On SATURDAY, Sept. 6th, 1919

GLOUCESTERSHIRE
In the Vale of the Severn.

THE
FRETHERNE COURT
ESTATE
676 ACRES

R. H. PENLEY
Solicitor
DURSLEY
Glos.

WILLIAMS & JAMES
Solicitors
Norfolk House
Thames Embankment
LONDON, W.C.

BRUTON, KNOWLES & CO.
Estate Agents, Surveyors and Auctioneers
Albion Chambers
GLOUCESTER
WITH EARLY POSSESSION OF THE PRINCIPAL LOTS

GLOUCESTERSHIRE

ABOUT 6 MILES FROM STONEHOUSE STATION (M.R.) AND 10 FROM GLOUCESTER

PARTICULARS, PLAN & CONDITIONS OF SALE

OF THE

Fretherne Court Estate

A FREEHOLD RESIDENTIAL,
SPORTING AND AGRICULTURAL ESTATE

COMPRISING

A MANSION OF HANDSOME ELEVATION

(6 Reception and 20 Bedrooms, 3 Bathrooms),

Standing in delightful Pleasure Grounds, with good Stabling for 16 horses, Garage for 5 Cars

WELL-TIMBERED DEER PARK

HOME FARM, WOODS & PLANTATIONS

FORMING EXCELLENT GAME COVERTS

Two Attractive Small Residential Properties

NINE FARMS AND SMALL HOLDINGS

The DARELL ARMS: a fully-licensed House

14 Cottages and Accommodation Lands

THE WHOLE CONTAINING ABOUT

676 ACRES

WHICH

BRUTON, KNOWLES & CO.

Are instructed by Major Sir Lionel Darell, Bart., D.S.O.

To Sell by Auction,

AT THE BELL HOTEL, GLOUCESTER

On SATURDAY, SEPTEMBER 6th, 1919

AT 3 O'CLOCK PUNCTUALLY, AS A WHOLE, OR IN 26 LOTS

Further particulars may be had of R. H. Penley, Esq., Solicitor, Dursley; Messrs. Williams and James, Solicitors, Norfolk House, Thames Embankment, London, W.C.; or the AUCTIONEERS,

Albion Chambers, Gloucester.
PARTICULARS

General Remarks and Stipulations

1. All fixtures belonging to the Vendor are included in the sale except two safes in the butler’s pantry at Fretherne Court, and the portrait of the late Sir Lionel William Darell, Bart., let in the panel of the over-mantel in the dining room, which the Vendor reserves the right to remove. Five chandeliers in the ball room, three in the dining room, and one in the smoke room are not included, and the poultry houses and the feeding forming the poultry runs in the Deer Park are not included.

The garden produce and fruit in the gardens at Fretherne Court will also be included in the sale subject to the reasonable use of the same for the Vendor’s private requirements up to the date of completion.

2. The quantities are taken and the plans attached to these Particulars are prepared from the second edition of the Ordnance Survey: they are believed to be correct and shall be so accepted both by the Vendor and Purchasers, but the Vendor does not guarantee their accuracy and no compensation shall be given or received on either side on account of any error in the plans or quantities, nor shall any sale be annulled on account of any such error.

3. The figures of the tithe rent charge and land tax are stated in the Particulars for the information of Purchasers, and must be regarded as approximate only. Care has been taken to see that they are correct, but no guarantee of their accuracy is given or implied. In some cases it has been necessary for the purpose of sale to apportion the tithe rent charge and land tax between the various lots, but these are not legal apportionments, and any purchaser requiring a legal apportionment must obtain one at his own expense.

4. Should any dispute as to boundary fences, ditches, or hedges, arise between the Vendor and any Purchaser, or between Purchasers of different lots, the question in dispute shall be referred to the Auctioneers, whose decision shall be final and binding on all parties.

5. The Vendor reserves the right to hold a sale of furniture and effects by auction upon the premises at any time prior to the date of completion.

These General Remarks and Stipulations are to be taken as forming part of the Conditions of Sale.

There is a good service between Fretherne and Gloucester on the Gloucester and Sharpness Canal, two boats running each way daily in the summer.

There is also a daily service of motor omnibuses, three a day, between Saul and Gloucester.
The Estate will be offered in the first place in one Lot, if desired.

Lot 1

Fretherne Court

A RESIDENTIAL AND SPORTING ESTATE

Situate in the Parish of Fretherne-with-Saul, in an excellent hunting district, about 6 miles from Stonehouse Station (m.r.), about 6½ from Stonehouse Station (c.w.r.), whence London is reached in three hours, and about 10 miles from Gloucester. The Estate comprises

A MANSION OF HANDSOME ELEVATION

Facing South and East and commanding fine views over the Severn, approached by a Carriage Drive, through

WELL-TIMBERED GROUNDS WITH PICTURESQUE LODGE ENTRANCE

Delightful Pleasure Grounds of Terrace Formation

A FINE WALLED KITCHEN GARDEN WITH GLASSHOUSES EXCELLENT STABLING FOR 16 HORSES, GARAGE FOR 5 CARS

WELL-TIMBERED DEER PARK PLANTATIONS

Home Farm with excellent Homestead, Six Cottages, etc.

THE TOTAL AREA BEING ABOUT

138a. 1r. 22p.

Of which the following is a Schedule, taken from the second edition of the Ordnance Survey:—
### PARISH OF FREtherne-WITH-SAUL

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<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
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Mrs. Coldrick and Son, Tenants.

Lady-day tenancy subject to six months' notice.

Apportioned Rent £42.

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<tr>
<td></td>
<td>cottages and gardens (two cottages are in hand)</td>
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Mr. George Ashby, Tenant.


Rent £6.

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<td>Pt. 119</td>
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<td>4</td>
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Various Tenants.

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<td>The Thatched House and garden (rent free)</td>
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Total A 138 1 22
The Mansion stands in an Extensive Park, approached by a carriage drive, with Lodge at gates, the drive terminating with a handsome carriage sweep surrounded by terrace walls on either side of the steps leading to the Main Entrance, which is on the South-East front.

The House is built of stone throughout, with the exception of some of the minor offices and out-buildings, which are of brick.

The external treatment is Renaissance in character and elaborate in ornamentation, the eaves are surrounded with stone parapets and balustrades. The arches to the windows and doors are decorated, and for the greater part the dormer-windows are carried up through the balustrades, the latter being finished with stone vases and finials. The roofs are covered with slate.

The accommodation consists of Entrance Hall fitted with two fire-places having old carved oak overmantels, with a small Chapel adjoining, in all \(50' \times 14'\); oak and glazed doors divide this hall from the Staircase Hall, \(19' \times 22'\) with handsome oak stairs.

Double Drawing Room, \(36' 6'' \times 20' 8''\) inclusive of bay-windows, facing south-west, overlooking the terraces and garden with the broad waters of the Severn in the distance, both rooms fitted with ornamental screen work, handsomely carved mantel-pieces, settees and shelving with mirrors and china cabinets.

Separated from an arcade with marble columns is the Inner Hall, \(18' \times 15'\) with fire-place and a fine Italian marble mantel-piece; off this is the Library, facing south-west, \(17' \times 24'\), with bay in addition \(10' \times 6'\), with fittings of walnut; beyond this is a handsome Dining Room facing south-west, \(37' \times 20'\) with fire-place and side board recesses \(19' \times 5' 6''\) each in addition.

Passing through a lobby from the inner hall is a top-lighted Vestibule, giving access to the Smoking Room, \(17' \times 27'\) into the bay, with open panelled roof and lantern light above.

Outside the dining-room and smoking-room is a handsome Loggla, with large windows and glass covered roof, one end of which is fitted as a Billiard Room.

From the inner vestibule is approached the large and handsome Ball Room, \(60' \times 30'\) with fire-place recesses at each end, and on one side a large semi-circular Bay Window opening on to the terrace. This room has an arched ceiling divided into highly decorated panels, the main ribs being carried on stone pilasters with marble inlay, the dado being similarly treated, the archways to fire-place recesses and the bay windows are carried on ornamental pilasters and marble columns. The chimney pieces are of marble.

