

FIRST EDITION.

By direction of Mrs. BURNINGHAM.

The Froyle House Estate  
Hampshire.

To be Sold by Auction on  
TUESDAY, 16th NOVEMBER, 1915.

Solicitors :

Messrs. HARSTON & BENNETT,  
4, Bishopsgate, E.C.

CECIL F. TWIST, Esq.  
4, Bloomsbury Place, E.C.

Auctioneers :

Messrs. ESCRITT & BARRELL,  
35, Sackville Street, Piccadilly, W.,  
and Grantham.



Lot 1. Froyle House.



Lot 1. The Drawing Room.

FIRST EDITION.

This Copy is issued for convenience only and is subject to alterations, corrections and additions. Contracts will only be made on the Final Edition of the Particulars, which will contain the Conditions of Sale.

BY DIRECTION OF MRS. BURNINGHAM.

## NORTH HAMPSHIRE.

About three miles from Bentley Station, four miles from the Market Town and Station of Alton, eight miles from Farnham, and

UNDER FIFTY MILES FROM LONDON.

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**AS A WHOLE, OR IN 47 LOTS.**

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*A Particularly Choice Freehold, Residential,  
. . Sporting and Agricultural Property . .*

KNOWN AS

## The Froyle House Estate

Extending to nearly

. . 1,050 Acres . .

AND INCLUDING

A FINE OLD-WORLD GEORGIAN HOUSE,  
Gardens, Parklands and Woodlands,  
FIVE EXCELLENT FARMS, SMALL HOLDINGS,  
: COTTAGES AND ACCOMMODATION FIELDS. :

The whole let and producing about

Per                      £1,740                      Ann.

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TO BE SOLD BY AUCTION BY MESSRS.

### ESCRITT & BARRELL

AT THE FORESTERS' HALL, ALTON,

On TUESDAY, 16th NOVEMBER, 1915,

At TWO o'clock.

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Particulars and Conditions of Sale of

THE SOLICITORS - - Messrs. HARSTON & BENNETT, 4, Bishopsgate,  
London, E.C.

CECIL F. TWIST, 4, Bloomsbury Place, London, W.C.

AUCTIONEERS - - - Messrs. ESCRITT & BARRELL, 35, Sackville Street,  
Piccadilly, London, W., and Elmer House,  
Grantham, Lincs.

## NOTE.

**T**HE FROYLE HOUSE ESTATE has been in the hands of the present family for generations.

It includes the Old Georgian Residence, which enjoys a particularly healthy position, and part of the Picturesque Village of Lower Froyle, together with several Farms and Small Holdings.

The Estate for its area, affords splendid Sporting, and the present Farm Rentals are considered low and capable of improvement by 20 per cent. to 25 per cent. The present Owner has recently received offers equivalent to this increase.



## *General Remarks and Stipulations.*

1.—The Estate will first be offered as a whole, and if not Sold in this manner then in the several Lots described in these Particulars.

2.—The Plans are prepared and the quantities are taken from the Ordnance Survey of Great Britain, recently revised. They are believed to be correct, and shall be so accepted both by Vendor and Purchaser, and no error or mis-statement therein, or in the following Particulars, shall annul the sale or entitle either party to compensation.

3.—The Properties are Sold subject to all rights of way (including existing occupation ways, methods of water supply or other users of a similar nature now enjoyed by the Vendor and his tenants respectively), rights of water and easements of every description that may affect the same, and to all existing tenancies and rights and claims of off-going tenants, and to all fines, quit or chief rents, and outgoings of every description that may be subsisting or chargeable thereon, and the Purchasers are to be deemed to have notice thereof whether mentioned in these Particulars or not.

4.—If at the time of the completion of the purchase any of the lands are in the hands of the Vendor, the customary tenant-right, the cultivations, growing and secured crops, manure, hay and straw (at market price), dead stock and effects on and about the same, shall be taken to and paid for by the respective Purchasers as between an incoming and an outgoing tenant in the usual manner.

5.—Where two or more lots or portions of lots are now held by one tenant the rent has been divided by way of apportionment between the several Lots, regard having been had to the quality, quantity and rental of the entire holding and of the divided parts. The several amounts are described in the particulars as apportioned, but the consent of the tenants to such divisions shall not be required, nor shall any legal apportionment or indemnity be required. The title mentioned is the value for 1915, and has been similarly divided, but for the purposes of this sale only, and the Vendor shall not be called upon to give any legal effect to such division. The land tax is assessed at 1s. in the £ in the Parishes of Froyle, Bentley and Binstead.

6.—The Timber is to be taken in addition to the purchase price and at the amount mentioned in each Lot.

7.—All outgoings, with the exception of Quit Rents that are known to be paid by the Vendor, are stated at the end of the description of each lot affected thereby.

8.—The cultivation of the Lands as given in the Schedules may be taken as representing their present state, but shall not affect the rights (if any) of any tenant or tenants to alter such cultivation, and the Properties are Sold subject to such rights (if any).

9.—The Vendor reserves the right to alter the construction or rotation of any of the Lots, to put two or more Lots together or divide any lot, or to withdraw any or all of them from Sale without declaring the reserve price.

10.—Should any dispute arise between the Vendor and Purchasers, or between Purchasers, as to the boundary of any Lot or Lots, or any point whatsoever contained in the Plans and Particulars attached hereto, or in the interpretation of any part thereof, 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 costs of such reference shall be borne.

### SPECIAL NOTE.

Quit Rents are payable on certain portions of the Property and on the whole Estate amount to about £26 12s. 0d. per annum. Purchasers must carry out their own apportionments of such rents and must satisfy themselves as to their legality and on what Fields they are payable.

