

By Direction of His Grace the Duke of Beaufort

The
Stoke Gifford Estate
Gloucestershire

Solicitors.
Messrs Rooper & Whately,
17 Lincolns Inn Fields,
London WC.

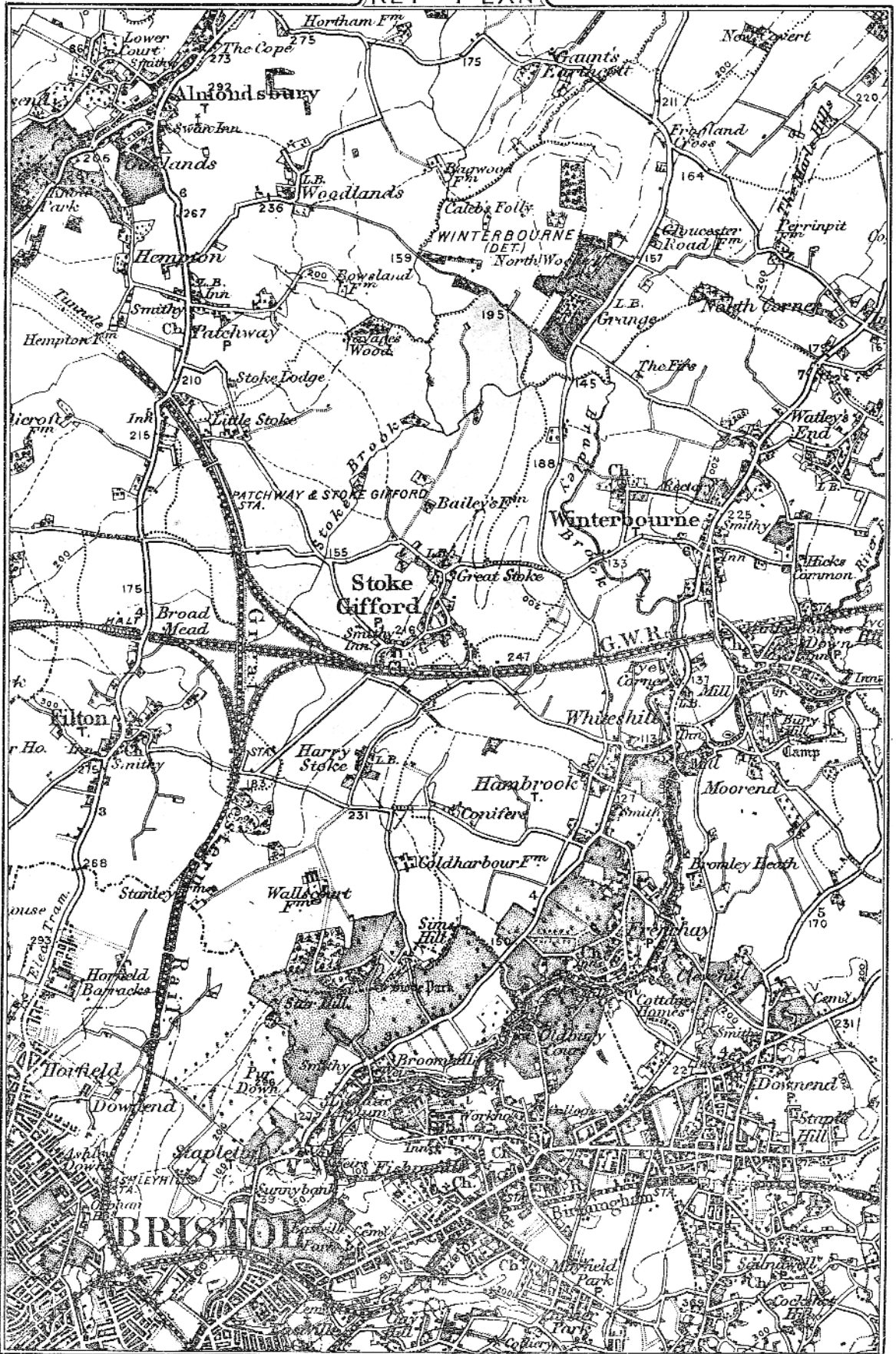
Auctioneers.
Messrs Moses Smith & Sons,
42 Baldwin Street,
Bristol .

Land Agent,
Wilfrid Markham Esq.
Estate Offices.
Badminton.

LAVARS & CO LTD LITHOGRAPHERS & PRINTERS BRISTOL

Note this is not the original cover but a reconstruction of the text

KEY PLAN



By direction of His Grace The Duke of Beaufort.

The Stoke Gifford Estate,

GLOUCESTERSHIRE.

PLANS, PARTICULARS and CONDITIONS OF SALE

OF THE VALUABLE

FREEMOLD PROPERTY

containing over **2,300** ACRES,

Situate on the outskirts of Bristol, the Filton and Patchway Stations (G.W.R.) being on the Estate, and Motor Buses pass along South and West of the Property, which comprises practically the whole Parish of Stoke Gifford, including the following

VALUABLE DAIRY FARMS

Walls Court, Stanley, Harry Stoke, Little Stoke, Bailey's, Cold Harbour, Court & Knightwood.

SEVERAL SMALL HOLDINGS of from **4** to **50** Acres each.

The Fully-Licensed Inn, called "The Beaufort Arms,"

And Various **HOUSES** and **COTTAGES**, producing together a total Annual Rental of

£2,920 (or thereabout),

WHICH WILL BE SOLD BY AUCTION BY

MOSES SMITH & SONS

AT THE

GRAND HOTEL, BROAD STREET, BRISTOL,

On THURSDAY, NOVEMBER 4th, 1915.

At **TWO p.m.** precisely.

Plans, Particulars and Conditions of Sale may be obtained of the Auctioneers, 42, Baldwin Street, Bristol; of

or of Messrs. **ROOPER & WHATELY**, Solicitors, 17, Lincoln's Inn Fields, London, W.C.
WILFRID MARKHAM, Esq., Estate Offices, Badminton.

General Remarks & Stipulations.

- 1.—The Tenure of the Property is Freehold.
- 2.—The Plans are prepared and the quantities taken from the Ordnance Survey of Great Britain. They are believed to be correct, but their accuracy is not guaranteed, but shall be accepted as correct both by Vendor and Purchasers, and no error, omission, or mis-statement therein or in the following Particulars shall annul the Sale or entitle either party to compensation.
- 3.—Each Lot is sold subject to all Rights of Way, Rights of Water and Drainage, and Easements of every description that may affect the same (including existing Occupation Ways, Methods of Water Supply and Drainage, or other users of a similar nature now used or enjoyed by the Vendor and his Tenants respectively) in respect of any other Lot, and to all existing Tenancies and Rights of Off-going Tenants, and the Purchasers are to be deemed to have notice thereof whether mentioned in these Particulars or not. The Leases or Agreements, when in writing, or Copies thereof, will be produced at the time of Sale, and may be inspected by appointment at the Office of the Vendor's Solicitors. Each Purchaser, whether availing himself of the opportunity of inspection or not, shall be deemed to have notice of the Tenancy affecting the Lot or Lots purchased by him.
- 4.—The Vendor reserves the right to alter the construction or rotation of any of the Lots, to put two or more together, or to withdraw any or all of them from Sale without declaring the Reserve price.
- 5.—The Tithe-Rent Charge stated upon the several Lots is according to the averages for the present year, and the Land Tax paid for the past year on the whole Property has amounted to the sum of £123 8s. 3d.
- 6.—Where the value of the Timber is set out in the Particulars upon any Lot or Lots the same shall be paid for by the Purchaser, in addition to the amount of his bidding, as part of his purchase money.
- 7.—The Purchaser of Lot 1 must provide and maintain an efficient fence dividing this Lot from Lot 2 at the point marked A to B on the Plan.
- 8.—Should any dispute arise between the Vendor and the Purchaser or Purchasers, or between Purchasers, as to the boundary of any Lot or Lots, or as to the interpretation of any part of the Particulars or Plans, the matter in dispute shall be referred to the Arbitration of the Auctioneers, whose decision shall be conclusive and binding on all parties, and who shall also decide how the cost of such reference shall be borne.
- 9.—The Gateways between any Lot or Lots under one holding which has been divided shall belong to the Purchaser of the field to whom the fence or hedge belongs, and such owners of the fence shall stop the same.
- 10.—Where two or more Lots or portions of Lots are now held by one Tenant the Rent has been divided by way of apportionment for the purpose of the Sale, as set out in the Particulars, but the consent of the Tenants to such apportionment shall not be required, nor shall any legal apportionment or indemnity be required.
- 11.—The Water Supply to the Farm Houses and Cottages is obtained from the West Gloster Water Company.

Purchasers may pay the purchase money of any Lot or Lots realising separately or in the aggregate £1,000 or upwards, by deferred instalments, free of mortgage charges, as provided by Condition 27.

PARTICULARS.

THE Stoke Gifford Estate

COMPRISES PRACTICALLY THE

Entire Parish of STOKE GIFFORD

With some portion situate at Filton, Patchway and Winterbourne,

AND INCLUDES

Eight Valuable DAIRY FARMS,

Several Small Holdings, Houses, Cottages and a Fully-licensed Inn,

AND CONTAINS OVER

2,300 Acres

PRODUCING A TOTAL ANNUAL RENTAL OF

£2,920

(or thereabout).

The Estate is most advantageously situate in a highly-favoured Agricultural District, and has been maintained at a very high level. Most of the Farmhouses are superior Residences and the Buildings modern, ample, and in excellent condition.

The Farms are intersected by good roads and have exceptional Railway facilities, being close to the City of Bristol, with easy access to good Markets, and some portion of the Estate possesses considerable prospective Building Value.

SUMMARY OF ESTATE (Lots 1 to 70).

Lot	Description.	Tenant.	Quantity.	Rental.	Remarks.
			a r p	£ s d	
1	Walls Court	Messrs. G. W. & A. E. Mortimer and Mr. J. P. Parker	315 0 22	421 0 0	Apportioned and estimated
2	Stanley	Messrs. G. W. & A. E. Mortimer	108 1 3	140 0 0	Ditto
3	Accommodation Land	Mrs. Pursey	42 0 16	44 0 0	Actual
4	Coldharbour Farm	Mr. J. P. Parker	113 1 29	157 0 0	Apportioned
5	Arable Land	Bristol Corporation	40 1 13	125 10 6	Actual
5A	Woodland	In hand	2 3 27	5 0 0	Estimated
6	Arable Land	Bristol Corporation	25 0 38	78 10 6	Actual
7	Pasture Land	C. B. Hare, Esq., and others (Trustees of Queen Elizabeth's Hospital)	4 3 17		Nominal
8	Harry Stoke Farm	Mr. Charles Bridgman, etc. ...	154 3 38	228 10 0	Apportioned
9	Pasture and Arable Land ...	Ditto	20 1 14	25 0 0	Ditto
10	House and Garden	Mr. William Lloyd	0 3 17	15 0 0	Estimated
11	Three Cottages and Gardens ...	Mr. E. Meyrick, etc.	0 2 19	12 0 0	Actual and apportioned
12	Two Cottages and Gardens ...	Mr. F. Curtis and Mr. G. Oakhill	0 3 13	20 0 0	Actual
13	Arable Land	Mr. Charles Bridgman... ..	1 3 17	2 10 0	Apportioned
14	Pasture Land	Ditto	1 1 19	2 0 0	Ditto
15	Pasture and Arable Land ...	Ditto	33 3 5	35 0 0	Ditto
16	Ditto	Ditto	37 2 15	30 0 0	Ditto
17	Pasture or Building Land ...	Ditto	12 2 4	21 0 0	Ditto
18	Pasture	Ditto	7 0 24	7 0 0	Ditto
19	The Court Farm	Mr. Thomas Pearce	267 0 25	392 0 0	Ditto
20	Desirable Small Holding ...	Ditto	36 0 9	50 0 0	Ditto
21	Silverdale House	Mr. T. T. Shaw	0 2 32	25 0 0	Actual
22	Accommodation Land	Mr. H. Lavis	5 3 12	12 0 0	Ditto
23	The Beaufort Arms	The Ashton Gate Brewery Co.	0 1 24	5 0 0	Ditto
24	House and Large Garden ...	Mr. Geo. Taylor	0 2 8	15 0 0	Ditto
25	Pair of Cottages	Mrs. Nurse and Miss Taylor ...	0 0 26	9 0 0	Ditto
26	A Walled-in Garden	Mrs. Nurse, etc.	0 2 19		Nominal
27	Two Cottages and Gardens and Smith's Shop	Representatives of Mr. Thomas Iles	0 2 2		Ditto
28	A Cottage and Garden	Mr. H. Powell	0 0 30	5 0 0	Actual
29	A Cottage and Storehouse ...	Mr. A. Meyrick, etc.	0 2 32	5 0 0	Ditto
30	A Cottage and Large Garden ...	Mr. W. Barton	0 3 10	6 0 0	Ditto
31	A Fee-Farm Rent	Rev. Geo. Jarman and others ...	0 0 31	5 0 0	Ditto
32	A Cottage and Garden	Chief Constable of Gloucestershire	0 0 39	15 0 0	Ditto
33	Piece of Garden Ground ...	Mr. T. Wigmore	0 0 28	1 0 0	Apportioned
34	Beaufort House	Mr. R. H. Powell	0 3 31	5 0 0	Actual
35	A Small Holding	Mr. E. C. Hopton	2 2 29	7 0 0	Ditto
36	Cottage and Two Pieces of Garden	Mrs. L. Winstone	0 1 9	4 0 0	Ditto
		CARRIED FORWARD ...	1,242 1 26	1,930 1 0	

SUMMARY OF ESTATE (Lots 1 to 70)—continued.