The floor is parquet work, decorated with inlaid coats of arms and floral devices; there are six large mirrors against the walls, and niches in each corner of the room with figures carrying lamps.

There are two ante rooms, from which a circular stone stairs gives access to the Minstrel Gallery, and lofty water Tower above, from which very fine views are obtained.

The Domestic Offices are on the South-East side, and comprise lofty kitchen with Flavel range, hot plate and hot and cold water supplies; scullery with hot, cold and soft water supplies, and separate boiler for the hot water system; housekeeper’s room, servants’ hall, butler’s pantry, with hot and cold water supplies; larders, dairy, cook’s pantry, etc., and the out offices include gun room, brushing room, three coal-houses, store room, game larder, etc.

Ascending the Main Stairs, which has turned balusters and panelled newels surmounted by lions supporting staves, a Small Lounge, fitted in Eastern style is approached; it is separated from the staircase hall by an open arcade with marble columns.
Off the first floor landing there are Seven Bedrooms, one fitted with a bath and lavatory basin, with hot and cold water supplies, another fitted with lavatory basin with hot and cold water supplies, two pedestals of drawers at sides and wardrobe, and another fitted with three wardrobes. Two w.c.'s.

On the first floor are also Seven Servants’ Bedrooms, one bedroom being fitted with bath, housemaid’s closet and store room.

On the second floor there are Five good Bedrooms with bath-room, w.c., and lavatory, Four Bachelor’s Bedrooms, one fitted with a bath, two w.c.’s, and a housemaid’s closet.

There are wine cellars under the staircase hall, and drawing room.

Water Supply. The main water supply is derived from a well in the lower Park, from which water is pumped up to the water tower, in which there is storage capacity for about 10,000 gallons.

There is a hot water boiler in the scullery with cylinder and circulating pipes.

The PLEASURE GROUNDS are exceptionally attractive; laid out in terrace formation, between the Court and the lower drive, they command delightful views over the River Severn. They include three tennis courts, a croquet lawn and rosary, and are adorned with numerous terra cotta and other vases and with three fountains, the principal one having a stone basin with groups of birds, figures, dolphins and vases.

There is a very FINE WALLED KITCHEN GARDEN with rosary; in it is a range of glass houses comprising a centre conservatory with stove house, vineyard, peach and fig houses on the one side, and two vineyards, peach and fig houses on the other.

Two ranges of forcing pits are heated by the same sectional boiler as the glass-houses.

On either side of the walled garden are two kitchen gardens with range of potting sheds, fruit-house, boiler-house, potato and mushroom-houses, packing shed and office, etc., and also a walled frame ground. Adjoining is a most productive pasture orchard well stocked with choice fruit trees and known as the Garden Orchard.

The Stabling and Garage are conveniently placed and substantially constructed. The buildings are arranged around a paved court yard which is entered through an archway with ornamental turret; they comprise a garage for 5 cars, large coach-house, harness-room with glazed cupboard, 8 loose boxes and 8 stalls, hay and straw-house, saddle-room, cleaning room, two men’s bedrooms, lofts, etc.

Water is laid on to the yard, and there are two soft water troughs and a hard water pump.

Adjoining the grounds of Fretherne Court is a

Well-timbered Deer Park of about 63 Acres part of which is enclosed for a considerable distance by a seven-bar iron fence.

A distinguishing feature of this lot, and of the Estate generally, is the number of

Well-Grown Plantations forming excellent game coverts.

The Home Farm includes an excellent Homestead. The farmhouse is brick-built and tiled, and contains two sitting rooms, larder, three bedrooms; outside kitchen with furnace, coal house and w.c.

A similar dwelling house is occupied by the gardener, and between the two houses is
A Model Dairy.

These buildings have a good supply of water. The Home Farm buildings are very good, substantially built, well supplied with water, and well drained; they include four pigs' cots, two meal-houses, cart stable for 6 horses and loft over, two bulls' houses, cattle stalls for tying up 16 cattle, hay-house and chaff loft, open cattle shed for tying up 10 cattle, wagon shed, poultry-houses and barn.

In addition to the Entrance Lodge, there are

Five Cottages

four being brick-built with slate or tile roofs and having good gardens and water supply, and one being a picturesque old thatched house with good garden and well of water.

A considerable part of this lot is bounded by substantially built high stone or brick walls.

Fretherne Court, pleasure grounds, stabling, deer park, plantations, etc., 108a. 2r. 15p. in extent as set out in the foregoing Schedule, are in hand (subject to a temporary letting of the grazing of the Park and the letting of the Lodge at £5 a year) and VACANT POSSESSION MAY BE HAD ON COMPLETION.

The portion of the Home Farm comprised in this Lot, about 23a. 2r. 26p. in extent, is let with other portions of the Estate to Mrs. Coldrick and Son, on a Lady-day tenancy, subject to six months' notice, at £180 a year for the first year and £225 a year for subsequent years, the rent apportioned to this lot for the purpose of sale being £42 os. od.

The dwelling house adjoining the farm house, and four cottages, are occupied by estate employees rent free, and one cottage in No. 118 on the plan is let to Mr. Woolford at £6 a year, tenant paying rates.

Nos. 119 and pt. 123 on the plan are let to Mr. George Ashley for £5 a year, the tenancy terminating 25th March next.

This lot is subject to tithe rent charge amounting according to the tithe apportionment to £40 6s. 3d. a year, and to a land tax of £9

In addition to his purchase money, the purchaser shall pay the sum of £110 for the growing timber, being the amount of Messrs. Bruton, Knowles & Co.'s valuation of such timber as is not regarded as ornamental.

The windmill, petrol engine, tank, well, etc., supplying Fretherne Court with water, are situate in No. 246 on the plan of Lot 6; the land in or on which they are placed is included in the sale of this lot as set out in the Schedule, together with the right of access for all reasonable purposes, and an easement for the line of pipes conveying the water across Lot 6.

Lot 2

FREITHERNE LODGE FARM

An excellent Dairy and Grazing Farm

situate at Fretherne close to Fretherne Court, and comprising a good Farmhouse, Farm buildings, and about

79a. 2r. 17p.

of sound pasture land and valuable Severn meadow land, and woodland, of which the following is a Schedule taken from the second edition of the Ordnance Survey:—
Mr Geo. Ashby, Tenant.
Apportioned Rent £25

PARISH OF FREThERNE-WITH-SAUL

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Mrs. Coldrick and Son, Tenants.
Lady-day tenancy subject to six months notice.
Apportioned Rent £70

PARISH OF FREThERNE-WITH-SAUL

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Mr. W. M. Coole, Tenant.
Tenancy terminating 29th September, 1919.
Rent £46 15s. od.

PARISH OF FREThERNE-WITH-SAUL

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IN HAND

PARISH OF ARLINGHAM

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</table>

Total A 79 2 17

The Fretherne Lodge Farmhouse is brick-built with slate roof, and contains two sitting-rooms, lobby with china cupboard, dairy, kitchen, store-room, cellar, 6 bedrooms, attic, bathroom and w.c. Good garden and water supply: modern drainage.

The Farm Buildings comprise stable for 2, cart-house, with loft over, coal-house, poultry-house, open cattle shed for tying up 6, 2 pigs’-cots, open cattle shed with foldyard, tool shed, enclosed shed with cement floor, a third open cattle shed, and also a range of kennels in 4 divisions, with loft over, cooking-house with 2 furnaces and pump, and yard.

Fretherne Lodge Farmhouse, Buildings and 8a. 3r. 10p., as set out in the foregoing Schedule, are let with part of Lot 4 and Lot 5 to Mr George Ashby, on a Lady-day tenancy, terminating 25th March next, at £35 a year; the rent apportioned to this lot for the purposes of sale being £25.

Nos. 217 and 255, containing about 40a. 3r. 35p., are let to Mrs Coldrick and Son with other portions of the estate on a Lady-day tenancy subject to six months’ notice, the rent apportioned to this lot for the purpose of sale being £70.

