101 (pt.), with a road frontage of about 200 feet and an average depth of about 185 feet, they have an area of three-quarters of an acre (0 - 3 - 6), and are now in the occupation of a Service Tenant and W. Coulson at estimated and actual rentals of £5 4s. 0d. per annum each, amounting to

£10 8s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 3s. 5d. Land Tax, 8s. 5d.

Water supply from Estate.

The Purchaser of this Lot shall erect a suitable fence on the West side.

LOT 24

(Coloured Brown on Plan)

THE ADJOINING AND SIMILAR PAIR OF COTTAGES

At the junction of Love Lane with the main road.

Being O.S. No. 102, with an area of 1 r. 32 p., they are now in the occupation of Messrs. Lewis and Southgate at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Woolverstone 3s. 2d. Land Tax, 8s. 5d.

Water supply from Estate.

LOT 25

(Coloured Yellow on Plan)

A MOST ATTRACTIVELY SITUATE COUNTRY RESIDENCE

KNOWN AS

WOOLVERSTONE HOUSE

about four miles from Ipswich, lying off the main road and approached by Love Lane.

Approached by a gravel drive and avenue of lime trees through oak doors to a Courtyard, it is red brick built and tile hung with plaintile roof, oak-framed iron casements, and has the following accommodation:—

On the Ground Floor—Vaulted Entrance Corridor, with tiled floor and door to garden; **Double Drawing Room; Morning Room; Dining Room; Chapel**, with tiled floor; **Cloakroom**, with W.C., lavatory basin and fireplace, and **Flower Room**. Kitchen passage; Pantry, with sink, cupboards and fireplace; Back Staircase; **Kitchen**, with wood block floor, range and cupboards, ideal boiler for domestic purposes; **Scullery**, with tiled floor, sink and range. **Servants' Hall**, with fireplace. Back Entrance Passage, off which are two Larders, Coal Place and Servants' W.C., and Stoke Hole.

On the First Floor—Approached by an easy rising staircase, a **Tiled Corridor; Four Principal Bedrooms; Bathroom**, with towel airer; W.C., with lavatory basin and cupboard. **Three Secondary Bedrooms; Bathroom**, with bath and W.C. pedestal, and heated linen cupboard.

On the Second Floor—**Four Attic Rooms**, two with fireplaces; Tank Room, fitted with sink.

On the Ground Floor—In the north-west wing, and separately approached, a **Chauffeur's Quarters**, comprising **Three Rooms** and a **Kitchen**, and a small enclosed Garden.

Outside—A range of timber and tile built Double Garage (heated); Stable, with loose box and stall; and Wood Shed.

Main electricity is laid on, and central heating installed. Water supply from a ram in the Park, O.S. No. 116.

THE CHARMING GROUNDS

which are most attractively laid out, include a paved terrace and sunk garden, spacious lawns, rose gardens, pergolas, borders and walks, the whole enclosed by walls and cupressus and holly fences.

SHELTERED KITCHEN GARDEN

On the South and East sides is a

GRASS Paddock

The Property comprises O.S. Nos. 105 and part 21, with an area in all of

11 a. 2 r. 25 p.

(or thereabouts)

Tithe Redemption Annuity:—Woolverstone £2 10s. 4d.

The House and Grounds are now in the occupation of the Hon. Mrs. Johnstone, from 1st October, 1932, for seven years, at a rental of

£130 per annum

Tenant paying Rates.

The Paddock is now in hand and possession may be had on completion of the purchase.



HAMILTON HOUSE
Lot 28



RED HOUSE, WOOLVERSTONE
Lot 26



THE GRANGE, CHELMONDISTON
Lot 74



SHOTLEY HALL FARM
Lot 83

LOT 26

(Coloured Pink on Plan)

A SMALL COUNTRY RESIDENCE

Situate in the Parish of Woolverstone, on the Ipswich to Shotley Road, and about four miles from Ipswich.

KNOWN AS

THE RED HOUSE

Recessed and screened from the road, it is red brick built and tile hung with plaintile roof, and has the following accommodation:—

On the Ground Floor—**Entrance Porch and Passage**; **Two Reception Rooms**, with fireplaces; tiled **Kitchen**, with range, sink (h. and c.) and cupboards; **Larder**, with shelving.

On the First Floor—**Four Bedrooms**, all with fireplaces; **Bathroom**, with bath, lavatory basin and W.C. pedestal.

Outside—A brick and tiled range of Washhouse, with copper and sink, and E.C.

Surrounding the House is

THE GARDEN

Main Electricity is laid on. Water supply from Estate.

It comprises O.S. No. 23, with an area in all of

1 r. 4 p.

Tithe Redemption Annuity:—Woolverstone 1s. 2d.

It is now in the occupation of Surgeon-Lieutenant-Commander L. V. Donegan, R.N., under an agreement dated 1st October, 1933, subject to three months' notice to expire on the 1st October in any year, at a rental of

£45 per annum

Tenant paying Rates.

LOT 27

(Coloured Brown on Plan)

AN ELIGIBLE

BUILDING SITE

In the Parish of Woolverstone, between Lots 26 and 28.

It comprises part of O.S. No. 21, with a frontage to the Ipswich to Shotley Road of about 90 feet, a depth of about 120 feet, and an area of

A quarter of an acre

(or thereabouts)

Tithe Redemption Annuity:—Woolverstone 1s. 1d.

With Vacant Possession on Completion of the Purchase

The Purchaser shall erect a suitable fence on the North side.

LOT 28

(Coloured Pink on Plan)

A VERY ATTRACTIVE SMALL COUNTRY RESIDENCE

Situate in the Parish of Woolverstone, adjoining Lot 27.

KNOWN AS

HAMILTON HOUSE

Well recessed from the road and screened therefrom it is approached by a gravel drive. Red brick built and tile hung with plaintile roof, it has the following accommodation:—

On the Ground Floor—**Entrance Porch and Hall**; **Drawing Room**, with bay window; **Dining Room**, with bay window; **Morning Room**; **Cloak Room**, with lavatory basin and W.C. pedestal; **Kitchen**, with range and cupboard; **Scullery**, with copper and Dutch oven; **Larder** and **Cellar**.

On the First Floor—**Four Principal Bedrooms**; **Bathroom**, with bath and lavatory basin; W.C.; also approached by a back staircase, a **Maid's Bedroom**.

Outside—At the rear, a half-covered Back Yard and a brick and tile range of Coal House, W.C. and Shed. A leanto timber and corrugated iron Garage.

Surrounding the house is

A GARDEN

with fine beech and sycamore trees, lawns and borders.

TENNIS COURT AND KITCHEN GARDEN

Main Electricity is laid on. Water supply from Estate.

The Property comprises O.S. No. 24, with an area of

3 r. 28 p.

Tithe Redemption Annuity :—Woolverstone 4s. 0d.

It is now in the occupation of Admiral Sir Thomas J. S. Lyne by agreement from 1st October, 1927, subject to six months' notice, to expire on 1st October in any year, at a rental of

£52 per annum

Tenant paying Rates.

LOT 29

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Situate in the Parish of Woolverstone, at the junction of Love Lane and Pratts Lane.

Brick built and tiled, they each have **Five Rooms**. *Outside*—Washhouses, Closets and

GARDENS

Being O.S. No. 109 (pt.), with an area of **1 r. 8 p.**, they are now in the occupation of Messrs. Golding and Gibbs at £6 10s. 0d. and £5 12s. 9d. respectively, amounting to

£12 2s. 9d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 2s. 6d. Land Tax, 8s. 5d.

Water supply from Estate.

LOT 30

(Coloured Pink on Plan)

A

PAIR OF COTTAGES

Adjoining the above.

Brick built and tiled, they each have **Five Rooms**. *Outside*—Washhouses, Closets and

GARDENS

Being O.S. No. 109 (pt.), with an area of **38 rods**, they are now in the occupation of a Service Tenant and A. Rush at estimated and actual rentals of £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 1s. 6d. Land Tax, 8s. 5d.

Water supply from Estate.

LOT 31

(Coloured Brown on Plan)

A

DETACHED COTTAGE

Adjoining the above.

Brick built and tiled, it has **Two Sitting Rooms**, with cupboards and stoves, **Kitchen, Scullery** and Pantry. **Three Bedrooms**, one partitioned off to form **Bathroom**, with cold water laid on. *Outside*—Sheds and Closet and

GARDEN

Being O.S. No. 109 (pt.), with an area of **1 r. 5p.**, it is now vacant, and

Vacant Possession will be given on Completion of the Purchase.

Water supply from Estate.

Tithe Redemption Annuity :—Woolverstone 1s. 6d. Land Tax, 4s. 8d.

LOT 32

(Coloured Brown on Plan)

AN

ALLOTMENT GARDEN

Adjoining the Reading Room.

It comprises O.S. No. 22 (pt.), with a road frontage of about 85 feet, a depth of about 120 feet, and an area of

A quarter of an acre

(or thereabouts)

Tithe Redemption Annuity :—Woolverstone 4s. 3d.

It is now in the occupation of various tenants at estimated rentals amounting to

10s. 0d. per annum

LOT 33

(Coloured Yellow on Plan)

A RANGE OF

THREE COTTAGES

Adjoining the Widows' Homes.

Brick built and tiled, two have **Five Rooms** each and one **Four Rooms**. *Outside*—Washhouses and Closets, one having a W.C.

Being O.S. No. 82, with a road frontage of about 200 feet and an area of **2 r. 9 p.**, they are now in the occupation of a Service Tenant at an estimated rental of £6 10s. 0d. per annum, J. Garnham at £6 10s. 0d. per annum and S. Golding at £5 4s. 0d. per annum, amounting to

£18 4s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 5s. 0d. Land Tax, 8s. 5d.

Water supply from Estate.

LOT 34

(Coloured Brown on Plan)

AN

ALLOTMENT GARDEN

In the Village of Woolverstone, adjoining Post Office Cottages.

Being O.S. Nos. 79 and 81, it has a road frontage of about 260 feet, a depth of about 140 feet, and an area of

3 r. 3 p.

Tithe Redemption Annuity :—Woolverstone 6s. 3d. Land Tax, 6d.

It is now in the occupation of various tenants at estimated rentals amounting to

£1 5s. 0d. per annum

LOT 35

(Coloured Blue on Plan)

A

PAIR OF COTTAGES

Known as Post Office Cottages.

Brick built and tiled, each has **Five Rooms**. *Outside*—Washhouses and Closets.

GARDENS

Being O.S. No. 77, with an area of 30 rods, they are now in the occupation of A. Golding and Miss Pryke at £4 5s. 0d. per annum each, amounting to

£8 10s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 1s. 3d. Land Tax, 7s. 6d.

Water supply from Estate.

LOT 36

(Coloured Yellow on Plan)

TWO COTTAGES

Adjoining the above.

Brick built and plain, and pantiled, they have **Four and Five Rooms** respectively. *Outside*—Washhouses, Sheds and Closets.

GARDENS

Being O.S. No. 76, with an **area of 1 r. 5 p.**, they are in the occupation of S. Steward and Mrs. Rush at £5 4s. 0d. and £6 10s. 0d. respectively, amounting to

£11 14s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 2s. 6d. Land Tax, 7s. 6d.

Water supply from the Estate.

LOT 37

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Situate in the Village of Woolverstone and known as School Cottages.

Brick built and tiled, with porches and gable elevations, each has **Four Rooms**. *Outside*—A range of Washhouses, Sheds and Closets.

GARDENS

Being O.S. No. 75 (pt.), with an **area of 19 rods**, they are in the occupation of Messrs. Damant and Steward at £4 13s. 3d. each, amounting to

£9 6s. 6d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 1s. 0d. Land Tax, 7s. 6d.

Water supply from the Estate.

LOT 37A

(Coloured Pink on Plan)

A BRICK AND TILED BUILDING

KNOWN AS

THE SCHOOL

WOOLVERSTONE

Having Entrance Lobby, Two large Classrooms, and a smaller Room. *Outside* is a **Playground**, enclosed by a brick wall and a **GARDEN**.

It comprises O.S. Nos. 73 (pt.) and 75 (pt.), with an **area of 32 rods** (or thereabouts).

The Education Authorities are Tenants at Will of the School, the Landlord paying for one-tenth of the interior repairs and all exterior repairs. The adjoining piece of land is let to the Education Authorities at a rental of 5s. per annum on a tenancy subject to six months' notice to expire at any Lady Day.

The Purchaser of this Lot shall brick up the doorway leading into the adjoining Cottage.

Tithe Redemption Annuity :—Woolverstone 2s. 0d. Land Tax, 3s. 9d.

LOT 38

(Coloured Pink on Plan)

THE ESTATE YARD

Situate in the Village of Woolverstone, on the Main Road.

It comprises :—

A COTTAGE

brick built and tiled, having **Seven Rooms** and a Washhouse. Water supply from the Estate.



WOOLVERSTONE HOUSE
Lot 25



WALNUT TREE FARM
Lot 46



PEAR TREE FARM

THE BUILDINGS

include a brick and tiled Blacksmith's Shop and Traverse. A brick, timber and tiled range of Stables, four Loose Boxes and Harness Room, and Coach House. A brick, timber and tiled Carpenter's Shop and Saw Shed, Painter's and Plumber's Stores. A Workshop. A range of Garage and Cart Sheds. A large brick pinned, timber and slate Store Shed and leanto Ladder Shed. A range of Small Sheds and timber and tiled Timber Store.

TIMBER YARD

The Property comprises O.S. Nos. 31 and 32 (pt.), with an area of

1 a. 3 r. 5 p.

(or thereabouts)

having a road frontage of about 180 feet.

Tithe Redemption Annuity :—Woolverstone 7s. 9d. Land Tax, 4s. 3d.

The Cottage is let to C. Scott at £5 12s. 9d. per annum, and the remainder is in hand.

The Vendor reserves the right to hold a sale by auction on the premises.

VACANT POSSESSION will be given on the 11th October, 1938, unless the Estate is sold as a whole under Lot 1, in which case vacant possession will be given on completion.

LOT 39

(Coloured Yellow on Plan)

A COUNTRY RESIDENCE

Situate in the Parish of Woolverstone, about four miles from Ipswich.

KNOWN AS

THE PARSONAGE

on the Ipswich to Shotley Road and enclosed by a close boarded fence, approached by a double entrance carriage drive.

It comprises :—

A brick built and tiled house, having the following accommodation :—

On the Ground Floor—Entrance Porch and Passage; Drawing Room, with bay; Dining Room, with bay; Serving Room; Study; Kitchen, with tiled floor, range and boiler, brick oven and dresser; Scullery, with sink; Larder; Back Kitchen and Washhouse; Pantry.

On the First Floor—Landing, with cupboard; Four Principal Bed and Dressing Rooms; Bathroom, with bath and fireplace; W.C. and Housemaid's Sink; Back Staircase to Two Servants' Rooms. Attics.

Outside—A brick, timber and tile range of Stabling.

A GARDEN

including lawns and borders, a heated Greenhouse; a range of Sheds on the West side.

TENNIS COURT AND KITCHEN GARDEN

Main electricity is laid on. Water supply from Estate.

The Property comprises part of O.S. No. 32, with an area of

Three quarters of an acre

(or thereabouts)

Tithe Redemption Annuity :—Woolverstone 6s. 10d.

It is now in the occupation of Rev. R. J. Utten Todd, under an agreement from 29th September, 1922, subject to twelve months' notice to expire 25th March or 29th September in any year, at a rental of

£25 per annum

Tenant paying Rates.

The Purchaser shall erect on the West side a close boarded or other similar fence, not less than 6-ft. high, at a distance of 7 ft. 3 in. and parallel to the existing boundary of the house.

LOT 40

(Coloured Brown on Plan)

A RANGE OF THREE COTTAGES

Known as the Old Laundry.

Brick built and tiled, they each have **Five Rooms** and, in addition, there is the laundry. *Outside*—Washhouses and Closets, and

LARGE GARDENS

Being O.S. No. 48, with an area of 2 r. 28 p. and a road frontage of about 230 feet, they are now in the occupation of Messrs. Steward, Turner and Rush, two at £6 10s. 0d. each and one at £5 12s. 9d., amounting to

£18 12s. 9d. per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Woolverstone 4s. 9d. Land Tax, 12s. 8d.

Water supply from Estate.

LOT 41

(Coloured Yellow on Plan)

AN ATTRACTIVE SMALL COUNTRY HOUSE

Situate in the Parish of Woolverstone, on the Main Road, and known as

THE KENNELS

It is brick built and tiled, and has the following accommodation:—

On the Ground Floor—Two Sitting Rooms, Kitchen and back Kitchen. *On the First Floor*—Four Bedrooms and Bathroom. *Outside*—At the rear are a range of Sheds and

A GARDEN

There is also a brick and tiled range of

FOUR DOG KENNELS AND RUNS

and a timber and corrugated iron range of Corn Sheds, Stable and Incubator Shed.

At the rear of the Property are

YOUNG PLANTATIONS

of Larch, Spruce, Scotch Fir, Oak and Ash, and Heath and Game cover.

The property comprises O.S. Nos. 16, 47 and 47A, with an area in all of

9 a. 3 r. 13 p.

Tithe Redemption Annuity:—Woolverstone £3 0s. 7d.

The House is now in the occupation of the Head Keeper and the plantations are in hand.

Water supply from Estate.

Vacant Possession will be given on 9th February, 1938.

LOT 42

(Coloured Pink on Plan)

A

PAIR OF COTTAGES

Situate in the Parish of Woolverstone on the main road.

Stud and plaster built, they each have **Five Rooms**. *Outside*—Washhouses, Sheds and Closets.

LARGE GARDENS

Being O.S. No. 39 (pt.), with an area of 2 r. 11 p. (or thereabouts) and a road frontage of about 230 feet, they are now in the occupation of Messrs. Walton and Rush at £5 4s. 0d. per annum each, amounting to

£10 8s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Woolverstone 5s. 6d. Land Tax, 8s. 5d.

Water supply from Estate.



PIN MILL
(FROM WOOLVERSTONE HALL GARDEN)



RED HOUSE FARM, CHELMONDISTON
Lot 125

LOT 43

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Adjoining the above.

Brick built and tiled, each has **Five Rooms**. *Outside*—Washhouses, Sheds and Closets.

LARGE GARDENS

Being O.S. No. 39 (pt.), with an area of **1 r. 27 p.** (or thereabouts) and a road frontage of about **170 feet**, they are now in the occupation of Messrs. Stewart and Burgess at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 1s. 10d. Land Tax, 8s. 5d.

Water supply from Estate.

LOT 44

(Coloured Pink on Plan)

THE ADJOINING AND SIMILAR
PAIR OF COTTAGES
AND GARDENS

Being O.S. No. 39 (pt.), with an area of **2 r. 3 p.** (or thereabouts) and a road frontage of about **200 feet**, they are now in the occupation of R. Jackaman and a Service Tenant at actual and estimated rentals of £6 10s. 0d. each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 2s. 11d. Land Tax, 8s. 5d.

Water supply from Estate.

LOT 45

(Coloured Brown on Plan)

A DETACHED

PAIR OF COTTAGES

Situate in **Berners Lane, Woolverstone**, and known as **Park Cottages**.

Brick built and tiled, they each have **Four Rooms**. *Outside*—Washhouses, Sheds and Closets.

GARDENS

They are O.S. No. 7, with an area of **1 r. 39 p.**, and are now in the occupation of Mrs. Page and Mrs. Rowe at £5 12s. 9d. per annum each, amounting to

£11 5s. 6d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 2s. 6d. Land Tax, 8s. 5d.

Water supply from the Estate.

LOT 46

(Coloured Yellow on Plan)

AN EXCELLENT SMALL DAIRY FARM

KNOWN AS

WALNUT TREE FARM

In the Parish of Chelmondiston, on the Ipswich to Shotley Road.

It comprises :—

A FARMHOUSE

built in red brick with slated roof, having the following accommodation :—

On the Ground Floor—Two Living Rooms, Kitchen, Pantry and Scullery. On the First Floor—Six Bed and Dressing Rooms, Bathroom and W.C. Outside—A range of Outhouses and W.C.

GARDEN

Main Water supply.

THE BUILDINGS

comprise:—A brick and tiled range of Stabling with Granary over and leanto Pig Styes at rear. A brick and tile Stable, 6-bay Cart Lodge; a 3-bay Shed, three Loose Boxes and Horse Yard. Two covered Yards and three Boxes. A timber and tiled Barn and Root House. A brick and tiled Neat House with standings for 28 cows with water laid on and Cooling House.

A PAIR OF COTTAGES

brick pinned, weather board and tiled, each having Four Rooms and an Attic. Outside—Range of Outhouses and

GARDEN

Water supply from a Spring nearby.

Now in the occupation of E. Burgess and Mrs. Carlton at £5 12s. 0d. and £5 4s. 0d. per annum respectively, landlord paying Rates.

THE LAND

of which the arable lies conveniently round the premises, intersected by roads and with a long main road frontage, is a good mixed soil and comprises, in all,

151 a. 2 r. 5 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.	O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN CHELMONDISTON :						<i>Brought forward</i> ..					
3	Field	Arable..	28	0	31	106	Meadow	Grass ..	8	0	8
31	do.	do. ..	14	2	22	106A	Field	Arable..	5	0	29
31A	Waste	Waste ..	0	2	24	107	Meadow	Grass ..	5	1	4
32pt.	Occupation Road ..	Site ..	0	3	0	107A	do.	do. ..	0	1	16
34	Pair of Cottages ..	do. ..	0	1	15	108	House and Buildings	Site ..	1	1	4
85	Field	Arable..	28	1	30	109	Occupation Road..	do. ..	0	1	17
89	do.	do. ..	21	0	39	110	Field	Arable..	5	0	10
89A	Stackyard	Site ..	0	2	32	183	do.	do. ..	31	0	4
ACRES ..						ACRES ..					
						151 2 5					

SUMMARY OF CULTIVATION.

	A.	R.	P.
Arable	133	3	5
Grass	13	2	28
Waste	0	2	24
Sites	3	1	28
ACRES ..	151	2	5

Tithe Redemption Annuity:—Chelmondiston £50 15s. 0d. Land Tax, £1 18s. 8d.