Lot	Description.	Tenant.	Quantity.	Rental.	Remarks.
		BROUGHT FORWARD ...	^a 1,242 ^r 1 ^p 26	[£] 1,930 ^s 1 ^d 0	
37	A Cottage and Garden ...	Mrs. W. Meyrick ...	0 2 10	4 0 0	Actual
38	Piece of Garden Ground ...	Mr. J. Wicks ...	0 0 25	1 0 0	Apportioned
39	An Orchard ...	Mrs. Fredk. Phillips ...	0 2 23	2 0 0	Actual
40	Cottage and Large Garden ...	Mr. E. C. Hopton ...	0 3 31	15 0 0	Ditto
41	Piece of Pasture Land ...	Mr. F. Whiting ...	0 2 25	2 0 0	Ditto
42	Two Cottages and Gardens ...	Miss S. J. Taylor and Mr. T. Pullen	1 0 13	10 0 0	Ditto
43	Three Cottages and Gardens ...	Mr. O. Wigmore, etc. ...	0 2 19	17 0 0	Actual and apportioned
44	Piece of Garden Ground ...	Mrs. Fredk. Phillips ...	0 0 18		Nominal
45	A Cottage and Garden ...	Mr. F. Whiting ...	0 2 6	4 0 0	Actual
46	A Small Holding ...	Mrs. F. Phillips ...	2 2 13	6 0 0	Ditto
47	A Cottage and Garden ...	Mr. C. Bridgman ...	0 1 16	7 0 0	Apportioned
48	Three Cottages and Gardens ...	Mr. T. Wigmore, etc. ...	0 2 11	15 0 0	Actual and apportioned
49	A Cottage and Garden ...	Mr. E. Pursey ...	0 1 16	7 0 0	Apportioned
50	Two Cottages and Gardens ...	Mr. B. Webb, etc. ...	0 2 25	9 0 0	Actual
51	A Cottage and Large Garden ...	Mr. J. Powell ...	1 0 14	8 0 0	Ditto
52	Piece of Pasture Land ...	Miss J. Nippres ...	0 1 33	1 0 0	Ditto
53	A Cottage and Garden ...	Ditto ...		6 0 0	Ditto
54	Ditto ...	Mr. George Dent ...	1 0 15	8 0 0	Ditto
55	Piece of Pasture Land ...	Mr. A. H. Beauchamp...	1 0 27	3 0 0	Apportioned
56	Two Cottages and Large Garden	Mr. H. L. Goodyer ...	0 2 1	6 10 0	Actual
57	A Cottage and Garden...	Mr. A. Webb ...	0 1 38	6 0 0	Ditto
58	Pair of Cottages and Gardens...	Messrs. F. and C. R. Preater...	0 3 8	12 0 0	Ditto
59	Three Cottages with Gardens ...	Miss R. Neale, etc. ...	0 3 33	14 11 0	Ditto
60	A Cottage with Large Garden ...	Mr. E. Pursey ...	0 3 4	6 0 0	Ditto
61	Piece of Allotment Ground ..	Various ...	5 3 26	21 10 6	Ditto
62	Arable Land ...	Mr. A. H. Beauchamp ...	15 1 2	14 0 0	Apportioned
63	Knightwood Farm ...	Ditto ...	103 3 15	91 0 0	Ditto
64	Bailey's Court ...	Mr. E. Pursey, etc. ...	386 1 16	238 0 0	Apportioned and estimated
65	Several Pieces of Pasture Land	Ditto ...	56 3 33	34 0 0	Apportioned
66	Little Stoke Farm ...	Mr. E. K. Davis ...	434 0 19	315 0 0	Ditto
67	Pasture and Arable Land ...	Ditto ...	15 0 5	25 0 0	Ditto
68	Small Holding ...	Ditto ...	4 1 2	15 0 0	Ditto
69	Accommodation Land ...	Ditto ...	24 1 30	50 0 0	Ditto
70	A Cottage and Garden ...	Mr. Edward Croker ...	0 2 5	10 0 0	Actual
TOTAL A.			2306 1 3	£2913 12 6	

The value of the Timber on the Lots on which it has been valued is £2,163 (see General Remarks and Stipulations).

LANDLORD'S OUTGOINGS (LOTS 1 to 70):—

Tithe Rent Charge, value 1915 ...	£51 6 7
Land Tax (new assessment) ...	123 8 3
TOTAL ...	£174 14 10



Lot 1. WALLS COURT FARM RESIDENCE, STOKE GIFFORD.

Lots 1 and 2 will be offered together.

Lot 1.

ALL THAT ATTRACTIVE AND

Valuable Dairy Farm

Known as

WALLS COURT

Comprising an

Exceptionally-good FARM RESIDENCE

With Modern Well-arranged

FARM BUILDINGS and COTTAGES

And numerous

PIECES of RICH PASTURE and ARABLE LAND,

Situate in the Parish of STOKE GIFFORD,

Containing a total area of

315a Or 22p

(MORE OR LESS)

Let to Messrs. G. W. & A. E. Mortimer and Mr. J. P. Parker on Lady-day Tenancy Agreements.

Rents as apportioned, Messrs. G. W. & A. E. Mortimer £362, Mr. J. P. Parker £49.

Woodlands (estimated rental value), £10.

SCHEDULE.

No. on Plan.	Description.	Quantity.		
		A.	R.	P.
301	Arable	7	3	31
302	Pasture	10	0	7
303	Pasture	21	2	1
Pt. 256	Pasture	16	1	36
262A.	Pasture	17	0	23
281	Arable	9	1	38
298	Pasture	9	2	37
299	Pasture	0	0	23
262	Pasture	18	1	3
317	Pasture	5	0	16
319	Pasture	6	2	28
300	Pasture	33	3	32
311	Pasture	2	0	18
312	Pasture	2	2	1
313	Pasture	1	1	38
318	Pasture	0	1	17
320	Pasture	22	1	11
314	Pasture	21	3	36
322	Pasture	17	0	28
321	Sheds and Yard	0	1	1
335	Pasture	4	0	20
320A.	Roadway	0	0	6
329	Roadway	0	2	11
325	Arable	27	3	5
263A.	Arable	10	2	0
263	Arable	27	2	23
259	Splatts Abbey Wood	4	0	2
Pt. 328	Long Wood	7	2	23
Pt. 330	Hermitage Wood	8	0	27
		A. 315	0	22

*Withdrawn at
£11950 with
Stanley Farm*

The RESIDENCE contains :

ENTRANCE HALL, DRAWING ROOM, DINING ROOM,

Breakfast Room, Servants' Room, Kitchen, Larder, Boxroom and Offices,

SEVEN BED and DRESSING ROOMS,

BATH ROOM,

With Principal and Secondary Staircases, and in the Basement good Cellarage.

Near the RESIDENCE is a good

Bailiff's HOUSE and TWO COTTAGES.

The FARM BUILDINGS include :

Large CATTLE SHED with 77 separate Stalls,

Seven Loose BOXES for Cattle,

With Enclosed Yards, Chaff House, Barn, Granary,

Large ROOT SHED, 62 yards by 7 yards,

Engine House, Cheese Room, Dairy,

STABLING for Ten Horses,

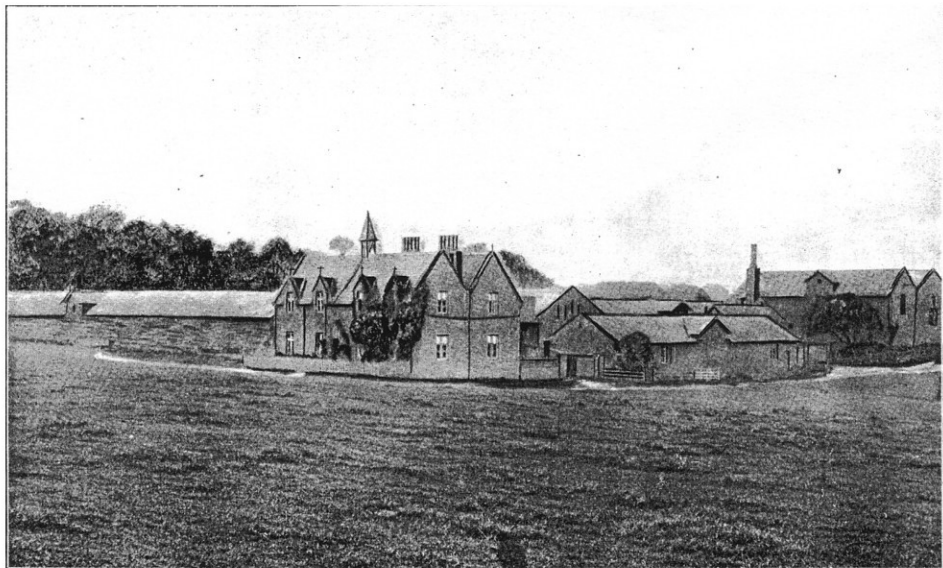
Harness Room, Coach House, Two Large Straw Sheds and a Weighbridge.

The Farm lies in a ring fence within a short distance of Bristol, practically adjoining Filton Station, and the Motor Buses pass on the Southward side of the Farm.

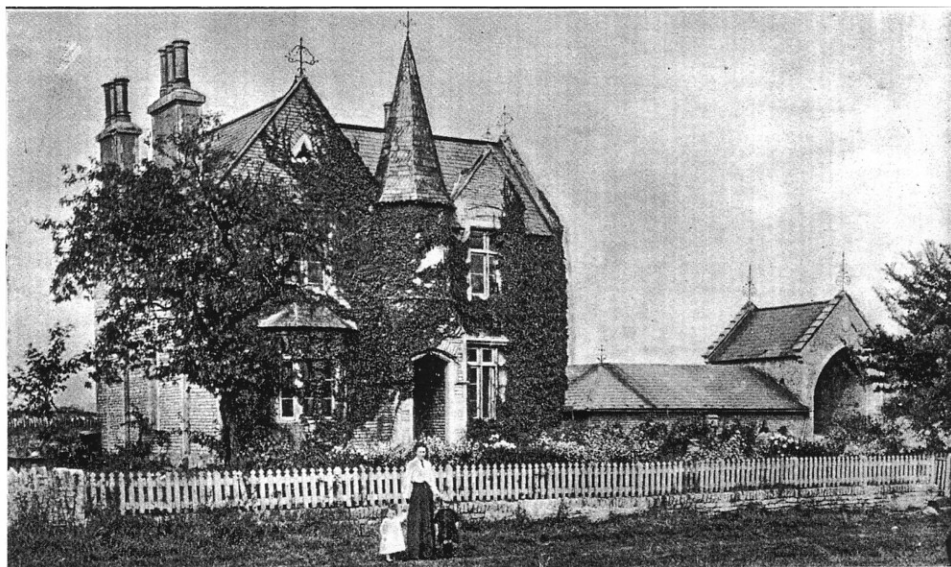
Tithe Rent Charge, £11 12s. 6d.

Timber, £550.