## SUMMARY OF LOTS.

Lot No.	Description.	Tenant.	Area.	Rental Actual and Estimated.		Apportioned			
				£	s. d.	The Rent-charge, etc. (Value for 1915).			
			A.	R.	P.	£	s.	d.	
1	Froyle House and Grounds ...	Mrs. Joy, Mrs. Cains and Mr. Butler...	22	3	32	308	12	0	5
2	Arable Field and Pasture Enclosure ...	Various ...	23	2	1	27	6	0	7
3	Brocas Farm ...	Mr. Stockdale ...	92	2	18	183	0	0	7
4	Hussey's Farm ...	Mr. Butler ...	140	1	29	157	17	0	5
5	Silvester's Farm ...	Mr. Westbrook ...	75	2	19	97	13	0	8
6	Brocas Fields ...	Mr. Butler ...	51	0	24	55	0	0	6
7	Hodges Farm ...	Mr. Andrews ...	165	2	11	157	2	0	6
8	Meadow ...	Mr. Stockdale ...	3	3	24	8	0	0	4
9	Meadow & Hop Garden	Various ...	6	1	32	8	12	0	6
10	Hop Garden ...	Mr. Stockdale ...	11	2	17	15	0	0	13
11	Hop Garden ...	Mr. Stockdale ...	13	0	15	15	18	0	11
12	Arable Field ...	Mr. Butler ...	26	0	32	32	10	0	5
13	Arable Field & Water Meadow ...	Various ...	13	3	33	15	15	0	13
14	Arable Field & Water Meadow ...	Mr. Butler ...	25	2	11	30	1	0	4
15	Small Holding ...	Various ...	44	1	22	38	12	0	6
16	Woodland & Pasture	In hand and Mr. Dyer ...	84	1	3	28	10	0	14
17	Arable and Covert ...	In hand and Mr. Andrews ...	49	2	0	42	0	0	19
18	Useful Holding ...	Mr. Summers and in hand...	39	3	1	35	0	0	10
19	Small Holding ...	Various ...	8	3	37	21	0	0	8
20	Small Holding ...	Various ...	9	3	16	22	0	0	8
21	Accommodation Field	Mr. Butler ...	3	3	16	4	13	0	4
22	Accommodation Field	Mr. Butler ...	3	1	7	4	10	0	3
23	Beech Croft ...	Various ...	6	0	21	38	3	0	5
24	Oak Cottage ...	Mrs. Minter ...	-	-	-	30	0	0	Free
25	Cottage ...	Mrs. Beckhurst ...	-	-	-	6	10	0	Free
26	Two Meadows ...	Mr. E. Kemp ...	7	1	29	12	0	0	1
27	Malm's Farm ...	Mr. E. Nash ...	62	1	22	110	0	0	14
28	Accommodation Field	In hand ...	2	3	11	4	0	0	11
29	Pasture ...	Mr. Butler ...	8	1	9	9	10	0	1
30	Three Cottages ...	Various ...	-	-	-	13	4	0	Free
31	Two Cottages ...	Various ...	-	-	-	18	14	0	Free
32	Three Cottages ...	Various ...	-	-	-	16	18	0	0
33	Two Cottages ...	Various ...	-	-	-	9	4	0	Free
34	Cottage ...	Mr. Pritchard ...	-	-	-	6	10	0	Free
35	Cottage ...	Mr. J. Smith ...	-	-	-	5	17	0	Free
36	Cottage ...	Miss House ...	-	-	-	6	10	0	Free
37	Cottage and Smithy...	Mr. Faulkner ...	0	1	24	13	0	0	Free
38	Two Cottages ...	Various ...	-	-	-	10	8	0	Free
39	Cottage and Shop ...	Mrs. Goodyear ...	0	0	26	16	2	0	0
40	Residence & Paddock	Mr. E. Kemp ...	0	2	4	22	0	0	0
41	Three Cottages ...	Mr. Butler ...	-	-	-	10	0	0	0
42	Two Cottages ...	Various ...	-	-	-	11	16	0	Free
43	Cottage ...	Mrs. Mills ...	-	-	-	5	4	0	Free
44	Allotment Gardens ...	Hampshire County Council...	10	3	14	14	15	0	11
45	Two Cottages ...	Various ...	-	-	-	13	0	0	1
46	Meadow ...	Mrs. Goodyear ...	0	3	31	1	18	0	1
47	Three Cottages ...	Various ...	-	-	-	18	10	0	0
	Various Cottage Areas		2	3	8				
		<b>A.</b>	<b>1,019</b>	<b>1</b>	<b>5</b>	<b>£1,732</b>	<b>4</b>	<b>0</b>	

The Land Tax is assessed at 1s. in the £.

There are Quit Rents of £26 12s. per annum payable on the whole Estate and Purchasers must pay their apportionment of such Rents.

## PARTICULARS.

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### LOT 1

(Coloured *Pink* on Plan).

## The Choice Freehold Residential Property

KNOWN AS

# FROYLE HOUSE

With Gardens and Land, extending to about

22a.

3r.

32p.

### THE OLD GEORGIAN RESIDENCE

which is handsomely-built of brick with stone and cement facings and slated roof, stands in its own delightful and well-wooded Gardens and Grounds, well away from the main road and approached by a Carriage Drive, terminating in a gravelled Forecourt in front of the Main Entrance. The front facade is completely covered with Creepers and Ivy, giving a charming effect.

The House stands some 400ft. above Sea level, on a SUBSOIL OF GRAVEL, and briefly the accommodation comprises :—

#### ON THE GROUND FLOOR :

##### *Large Entrance Hall and Passage*

measuring 39ft. 6in. by 14ft. 6in., being heated by radiators and having black and white stone paving ; and giving access to the Principal Reception Rooms, as under :—

##### *Handsome Georgian Dining Room*

measuring 22ft. by 19ft. This apartment is typical of the period, with alcove recesses on each side of the fireplace and sideboard recess. Lighted by two large French windows opening on to the Terrace, marble mantelpiece with register stove and tiled hearth. Service Door and Lobby.