The above, with other lands (Lot 55), is in the occupation of Mr. W. S. Cotton under the terms of an agreement dated 29th October, 1921, from 11th October, 1921, subject to two years' notice, at an apportioned Rental of £190, which, with the Cottages, makes a total rental of

£200 16s. 0d. per annum

LOT 47

(Coloured Brown on Plan)

A DETACHED

PAIR OF COTTAGES

In the Parish of Chelmondiston and situate in Bylam Lane.

They are brick built and slated, each having Five Rooms. Outside—A range of Washhouses and Closet.

GARDEN AND WELL OF WATER.

They are O.S. No. 87, with an area of 1 r. 23 p., and are now in the occupation of W. Artis and G. Peck at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Chelmondiston 2s. 5d. Land Tax, 5s. 9d.

LOT 48

(Coloured Pink on Plan)

A DETACHED PAIR OF COTTAGES

In the Parish of Chelmondiston, situate in the lane opposite to Walnut Tree Farm.

They are brick built and slated, each having **Four Rooms**. *Outside*—A range of Outhouses, Closets and Small Garden.

On the opposite side of the lane,

A LARGE GARDEN

The Cottages are O.S. No. 35 (pt.) and the Garden O.S. No. 37, with a total area of **2r. 39 p.**, one being in the occupation of J. Osborn at £5 17s. 0d. per annum and the other let to Mr. Cotton at £5 4s. 0d. per annum, amounting to

£11 1s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Chelmondiston 3s. 11d. Land Tax, 5s. 9d.

The owner and occupiers of this Lot shall have the right to take water from the Well on the adjoining property (Lot 49) on payment of two-fifths of the cost of upkeep thereof.

LOT 49

(Coloured Brown on Plan)

A RANGE OF THREE COTTAGES

Situate in Chelmondiston, adjoining the above.

Brick built and slated, they have **Four Rooms** each. *Outside*—A range of Outhouses and Sheds, and Closets.

GARDEN AND WELL OF WATER.

On the opposite side of the lane is a

LARGE GARDEN

The Cottages are O.S. No. 35 (pt.) and the Garden O.S. No. 36, with a total area of **1 r. 38 p.**, two being let to Mr. Cotton at £5 4s. 0d. per annum each and one in the occupation of G. Lucas at £5 4s. 0d. per annum, amounting to

£15 12s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Chelmondiston 2s. 5d. Land Tax, 8s. 8d.

The owner and occupiers of the adjoining property (Lot 48) shall have the right to take water from the Well on this Lot on payment of two-fifths of the cost of upkeep thereof.

LOT 50

(Coloured Pink on Plan)

A COMMERCIAL PROPERTY

KNOWN AS THE

ANCHOR STEAM FLOUR MILL

Situate in the Parish of Chelmondiston, lying back from the Ipswich to Shotley Road.

It comprises :—

THE MILL

Brick built and slated, of three floors (including all the Machinery therein), viz. :—

On the Ground Floor—Roller Floor and Warehouse. *On the First Floor*—Purifier and Wheat Cleaning Floors, and Warehouse. *On the Second Floor*—Scalpers, etc., Scourer and Brush Machines, and Warehouses.

Also Engine Room, Boiler Room, Electric Light Plant, Coal Store and Shaft. **Pump from Well of Water.**

A brick and tile range of Garage and Stables, 4-bay Cart Shed and Coal Store.

THE MILLER'S HOUSE

Brick built and tiled, has the following accommodation :—

On the Ground Floor—**Entrance Hall, Dining Room, Drawing Room, Kitchen, Scullery, Store Room, Pantry, Cellar and Office.** *On the First Floor*—**Five Bed and Dressing Rooms, Bath.**

A RANGE OF
THREE COTTAGES

Brick built and slated, each having **Four Rooms. A Well of Water.**

On the West is an

ARABLE FIELD

The Property comprises O.S. Nos. 42 (pt.), 111 and 112 (pt.), with an area in all of

7 a. 1 r. 0 p.

(or thereabouts)

Tithe Redemption Annuity :—Chelmondiston £1 12s. 6d. Land Tax, £5 16s. 2d.

The whole is now in the occupation of Messrs. Elmer Bros. under a lease dated 19th May, 1933, for five years, from 11th October, 1932, and extended by letter to 11th October, 1938, at a rental of

£150 per annum

The Tenants paying Rates.

The owner and occupier of the adjoining range of cottages to this Lot have a right to take water from the Well on this property, and the owner of Lot 51 shall have a right of access over the cartway.

LOT 51

(Coloured Blue on Plan)

A SMALL

PLOT OF LAND

Approached by the cartway to the Mill, with a right of way over same.

Being part of O.S. No. 112, it has an area of 7 rods.

LOT 52

(Coloured Brown on Plan)

AN

ALLOTMENT GARDEN

Adjoining the Mill Property.

Being O.S. No. 113, it has a road frontage of about 350 feet, an area of 2 r. 28 p., and is in the occupation of various tenants at estimated rentals amounting to

£1 10s. 0d. per annum

Tithe Redemption Annuity :—Chelmondiston 4s. 3d.

LOT 53

(Coloured Blue on Plan)

A BLOCK OF

ACCOMMODATION LAND

Situate in the Parish of Chelmondiston.

Bounded on the North-East by Church Lane, on part of the East by Pages Lane, to which it has a frontage of about 290 feet, and on part of the South by the main Ipswich to Shotley road, to which it has a frontage of about 550 feet, it comprises O.S. Nos. 42 (pt.) and 116, and has an area of

20 a. 1 r. 6 p.

(or thereabouts)

Tithe Redemption Annuity :—Chelmondiston £7 16s. 7d.

It is now in the occupation of Mr. T. M. Rudland, with other Lands (Lots 54, 61 and 125), at an apportioned rental of £20 per annum, which, with a wayleave rental of 2s. 6d. per annum, amounts to

£20 2s. 6d. per annum

This Lot is sold subject to a licence dated 7th February, 1924, for the Samford R.D.C. to lay and maintain a water pipe.

PIN MILL

The following Lots 54 to 66 inclusive, affording unique opportunities for development, will first be offered as one Lot, and if not so sold, then separately.

LOT 54

(Coloured Pink on Plan)

THE ADJOINING BLOCK OF
ACCOMMODATION LAND

In the Parish of Chelmondiston and adjoining Pin Mill.

Bounded on the South by Church Lane, it is undulating woodland and well watered meadows, having an area in all of

66 a. 2 r. 3 p.

as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	A.	R.	P.	O.S. NO.	DESCRIPTION	A.	R.	P.
14	Meadow	8	2	28		<i>Brought forward</i> ..	24	1	4
18	Allotments	2	2	1	46	Meadow	5	1	24
19	Meadow	1	0	13	47	Plantation	1	0	31
39	Long Wood	2	1	23	48	Meadow	6	0	32
41	Church Lane	0	1	18	48A	Plantation	5	0	23
43	Plantation	3	0	11	48B	Meadow	5	1	2
44	Heath	1	3	14	49	do.	3	1	35
45	Plantation	4	1	16	117 pt.	Meadow and Heath	15	0	22
					123pt.	Church Lane	0	1	30
	ACRES ..	24	1	4		ACRES ..	66	2	3

Tithe Redemption Annuity :—Chelmondiston £18 15s. 6d.

Of the above area, **34 a. 0 r. 34 p.** are let, with other lands (Lots 53, 61 and 125), to Mr. T. M. Rudland at an apportioned rental of £35, Nos. 18 and 19, with an area of **3 a. 2 r. 14 p.**, to various tenants at estimated rentals amounting to £7, amounting in all to

£42 per annum

The remainder of this Lot, comprising the Woods, is in hand.

LOT 55

(Coloured Blue on Plan)

A FINE BLOCK OF
ACCOMMODATION LAND

Adjoining Lot 54.

Approached by Berners Lane and stretching down to the River Orwell, to which it has a **frontage of about 1,100 feet**, it comprises upland, well watered low meadows and saltings of, in all,

40 a. 1 r. 7 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	A.	R.	P.	O.S. NO.	DESCRIPTION	A.	R.	P.
6	Field	5	0	3	Arable	5	0	3	
7	do.	12	0	16	do.	12	0	16	
8	Woolverstone } Meadow	4	2	25	Grass	4	2	25	
4		0	0	17	do.	0	0	17	
11		do.	3	0	17	do.	3	0	17
11A		Saltings	0	3	39	Saltings	0	3	39
12	Meadow	3	3	21	Grass	3	3	21	
13	Field	5	3	4	Arable	5	3	4	
15	Saltings	1	3	5	Saltings	1	3	5	
16	Cliff	0	2	7	Woods	0	2	7	
17	Meadow	2	1	13	Grass	2	1	13	
	ACRES ..	40	1	7		ACRES ..	40	1	7

Tithe Redemption Annuity :—Chelmondiston £12 3s. 2d.

It is now in the occupation of Mr. W. S. Cotton, with other lands (Lot 46), at an apportioned rental of

£50 per annum

LOT 56

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Adjoining Lots 54 and 55.

Brick built and tiled, they each have **Four Rooms**. *Outside* are Closets and

LARGE GARDENS AND WELL OF WATER

Also Cliff and Saltings.

Being O.S. Nos. 20, 20A, 21 (pt.), 21A and 22 (pt.), the property has an **area of 1 a. 0 r. 12 p.**, the Cottages being in the occupation of Messrs. Smith and Farrow at £5 14s. 0d. and £5 4s. 0d. per annum respectively, amounting to

£10 18s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Chelmondiston 6d. Land Tax, 5s. 9d.

The owner and occupiers of Lot 57 shall have the right to take water from the Well on this Lot on payment of three-fifths of the cost of upkeep thereof.

LOT 57

(Coloured Yellow on Plan)

A RANGE OF

THREE COTTAGES

Adjoining the above.

Brick built and slated, each has **Four Rooms**. *Outside*—Closets and

GARDENS AND WELL OF WATER.

Being O.S. No. 21 (pt.) and 22 (pt.), with an **area of 1 r. 22 p.**, two are now in the occupation of Messrs. Pittcock and Aggis at £5 4s. 0d. and £6 10s. 0d. per annum respectively, and one let to Mr. S. E. Cordle at £6 10s. 0d. per annum, amounting to

£18 4s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Chelmondiston 2s. 7d. Land Tax, 8s. 8d.

The owner and occupiers of this Lot shall have the right to take water from the Well on Lot 56 on payment of three-fifths of the cost of upkeep thereof.

LOT 58

(Coloured Brown on Plan)

A

BOAT BUILDER'S SHED

YARD AND GARDEN

Adjoining the above.

Being O.S. No. 23, with an **area of 1 r. 8 p.**, it is now in the occupation of Mr. G. A. King under an agreement dated 24th October, 1927, at

£5 per annum

Tithe Redemption Annuity:—Chelmondiston 3s. 6d. Land Tax, 1s. 9d.

Tenant paying Rates.

LOT 59

(Coloured Blue on Plan)

A

PAIR OF COTTAGES

Adjoining the above.

Brick built and tiled, they each have **Four Rooms**. At the rear a small Yard and Closets.

Being part of O.S. No. 24, they have an **area of about 17 poles**, and are now in the occupation of Messrs. Simpson and Everett at £6 10s. 0d. and £7 respectively, amounting to

£13 10s. 0d. per annum

Land Tax, 5s. 9d.

Landlord paying Rates.

Water supply from the Estate.

A
PAIR OF COTTAGES
AND
BOATBUILDER'S PREMISES

Situate on the bank of the River Orwell at Pin Mill, and adjoining the above.

THE COTTAGES are brick built and tiled, and each has **Four Rooms**. At the rear is a large Yard, approached by an arch entrance from the River, enclosed on three sides by extensive

RANGES OF SHEDS

(formerly Maltings), brick, timber and tiled, having a total length of some 300 feet, affording ample and excellent accommodation for workshops, timber, paint, tackle and other stores. On the South-East is the site of a large Shed (the shed being the property of the tenant).

The property comprises O.S. Nos. 24 (pt.) and 25, with an **area of 3 r. 10 p.**

Land Tax, £1 3s. 2d.

The Cottages are in the occupation of Mr. H. King at £8 10s. 0d. per annum and a service tenant at an estimated rental of £8 10s. 0d. per annum, and the buildings in the occupation of Mr. H. King at £35 per annum, amounting in all to

£52 per annum

Landlord paying Rates on the Cottages and the Tenant on the remainder.

Water supply from Estate.

The Purchaser of this Lot shall erect and maintain a suitable fence at the rear of Lot 59.

LOT 61

(Coloured Blue on Plan)

A VALUABLE BLOCK OF
ACCOMMODATION LAND

FORMING PART OF

CHURCH FARM

In the Parish of Chelmondiston and adjoining Pin Mill.

It comprises:—

A FARMHOUSE

brick, stud and plaster built, now in two tenements.

A SET OF

AGRICULTURAL BUILDINGS

including a brick and tiled Neat House for nineteen cows and a Cooling House; a timber and tiled Root House, Cow Yard and 3-bay Shed. A brick, timber and tile Stable; Horse Yard with a 4-bay and a 2-bay Shed. A brick, timber and tiled Barn and leanto Loose Box.

WATER SUPPLY BY PUMP FROM A WELL.

THE LAND

which comprises an arable field and two well watered meadows, stretches to Pin Mill, the whole comprising O.S. Nos. 52, 53, 54, 124, 125, 126 and 133, has an area of

19 a. 3 r. 4 p.

Tithe Redemption Annuity:—Chelmondiston £6 5s. 2d.

This, with other lands (Lots 53, 54 and 125), is now in the occupation of Mr. T. M. Rudland under the terms of an agreement dated 20th May, 1921, subject to two years' notice, at an apportioned rental of

£27 per annum

There is a hydraulic ram on this property at present supplying various properties on the Estate. See special provision No. 8.

LOT 62

(Coloured Yellow on Plan)

A PIECE OF

ACCOMMODATION LAND

Situate in the Parish of Chelmondiston, adjoining Lot 63.

Approached from Hollow Lane, to which it has a frontage of about 60 feet, it comprises O.S. No. 143, with an area of

1 a. 2 r. 27 p.

Tithe Redemption Annuity :—Chelmondiston 10s. 6d. Land Tax, £2 15s. 0d.

It is let to Mr. A. C. Dunnett at

£1 9s. 0d. per annum

LOT 63

(Coloured Brown on Plan)

A

COTTAGE AND ALLOTMENT

Situate on the Pin Mill Road, adjoining Lot 62.

Timber built and tiled, the Cottage has Four Rooms and is in the occupation of Mrs. Lambert at £5 4s. 0d. per annum, the Landlord paying Rates.

THE ALLOTMENTS

bounded on the South by Hollow Lane and the Pin Mill Road on the East, are intersected by a stream.

The Property comprises O.S. No. 144, with an area of 1 r. 24 p. The allotments are let to various tenants at estimated rentals of £1 5s. 0d., amounting in all to

£6 9s. 0d. per annum

Tithe Redemption Annuity :—Chelmondiston 9s. 4d. Land Tax, 3s. 8d.

LOT 64

(Coloured Yellow on Plan)

A DETACHED

PAIR OF COTTAGES

Situate on the Pin Mill Road.

Brick built and slated, they each have Four Rooms. Outside—A Washhouse and Closets.

GARDENS AND PUMP FROM WELL OF WATER.

Being O.S. No. 60 (pt.), with an area of 2 r. 7 p., one is in the occupation of Mr. G. A. King at £8 per annum and one let to Mr. S. E. Cordle at £5 4s. 0d. per annum, amounting to

£13 4s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Chelmondiston 2s. 6d. Land Tax, 5s. 9d.

LOT 65

(Coloured Brown on Plan)

AN

ALLOTMENT GARDEN

Adjoining the above.

Being O.S. No. 58, with a frontage to the Pin Mill road of about 400 feet, it has an area of 3 r. 31 p., and is let to various tenants at estimated rentals amounting to

£2 per annum

Tithe Redemption Annuity :—Chelmondiston 6s. 0d. Land Tax, 1s. 6d.

A FINE
BUILDING SITE

Situate in the Parish of Chelmondiston.

Lying on the East side of the road to Pin Mill, with a frontage thereto of about 1,200 feet, it is at a good elevation commanding extensive views over the river and surrounding country and extending down to the cliff on the bank of the river.

It comprises O.S. Nos. 29 (pt.), 55 (pt.), 57, 59, 61 and 62, with an area in all of

34 a. 2 r. 5 p.
(or thereabouts)

Tithe Redemption Annuity :—Chelmondiston £8 3s. 8d.

Ord. No. 62 is let, with other land, Lots 76 and 81, to Mr. S. E. Cordle under the terms of an agreement dated 28th March, 1919, from 11th October, 1919, subject to two years' notice, at an apportioned rental of £30 per annum. The Pit is let to Mr. J. Webb at £3 per annum, an apportioned wayleave rental of £1 7s. 0d. per annum is payable by Messrs. Cobbold & Co. and a wayleave rental of £1 per annum payable by Messrs. Tollemache, amounting in all to

£35 7s. 0d. per annum

This Lot is sold subject to a licence dated 18th February, 1936, for Messrs. Cobbold & Co. to lay and maintain a water pipe line over this and the adjoining Lot 81, and a licence dated 13th April, 1936, for Messrs. Tollemache for the same purpose.

The Cliff is in hand.

SECOND DAY'S SALE

LOT 67

(Coloured Brown on Plan)

A RANGE OF

FOUR COTTAGES

Situate in the Village of Chelmondiston, on the Pin Mill Road.

Brick built and tiled, they each have **Four Rooms**. *Outside*—Washhouses, Closets,

GARDENS AND WELL OF WATER

Being O.S. No. 146, with an area of 1 r. 19 p., one is let to Mr. Cordle at £6 10s. 0d. per annum, and three are respectively in the occupation of Messrs. Wells, Farrow and Stevens at £5 4s. 0d. per annum each, amounting to

£22 2s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Chelmondiston 1s. 0d. Land Tax, 11s. 7d.

LOT 68

(Coloured Brown on Plan)

AN ATTRACTIVE

SMALL HOUSE

Situate in Church Street, Chelmondiston, near the Church, known as **SCHOOL HOUSE**.

It is brick built with slated roof, and has the following accommodation :—

On the Ground Floor—Entrance Passage, Two Sitting Rooms, Kitchen and Scullery. *On the First Floor*—**Four Bedrooms** and a Small Room suitable for a bathroom. *Outside*—At the rear is a brick and slated range of Washhouse, Shed and Closet.

A GARDEN AND WELL OF WATER.

It is O.S. No. 129, with an area of 1 r. 15 p., and is let to the Managers of Chelmondiston School under the terms of an agreement dated 31st January, 1922, subject to six months' notice, at

£15 per annum

Tenants paying Rates.

Tithe Redemption Annuity :—Chelmondiston 1s. 8d.

A VALUABLE

ACCOMMODATION MEADOW

Situate in Church Street, Chelmondiston, adjoining Lot 68.

Being O.S. Nos. 121 (pt.) and 122, it has a frontage to Church Street of about 120 feet, a depth of about 500 feet, and an area in all of

2 a. 1 r. 37 p.

(or thereabouts)

Tithe Redemption Annuity :—Chelmondiston 14s. 0d.

O.S. No. 121 (pt.) is let as gardens at 7/6 per annum and No. 122 is let to the Chelmondiston Parish Council at £2 10s. 0d. per annum, amounting to

£2 17s. 6d. per annum

LOT 70

(Coloured Brown on Plan)

THE ADJOINING

ACCOMMODATION MEADOW

Being O.S. No. 118, it has a frontage to the street of about 165 feet, a depth of about 380 feet, and an area of

2 a. 0 r. 23 p.

Tithe Redemption Annuity :—Chelmondiston 12s. 4d. Land Tax, 4s. 6d.

It is now in the occupation of Mr. C. Goodwin, with Lot 71, at an apportioned rental of

£5 15s. 0d. per annum

This Lot is sold subject to a licence dated 7th February, 1924, for the Samford R.D.C. to lay and maintain a water pipe.

LOT 71

(Coloured Blue on Plan)

A VALUABLE

ACCOMMODATION MEADOW

Situate in the Village of Chelmondiston, at the corner of Church Street.

Being O.S. Nos. 120, 120A (pt.) and 121 (pt.), it has a frontage to the Village street of about 150 feet, to Church Street of about 240 feet, and an area in all of

1 a. 1 r. 38 p.

(or thereabouts)

At the S.E. corner is a brick, timber and tiled range of Stabling and Coach-house, a timber and tiled range of Pig Styes and Courts, and a timber and corrugated iron Shed.

Tithe Redemption Annuity :—Chelmondiston 8s. 9d. Land Tax, 2s. 6d.

It is now in the occupation of Mr. C. Goodwin, with Lot 70, under the terms of an agreement dated 16th June, 1914, on a yearly tenancy, at an apportioned rental of

£4 5s. 0d. per annum

This Lot is sold subject to a licence dated 7th February, 1924, for the Samford R.D.C. to lay and maintain a water pipe.

LOT 72

(Coloured Brown on Plan)

A

PLOT OF LAND

Situate in Church Street, opposite to Lots 68 and 69.

It is O.S. No. 132 (pt.), with an area of

A quarter of an acre

(or thereabouts)

and is let to Mr. Death and others at estimated rentals of

10s. 0d. per annum

LOT 73

(Coloured Yellow on Plan)

A VALUABLE

ALLOTMENT FIELD

Situate in the Village of Chelmondiston, adjoining the Foresters Arms Inn.

Being O.S. No. 137, it has a frontage to the Village street of about 320 feet, a depth of about 310 feet, and an area of

2 a. 1 r. 29 p.

Tithe Redemption Annuity :—Chelmondiston £1 2s. 8d.

It is now in the occupation of various tenants at estimated rentals amounting to

£5 per annum

This Lot is sold subject to a licence dated 7th February, 1924, for the Samford R.D.C. to lay and maintain a water pipe.