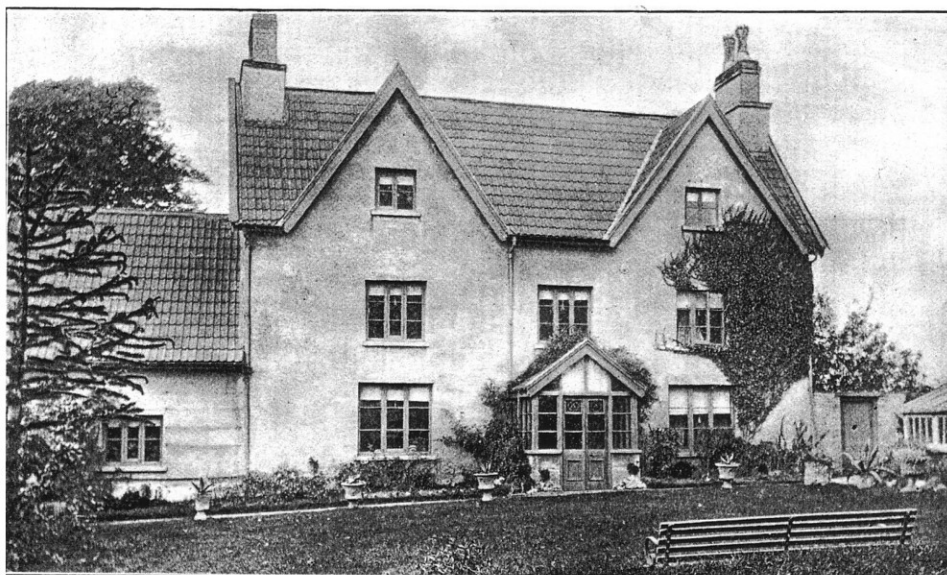
The Purchaser shall take from the Tenants entitled thereto the fixed Steam Engine and Boiler with Shafting and Machinery attached thereto, at the value thereof to be determined by one or more disinterested persons, to be mutually chosen for that purpose.



Lot 1. BAILIFF'S HOUSE and FARM BUILDINGS, Walls Court Farm.



Lot 2. STANLEY FARMHOUSE.



Lot 4. COLD HARBOUR FARM.

Lot 2.

A Desirable SMALL FARM

CALLED

STANLEY FARM

Situate in the Parishes of STOKE GIFFORD and FILTON, adjoining Lot 1,

COMPRISING A

Medium-sized FARMHOUSE with Farm Buildings & Three Cottages

NEAR THERETO, AND

Several Pieces of PASTURE, ARABLE and WOODLAND,

CONTAINING TOGETHER A TOTAL AREA OF

108a 1r 3p (more or less.)

Let to Messrs. G. W. and A. E. Mortimer, with Lot 1, on a Lady-day Tenancy Agreement.

Rent as apportioned, £128 per annum.

Woodlands (estimated rental value), £12.

SCHEDULE.

No. on Plan.	Description.			Quantity.		
				A.	R.	P.
203	Pasture	} Filton Parish	...	9	3	37
230	Arable		...	2	0	38
254	Pasture	...	...	3	1	39
257	Pasture	...	...	3	0	7
257A	Arable	...	...	8	2	15
258	Pasture	...	...	3	3	26
258A	Pasture	...	...	14	1	22
261	Arable	...	...	7	0	10
260A	Pasture	...	...	8	1	22
261A	Stanley Farmhouse and Buildings			0	3	4
261B	Buildings, Yards, etc. ...			1	0	6
263B	Pasture	...	...	20	1	6
255	Wallshot Wood	...	...	16	2	18
229	Wallshot Wood (in Filton Parish)	...	...	5	3	0
Pt. 256	Pasture	...	...	2	2	33
A. 108 1 3						

Put up with lot 1

The House contains 2 Sitting Rooms, Kitchen, 4 Bedrooms and Offices.

The Farm Buildings comprise STABLING for 10 Horses, Wagon Shed and Cattle Sheds.

This Lot lies well together, and is bounded on the East side by Lot 1, the G.W.R. (Filton Station), and on the Westward side by the main Filton Road.

Tithe, £9 1s. 9d.

Timber, £203.

Lot 3.

THREE PIECES OF

Accommodation Pasture Land

CALLED

BRIMSELLS

Situate in the Parish of Filton, on the Westward side of the G.W.R., near Filton Station.

In the occupation of Mrs. Pursey, on a Lady-day Tenancy Agreement, at a
rent of £44 per annum.

Described as follows :—

SCHEDULE.

No. on Plan.	Description.				Quantity.		
					A.	R.	P.
227	Pasture	...	...	...	13	3	10
226	Pasture	...	...	...	24	3	38
259A	Pasture	...	...	...	3	1	8
A.					42	0	16

Tithe Rent Charge, £5 13s. 2d.

Timber, £7.

Withdrawn at £1.175-

Lot 4.

A VERY ATTRACTIVE HOLDING

CALLED

COLDHARBOUR FARM

COMPRISING A

Comfortable FARMHOUSE and COTTAGE,

with adequate FARM BUILDINGS

and numerous pieces of First-class PASTURE and ARABLE LAND,

CONTAINING AN AREA OF

113a 1r 29p (more or less).

Lying well together near Lot 1 and bounded by Excellent Roads.

Let to Mr. John P. Parker on a Lady-day Tenancy Agreement.

Rent as apportioned, £157 per annum.

SCHEDULE.

No. on Plan.	Description.	Quantity.		
		A.	R.	P.
304	Pasture	14	3	0
637	Pasture (Parish of Winterbourne)	1	2	21
305	Pasture	13	3	14
306	Pond, etc.	0	0	24
307	Buildings, Yard, etc. ...	0	2	38
308	Orchard	1	0	4
309	Buildings and Yard ...	0	2	4
310	Farmhouse and Garden ...	0	3	29
316	Pasture	10	3	10
324	Pasture	19	2	15
344	Pasture	14	1	5
278	Pasture (City of Bristol)	4	3	31
666	Arable	4	1	4
684	Pasture	3	1	37
667	Pasture	4	0	29
686	Pasture	10	1	25
831	Pasture	7	3	19
		A. 113	1	29

The House contains: Entrance Lobby, 2 Sitting Rooms, Kitchen, Scullery, Dairy, 4 Bedrooms, 4 Attics, and Cellar.

The Buildings include: Stabling for 5 Horses, Harness Room, Trap House, 2 Cow Sheds for 32 head, 4 Cattle Sheds, Calves' House, 2 Implement Sheds, Hay and Root Shed, Granary.

Tithe Rent Charge, £22 11s. 10d.

Timber, £33.

The Purchaser shall pay to the Tenant for the Dutch Barn erected on this Lot in the year 1913 a sum equal to, and at the rate of, 1/20th of the sum expended by the Tenant in the erection thereof for each year unexpired of a term of 20 years computed from the 18th August, 1913.

Lot 5.

A PIECE OF

Productive ARABLE LAND

Now Let as Allotments, situate in the Parish of STOKE GIFFORD,

No. 295 on the Plan, containing an area of

40a 1r 13p

(MORE OR LESS)

The Land is in the occupation of the Corporation of Bristol, at a rent of £125 10s. 6d. per annum,
upon a lease for 21 years, terminating September 29th, 1930.

Tithe Rent Charge, £2 9s. 10d.

Indicative 3,575

Lot 5a.

An attractive Piece of Woodland

KNOWN AS

BEECH HILL PLANTATION

Containing an area of

2a 3r 27p

(MORE OR LESS)

SCHEDULE.

No. on Plan.	Description.	Quantity.		
		A.	R.	P.
296	Wood	1	0	5
277	Wood	1	3	22
A.		2	3	27

In Hand.

Estimated Rental Value, £5.

Timber, £157.

Lot 6.

A PIECE OF

Productive ARABLE LAND

In the PARISH of STOKE GIFFORD, now Let as Allotments, No. 279 on the Plan,

Containing an area of

25a Or 38p

(MORE OR LESS)

In the occupation of the Corporation of Bristol, at a rent of £78 10s. 6d. per annum, upon
lease for 21 years, terminating September 29th, 1929.

Tithe Rent Charge, £2 7s. 9d.

Withdrawn at £1,200

Lot 7.

A PIECE OF

Accommodation PASTURE LAND

Situate in the Parish of STAPLETON, adjoining Purdown, No. 243 on the Plan,

Containing an area of

4a 3r 17p

(MORE OR LESS)

In the occupation of Charles B. Hare, Esq., and others, as Trustees of Queen Elizabeth's Hospital,
at a nominal rent, upon a lease for 60 years, terminating March 25th, 1957.

*W. S. Hutton Undercombe, Bristol
£160*

Lots 8 and 9 will first be offered together.

Lot 8.

A VALUABLE DAIRY FARM

CALLED

HARRY STOKE,

Situate at HARRY STOKE, in the Parish of STOKE GIFFORD, and comprising
a comfortable and convenient

FARMHOUSE, FARM BUILDINGS,

With numerous pieces of excellent PASTURE and ARABLE LAND, and
4 COTTAGES, lying together in a ring fence, bounded and intersected by good roads,
containing together an area of

154a 3r 38p

(MORE OR LESS)

Let to Mr. Charles Bridgman on a Michaelmas Tenancy Agreement.

Rent as apportioned £221 10s. per annum.

The Two Cottages and Gardens No. Pt. 285, let respectively to Mr. Geo. Iles, on a Quarterly Tenancy Agreement, at £3 per annum, and to Mr. Parker, rent as apportioned, £4 per annum.

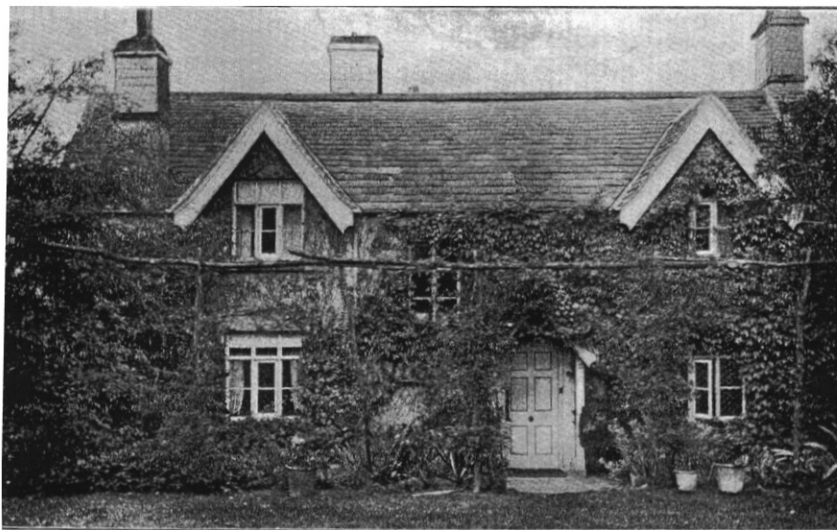
SCHEDULE.

No. on Plan	Description	Quantity		
		A	R	P
232	Pasture	7	3	5
241	Arable	8	0	11
242	Arable	5	3	18
231	Pasture	15	3	14
275	Pasture	5	0	32
276	Pasture	5	3	28
268	Pasture	10	2	5
273	Pasture	6	0	3
277	Pasture	15	2	18
265	Pasture	3	3	21
253	Pasture	10	0	4
266	Arable	10	3	7
267	Pasture	4	0	8
269	Farmhouse and Buildings ...	1	0	15
Pt. 285	Yard	0	0	10
Pt. 285	Two Cottages and Gardens ...	0	2	1
270	Sheds and Yards	0	1	39
272	Pasture	0	0	38
271	Pasture	4	1	36
279	Arable	5	1	23
296	Pasture	4	1	29
280	Arable	7	3	8
284	Pasture	6	3	6
283	Arable	8	0	35
287	Buildings, Yards & Two Cottages and Gardens	0	2	30
202	Pasture	1	3	16
Pt. 285	Pasture	0	0	11
288	Orchard	1	0	19
289	Pasture	2	0	28
A.		154	3	38

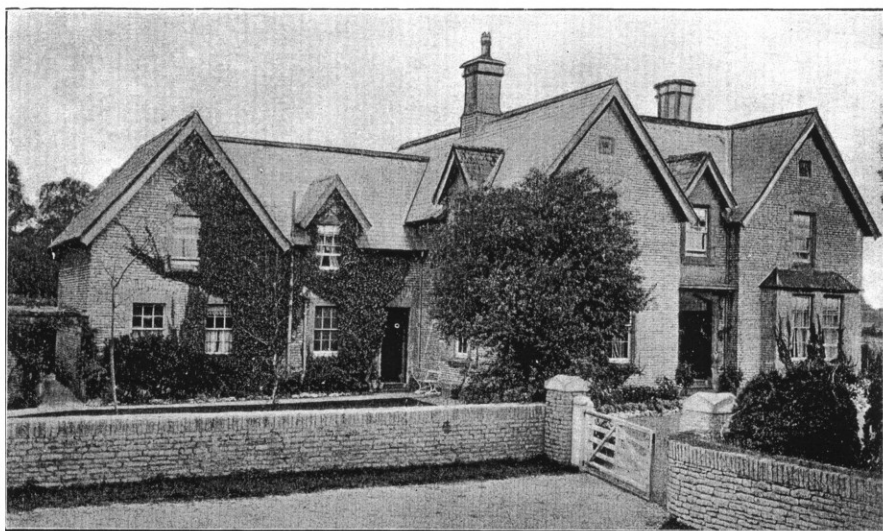
The HOUSE contains: Entrance Hall, Dining Room, Drawing Room, Two Sitting Rooms, Servants' Kitchen, Scullery and Dairy, Seven Bedrooms, Bathroom and w.c.