Part of No. 294, containing 23a. 1r. 11p., is let to Mr W. M. Coole on a tenancy expiring 29th September next, at £46 15s. od. a year.

The Hock Wood, a valuable oak wood, is in hand.
The total annual rental payable in respect of this lot is therefore

£141 15s. 0d.

exclusive of the Hock Wood.

This lot is free of tithe rent charge and land tax.

This lot will be subject to a right of cart road for the benefit of the owner and occupier of Lot 4 over part of No. 475 on the plan, following the line of the public footpath.

In addition to his purchase money, the purchaser shall pay the sum of £381 for the growing timber.

Lot 3

FREETHERNE LODGE

an attractive small residential property, comprising an old-fashioned residence charmingly situated at Fretherne and commanding delightful views over the River Severn, together with pleasure grounds, stabling, etc., the whole having an area of about

2a. 0r. 6p.

of which the following is a Schedule taken from the second edition of the Ordnance Survey:—

<table>
<thead>
<tr>
<th>No. on Ord. Map</th>
<th>Description</th>
<th>Quantity</th>
<th>A.</th>
<th>R.</th>
<th>P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pt. 294</td>
<td>Garden</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pt. 295</td>
<td>Fretherne Lodge, gardens, stabling etc.</td>
<td>1 3 16</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Fretherne Lodge is situate on rising ground, facing south east, is approached by a carriage drive and contains—Hall, with fireplace, dining-room 18 ft. x 16 ft. 7 in., study, drawing-room 18 ft. 2in. x 17 ft. 8 in., 7 bedrooms, 2 dressing-rooms, bathroom with h. and c. water supplies, linen cupboard, w.c., kitchen, larder, back-kitchen with h. and c. water supplies, and underground cellar.

The pleasure grounds include a good tennis lawn, and are attractively laid out. There is also a capital walled kitchen garden and a small arable orchard.

The Stabling comprises loose-box and two stalls, coach-house, with loft over, harness-room, etc., and near the drive entrance is a building known as the Gate-house, containing 2 rooms with loft.

The iron fence around the tennis court is the property of the tenant.

This lot is let to the Rev. A. C. Oliver, on lease expiring March 25th, 1921, at

£65 1s. 0d

a year, this sum including £5 1s. 0d. interest on improvements.

It is free of tithe and land tax.
Lot 4

THE REDDINGS

an attractive small residential property, situate in the Parish of Arlingham, close to the foregoing lots and comprising a picturesque old-fashioned residence approached by a carriage drive, with charming grounds, stabling, cottage and pasture land, the whole containing about

8a. 2r. 3p.

of which the following is a Schedule taken from the second edition of the Ordnance Survey:

<table>
<thead>
<tr>
<th>No. on Ordinance Map</th>
<th>Description</th>
<th>Quantity A. P. R.</th>
<th>Quantity A. P. R.</th>
</tr>
</thead>
<tbody>
<tr>
<td>471</td>
<td>Meadow</td>
<td>3</td>
<td>15</td>
</tr>
<tr>
<td>472</td>
<td>Plantation</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>476</td>
<td>The Reddings House, gardens, stabling, drive and cottage</td>
<td>2 2 17</td>
<td>6 0 16</td>
</tr>
</tbody>
</table>

MR GEO. ASHBY, Tenant.
Apportioned Rent £3

Pt. 475 Pasture 2 1 27

Total A 8 2 3

The Reddings house occupies a most delightful position, facing south, with fine views over the Severn. The house is brick-built with slate roof, is entered through a conservatory, and contains—hall, drawing-room, 18 ft. 6 in. x 14 ft., dining-room, 18 ft. 7 in. x 16 ft., study 16 ft. 8 in. x 13 ft. 5 ins; 7 bedrooms, dressing-room, 2 w.c.'s., butler's pantry, servants' hall, kitchen, scullery, larder and underground cellar.

The pleasure grounds include a tennis lawn. There is a good walled kitchen garden with greenhouse and potting shed, a second kitchen garden with potting shed, etc.

The stabling comprises harness-room, coach-house, loose box and stall with loft over; coal-house, boot-house, shed, etc.

Adjoining the pleasure grounds are two pieces of pasture land, with cow shed.

The cottage is brick-built and tiled and contains 4 rooms.

The Reddings and 6a. or 16p. are let to the Executors of the late Capt. Venner, R.N., at £70 a year, the tenancy expiring 25th December next.

WHEN VACANT POSSESSION MAY BE HAD.

Part of No. 475 is let to Mr George Ashby with part of Lot 2 and Lot 5, the tenancy terminating 25th March next, and the rent apportioned to this lot for the purpose of sale being £3 os. 0d. The total rent payable in respect of this lot is, therefore,

£73 0s 0d

This lot is subject to a land tax of £2, but is free of tithe rent charge.
In addition to his purchase money the purchaser shall pay the sum of £44 for the growing timber.

This lot will have the benefit of a right of way over part of 475 on the Plan of Lot 2, following the line of the public footpath.

The purchaser of this lot shall, within three months of the date of the completion of the purchase, erect and maintain if required by the purchaser of Lot 2, a good and sufficient fence between the points A and B on the Plan.

Lot 5

A VALUABLE PASTURE ORCHARD

Adjoining Fretherne Lodge (Lot 3) and close to the Lodge Farm (Lot 2).

It comprises part of No. 295 and No. 300 on the second edition of the Ordnance Survey of the Parish of Fretherne-with-Saul, and contains about

2a. 2r. 4p.

It is well stocked, chiefly with table fruit trees.

This lot is let with parts of Lots 2 and 4 to Mr. George Ashby on a Lady-day tenancy expiring 25th March next, the rent apportioned to this lot for the purpose of sale being

£7 0s 0d

It is free of tithe and land tax.

In addition to his purchase money the purchaser shall pay the sum of £29 for the growing timber.

Lot 6

THE MALT HOUSE FARM

An excellent mixed farm, about 5 miles from Stonehouse Station (m.r.) and 9 from Gloucester with its important markets.

It comprises a good farmhouse and farm buildings, cottage, and about

161a. 3r. 0p.

of good grazing pasture land and pasture orcharding, arable land and plantations, of which the following is a Schedule taken from the second edition of the Ordnance Survey:

<table>
<thead>
<tr>
<th>No. on Ord. Map</th>
<th>Description</th>
<th>Quantity A. R. P.</th>
<th>Quantity A. R. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>149</td>
<td>Part arable, part pasture, part rough pasture</td>
<td>38 3 14</td>
<td></td>
</tr>
<tr>
<td>236</td>
<td>Pasture ...</td>
<td>5 1 5</td>
<td></td>
</tr>
<tr>
<td>Pt. 238</td>
<td>Buildings and yard</td>
<td>1 12</td>
<td></td>
</tr>
<tr>
<td>240</td>
<td>Pasture ...</td>
<td>3 1 27</td>
<td></td>
</tr>
<tr>
<td>240a</td>
<td>Do. with a few fruit trees</td>
<td>3 0 21</td>
<td></td>
</tr>
<tr>
<td>241</td>
<td>Farmhouse, garden, yards and buildings</td>
<td>3 9</td>
<td></td>
</tr>
</tbody>
</table>

Forward 51 3 8
Mr William Coole, Tenant.
Tenancy terminating 26th September, 1919. Rent £100.

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity A</th>
<th>Quantity R</th>
<th>Quantity P</th>
</tr>
</thead>
<tbody>
<tr>
<td>199</td>
<td>Pasture</td>
<td>13</td>
<td>0</td>
<td>33</td>
</tr>
<tr>
<td>200</td>
<td>Do.</td>
<td>19</td>
<td>1</td>
<td>26</td>
</tr>
<tr>
<td>220</td>
<td>Do.</td>
<td>22</td>
<td>3</td>
<td>31</td>
</tr>
<tr>
<td>245</td>
<td>Do.</td>
<td>3</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td>246</td>
<td>Do.</td>
<td>28</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>250</td>
<td>Plantation</td>
<td>2</td>
<td>2</td>
<td>22</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>87</strong></td>
<td><strong>3</strong></td>
<td><strong>7</strong></td>
</tr>
</tbody>
</table>

Mr Ernest Fryer, Tenant.
Tenancy terminating 25th December, 1919. Rent £8.