LOT 74

(Coloured Pink on Plan)

A

COUNTRY RESIDENCE

On the main road, at the junction with the road to Pin Mill and about five miles from Ipswich. Situate in the Parish of Chelmondiston, and

KNOWN AS

THE GRANGE

It is recessed from the road and approached by a circular gravel sweep. Built in red brick with a slated roof, it has the following accommodation :—

On the Ground Floor—Entrance Porch; **Lounge Hall**, with fireplace and bay window; **Drawing Room**; **Dining Room**, with serving hatch; **Gun Room**; **Servants' Hall**; Garden Entrance; W.C.; and lobby to **Billiards Room**, with open pitch pine roof; **Kitchen**, with range and dresser; Housemaids' Pantry, with sink and cupboards; Larder, with shelving; **Scullery**, with sink and dresser. Small enclosed Yard, Servants' W.C., and Coal House.

On the First Floor—Housemaids' Cupboard, with sink (on a half-landing); **Seven Bed and Dressing Rooms**; **Bathroom**, with fireplace and airing cupboard. On the back staircase half-landing, W.C.

On the Second Floor—**Two Bedrooms and Two Attics**, all with fireplaces; Box Room, and Tank Room.

Outside—Approached by a double-gated back drive, is a brick and tile range of Stabling, comprising Coach-house, Stable, with two stalls and two loose boxes; and a leanto brick pinned timber-built Garage.

Main electric light and water are laid on.

THE GARDEN

which is screened from the road in the front, comprises, at the back, Kitchen Garden, with heated Greenhouse and Potting Sheds, and Tennis Court.

It comprises O.S. Nos. 150 and 150A, with an area in all of

2 a. 1 r. 35 p.

Tithe Redemption Annuity :—Chelmondiston 14s. 0d. Land Tax, £3 0s. 11d.

It is now in the occupation of Major E. W. Busk, under an agreement from the 10th May, 1933, determinable by six months' notice, to expire at any date, at a rental of

£100 per annum

Tenant paying Rates.

The Tenant, having expended the sum of £53 19s. 6d. on the wiring of the house for electricity in December, 1933, is to be allowed the balance in the event of his vacating the property prior to the extinguishment of this sum at the rate of £5 per annum from December, 1933.

The drainage is to a septic tank in O.S. No. 154 and the property is sold with a right of access to this tank for the purpose of maintaining and emptying the same.

LOT 75

(Coloured Brown on Plan)

A

VALUABLE BUILDING SITE

Situate in the Parish of Chelmondiston, opposite the Grange (Lot 74).

Being part of O.S. No. 210, it has a frontage to the main road of about 320 feet, an average depth of about 200 feet, and an area of

One and a quarter acres

(or thereabouts)

Tithe Redemption Annuity :—Chelmondiston 8s. 3d.

It is now let, with the remainder of the Whitehouse Farm (Lot 78), to Mr. S. E. Cordle, at an apportioned rental of

£1 per annum

The Purchaser shall erect a post and wire or other suitable fence not less than 4 ft. 6 in. in height on the South side.

LOT 76

(Coloured Yellow on Plan)

A VALUABLE BLOCK OF

ACCOMMODATION LAND

Situate in the Village of Chelmondiston, opposite to the road leading to Pin Mill.

With a road frontage of about 265 feet, it comprises O.S. Nos. 205 (pt.) 207, 207A and 207B, with a total area of

16 a. 2 r. 4 p.

(or thereabouts)

Tithe Redemption Annuity :—Chelmondiston £4 5s. 5d.

O.S. No. 207 is now let with Hill Farm (Lot 81) to Mr. S. E. Cordle at an apportioned rental of £10 per annum, and the allotments to various tenants at estimated rentals amounting to £6, and a rental of £1 per annum is paid by Messrs. Cobbold & Co. on a quarterly tenancy for the right to erect a sign on this Lot, making a total actual and estimated rental of

£17 per annum.

LOT 77

(Coloured Pink on Plan)

A VALUABLE

ACCOMMODATION FIELD

In the Village of Chelmondiston.

Being O.S. No. 201, it has a frontage to the main road of about 195 feet, a depth of about 750 feet, and an area of

5 a. 1 r. 5 p.

Tithe Redemption Annuity :—Chelmondiston £1 7s. 8d. Land Tax, 9s. 6d.

It is now let as allotments to various tenants at estimated rentals amounting to

£10 10s. 0d. per annum

LOT 78

(Coloured Blue on Plan)

A WELL SITUATE AGRICULTURAL HOLDING

KNOWN AS

WHITE HOUSE FARM

CHELMONDISTON

In the Parish of Chelmondiston, about five-and-a-half miles from Ipswich, on the Ipswich to Shotley Road, with a long road frontage thereto.

It comprises :—

A FARMHOUSE

Brick built and tiled, having the following accommodation :—

On the Ground Floor—Two Sitting Rooms, Kitchen, Scullery and Pantry. *On the First Floor*—Five Principal Bed and Dressing Rooms, and a separately approached Servants' Room. *Outside*—Outhouses, Closet, and

GARDEN

Main electricity and water are laid on.

THE FARM BUILDINGS

comprise a brick and tiled 3-bay Shed, part enclosed, and Yard; Stable and Horse Yard; Covered Yard; and 4-bay Cartshed at rear. Range of four Bullock Sheds, with feeding passage; Loose Boxes; and Bullock Yard. Brick, timber and tile Barn, with leanto 3-bay Cart Lodge, loose box and Root House. A detached range of 3-bay Implement Shed, with Granary over; Meal House; and range of timber and tile Loose Boxes and Yard.

THE LAND

which is a good mixed soil, comprises in all,

160 a. 2 r. 22 p.

(or thereabouts)

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN CHELMONDISTON :					
164	House and Buildings	Site	1	0	4
166	Garden	do.	0	1	11
209	Field	Arable	9	0	6
210 pt.	do.	do.	9	0	17
211	do.	do.	14	3	39
214 pt.	do.	do.	21	1	31
215	do.	do.	28	2	31
219	do.	do.	24	2	27
220	do.	do.	18	3	28
221	do.	do.	30	2	29
222	Meadow	Grass	1	2	39
ACRES			160	2	22

SUMMARY OF CULTIVATION.

	A.	R.	P.
Arable	157	2	8
Grass	1	2	39
Site	1	1	15
ACRES	160	2	22

The Property has a frontage to the main road of about 1,900 feet.

Tithe Redemption Annuity :—Chelmondiston £44 2s. 3d. Land Tax, £2 4s. 9d.

The Farm is now let to Mr. S. E. Cordle, under an agreement dated 31st October, 1930, from 11th October, 1930, subject to two years' notice, at an apportioned rental of

£119 per annum

LOT 79

(Coloured Brown on Plan)

A DETACHED

PAIR OF COTTAGES

In the Parish of Chelmondiston, on the Shotley Road, and known as Ashtree Cottages.

Brick built and slated, they each have **Five Rooms**.

Outside—A timber and tiled Washhouse and Shed, and Closet. A brick and tiled Pig Stye and Court.

LARGE GARDENS AND WELL OF WATER.

They are part O.S. No. 223, with an area of 1 r. 28 p., or thereabouts, and let to Mr. S. E. Cordle at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Chelmondiston 2s. 9d. Land Tax, 5s. 9d.

The owner and occupier of Lot. 80 shall have the right of access to the Well on this property on payment of one-third of the cost of upkeep thereof.

LOT 80

(Coloured Pink on Plan)

A

DETACHED COTTAGE

Adjoining the above, and known as the POLICE STATION.

It is brick built with slated roof, and has **Two Living Rooms**, Washhouse and **Three Bedrooms**.

Outside—Timber and tiled Sheds, Closet and

GARDEN

It is part O.S. No. 223, with an area of quarter of an acre or thereabouts, and is let to the East Suffolk County Police under an agreement dated and from 6th April, 1926, subject to six months' notice to quit at Lady Day or Michaelmas, at

£15 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Chelmondiston 1s. 7d. Land Tax, 2s. 10d.

The owner and occupier of this Lot shall have the right of access to the Well on Lot 79 for the purpose of taking water on payment of one-third of the cost of upkeep thereof.

LOT 81

(Coloured Yellow on Plan)

A DAIRY FARM

KNOWN AS

HILL FARM

CHELMONDISTON

Situate in the Parish of Chelmondiston and adjoining Pin Mill.

It comprises :—

A FARMHOUSE

Brick built with plaintile roof, and having the following accommodation :—

On the Ground Floor—Dining Room, Drawing Room, Breakfast Room, Kitchen, Scullery, Pantry, Larder and Dairy.

On the First Floor—Five Bed and Dressing Rooms, Box Room, Bathroom and W.C.

On the Second Floor—Three Attics.

GARDEN AND KITCHEN GARDEN.

Water supply from the ram at Pin Mill.

TWO COTTAGES

Known as Clamp House, brick built and tiled and slated, having respectively **Five and Four Rooms**.

Outside—Range of Outhouses and **GARDENS**. One is in the occupation of a Service Tenant and one let to Mr. Cordle at £5 4s. 0d. per annum. Landlord paying Rates.

THE BUILDINGS

comprise a brick and tile range of Nag Stable and Coach-house, a return end range of four Loose Boxes, Stable and Loose Box. A brick, timber and slate Barn, Yard enclosed by open Sheds. A brick, timber and tile range of two Loose Boxes, Chaff House, Pig Yard and Sheds; 4-bay Cart Lodge, Meal House, Corn Barn, Mixing House; Neat House for sixteen cows, with water laid on, Cow Yard and covered Yard, and a 4-bay Cart Lodge. There is a brick, timber and tile Cattle Shed on O.S. No. 67.

THE LAND

which varies from good to a light mixed soil, comprises in all

292 a. 2 r. 15 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.	O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.		
IN CHELMONDISTON :													
28	Saltings	Saltings	1	3	3	<i>Brought forward</i> .. 132 2 6							
29pt.	The Cliff	Wood ..	12	1	20	158	Buildings, Yards, etc.	Site ..	0	3	38		
30	Saltings	Saltings	3	1	12	159	Occupation Road	do. ..	0	2	16		
63	Field	Arable..	21	3	8	161	Meadow	Grass ..	0	2	26		
63A	Cliff Plantation ..	Wood ..	11	0	9	162	do.	do. ..	1	2	24		
63A1	do. do.	do. ..	4	2	10	163	do.	do. ..	6	2	24		
63A2	do. do.	do. ..	1	0	38	169	do.	do. ..	13	2	38		
64	Occupation Road	Site ..	1	0	33	170	Occupation Road	Site ..	0	1	21		
65	Cliff Plantation ..	Wood ..	32	2	9	171	Field	Arable..	18	3	36		
65A	Meadow	Grass ..	7	1	34	172	do.	do. ..	16	2	11		
66	Cliff Plantation ..	Wood ..	0	2	33	173	Meadow	Grass ..	9	0	16		
67	Meadow	Grass ..	3	1	34	173A	Plantation.. ..	Wood ..	7	2	4		
68	do.	do. ..	4	0	8	174	Field	Arable..	18	0	5		
69	The Clamp	Wood ..	9	3	29	175	Dawn's Bottom ..	Wood ..	2	3	31		
70	Clamp House	Site ..	0	2	29	176	Field	Arable..	16	2	36		
71	Meadow	Grass ..	3	0	16	178	Heath	Heath ..	7	2	35		
72	do.	do. ..	8	0	18	179	do.	do. ..	1	0	8		
73	Saltings	Saltings	1	2	2	180	Field	Arable..	20	3	2		
149	Cottage Garden ..	Site ..	0	0	32	238	do.	do. ..	12	2	16		
152	Plantation.. ..	Wood ..	0	1	7	242	Alder Carr	Wood ..	3	1	22		
153	Orchard	Site ..	0	1	13								
154	Meadow	Grass ..	1	2	26								
157	Paddock	do. ..	1	0	23								
			ACRES ..	132	2	6				ACRES ..	292	2	15

SUMMARY OF CULTIVATION.

	A.	R.	P.
Arable	125	1	34
Grass	60	3	7
Saltings	6	2	17
Woods and Heath ..	95	1	15
Sites	4	1	22

ACRES .. **292 2 15**

Tithe Redemption Annuity :—Chelmondiston £68 13s. 8d. Land Tax, £6 15s. 4d.

The House, Buildings and Land are let to Mr. S. E. Cordle under the terms of an agreement dated 28th March, 1919, from 11th October, 1919, subject to two years' notice, at an apportioned rental of £200, and the Cottages at actual and estimated rentals of £5 4s. 0d. each, amounting to £210 8s. 0d. per annum, which, together with an apportioned wayleave rental of 13s. paid by Messrs. Cobbold & Co., makes a total rental of

£211 1s. 0d. per annum

There is a cesspool in O.S. No. 154 receiving the discharge from Lot 74, and the land is sold subject to this easement and to the right of the owner and occupier to enter upon the land for the purpose of maintaining or emptying the said cesspool.

The Woods and Heath are in hand.

This Lot is sold subject to a licence dated 18th February, 1936, for Messrs. Cobbold & Co. to lay and maintain a water pipe line over this and the adjoining Lot 66.

LOT 82

(Coloured Brown on Plan)

A PIECE OF

ACCOMMODATION LAND

In the Parish of Chelmondiston, adjoining the old Rectory.

Situate on the main road, with a frontage thereto of about 260 feet and a depth of about 155 feet, it is O.S. No. 168, with an area of

1 a. 0 r. 26 p.

It is now let to Mr. T. Bax at

£2 per annum

Tithe Redemption Annuity :—Chelmondiston 6s. 2d.

LOT 83

(Coloured Pink on Plan)

A VALUABLE RESIDENTIAL FARM

KNOWN AS

SHOTLEY HALL

Situate in the Parish of Shotley, about seven miles from Ipswich.

It comprises:—

AN ATTRACTIVE

TUDOR RESIDENCE

Oak stud and plaster and brick built, with gable elevation and plain tile roof, having the following accommodation:—

On the Ground Floor—Entrance and Staircase Hall; Drawing Room; Dining Room; Kitchen, Scullery, Pantry and Larder.

On the First Floor—Five Principal Bed and Dressing Rooms; Bathroom and W.C.; and Two Maidservants' Rooms.

Outside—A range of Outhouses, including Coal House, Knife House and Servants' W.C. A brick and tiled range of Stabling and Garage, and recently erected Granary.

THE WATER SUPPLY IS BY PUMP

from a well to storage tanks in the house. Independent hot water boiler.

ATTRACTIVELY LAID OUT

GARDENS AND ORNAMENTAL POND

THE EXCELLENT

FARM BUILDINGS

practically the whole of which are brick built and tiled, comprise:—

A range of 6-bay Cart Shed, brick, timber and tiled Barn and Granary, Mixing House, Root House and corrugated iron covered Yard; a fine double span covered Bullock Yard with central feeding passage; a double-span range of four Loose Boxes, two 4-bay Sheds and Yards; a range of Stables, Collar and Chaffhouses.

A SET OF OFF PREMISES

KNOWN AS CHARITY FARM

comprising an old Farmhouse, now converted into

TWO COTTAGES

each having two Living Rooms, Pantry and three Bedrooms. A range of brick and tile Washhouses and Closets.

GOOD GARDENS AND PUMP FROM WELL.

A brick and asbestos sheet roofed Stable, Chaff House and Collar House; 3-bay tiled Horse Shed and Yard; a 3-bay Corrugated iron Cartshed; Root House and Open Shed (the tenant claims the fittings forming pig styes) and Yard. A brick and tiled Barn.

THE LAND

which is a good mixed soil lying conveniently round the Homestead, bounded on the West and intersected by good roads, comprises in all

337 a. 2 r. 28 p.

divided as shown by the following

SCHEDULE

O.S.	DESCRIPTION	CULTIVA- TION	A.	R.	P.	O.S.	DESCRIPTION	CULTIVA- TION	A.	R.	P.
IN SHOTLEY :											
67pt.	Occupation Road	Site	0	2	10			<i>Brought forward</i>	131	0	29
68	Meadow	Grass	8	3	35	138	Pond	Site	0	1	2
73	do.	do.	2	2	19	140	Field	Arable	46	0	2
74	do.	do.	2	0	25	184	do.	do.	22	0	8
75	Charity Farm Buildings	Site	0	1	18	185	Occupation Road	Site	0	1	17
76	Meadow	Grass	2	1	8	186	Field	Arable	12	2	17
77	Two Cottages (Charity Farm)	Site	0	1	35	187	do.	do.	13	0	37
78	Field	Arable	11	1	38	188pt.	Road Verges	Grass	1	2	30
81	do.	do.	10	0	15	189	Field	Arable	4	3	22
81A	Allotments	do.	0	2	25	190	do.	do.	14	0	14
120	Field	do.	17	1	26	197	do.	do.	12	3	17
123	do.	do.	13	3	26	198	do.	do.	24	2	25
126pt.	do.	do.	2	0	2	200	Meadow	Grass	2	3	30
128	do.	do.	48	3	30	202	Spinney	Wood	0	3	5
128A	Orchard	Site	0	0	38	225	Field	Arable	27	0	3
135	Occupation Road	do.	0	0	2	226	Alderton's Grove	Wood	2	0	8
136	Meadow	Grass	5	1	18	227	Field	Arable	6	1	4
136A	Buildings, Yards, etc.	Site	1	2	22	229	Osier Bed	Wood	0	0	33
137	House and Grounds..	do.	1	3	37	230	Field	Arable	8	1	15
						235	do.	do.	6	0	30
		ACRES	131	0	29			ACRES	337	2	28

SUMMARY OF CULTIVATION.

	A.	R.	P.
Arable	302	2	36
Grass	26	0	5
Wood	3	0	6
Sites	5	3	21
ACRES	337	2	28

Tithe Redemption Annuity :—Shotley £107 18s. 1d. Land Tax, £2.

The whole, with other lands (Lots 85 and 93) is now in the occupation of Mr. D. J. Wrinch, under an agreement dated 31st December, 1936, from 11th October, 1937, for two years, determinable at the end of the third year or any subsequent year by two years' notice at an apportioned rent of

£350 per annum

The Woods are in hand.

LOT 84

(Coloured Brown on Plan)

A DETACHED

PAIR OF COTTAGES

Adjoining Charity Farm.

Brick built and slated, each has **Five Rooms**. *Outside*—A range of brick and slated Washhouses and Closets.

GOOD GARDENS AND WELL OF WATER.

They comprise O.S. No. 79, with an **area of 1 r. 27 p.**, and are now in the occupation of Messrs. Geo. Jennings and H. Church at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Shotley 4s. 2d.

LOT 85

(Coloured Blue on Plan)

A GOOD CORN AND STOCK FARM

KNOWN AS

HILL HOUSE FARM

SHOTLEY

Situate in the Parish of Shotley, about eight miles from Ipswich, bounded on the North and East by the River Orwell.

It comprises :—

A FARM RESIDENCE

situate at a good elevation. Approached by a gravel drive, it is built in white brick with slated roof and has the following accommodation :—

On the Ground Floor—Porch, Entrance Hall with slow combustion stove; Drawing Room; Dining Room; Morning Room; Back Hall with door to garden; Kitchen, with range and independent boiler; Scullery, Larder, Pantry, and Housemaids' Pantry.

On the First Floor—Landing; Five Bed and Dressing Rooms; Bathroom and W.C.; a Servants' Bedroom, also approached from a back stairway. Cellars.

Outside is a brick and tile range of Outhouses and a brick and tile range of Stables and Coachhouse.

WATER BY PUMP FROM A WELL.

GARDEN, ORCHARD AND KITCHEN GARDEN

A GOOD SET OF FARM BUILDINGS

brick and timber built, and tiled, comprise a detached 6-bay Cartshed; a detached brick and tiled Granary; a range of Stables, Harness House, Hay Store, two 4-bay open sheds and two yards; a Stock Barn with leantos, three Bullock Sheds and yards, and two Loose Boxes; a timber and tiled 4-bay Implement Shed, with Granary over, and six leanto Pig Styes and Courts; a detached Drill Shed and Loose Box; a corrugated iron covered Yard.

In the Marsh Drift is a 6-bay Bullock Shed and Yard, a brick Yard and a timber and tile Stock Shed on O.S. No. 164.

THE LAND

which is a good mixed soil, includes 120 acres of rich grazing marshes, and comprises in all

370 a. 0 r. 28 p.

divided as shown by the following

SCHEDULE

O.S.	DESCRIPTION	CULTIVATION	A.	R.	P.	O.S.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN SHOTLEY:						<i>Brought forward</i> .. 201 1 38					
27	Saltings	Saltings..	4	1	28	102	Occupation Road ..	Site ..	0	2	27
28	Marsh	Grass ..	4	3	28	103	Buildings	do. ..	0	0	26
31	do.	do. ..	6	0	11	104	Wood	Wood ..	1	1	33
33	River Wall and Skirts	Wall ..	6	0	6	105	Field	Arable ..	13	0	18
34	Marsh	Grass ..	13	0	32	107	Marsh	Grass ..	6	0	16
35	do.	do. ..	5	2	13	108	Twelve-Acre Covert	Wood ..	0	1	37
36	Mann's Cliff	Wood ..	5	3	35	109	Marsh	Grass ..	7	2	15
37	Saltings	Saltings..	1	1	38	110	do.	do. ..	16	0	33
38	Marsh	Grass ..	7	3	28	141	Field	Arable ..	5	3	34
39	Field	Arable ..	7	1	9	147	do.	do. ..	8	1	2
39A	River Wall	Wall ..	1	0	11	149	do.	do. ..	12	0	1
40	Marsh	Grass ..	16	2	1	152	Roadway	Site ..	0	0	38
82	Field	Arable ..	19	0	27	153	Field	Arable ..	4	1	14
83	do.	do. ..	13	1	10	154	Roadway	Site ..	0	2	0
84	do.	do. ..	13	2	7	156	Field	Arable ..	11	1	18
85	Occupation Road ..	Site ..	0	3	16	157	Marsh	Grass ..	6	0	17
86	Field	Arable ..	12	0	21	158	Field	Arable ..	10	1	35
87	Orchard and Driveway	Site ..	0	2	23	159	do.	do. ..	12	2	20
89	Belt of Trees	Wood ..	0	1	2	160	do.	do. ..	14	3	14
90	Field	Arable ..	17	1	38	162	Saltings	Saltings..	0	1	18
91	do.	do. ..	12	0	15	163	River Wall	Wall ..	3	3	12
93	Yards and Buildings	Site ..	2	0	15	164	Marsh	Grass ..	19	0	32
94	House and Garden ..	do. ..	1	0	36	165	do.	do. ..	5	3	29
95	Meadow	Grass ..	1	0	12	170	do.	do. ..	1	3	14
97	Occupation Road ..	Site ..	0	2	13	176	Roadway	Site ..	0	0	19
98	do. do.	do. ..	0	1	13	217	Marsh	Grass ..	3	3	16
99	Meadow	Grass ..	1	2	7	207pt.	Roadway	Site ..	0	1	0
100	Field	Arable ..	12	2	12	317	River Wall	Wall ..	0	3	12
101	do.	do. ..	12	0	11						
		ACRES ..	201	1	38			ACRES ..	370	0	28

SUMMARY OF CULTIVATION.