### *Morning Room*

measuring 14ft. by 13ft., with French doors to Garden, marble mantelpiece with tiled sides and hearth and register stove. Communicating with

### *Spacious Drawing Room*

measuring 25ft. by 24ft., with large bay window and French doors, giving access to the Verandah, marble mantelpiece, tiled sides and hearth and register stove.

### *Large Library*

measuring 19ft. by 17ft., with French windows opening to the Verandah, marble mantelpiece with tiled sides and hearth and fireplace, fitted Bookcases in wall recesses, also a range of drawers and cupboards.

### *Full-sized Billiard Room*

with top light.

HOUSEKEEPER'S ROOM, with fireplace and painted stone mantel.

At the end of the Hall there is a large Lobby, with lavatory basin with hot and cold supplies.

### ON THE FIRST FLOOR :

Spacious Landing is a radiator and a range of cupboards.

Approached by a wide and easy well Staircase with mahogany handrail and dome light, is the well-arranged Bed Room accommodation, comprising:—

A PRINCIPAL BED ROOM, measuring 21ft. 6in. by 18ft., with three casement windows, painted stone mantel with tiled sides, also stove; and communicating with

SINGLE BED ROOM or DRESSING ROOM, measuring 18ft. by 14ft. 6in.

BED ROOM, measuring 18ft. by 15ft., with stove, stone-painted mantel and tiled sides, these Three Rooms being *en suite*.

BED ROOM, measuring 14ft. 3in. by 12ft., with stove, stone-painted mantel and tiled sides.

BED ROOM, measuring 10ft. 6in. by 10ft., with stone-painted mantel, tiled sides and stove.



Lot 1. The Rose Garden at Froyle House.



Lot 1. The Dining Room.

BED ROOM, measuring 14ft. by 9ft., with fitted cupboard, stove, stone-painted mantel and tiled sides.

BED ROOM, measuring 19ft. by 15ft., with stone-painted mantel, tiled sides and stove.

LARGE BATH ROOM, with fireplace, painted stone mantelpiece, enamelled iron bath (hot and cold supplies), nickel fittings and W.C.

SERVANTS' WING :—Bath Room, with hot and cold supplies; Housemaid's Closet; Large Bed Room for two Maidservants; W.C.

On a separate level is a Manservants' Bed Room.

### ON THE TOP FLOOR :

are the Bachelors' and Guests' Rooms, as under:—

BED ROOM, measuring 21ft. by 15ft., with fireplace, tiled sides and stone-painted mantel.

BED ROOM, measuring 18ft. 6in. by 14ft., with fitted cupboard, fireplace, tiled sides and painted stone mantel.

SINGLE BED ROOM, with fireplace, tiled sides and painted stone mantel.

BED ROOM, measuring 20ft. by 12ft., with fireplace, tiled sides and painted stone mantel.

BED ROOM, measuring 18ft. by 13ft., with fitted cupboard, fireplace, tiled sides and painted stone mantel.

THREE SERVANTS' BED ROOMS. W.C.

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## The Excellent Domestic Offices

are entirely shut-off from the remainder of the House and comprise:—BUTLER'S PANTRY, with sink and hot and cold supplies, fitted cupboards and drawers, and heating stove; LARGE KITCHEN, with "Eagle" range and separate boiler for heating bath water, range of cupboards and dresser; SCULLERY, with sink (hot and cold supplies), and the usual appliances.

Approached by a glass-covered outside way are:—Large Hall for Servants, fitted stove and mantelpiece, with cupboards each side; Large Larder, fitted with shelves, etc.

On two sides of the Residence is a Large Verandah with glass roof, from which charming views of the Gardens and Grounds can be obtained, and frequently used for afternoon tea.

THE DRAINAGE is believed to be in perfect order and is on the septic tank system.

There is a PLENTIFUL SUPPLY OF PURE WATER from wells, being pumped by an engine.

The residence is lighted by PETROL GAS from an excellent instalment.

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*NOTE.—The House is built on a series of Brick Arches and Cellars, affording plentiful accommodation and ensuring dryness.*

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## The Stabling and Garage Accommodation

is arranged around an enclosed Yard, with a separate approach from the road, and comprises:—Brick-built and Tiled Garage for two cars, with Engine House adjoining; Range of Brick and Tiled Stabling, comprising Five Stalls, Two Loose Boxes, Harness Room, lined with pitch pine, and washing place; Wood Shed.

The Wood and Tiled Stabling comprises:—Three Stalls, One Loose Box, Tool Shed, Mushroom House, Store Shed, Men's W.C.

Separate Motor House for two Cars, Boot and Knife House, etc.

## *The Gardens and Grounds*

are well arranged, giving a most pleasing effect with the minimum of expense in upkeep.

Briefly they comprise:—In front of the House

## FULL-SIZED CROQUET LAWN

shaded and enclosed by a fine belt of well-grown trees.

RUSTIC SUMMER HOUSE.

On the Western Side is a

## WELL - KEPT LAWN

interspersed with Rose Beds, and a large bed containing Fine Rhododendrons.

EXTENSIVE AND WELL-KEPT LAWN providing for three sets of tennis.

## Small Rock Garden.

A Feature of the Ground is the

## MAGNIFICENT PERGOLA

with a Grass Walk and long Herbaceous Borders on each side.

## Rose Garden

with several shaped Flower Beds in design.

ORCHARD. Brick and Slated Potting Shed.

GRAVEL WALKS AND HERBACEOUS BEDS AND BORDERS IN  
PROFUSION.

Approached from the ornamental garden is the

## *Picturesque Old-walled Kitchen Garden*

being well stocked and with Gravel Walks and Box Borders.