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity A</th>
</tr>
</thead>
<tbody>
<tr>
<td>108</td>
<td>Pasture orchard</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>2</strong></td>
</tr>
</tbody>
</table>

IN HAND

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity A</th>
</tr>
</thead>
<tbody>
<tr>
<td>148</td>
<td>Square Covert—plantation</td>
<td>2</td>
</tr>
<tr>
<td>150</td>
<td>Plantation</td>
<td>1</td>
</tr>
<tr>
<td>227</td>
<td>Do.</td>
<td>1</td>
</tr>
<tr>
<td>233</td>
<td>Do.</td>
<td>2</td>
</tr>
<tr>
<td>224</td>
<td>Cottage and garden</td>
<td>5</td>
</tr>
<tr>
<td>225</td>
<td>Long Covert—plantation</td>
<td>1</td>
</tr>
<tr>
<td>243</td>
<td>Plantation</td>
<td>3</td>
</tr>
<tr>
<td>244</td>
<td>Rough Pasture</td>
<td>1</td>
</tr>
<tr>
<td>247</td>
<td>Round Plantation</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>19</strong></td>
</tr>
</tbody>
</table>

The Farmhouse is brick-built with slate roof, and contains 2 sitting-rooms, 3 bedrooms (including one room suitable for bath-room), 2 attic bedrooms, box-room, kitchen, back-kitchen with furnace and baking oven, dairy and lobby. Good water supply and garden.

The Farm Buildings are chiefly brick-built with tile or slate roofs, and comprise cider mill-house with granary over, cider-house and loft over, nag stable for 2 and loft over, 2 pigs' cots and meal-house, barn with open cattle shed and 2 loose boxes adjoining, foldyard with good water supply, wagon-house and implement shed.

In part of No. 238 on the Plan, are cart-stable for 3 horses and loft over, calves' house, open cattle shed, cattle stalls for tying up 6 cattle and root-house, open shed and barn. These buildings have a good supply of water.

The Malt House Farm, 51a. 3r. 8p. in extent, is let with other lands not forming part of this sale to Mr Charles Merrett on a Lady-day tenancy expiring at March 25th next, the rent apportioned to this lot for the purpose of sale being £77; 87a. 3r. 7p. pasture land as set out in the foregoing Schedule are let to Mr William Coole on a tenancy expiring 26th September next at £100 a year; the pasture orchard, No. 108, is let to Mr Ernest Fryer on a tenancy expiring 25th December next at £8 a year, and the rest of this lot is in hand.
The total annual rental payable in respect of this lot is, therefore,

£185 0s. 0d.

exclusive of a cottage and 19a. 2r. 38p. plantations in hand.

Tithe rent charge according to tithe apportionment £56 14s. 1d.; land tax, 4s. 9d.

In part of No. 246 on the plan are the windmill, petrol engine, tank and well supplying Fretherne Court with water, and which are included in the sale of Lot 1. This lot is sold subject to a right of way for the benefit of the owner and occupier of Fretherne Court, giving access to the windmill, engine, tank, well, etc., for all reasonable purposes, and it is also sold subject to the easement for the benefit of the same person or persons of a line of water pipes across or under Nos. 200, 220 and 246 on the plan, together with the right of access to carry out repairs, renewals, etc.

In addition to his purchase money the purchaser shall pay the sum of £769 for the growing timber.

Lot 7

HOOPER'S FARM

A desirable small holding close to the village of Saul and adjoining lot 6.

It comprises a good farmhouse, farm buildings, and about

12a. 0r. 27p.

of excellent pasture land, of which the following is a Schedule taken from the second edition of the Ordnance Survey:—

PARISH OF FREtherne-WITH-Saul

Mr Lewis Gower, Tenant.

Tenancy terminating 25th March, 1920. Rent £17 15s. 0d.

<table>
<thead>
<tr>
<th>No. on Ord. Map</th>
<th>Description</th>
<th>Quantity A. R. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pt. 227</td>
<td>House, garden and buildings</td>
<td>I 17</td>
</tr>
<tr>
<td>228</td>
<td>Pasture</td>
<td>II 3 10</td>
</tr>
</tbody>
</table>

A 12 0 27

The Farmhouse is brick-built and tiled and contains hall, two sitting and three bedrooms, kitchen, wash-house and cellar. Good garden and good supply of water. The farm buildings comprise cow-house, pigs' cot and calves' house.

This lot is let to Mr Lewis Gower on a tenancy expiring 25th March, 1920, at the annual rent of

£17 15s. 0d.

Tithe rent charge according to tithe apportionment, £3 6s. 3d. No land tax.

In addition to this purchase money the purchaser shall pay the sum of £59 for the growing timber.
Lot 8
Three Enclosures of Sound Old Pasture Land & Pasture Orcharding
situate close to the village of Saul and adjoining Lot 6. They contain about

27a. 1r. 6p.

of which the following is a Schedule taken from the second edition of the Ordnance Survey:

PARISH OF FREtherne-with-Saul
Exors. of Mr John Church, Tenants. Rent £42 17s. od.

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>151</td>
<td>Pasture orchard</td>
<td>3 3 1</td>
</tr>
<tr>
<td>155</td>
<td>Pasture</td>
<td>5 2 17</td>
</tr>
<tr>
<td>198</td>
<td>Do.</td>
<td>17 3 28</td>
</tr>
</tbody>
</table>

A 27 X 6

This lot is let to the Executors of Mr John Church deceased, No. 198 on a tenancy expiring 25th March next, at £17 15s. a year, and Nos. 151 and 155 on a tenancy expiring 29th September next at £25 2s. od. a year. The total annual rent payable in respect of this lot is therefore

£42 17s. 0d.

The rent charge according to tithe apportionment, £9 13s. 11d.; land tax, 9s. 2d.

In addition to his purchase money the purchaser shall pay the sum of £44 for the growing timber.

Lot 9
A Capital SMALL HOLDING known as MEADOWLAND
situate in the Parish of Arlingham, adjoining the main road from Fretherne.

It comprises a good dwelling house, farm buildings and about

43a. 1r. 2p.

of productive pasture orcharding, pasture land and plantations of which the following is a Schedule taken from the second edition of the Ordnance Survey:

PARISH OF ARLINGHAM
Gloucestershire County Council, Quarterly Tenants.
Rent £12 10s. od.

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pt. 443</td>
<td>Dwelling house and garden</td>
<td>2 14</td>
</tr>
<tr>
<td></td>
<td>Mr. A. S. Davis, Tenant, on lease, expiring September 29th, 1922. Apportioned Rent £20.</td>
<td></td>
</tr>
<tr>
<td>Pt. 443</td>
<td>Buildings and yard</td>
<td>3 1</td>
</tr>
<tr>
<td>444</td>
<td>Pasture orchard</td>
<td>10 1 7</td>
</tr>
<tr>
<td>452</td>
<td>Do.</td>
<td>A 11 2 22</td>
</tr>
</tbody>
</table>

Forward
Mrs Coldrick and Son, Tenants.
Lady-day tenancy, subject to six months’ notice.
Apportioned Rent £36.