	A.	R.	P.
Arable	212	2	26
Grass	123	2	24
Saltings and Wall ..	18	0	5
Woods	8	0	27
Sites	7	2	26
ACRES ..	370	0	28

Tithe Redemption Annuity :—Shotley £106 5s. 8d. Land Tax, £6 17s. 3d.

The whole, with other lands (Lots 83 and 93) is in the occupation of Mr. D. J. Wrinch under an agreement dated 31st December, 1936, for two years from Michaelmas, 1937, determinable at the end of the third year or any subsequent year by two years' notice at an apportioned rent of

£365 per annum

The Woods are in hand.

LOT 86

(Coloured Brown on Plan)

A DETACHED

PAIR OF COTTAGES

Near the entrance to Hill House Farm.

Brick built and tiled, each has **Five Rooms and Pantry**. *Outside*—A range of Washhouses and Closets.

GOOD GARDENS AND WELL OF WATER.

They comprise O.S. No. 88, with an area of 2 r. 1 p., and are now let to Mr. D. J. Wrinch at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Shotley 2s. 10d. Land Tax, 9s. 0d.

LOT 87

(Coloured Brown on Plan)

AN ATTRACTIVE

BUNGALOW COTTAGE

Lying between Charity Farm and Hill House Farm, and known as Upper Lodge.

Brick built and slated, it has **Four Rooms**. *Outside*—Closet.

GARDEN AND WELL OF WATER.

It comprises O.S. No. 80, with an area of 32 p., and is let to Mr. D. J. Wrinch at

£5 4s 0d per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Shotley 1s. 4d. Land Tax, 4s. 0d.

LOT 88

(Coloured Brown on Plan)

AN ATTRACTIVE

BUNGALOW COTTAGE

At the entrance to the Marshes, and known as Lower Lodge.

Brick built and slated, it has **Four Rooms**. *Outside*—Shed and Closet.

LARGE GARDEN AND WELL OF WATER.

It comprises O.S. No. 155, with an area of 1 r. 29 p., and is let to Mr. D. J. Wrinch at

£5 4s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Shotley 1s. 9d. Land Tax, 4s. 0d.

LOT 89

(Coloured Brown on Plan)

A DETACHED

PAIR OF COTTAGES

near Shotley Church.

Brick and timber built and tiled, they have respectively **Four and Six Rooms**. *Outside*—Closets.

GOOD GARDENS AND WELL OF WATER.

They comprise O.S. No. 151, with an area of 1 r. 22 p., and are let respectively to Mr. D. J. Wrinch at £5 4s. 0d. per annum and Mr. F. Hart at £6 10s. 0d. per annum, amounting to

£11 14s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Shotley 2s. 7d. Land Tax, 8s. 0d.

LOT 90

(Coloured Pink on Plan)

A DETACHED

PAIR OF COTTAGES

Situate near Shotley Church.

Brick built and tiled, each has **Five Rooms**. *Outside*—A brick and tiled range of Washhouses and Sheds, and Closet.

GOOD GARDENS AND WELL OF WATER.

They comprise O.S. No. 150, with an area of 1 r. 28 p., and are let to Mr. D. J. Wrinch at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Shotley 2s. 5d. Land Tax, 9s. 0d.

The owner and occupiers of Lot 91 shall have the right to take water from the Well on this Lot on payment of one-half of the cost of upkeep thereof.

LOT 91

(Coloured Yellow on Plan)

THE ADJOINING AND SIMILAR

PAIR OF COTTAGES

AND GARDENS

They comprise O.S. No. 148, with an area of 1 r. 37 p., and are let to Mr. D. J. Wrinch at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Shotley 3s. 0d. Land Tax, 9s. 0d.

The owner and occupiers of this Lot shall have the right of access to the Well on Lot 90 for the purpose of taking water on payment of one-half of the cost of upkeep thereof.

LOT 92

(Coloured Brown on Plan)

TWO DETACHED COTTAGES

Situate near Shotley Church.

One brick built and tiled, and one stud and plaster and tiled, they each have **Four Rooms**.

Outside—A range of Outhouses and Closets.

GOOD GARDENS AND WELL OF WATER.

They comprise O.S. No. 146, with an area of 1 r. 7 p., and are let to Mr. D. J. Wrinch at £5 4s. 0d. per annum each, amounting to

£10 8s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Shotley 1s. 11d. Land Tax, 8s. 6d.

LOT 93

(Coloured Mauve on Plan)

A USEFUL MIXED FARM

KNOWN AS

RED HOUSE FARM

SHOTLEY

Situate in the Parishes of Shotley and Chelmondiston, about six miles from Ipswich, bounded on the North by the River Orwell.

It comprises a

FARM RESIDENCE

Red brick built with plaintile roof, and having the following accommodation:—

On the Ground Floor—Entrance Hall; Three Reception Rooms; Kitchen and Domestic Offices.

On the First Floor—Three Bedrooms; Bathroom and W.C.

Three Attic Bedrooms.

Outside—A range of Outhouses and E.C., Garage and Good Garden.

Water supply is by pump from a Well to Storage Tanks. Independent Boiler.

THE FARM BUILDINGS

comprise a recently erected brick and slate range of Corn Barn, two Loose Boxes, Stable and Collar House, 3-bay Horse Shed and Yard. A range of three Boxes and Drill Shed with Loft over, a 5-bay Shed and Yard. A detached brick and tile 8-bay Cart Shed.

A SET OF OFF PREMISES

Known as **MILL FARM**

comprising:—

TWO COTTAGES

(formerly a Farmhouse) brick built and slated, each having Two Sitting Rooms, Pantry and Four Bedrooms.

Outside—A brick and tile range of Washhouses and Sheds, and Closets.

GOOD GARDENS AND WELL OF WATER.

A detached range of 3-bay Cartshed and Granary over, and 3-bay Shed and Yard. A brick, timber and tiled range of Stable, three Loose Boxes, covered Horseyard, Bullock Yard and Shed, and range of four Loose Boxes. A brick, timber and slated Barn and tiled Drill Shed.

THE LAND

which includes about 50 acres of useful Saltings, is mixed to light mixed soil, and comprises in all,

345 a. 2 r. 3 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
	IN SHOTLEY:				
15	Meadow	Grass	0	1	39
57	Field	Arable	5	2	22
18	Red House Plantation	Wood	44	0	39
18A	Red House Plantation	Wood	6	0	27
21	Saltings	Saltings	23	2	39
22	Waste	Waste	1	2	15
25	do.	do.	0	3	35
25A	do.	do.	0	2	23
26	Wood	Wood	3	3	5
26A	Waste	Waste	0	0	29
29	Wood	Wood	1	0	0
30	Field	Arable	52	3	24
41	Cottages and Buildings	Site	0	2	9
43	Occupation Road	do.	0	1	3
45	Field	Arable	1	3	38
46	Field	do.	14	2	27
48	Meadow	Grass	1	3	17
51	Garden	Arable	0	1	21
58	House and Buildings	Site	1	1	8
59	Meadow and Spinney	Grass	1	0	1
62	Field	Arable	42	1	39
69	Occupation Road	Sites	0	2	27

ACRES .. 206 .. 2 .. 7



RED HOUSE FARM, SHOTLEY
Lot 93



HARKSTEAD HALL FARM
Lot 136

IN CHELMONDISTON:					Brought forward	A.	R.	P.
					..	206	2	7
75	Field..	..	..	..	Arable	14	0	4
76	Saltings	..	..	..	Saltings	16	2	35
235	Pit, etc.	..	..	..	Waste	2	0	31
239	Occupation Road	..	..	..	Site	0	3	26
240	Field..	..	..	..	Arable	13	3	19
243	do. ..	..	..	..	do.	8	1	5
244	Occupation Road	..	..	..	Site	0	2	11
246	Field..	..	..	..	Arable	13	3	26
247	do. ..	..	..	..	do.	36	2	31
Shotley 14		..	..	..	do.	0	0	3
249	Saltings	..	..	..	Saltings	8	3	0
250	River Wall	..	..	..	Wall	0	2	3
251		..	..	..		1	1	7
Shotley 12	Meadow	..	..	..	Grass	0	0	5
Shotley 13		..	..	..		0	0	17
252		..	..	..		0	0	6
Shotley 17	Meadow	..	..	..	Grass	3	1	20
254	Occupation Road	..	..	..	Site	0	1	5
255	Waste	..	..	..	Waste	0	2	18
257		..	..	..		0	3	3
Shotley 47	do.	..	..	..	do.	0	0	6
260		..	..	..		0	0	28
Shotley 56	Wash Lane	..	..	..	do.	0	1	15
261	Field..	..	..	..	Arable	13	3	30
Shotley 44		..	..	..		1	1	5
262	Buildings	..	..	..	Site	0	0	37
					ACRES	345	2	3

SUMMARY OF CULTIVATION.							
Arable	258	2	31	
Grass	13	3	14	
Saltings	49	2	37	
Woods and Waste	18	1	35	
Sites	4	3	6	
				ACRES	345	2	3

SUMMARY OF PARISHES.							
Shotley	211	2	38	
Chelmondiston	133	3	5	
				ACRES	345	2	3

Tithe Redemption Annuity:—Chelmondiston £33 17s. 4d.; Shotley £59. Land Tax, £6 10s. 0d.

The whole, with other lands (Lots 83 and 85) is in the occupation of Mr. Donald J. Wrinch under an agreement dated 31st December, 1936, from 11th October, 1937, for two years, determinable at the end of the third year or any subsequent year by two years' notice to quit, at an apportioned rent of £263 per annum. By a letter dated 7th January, 1937, the Samford R.D.C. pay a rental of 1s. 0d. per annum for the right to use the old pit, O.S. No. 235, as a refuse dump, such agreement being determinable by three months' notice on either side, making a total Rental of

£263 1s. 0d. per annum

The Woods are in hand.

There is a quantity of valuable brick earth on this Farm.

At the North-East corner is Hares Creek, with a quay for barge transport.

This Lot is sold subject to the right of the owner and occupiers of Lot 94 to take water from the Well in O.S. No. 62 and a right of access for the purpose of maintaining the same.

LOT 94

(Coloured Brown on Plan)

TWO DETACHED RANGES

COMPRISING

EIGHT COTTAGES

Known as Brick Kiln Terrace, Shotley.

Brick built and tiled, Nos. 1 and 4 each have **Four Rooms**. Nos. 2 and 3 each have **Six Rooms**, and Nos. 5 to 8 each have **Four Rooms**.

Outside are brick and tiled ranges of Washhouses and Sheds, Closets.

LARGE GARDENS AND PUMP FROM WELL.

They comprise O.S. No. 70, with an area of

1 a. 1 r. 6 p.

and are now in the occupation of Messrs. R. Dunnett, E. Dunnett, B. Driver, J. Gladwell, M. Storer, R. Driver, Mrs. Whidby, and one let to Mr. D. J. Wrinch, at £5 4s. 0d. per annum each, amounting to

£41 12s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Shotley 5s. 7d. Land Tax, £1 12s. 0d.

This Lot is sold subject to the right of the owner and occupiers to take water from the Well in O.S. No. 62, Lot 93, and a right of access for the purpose of maintaining the same.

LOT 95

(Coloured Brown on Plan)

A PAIR OF COTTAGES

Known as **Orwell Cottages**, near Hares Creek.

Brick built and tiled, each has **Five Rooms**. *Outside*—A range of brick and tiled Outhouses and Closets.

GARDENS AND PUMP FROM WELL OF WATER.

They comprise O.S. No. 23, with an area of **35 rods**, and are now in the occupation of Mr. D. J. Wrinch at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Land Tax, 9s. 0d.

LOT 96

(Coloured Brown on Plan)

A RANGE OF

THREE COTTAGES

Near **Red House Farm** and known as **Box Iron Row**.

Brick built and slated, each has **Seven Rooms**, and Washhouse.

LARGE GARDENS AND PUMP FROM WELL OF WATER.

They comprise O.S. No. 54, with an area of **2 r. 20 p.**, and are now in the occupation of Messrs. W. Bromley and W. Weeding, and one let to Mr. D. J. Wrinch, at £6 10s. 0d. per annum each, amounting to

£19 10s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Shotley 4s. 0d. Land Tax, 13s. 6d.

LOT 97

(Coloured Brown on Plan)

A

SMALL COUNTRY RESIDENCE

Situate in the Parish of Shotley, near the Church and the School, and about eight miles from Ipswich.

KNOWN AS

SCHOOL HOUSE

Recessed from the road, it is red brick built with a slated roof, and has the following accommodation :—

On the Ground Floor—**Hall**, with Staircase; **Two Sitting Rooms**, respectively 12 ft. 9 in. by 11 ft. 9 in. and 12 ft. by 11 ft. 6 in., both 8 ft. 9 in. high and having fireplaces; **Kitchen**, with tiled floor, range, Ideal boiler, sink (H. and C.), pump and cupboards; **Pantry**, with tiled floor and shelving.

On the First Floor—Landing; **Four Bedrooms**, respectively 15 ft. by 11 ft. 6 in., 12 ft. by 11 ft. 6 in., 11 ft. 6 in. by 9 ft. and 11 ft. 3 in. by 9 ft., three of which have fireplaces and one a clothes closet; **Bathroom**, with bath, lavatory basin and W.C. pedestal.

Outside—Coal Store; detached brick and slate Washhouse, with copper and sink; Closet.

Surrounding the House is

THE GARDEN

It comprises O.S. No. 181, with an area in all of

1 r. 38 p.

Tithe Redemption Annuity :—Shotley 3s. 9d.

Vacant possession will be given on completion of purchase.

LOT 98

(Coloured Brown on Plan)

A VALUABLE PLOT OF
BUILDING LAND

Situate in Shotley Street.

Being O.S. No. 284A, it has a

FRONTAGE OF ABOUT 470 FEET, A DEPTH OF 120 FEET,
and an area in all of

1 a. 2 r. 11 p.

Tithe Redemption Annuity :—Shotley 10s. 3d.

It is now let to the Shotley Parish Council under the terms of an agreement dated 15th March, 1913, from 11th October, 1912, subject to 12 months notice, at a rent of

£2 15s. 0d. per annum

LOT 99

(Coloured Brown on Plan)

A VALUABLE
BUILDING SITE

Situate in Shotley Street, opposite to Lot 98.

Being O.S. No. 246, it has a

FRONTAGE OF ABOUT 170 FEET, A DEPTH OF ABOUT 120 FEET,
and an area in all of

2 r. 3 p.

Tithe Redemption Annuity :—Shotley 3s. 11d. Land Tax, 2s. 0d.

It is now let to the Shotley Parish Council under the terms of an agreement dated 17th October, 1902, for 21 years, at a rent of

£1 per annum

LOT 100

(Coloured Brown on Plan)

VALUABLE
FRONTAGE LAND

In Shotley Street, near the junction with the Ipswich Road.

Being part of O.S. No. 242, with a frontage to Shotley Street of about 530 feet, it has a depth of 200 feet and an area in all of

2½ acres

Tithe Redemption Annuity :—Shotley 16s. 5d.

Part is now let to Mr. J. Wells at an apportioned rental of £2 per annum and part to Mr. Veenbaas at an apportioned rental of £1 per annum.

The Vendor reserves a 10-ft. right of cartway from the existing gate nearest to the junction with the Ipswich Road. The Purchaser shall erect a suitable fence on the North boundary.

LOT 101

(Coloured Blue on Plan)

A

PLOT OF LAND

Adjoining the above.

Being part of O.S. No. 242, it has a frontage to the Ipswich Road of about 100 feet and an average depth of about 115 feet, and an area of about

A quarter of an acre

Tithe Redemption Annuity :—Shotley 1s. 7d.

It is now let to Mr. Veenbaas at an apportioned rental of 10/- per annum. The Purchaser shall erect suitable fences on the North and East sides.

LOT 102

(Coloured Brown on Plan)

A SMALL COUNTRY HOUSE

Situate in the Parish of Shotley, at the junction of the Ipswich to Shotley Road with Shotley Street.

KNOWN AS

VINE COTTAGE

It is brick and plaster and slate built and has :—

Three Sitting Rooms and Kitchen, and Three Bedrooms. *Outside*—A set of brick and tiled Outbuildings and Closet.

LARGE GARDEN AND WELL OF WATER

Main Electricity and Water are laid on.

It comprises O.S. No. 237, with an area of

1 r. 23 p.

Tithe Redemption Annuity :—Shotley 2s. 7d. Land Tax, £1 8s. 6d.

It is let by an agreement dated 28th November, 1930, from 1st January, 1931, to Mr. Evan P. Thomas, subject to six months notice to expire on 1st July or 1st January in any year, at

£30 per annum

Tenant paying Rates.

LOT 103

(Coloured Brown on Plan)

A VALUABLE PIECE OF

ACCOMMODATION LAND

In the Parish of Shotley and adjoining the Rectory Grounds.

It is part of O.S. No. 190A, with a main road frontage of about 190 feet, a depth of about 430 feet, and an area in all of

2 a. 3 r. 18 p.

(or thereabouts)

Tithe Redemption Annuity :—Shotley 16s. 5d.

As recently in the hire of the Shotley Football Club, it is now sold

WITH VACANT POSSESSION

The Purchaser shall erect a post and wire, or other suitable fence, on the North side.

LOT 104

(Coloured Brown on Plan)

A SMALL COUNTRY HOUSE

Situate in the Parish of Shotley, on the Ipswich to Shotley Road, and known as

THE OLD MILL HOUSE

It is brick built with a slated roof, and has **Two Living Rooms** and **Back Kitchen**, and **Four Bedrooms**.

Outside is a long timber built and tiled range of Sheds, and Closet.

LARGE GARDEN AND WELL OF WATER.

The Old Mill Yard and an Allotment Field.

The Property is O.S. No. 124 and 125 and with a main road frontage of 260 feet, has an area in all of

2 a. 0 r. 20 p.

Tithe Redemption Annuity:—Shotley 12s. 10d. Land Tax, £1 3s. 9d.

The House is now in the occupation of Mr. A. B. G. King by an agreement dated 18th June, 1936, from 11th October, 1935, subject to six months' notice to expire at any Michaelmas, at a rental of £20 per annum, Tenant paying Rates, and the allotments are let to various tenants at estimated rentals of £2 per annum, amounting in all to

£22 per annum

The Purchaser of this property shall erect a post and wire, or other suitable fence, along the South-East boundary of the allotment field O.S. No. 125.

LOT 105

(Coloured Blue on Plan)

A SMALL FARM

KNOWN AS

PEARTREE FARM

Situate in the Parishes of Shotley and Erwarton on the Ipswich to Shotley Road.

It comprises:—

A FARMHOUSE

brick, cement plaster and tiled, having the following accommodation:—

On the Ground Floor—Entrance Passage; Two Sitting Rooms; Kitchen, Dairy and Pantry.

On the First Floor—Three Bedrooms and a Box Room.

Outside—A range of Washhouse, Outhouses, Coalhouse and Closet.

GARDEN AND PUMP FROM WELL OF WATER.

Main water laid on.

THE FARM BUILDINGS

comprise:—A timber and tiled Granary, a brick and tiled range of Loose Box, four Pig Styes and Courts, and two Loose Boxes. Stable, Horse-shed and Yard. A Bullock Shed and Yard. A brick, timber and tile Barn, leanto Neathouse and Loose Box, Root House and Open Shed. A detached 5-bay brick and tile Cartshed, a Drill Shed and two Fowlhouses.

THE LAND

which is a good mixed soil, comprises in all,

57 a. 2 r. 5 p.

(or thereabouts), divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN SHOTLEY :					
3	Field.. ..	Arable	5	3	11
7	do.	do.	15	1	30
9	do.	do.	8	0	36
111	House and Buildings	Site	0	2	3
112	Meadow	Grass	3	3	6
113	do.	do.	1	2	24
117	Field.. ..	Arable	6	2	8
IN ERWARTON :					
3 pt. } 5 pt. }	Field.. ..	Arable	15 0	1 0	36 11
ACRES ..			57	2	5

SUMMARY OF CULTIVATION.

	A.	R.	P.
Arable	51	2	12
Grass	5	1	30
Site	0	2	3
ACRES ..	57	2	5

SUMMARY OF PARISHES

	A.	R.	P.
Shotley	41	3	38
Erwarton	15	2	7
ACRES ..	57	2	5

The Property has a **frontage to the main road of about 1,600 feet.**

Tithe Redemption Annuity :—Shotley £12 17s. 7d.; Erwarton £3 2s. 11d. Land Tax, £3 11s. 0d.

It is now in the occupation of Mr. Wm. J. Hawes under the terms of an agreement dated 1st August, 1916, from 11th October, 1916, at a rental of

£75 per annum

LOT 106

(Coloured Brown on Plan)

A SMALL FARM

KNOWN AS

GRAVEL PIT FARM

Situate in the Parishes of Chelmondiston, Erwarton and Shotley, and on the Ipswich to Shotley main road.

It comprises :—

A FARMHOUSE

brick built and slated, and having the following accommodation :—

On the Ground Floor—Two Sitting Rooms and Kitchen. On the First Floor—Four Bedrooms and Boxroom. Outside—Washhouse and Sheds, and Closet.