The FARM BUILDINGS comprise: Large Barn and Granary, Stabling and Loose Boxes for 15 Horses, Harness Room, Cow Sheds to tie up 22 Cows, Two Calves' Houses, Implement Sheds, and Sheep-Dipping Sheds.

Timber, £85.



Lot 8. HARRY STOKE FARM.



Lot 19. COURT FARMHOUSE.



Lot 23. THE BEAUFORT ARMS.

Lot 9.

TWO PIECES OF Accommodation PASTURE and ARABLE LAND

SITUATE IN THE PARISHES OF

Stoke Gifford and Winterbourne, adjoining Lots 8 and 10

Containing together an area of

20a 1r 14p

(MORE OR LESS)

Let to Mr. C. Bridgman, with Lot 8, on a Michaelmas Tenancy Agreement.

Rent as apportioned, £25 per annum.

SCHEDULE.

No. on Plan.	Description.	Quantity.		
		A.	R.	P.
297	Pasture	17	1	18
634	Arable (Parish of Winterbourne)	2	3	36
A.		20	1	14

Timber, £20.

Tithe Rent Charge, £1 0s. 9d.

Let up with Lot 8

Lot 10.

A convenient and pleasantly situate DWELLING - HOUSE with GARDEN Orcharding and Buildings,

At Harry Stoke, in the Parish of STOKE GIFFORD, Nos. 291 and 292 on the Plan,

Containing an area of

0a 3r 17p

(MORE OR LESS)

The House contains Hall, Two Front Sitting Rooms, Kitchen, Five Bedrooms and Offices.

In the occupation of Mr. W. Lloyd, rent free.

Estimated Rental Value, £15 per annum.

Lot 11.

Three Cottages and Gardens

Situate at HARRY STOKE, in the Parish of STOKE GIFFORD, No. 295 on the Plan,
containing an area of

0a 2r 19p

(MORE OR LESS)

In the respective occupations of Mr. E. Meyrick, on a Quarterly Tenancy Agreement, and Mr.
T. M. Curtis at £4 per annum each, and to Mr. Charles Bridgman, rent as apportioned,
£4 per annum.

Mr C Bridgman

£24 0

Lot 12.

Two Cottages and Gardens

Situate at HARRY STOKE, in the Parish of STOKE GIFFORD, Nos. 293 and 294 on the
Plan, containing an area of

0a 3r 13p

(MORE OR LESS)

In the respective occupations of Mr. F. Curtis at £8, and of Mr. G. Oakhill at a rent
of £12 per annum, on Quarterly Tenancy Agreements.

Mr F & G Oakhill

Lot 13.

A PIECE OF

Productive Arable Land

Situate in the PARISH of FILTON, near Filton Station,

No. 199 on the Plan, containing

1a 3r 17p

(MORE OR LESS)

Let to Mr. C. Bridgman, with Lot 8, on a Michaelmas Tenancy Agreement.

Rent as apportioned, £2 10s. per annum.

NOTE—On Lots 13 and 14 there is a Tithe Rent Charge of £1 6s. 6d. (Value 1915).

Mr H Parker £130

Lot 14.

A PIECE OF

Accommodation Pasture Land

Situate in the PARISH of FILTON, near the Station.

No. 202b on the Plan, containing

1a 1r 19p

(MORE OR LESS)

Let to Mr. C. Bridgman, with Lot 8, on a Michaelmas Tenancy Agreement.

Rent as apportioned, £2 per annum.

Mr C. Bridgman
£125

Lots 15, 16 and 17 will first be offered together.

Lot 15.

THREE PIECES OF ACCOMMODATION

Pasture & Arable or Building Land

In the PARISH of STOKE GIFFORD, situate adjoining Filton Station,

Containing together an area of

33a 3r 5p

(MORE OR LESS)

Let, with Lots 16 and 17, to Mr. C. Bridgman on Lease and License to work Lime Stone Quarries for 21 years, from 25th March, 1899, at an annual rent together of £10 and a Royalty.

with Lots 16 & 17

Also let to Mr. C. Bridgman, with Lot 8, on a Michaelmas Tenancy Agreement.

Rent as apportioned, £35 per annum.

SCHEDULE.

No. on Plan	Description		Quantity		
			A.	R.	P.
251	Pasture (with Lime Kiln)	...	14	3	30
252	Pasture	...	1	1	14
264	Pasture	...	3	2	15
119	Arable (with Quarry)	...	13	3	26
A.			33	3	5

Lot 16.

THREE PIECES OF PRODUCTIVE

Pasture and Arable or Building Land

Situate in the Parish of STOKE GIFFORD, near Filton Station, containing an area of

37a 2r 15p

(MORE OR LESS)

Let, with Lots 15 and 17, to Mr. C. Bridgman on Lease and License to work Lime Stone Quarries for 21 years from 25th March, 1899, at an annual rent together of £10 and a Royalty.

Also Let to Mr. C. Bridgman, with Lot 8, on a Michaelmas Tenancy Agreement.

Rent as apportioned, £30 per annum.

SCHEDULE.

No. on Plan	Description	Quantity		
		A.	R.	P.
230	Pasture	12	1	18
229	Arable	7	3	29
120	Arable	17	1	8
A.		37	2	15

Lot 17.

A PIECE OF

Accommodation Pasture or Building Land

Situate in the Parish of STOKE GIFFORD, adjoining the Railway, No. 233 on the Plan, containing an area of

12a 2r 4p

(MORE OR LESS)

Let, with Lots 15 and 17, to Mr. C. Bridgman on Lease and License to work Lime Stone Quarries for 21 years from 25th March, 1899, at an annual rent together of £10 and a Royalty.

Rent as apportioned, £21 per annum.

Lot 18.

A PIECE OF

Accommodation Pasture or Building Land

Situate in the Parish of STOKE GIFFORD, abutting upon the Railway and adjoining Lot 8, No. 243 on the Plan, containing an area of

7a Or 24p

(MORE OR LESS)

Let to Mr. C. Bridgman, with Lot 8, on a Michaelmas Tenancy Agreement.

Rent as apportioned, £7 per annum.

Mr H Park
L 210

Lots 19 & 20 will first be offered together.

Lot 19.

A Valuable DAIRY FARM

CALLED

THE COURT FARM

SITUATE IN THE

Parish of STOKE GIFFORD, near St. Michael's Church,

Comprising an Excellent and Commodious

FARMHOUSE with exceptionally good FARM BUILDINGS,
COTTAGES and Various Closes of PASTURE & ARABLE LAND,

CONTAINING TOGETHER AN AREA OF

267a Or 25p

(MORE OR LESS)

Let to Mr. Thomas Pearce on a Michaelmas Tenancy.

Rent as apportioned, £392 per annum.

SCHEDULE.

No. on Plan	Description	Quantity		
		A.	R.	P.
Pt. 207	Farmhouse, Buildings, etc. ...	1	3	29
215	Orchard ...	0	3	0
216	Sheds, Yard, and a Cottage and Garden ...	0	3	6
219	Orchard ...	1	2	10
218	Shed and Yard ...	0	0	39
221	Pasture ...	2	0	24
248	Orchard ...	1	1	26
247	Pasture ...	5	3	24
246	Orchard ...	1	2	27
239	Pasture ...	2	0	13
238	Pasture ...	0	1	34
203	Pasture ...	26	1	3
202	Pasture ...	0	2	14
201	Pasture ...	1	1	12
172	Pasture ...	13	3	33
172A	Pasture ...	2	3	4
136	Pasture ...	17	0	19
Pt. 122A	Part of Stoke Brook ...	0	2	0
110	Pasture ...	8	3	32
107	Pasture ...	14	2	35
135	Pasture ...	5	1	25
105	Arable ...	12	1	18
Carried forward ...		122	3	27

SCHEDULE of THE COURT FARM - Continued.

No. on Plan	Description	Quantity		
		A.	R.	P.
	Brought forward ...	122	3	27
104	Pasture	3	2	20
111A	Stoke Brook	0	0	6
182	Garden	0	0	20
165	Pasture and Cottage	8	2	4
166	Arable	8	2	21
195	Pasture	11	2	12
196	Pasture	2	3	36
197	Arable	13	1	4
169	Arable	11	2	0
198	Arable	15	1	34
199	Arable	9	3	33
Pt. 208	Roadway	0	0	2
Pt. 207	Shrubbery	0	0	24
137	Pasture	22	0	21
175	Pasture	8	0	19
174	Arable	15	2	24
176	Pasture	11	3	18
217	Pasture	0	2	20
A.		267	0	25

The HOUSE contains :

Entrance Hall, Dining Room, Drawing Room, Kitchen, Scullery, Pantry, Dairy, Cellar, Six Bedrooms, Bathroom and Offices.

The FARM BUILDINGS include :

Six-Stall Stable, Three-Stall Nag Stable, Two Trap Houses, Granary, Wagon Shed (36ft. by 16ft.), Chaff House, Large Store House with Loft over, Five Calves' Houses in enclosed Yard, Cattle Shed for 20 head with door to each bay, Three Cow Sheds with six bays and yard, Two Cow Sheds with yards, Three Implement Sheds, Barn and Three Pigstys.

Timber, £157.

Lot 20.

A Desirable Small Holding

Situate at GREAT STOKE, in the Parish of STOKE GIFFORD,

COMPRISING SEVERAL PIECES OF

Productive Pasture Land with Farm Buildings, etc.,

CONTAINING AN AREA OF

36a Or 9p

(MORE OR LESS)

Let to Mr. Thomas Pearce, with Lot 19, on a Michaelmas Tenancy.

Rent as apportioned, £50 per annum.

*Put up with
19*

SCHEDULE.

No. on Plan.	Description.	Quantity.		
		A.	R.	P.
138	Pasture	15	3	23
139	Farm Buildings, Yards, etc. ...	0	1	35
140	Pasture	2	0	8
140a	Pasture	0	1	36
141	Orchard	1	1	8
143	Pasture	9	3	16
142	Pasture	6	0	3
A.		36	0	9

The Outbuildings include Large Barn, Three Cattle Sheds with Six Yards, Two Loose Stalls, Stable and Chaff House.

Timber, £31.

Lot 21.

A VERY DESIRABLE

Dwelling-House & Garden with Coach House & Stable

CALLED

SILVERDALE HOUSE,

Situate in the Parish of STOKE GIFFORD, No. 213 on the Plan, containing an area of

0a 2r 32p

(MORE OR LESS)

Adjoining the Main Road to Bristol, in the occupation of Mr. T. T. Shaw, on a Quarterly Tenancy Agreement, at a rent of £25 per annum,

The House contains : Three Sitting-rooms, Kitchen, Scullery, Four Bedrooms, Bathroom and Offices.

Lot 22.

A PIECE OF

Shipp's
£275-
Valuable Accommodation Pasture Land

Adjoining the Main Road to Patchway Station, situate in the Parish of STOKE GIFFORD,

No. 211 on the Plan, containing an area of

5a 3r 12p

(MORE OR LESS)

In the occupation of Mr. H. Lavis, at a rent of £12 per annum.

Lot 23.