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity Forward</th>
<th>Quantity P.</th>
<th>Quantity Forward</th>
<th>Quantity A.E.</th>
</tr>
</thead>
<tbody>
<tr>
<td>447</td>
<td>Pasture</td>
<td>1 10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>448</td>
<td>Pasture, buildings and foldyard</td>
<td>1 2 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>449</td>
<td>Pasture orchard</td>
<td>1 28</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>450</td>
<td>Pasture</td>
<td>2 12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>451</td>
<td>Home orchard—pasture orchard</td>
<td>5 3 11</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>455</td>
<td>Pasture and timber</td>
<td>2 17</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>459</td>
<td>Do.</td>
<td>2 3 36</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pt. 461</td>
<td>Pasture</td>
<td>13 0 38</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**IN HAND**

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Quantity Forward</th>
<th>Quantity P.</th>
<th>Quantity Forward</th>
<th>Quantity A.E.</th>
</tr>
</thead>
<tbody>
<tr>
<td>453</td>
<td>Pitches covert—plantation</td>
<td>2 3 16</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>454</td>
<td>Plantation</td>
<td>3 27</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>460</td>
<td>Do.</td>
<td>2 11</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>469a</td>
<td>Larch plantation</td>
<td>2 1 13</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total** 6 2 27

The dwelling house, which is occupied as the Police Station, is brick-built with tiled roof and occupies a pleasant position. It contains office, sitting room, 3 bedrooms, landing, kitchen, larder, back-kitchen with furnace and baking oven, and cell. Good garden and good water supply.

The farm buildings include cart and implement shed with granary over, barn, cart stable and mill-house with cider mill and press. In No. 448 are barn, wagon and implement shed.

The land includes some excellent orcharding.

The dwelling house and garden, part of No. 443 on the plan, are let to the Gloucestershire County Council on a quarterly tenancy at £12 10s. od. a year, tenants paying rates. The rest of No. 443 and Nos. 444 and 452 are let with part of Lot 10 to Mr. A. S. Davis on lease expiring September 29th, 1922, the rent apportioned to this lot for the purpose of sale being £20; 24a. 3r. 33p. are let with other portions of the estate to Mrs Coldrick and Son on a Lady-day tenancy, subject to six months’ notice, the rent apportioned to this lot for the purpose of sale being £36 0s. 0d.; and 6a. 2r. 27p. plantations are in hand. The total annual rental payable in respect of this lot is, therefore,

£68 10s 0d

exclusive of the plantations in hand.

This lot is free of tithe rent charge; part of it is subject with Lot 10 to a land tax of £2 4s. 0d.

In addition to his purchase money the purchaser shall pay £373 for the growing timber.

The purchaser of this lot shall when it becomes necessary, erect and maintain a good and substantial fence between the points C and D on the plan, dividing Windmill Field (No. 46x on the plan). There is probably sufficient iron fencing for the purpose round the plantations included in this lot.
Lot 10

BARROW HILL

A compact small residential estate situate in the Parish of Arlingham, adjoining Lot 9. It comprises a small residence occupying a pleasant position on rising ground, stabling and outbuildings and about

41a. 1r. 5p.

of pasture land and woodland, of which the following is a Schedule taken from the second edition of the Ordnance Survey:—

PARISH OF ARLINGHAM

Mr A. S. Davis, Tenant, on lease expiring September 29th, 1922.

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity A. R. P.</th>
<th>Quantity A. R. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>347</td>
<td>Pasture</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>377</td>
<td>Do.</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>378</td>
<td>Barrow Hill House and grounds</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>378a</td>
<td>Lane</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>379</td>
<td>Pasture</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>380</td>
<td>Buildings and yard</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>382</td>
<td>Pasture</td>
<td>6</td>
<td>1</td>
</tr>
</tbody>
</table>

Mrs Coldeick and Son, Tenants.
Lady-day tenancy, subject to six months' notice.

Apportioned rent £4

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Quantity A. R. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>348</td>
<td>Rough pasture</td>
<td>8</td>
</tr>
</tbody>
</table>

IN HAND

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Quantity A. R. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>381</td>
<td>Plantation</td>
<td>32</td>
</tr>
<tr>
<td>383</td>
<td>Do.</td>
<td>3</td>
</tr>
<tr>
<td>384</td>
<td>Mangrove Wood</td>
<td>9</td>
</tr>
</tbody>
</table>

Total 441 A. R. P.

Barrow Hill House is stone and brick-built with slate roof, and contains dining and drawing-rooms, opening on to a balcony with verandah, 5 bedrooms, w.c., kitchen, larder, cellar and back-kitchen; outside are wash-house, larder, boot-house, and w.c. In the back-kitchen are hard and soft water pumps.

In No. 380 on the plan are trap-house, stable for 2 horses, open shed, pigs'-cot and calves'-house.

Barrow Hill House and 22a. 3r. 1p., as set out in the foregoing Schedule, are let with part of Lot 9 to Mr A. S. Davis on a lease expiring September 29th, 1922. The rent apportioned to this lot for the purpose of sale is £35. No. 348, containing 8a. or 28p., is let, with other portions of the estate, to Mrs Coldeick and Son on a Lady-day tenancy subject to six months' notice, the rent apportioned to this lot for the purpose of sale being £4. The Woodland, 10a. 1r. 10p. is in hand. The total annual rental payable in respect of this lot is, therefore,

£39 0s 0d.

exclusive of the Woodland in hand.
Mangrove Wood is a good covert with a large number of well grown oak and ash trees and poles.

This lot is free of tithe rent charge, but is subject, with a part of Lot 9, to a land tax of £2 4s. 0d. It is also subject to a chief or quit rent of 16s. 9d. as stated in the Conditions of Sale.

In addition to his purchase money the Purchaser shall pay the sum of £303 for the growing timber.

This lot is sold with the benefit of a right of way over Lot 14 for the purpose of hauling to and from Mangrove Wood.

**Lot 11**

**AN EXCELLENT DWELLING-HOUSE**

**WITH GARDEN, PADDock AND PLANTATION**

situate at Fretherne, close to Fretherne Court, and occupied by Mr F. Gough, rent free. It is No. 297 on the second edition of the Ordnance Survey of the Parish of Fretherne-with-Saul, and contains about

1a. Or. 27p.

The dwelling-house is brick-built and tiled and contains two sitting-rooms, three bedrooms and kitchen; outside, wash-house, two sheds, etc. Good supply of water.

The growing timber is included in the sale.

Tithe rent charge, according to tithe apportionment, 5s. 6d.

**Lot 12**

**A CAPITAL SMALL HOLDING**

comprising a Dwelling-house, known as the School Cottage, the School, Farm Buildings and about

28a. Or. 11p.

of pasture land, pasture orcharding and woodland, of which the following is a Schedule taken from the second edition of the Ordnance Survey:

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity</th>
<th>A. R. P.</th>
<th>A. R. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>125</td>
<td>School cottage, school and garden</td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>IN HAND</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>124</td>
<td>Paddock and buildings</td>
<td></td>
<td></td>
<td>33</td>
</tr>
</tbody>
</table>

**PARISH OF FREtherNE-WITH-SAUL**

**IN HAND—Henry Hatton, Rent free.**

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity</th>
<th>A. R. P.</th>
<th>A. R. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>385</td>
<td>Upper Barrow—pasture</td>
<td>6</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>458</td>
<td>Rookery orchard—pasture orchard</td>
<td>3</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>479</td>
<td>Lower Barrow—pasture</td>
<td>8</td>
<td>2</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>18 3 17</td>
</tr>
<tr>
<td></td>
<td>Forward</td>
<td>19</td>
<td>2</td>
<td>17</td>
</tr>
</tbody>
</table>

17
MRS COLDRICK AND SON, Tenants.

Lady-day tenancy, subject to six months’ notice. Apportioned rent £6.

<table>
<thead>
<tr>
<th>No. on</th>
<th>Description</th>
<th>Quantity</th>
<th>A.</th>
<th>R.</th>
<th>P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ordnance Map</td>
<td>Brought forward</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>461</td>
<td>Pasture</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**IN HAND**

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Quantity</th>
<th>A.</th>
<th>R.</th>
<th>P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>457</td>
<td>Rookery covert—plantation</td>
<td>1</td>
<td>1</td>
<td>27</td>
<td></td>
</tr>
<tr>
<td>481</td>
<td>Plantation</td>
<td>2</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>482a</td>
<td>Do.</td>
<td>22</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>482</td>
<td>Do.</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total**

| Total | A 28 | 0 11 |

The Cottage is brick-built with slate roof, and contains sitting-room, 4 bedrooms, kitchen, larder and wash-house, with furnace and good supply of water. There is an excellent garden.