A PUMP FROM WELL OF WATER.

THE FARM BUILDINGS

comprise a brick and tiled Nag Stable and Coachhouse; three Loose Boxes and a corrugated iron covered Yard; Stable, Granary and Roothouse; a 4-bay Cartshed and three leanto Pig Styes and Courts.

THE LAND

which varies from a good to light mixed soil, comprises in all

73 a. 2 r. 39 p.

(or thereabouts), divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN CHELMONDISTON :					
Erwarton 218	1pt. } Field.. .. .	Arable	10	1	12
225	do.	do.	0	0	8
226	do.	do.	9	1	6
227	do.	do.	9	3	29
Erwarton 227	3pt. } Field.. .. .	Arable	1	0	2
228	Field.. .. .	Arable	4	0	1
229	Meadow	Arable	9	2	6
230	House	Grass	7	3	1
231	Buildings	Site	0	0	18
232	Field.. .. .	do.	0	0	20
233	Field.. .. .	Arable	8	3	27
Shotley 1	} Field.. .. .	Arable	7	3	20
234	Meadow	Arable	2	1	5
		Grass	1	0	37
IN SHOTLEY :					
2	Field.. .. .	Arable	1	1	7
ACRES ..			73	2	39

SUMMARY OF CULTIVATION.				SUMMARY OF PARISHES.			
	A.	R.	P.		A.	R.	P.
Arable	64	2	3	Chelmondiston	66	0	18
Grass	8	3	38	Shotley	3	2	12
Sites	0	0	38	Erwarton	4	0	9
ACRES ..				ACRES ..			
73				73			
2				2			
39				39			

The Property has a frontage to the main road of about 2,000 feet.

Tithe Redemption Annuity :—Chelmondiston £20 7s. 1d. ; Shotley £1 1s. 0d. ; Erwarton 17s. 1d.

Land Tax, 3s. 7d.

The Farm is now in the occupation of Mr. H. Suckling, under the terms of an agreement dated 23rd November, 1912, at a rental of

£95 per annum

LOT 107

(Coloured Pink on Plan)

AN ANCIENT

TUDOR MANSION

about seven miles from Ipswich.

KNOWN AS

ERWARTON HALL

approached by a gravel drive through a fine red brick Tudor Gateway, it is an imposing building, built in red brick with stone dressings and mullion windows and plaitile roof, and has the following accommodation :—

On the Ground Floor—Entrance Hall and Lobby with door to the garden and off which is a Cloak Room with lavatory basin and W.C. ; Study ; Dining Room with glazed Porch outside ; Drawing Room with carved oak overmantel ; Staircase Hall and fine Oak Staircase ; Kitchen corridor off which is a Servants' Hall ; Larder ; Pantry with sink, cupboards and shelves ; Kitchen with range, dresser and cupboards and a Linen Room above ; Seullery with sink, Ideal Boiler and Coke Store ; Servants' W.C.

On the First Floor—Corridor with oak panelling and Five Principal Bed and Dressing Rooms ; Two Bathrooms, one with lavatory basin and one with lavatory basin and W.C. pedestal. The Bedroom and Bathrooms at the North-West corner have fine moulded ceilings.

On the Second Floor—A Landing Room with lead lined sink ; two Box Rooms and Five Bedrooms, one with fireplace and one with radiator.

Outside—A Yard ; a brick and tile range of Coalhouse, two Coach-houses, Stable with two Stalls and two Loose Boxes and Saddle Room ; a range of Engine Room and Battery Store for electric light plant, open Shed and Workshop.

THE GARDENS

which are most attractively laid out, include Two Tennis Courts, Terraced Lawns, Rose Gardens and Gravelled Walks. A Kitchen Garden with grass paths. The greater portion of the gardens are enclosed by brick walls.

To the South are

WELL TIMBERED AND UNDULATING PARKLANDS

and situate in O.S. No. 105A is a Pumping Station.

The Property comprises O.S. Nos. 84, 84A, 87 pt, 105 and 105A, with a total area of

27 a. 0 r. 18 p.

(or thereabouts).

Title Redemption Annuity :—Erwarton £6 8s. 10d.

The House and Gardens are let to the Admiralty on lease from Michaelmas, 1927, for 7, 14 or 21 years subject to 12 months' notice on the part of the Lessees at £200 p.a., the Tenant paying rates.

THE WATER RIGHTS

are let to the Admiralty under agreements dated 11th August, 1903, and 5th August, 1905, for 40 years from 1903, at **£80 per annum**, who are under Covenant to supply free water not exceeding 8,000 galls. per week to Erwarton Hall Farm Buildings.

Ord. Nos. 84, 84A and 105, with an area of 23a. 3r., are in the occupation of Mr. Veenbaas with other lands at an apportioned rental of £23 per annum, and there is an acknowledgment rent of 2s. 6d. per annum paid by the Samford R.D.C., making a total Rental of

£303 2s. 6d. per annum.

This Lot is sold subject to a licence for the Samford R.D.C. to lay and maintain a water pipe over this and the adjoining Lot 108.

LOT 108

(Coloured Mauve on Plan)

A GOOD STOCK AND CORN FARM

Situate in the Parishes of Erwarton and Shotley, about eight miles from Ipswich.

KNOWN AS

ERWARTON HALL FARM

It comprises :—

A MODERN FARMHOUSE

(built 1937)

being red brick built and tiled, having **Two Sitting Rooms, Office, Kitchen, Pantry, Larder** and two W.C.'s. **Five Bedrooms, Bathroom** and W.C. Main Water Supply.

A PAIR OF COTTAGES

Known as **Creek House, on the Banks of the Stour.**

Brick built and tiled, they have **Five and Four Rooms** respectively. Outhouses, **Gardens and Well of Water.**

A COMPACT RANGE OF

FARM BUILDINGS

including a detached range of timber and tile Sheds in Stackyard; a brick and tile range of Stable, two Loose Boxes, timber and tile 4-bay and 7-bay Horse Sheds and Yard, and 5-bay Cart Shed. A very fine brick, timber and tile Barn (155 ft. long); a 5-bay Implement Shed with Granary over. A range of open Sheds of nine bays, 2 Loose Boxes and Bullock Yards. A second Stable, two Loose Boxes, 4-bay Shed and Yard. A brick and tile Granary. A good 3-span covered Bullock Yard with central feeding passage and a large Stock Yard. In O.S. No. 102 a detached timber and corrugated iron range of open Shed, Root House and Lambing Yard.

THE LAND

which includes excellent low Meadows and Saltings, is a fertile mixed soil, and comprises in all

538 a. 1 r. 3 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.				
IN ERWARTON :									
Shotley	3 pt. } Field	Arable	18	0	9				
	5 pt. }								
Shotley	4 } Field	Arable	27	1	23				
	6 }								
	5 Occupation Road	Site	1	2	19				
	6 New Covert	Wood	9	0	27				
Harkstead	11 } Field	Arable	44	1	11				
	19A }								
	12 do.					do.	22	2	7
	13 do.					do.	18	3	22
	14 do.					do.	30	0	22
	23 do.	do.	22	2	27				
	71 Occupation Road	Site	0	1	14				
	87 pt. Buildings	do.	1	3	10				
	93 Pond	Site	0	0	34				
	95 Meadow	Grass	1	1	5				
	96 Warren Lane	Site	0	3	36				
Shotley	97 } Field	Arable	30	2	30				
	191 }								
	98 pt. Erwardon Walk	Grass	5	1	20				
	99 Meadow	do.	12	0	4				
	101 do.	do.	5	1	39				
	102 Yard	Site	0	0	27				
	103 Field	Arable	6	0	0				
	107 Meadow	Grass	3	3	4				
	108 do.	do.	14	0	15				
	109 Field	Arable	12	0	9				
	111 do.	do.	13	3	12				
	115 Kiln Queach	Wood	5	0	7				
	147A Wall	Wall	0	0	7				
	149 pt. Saltings	Saltings	3	3	4				
	150 Meadow	Grass	1	3	22				
	151 Saltings	Saltings	8	3	26				
	151A do.	do.	11	3	13				
	152 Wall	Wall	1	1	28				
	153 Meadow	Grass	9	1	18				
	154 Occupation Road	Site	0	2	8				
	155 Field	Arable	17	1	30				
	156 Meadow	Grass	7	2	14				
	158 do.	do.	3	1	5				
	159 Two Cottages	Site	0	1	23				
	160 Field	Arable	17	2	34				
	161 Saltings	Saltings	18	3	7				
	162 Field	Arable	12	0	21				
Shotley	163pt. } Field	Arable	62	1	10				
	330 }								
"	284 } Field	Arable	0	2	37				
165 }									
	Saltings	Saltings	4	0	38				
IN SHOTLEY :									
	196 Erwardon Walk	Grass	0	2	1				
	233 Meadow	do.	3	0	9				
	236 Field	Arable	16	2	22				
	242 pt. do.	do.	15	0	23				
ACRES ..			538	1	3				

SUMMARY OF CULTIVATIONS.				
	A.	R.	P.	
Arable	401	0	39	
Grass	67	2	36	
Saltings, etc.	49	0	3	
Woods	14	0	34	
Sites	6	0	11	
ACRES ..				538 1 3

SUMMARY OF PARISHES.				
	A.	R.	P.	
Erwardon	489	2	21	
Shotley	48	2	11	
Harkstead	0	0	11	
ACRES ..				538 1 3

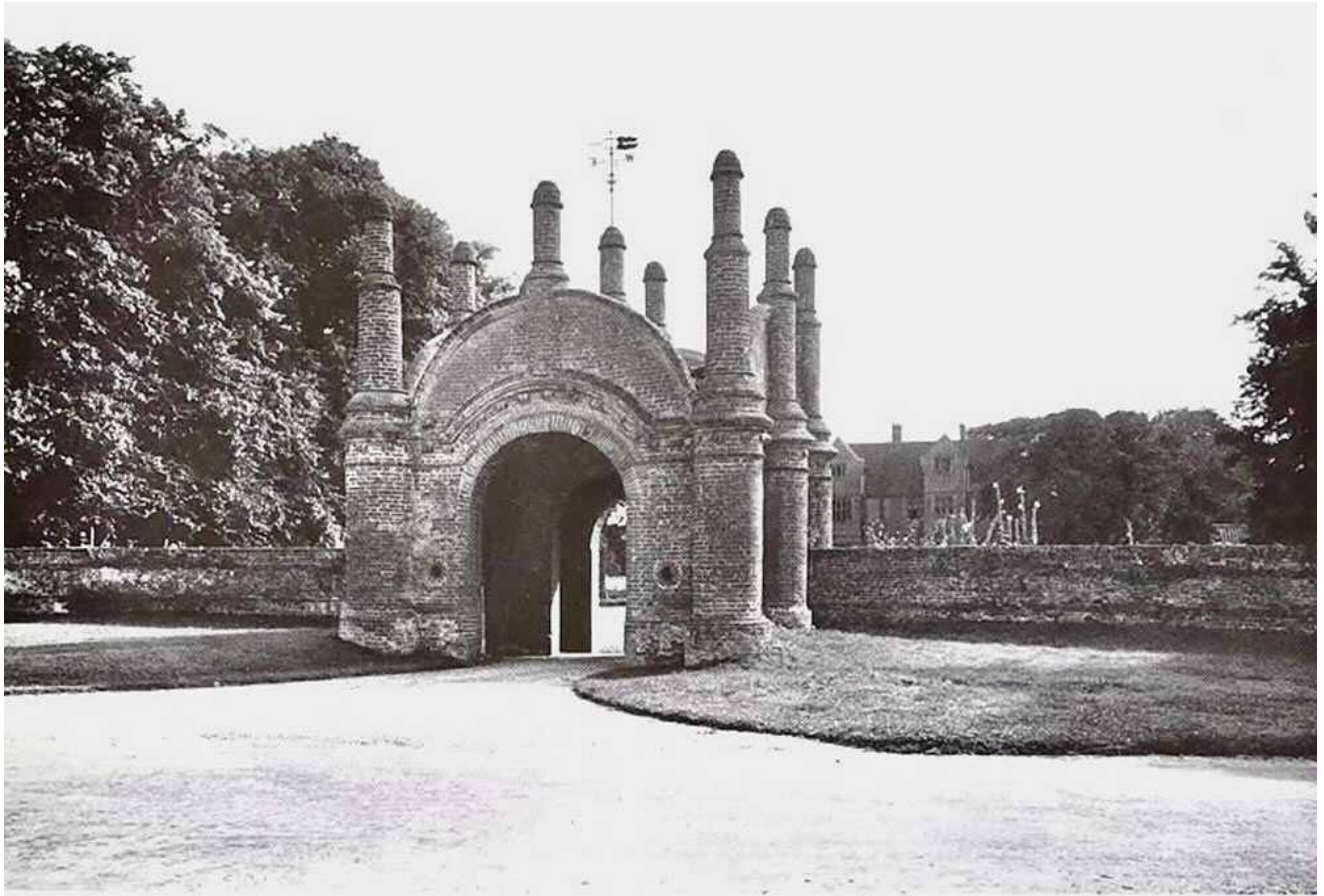
Tithe Redemption Annuity:—Erwardon £102 7s. 10d. ; Shotley £14 7s. 11d. Land Tax, £1 4s. 6d.

This Lot, with part of Lot 100, Lot 101, parts of Lots 107 and 113, is now in the occupation of Mr. J. R. Hoogeveen Veenbaas under an agreement dated 24th May, 1937, from 11th October, 1937, subject to two years' notice, at an apportioned rental of £523 10s. 0d. per annum. The actual and estimated rentals of Creek House are £10 per annum. A portion of O.S. No. 242 is let to Mr. J. Wells at an apportioned rental of £3, amounting in all to

£536 10s. 0d. per annum

Water to the Buildings, not exceeding 8,000 gallons per week, is supplied by the Admiralty under the terms of an agreement dated 11th August, 1903, free of charge.

This Lot is sold subject to a licence for the Samford R.D.C. to lay and maintain a water pipe over O.S. No. 111 and the adjoining Lot 107.



TUDOR GATEWAY, ERWARTON HALL
Lot 107



HILL HOUSE FARM, ERWARTON
Lot 119

LOT 109

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Opposite Erwarton Hall.

Brick built and slate, each has **Five Rooms**. *Outside*—Brick and tile Washhouses and Closets.

GARDENS AND WELL OF WATER.

They are O.S. No. 100 with an area of **2r. 7p.** and are let to Mr. Veenbaas at £6 10s. 0d. and £5 4s. 0d. respectively, amounting to

£11 14s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Erwarton 2s. 4d. Land Tax, 8s. 0d.

LOT 110

(Coloured Brown on Plan)

A SIMILAR

PAIR OF COTTAGES

Situate in Warren Lane.

They are O.S. No. 94, with an area of **2 r. 9 p.**, and are let to Mr. Veenbaas at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Erwarton 2s. 4d. Land Tax, 9s. 0d.

LOT 111

(Coloured Brown on Plan)

A RANGE OF

THREE COTTAGES

Situate in Church Lane.

Brick built and tiled, two have respectively **Five Rooms** and one **Four Rooms**. *Outside*—Washhouses and Closets.

GARDENS AND WELL OF WATER.

They are O.S. No. 67 with an area of **1a. 0r. 35p.**, two being in the occupation of Messrs. Lambert & Taylor at £6 8s. 0d. and £5 4s. 0d. per annum, and one let to Mr. Veenbaas at £6 10s. 0d. p.a., amounting in all to

£18 2s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Erwarton 8s. 6d. Land Tax, 13s. 6d.

LOT 112

(Coloured Pink on Plan)

A SINGLE COTTAGE

Situate in Church Lane.

Brick built and tiled, it has **Four Rooms**. *Outside*—Outhouse and Closet.

GARDEN

Water is obtained from a well in the lane.

It is O.S. No. 70 with an area of **38 rods** and is now in the occupation of E. O'Farrell at a rental of

£4 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Erwarton 3s. 6d. Land Tax, 4s. 0d.

LOT 113

(Coloured Brown on Plan)

AN

ACCOMMODATION FIELD

in the Parish of Erwarnton, opposite the School.

It is Ord. Nos. 24 and 24A, with a road frontage of about 270 feet, a depth of about 500 feet, and an area of

2 a. 3 r. 34 p.

Tithe Redemption Annuity :—Erwarnton 15s. 2d. Land Tax, 2s. 9d.

No. 24 is now let to Mr. Veenbaas, with other lands, at an apportioned rental of £2 per annum, and 24A to various tenants at estimated rentals of £1 10s. 0d., amounting to

£3 10s. 0d. per annum

LOT 114

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Situate in Erwarnton, opposite the Queen's Head Inn and Post Office.

Brick built and tiled, each has **Four Rooms**. *Outside*—A range of Outhouses and Sheds.

GARDENS AND WELL OF WATER.

They comprise O.S. No. 51, with an area of 1 r. 25 p., and are now in the occupation of W. Bugg and W. Whinney at £5 4s. 0d per. annum each, amounting to

£10 8s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Erwarnton 10s. 1d. Land Tax, 12s. 0d.

LOT 115

(Coloured Pink on Plan)

A VALUABLE

ALLOTMENT FIELD

Situate in Erwarnton, at Shop Corner.

It comprises O.S. No. 44, with a road frontage of about 132 feet, a depth of about 170 feet, and an area of 2 r 12 p.

Tithe Redemption Annuity

Now let to Mr. Geo. E. Stennett with Hill House Farm at an apportioned rental of

£1 per annum

Tithe Redemption Annuity :—Erwarnton 2s. 6d.

LOT 116

(Coloured Brown on Plan)

A RANGE OF

FOUR COTTAGES

Situate in Erwarnton, at Shop Corner.

Brick built with plaintile and pantile roofs, and one with brick and rough cast leanto addition, two have **Six Rooms** each and two have **Four Rooms** each. *Outside*—Range of Washhouses and Sheds.

LARGE GARDENS AND WELL OF WATER.

They comprise O.S. No. 42, with an area of 2 r. 5 p., and are let to Mr. G. E. Stennett, two at £5 per annum each, one at £5 4s. 0d. per annum and one at £6 10s. 0d. per annum, amounting to

£21 14s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Erwarnton 6s. 6d. Land Tax, £1 4s. 0d.

LOT 117

(Coloured Brown on Plan)

A

DETACHED COTTAGE

near the above.

Brick built with slated roof, it has **Three Rooms**. *Outside*—A range of Sheds and Outhouses.

GARDEN AND PUMP FROM WELL.

It is O.S. No. 41 (pt.), with an area of **13 rods** or thereabouts, and is in the occupation of Mrs. Mutimer at a rental of

£3 10s. 0d. per annum

Landlord paying Rates.

Land Tax, 5s. 0d.

LOT 118

(Coloured Brown on Plan)

A VALUABLE

ALLOTMENT FIELD

Situate in the Parish of Erwardon, at Shop Corner.

It comprises O.S. No. 40 (pt.), with a road frontage of about 180 feet, a depth of about 230 feet, and an area of

3 r. 19 p.

(or thereabouts)

Tithe Redemption Annuity :—Erwardon 4s. 10d.

Now let to various tenants at estimated rentals amounting to

£1 10s. 0d. per annum

The Purchaser shall erect a suitable fence on the North West side.

LOT 119

(Coloured Yellow on Plan)

A USEFUL STOCK FARM

KNOWN AS

HILLHOUSE FARM

ERWARDON

Situate in the Parishes of Erwardon and Harkstead, about eight miles from Ipswich.

It comprises :—

A FARM RESIDENCE

brick built and slated, having the following accommodation :—

On the Ground Floor—**Three Reception Rooms, Kitchen** and Domestic Offices.

On the First Floor—**Four Bedrooms, Bathroom, W.C. and Box Room. Four Attic Bedrooms.**

Water supply by force pump from Well. Independent hot water boiler. Electric light installed by and the property of the Tenant.

Outside—Outhouses, Garage.

A WALLED GARDEN

THE EXCELLENT

FARM BUILDINGS

principally brick built, with tiled and slated roofs, comprise a range of Corn Barn, Meal House, Nag Stable and Coach House ; leanto Pig Styes and two loose Boxes on Barn. Large covered Bullock Yard, part partitioned off to form Neathouse. Range of Stable, Chaffhouses, Mixing House, Loose Box ; a 5-bay and a 3-bay Open Shed and Horse Yard, range of Pig Styes, two Loose Boxes ; a 7-bay Cart Lodge and two enclosed Implement Sheds.

THE LAND

which is principally mixed to light mixed soil, comprises in all

216 a 3 r. 38 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN ERWARTON :					
15	Field..	Arable	22	1	39
19 pt.	do. . .	do. (approx.)	12	2	4
19 pt.	Meadow	Grass	18	0	0
20	Field..	Arable	10	0	12
28 pt.	Meadow	Grass (approx.)	12	1	15
28 pt.	Field..	Arable	31	0	0
29	Harkstead } Meadow	Grass	0	3	4
70					
30	Howard's Queach	Wood	2	3	34
31	Meadow	Grass	3	3	13
32	Harkstead } Meadow	do.	0	2	8
69					
33			12	3	13
33			5	1	10
Harkstead 71	Field..	Arable	0	1	24
" 72			10	3	19
34	Harkstead } Meadow	Grass	1	0	9
73					
35	Field..	Arable	5	2	6
36	do. . .	do.	20	1	24
37	House and Garden	Site	0	3	10
39	Buildings	do.	0	3	27
40 pt.	Stackyard	do.	0	3	22
123	Meadow	Grass	7	3	31
124	do.	do.	1	0	27
126	do.	do.	4	1	4
IN HARKSTEAD :					
67	Meadow	Grass	6	2	0
84	Field..	Arable	15	1	21

ACRES .. **216 3 38**

SUMMARY OF CULTIVATIONS.

	A.	R.	P.
Arable	133	3	39
Grass	77	1	26
Wood	2	3	34
Sites	2	2	19

ACRES .. **216 3 38**

SUMMARY OF PARISHES.

	A.	R.	P.
Erwarton	162	3	19
Harkstead	54	0	19

ACRES .. **216 3 38**

Tithe Redemption Annuity :—Erwarton £35 14s. 0d. ; Harkstead £17 7s. 2d. Land Tax, £5 19s. 0d.