The Valuable FULLY-LICENSED INN

CALLED

"THE BEAUFORT ARMS"

Situate in the Centre of the Village of STOKE GIFFORD,

No. 204 on the Plan, containing an area of

0a 1r 24p

(MORE OR LESS)

In the occupation of the Ashton Gate Brewery Company, under a Repairing Lease for 60 years from 25th March, 1889, at a Ground Rent of £5 per annum.

Lot 24.

A DWELLING-HOUSE with LARGE GARDEN

(Used as a POST OFFICE)

Situate in the Parish of STOKE GIFFORD, No. 209 on the Plan, containing an area of

0a 2r 8p

(MORE OR LESS)

In the occupation of Mr. G. Taylor, at a rent of £15 per annum.

Lot 25.

Lots 25 and 26 will be offered together.

A Pair of Cottages and Gardens,

Situate in the Parish of STOKE GIFFORD, No. Pt. 207 on the Plan, containing an area of

0a 0r 26p

(MORE OR LESS)

In the occupation of Mrs. E. Nurse at £5 per annum and of Miss Taylor at £4 per annum on Quarterly Tenancy Agreements.

Lot 26.

A Productive Walled-in Garden

Situate in the Parish of STOKE GIFFORD, No. 205 on the Plan,

containing an area of

0a 2r 19p

(MORE OR LESS)

In the occupation of Miss Rowland, Mrs. Nurse, and Miss Taylor.

Lot 27.

Two Cottages with Gardens and a Smith's Shop

Situate in the Parish of STOKE GIFFORD (adjoining the Post Office), No. 210 on the Plan,

containing an area of

0a 2r 2p

(MORE OR LESS)

In the occupation of the Representatives of Thomas Iles, at a nominal rent, upon a lease for three lives, the only existing life being aged 91 years.

Lot 28.

A Cottage and Garden

Situate in the Parish of STOKE GIFFORD, opposite Silverdale House, No. 214 on the Plan,
containing an area of

0a Or 30p

(MORE OR LESS)

In the occupation of Mr. H. Powell, on a Quarterly Tenancy Agreement, at a rent of
£5 per annum.

H. E. Gunning
£700

Lot 29.

A Cottage and Garden, with Storehouse,

In the Parish of STOKE GIFFORD, No. 220 on the Plan, containing an area of

0a 2r 32p

(MORE OR LESS)

The Cottage and Garden is in the occupation of Mr. A. Meyrick, on a Quarterly Tenancy
Agreement, at a rent of £5 per annum, and the Storehouse is in hand.

W. K. H. H.
£100

Lot 30.

A Cottage, with Large Garden,

Situate in the Parish of STOKE GIFFORD, No. 190 on the Plan, containing an area of

0a 3r 10p

(MORE OR LESS)

In the occupation of Mr. W. Barton, on a Quarterly Tenancy Agreement, at a rent of
£6 per annum.

W. Barton
£200

Lot 31.

A FEE FARM RENT

Of £5 per annum, payable

In respect of a SITE of a BAPTIST CHAPEL,

At STOKE GIFFORD, No. Pt. 191 on the Plan.

Lot 32.

A COTTAGE AND GARDEN,

Used as a POLICE STATION,

Situate in the Parish of STOKE GIFFORD, No. Pt. 224 on the Plan, containing an area of

0a Or 39p

(MORE OR LESS)

In the occupation of the Chief Constable of Gloucestershire, on a Quarterly Tenancy Agreement,
at a rent of £15 per annum.

Lot 33.

A Piece of GARDEN GROUND

In the Parish of STOKE GIFFORD, No. Pt. 226 on the Plan, containing an area of

0a Or 28p

(MORE OR LESS)

In the occupation of Mr. T. Wigmore. Rent as apportioned, £1 per annum.

Lot 34.

OFF-LICENSED PREMISES

KNOWN AS

BEAUFORT HOUSE

With Garden, Orchard and Land,

Situate in the Parish of STOKE GIFFORD, containing an area of

0a 3r 21p

(MORE OR LESS)

In the occupation of Mr. R. H. Powell, on a Repairing Lease for 30 years from January 28th, 1911, at an annual rent of £5.

SCHEDULE.

Mr R. H. Powell £120

No. on Plan	Description	Quantity		
		A.	R.	P.
194	House, Buildings, Garden and Orchard	0	1	39
225	Pasture	0	1	32
A.		0	3	31

Lot 35.

A Small Holding

Situate in the Parish of STOKE GIFFORD, Nos. 192 and 193 on the Plan, containing an area of

2a 2r 29p

(MORE OR LESS)

In the occupation of Mr. E. C. Hopton, on a Michaelmas Tenancy, at a rent of £7 per annum.

Mr H. Park £170

Lot 36.

A Cottage & Two Pieces of Garden Ground

Situate in the Parish of STOKE GIFFORD, No. Pt. 191 on the Plan,

containing an area of

0a 1r 9p

(MORE OR LESS)

In the occupation of Mrs. L. Winstone, on a Quarterly Tenancy Agreement, at a rent of
£4 per annum.

M^r L Winstone
S 117

Lot 37.

A Cottage and Garden

Situate in the Parish of STOKE GIFFORD, No. 189 on the Plan,

containing an area of

0a 2r 10p

(MORE OR LESS)

In the occupation of Mrs. W. Meyrick, on a Quarterly Tenancy Agreement, at a rent of
£4 per annum.

M^r W Meyrick
S 120

Lot 38.

A Piece of Garden Ground

Situate in the Parish of STOKE GIFFORD, No. Pt. 177 on the Plan,

containing an area of

0a 0r 25p

(MORE OR LESS)

M^r J Wicks
17

Let, on a Quarterly Tenancy Agreement, to Mr. J. Wicks, with Lot 43, at £6 per annum, of
which the rent of £1 per annum is apportioned to this Lot.

Lot 39.

AN ORCHARD

Situate in the Parish of STOKE GIFFORD, No. 187 on the Plan, containing
an area of

0a 2r 23p

(MORE OR LESS)

In the occupation of Mrs. F. Phillips at a rent of £2 per annum.

Mrs Phillips £45

Lot 40.

A Cottage and Large Garden

Situate in the Parish of STOKE GIFFORD, No. 188 on the Plan, containing an
area of

0a 3r 31p

(MORE OR LESS)

In the occupation of Mr. E. C. Hopton at a rent of £15 per annum.

Mr E Hopton £280

Lot 41.

A Piece of Pasture Land

Situate in the Parish of STOKE GIFFORD, No. 185 on the Plan, containing an
area of

0a 2r 25p

(MORE OR LESS)

In the occupation of Mr. F. Whiting at a rent of £2 per annum.

*Mr F Whiting
£60*

Lot 42.

Two Cottages with Gardens

Situate in the Parish of STOKE GIFFORD, Nos. 181, 183 and 184 on the Plan,
containing an area of

1a Or 13p

(MORE OR LESS)

In the respective occupations of Miss Sarah J. Taylor at £4 per annum, and Mr. T. Pullen,
on a Quarterly Tenancy Agreement, at £6 per annum.

_____ *Mr T Pullen £24.0*

Lot 43.

Three Cottages with Gardens

Situate in the Parish of STOKE GIFFORD, No. 180 on the Plan, containing
an area of

0a 2r 19p

(MORE OR LESS)

Tenants—Mr. O. Wigmore, at £6 per annum, and Mr. T. Curtis, at £6 per annum, on
Quarterly Tenancy Agreements, and part let to Mr. J. Wicks, with Lot 38, at £6 per
annum, on a Quarterly Tenancy Agreement, of which the rent of £5 per annum is apportioned
to this Lot, making £17 per annum in all.

_____ *Withdrawn £17.0*

Lot 44.

A Piece of Garden Ground

Situate in the Parish of STOKE GIFFORD, No. 177 on the Plan, containing
an area of

0a Or 18p

(MORE OR LESS)

In the occupation of Mrs. F. Phillips at a nominal rent.

Lot 45.**A Cottage and Garden**

Situate in the Parish of STOKE GIFFORD, No. 179 on the Plan, containing an area of

0a 2r 6p

(MORE OR LESS)

In the occupation of Mr. F. Whiting, on a Quarterly Tenancy Agreement, at a rent of £4 per annum.

Mr. H. Parker £105

Lot 46.**A Small Holding**

Situate in the Parish of STOKE GIFFORD, containing an area of

2a 2r 13p

(MORE OR LESS)

In the occupation of Mrs. F. Phillips, at a rent of £6 per annum.

SCHEDULE.

No. on Plan	Description	Quantity		
		A.	R.	P.
178	Orchard	0	1	27
Pt. 160	Garden	0	0	10
158	Pasture	2	0	16
	A.	2	2	13

withdrawn at £230

Lot 47.**A Cottage and Garden**

In the Parish of STOKE GIFFORD, No. Pt. 160 on the Plan, containing an area of

0a 1r 16p

(MORE OR LESS)

In the occupation of Mr. C. Bridgman, at the apportioned rent of £7 per annum.

withdrawn at £90

Lot 48.

Three Cottages and Gardens

Situate in the Parish of STOKE GIFFORD, No. 161 on the Plan, containing an area of

0a 2r 11p

(MORE OR LESS)

In the occupation of Mr. T. Wigmore, rent as apportioned £4 per annum, Mr. P. Preater, rent £5 per annum, and Mrs. F. Phillips, at a rent of £6 per annum, on Quarterly Tenancy Agreements.

_____ *withdrawn £160*

Lot 49.

A Cottage and Garden

Situate in the Parish of STOKE GIFFORD, No. 159 on the Plan, containing an area of

0a 1r 16p

(MORE OR LESS)

Let to Mr. E. Pursey, with Lot 64; rent as apportioned, £7 per annum.

_____ *Mr H Parkes
£8 7-10*

Lot 50.

Two Cottages and Gardens

Situate in the Parish of STOKE GIFFORD, No. 157 on the Plan, containing an area of

0a 2r 25p

(MORE OR LESS)

In the respective occupations of Mr. B. Webb, at a rent of £4 per annum, and of Mr. A. Adams at £5 per annum, on Quarterly Tenancy Agreements.

_____ *Withdrawn £115*

Lot 51.

A Cottage and Large Garden

Situate in the Parish of STOKE GIFFORD, Nos. 154 and 156 on the Plan,

containing an area of

1a Or 14p

(MORE OR LESS)

In the occupation of Mr. J. Powell, on a Quarterly Tenancy Agreement, at a rent of
£8 per annum.

Mr J Parks £170

Lot 52.

A Piece of Pasture Land

Situate in the Parish of STOKE GIFFORD, No. 162 on the Plan, containing an area of

0a 1r 33p

(MORE OR LESS)

In the occupation of Miss J. Nipress, at a rent of £1 per annum.

Mr J Dent £31

Lot 53.

A Cottage and Garden

Situate in the Parish of STOKE GIFFORD, No. Pt. 163 on the Plan,

In the occupation of Miss J. Nipress, on a Quarterly Tenancy Agreement, at a rent of
£6 per annum.

*Mr J Dent
£160*

Lot 54.

A Cottage and Garden

Situate in the Parish of STOKE GIFFORD, No. Pt. 163 on the Plan.

In the occupation of Mr. G. Dent, on a Quarterly Tenancy Agreement, at a rent of
£8 per annum.

Mr Geo Dent £205

Lot 55.

A Piece of PASTURE LAND

Situate in the Parish of STOKE GIFFORD, No. 164 on the Plan, containing
an area of

1a Or 27p

(MORE OR LESS)

Let to Mr. A. H. Beauchamp, with Lots 62 and 63, on a Lady-day Tenancy Agreement.
Rent as apportioned, £3 per annum.

Timber, £15.

*Mr Rymer Hautbrook
£177.10*

Lot 56.

Two Cottages and Large Garden

Situate in the Parish of STOKE GIFFORD, No. 155 on the Plan, containing
an area of

0a 2r 1p

(MORE OR LESS)

Let on Lease to Mr. H. L. Goodyer for 40 years, from 29th September, 1901,
at a rent of £6 10s. per annum.

with drawn at £80

Lot 57.

A COTTAGE and GARDEN

Situate in the Parish of STOKE GIFFORD, No. 153 on the Plan,
containing an area of

0a 1r 38p

(MORE OR LESS)

In the occupation of Mr. A. Webb, on a Quarterly Tenancy Agreement, at a rent of
£6 per annum.