Adjoining the Cottage is the School, brick-built with slate roof; it is at present used as a Sunday School only.

In No. 124 are open cattle shed, stable and calves’ house.

The School Cottage and garden are occupied by MR HENRY HATTON, rent free; 18a. 3r. 17p. are let to MR WALTER DARTER (sub-tenant, MR A. S. DAVIS), the tenancy terminating 29th September next, at £23 a year. Part of No. 461 (Windmill Field), containing 6a. 1r. op., is let to MRS COLDRICK and Son on a Lady-day tenancy subject to six months’ notice, the rent apportioned to this lot for the purpose of sale being £6 os. od., and the Plantations, 2a. or. 34p., are in hand. The total annual rent payable in respect of this lot is, therefore,

**£29 0s. 0d.**

exclusive of the cottage, school, garden, buildings and woodlands.

Tithe rent charge, according to the tithe apportionment, 2s.; no land tax.

In addition to his purchase money the Purchaser shall pay £187 for the growing timber.

The Purchaser of this lot shall, when it becomes necessary, erect and maintain a good and substantial fence between the points D and E on the plan, dividing Windmill Field, No. 461 on the plan. There is probably sufficient iron fencing for this purpose round the Plantations included in this lot.

**Lot 13**

**TWO COTTAGES AND GARDENS**

situate on the road from Fretherne to Framilode, adjoining Lot 14, being No. 480 on the second edition of the Ordnance Survey of the Parish of Arlingham, and No. 122 in the Parish of Fretherne with Saul, and containing about 28p. They are let to MESSRS. A. PEARCE and G. SMITH at rents amounting to £10 a year, landlord paying rates. The Cottages are brick-built and cement faced, with stone tile and slate roofs, and each contains two bedrooms, kitchen and back-kitchen with wash-house, and garden.

This lot is sold with the right to take water from the well in Lot 18.
Lot 14

About 19a. 0r. 11p. of Pasture Land, Pasture Orcharding and Plantation

situate on the road from Fretherne to Framilode, the following being a Schedule taken from the second edition of the Ordnance Survey:

PARISH OF ARLINGHAM
Mr Geo. Ashby, Tenant.
Tenancy expiring 25th March, 1920. Rent £18 10s. 0d.

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity</th>
<th>A.</th>
<th>R.</th>
<th>P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>416</td>
<td>Lower Mangrove—pasture</td>
<td></td>
<td>9</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>418</td>
<td>Pasture</td>
<td></td>
<td>3</td>
<td>3</td>
<td>33</td>
</tr>
<tr>
<td>419</td>
<td>Pasture orchard</td>
<td></td>
<td>3</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>479a</td>
<td>Do.</td>
<td></td>
<td>4</td>
<td>1</td>
<td>27</td>
</tr>
</tbody>
</table>

Total 18 2 18

PARISH OF FREtherNE-WIth-SAUL

121 Pasture

IN HAND
PARISH OF ARLINGHAM

420 Plantation

Total A 19 0 11

With the exception of the small plantation, which is in hand, this lot is let to Mr George Ashby on an annual Lady-day tenancy expiring 25th March, 1920, at the moderate annual rent of

£18 10s. 0d.

It is free of tithe and land tax.

In addition to his purchase money the Purchaser shall pay the sum of £35 for the growing timber.

This lot is sold subject to a right of cart-road for the benefit of the owner and occupier of Lot 20 (Barrow Hill) for the purpose of hauling to and from Mangrove Wood.

Lot 15

TWO EXCELLENT COTTAGES AND GARDENS

situate close to Fretherne Court and adjoining Lot 16 and the road to Framilode, being No. 132 on the second edition of the Ordnance Survey of the Parish of Fretherne, and containing about 27a. They are let to Messrs. Hillman and Bartlett at rents amounting to £44 a year, tenants paying rates.

Each Cottage contains 6 rooms, with garden. Good well of water for the joint use of the tenants.
Lot 16

About 23a. 2r. 9p. of

PASTURE LAND AND PLANTATIONS

being part of Windmill Field, having long frontage to the road to Framilode on the opposite side to Fretherne Court, the following being a Schedule taken from the second edition of the Ordnance Survey:

<table>
<thead>
<tr>
<th>No. on</th>
<th>Description</th>
<th>Quantity</th>
<th>A. R. P.</th>
<th>A. R. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>131</td>
<td>Part of Windmill Field—pasture</td>
<td>8 3 26</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PARISH OF FREtherne-WITH-SAUL

Pt. 461. Do. ........................................... 13 1 8       22 0 34

PARISH OF ARLINGHAM

In HAND

462 Plantation ................................. 20

483 Do. ........................................... 2 26

PARISH OF FREtherne-WITH-SAUL

209 Plantation ................................. 3 0

Total 23 2 9

Part of Windmill Field, containing 22a. or. 34p. is let, with other portions of the estate to Mrs Coldrick and Son on a Lady-day tenancy subject to six months' notice, the rent apportioned to this lot for the purpose of sale being £22 0s. 0d.

and the Plantations containing about 1a. 1r. 15p. are in hand.

Tith rent charge, according to tith apportionment £2 11s. 4d.; no land tax.

In addition to his purchase money, the Purchaser shall pay the sum of £102 for the growing timber.

Lot 17

FREtherne WOOD

a well grown Oak Wood, forming an excellent game covert, situate near Fretherne Court, with long frontage to the road to Arlingham. It is No. 473 on the second edition of the Ordnance Map of the Parish of Arlingham, and contains about

13a. 3r. 4p.

It is in hand, and Vacant Possession may be had on completion.

In addition to his purchase money, the Purchaser shall pay the sum of £935 for the growing timber.
Lot 18

A COTTAGE AND GARDEN

KNOWN AS THE CORNER COTTAGE

situate on the road from Fretherne to Framilode, and adjoining Lot 14. The Cottage is brick-built and tiled, and contains living room, two bedrooms and coal-house, garden and good well of water.

This lot is No. 120 on the second edition of the Ordnance Survey of the Parish of Fretherne with Saul, and contains about 19 perches. It is let to Mr. John Treadwell at £4 a year, tenant paying rates.

This lot is sold subject to the right of the owner and occupier of Lot 13 to take water from the well on this lot.

Lot 19

THE DARELL ARM'S HOTEL

Together with the right of Ferry over the Severn called Framilode Passage

A valuable fully licensed house, pleasantly situate on the banks of the River Severn, together with the Ferry, stabling and out-buildings, garden, pasture land and pasture orcharding, the whole containing about

12a. 1r. 32p.

of which the following is a Schedule taken from the second edition of the Ordnance Survey:

<table>
<thead>
<tr>
<th>No. or</th>
<th>Ordnance Map</th>
<th>Description</th>
<th>Quality</th>
<th>A</th>
<th>R</th>
<th>P</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td></td>
<td>Pasture</td>
<td></td>
<td>5</td>
<td>3</td>
<td>25</td>
</tr>
<tr>
<td>10</td>
<td></td>
<td>Yard and buildings</td>
<td></td>
<td>1</td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td></td>
<td>The Darell Arms, garden and out-buildings</td>
<td>10</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td></td>
<td>Pasture orchard</td>
<td></td>
<td>4</td>
<td>2</td>
<td>20</td>
</tr>
<tr>
<td>54</td>
<td></td>
<td>Pasture</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The hotel is brick-built, with stone facings and tiled roof. It contains bar, smoke-room, commercial room, sitting-room, club-room, 3 bedrooms, kitchen, larder, back-kitchen, with force pump, workshop, coal-house, etc.

Adjoining the hotel is a good Tea Garden with lawn.

The Stabling comprises coach-house, 3 stalls, chaff-house and shed.

This lot includes some excellent pasture land and pasture orcharding.

It is let to the Stroud Brewery Co. Ltd., on a lease expiring 29th September, 1921, at the annual rent of

£65 0s. 0d.

Title rent charge, according to title apportionment, £3 6s. 11d.; land tax £2 5s. 3½d.