Now let to Mr. Geo. E. Stennett by an agreement dated 7th July, 1933, from 11th October, 1933, at an appor-
tioned rental of

£124 per annum

The Woods are in hand.

LOT 120

(Coloured Pink on Plan)

AN AGRICULTURAL HOLDING

KNOWN AS

RENCE PARK FARM

in the Parish of Harkstead, about seven miles from Ipswich.

It comprises :—

A FARMHOUSE

(now divided into two tenements), brick built and slated, having **Three Reception Rooms, Kitchen, Pantry**
and Larder. **Seven Bedrooms.** Cellar.

Outside—A brick and slate Washhouse and Closets, and Pump from good well of water.

At a short distance—

A SINGLE COTTAGE

brick built and tiled, having **Five Rooms.** *Outside*—Sheds and Closets.

THE FARM BUILDINGS

comprise a 2-stall Stable and Coach House, with Granary over ; a brick, timber and tiled range of two covered
Bullock Sheds, with feeding passage and mixing house ; Root House ; 4-bay Cart Lodge ; a range of
Piggeries and Yard ; Barn, with two leanto loose Boxes ; a covered Yard ; Stable, two loose boxes ; Horse
Yard, with a 7-bay and a 2-bay open Shed ; a brick and tile range of Fowl Houses.

THE LAND

which is principally a light mixed soil, lies compactly round the premises, and comprises, in all

356 a. 2 r. 31 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN HARKSTEAD :					
	8 pt. Occupation Road	Site	0	0	25
	12 Field.. .. .	Arable	17	2	36
	13 } Broomfield Covert.. .. .	Wood	21	0	4
Chelmondiston	217 } Occupation Road	Site	6	1	14
	16 } .. .. .	.. .. .	0	1	3
	19 } .. .. .	.. .. .	12	1	8
Erwarton	7 } Field.. .. .	Arable	0	2	21
Do.	11A } .. .. .	.. .. .	0	1	38
	20 } .. .. .	.. .. .	18	3	32
Erwarton	8A } Field.. .. .	Arable	0	0	26
	20A } .. .. .	.. .. .	1	3	12
Erwarton	8 } Heath	Waste	0	3	38
	21 } Field.. .. .	Arable	10	2	27
	21A } Stackyard	Site	1	1	15
	22 } Occupation Road	do.	0	2	27
	23 } Field.. .. .	Arable	39	3	32
	36 } do.	do.	29	2	2
	37 } Paddock	Grass	2	3	22
	38 } House	Site	0	1	29
	39 } Buildings	do.	0	2	23
	40 } Yards	do.	0	1	13
	41 } Garden	do.	0	0	35
	42 } Yards, etc.	do.	0	1	16
	43 } Cottage	do.	0	0	32
	45 } Meadow	Grass	2	0	37
	46 } .. .. .	.. .. .	0	0	9
Erwarton	10 } Field.. .. .	Arable	11	2	17
	47 } Meadow	Grass	2	3	39
	48 } do.	do.	2	3	17
	49 pt. } do.	do. .. approx. ..	6	0	37
	49 pt. } Field.. .. .	Arable .. do. ..	10	0	0
	49A } Heath	Waste	5	0	4
	49B } Plantation	Wood	4	2	13
	49C } Heath	Waste	2	1	2
	49D } Meadow	Grass	4	3	26
	49E } Field.. .. .	Arable	8	2	11
	50 } do.	do.	22	3	4
	68 } Plantation	Wood	3	3	6
	68A } Heath	Waste	2	2	16
	68B pt. } do.	do. .. approx. ..	2	2	18
	68B pt. } Field.. .. .	Arable .. do. ..	5	3	23
IN ERWARTON :					
	1 Field.. .. .	Arable	31	1	22
	1A Plantation	Wood	3	2	23
	2 Belt	do.	1	1	39
	9 Whin Covert	do.	1	0	33
	16 Field.. .. .	Arable	17	3	39
	16B Waste	Waste	0	2	21
	17 Warren Hill	Wood	24	3	21
	17A Field.. .. .	Arable	3	2	25
	18 Warren Bottom	Wood	4	2	39
ACRES ..			356	2	31

SUMMARY OF CULTIVATION.

	A.	R.	P.
Arable	242	1	12
Grass	22	0	18
Woods and Waste	87	2	23
Sites	4	2	18
ACRES ..	356	2	31

SUMMARY OF PARISHES.

	A.	R.	P.
Harkstead	246	3	15
Erwarton	103	2	2
Chelmondiston	6	1	14
ACRES ..	356	2	31

Tithe Redemption Annuity :—Harkstead £62 15s. 1d. ; Erwarton £20 14s. 8d. ; Chelmondiston 14s. 7d.
Land Tax, £10 10s. 0d.

The Farm, comprising 269 acres, is let to Mr. G. E. Stennett under an agreement dated 9th August, 1934, from 11th October, 1934, subject to two years' notice, at

£200 per annum

The Woods and Waste are in hand.

LOT 121

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Situate in the Parish of Erwarton and known as Warren Bottom Cottages.

Approached by a cart track over O.S. Nos. 28 and 19, they are brick built and tiled, and each has Five Rooms. *Outside*—A range of Washhouses and Sheds.

GARDENS AND WELL OF WATER.

They comprise O.S. No. 16A, with an area of 1 r. 35 p., one being in the occupation of E. Laurence, a service tenant, at an estimated rental of £5 4s. 0d., one let to G. E. Stennett at £5 4s. 0d. per annum, amounting to

£10 8s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Erwarton 2s. 0d. Land Tax, 8s. 6d.

LOT 122

(Coloured Blue on Plan)

A

PAIR OF BUNGALOWS

In the Parish of Harkstead, and known as Crouch Houses.

Brick built and tiled, they each have Four Rooms and a Pantry. *Outside*—A range of Outhouses and Closets.

GARDENS AND ALLOTMENT.

They are O.S. Nos. 14 and 15, with an area of 2 r. 8 p., and are now in the occupation of A. Gallington and H. Burgess at £5 4s. 0d. per annum each, amounting to

£10 8s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Harkstead 5s. 3d. Land Tax, 8s. 0d.

The owner and occupiers of this Lot shall have the right to take water from the Well on Lot 123 on payment of one-half of the cost of upkeep thereof.

LOT 123

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Situate in the Parish of Harkstead and near Crouch Houses.

Brick built with slated roofs, each has Five Rooms. *Outside*—Washhouses and Closets.

LARGE GARDENS AND WELL OF WATER.

They are O.S. No. 18, with an area of 2 r. 12 p., and are now in the occupation of A. Clark and A. Last at £6 10s. 0d. each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Harkstead 5s. 6d. Land Tax, 9s. 0d.

The owner and occupiers of the adjoining Cottages (Lot 122) shall have the right of access to the Well on this Lot for the purpose of taking water, on payment of one-half of the cost of upkeep thereof.

LOT 124

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

In the Parish of Harkstead and known as Rence Park Cottages.

Brick built and tiled, each has Five Rooms and Pantry. *Outside*—Brick and tile Washhouses and Closets.

GARDENS AND WELL OF WATER.

They are O.S. No. 11, with an area of 1 r. 17 p., and are now in the occupation of a service tenant at an estimated rental of £6 10s. 0d. and C. E. Bullard at £6 10s. 0d. per annum, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Harkstead 2s. 0d. Land Tax, 9s. 0d.

The owner and occupiers of this Lot shall have a right of way for all purposes over the cartway through Rence Park Wood.

NOTE.—This Lot will be offered prior to Lot 53.

LOT 125

(Coloured Mauve on Plan)

A GOOD CORN GROWING FARM

KNOWN AS

RED HOUSE FARM

CHELMONDISTON

in the Parishes of Chelmondiston and Harkstead, about six miles from Ipswich.

It comprises:—

A FARM RESIDENCE

situate on the Ipswich to Shotley Road, brick built with slated roof, having the following accommodation:—
On the First Floor—Entrance Porch and Lounge Hall; Dining Room; Drawing Room; Kitchen; Scullery; Larder and Pantry.

On the First Floor—Five Bed and Dressing Rooms; Bathroom, and W.C.

Outside is a leanto Conservatory, a range of Stabling and Garage, and GARDEN.

Main electricity and water are laid on.

THE BUILDINGS

comprise a brick and tiled Bullock Yard, with central feeding passage and mixing house; a brick and tiled Barn; leanto Chaff House and Binder House; 2-bay Cart Lodge and Granary over; a brick and tiled Stable, Collar House and Chaff House; two loose Boxes; 5-bay Horse Shed and Yard. A range of four timber and tile loose Boxes. A detached brick and tile Cart Lodge.

THE LAND

which is a fertile mixed soil, comprises in all

187 a. 2 r. 32 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN CHELMONDISTON:					
Harkstead 182)	Field	Arable	6	2	31
1)	do.	do.	27	0	33
184	do.	do.	25	1	14
186	Occupation Road	Site	0	0	15
193	House and Buildings	do.	0	2	22
195	Paddock	Grass	0	3	15
196	Meadow	do.	2	1	15
199	do.	do.	7	1	38
202	Occupation Road	Site	0	2	36
203	Field	Arable	15	2	34
IN HARKSTEAD:					
4	Field	Arable	11	3	5
5	do.	do.	10	2	22
6	do.	do.	23	3	35
7	Upper Grove	Wood	14	1	18
9	Rence Park	do.	15	3	26
10	Field	Arable	23	3	33
ACRES ..			187	2	32
SUMMARY OF CULTIVATION.					
			A.	R.	P.
Arable	.. .. .	.. .. .	145	1	7
Grass	.. .. .	.. .. .	10	2	28
Wood	.. .. .	.. .. .	30	1	4
Sites	.. .. .	.. .. .	1	1	33
ACRES			187	2	32
SUMMARY OF PARISHES.					
			A.	R.	P.
Chelmondiston	.. .. .	.. .. .	59	3	20
Harkstead	.. .. .	.. .. .	127	3	12
ACRES ..			187	2	32

Tithe Redemption Annuity:—Harkstead £16 1s. 6d.; Chelmondiston £11 17s. 2d. Land Tax, £6 19s. 8d.

The Land, comprising **157 a. 1 r. 28 p.**, is let with Lots 53, 54 and 61 to Mr. T. M. Rudland under the terms of an agreement dated 20th May, 1921, from 11th October, 1920, subject to two years' notice, at an apportioned rental of

£180 per annum

The Woods, comprising **30 a. 1 r. 4 p.**, are in hand.

The owner and occupiers of Lot 124 shall have a right of way for all purposes over the cart track through Rence Park Wood.

LOT 126

(Coloured Brown on Plan)

A

SMALL HOLDING

Situate in the Parish of Chelmondiston, in Lings Lane.

It comprises :—

A PAIR OF COTTAGES

Brick built and slate, each having **Four Rooms**. *Outside*—A range of Outhouses and Closet.

GARDENS AND WELL OF WATER.

A SMALL SET OF

AGRICULTURAL BUILDINGS

comprising a brick and tile Barn, Stable, Pig Styes, Chaff House, Cart Lodge and Hen House.

AN ARABLE FIELD AND A MEADOW

The Property comprises O.S. Nos. 191, 192 and 199A, with a total area of

2 a. 0 r. 22 p.

Tithe Redemption Annuity :—Chelmondiston 14s. 8d. Land Tax, 5s. 9d.

One Cottage is now in the occupation of B. Scarfe at £6 10s. 0d. per annum, the other, and the buildings and land, are in the occupation of Mr. A. Adams, under an agreement dated 30th October, 1920, from 11th October, 1920, at £18 0s. 0d. per annum, making a total rental of

£24 10s. 0d. per annum

Landlord paying Rates on the Cottages.

LOT 127

(Coloured Yellow on Plan)

A RANGE OF

FOUR COTTAGES

Situate in the Parish of Chelmondiston, in Lings Lane.

They are brick built and slate, and each has **Four Rooms**. *Outside*—Ranges of Washhouses, Sheds and Closets.

LARGE GARDENS AND WELL OF WATER.

They comprise O.S. No. 188, with an area of 1 r. 22 p., three being respectively in the occupation of Messrs. Briggs, Weeding and Seager and one let to Mr. W. S. Cotton at £5 4s. 0d. per annum each, amounting to

£20 16s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Chelmondiston 2s. 8d. Land Tax, 11s. 7d.

LOT 128

(Coloured Pink on Plan)

THE ADJOINING AND SIMILAR RANGE OF

FOUR COTTAGES

WITH GARDENS AND WELL OF WATER.

They comprise O.S. No. 187 (pt.), with an area of **two roods** or thereabouts, three being respectively in the occupation of Messrs. Gant, Southgate and Cooper at £5 4s. 0d. per annum each and one in the occupation of Mrs. Southgate at £5 15s. 0d. per annum, amounting to

£21 7s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Chelmondiston 3s. 8d. Land Tax, 11s. 7d.

The owner and occupiers of the adjoining Lot 129 shall have the right to take water from the Well on this property on paying one-half of the cost of upkeep thereof.

LOT 129

(Coloured Blue on Plan)

THE ADJOINING AND SIMILAR RANGE OF

FOUR COTTAGES

WITH GARDENS.

They comprise O.S. No. 187 (pt.), with an area of 2 r. 35 p. or thereabouts, being respectively in the occupation of Messrs. Aggis, Gooch, Howard and Bloomfield, at £5 4s. 0d. per annum each, amounting to

£20 16s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Chelmondiston 4s. 9d. Land Tax, 11s. 7d.

The owner and occupiers of this Lot shall have the right of access to the Well on Lot 128 for the purpose of taking water on payment of one-half of the cost of upkeep thereof. The Purchaser of this Lot shall erect a fence on the South side.

LOT 130

(Coloured Yellow on Plan)

THE ADJOINING RANGE OF

FOUR COTTAGES

Of similar construction, two have each Four Rooms and two Five Rooms. *Outside*—Outhouses and Closets.

GARDENS AND TWO WELLS OF WATER.

They comprise O.S. No. 187 (pt.), with an area of 1 a. 0 r. 35 p. or thereabouts, two being respectively in the occupation of F. Leist and Mrs. Hunt at £6 10s. 0d. per annum each, one in the occupation of F. Catchpole at £5 4s. 0d. per annum, and one let to Mr. T. M. Rudland at £5 4s. 0d. per annum, amounting to

£23 8s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Chelmondiston 6s. 4d. Land Tax, 11s. 7d.

The Purchaser of this Lot shall erect a fence on the South side.

LOT 131

(Coloured Pink on Plan)

AN

ALLOTMENT FIELD

Situate in the Parish of Chelmondiston, in Lings Lane.

Being O.S. No. 187 (pt.), it has a frontage to Lings Lane of about 400 feet, an average depth of about 300 feet and an area of

2 a. 2 r. 26 p.

(or thereabouts)

Tithe Redemption Annuity :—Chelmondiston 15s. 5d.

The Allotments are now let to various tenants at estimated rentals amounting to

£5 per annum

The Purchaser of this Lot shall erect a fence on the South side.

LOT 132

(Coloured Pink on Plan)

A SMALL AGRICULTURAL HOLDING

KNOWN AS

BYLAM FARM

Situate in the Parishes of Chelmondiston and Harkstead, in Bylam Lane, about 5½ miles from Ipswich.

It comprises

A WELL BUILT AND COMMODIOUS

FARM HOUSE

having the following accommodation :—

On the Ground Floor—Entrance Porch and Lobby; Dining Room, 14-ft. by 14-ft. by 8-ft., with stove and cupboards each side, two china cupboards and store cupboard; Drawing Room, 16-ft. 3-in. by 14-ft. by 8-ft., with stove; Morning Room, 12-ft. by 10-ft. by 8-ft., with stove, two cupboards and china closet. Kitchen with range and Dutch oven; Dairy with shelving; Cellar.

On the First Floor—Landing, approached by two staircases; Five Bedrooms, three with fireplaces and one with wardrobe cupboard.

On the Second Floor—Three Good Attics.

Outside—A brick and tiled range of Washhouse, Shed and Closet.

SMALL GARDEN AND PUMP FROM WELL OF WATER.

THE EXCELLENT AND WELL PLANNED

FARM BUILDINGS

principally brick built and tiled, comprise a range of Barn, Roothouse, Cowhouse with Calves' Crib; a 3-bay open Shed and Cow Yard; a timber and tiled range of Four Pig Styes and Courts, Bullock Shed and Yard; Stable, 3-bay Shed and Horse Yard; a range of Two Loose Boxes and 3-bay Cart Lodge.

THE LAND

which lies conveniently round the Premises is useful mixed to light mixed soil and includes well watered meadows, comprises in all

92 a. 3 r. 3 p.

as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.										
IN CHELMONDISTON:															
82	Meadow	Grass	3	0	9										
83	Field	Arable	13	1	19										
94	Field and Meadow	Arable .. 4 0 0													
		Grass .. 2 1 37													
94A	Plantation	Wood	6	1	37										
97	Occupation Road	Site	8	0	12										
98	Pond	do.	0	1	18										
99	Meadow	do.	0	0	34										
101	Meadow	Grass	3	0	33										
102	Field	Arable	13	2	11										
102	Meadow	Grass	0	3	18										
103	House and Buildings	Site	0	2	35										
104	Harkstead } Field	Arable	9	0	33										
292						do.	do.	4	1	35					
105											do.	do.	6	1	19
181																do. .. .. .	do. .. .. .	20	1	12
IN HARKSTEAD:															
291	Meadow	Grass	2	1	38										
			ACRES ..	92	3	3									

SUMMARY OF CULTIVATIONS

	A.	R.	P.
Arable	71	1	9
Grass	12	0	15
Wood	8	0	12
Sites	1	1	7
ACRES ..	92	3	3

SUMMARY OF PARISHES

	A.	R.	P.
Chelmondiston	85	3	10
Harkstead	6	3	33
ACRES ..	92	3	3

Title Redemption Annuity :—Chelmondiston £28 14s. 10d. ; Harkstead £1 14s. 3d. Land Tax, £2 0s. 10d.

Vacant Possession will be given on completion of the Purchase

Arrangements can be made for immediate possession on the signing of the contract.

The Purchaser shall pay, in addition to his purchase money, the amount of the Tenant Right Valuation paid by the Vendor to the Outgoing Tenant, and in addition for all work carried out by the Vendor between the date of taking over from the Outgoing Tenant and the date of taking possession by the Purchaser.

LOT 133

(Coloured Yellow on Plan)

AN EXCELLENT CORN AND STOCK FARM

KNOWN AS

REDHOUSE FARM

HOLBROOK

Situate in the Parishes of Holbrook, Chelmondiston, Harkstead and Freston, about 6 miles from Ipswich.

It comprises :—

A FARM RESIDENCE

red brick built with plaintile roof and having the following accommodation :—

On the Ground Floor—Three Reception Rooms; Kitchen and Domestic Offices.

On the First Floor—Five Bedrooms; Bathroom and W.C.

Outside—Brick and tile Outbuildings and a brick and tile range of Nag Stable and Coach House (or Garage).

GARDENS AND KITCHEN GARDEN.

The water supply is by force pump to tanks. Independent hot water boiler.

A GOOD SET OF

AGRICULTURAL BUILDINGS

comprise a brick and tile range of 3-bay Cart Lodge ; brick, timber and slate Barn and 3-bay tiled Cart Lodge ; a slated Loose Box ; 5-bay tiled Horse Shed, leanto on Barn. Range of two brick and tiled Stables ; 3-bay Shed and Horse Yard. A brick-built and timber roof covered Yard ; Mixing Shed ; a 5-bay and a 3-bay Shed and Yards. A detached range of brick pinned, timber and tile Mealhouse and 5-bay Cart Lodge. A 4-bay timber and tiled Implement Shed.

A SET OF OFF BUILDINGS

Comprising :—

FOREMAN'S COTTAGE

brick built and tiled, having Five Rooms and outside a range of Outbuildings, Shed and Closet.

GARDEN AND WELL OF WATER.

A supply of water is also laid on from Redhouse Farm.

A brick and tile Meal House ; a brick, timber and tiled Barn with 4-bay Implement Shed (one bay enclosed) and Boxes leanto thereon. A range of open Sheds and Loose Boxes and Pig Yard, and a brick and timber covered Pig House.

THE LAND

which is mixed soil, lies conveniently round the premises, intersected by roads and comprises in all

343 a. 3 r. 12 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN HOLBROOK :					
196	Meadow	Grass	24	3	38
205	Waste	Waste	1	0	39
208	Field	Arable	28	3	5
209	} do.	do.	14	0	6
275			23	2	13
210	do.	do.	32	3	29
211	} do.	do.	33	2	37
218			1	1	10
216	} do.	do.	0	3	35
92			6	2	1
217	} do.	do.	27	1	24
301			4	0	12
218	} Meadow	Grass	3	1	7
300			0	3	7
219	} House and Grounds	Site	0	1	30
299			0	1	34
220	Yards	do.	1	2	24
221	Stackyard	do.	1	0	22
337	Field	Arable	15	3	37
IN HARKSTEAD :					
279	Meadow	Grass	7	1	0
281	do.	do.	1	2	31
282	Off Buildings	Site	1	1	39
283	Meadow	Grass	14	2	19
285	do.	do.	2	1	24
286pt.	Waste	Wood	1	1	35
287	do.	do.	1	2	31
288	Meadow	Grass	5	3	35
289	Field	Arable	22	2	25
289A	Wood	Wood	1	1	16
290	Field	Arable	10	0	4
293	} do.	do.	9	1	19
100			0	3	33
294	} do.	do.	10	3	31
96			1	0	20
295	} Spring Covert	Wood	0	1	15
95			1	3	38
296	Field	Arable	9	0	5
298	do.	do.	16	0	22
ACRES ..			343	3	12

SUMMARY OF CULTIVATION				SUMMARY OF PARISHES					
		A.	R.	P.		A.	R.	P.	
Arable		269	2	8	Holbrook	186	2	13	
Grass		61	0	1	Harkstead	145	1	17	
Woods		8	0	14	Chelmondiston	10	2	12	
Sites		5	0	29	Freston	1	1	10	
ACRES ..				343	3	12			
						ACRES .. 343 3 12			

Tithe Redemption Annuity :—Harkstead £41 9s. 6d. ; Holbrook £45 3s. 7d. ; Chelmondiston £2 15s. 8d. ; Freston 6s. 9d. Land Tax, £11 9s. 9d.