There is a quantity of Wall Fruit, Ornamental Archways, Vinery, Heated Plant House on Brick Foundations, and a Range of Forcing Pits.

In addition there is a

## *Second Vegetable Garden*

Engine House. Manure Pit. Range of Piggeries.

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The above is let to Mrs. Joy, at the Apportioned Rental of

**Per £288 Ann.**

NOTE.—An allowance of £25 per annum is made by the Owner to the Tenant in respect of her share of the expenses of installing the Petrol Gas Plant.

Included in this Lot is the

## Picturesque Old-world Brick & Half-timbered Cottage

with thatched roof and containing:—2 Bed Rooms, Living Room, Wash-house.  
OUTSIDE—Wood-house, Privy and Garden.

At present let to Mrs. Cains, at a Rental of

**Per £5 4s. 0d. Ann.**

## *The Valuable Arable Accommodation Field*

No. 277A on the Plan and at present in the occupation of Mr. Butler of  
Hussey's Farm, at the Apportionate Rental of

**Per £15 8s. 0d. Ann.**

### *Schedule of Lot 1.*

<i>No. on Plan.</i>	<i>Description</i>	<i>Tenant.</i>	<i>Area.</i>	<i>Rental.</i>	<i>Remarks.</i>
284	Paddock and part Gardens ....	Mrs. Joy	5-080	£ s. d. 288 0 0	Apportioned
286	House & Gardens		5-310		
277A	Arable Field ....	Mr. Butler ....	12-396	15 8 0	Ditto
280A	Cottage & Garden	Nominally let ....	170	5 4 0	Estimated
TOTALS			<b>22'956</b>	<b>£308 12 0</b>	

POSSESSION OF THE WHOLE PROPERTY can be had on September 29th, 1916, by giving notice to the Tenant of the House and Grounds before March, 1916, and notice to vacate has already been served upon Mr. Butler.

The amount of the Tithe on the Lot is apportioned at **£1 Os. 5d.** Land Tax as assessed.

*See note on page 3 as to Quit Rents.*

## LOT 2

(Coloured Green on Plan).

# An Arable Field and Useful Pasture Enclosure

Adjoining the preceding Lot, extending to about

**23a.                      2r.                      1p.**

AS UNDER,

No. on Plan.	Description.	Tenant.	Area.	Rental.	Remarks.
277	Arable    ... ..	Mr. Butler    ...	22255	£   s.   d. 25 12 0	Apportioned.
278	Pasture    ... ..	Mr. Simpson    ...	1253	1 14 0	—
			<b>23508</b>	<b>£27 6 0</b>	

The Purchaser shall erect and maintain at his own expense 12 months from the Completion of the Purchase a sufficient Stake and Wire Fence between the points F L and F N on the Plan.

The amount of the Tithe is apportioned at £1 0s. 7d. Land Tax as assessed.

*See Note on Page 3 as to Quit Rents.*

## LOT 2

(Coloured Green on Plan).

# An Arable Field and Useful Pasture Enclosure

Adjoining the preceding Lot, extending to about

**23a.                      2r.                      1p.**

AS UNDER,

No. on Plan.	Description.	Tenant.	Area.	Rental.	Remarks.
277	Arable    ...    ...	Mr. Butler    ...	22.255	£   s.   d. 25   12   0	Apportioned.
278	Pasture    ...    ...	Mr. Simpson    ...	1.253	1   14   0	—
			<b>23.508</b>	<b>£27   6   0</b>	

The Purchaser shall erect and maintain at his own expense 12 months from the Completion of the Purchase a sufficient Stake and Wire Fence between the points F L and F N on the Plan.

The amount of the Title is apportioned at £1 0s. 7d. Land Tax as assessed.

*See Note on Page 3 as to Quit Rents.*

### LOT 3

(Coloured *Brown* on Plan).

THE VERY DESIRABLE

## CORN-GROWING & MIXED FARM

KNOWN AS

### BROCAS FARM, Lower Froyle

EXTENDING TO ABOUT

92a.

2r.

18p.

The Residence is an extremely fine specimen of Georgian architecture. It is substantially built of red brick, double fronted, and is entered through a pretty Forecourt Garden. The accommodation is arranged as follows:—

*ON THE TOP FLOOR*—Four Attics.

*ON THE FIRST FLOOR*—Spacious Landing, Five Bed Rooms, Bath Room with fitted bath and lavatory basin (hot and cold supplies), W.C.

*ON THE GROUND FLOOR*—Entrance Hall and Passage, Drawing Room with hob stove, tiled hearth and sides, painted marble mantelpiece, handsomely panelled walls and recessed windows; Dining Room with well fireplace and stove, tiled hearth and sides, painted wood mantelpiece, cupboards on each side, *lincresta* dado round room, recessed windows; Morning Room with well fireplace and stove, tiled hearth and sides, painted wood mantelpiece, large and unusually light Kitchen with range, hot-water boiler, quaint portable dresser cupboard in wall; Scullery with open fireplace, copper, sink (hot and cold supplies); Dairy with fitted shelves; good Cellarage in Basement. Handsomely carved wood Principal Staircase to First Floor, with panelled wood dado.

*OUTSIDE*—W.C., Wood and Coal Sheds.

The House is replete with modern conveniences, including Electric Bells, Back Staircase, etc., and is in splendid decorative order. The walls of some of the Principal Rooms are beautifully panelled.

#### VEGETABLE AND FLOWER GARDENS.

THE FARM BUILDINGS are mostly of timber on brick with thatched roofs. They consist of Four-bay Open Shed, Chaff House, Cow Stalls for 14, large Barn, Two Ranges of Piggeries, Hen House, large Loose Box, Stone and Tiled Cart-horse Stabling for five, Brick and Galvanised Iron Coach-house, Harness Room, Calf Box, Yard, etc.