In addition to his purchase money the purchaser shall pay the sum of £74 for the growing timber.

This lot includes the Ferry Boat belonging to the Vendor.
Lot 20

AN EXCELLENT SMALL HOLDING

situate at Framilode, adjoining the River Severn, comprising dwelling-house, buildings, garden and pasture orchard, containing about

2a. 2r. 22p.

of which the following is a Schedule taken from the second edition of the Ordnance Survey:—

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity A.</th>
<th>R. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>408</td>
<td>Dwelling house, garden and buildings</td>
<td>...</td>
<td>...</td>
</tr>
<tr>
<td>409</td>
<td>Pasture orchard</td>
<td>...</td>
<td>...</td>
</tr>
</tbody>
</table>

Total A 2 R 22

The dwelling-house is brick-built and tiled, and contains sitting-room, 6 bedrooms, 2 kitchens, larder, store-room and back-kitchen; the outbuildings include shed, workshop, pigstye and meal-house. There is a good supply of water, and adjoining the house is an excellent garden and a most productive pasture orchard.

This lot is let to Mr P. Perry on a tenancy expiring 29th September, 1919, at the annual rent of

£20 0s. 0d.

It is free of tithe rent charge, but subject to a land tax of 12s.

The growing timber is included in the sale.

This lot includes so much of the adjacent River Bank in Arlingham Parish as forms part of the Vendor's estate.

Lot 21

About 44a. 2r. 32p. of Excellent Pasture Land, Pasture Orcharding and Woodland

situate at Framilode and extending from the Fretherne road to the Severn, the following being a Schedule taken from the second edition of the Ordnance Survey:—

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity A.</th>
<th>R. P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Pasture</td>
<td>...</td>
<td>...</td>
</tr>
<tr>
<td>53</td>
<td>Do.</td>
<td>...</td>
<td>...</td>
</tr>
<tr>
<td>84</td>
<td>Do.</td>
<td>...</td>
<td>...</td>
</tr>
<tr>
<td>116</td>
<td>Pasture orchard</td>
<td>...</td>
<td>...</td>
</tr>
</tbody>
</table>

Total A 43 R 15

Forward 43 R 15
This lot includes some valuable pasture land, well watered and shaded.

43a. 1r. 35p. are let, with Lot 22, to Mr C. T. Ayliffe, on a tenancy expiring 29th September next, the rent apportioned to this lot for the purpose of sale being £54 0s. 0d.

tenant also paying tithe rent charge.

The rest of this lot is in hand.

**Vacant Possession may be had on completion of the purchase.**

Tithe Rent Charge, according to tithe apportionment, £5 10s. 3d.; land tax, £2 0s. 0½d.

In addition to his purchase money, the purchaser shall pay the sum of £284 for the growing timber.

---

**Lot 22**

**ABOUT 9a. 1r. 35p. EXCELLENT PASTURE LAND**

situate at Framilode on the opposite side of the road to Lot 21, the following being a Schedule taken from the second edition of the Ordnance Survey:

> PARISH OF FRETHERN-E-WITH-SAUL
>
> Mr C. T. Ayliffe, Tenant.
>
> Tenancy expiring 29th September, 1919.
>
> Apportioned rent £11 and tithe

<table>
<thead>
<tr>
<th>No. on Ordnance Map</th>
<th>Description</th>
<th>Quantity A. R. F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>Dry Lease—pasture</td>
<td>4 2 29</td>
</tr>
<tr>
<td>83</td>
<td>Lower Tyming—pasture</td>
<td>3 4 6</td>
</tr>
</tbody>
</table>

**TOTAL 4 7 35**

This lot is let, with part of Lot 21 to Mr C. T. Ayliffe, the rent apportioned to this lot for the purpose of sale being £11 0s. 0d., the Tenant also paying tithe rent charge.

The tenancy terminates September 29th next, when

**Vacant Possession may be had.**

Tithe rent charge, according to tithe apportionment, £3 7s. 2d. No land tax.

In addition to his purchase money the purchaser shall pay the sum of £33 for the growing timber.
Lot 23

A COTTAGE AND GARDEN

situate in Benhalt Lane, at the junction of the roads from Saul and Fretherne to Fram- lode. It is No. 113 on the second edition of the Ordnance Survey of the Parish of Fretherne-with-Saul, and contains about 28p.

The Cottage contains 2 sitting-rooms, 3 bedrooms, kitchen and scullery, with garden and good supply of water.

This lot is let to Mr E. Daniels at a rent amounting to £8 a year, tenant paying rates.

Lot 24

A SHOP AND DWELLING-HOUSE WITH PASTURE ORCHARD AND GARDEN

Known as "The Cotswold Stores"

occupying a good position in the village of Saul.

The premises contain, shop, 2 sitting-rooms, 3 bedrooms, kitchen and scullery: outside are a range of sheds and stable with loft over. There is a good supply of water.

Adjoining are excellent garden and pasture orchard, with shed.

This lot comprises No. 192 and part of No. 193 on the second edition of the Ordnance Survey of the Parish of Fretherne-with-Saul, and contains about 3r. 8p.

It is let to the Cotswold Stores Ltd., on a yearly Michaelmas tenancy, at the annual rent of

£20 5s. 0d.

Tithe rent charge, according to tithe apportionment, 4s. 9d.; land tax 15s. 0d.

Under a former lease of the premises to the present tenants, which expired September 29th last, the tenants had the right to remove the wooden building which forms the shop, subject to making good any damage, and subject to the landlord's option to purchase.

Lot 25

SPRING COTTAGE, with Blacksmith's Shop & Garden

occupying a good position in the village of Saul.

The Dwelling-house is brick-built with slate roof, and contains sitting-room, 4 bedrooms, kitchen, pantry and back-kitchen: blacksmith's shop, with loft over. (The other buildings are the property of the tenant). There is a good water supply.

This lot comprises part of No. 193 on the second edition of the Ordnance Survey of the Parish of Fretherne-with-Saul, and contains about 1r. 18p. It is let to Mr George Gabb on an annual tenancy at £18 0s. 0d. a year, tenant paying rates.

Tithe rent charge, according to tithe apportionment, 1s. 6d.; land tax 6s. 8d.
Lot 26

A Piece of Pasture Land known as
THE JUNCTION PIECE

situated close to the junction of the Gloucester and Sharpness and the Stroud Water Canals. It is No. 163 on the second edition of the Ordnance Survey of the Parish of Fretherne-with-Saul, and contains about

1a. 3r. 11p.

It is let with other land not forming part of this sale, to Mr. T. Pockets on a tenancy expiring 29th September next, the rent apportioned to this lot for the purpose of sale being £3 10s. 0d. Tithe rent charge, according to the tithe apportionment, 6s. 4d.; no land tax.
Special Conditions of Sale

1. The property is offered subject to the following Special Conditions and, except as hereinafter mentioned, to the Public Sale Conditions of the Gloucestershire and Wiltshire Incorporated Law Society, a copy of which may be inspected at the Vendor's Solicitor's Office any time previous to the sale, and a copy will also be produced for inspection at the time of the sale.

2. The deposit shall be at the rate of £10 per cent. of the purchase money, and the purchase shall be completed and the balance of the purchase money paid at the Office of Mr. R. H. Penley the Vendor's Solicitor, at Dursley on the 31st day of December, 1879.

3. The title to the various lots shall commence as follows:

   As to part of Lots 1, 2, 3, 4, 5, 6, 7, and 10, and 14, Lots 15, 20, 23 and 25, with the Will of the Revd. Sir William Lionel Darell, Bart, who died on or about the 1st day of June, 1883.

   As to the remainder of Lot 1, part of Lot 6, Lot 7, part of Lot 8, the remainder of Lot 9, Lot 11, part of Lot 12, Lot 13, the remainder of Lot 14, Lots 15, 16, 18, 21, 22, 23 and 26, with an Indenture of Mortgage dated the 2nd day of April, 1862.