Mr Shaw £10.0

Lot 58.

A Pair of COTTAGES with GARDENS

Situate in the Parish of STOKE GIFFORD, No. 152 on the Plan,

containing an area of

Oa 3r 8p

(MORE OR LESS)

In the respective occupations of Mr. F. Preater, at a rent of £8 per annum; and of Mr. C. R. Preater, on a Quarterly Tenancy Agreement, at a rent of £4 per annum.

Mr H Parks £115-

Lot 59.

THREE COTTAGES and GARDENS

Situate in the Parish of STOKE GIFFORD, No. 144 on the Plan, containing an area of

Oa 3r 33p

(MORE OR LESS)

In the respective occupations of Miss R. Neale, at a rent of £6 6s. per annum; and Mr. H. Scott, at a rent of £5 per annum; and of Mr. A. H. Beauchamp, on a Quarterly Tenancy Agreement, at a rent of £3 5s. per annum.

Mr W Grundell £215-

Lot 60.

A COTTAGE and Large GARDEN

Situate in the Parish of STOKE GIFFORD, near Bailey's Court, No. 126 on the Plan,

containing an area of

Oa 3r 4p

(MORE OR LESS)

In the occupation of Mr. E. Pursey, at a rent of £6 per annum.

*Mr Watts
125 North Rd
£125-*

Lot 61.

A

Piece of ALLOTMENT GROUND

Situate in the Parish of STOKE GIFFORD, and adjacent to the Stoke Gifford Brick Works,
No. 228 on the Plan, containing an area of

5a 3r 26p

(MORE OR LESS)

In the occupation of various Tenants, at gross rentals amounting to £21 10s. 6d. per annum.

_____ Withdrawn at
£225

Lot 62.

A

Piece of Productive ARABLE LAND

Situate in the Parish of STOKE GIFFORD, No. 167 on the Plan,

containing an area of

15a 1r 2p

(MORE OR LESS)

Let to Mr. A. H. Beauchamp, with Lots 55 and 63, on a Lady-day Tenancy Agreement.

Rent as apportioned, £14 per annum.

Mr J T Withers
£410

Lot 63.

An Excellent Dairy Farm

CALLED

KNIGHTWOOD

Situate in the Parish of STOKE GIFFORD, comprising a

Moderate-sized Farmhouse, Farm Buildings, and several Closes of
Pasture Land and Orcharding,

CONTAINING TOGETHER AN AREA OF

103a

3r

15p

(MORE OR LESS)

Let to Mr. A. H. Beauchamp with Lots 55 and 62. Apportioned Rent, £91 per annum.

SCHEDULE.

Mr H Parkes £2,700

No. on Plan	Description	Quantity		
		A.	R.	P.
62	Pasture	8	1	34
65	Pasture	10	3	5
93	Pasture	22	2	30
94	Pasture	12	1	27
133	Pasture	10	1	14
132	Pasture	8	2	7
131	Pasture	1	0	10
130	Pasture	7	3	9
134	Pasture	16	1	13
150	Orchard	0	2	24
149	Pasture	0	3	24
147	Pasture	0	0	37
148	Orchard	2	1	24
151	Farmhouse and Buildings	1	0	37
A.		103	3	15

The House contains : Entrance Hall, 2 Sitting Rooms, Kitchen, Scullery, Dairy, Pantry and
5 Bedrooms.

The Farm Buildings comprise : 2 Tie-up Cow Sheds for 29 Head, 3 Loose Cattle Stables, Stabling for
4 Horses and 2 Loose Boxes, Barn, Meal House, Implement Shed and 2 Pigstys.

Timber, £111.

Lots 64 and 65 will first be offered together.

Lot 64.

A Valuable Dairy Farm

CALLED

BAILEY'S COURT FARM

Situate in the Parish of STOKE GIFFORD, comprising an

Excellent Farmhouse, with most substantial and conveniently-arranged
Farm Buildings, Four Cottages, and several Closes of Pasture and
Arable Land, containing a total area of

386a 1r 16p

(MORE OR LESS)

Let to Mr. E. Pursey, with Lots 49 and 65, on a Michaelmas Tenancy Agreement.

Rent as apportioned, £223 per annum for the Farm.

The two Cottages, Nos. 145 and 146, are let to Mr. E. Pursey, at a rent of £4 per annum, and
Mr. T. Pearce, at an apportioned rent of £4 per annum.

Woodlands (estimated rental value), £7 per annum.

SCHEDULE.

No. on Plan	Description	Quantity		
		A.	R.	P.
27	Pasture ...	12	2	0
28	Pasture ...	10	1	0
29	Pasture ...	10	0	1
31	Pasture ...	2	0	22
30	Rough Ground ...	0	3	29
33	Arable ...	18	3	25
34	Arable ...	18	2	37
42	Arable ...	8	0	20
64	Pasture ...	4	1	22
63	Pasture ...	5	0	10
58	Pasture ...	5	3	30
57	Arable ...	9	0	39
56	Pasture ...	14	0	18
54	Pasture ...	4	3	3
55	Pasture ...	8	2	6
51	Pasture ...	24	3	22
53	Stoke Brook ...	3	1	35
74	Pasture ...	1	0	12
Carried forward ...		163	0	11

Mr E Pursey £ 17. 5. 0

SCHEDULE OF BAILEY'S COURT FARM—Continued.

No. on Plan	Description	Quantity		
		A.	R.	P.
	Brought forward ...	163	0	11
78	Pasture	14	3	14
81	Pasture	5	1	38
82	Pasture	19	2	21
83	Pasture	5	0	7
84	Pasture	4	2	22
84A	Pasture	2	2	0
85	Two Cottages, Buildings and Orchard	1	3	7
85A	Pasture	1	2	10
88	Pasture	12	0	23
89	Pasture	0	1	30
90	Pasture	4	3	15
91	Pasture	7	0	18
59	Pasture	2	1	9
92A	Arable	10	3	18
92	Arable	21	2	12
87	Pasture	2	1	7
124	Pasture	8	1	1
79	Pasture	0	0	15
79A	Roadway	0	1	19
80	Pasture	15	1	25
128	Pasture	27	3	24
129	Bailey's Court, House, Buildings, &c.	1	1	19
86	Pasture	12	0	29
125	Pasture	0	1	28
123	Arable	31	1	30
123A	Roadway	0	2	8
145	Cottage and Garden	0	1	11
146	Cottage and Garden	0	1	27
52	Webb's Wood	2	3	10
60	Fiddler's Wood	1	3	16
61	Fiddler's Wood	0	1	4
76	Sherbourne's Brake	2	2	8
A.		386	1	16

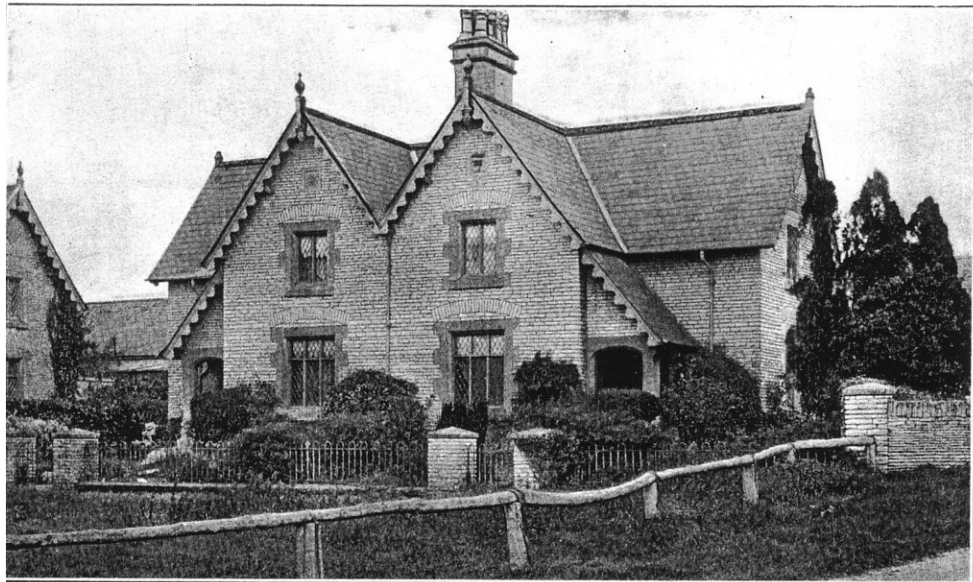
The HOUSE contains :

Entrance Hall, Dining Room, Drawing Room, Breakfast Room, Kitchen, Pantry, Dairy, Cellar, Six Bedrooms, Bathroom and Offices.

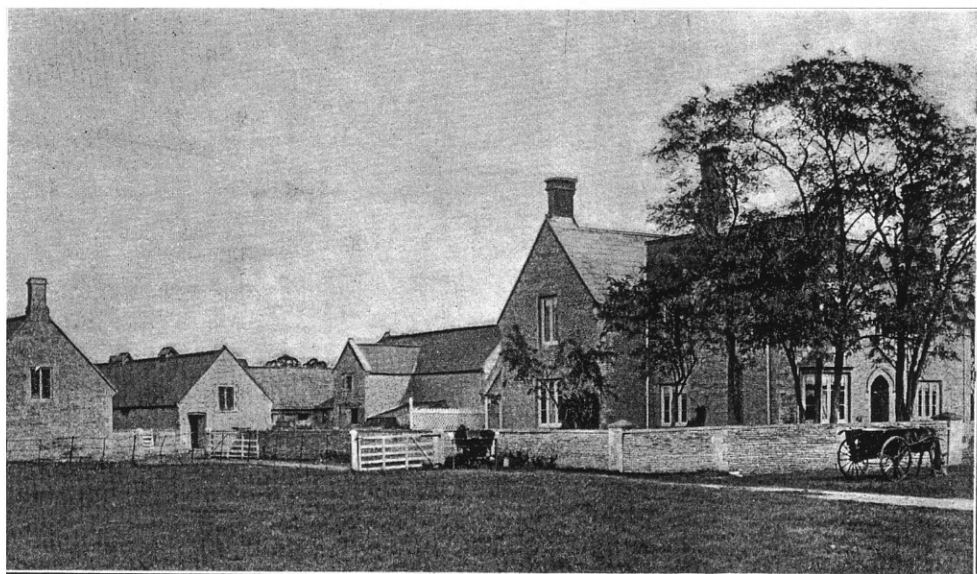
The FARM BUILDINGS include :

Large Implement Shed, Large Barn with Loft over, Three Cattle Sheds with Sliding Doors for 36 Head, Four Cattle Sheds in enclosed Yard, Two Open Sheds for Cattle, Stabling for 17 Horses, Coach House, Harness Room, Chaff House, Barn and Cow Shed, Three Pigstys and Fowl House.

Timber, £375.



Lot 25. TWO COTTAGES, Stoke Gifford.



Lot 64. BAILEY'S COURT FARMHOUSE and BUILDINGS.



Lot 66. LITTLE STOKE FARMHOUSE.

Lot 65.

Several Pieces of Pasture Land

Situate in the Parish of STOKE GIFFORD, adjoining Lot 64 and Trench Lane,
containing an area of

56a 3r 33p

(MORE OR LESS)

Let to Mr. E. Pursey, with Lots 49 and 64. Rent as apportioned, £34.

SCHEDULE.

No. on Plan.	Description.	Quantity.		
		A.	R.	P.
37	Pasture ...	15	0	9
36	Shed and Yards ...	0	0	21
32	Pasture ...	12	0	23
35	Pasture ...	8	1	1
39	Arable ...	21	1	19
A.		56	3	33

Timber, £30.

Put up with lot 64

Lots 66, 67 and 68 will first be offered together.

Lot 66.

A VERY

Valuable Mixed Farm

CALLED

LITTLE STOKE FARM,

COMPRISING

AN EXCELLENT FARMHOUSE,
BUILDINGS, COTTAGES,

AND NUMEROUS

Closes of PASTURE and ARABLE LAND,

Situate in the PARISH OF STOKE GIFFORD,

CONTAINING AN AREA OF

434a Or 19p

(MORE OR LESS)

Let to Mr. E. K. Davis, with Lots 67, 68 and 69, on a Lady-day Tenancy Agreement.

Rent as apportioned, £304.

Woodlands (estimated rental value), £11 per annum.

SCHEDULE.