Also the following Buildings and Stackyard now in the occupation of Mr. Butler, of Hussey's Farm:—Timber and Thatched Three-bay Cart Shed, Granary, Timber and Tiled Cart-horse Stabling for three, large Barn, Stackyard.



Lot 1. The Pergola at Froyle House.



Lot 3. Brocas Farm.

*SCHEDULE.*

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>
202	Pasture	2-961
203	Arable	4-753
204	Pt. Arable and Pasture	10-571
235	House and Buildings, etc.	2-090
236A	Orchard	830
		<b>A. 21-205</b>

Let to Mr. Stockdale at the Apportioned Rental of

**Per £108 Ann.**

ALSO

**THE VALUABLE ARABLE LAND**

Adjoining the above and at present in the occupation of Mr. Butler at the Apportioned Rental of £70 per annum.

*SCHEDULE.*

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>
<b>PARISH OF FROYLE.</b>		
164	Arable	53-643
166	Ditto	6-366
<b>PARISH OF BENTLEY.</b>		
2	Arable	7-793
57	Ditto	1-963
		<b>A. 69-765</b>

**THE COPPICES.**

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>
<b>PARISH OF FROYLE.</b>		
165	Wood	500
167	Ditto	780
<b>PARISH OF BENTLEY.</b>		
259	Wood	361
		<b>A. 1-641</b>

And estimated to be worth, together with a Rental for the Sporting Rights over this Lot, £5 per annum.

*SUMMARY.*

<i>Description.</i>	<i>Tenant.</i>	<i>Area.</i>	<i>Rental.</i>	<i>Remarks.</i>
Brocas Holding	Mr. Stockdale	21-205	£ 108 s. 0 d.	Apportioned.
Arable Land	Mr. Butler	69-765	70 0 0	Ditto.
Woods and Sporting	In hand	1-641	5 0 0	Estimated.
		<b>92-611</b>	<b>183 0 0</b>	

Producing in all as above

**Per £183 Ann.**

The amount of the Title is apportioned at £7 7s. Land Tax as assessed.

The Timber on this lot has been valued at £29 10s., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

Right of Water from Hussey's Farm.

See Note on Page 3 as to Quil Rents.

**LOT 4**

(Coloured Blue on Plan).

THE EXCEEDINGLY VALUABLE

**CORN-GROWING & MIXED FARM**

DISTINGUISHED AS

**HUSSEY'S FARM, Lower Froyle,**

Having an approximate Area of

**140a. 1r. 29p.**

Together with a very convenient and spacious Residence in the Georgian style, and possessing many interesting features, including fine old oak-beamed walls and ceilings. The House stands well back from the road in its own Private Gardens with Lawn and Flower Beds. It is constructed of red brick, partly timbered with tiled roof and being partially clad with Creepers and Climbing Rose Trees, giving the place a most charming effect.

THE ACCOMMODATION COMPRISES :

ON THE TOP FLOOR—Attic Room, now unused.

ON THE FIRST FLOOR—Six Bed Rooms and Bath Room; W.C.

ON THE GROUND FLOOR—Capital Entrance Hall; Morning Room, fitted register stove; fine Dining Room, lighted by four recessed windows, each with fitted shutters, register stove, tiled hearth and sides; Drawing Room, fitted register stove, tiled hearth and sides, handsome white marble mantelpiece; Small Office, fitted fireplace and painted mantelpiece; Store Room; Capital Dairy, Kitchen and Scullery combined, with range, copper and sink (hot and cold supplies); Pantry and inside Wood House.

OUTSIDE—Privy and Wood Shed.

LARGE VEGETABLE AND FLOWER GARDENS.

THE FARM BUILDINGS consist of Four Hop Kilns, built of brick with tiled roofs and arranged on three floors, with Store Rooms; Timber and Thatched on brick foundation Two-stall Stable, Trap House and Carpenter's Shop over; an old Granary on stone piers; Timber and Tiled Implement House with Pigeon House over; large Barn, Store Shed, Nag Stable, Coach-house and Trap House.

Almost opposite the above is another Set of Buildings, including a nearly new Barn constructed of timber on brick with galvanised iron roofing; Timber and Tiled Cow Shed for 15; Brick and Galvanised Iron Cart-horse stabling for 10, Two Chaff Houses, Brick, Tiled and Timber Waggon Shed, large Stackyard, Cattle Yard.

Conveniently placed on the road in Field No. 162 is a well-built Galvanised Iron and Wood Shed for 12 cows.

Attached to the Farm are

**THREE EXCELLENT COTTAGES**

As follows:—A Detached Brick, Weather-tiled and Thatched Cottage containing Four Rooms, outside Privy, Wood Shed and Garden; also a Pair of Brick, Stone and Tiled Cottages, each having similar accommodation to the above.

The Property has an unfailling Water Supply from its own Windmill situate in Field No. 163.

SCHEDULE.

No. on Plan.	Description.	Acres.	No. on Plan.	Description.	Acres.
42	Pasture	11-853			
156	Arable	35-355	193	Pasture	121-831
158	Chalk Pit	1-380	195	Pond	4-823
159	Pasture	14-399	196	Buildings and Yard	561
160	Arable	1-734	197	Pasture	3-947
161	Ditto	17-516	198	House, Buildings and Garden	2-468
162	Pasture	17-394	199	Cottages	505
165	Arable	23-050	200	Pasture	6-138
	Carried forward	121-861			

A. 140-433

The above is let to Mr. Butler on a Yearly Tenancy expiring September 29th next, when VACANT POSSESSION MAY BE HAD, at an Apportioned Rental of £157 17s. per annum.

The amount of the Title is apportioned at £5 7s. 4d. Land Tax as assessed.

The Timber on this Lot has been valued at £39, and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

See Note on Page 3 as to Quit Rents.

**LOT 5**

(Coloured Yellow on Plan).