It is now in the occupation of Mr. H. W. Lewin under an agreement dated 31st December, 1932, from 11th October, 1932, on a yearly tenancy at

£248 5s. 0d. per annum

The Woods are in hand.

This Lot is sold subject to a right of way along the East side of O.S. No. 208 for the owner and occupier of Lot 149.

LOT 134

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

in the Parish of Harkstead, known as Brickyard Cottages.

Brick built and tiled, each has **Four Rooms**. *Outside*—Brick and tile Washhouses and Closets.

GARDEN AND WELL OF WATER.

They comprise O.S. No. 286 pt., with an area of **2r. 10p.**, and one is now in the occupation of Mr. A. Peck at £5 4s. 0d. p.a. and one let to Mr. H. W. Lewin at £5 4s. 0d. p.a., amounting to

£10 8s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Harkstead 3s. 0d.

LOT 135

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

in the Parish of Holbrook and known as Sandpit Cottages.

Brick built and slate, each has **Five Rooms**. *Outside*—Brick and tile range of Washhouses and Closet.

GARDENS AND WELL OF WATER.

They comprise O.S. No. 206, with an area of **1 r. and 18 p.**, and are let to Mr. H. W. Lewin at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Holbrook 7d. Land Tax, 9s. 0d.

LOT 136

(Coloured Blue on Plan)

A GOOD RESIDENTIAL FARM

KNOWN AS

HARKSTEAD HALL

Situate in the Parish of Harkstead, about seven miles from Ipswich.

It comprises :—

A FARM RESIDENCE

brick built with slate roof, and having the following accommodation :—

On the Ground Floor—Lounge Hall; Dining Room; Drawing Room; Kitchen, and Domestic Offices.

On the First Floor—Six Bed and Dressing Rooms; Two Bathrooms, and W.C.

Outside—Range of Outhouses and

GARDEN

Electricity is laid on. Water supply by pump from Well to storage tanks.

AN EXCELLENT SET OF

FARM BUILDINGS

Comprise a detached timber and tile 6-bay Cart Lodge; a brick and slate range of Loose Box, Riding Stable Coachhouse, Harness Room and Mess Room; Stable, Chaff and Collar Houses, two 4-bay Cart Sheds, two Implement Sheds. Barn with Engine Room, Chaff and Root Houses. A range of Bullock Sheds, with Feeding Passage, Mixing Place and Cake Store. Fowl House, Loose Box and 3-bay Open Shed. Four timber and slate Pig Styes and Courts, 5-bay open Bullock Shed and Yard, and a 6-bay Shed and Yard. Loose Box and 6-bay Horse Shed and Yard.

TWO COTTAGES

(OLD HARKSTEAD HALL)

Stud and plaster built and tiled, one having **Five Rooms** and one having **Three Rooms**. *Outside*—Washhouses and Closets.

GARDEN AND PUMP FROM WELL OF WATER.

One is let to Mr. T. M. Rudland at £5 4s. 0d. per annum and the other is in the occupation of C. Thurlow at £5 4s. 0d. per annum, amounting to **£10 8s. 0d. per annum**, the Landlord paying the Rates.

THE LAND

lying conveniently and intersected by good roads, is a mixed soil and comprises in all,

296 a. 3 r. 21 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.	O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
2	Field	Arable ..	23	3	35						
24	do.	do. ..	19	0	35						
25	do.	do. ..	21	2	4						
26	do.	do. ..	17	1	22						
28	Claypits Cover ..	Wood ..	4	3	4						
29	Field	Arable ..	10	0	12						
30	Roadway	Site ..	0	0	37						
32	Field	Arable ..	7	2	37						
33	Claypits Cover ..	Wood ..	0	0	20						
34	do. do.	do. ..	3	1	12						
35	Field	Arable ..	10	0	17						
51	Rag Queach	Wood ..	5	3	24						
52	Field	Arable ..	28	3	30						
53	Meadow	Grass ..	0	3	26						
56	do.	do. ..	3	1	26						
57	Waste	Waste ..	0	0	18						
58	Burnthouse Queach ..	Wood ..	1	0	17						
60	Field	Arable ..	14	0	6						
65	Occupation Road ..	Site ..	0	1	37						
66	Field	do. ..	9	2	17						
168	do.	do. ..	18	0	22						
170	House and Garden ..	Site ..	0	3	16						
						171	Garden	Site ..	0	1	30
						172	Orchard	do. ..	0	1	19
						173	Yards	do. ..	1	3	39
						174	Stackyard	do. ..	1	2	38
						175	Field	Arable ..	15	1	2
						176	Spinney	Wood ..	0	2	19
						177	do.	do. ..	0	1	13
						180	Road Verge	Grass ..	1	0	32
						181	Field	Arable ..	17	0	34
						183	Meadow	Grass ..	11	0	20
						184	Old Harkstead Hall ..	Site ..	0	2	25
						187	Meadow	Grass ..	5	0	35
						200	Field	Arable ..	9	2	31
						202	Waste	Waste ..	0	2	31
						203	Meadow	Grass ..	1	1	24
						204	Pond Wood	Wood ..	3	2	3
						206	Field	Arable ..	7	2	15
						207	Spinney	Wood ..	0	3	23
						225	Field	Arable ..	13	3	32
						288A	Waste	Waste ..	1	0	2
						<i>Brought forward..</i>		201	3	34	
						ACRES ..		296	3	21	

SUMMARY OF CULTIVATION.

	A.	R.	P.
Arable	244	3	28
Grass	23	1	3
Woods, etc.	22	1	26
Sites	6	1	4

ACRES .. 296 3 21

Tithe Redemption Annuity:—Harkstead £82 19s. 11d. Land Tax, £13 12s. 0d.

The Farm is let to Mr. T. M. Rudland under an agreement dated 4th October, 1934, from 11th October, 1934, for two years, subject to two years' notice, at £244 for two years and £278 thereafter, which rent includes a sum of £10 paid to the Rector of Harkstead by the Estate for Glebe Land (Ord. No. 166) and which is included in the agreement. The net Rent of the Farm and Cottages is therefore

£278 8s. 0d. per annum

LOT 137

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Situate in the Parish of Harkstead and known as Rag Cottages.

Brick built and tiled, one has **Four Rooms** and an **Attic** and one **Five Rooms**. *Outside*—A range of Outhouses.

LARGE GARDENS AND WELL OF WATER.

They comprise O.S. Nos. 62 and 64, with a total area of **2 r. 10 p.**, and are now in the occupation of B. Palmer at £5 4s. 0d. per annum and G. Thurlow at £5 0s. 0d. per annum, amounting to

£10 4s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity:—Harkstead 4s. 9d. Land Tax, 9s. 0d.

LOT 138

(Coloured Brown on Plan)

A VALUABLE BLOCK OF COTTAGE PROPERTY

Situate in the Parish of Harkstead and known as Lower Houses.

It comprises :—

TWO BRICK AND TILE COTTAGES with **Five** and **Four Rooms** respectively, brick and tile sheds and Outhouses.

A PAIR OF BRICK AND TILE COTTAGES each having **Five Rooms**.

Outside—A brick and tile Washhouse and a range of Sheds and Closets. **Gardens and PUMP FROM WELL.**

AN ALLOTMENT ENCLOSURE

The Property comprises O.S. Nos. 54 and 55, with a total area of

One and three quarter acres

Tithe Redemption Annuity :—Harkstead 16s. 0d. Land Tax, 16s. 0d.

They are now in the occupation of F. Page at £6 10s. 0d., G. Addison at £5 4s. 0d., W. Driver and B. Cooper at £6 10s. 0d. per annum each, amounting to

£24 14s. 0d. per annum

Landlord paying Rates.

LOT 139

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Situate in the Parish of Harkstead, near Harkstead Hall, and known as Butterfly Cottages.

Brick built with slate roofs, each has **Five Rooms**. *Outside*—Washhouses and a range of Sheds.

GARDENS AND WELL OF WATER.

They comprise O.S. No. 31, with an area of **half-an-acre**, and are now in the occupation of H. C. Askew and B. Palmer at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Harkstead 3s. 0d. Land Tax, 9s. 0d.

LOT 140

(Coloured Brown on Plan)

ACCOMMODATION LAND

Situate near the Church and School in the Village of Harkstead.

It comprises O.S. Nos. 189, 191 (pt.) and 192, with an area in all of

3 a. 1 r. 11 p.
(or thereabouts)

Tithe Redemption Annuity :—Harkstead £1 2s. 0d. Land Tax, 6s. 6d.

It is now in the occupation of Rev. R. W. L. Connor at a rental of

£7 per annum

LOT 141

(Coloured Blue on Plan)

A VALUABLE

ACCOMMODATION HOLDING

Situate in the Parish of Harkstead. Lying between Harkstead Street and the River Stour, to which it slopes to the South.

It comprises:—

A PAIR OF COTTAGES

brick built and tiled, each having **Four Rooms**. *Outside*—Outhouses and Closets.

GARDEN AND WELL OF WATER, also an

ARABLE FIELD AND SALTINGS

The Property has a road frontage of about 485 feet and an area of

28 a. 1 r. 1 p.

(or thereabouts)

viz.:

	A.	R.	P.
147 pt. Beach	0	1	10
148 Saltings	2	0	11
237 Field	24	1	14
238 Cottages and Gardens	0	0	29
239 Saltings	1	0	5
239Apt. Beach	0	1	12
ACRES ..	28	1	1

Tithe Redemption Annuity:—Harkstead £9 0s. 2d. Land Tax, £1 17s. 0d.

The Cottages are now in the occupation of J. Evans at £5 4s. 0d. per annum and G. Page at £6 10s. 0d. per annum, and the land in the occupation of Alfred Suckling with other land, Lot 142, under an agreement dated 31st December, 1932, from the 11th October, 1932, at an apportioned rent of £25 per annum, amounting in all to

£36 14s. 0d. per annum

Landlord paying Rates on the Cottages.

LOT 142

(Coloured Pink on Plan)

TWO ENCLOSURES OF LAND

Situate in Harkstead Village, adjoining the above.

With a road frontage of about 120 feet, the property comprises O.S. Nos. 243 and 245, with a total area of

4 a. 3 r. 3 p.

Tithe Redemption Annuity:—Harkstead £1 9s. 3d.

Now in the occupation of Mr. A. Suckling, with other Land (Lot 141), under an agreement dated 31st December, 1932, from 11th October, 1932, at an apportioned rental of

£5 per annum

LOT 143
(Coloured Brown on Plan)

A PAIR OF COTTAGES AND ALLOTMENT FIELD

Situate in the Village of Harkstead and near the above.

Brick built and tiled, each has **Four Rooms**. *Outside*—Washhouses and Closets.

GARDEN AND WELL OF WATER.

At the rear is an **ALLOTMENT FIELD** with an area of **one and a quarter acres**.

The Property comprises O.S. Nos. 256 and 257, with a **road frontage of about 185 feet, a depth of about 275 feet**, and an area in all of

1 a. 2 r. 20 p.

Tithe Redemption Annuity :—Harkstead 12s. 7d. Land Tax, 11s. 0d.

The Cottages are in the occupation of B. Rush and H. Rush at £5 4s. 0d. per annum each, and the Allotments let to various tenants at estimated rentals amounting to £3 2s. 6d., making a total rental of

£13 10s. 6d. per annum

The Landlord paying Rates on the Cottages.

The owner and occupiers of this Lot shall have a right of way over O.S. No. 254 (Lot 144), but only so long as O.S. No. 256 shall remain as an allotment field or used solely for agricultural purposes.

LOT 144
(Coloured Yellow on Plan)

A VALUABLE ALLOTMENT FIELD

Adjoining the above.

It comprises O.S. No. 254, with a **frontage to the road of about 260 feet, a depth of about 210 feet**, and an area in all of

3 r. 22 p.

Tithe Redemption Annuity :—Harkstead 5s. 9d. Land Tax, 1s. 9d.

The Allotments are now in the occupation of various tenants at estimated rentals amounting to

£1 12s. 6d. per annum

The owner and occupiers of O.S. No. 256 (Lot 143) shall have a right of way over this Lot, but only so long as O.S. No. 256 (Lot 143) shall remain as an allotment field or used solely for agricultural purposes.

LOT 145
(Coloured Blue on Plan)

A BLOCK OF ACCOMMODATION LAND

In the Village of Harkstead and bounded on the East by the road from Chelmondiston to Harkstead, to which it has a **frontage of about 850 feet**.

It comprises in all

9 a. 0 r. 37 p.

viz. . .						
				A.	R.	P.
262	Field	..	..	1	1	34
264	do.	..	..	5	2	15
265	do.	..	..	2	0	28
ACRES ..				9	0	37

Tithe Redemption Annuity :—Harkstead £2 18s. 2d.

Vacant Possession will be given on completion of the Purchase

The Purchaser shall pay, in addition to his purchase money, the amount of Tenant Right Valuation (if any) paid by the Vendor to the outgoing Tenant.

LOT 146

(Coloured Pink on Plan)

AN

ACCOMMODATION MEADOW

In the Village of Harkstead.

Lying at the rear of the Rose Inn, it comprises O.S. No. 253 (pt.), with an area of

3 r. 33 p.

(or thereabouts)

Tithe Redemption Annuity :—Harkstead 6s. 3d.

Vacant Possession will be given on completion of the Purchase

LOT 147

(Coloured Yellow on Plan)

AN

ACCOMMODATION FIELD

In the Village of Harkstead.

With a frontage to the road from Chelmondiston to Harkstead of about 1,000 feet, it comprises O.S. No. 261, with an area of

12 a. 2 r. 3 p.

Tithe Redemption Annuity :—Harkstead £3 15s. 3d.

Now in the occupation of Mr. E. J. Abbott, with other lands, Lot 149, under an agreement dated 26th May, 1933, on a yearly tenancy from 11th October, 1932, at an apportioned rental of

£10 per annum

LOT 148

(Coloured Pink on Plan)

A VALUABLE

ALLOTMENT FIELD

In Harkstead Village.

Situate at the junction of the Chelmondiston to Harkstead Road and the Village Street, it has a frontage to the former of about 300 feet, and to the latter, of about 340 feet.

It comprises O.S. No. 260, with an area in all of

3 a. 0 r. 7 p.

Tithe Redemption Annuity :—Harkstead 18s. 0d. Land Tax, 6s. 0d.

It is now let to various tenants at rentals amounting to

£6 per annum

LOT 149

(Coloured Mauve on Plan)

THREE ACCOMMODATION FIELDS

Situate in the Parishes of Harkstead and Holbrook.

Approached by a lane from the Chelmondiston to Harkstead road and also a right of way along the East side of O.S. No. 208 (part of Lot 133).

They comprise O.S. Nos. 269 and 274 in the Parish of Harkstead and Nos. 375 and 376 in the Parish of Holbrook, with an area in all of

46 a. 1 r. 12 p.

Tithe Redemption Annuity :—Holbrook £9 12s. 4d. ; Harkstead £3 2s. 11d.

Now in the occupation of Mr. E. J. Abbott, with other lands, Lot 147, under an agreement dated 26th May, 1933, on a yearly tenancy from 11th October, 1932, at an apportioned rental of

£30 per annum

LOT 150

(Coloured Mauve on Plan)

A UNIQUE SITE FOR THE ERECTION OF A HOUSE

COMPRISING

PARKLAND, WOOD AND LAKE

AND KNOWN AS

HOLBROOK GARDENS

Situate near the Village of Holbrook and in the Parishes of Holbrook and Freston.

It comprises:—

A PAIR OF BRICK BUILT AND THATCHED COTTAGES, each having **Five Rooms** and outside Washhouses, Closets and a pump from Well of water. An expanse of

UNDULATING, TIMBERED PARKLAND

of about **40 acres**, and **AN ARABLE FIELD OF 16 ACRES** giving access to Holbrook Village.

A LAKE OF 18 ACRES AND WOODLAND

The whole property comprises, in all,

171 a. 1 r. 29 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	A.	R.	P.		A.	R.	P.	
IN FRESTON:									
192A	Parkland	0	2	17					
192B	do.	1	0	30	182	Parkland	7	0	5
201	do.	0	1	36	183	do.	10	0	23
202	do.	2	1	3	197	Lake	17	2	5
203	do.	0	1	16	207		0	1	25
204	do.	0	1	27	198	Parkland	11	2	5
205	Pond	1	2	4	206		1	1	18
208	Woodland	1	3	30	199	Cottages	0	3	28
209	do.	26	3	8	200	Woodland	1	1	27
IN HOLBROOK:									
176	Arable Field	15	3	32	201	Pond	0	1	0
181	Parkland	11	1	33	202	do.	0	1	0
					203	do.	1	2	33
					204	Woodland	55	3	24
	ACRES ..	62	3	36		ACRES ..	171	1	29

Title Redemption Annuity:—Holbrook £17 9s. 7d.; Freston £7 15s. 10d. Land Tax, 8s. 0d.

The Woodlands and Lake are in hand, the Cottages are let respectively to a Service Tenant at an estimated rental of £5 4s. 0d. per annum, and to Mr. A. R. Mann at £5 4s. 0d. per annum, landlord paying Rates, and the Parkland and Field, of together 62 acres, to Mr. A. R. Mann, with other lands, Lots 156 and 160, at an apportioned rental of £40 (rising to £47 after Michaelmas, 1938), amounting in all to

£57 8s. 0d. per annum

The Samford R.D.C. and the owners of the Compasses Inn have an easement of discharge for sewage effluent into the ditch between O.S. Nos. 172 and 179.

LOT 151

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Situate in the Parish of Holbrook, near Holbrook Gardens.

Brick built and tiled, they each have **Five Rooms** and Pantry. *Outside*—Brick and tile Washhouses and Closet.

GARDENS AND WELL OF WATER.

They comprise O.S. No. 195, with an area of **1 r. 34 p.**, one being in the occupation of H. Southgate at £6 10s. 0d. per annum and one being let to Mr. H. W. Lewin at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Title Redemption Annuity:—Holbrook 1s. 6d. Land Tax, 9s. 0d.

LOT 152

(Coloured Blue on Plan)

A VALUABLE

ACCOMMODATION MEADOW

Situate in the Parish of Holbrook, near Holbrook Gardens.

At the junction of the Harkstead and Chelmondiston Roads, it is O.S. No. 194, with total road frontages of about 580 feet and an area of

2 a. 0 r. 17 p.

Tithe Redemption Annuity :—Holbrook 5s. 6d.

It is now in the occupation of Mr. A. Suckling, with other lands (Lots 153, 154 and 155) on a yearly tenancy at an apportioned rental of

£2 10s. 0d. per annum

LOT 153

(Coloured Brown on Plan)

A VALUABLE

CORNER BUILDING SITE

Situate in the Parish of Holbrook.

At a good elevation, commanding views over the River Stour and intermediate country, it comprises O.S. Nos. 190 and 190A, with total road frontage of about 800 feet and an area in all of

5 a. 1 r. 8 p.

Tithe Redemption Annuity :—Holbrook £1 10s. 0d.

It is now in the occupation of Mr. A. Suckling, with other lands (Lots 152, 154 and 155) on a yearly tenancy at an apportioned rental of

£4 per annum

LOT 154

(Coloured Pink on Plan)

A VALUABLE BLOCK OF

ACCOMMODATION LAND

Situate in the Village of Holbrook, opposite to Holbrook Gardens.

It lies between the roads from Holbrook to Harkstead and Chelmondiston, and comprises O.S. Nos. 163, 184, 185, 186 and 191, with a total area of

14 a. 1 r. 39 p.

Tithe Redemption Annuity :—Holbrook £3 15s. 1d.

No. 191 is in hand and is sold with **VACANT POSSESSION**, the remainder is in the occupation of Mr. A. Suckling, with other lands (Lots 152, 153 and 155) on a yearly tenancy at an apportioned rental of

£11 per annum

LOT 155

(Coloured Brown on Plan)

A VALUABLE

CORNER PLOT OF LAND

Situate in the Parish of Holbrook.

Lying at the junction of Holbrook Street with the road to Chelmondiston, it comprises O.S. No. 162, with frontages to the two of about 230 feet and 600 feet respectively, and an area in all of

4 a. 0 r. 9 p.

Tithe Redemption Annuity :—Holbrook £1 6s. 2d.

It is now in the occupation of Mr. A. Suckling, with other lands (Lots 152, 153 and 154) under an agreement dated 31st March, 1934, from 11th October, 1933, on a yearly tenancy at an apportioned rental of

£3 10s. 0d. per annum

LOT 156

(Coloured Pink on Plan)

AN

ACCOMMODATION MEADOW

In the Parish of Holbrook, near Holbrook Mill.

It comprises O.S. No. 100, with an area of

9 a. 0 r. 2 p.

Tithe Redemption Annuity :—Holbrook £2 6s. 8d.

It is now in the occupation of Mr. A. R. Mann, with other lands (Lots 150 and 160) at an apportioned rental of

£5 per annum

rising after Michaelmas, 1938, to £6 per annum.

LOT 157

(Coloured Blue on Plan)

A VERY VALUABLE

ALLOTMENT FIELD

Situate in the Village of Holbrook, lying round the Church.

Being O.S. No. 164, it has two frontages to Holbrook Street of about 300 feet and 220 feet respectively, and to the Harkstead Road of about 750 feet, with a total area of

8 a. 1 r. 26 p.

Tithe Redemption Annuity :—Holbrook £2 18s. 0d.

It is now let to various tenants at estimated rentals amounting to

£17 per annum

LOT 158

(Coloured Brown on Plan)

A BLOCK OF

ACCOMMODATION LAND

Situate in the Village of Holbrook.

Being O.S. Nos. 169 (pt.), 170 and 172, there is a road frontage to Holbrook Street of about 400 feet, to the Holbrook—Harkstead Road of about 450 feet, and an area in all of

10 a. 1 r. 26 p.