No. on Plan	Description	Quantity		
		A	R	P
8	Farmhouse and Buildings ...	2	0	5
9	2 Cottages and Gardens ...	0	3	23
7	Orchard ...	4	2	17
6	Pasture ...	4	0	12
Pt. 5	Pasture ...	0	0	9
Pt. 5	Pasture ...	0	0	12
18	Pasture ...	30	0	36
19	Pasture ...	15	3	31
100	Pasture ...	13	1	15
101	Arable ...	21	3	17
1	Pasture ...	4	3	1
15	Pasture ...	7	0	8
14	Pasture ...	8	2	10
21	Pasture ...	7	3	30
11	Pasture and 2 Cottages and Gardens ...	3	0	9
95	Pasture ...	17	0	25
Carried Forward ...		141	2	20

SCHEDULE of LITTLE STOKE FARM—Continued.

No. on Plan	Description	Quantity		
		A	R	P
	Brought Forward ...	141	2	20
12	Pasture	14	1	24
20	Pasture .. .	6	0	20
102	Arable	20	3	36
69	Arable	10	1	3
121	Arable	6	3	15
71	Pasture	10	2	15
77	Pasture	1	3	10
122	Arable	7	2	4
122A	Pt. of Stoke Brook	0	2	0
67	Arable	10	2	31
13	Pasture	9	1	5
43	Arable	20	0	1
66	Pasture	6	1	13
68	Arable	10	2	18
72	Pasture	7	0	38
75	Pasture	1	2	11
44	Pasture	16	3	3
73	Pasture	15	0	0
45	Pasture	16	2	10
49	Pasture	9	3	32
50	Pasture	0	3	9
46	Shed and Yards	0	1	3
48	Pasture	8	2	2
23	Arable	18	2	27
47	Pasture	15	1	9
24	Pasture	15	2	11
26	Pasture	18	3	12
25	Savage's Wood	11	1	37
A. 434		0	19	

The HOUSE contains :

Entrance Hall, Drawing Room, Dining Room, Kitchen, Pantry, Dairy, Cellar, Five Bedrooms, Box Room, Bath Room and Offices.

The FARM BUILDINGS comprise :

Tie-up Shed for 26 Head of Cattle, with doors to each Bay ; Five Sheds, Four with Sliding Doors, for 35 Head ; Calves' House, Hay House, Store Room, Large Barn, Implement Shed, Engine Shed, Three Pigstys and Fowl House.

Timber, £390.

Lot 67.

A PIECE OF

Pasture and a Piece of Arable Land

Situate in the Parish of STOKE GIFFORD, close to Patchway Station, adjoining the G.W.R. and Gipsy Patch Lane, Nos. 96 and 97 on the Plan, containing a total area of

15a Or 5p

(MORE OR LESS)

Let to Mr. E. K. Davis with Lots 66, 68 and 69.

Rent as apportioned, £25 per annum.

with lot 66

Lot 68.

A Desirable Small Holding

Comprising Two COTTAGES, with Outbuildings, Garden, Orchard and Paddock,

Situate in the Parish of STOKE GIFFORD, close to Patchway Station, adjoining the G.W.R. and Station Road, Nos. 2, 3 and 4 on the Plan, containing an area of

4a 1r 2p

(MORE OR LESS)

Let to Mr. E. K. Davis with Lots 66, 67 and 69.

Rent as apportioned, £15 per annum.

Timber, £21.

with lot 66 & 67

Lot 69.

TWO PIECES OF

Valuable Accommodation Land

Situate in the Parish of STOKE GIFFORD, close to Patchway Station, adjoining the G.W.R. and Gipsy Patch Lane, Nos. 106 and Pt. 108 on the Plan, containing an area of

24a 1r 30p

(MORE OR LESS)

Let to Mr. E. K. Davis with Lots 66, 67 and 68.

Rent as apportioned, £50 per annum.

with lot 66, 67, 68

Lot 70.

A Cottage with Garden

Situate in the Parish of STOKE GIFFORD, near Little Stoke Farm, No. 10 on the Plan,

containing an area of

0a 2r 5p

(MORE OR LESS)

In the occupation of Mr. Edward Croker, on a Quarterly Tenancy Agreement, at a rent of
£10 per annum.

Mr E. K. Davis F175

CONDITIONS OF SALE.

1. The General Remarks and Stipulations at the commencement of the Particulars shall be deemed to be incorporated in these Conditions, but where inconsistent with these Conditions these Conditions shall prevail.

2. The highest bidder for each Lot shall be the Purchaser. A reserve price is placed upon each Lot and the Vendor reserves the right to bid by himself or his agent and also the right to withdraw any Lot from the Sale and to offer the estate for sale as a whole and to consolidate two or more Lots into one and to re-arrange any Lot or Lots or alter the order of the Lots.

3. No person is to advance less than the sum to be fixed by the Auctioneer at any bidding or to retract any bidding, and if any dispute arise the Lot in dispute is to be put up again at the last undisputed bidding, or the Auctioneer may determine the dispute.

4. Each person is at the close of the sale to him to pay to the Vendor's Solicitors hereinafter named a deposit of £10 per cent. on the amount of his purchase money, including the value of the timber (if any) on his Lot, as stated in the Particulars, and to sign an Agreement in the form subjoined to these Conditions for the completion of his purchase according to these Conditions, and shall pay the remainder of his purchase money on the 25th day of March, 1916, at the Office at 17, Lincoln's Inn Fields, London, of Messrs. ROOPER & WHATELY, the Solicitors of the Vendor, at which time and place the purchases are to be completed. Upon payment of the balance of his purchase money (including the balance of the price of timber, if any) each Purchaser is as from the said 25th day of March next to be let into the possession or receipt of rents and profits of the Lot or Lots purchased by him, and up to that day all rent, rates, taxes and outgoings are, if necessary, to be apportioned, and each Purchaser shall on completion pay to the Vendor his proportion of the current rent, including any rent payable on the day fixed for completion, less his proportion of current outgoings in respect of the Lot or Lots purchased by such Purchaser. If from any cause whatever the purchase of any Lot is delayed beyond the day fixed for completion the Purchaser of such Lot shall pay to the Vendor interest on the balance of his purchase money, including the balance of the price of the timber (if any) at the rate of £5 per cent. per annum as from that day until the actual completion of the purchase, and shall not be entitled to any compensation for the Vendor's delay or otherwise; but this stipulation is without prejudice to the Vendor's rights under any other of these Conditions. Where a Purchaser is the Tenant of the Lot or Lots purchased by him he shall on completion pay all arrears of rent due from him.

5. Each Purchaser shall immediately after the Sale pay to the Auctioneer as a fee for selling the sum of £1 1s. in respect of every £100 or a fractional part of £100 of the purchase money and value of timber up to £1,000, and the sum of 10/6 for every £100 or fractional part of £100 above £1,000, and a like fee to the Vendor's Solicitors towards the expenses of the Sale.

6. In the case of every Lot, the timber on which is under the General Remarks and Stipulations aforesaid, and the Particulars, separately valued, the Purchaser shall, in addition to his purchase money, pay for the timber thereon the sum named in the Particulars of such Lot, which shall be deemed part of the purchase money of such Lot for all purposes, including the payment of deposit.

7. If more than one Lot shall be purchased by the same Purchaser, the Vendor may at his option either treat each such purchase as a separate and independent purchase (except that in no case shall more than one Abstract of the Common Title be delivered) or treat the whole of such purchases as a single purchase at the aggregate price to be carried out accordingly and completed by a single Conveyance.

8. Each Purchaser is within 14 days after delivery of his Abstract to send to the Solicitors of the Vendor a statement in writing of all the objections and requisitions (if any) to or on the Title or the Abstract or the Particulars or these Conditions, and subject thereto the Title is to be deemed accepted, and all objections and requisitions not included in any statement sent within the time aforesaid are to be deemed waived, and an answer to any objection or requisition is to be replied to in writing within seven days after the delivery thereof, and if not so replied to is to be considered satisfactory and time is to be deemed as of the essence of this Condition. If any Purchaser shall insist on any objection or make any requisition, either as to Title, Abstract, or Evidence of Title, Particulars, Conditions, Conveyance, or otherwise which the Vendor shall be unable or unwilling to remove or comply with, and shall not withdraw such objection or requisition within 7 days after being required so to do in writing by the Vendor or his Solicitors, the Vendor may by notice in writing to be given by him or his Solicitors to such Purchaser or his Solicitors, and notwithstanding any intermediate negotiation or litigation in respect thereof, rescind the Contract for Sale, and the Vendor shall within 21 days after such notice repay to the Purchaser whose Contract is so rescinded his deposit money, but without any interest, costs of investigating the Title, or other compensation whatever, and such deposit shall be accepted by him in satisfaction of all claims on any account whatever, and the Purchaser whose Contract is so rescinded is to return forthwith all Abstracts and papers in his possession belonging to or supplied to him by the Vendor.

9. (a) The Purchaser of any and every Lot which does not fetch more than £500 (notwithstanding that he may purchase two or more such Lots of which the aggregate price shall exceed that sum) shall without requiring an Abstract or investigation of Title accept the Vendor's Title thereto in fee simple free from incumbrances, subject only to the lease or tenancy (if any) affecting the same, as mentioned in the Particulars, and the family charges hereinafter mentioned, and such Purchaser shall not be entitled to make any requisition or objection on the Vendor's Title or Evidence of Title in respect of any such Lot or Lots.

(b) In the case of any Lot which shall fetch more than £500, but not more than £1,500, the Title thereto shall commence with the Consolidation Mortgage of the 22nd of July, 1898, below mentioned.

(c) The Title to the remainder of the property shall (subject as regards Lot 3 and those parts of Lot 66 which are coloured dark red on the Sale Plan to the Special Conditions affecting the same hereinafter contained) commence with an Indenture of Settlement dated the 16th of April, 1869.

(d) The Title to Lot 3 shall commence with a general devise contained in the Will of a testator who died in the year 1876, and the Purchaser of such Lot shall assume the seisin or ownership of the Testator and that the property passed by the devise. The said property was purchased by the Vendor in the year 1898, and conveyed to the uses then subsisting in the major part of the Duke of Beaufort family Estates in the Counties of Gloucester and Wilts, and the Purchaser of Lot 3 shall be entitled to an Abstract of Title to such part of the said Estates commencing with the said Indenture of Settlement of the 16th of April, 1869.

(e) As to those parts of Lot 66 which are coloured dark red on the Sale Plan the Vendor and his predecessors in Title have been in undisturbed possession or receipt of the rents and profits thereof for upwards of 20 years last past without giving any acknowledgment of the Title of the Great Western Railway Company or any other Company, Corporation or person to such Railway, or any other Company, Corporation or person or their or his agent. The Purchaser of Lot 66 shall assume that the Vendor has acquired the fee simple of the said pieces of land, and no further or other Title is to be required thereto.

(f) No Purchaser shall require the production of or investigate or make any objection or requisition in respect of the Title prior to that stipulated for as the commencement of Title to his Lot or Lots, whether the same is to commence with the said Consolidation Mortgage or the said Indenture of Settlement of the 16th April, 1869, or otherwise, and as regards the said Settlement, notwithstanding that the same may have created any of the charges, family or otherwise, then affecting the premises, nor shall any objection be made by reason of the said Settlement being expressed in general terms only, but each Purchaser whose Title depends thereon shall assume without further evidence that it comprised the fee simple of the Lot or Lots purchased by him.