**THE CAPITAL FREEHOLD**

**CORN-GROWING & MIXED FARM**

KNOWN AS

**SILVESTER'S FARM, Lower Froyle,**

EXTENDING TO ABOUT

**75a.**

**2r.**

**19p.**

Including a Quaint Old Double-fronted Residence, dating from 1674, built of red brick, weather-tiled and tiled roof, approached through a Neat Forecourt Garden, enclosed by iron railings.

THE ACCOMMODATION COMPRISES :

*ON THE TOP FLOOR*—Large Attic.

*ON THE FIRST FLOOR*—Four good Bed Rooms.

*ON THE GROUND FLOOR*—Entrance Passage; Dining Room, fitted register stove, painted wood mantelpiece, oak-beamed ceiling; Drawing Room, fitted register stove, tiled hearth and sides, painted wood mantelpiece, panelled wood dado round room, recessed windows. Principal and Secondary Staircases; Store Room; lofty Kitchen and Scullery combined, with range, copper, sink, etc.; separate Dairy and Pantry.

*OUTSIDE*—Privy.

THE AGRICULTURAL BUILDINGS comprise Brick and Slated Hop Kilo, Store Room and Cart Shed under, Three Hen Houses, Small Granary built of timber, with tiled roof, on stone piers, Wood House, Range of Piggeries, Stockyard, Timber and Thatched large Barn, One-stall Stable, Cart-horse Stabling for three, Harness Room, Brick and Tiled Cow House for 12, Root House, Calf Pen, Timber and Thatched Open Cow Shed, Store Shed, Stack-yard, etc.

*SCHEDULE.*

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>
19a	Wood	390
21	Pasture and Arable	5-365
153	Pasture	10-714
189	Ditto	7-641
191	Ditto	6-547
192	Arable	2-937
219	Ditto	10-724
223	House, Buildings, etc.	550
225	Pasture	10-625
		<b>A. 62-653</b>

The above is let to Mr. Westbrook on a Yearly Tenancy, at the Apportioned Rental of £79 per annum.

ALSO

**A DESIRABLE ARABLE FIELD**

No. 156a on the Plan, adjoining the above, and at present in the occupation of Mr. Butler at the Apportioned Rental of £13 13s. per annum.

The Sporting over this Farm is estimated to be worth £5 per annum.

SUMMARY.

Description.	Tenant.	Area.	Rental.	Remarks.
Silvester's Farm ... ..	Mr. Westbrook ...	62-653	£ s. d. 79 0 0	Apportioned.
Arable Field ... ..	Mr. Butler ...	12-967	13 13 0	Ditto.
Sporting ... ..	—	—	5 0 0	Estimated.
		<b>75-620</b>	<b>£97 13 0</b>	

THUS PRODUCING IN ALL

**Per            £97 13s.            Ann.**

The Purchaser of this Lot shall within 12 months of the Completion of the Purchase erect and maintain at his own expense a sufficient Stake and Wire Fence between the points marked on the Plan G H and J K.

The Timber on this Lot has been valued at £58, and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at £3 7s. 8d. Land Tax as assessed.

*See Note on Page 3 as to Quit Rents.*

**LOT 6**

(Coloured Green on Plan).

## Three Desirable and Valuable Enclosures of Fertile Arable Land

Most conveniently situated in the VILLAGE OF LOWER FROYLE, opposite Brocas Farm, and known as

### BROCAS FIELDS

EXTENDING TO

**51a.                    0r.                    24p.**

SCHEDULE.

No. on Plan.	...	...	...	Area.
230	...	...	...	9-658
231	...	...	...	18-572
240	...	...	...	22-065

A. 51-125

At present in the occupation of Mr. Butler, of Hussey's Farm, at an Apportioned Rental of

**Per            £55            Ann.**

Notice to Quit has been served upon the Tenant, and VACANT POSSESSION can be had at Michaelmas, 1916.

The Timber on this Lot has been valued at £17 10s., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at £2 6s. 10d. Land Tax as assessed.

*See Note on Page 3 as to Quit Rents.*



Lot 4. Hussey's Farm.



Lot 5. Silvester's Farm.

# LOT 7

(Coloured *Green* on Plan).

## THE VALUABLE FREEHOLD

# CORN-GROWING & MIXED FARM

KNOWN AS

## HODGES FARM, Lower Froyle

EXTENDING TO ABOUT

**165a.                      2r.                      11p.**

Comprising a FINE OLD GEORGIAN HOUSE, built of red brick, with tiled roof and partly timbered. The Residence, which is double fronted, is creper chad, and is approached through a Forecourt Garden, enclosed by neat iron railings. It contains:

*ON THE UPPER FLOORS*—Five Bed Rooms, Two Attics.

*ON THE GROUND FLOOR*—Entrance Hall and Passage with paved floor; handsomely carved oak staircase and panelled dado; Drawing Room, fitted register stove, painted mantelpiece and cupboards on each side, panelled dado round room; Dining Room with stone-paved floor, register stove, tiled sides and hearth, painted mantelpiece and cupboards at side; large Kitchen with beamed ceiling, fitted range and copper; Scullery, fitted copper, sink, etc.; Dairy, Store Room, Pantry and good Cellarage in Basement.

*OUTSIDE*—Engine House, large galvanised iron Water Tank on iron supports, Privy and Coal Shed.

THE FARM BUILDINGS consist of Timber and Tiled Barn on stone piers, Brick and Tiled Cart-horse Stabling for five, Chaff House and Loft over, Timber and Thatched Loose Box, Pigsty, Two large Barns, Cow House for four and Range of Piggeries, Timbered and Corrugated Iron Chaff-cutting House, Wood and Hen Houses, Three-bay Cart Shed, Four-bay Open Shed for 12 cows, Loose Box, Implement Shed, Waggon Shed, Hop House and Kiln, Stackyard, Cattle Yard enclosed by pair of wooden gates.