   As to the remainder of Lot 2, Lots 3 and 5 and part of Lot 6, with an Indenture of Mortgage dated the 25th day of March, 1887.

   As to part of Lot 4, with an Indenture of Conveyance dated the 25th day of April, 1885, and as to the remainder of Lot 4, with an Indenture of Conveyance dated the 13th day of October, 1900.

   As to part of Lot 5, with an Indenture of Conveyance dated the 13th day of July, 1892.

   As to the remaining portion of Lot 1 and part of Lot 8, with an Indenture of Conveyance dated the 11th day of December, 1891, and as to the remainder of Lot 8, with an Indenture of Conveyance dated the 10th day of December, 1891.

   As to the remainder of Lots 6, 10, and 12 and as to Lot 19, with an Indenture of Mortgage dated the 10th day of April, 1877.

   It shall be assumed that the said Sir William Lionel Darell was at the date of his death seized in fee simple in possession of or otherwise well entitled free from incumbrances to the property the title to which is by these conditions made to commence with his Will. No purchaser shall make any enquiry or requisition with regard to the equitable interests in the money secured by the said Indentures of Mortgage whether the same shall appear to be family mortgages or not and whether such equitable interests have been dealt with by any of the abstracted wills, settlements or other documents of title or otherwise.

4. The Vendor is selling as tenant for life under a Settlement and his covenants for title and further assurance shall accordingly be limited in the usual way. The Trustees of the Settlement for the purposes of the Settled Land Acts will join in the conveyance for the purpose of acknowledging the receipt of the purchase money.

5. Each purchaser shall immediately after the sale pay to the Auctioneers a fee of £1 to each for every £100 or fractional part of £100 of his purchase money.

6. Objections and Requisitions shall be delivered within 21 days from the day of the delivery of the Abstract and answers thereto shall be replied to within seven days of the delivery of such answers.

7. The Vendor shall on receiving the engrossment of the conveyance for the terms to be taken from the Inland Revenue Commissioners a Form I.V.D. (G) in respect of such engrossment, and will on completion hands such form to the Purchaser, who shall accept the same as equivalent to the engrossment on such engrossment of one of the stamps referred to in Section 4 (3) of the Finance (1905-10) Act, 1910, and the Purchaser shall not be entitled to delay completion on the ground that one of such stamps has not been impressed on the engrossment.

8. As regards any purchaser whose aggregate purchase money does not amount to £500 the Vendor will not supply him with any copy of the abstract of title commencing as hereinbefore provided but he shall be entitled to an abstract commencing with an Indenture of Resettlement of the Forthorne Court Estate dated the 30th day of January, 1909. But this condition is only made to prevent expense to the Vendor the purchaser will be at liberty to have the earlier title commencing as provided for in Special Conditions No. 3 abstracted and deducted at his own expense provided he shall require the same by a written notice to the Vendor's Solicitor within seven days after the delivery of the abstract of the later title.

9. Public Sale Condition No. 6 of the Gloucestershire and Wiltshire Incorporated Law Society shall not apply to this sale, so as to vary the effect of section 3 sub-section 6 of the Conveyancing Act, 1881.

10. The Vendor shall not be required to show the origin of the right of Ferry or Passage over the River Severn included in Lot 19.

11. Any legal estate which may be outstanding shall, if required to be got in, be traced and got in by the purchaser at his own expense.

12. The Purchaser of each Lot shall admit the identity thereof with that comprised in the muniments of title and sale plan, and shall make no requisition or objection in reference thereto.

13. Various alterations having taken place by the removal of fences, enclosures, accretion and erosion of river banks, change of names, and otherwise, the Vendor shall not be required to identify or connect any part of the property sold with the descriptions contained in any of the abstracted muniments, nor to account for any apparent variance as to quantity, subterfams, or otherwise, nor to explain or reconcile any apparent differences in the abstracted descriptions or to distinguish the parts held under different titles.
14. The Vendor's property is or near the parish of Ashtabula or some part thereof is subject to a chief or quit rent of 10/- per annum payable to Sir George Holford, the whole of which is to be held by the purchaser of Lot 6. The vendor of Lot 6 shall, if required, at his own expense enter into a covenant with the purchaser of the property to indemnify the Vendor as to any such property ensuing from the tank and well on part of the said property numbered 246 which forms part of Lot 2 and the public road as an appurtenance.

15. Each purchaser shall take his conveyance subject to the apportioned rents and covenants stated therein to be legally apportioned. The Leases or agreements if in writing under which the tenants hold or have by appointment at any time prior to the date of sale or in the sale-room at the time of sale and each to have notice and take subject to the terms of the tenancy and to the covenants contained in the Leases or agreements and no objection shall be made on account of there being no agreement in writing or to the tenancy.

16. In addition to the stipulations and conditions contained in the General Conditions of Sale each lot is sold and so far as required by the Vendor will be conveyed subject as follows namely—

(a) To all chief quit or other rents tithe rent charge and land tax (if any) or any outgoings and other incidents of tenures to all rights of road or way (whether public or private) rights of passage, water drainage light method of water supply and to all easements licenses party rights of common and profits à prendre (if any) which may be existing and to all such other rights and reservations as were reserved on any encumbrance or in any Enclosure Act or Award. With regard to roads rivers streams walls fences hedges ditches and other boundaries separating any lot or holding from property not belonging to the Vendor the Vendor sells only such estate and interest (if any), as he may have and without being under any obligation to specify the existence or notice of such interest or to expressly convey such interest. The Vendor is not to be required to decide between different purchasers or to decide or give any information as to the ownership of any hedge fence wall stream ditch or any other boundary not to insert in any conveyance any reference thereto or to the rights of any purchaser therein.

(b) To all liability to repair or contribute to the repair of roads ways footpaths bridges walls fences hedges ditches drains ditches wells fences or other like matters.

(c) To such easements rights and privileges (whether disclosed or not) as are now ex-tentable or enjoyed over the property comprised in any lot or holding by or in respect of or for the benefit of any other land or property (whether comprised in the present sale or not).

(d) To the now existing tenancies and leases whether the same determines on or before the day appointed for completion or not to all allowances to and claims for compensation and other rights (including rights as to fixtures) of the tenants whether arising during the continuance or after the expiration or determination of their tenancies and whether arising under the Leases or agreements the custom of the country statute or otherwise. Such allowances claims and rights shall be settled between the respective tenants and the purchasers concerned without the Vendor being concerned in the matter or being obliged to specify what fixtures are tenant's fixtures. No objection shall be taken on the ground that no notice or no sufficient notice has been given determining any lease or tenancy if such be the case.

17. The timber and other trees on each lot shall be sold for the purchase in addition to the amount of his bidding at the price named in the particular pursuant to a valuation made previously to the sale by of his bidding at the price named in the particulars pursuant to a valuation made previously to the sale by of the Vendor's property on the payment of such rent as to be held by the purchaser of Lot 6 and also with the Vendor as to any such property ensuing from the tank and well on part of the said property numbered 246 which forms part of Lot 2 and the public road as an appurtenance.
MEMORANDUM OF AGREEMENT

This Agreement made the day of 1919,

between MAJOR SIR LIONEL EDWARD HAMILTON MARSHALL DARELL, of Saul Lodge,
in the County of Gloucester, Baronet, D.S.O., of the one part, and

the Purchaser of the other part

Witnesseth that the Purchaser has purchased the property described (as Lot )
in the foregoing Particulars at the price of

subject to the foregoing Special and Public Sale Conditions, and the Vendor and Purchaser

do on their respective parts agree to complete the Sale and Purchase according to the said

Conditions.

In Witness the hands of the parties

<table>
<thead>
<tr>
<th>Purchase Money</th>
<th>£</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Timber (if any)</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Deposit</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Balance to be paid on completion</td>
<td>£</td>
<td></td>
</tr>
<tr>
<td>Auctioneers' Fee</td>
<td>£</td>
<td></td>
</tr>
</tbody>
</table>

Received the sum of £ , in payment of deposit on

the said Purchase and Auctioneers' fee.

Abstract of Title to be sent to