10. As regards incumbrances affecting the Vendor's Gloucestershire Estates the whole of such incumbrances (except certain family charges below mentioned) were in 1898 vested in the Prudential Assurance Company, Limited, and are the subject of the said Consolidation Mortgage of the 22nd of July, 1898. Each Purchaser shall assume that there were not at the time of the said Consolidation Mortgage any incumbrances on any part of the Vendor's Gloucestershire Estates except those mentioned or referred to as subsisting in the Consolidation Mortgage, and that all matters stated referred to or implied in that Deed are correct. As to all Mortgages now vested in the said Assurance Company and referred to in the said Consolidation Mortgage the Title shall commence with the said Consolidation Mortgage, and neither the origin nor the intermediate devolution of any such Mortgages shall be required to be abstracted, nor shall any further information concerning the same, beyond what appears in the Consolidation Mortgage, be required. The Prudential Assurance Company where appearing by the Abstract to be Mortgagees will either concur in the Conveyance to the respective Purchasers prior to the date fixed for completion, or in lieu thereof will (at the Vendor's sole option, and without any further notice to the Purchasers) re-convey the Lot or Lots sold unto and to the use of the Vendor in fee simple, subject to the then subsisting family charges, but freed and discharged from all principal moneys and interest secured by and from all claims and demands under the Consolidation Mortgage. Of the said family charges mentioned in the said Consolidation Mortgage the following only are still subsisting:—

(1) A rent charge of £1,000 per annum, payable to a brother of the Vendor during his life, and after his death to his wife during her life. (2) Certain contingent jointure rent charges in favour of the present Duchess in the event of her surviving the Vendor. (3) A rent charge of £500 per annum for pin money payable to the present Duchess during the joint lives of the Vendor and herself for her separate use, without power of anticipation. (4) A sum for the Portions of the Vendor's younger children. The present Duchess will release the premises from her said contingent jointure rent charges, but as regards the pin money charge of the present Duchess, the annual charges in favour of the Vendor's said brother and his wife, and the said Portions charge, each Conveyance will be made subject thereto, the Vendor by each Conveyance charging other estates subject thereto with the payment thereof in exoneration of the property included in the present Sale, and covenanting to indemnify each Purchaser therefrom and from any duties which may become payable in connection therewith, and each Purchaser shall accept such exoneration and indemnity as sufficient, and shall not be entitled to require any release of the said charges or any of them, or to make any enquiries in respect thereof.

11. As regards any duties of any nature which may have become payable or may become payable by reason of any death in any way affecting the property, each Purchaser shall accept as sufficient a covenant of indemnity by the Vendor against the same to be contained in the Conveyance.

12. As regards any mortgage or charges which may have existed upon part of the Vendor's Gloucestershire Estates on or since the 15th April, 1869, but which had been paid off before the said Consolidation Mortgage, the same and all dealings therewith shall be wholly omitted from the Abstract, and no information shall be required relating thereto. The fact that any mortgage or charge is not referred to in the Consolidation Mortgage as existing shall be conclusive evidence that it had been duly paid off and re-conveyed before the date of the Consolidation Mortgage.

13. In the event of Lots 1 and 2 being sold to different Purchasers, or Lot 1 being sold and Lot 2 being unsold, the Purchaser of Lot 1 shall within three calendar months of the completion of his purchase erect a sufficient fence dividing that Lot from Lot 2 between the points marked A and B on the Sale Plan, and shall by and in his Conveyance covenant to erect such fence, and thereafter to maintain it at his own cost.

14. As regards that part of Lot 2 which is coloured dark blue on the Sale Plan the same is sold and will be conveyed subject to a reservation to the Vendor, his heirs and assigns, the owner or owners for the time being of the mines and minerals reserved from this Sale, or (in the event of the same having become severed or divided in ownership) the larger part in value thereof of a right of pre-emption or re-purchase of the said portion of Lot 2 for the purposes of a colliery to be exercised at any time within the lives and life of the Vendor and the Purchaser of Lot 2 and the children now living of them or either of them, and the survivors and survivor of such persons, or within 21 years after the death of such survivor, at the price of £50 per acre, but so that in the event of such right of re-purchase being exercised, and in case the Purchaser of Lot 2 shall not purchase Lot 1 at the present Sale, or within three calendar months thereafter, there shall be excepted for the benefit of the Purchaser of Lot 2, his heirs and assigns, a right of way for all purposes to and from the remainder of Lot 2 from and to the road lying on the north side of such Lot over a strip of land not exceeding 30 feet in width, forming part of the said land coloured dark blue on the Plan, to be selected in such position as the person exercising the said right of re-purchase shall think fit, but the Vendor, his heir and assigns shall not be under any obligation to make up or construct or fence the said strip of land as a roadway.

15. Lot 5a is sold and will be conveyed subject to and with the benefit of an Agreement dated the 11th of July, 1914, made between the Vendor of the one part, and the Rev. Harold Nelson Burden and Katherine Mary Burden, his wife, of the other part, whereby a right of way was granted by the Vendor determinable on 6 months' notice. The said Agreement will be produced in the Saleroom at the time of Sale, and may be inspected at the Office of the Vendor's Solicitors at any time during business hours within one week previously, and the Purchaser shall be deemed to purchase with full knowledge of the contents thereof.

16. The site of the Chapel referred to in the Particulars of Lot 31 was by an Agreement in writing dated the 8th of October, 1907, and made between the Vendor of the one part, and the Rev. George Jarman and Edward Parsons and Samuel Iles (since deceased) of the other part, agreed to be sold by the Vendor in consideration of a chief rent of £5 per annum. The said rent has been paid to the Vendor down to the 29th of September, 1915, but as no conveyance of the said site has yet been executed the said chief rent is not yet legally secured. The Purchaser of Lot 31 shall be entitled only to the benefit of the Vendor's interest under the said Contract, and shall not be entitled to a conveyance of the said site, which shall at the costs of the Purchaser of Lot 31, so far if at all as such costs are not payable by the Purchasers of the site, be conveyed by the Vendor to the use that the Purchaser of Lot 31 shall receive such rent charge in fee simple and subject thereto to the use of the Purchasers of the said site in fee simple. The said Agreement of the 8th of October, 1907, or a copy thereof, will be produced at the Sale, and can be inspected at the Office of the Vendor's Solicitors at any time during business hours prior to the 3rd November, 1915, and the Purchaser of Lot 31, whether availing himself of such opportunity of inspection or not, shall be deemed to purchase with full knowledge of the contents thereof.

17. No further or other evidence is to be required of the identity of the Lot or Lots described in the Particulars with the property to which Title is shown by the Abstract besides such evidence (if any) as may be gathered from the description in the documents abstracted.

18. The Counterparts, Abstracts or Copies of the Leases or written Tenancy Agreements (if any) where they or copies thereof are in the Vendor's possession, may be inspected at the said Office of the Vendor's Solicitors at any time during business hours prior to the 3rd November, 1915, or in the Saleroom at the time of Sale, and each Purchaser (whether taking advantage of such opportunity of inspection or not) is to be deemed to have full notice of the terms of all the existing Leases and Tenancies whether under written instruments or not, and of all the terms upon which the Lessees, Tenants, and Occupiers respectively hold or claim to hold, and shall take over and satisfy all the liabilities of the Vendor under such Leases or Tenancies so far as the same affect the Lot or Lots purchased by him, and such notice shall not be affected by any partial, incomplete or actually incorrect statement in the Particulars with reference to any lease, tenancy or occupation, or the terms thereof, and no objection is to be made on the ground that any Lease or Agreement of Tenancy was made or entered into by a Mortgagor without the concurrence of his Mortgagee, and where any tenancy is under a written instrument no objection or requisition is to be made on the ground that a counterpart or a copy of the Lease or Agreement creating the tenancy was not taken, or if taken is not now forthcoming.

19. In all cases where rent in any Lot is stated in the Particulars to be an apportioned rent the Purchaser shall accept a Conveyance of such apportioned rent and shall not require the consent of the tenant to such apportionment to be obtained.

20. Each Purchaser shall be satisfied with and accept as sufficient the statement in the Particulars as to the amount of any land tax, tithe rent-charge, or any part thereof to which the Property or Lot or part of a Lot is now subject, or is for the purpose of this present Sale to be taken as subject, and shall not make any objection on the ground of any land tax or tithe rent-charge not being now, or not having been on any former occasion legally apportioned; or any indemnity against any part thereof which ought to be borne by other property. As to any Lot which is sold free from land tax the Purchaser shall be satisfied with such evidence (if any) of its being so free as the Vendor may be able to adduce.

21. The several Lots are believed to be and are to be taken as correctly described, and are sold subject to all (if any) quit rents and other rents and rights of way, light and other easements and rights of adjacent owners affecting the same, or now or heretofore used or enjoyed in respect of any property of the Vendor not comprised in the present Sale, and to any liability to repair or contribute to the repair of roads, ways, bridges, dykes, sewers, gutters, fences, and other like matters, and subject also to the existing tenancies and all allowances to and claims for compensation and other rights and interests of the tenants by custom, statute, lease or agreement, and whether arising during the continuance or after the determination of their tenancies, and any incorrect statement, error or

DEAR SIR,

THE 9th DUKE OF BEAUFORT.

Stoke Gifford Estate Auction Sale, 4th November, 1915.

For your information as the Purchaser of Lot 21. at the above-mentioned Auction Sale, we have the pleasure to state that the under-mentioned Charges in favour of His Grace's Family, viz. :—

- (1) £1,000 per annum in favour of The Right Hon. Henry Richard Charles Somerset, P.C. (born 7th December, 1849), commonly called Lord Henry Somerset, for life, continuing in favour of the Right Hon. Lady Isabella Caroline Somerset, his wife (born in or about 1852), if surviving Lord Henry Somerset.
- (2) £21,000 Portions Charge for the younger children of the 9th Duke of Beaufort.
- (3) £500 per annum payable to Her Grace, Louise Emily Duchess of Beaufort (born in or about 1864), the wife of the 9th Duke, during the joint lives of herself and His Grace.

(to which the Consolidation Mortgage dated the 22nd day of July, 1898, and made by the 9th Duke of Beaufort, the late 8th Duke of Beaufort, and Others, in favour of The Prudential Assurance Company, Limited, was expressly made subject) are charged upon :

- (A) The Badminton Estate, in the Counties of Gloucester and Wilts, comprising the Mansion House of Badminton, the Park, Farms and other property extending to a total area of 12,600 acres, and producing (exclusive of the Mansion and about 2,700 acres in hand) a rental of £10,000 a year.
- (B) The parts now remaining unsold of the Duke of Beaufort's Breconshire Estate, which extend to a total area of 4,000 acres (apart from commonable lands) and comprise the Mansion House of Llangattock Park, Agricultural properties, Large portions of the Towns of Brynmawr, Beaufort and Dukestown, As well as mineral rights and manorial rights over commonable lands of an area of many thousand acres. The rental of the parts remaining unsold of this estate is £9,400 a year.

The Duke of Beaufort's Estates in Counties other than Gloucester, Wilts and Brecon, are not affected by the Charges in favour of His Grace's Family.

We are,

Yours faithfully,

Robert Mallett

By letter, 6/11/15, of 31 May 1916 from Beaufort the Duke's estate the amount owing only mortgage was £275,000

Lots and information taken from the written notes on a sale catalogue

LOT	Withdrawn at Price £	Sold To	Sale Price £-s
1	11,950	Withdrawn with Stanley Farm	
2		Put up with lot 1	
3	1,175		
4		Mr. W Jones ?? Dairy Burnham	4,850
5	3,375		
5a		No details	
6	1,200		
7		Mr T S Wotton Addiscombe Croydon	160
8		Mr Charles Bridgeman	8,300
9		Put up with lot 8	
10		Mr Wm Lloyd	400
11		Mr C Bridgeman	240
12		Mr G Oakhill	425
13		Mr H Park	130
14		Mr Charles Bridgeman	125
15		With lots 8, 9	
16		With lots 8, 9, 15	
17		With lots 8, 9, 15, 16, 17	
18		Mr H Park	210
19		Mr T Pearce	9,100
20		Put up with lot 19	
21		Mr T Shaw	350
22		Mr Phippes	295
23	350		
24		G Taylor	280
25		Mr R Minchin minchur	486
26		With lot 25	
27		Mr Ockwell	265
28		Mr E Gunning	100
29		Mr B D???	175
30		Mr G Hes?	260
31	Unknown		
32		?????	215
33	Unknown		
34		MR R H Powell	120
35		Mr H Park	170
36		Mr J Winstone	119
37		Mr H Park	120
38		Mr H Parks	17
39		Mr Phillips	45
40		Mr E Hopton	280
41		Mr H Parks	60
42		Mr C Pullen	240
43	170		
44		Unknown	
45		Mr H Park	105
46	230		
47	90		
48	160		
49		Mr H Parks	87-10s
50	115		
51		Mr H Parks	170
52		Mr J Dent	31
53		Mr J Dent	160

54		Mr Ges Dent	205
55		Mr Rymer Hambrook	77-10s
56			
57			
58		Mr H Parks	115
59		R W Grindell	215
60			
61	225		
62		Mr J T Withers	416
63		Mr H Parks	2700
64		Mr E Pussey	7500
65		Put up with lot 64	
66		Mr E Davis	10,000
67		With lot 66	
68		With lot 66 & 67	
69		With lot 66 & 67 & 68	
70		Mr E K Davis	175