There is also a CAPITAL ORCHARD, SMALL PADDOCK AND VEGETABLE GARDEN.

### SCHEDULE.

No. on Plan.	Description.	Area.
6a	Arable	1-633
7	Ditto	5-535
8	Pasture	12-195
9	Ditto	5-139
10	Arable	7-125
13	Pasture	9-643
85	Ditto	13-231
85	Pasture and Arable	17-051
113	Arable	20-605
144	Ditto	10-545
147	Ditto	21-048
169	Ditto	7-190
171a	Pasture	2-323
180	Arable	2-496
181	House and Buildings	1-057
182	Pasture	2-165
186	Ditto	1-085
187	Arable	14-555

A. 160-141

The above is let to Mr. Andrews on a Yearly Tenancy expiring September 29th next, when Vacant Possession can be had, at an Apportioned Rental of

**Per                      £126 10s.                      Ann.**



Lot 7. Hodge's Farm.



Lot 23. Beecheroft.

ALSO

## Two Excellent Cottages with Large Gardens

Of brick and thatch, each containing Two Bed Rooms, Kitchen, Scullery, etc., outside Privy, Wood House, etc.

### SCHEDULE.

No. on Plan.	Tenant.	Rental.
175	Mr. Andrews ... ..	£ s. d. 7 16 0
	Mrs. Bone ... ..	7 16 0
		<b>£15 12 0</b>

## THE COPPICES.

### SCHEDULE.

No. on Plan.	Area.
14	805
108a	1 672
142	483
148	1 087
168	1 010
	A. <u>4 757</u>

The Annual Value of the above, together with the Sporting Rights over this Property, are estimated to be worth £15 per annum.

### SUMMARY.

Description.	Tenant.	Area.	Rental.	Remarks.
Hodges Farm ... ..	Mr. Andrews ...	160 141	£ s. d. 126 10 0	Apportioned.
Two Cottages ... ..	Mr. Andrews and Mrs. Bone ...	350	15 12 0	
Woods and Sporting ...	In hand ... ..	4 757	15 0 0	Estimated.
		<b>165 248</b>	<b>£157 2 0</b>	

The Total Income as above being

Per **£157 2s. Ann.**

The Timber on this Lot has been valued at £86, and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at £6 10s. 4d. Land Tax as assessed.

See Note on Page 3 as to Quit Rents.

**LOT 8***(Coloured Purple on Plan).***A RICH MEADOW**On the main road from Bentley to Alton and about  $1\frac{1}{2}$  miles from Bentley Station, forming**An Excellent Site suitable for the Erection of a  
Gentleman's Residence,**

EXTENDING TO ABOUT

**3a.                      3r.                      24p.**

Numbered 332 on Plan. (3.897 Acres).

At present in the occupation of Mr. Stockdale at the Apportioned Rental of

**Per                      £8                      Ann.**

VACANT POSSESSION AT MICHAELMAS, 1916.

The Timber on this Lot has been valued at £67 12s. 6d., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at 4s. Land Tax as assessed.

**LOT 9***(Coloured Yellow on Plan).***A Small Meadow and an Excellent  
Hop Garden**On the main Farnham and Alton Road, about  $1\frac{1}{2}$  miles from Bentley Station, extending to**6a.                      1r.                      32p.**

FORMING A

**CHOICE BUILDING SITE.**

SUMMARY.

No. on Plan.	Description.	Tenant.	Area.	Rental.	Remarks.
339	Hops ... ..	Mr. Stockdale ...	2.937	£ s. d. 4 2 0	Apportioned.
340	Meadow ... ..	Mr. Westbrook ...	3.516	1 10 0	Ditto.
			<b>£6.453</b>	<b>8 12 0</b>	

VACANT POSSESSION AT MICHAELMAS, 1916.

The Timber on this Lot has been valued at £27 7s., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at 6s. 2d. Land Tax as assessed.

## LOT 10

(Coloured *Pink* on Plan).

### A Valuable Hop Garden

FORMING

### A SITE SUITABLE FOR BUILDING

With a Long Frontage to the main Farnham and Alton Road and to Isington Lane, extending to about

11a.                      2r.                      17p.

Numbered on Plan 331A, and estimated to contain 11'609 acres. In Mr. Stockdale's occupation at the Apportioned Rental of

Per                      £15                      Ann.

VACANT POSSESSION AT MICHAELMAS, 1916.

The amount of the Tithe is apportioned at 12s. 6d. Land Tax as assessed.

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## LOT 11

(Coloured *Blue* on Plan).

13a.                      0r.                      15p.

(OR THEREABOUTS) OF

### Productive Hop Garden, or a Choice Building Site

Adjoining the preceding Lot. Numbered 331 on Plan, and estimated to contain 13'094 acres.

In Mr. Stockdale's occupation, at the Apportioned Rental of

Per                      £15    18s.                      Ann.

VACANT POSSESSION MICHAELMAS, 1916.

The Purchaser of this Lot shall within 12 months of the Completion of the Purchase erect and maintain at his own expense a sufficient Stake and Wire Fence between the points marked on the Plan S and T.

The amount of the Tithe is apportioned at 11s. 7d. Land Tax as assessed.

## LOT 12

(Coloured *Brown* on Plan).

### A Useful Arable Field

With Long Frontage to the main Farnham and Alton Road.

Suitable either for Building or Market Gardening.

Numbered 328 on Plan, and possessing an Area of 26.203 acres, or about

**26a.                      0r.                      32p.**

At present in the occupation of Mr. Butler at the Apportioned Rental of

**Per                      £32   10s.                      Ann.**

VACANT POSSESSION AT MICHAELMAS, 1916.

The amount of the Title is apportioned at £1 5s. 2d. Land Tax as assessed.