Tithe Redemption Annuity :—Holbrook £1 8s. 2d. Land Tax, £1 8s. 6d.

No. 169 (pt.) is in the occupation of Mr. A. Suckling at an apportioned rental of £3 10s. 0d. per annum. No. 170 is in the occupation of Messrs. Collinson at £6 per annum (both yearly tenancies), and No. 172, late in the occupation of Mr. Wm. Rowe, is sold with **VACANT POSSESSION**.

The Samford R.D.C. have constructed a septic tank on this Lot by arrangement with the owner as Tenants at will and shall have the right of access thereto for the purpose of maintenance.

LOT 159

(Coloured Brown on Plan)

A VALUABLE

ACCOMMODATION MEADOW

In the Village of Holbrook, opposite to the Rectory.

Being O.S. No. 177 and 191A, it has a road frontage of about 420 feet, an average depth of about 300 feet, and an area of

3 a. 1 r. 7 p.

Tithe Redemption Annuity :—Holbrook 15s. 11d.

It is now in the occupation of Mr. A. R. Jones under an agreement dated 17th June, 1922, from the 11th October, 1922, on a yearly tenancy, at

£7 per annum

LOT 160

(Coloured Pink on Plan)

A GOOD DAIRY FARM

KNOWN AS

GROVE FARM

In the Parishes of Freston, Holbrook and Woolverstone, about four miles from Ipswich.

It comprises :—

A FARM RESIDENCE

Red brick built with slate roof, having the following accommodation :—

On the Ground Floor—Dining Room, Drawing Room and Study, Kitchen, Housemaids' Pantry, Pantry and Scullery, Larder and Cellar.

On the First Floor—Six Bed and Dressing Rooms, Bathroom with bath and W.C.

Outside—A range of Outhouses.

GARDEN, KITCHEN GARDEN AND ORCHARD

Water supply by force pump from Well.

A COMPACT SET OF

FARM BUILDINGS

Comprise a brick built and tiled Granary, Churn House, Neat House for thirty cows, Mixing House, Root House, Grinding House with Granary over, Corn Barn, covered Yard, Stables with chaff and collar houses, Loose Boxes, Horse Yards and Open Sheds, Nag Stable and Coach-house. A detached timber and tiled range of Cart and Implement Sheds. A large timber and corrugated iron Implement Shed. A timber and corrugated iron range of Piggeries and Yard.

At a short distance is the old Farm House, brick, stud and plaster built, now in

THREE TENEMENTS

A small set of Buildings and Yard.

THE LAND

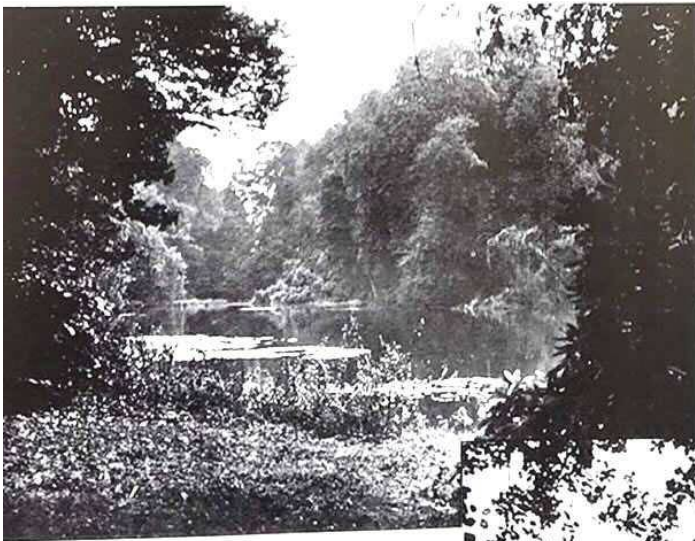
which lies conveniently round the premises, and bounded on the West by the Ipswich to Holbrook road, is a good mixed to light mixed soil, in large enclosures with a good proportion of grass, and comprises in all

339 a. 1 r. 8 p.

divided as shown by the following



HOLBROOK GARDENS
Lot 150



HOLBROOK GARDENS
Lot 150



THE LAKE, HOLBROOK GARDENS

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN FRESTON :					
149	Field	Arable	36	3	12
158	do.	do.	30	1	18
159	do.	do.	34	3	36
161	do.	do.	21	3	26
180	do.	do.	20	3	17
Woolverstone 66	do.	do.	0	0	32
181	do.	do.	17	3	31
Woolverstone 63	do.	do.	7	2	34
182	do.	do.	14	3	1
Woolverstone 62	do.	do.	5	3	30
189	Occupation Road	Site	0	1	35
190	do.	do.	16	3	29
Holbrook 180	Field	Arable	11	1	25
191	do.	do.	10	0	5
192	do.	do.	36	1	10
193	House and Garden	Site	0	3	35
194	Occupation Road	do.	0	1	8
195	Yards	do.	0	0	26
196	Buildings and Yards	do.	1	3	1
197	Paddock	Grass	5	1	28
197A	do.	do.	2	1	11
197B	do.	do.	1	2	22
198	Old Farmhouse	Site	0	3	4
199	Meadow	Grass	7	0	31
200	do.	do.	5	0	18
210	do.	do.	16	0	34
211	do.	do.	17	2	4
212	do.	do.	13	1	5
ACRES ..			339	1	8

SUMMARY OF CULTIVATION.

	A.	R.	P.
Arable	266	0	26
Grass	68	2	33
Sites	4	1	29
ACRES ..	339	1	8

SUMMARY OF PARISHES.

	A.	R.	P.
Freston	314	0	7
Woolverstone	13	3	16
Holbrook	11	1	25
ACRES ..	339	1	8

Tithe Redemption Annuity :—Freston £96 13s. 2d. ; Woolverstone £4 19s. 10d. ; Holbrook £2 19s. 10d.
Land Tax, £11 17s. 6d.

The Farm, with other land (Lots 150 and 156) is now in the occupation of Mr. A. R. Mann under an agreement dated 18th June, 1936, from 11th October, 1936, subject to two years' notice, at £250 for the first year, £300 the second year, and £350 thereafter. Apportioned rental of this lot 1937/1938,

£255 per annum

rising after Michaelmas, 1938, to **£297 per annum.**

LOT 161

(Coloured Brown on Plan)

A

DETACHED COTTAGE

Situate in the Parish of Freston, on the road from Ipswich to Holbrook, adjoining Latimer Cottages.

Brick built and slated, it has **Three Sitting Rooms, Scullery and Pantry, and Three Bedrooms.**

Outside—Closet, etc.

LARGE GARDEN

It is O.S. Nos. 153, 155 and 156, with an area of **2 r. 36 p.**, and is now in the occupation of James Howes at a rental of

£10 0s. 0d. per annum

Tenant paying Rates.

Tithe Redemption Annuity :—Freston 5s. 2d.

The owner and occupier of this Lot shall have the right to take water from the pump on the adjoining property (Lot 162) on payment of one-fourth of the cost of upkeep thereof.

LOT 162

(Coloured Blue on Plan)

A RANGE OF THREE COTTAGES

Adjoining the above and known as Latimer Cottages.

Brick built and tiled, each has **Four Rooms**. *Outside*—A range of Washhouse, Sheds and Closets.

GARDENS AND PUMP FROM WELL OF WATER.

They comprise O.S. No. 154, with an area of **1 r. 24 p.**, and are let to Mr. A. R. Mann at £5 4s. 0d. per annum each, amounting to

£15 12s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Freston 2s. 10d.

The owner and occupier of the adjoining property (Lot 161) shall have the right to take water from the pump on this Lot on payment of one-fourth of the cost of upkeep thereof.

LOT 163

(Coloured Blue on Plan)

A USEFUL CORN AND STOCK FARM

KNOWN AS

WHITEHOUSE FARM

WOOLVERSTONE

Situate in the Parishes of Woolverstone, Holbrook and Chelmondiston, and about four miles from Ipswich.

It comprises :—

A FARM RESIDENCE

brick built with slated roof, having the following accommodation :—

On the Ground Floor—Dining Room, Drawing Room, Breakfast Room and Office, Kitchen, Pantry, Scullery and Dairy.

On the First Floor—Six Bed and Dressing Rooms, Bathroom and W.C. *On the Second Floor*—Two Attics.

Outside—A range of Outhouses and W.C.

GARDENS AND TENNIS COURT

The water supply is from the Estate.

THE EXCELLENT AND COMPACT

FARM BUILDINGS

principally brick built and tiled, comprise :—A range of Garage and Loose Boxes ; a fine double-span covered Bullock Yard with central feeding passage, two Loose Boxes, a timber built Chaff Barn. A second covered Bullock Yard with central feeding passage, and a 3-bay enclosed Shed. Engine House and Corn Barn. A double Stable, Horse Yards and three Sheds. A 6-bay Cart Lodge and two Implement Houses. A Loose Box and Granary over, and an Engine Room.

THE LAND

the major portion of which abuts on good roads, is a productive mixed soil and comprises, in all,

366 a. 2 r. 3 p.

divided as shown by the following

SCHEDULE

O.S. NO.	DESCRIPTION	CULTIVATION	A.	R.	P.
IN WOOLVERSTONE :					
39 pt.	Gardens	Site	1	0	30
41	Field	Arable	7	3	17
79			4	1	33
42	do.	do.	14	1	4
45	do.	do.	16	0	13
46	do.	do.	45	0	16
53	Meadow	Grass	3	2	11
54	do.	do.	0	2	17
55	do.	do.	4	1	38
56	do.	do.	2	3	2
57	Buildings and Yards	Site	1	1	5
59	House and Garden	do.	0	2	23
60	Field	Arable	23	1	1
60B	do.	do.	3	2	28
64	do.	do.	8	3	33
68	do.	do.	17	0	30
72	do.	do.	20	3	21
124	Meadow	Grass	4	1	8
126	Field	Arable	25	2	18
215			0	0	35
127	do.	do.	12	3	7
80	do.	do.	3	2	32
127A	Part Bylam Wood	Wood	2	2	6
80A			0	0	4
128	Part Bylam Wood	Wood	10	0	31
81			3	1	26
Do. 91A	Field	Arable	0	2	35
130	Field	Arable	25	1	23
216			0	0	31
134	do.	do.	19	1	6
91	do.	do.	14	1	39
IN FRESTON :					
184	Meadow	Grass	16	0	35
213 pt.	Field	Arable	16	2	33
213 pt.	Pasture	Grass	9	0	0
213A	do.	do.	0	2	27
217	Field	Arable	25	2	22
212			0	1	13
ACRES ..			367	2	33

SUMMARY OF CULTIVATION.

	A.	R.	P.
Arable	306	0	15
Grass	41	2	18
Wood	16	3	22
Sites	3	0	18
ACRES ..	367	2	33

SUMMARY OF PARISHES.

	A.	R.	P.
Woolverstone	271	2	15
Freston	68	3	36
Chelmondiston	26	3	9
Holbrook	0	1	13
ACRES ..	367	2	33

Tithe Redemption Annuity :—Woolverstone £83 11s. 4d. ; Freston £20 17s. 7d. ; Chelmondiston £7 9s. 9d.
Land Tax, £4 1s. 6d.

The Farm, comprising **350 a. 3 r. 11 p.**, is let to Mr. G. E. Stennett under an agreement dated 7th July, 1933, from 11th October, 1933, subject to two years' notice, at

£350 per annum

The Woods, comprising **16 r. 3 a. 22 p.**, are in hand.

LOT 164

(Coloured Brown on Plan)

A DETACHED

PAIR OF COTTAGES

Situate in the Parish of Woolverstone, near Whitehouse Farm.

They are brick built and tile, each having **Five Rooms**. *Outside*—Washhouses and Closets.

GOOD GARDENS

Water supply from the Estate.

They comprise O.S. Nos. 186 and 60A, with an **area of 2 r. 35 p.**, and are now let to Mr. G. E. Stennett at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 4s. 6d.

LOT 165

(Coloured Brown on Plan)

A BLOCK OF

THREE COTTAGES

Situate in Harkstead Lane.

A Pair are brick built and slate, having **Five Rooms** each. *Outside*—Washhouse and Closet.

A Single Cottage, stud and plaster built and tiled, has **Four Rooms**. *Outside*—A Washhouse, Shed and Closet.

GOOD GARDENS

Water supply from the Estate.

They comprise O.S. No. 61, with an area of 2 r. 15 p., one being let to Mr. G. E. Stennett at £6 10s. 0d. per annum and two in the occupation of C. Damant and J. Rush at £6 10s. 0d. and £5 4s. 0d. respectively, amounting to

£18 4s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 4s. 5d. Land Tax, 12s. 2d.

LOT 166

(Coloured Pink on Plan)

A DETACHED

PAIR OF COTTAGES

Situate in Harkstead Lane.

Brick built and slate, each has **Five Rooms**. *Outside*—Outhouses and Closets.

GOOD GARDENS

Water supply from the Estate.

They comprise O.S. No. 71 (pt.), with an area of 2 r. 16 p., and are let to Mr. G. E. Stennett at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 4s. 9d. Land Tax, 7s. 6d.

LOT 167

(Coloured Brown on Plan)

A

PAIR OF COTTAGES

Situate in the Parish of Holbrook on the road leading from Red House to Whitehouse Farms, near Bylam Lane.

Brick built and tiled, each has **Five Rooms**. *Outside*—Washhouses and Closets.

GARDENS AND WELL OF WATER.

They are O.S. No. 213, with an area of 1 r. 31 p., one being in the occupation of W. J. Lambert and one let to Mr. H. W. Lewin at £6 10s. 0d. per annum each, amounting to

£13 per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Holbrook 2s. 5d. Land Tax, 9s. 0d.

LOT 168

(Coloured Brown on Plan)

A DETACHED

PAIR OF COTTAGES

Situate in **Harkstead Lane**, adjoining Lot 166.

They are brick built and tiled, each having **Three Rooms**. *Outside*—Leanto Washhouses, Sheds and Closets.

LARGE GARDENS

Water supply from the Estate.

They comprise O.S. Nos. 70 and 71 (pt.), with an **area of 1 r. 27 p.**, one being let to Mr. G. E. Stennett and one in the occupation of C. J. Scott at *£5 4s. 0d.* per annum each, amounting to

£10 8s. 0d. per annum

Landlord paying Rates.

Tithe Redemption Annuity :—Woolverstone 2s. 0d. Land Tax, 7s. 6d.

LOT 169

THREE

ENFRANCHISEMENT RENTCHARGES

amounting to a total of

£39 11s. 4d. per annum

Secured on lands in the Manor of Holbrook. Payable by the Greenwich Hospital Estate.

CONDITIONS OF SALE

1. Save in so far as the same are excluded by or are inconsistent with the following Special Conditions or the special provisions numbered 1-10 inclusive, the General Conditions of 1925 (1934 Edition) shall apply to any sale.
2. The Auctioneers are Messrs. Leslie, Marsh & Co., whose office is at 344, Kensington High St., London, W.14, and Messrs. Garrod, Turner & Son, whose office is at 1, Old Butter Market, Ipswich.
3. The Vendor's Solicitors are Messrs. Saxton & Morgan, of 31, Welbeck Street, London, W.1.
4. The date for completion of any sale shall be as follows :—
 - (a) As to Lots 1, 2 and 7, the 1st February, 1938, and as to Lots 4, 5, 6, 7A, 8, 9, 10 and 38 on 11th October, 1938.
 - (b) As to Lots 11 - 20 inclusive, the 2nd February, 1938.
 - (c) As to Lots 21 - 30 inclusive, the 3rd February, 1938.
 - (d) As to Lots 31 - 37 inclusive, and 39 and 40, the 4th February, 1938.
 - (e) As to Lots 41 - 53 inclusive, the 7th February, 1938.
 - (f) As to Lots 54 - 66 inclusive, the 8th February, 1938.
 - (g) Thereafter as to 10 consecutive Lots on each successive day except Saturdays and Sundays.
 - (h) As to Lot 3, on the 6th April, 1938.The engrossment of each Conveyance shall be delivered to the Vendor's Solicitors not later than the 28th January, 1938, except Lots 3, 4, 5, 6, 7A, 8, 9, 10 and 38.
5. The title to the property shall commence with an Indenture (being a Resettlement) dated the 12th January, 1893, made between Charles Hugh Berners of the first part, John Anstruther Berners of the second part and the Reverend Arthur Maude and George Berners Ruck Keene of the third part.
6. Any purchaser shall be entitled (at his own expense) to a statutory declaration by Mark Snell, of Woolverstone, the resident agent of the Vendor, that the Lot or Lots sold to him has or have been held and enjoyed in accordance with the documents of title for upwards of thirty-six years or he may inspect at the office of the Vendor's Solicitors a statutory declaration by the said Mark Snell that the estate as a whole has been so held and enjoyed for such period. Save as aforesaid no purchaser shall require any evidence of the identity of any Lot with the property comprised in the documents of title or any part thereof, nor shall any objection be taken or requisition made solely on the ground that the identification of the property or any Lot in the documents of title is insufficient.
7. The aforesaid Resettlement dated the 12th January, 1893, is supplemental to an Indenture dated 22nd April, 1864, and to an Indenture dated 27th June, 1892, and recites and is supplemental to an Indenture dated the 18th June, 1867, made between Charles Hugh Berners of the first part, Mary Anstruther of the second part, Alexander Kinlock and Ralph Dalryell of the third part and the Reverend Benjamin Ruck Keene and Henry Frederick Howard of the fourth part, whereby the said Charles Hugh Berners charged a jointure and certain portions upon a part of the settled property. The said jointure never became payable and the said portions have long since been discharged. No purchaser shall require production or an Abstract of the said Indentures dated 22nd April, 1864, and 27th June, 1892, or of the said Indenture dated the 18th June, 1867, nor make any requisition thereon nor shall require any evidence relating to the jointure or portions charged by the said Indenture dated 18th June, 1867, or chargeable under the said Indenture dated 22nd April, 1864, but every purchaser shall assume without inquiry or requisition that all powers, charges, uses and trusts subsisting or created or having effect under the said Deeds dated the 22nd April, 1864, the 18th June, 1867 or the 27th June, 1892 or otherwise in priority to the aforesaid Resettlement dated the 12th January, 1893, have determined.
8. The Vendor is selling as tenant for life under the aforesaid Resettlement and/or a Compound Settlement constituted by the said Resettlement and any instruments subsequent thereto in date or operation. George Cargil Todd, of Dean Farm, Oaksey, Wilts., and John Hammon Paine, of Falmouth Cottage, Newmarket, Suffolk, are the present Trustees of the said Resettlement and Compound Settlement for the purposes of the Settled Land Act, 1925, and all payments of deposit and purchase money are made to the above-mentioned Auctioneers and Solicitors as agents for them.
9. (1) The property and each Lot is sold subject to and with the benefit of the Leases, Tenancies and Agreements, particulars of which are set out in the Particulars of Sale and the Provisions of Clause 21 of the General Conditions of 1925 (1934 Edition) shall apply thereto. No purchaser shall require any evidence of the rent payable under or other conditions of any lease or tenancy not the subject of a written agreement other than such as the Vendor may be able to supply.
(2) The allowances and deductions presently subsisting under the said leases, tenancies and agreements as set out in the Particulars are believed to be accurate but no error, inaccuracy or omission therein or therefrom shall annul any sale or entitle any purchaser to any compensation or claim for damages.
10. Each Lot is sold subject to the rights of any person or authority as presently subsisting to maintain posts, stays, telephone and other wires and pipes thereon. The Vendor shall not be required to supply details beyond such as appear in the Particulars of such rights or of the agreements (if any) under which the same exist and no requisition or objection shall be made or raised by any purchaser relative to such matters.
11. Where any Lot is sold subject to or with the benefit of any right of way or any right to draw water or any other easement or similar right in favour of or over any other Lot, the form of grant or reservation to be inserted in the respective conveyances of such Lots shall in default of agreement between the purchasers of the dominant and the servient Lot be determined by the Vendor's Solicitors as Arbitrators and as so determined shall be binding on each such purchaser.
12. A resolution to adopt a draft planning Scheme and a draft Scheme map under the Town and Country Planning Act, 1932, regarding (*inter alia*) the property comprised in the sale was passed on the twentieth day of December, 1935, by the Town Planning Authority. The property is sold with notice that it is subject to the said resolution and to the provisions of any scheme, development, order or restrictions which may come into force concerning the property or any part thereof whether before or after completion, and if and so far as the Vendor shall before completion incur any liability thereunder the provisions of Clause 20 of the General Conditions of 1925 (1934 Edition) shall apply thereto notwithstanding that the Vendor may have had notice of such liability or any requirement or demand in connection therewith before the date of sale.
13. The documents of title to be abstracted will all be retained and the Settled Land Act Trustees will give the usual acknowledgment in respect thereof. All counterpart leases, agreements and other documents relating solely to any Lot or to any group of Lots purchased by a single purchaser will be handed over to such purchaser. All such counterpart-leases, agreements and other documents relating to Lots sold to different purchasers and not to any land retained by the Vendor shall be applied as set out in Clause 30 of the General Conditions of 1925 (1934 Edition)

AGREEMENT

I, _____
of _____
do hereby acknowledge myself to be the Purchaser of Lot _____ of the Property
described in the within Particulars for the sum of £ _____

_____ and having paid to the Agents, MESSRS. LESLIE, MARSH & Co., the sum of £ _____
_____ as a deposit and in part payment of the Purchase-money, I hereby agree to pay the remainder of
Purchase-money and in all respects complete the Purchase according to the Particulars, Provisions, Conditions
of Sale, and Revision Notes (if any).

AS WITNESS my hand this _____ day of _____ 1937.

Purchase-money	£	:	:
Deposit	£	:	:

Balance	£	:	:

As Agents for the Vendor, GEOFFREY HUGH BERNERS and the SETTLED LAND ACT TRUSTEES, we hereby
confirm this Sale, and ~~as Stakeholders~~, acknowledge the receipt of the said deposit.

*I {do not desire
{desire to purchase the timber at a valuation in accordance with special Provision No. 7.

*Cross out the words not required.

Abstract of Title to be sent to _____