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## LOT 13

(Coloured *Purple* on Plan).

### A Fertile Arable Field and Small Water Meadow

With Frontage to the River Wey and Isington Lane, extending to

**13a.                      3r.                      39p.**

#### SUMMARY.

No.	Description.	Tenant.	Area.	Rental.	Remarks.
375	Arable     ...     ...	M. Butler     ...     ...	12.151	£   s.   d. 13   10   0	Apportioned.
376	Pasture     ...     ...	Mr. Westbrook     ...     ...	1.741	1   15   0	Ditto.
377	River Bed and Fishing Rights     ...     ...	In Hand     ...     ...	.104	0   10   0	Estimated.
			<b>13.996</b>	<b>£15 15 0</b>	

VACANT POSSESSION AT MICHAELMAS, 1916.

The Timber on this Lot has been valued at £5 10s., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Title is apportioned at 13s. 5d. Land Tax as assessed.

**LOT 14**(Coloured *Green* on Plan).**An Arable Field and a Water Meadow**

With Frontages to Isington Lane and the River Wey, extending to

**25a.                      2r.                      11p.***SCHEDULE.*

<i>No. on Plan.</i>		<i>Description.</i>	<i>Area.</i>
369	Arable	...	16-112
370	Pasture	...	9-457

**A. 25-569**

At present in the occupation of Mr. Butler, of Hussey's Farm, at the Apportioned Rental of £29 6s. per annum.

The Fishing Rights are estimated to be worth 15s. per annum, the whole thus producing

**Per                      £30 1s.                      Ann.**

The Timber on this Lot has been valued at £40 2s. 6d., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Title is apportioned at £1 4s. 3d. Land Tax as assessed.

**LOT 15**(Coloured *Purple* on Plan).**An Excellent Small Holding**

KNOWN AS

**The Keeper's Holding**

Adjoining High Wood and Stene's Copse, and extending to about

**44a.                      1r.                      22p.**Including a Detached Red Brick and Slated Residence containing Three Bed Rooms, Sitting Room, Living Room, Scullery, etc. *OUTSIDE*—Privy and Wood Shed.

LARGE VEGETABLE AND FLOWER GARDENS.

Let to Mr. Dyer on a Yearly Tenancy at £12 per annum.

**Three Enclosures of Arable and Pasture Land.***SCHEDULE.*

<i>No. on Plan.</i>		<i>Description.</i>	<i>Area.</i>
15	Pasture	...	12-415
16	Arable	...	6-564
16a	Sheep Drive	...	670
20	Pasture	...	8-882

**A. 28-511**

Let to Mr. Westbrook on a Yearly Tenancy, at the Apportioned Rental of £17 5s. per annum.

ALSO

## ANOTHER ARABLE FIELD

Let to Mr. Andrews at the Apportioned Rental of

Per £7 7s. Ann.

## A SMALL SPINNEY

Together with a Sporting Rental, is estimated to be worth £2 per annum.

### SCHEDULE.

No. on Plan.	Description.	Area.
149	Wood ... ..	·822
14a	Hedgerow ... ..	·100
		<u>A. 922</u>

### SUMMARY.

No.	Description.	Tenant.	Area.	Rental.	Remarks.
19a	Cottage and Garden...	Mr. Dyer ...	·190	£ s. d. 12 0 0	—
—	Arable and Pasture ...	Mr. Westbrook ...	28·511	17 5 0	Apportioned.
12	Arable... ..	Mr. Andrews ...	14·763	7 7 0	Ditto.
—	Wood and Sporting ...	In Hand ...	·922	2 0 0	Estimated.
			<b>44·366</b>	<b>£38 12 0</b>	

The Timber on this Lot has been valued at £6 5s., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithes is apportioned at £1 0s. 6d. Land Tax as assessed.

**LOT 16**

(Coloured *Pink* on Plan).

**The Valuable Enclosures of Woodland**

AND

**Two Closes of Pasture adjoining**

EXTENDING TO ABOUT

**84a.                      1r.                      3p.**

OF THE VALUE OF

**Per                      £28 10s.                      Ann.**

AS UNDER—

*SUMMARY.*

No.	Description.	Tenant.	Area.	Rental.	Remarks.
19	Home Covert... ..	In hand ... ..	9-378	£ s. d.	Estimated.
22	Silvester's Copse ... ..		29-735	22 10 0	
24	Hangers Hyle Copse		17-456		
26	Top Spinney... ..		1-140		
23	Pasture ... ..	Mr. Dyer ... ..	8-973	6 0 0	—
25	Ditto ... ..		17-585		
			<b>84-267</b>	<b>£28 10 0</b>	

The amount of the Tithe is apportioned at £2 14s. 10d. Land Tax as assessed.

The Valuable Timber will be included in the Purchase Price.

## LOT 17

(Coloured *Brown* on Plan).

# Two Excellent Enclosures of Arable Land

AND A

## Large Hillside Covert

Extending in all to about

**49a.                      2r.                      0p.**

Of the Rental Value as under—

**Per                      £42                      Ann.**

Situate at the North end of the Property and forming an Excellent Holding or Miniature Estate suitable for the erection of a

## GENTLEMAN'S COUNTRY RESIDENCE.

### SUMMARY.

No.	Description.	Tenant.	Area.	Rental.	Remarks.
83	Gaston Copse ...	In hand ...	11-181	# s. d. 17 0 0	
87A	Rough Ground ...		1-678		
108	Eastholes Copse ...		6-023		
112	Field Copse ...		-440		
111	Field Spinney ...		-99		
87	Arable ...	Mr. Andrews ...	14-001	25 0 0	Apportioned.
110	Ditto ...		15-278		
			<b>49-498</b>	<b>£42 0 0</b>	

The amount of the Timber is apportioned at £1 19s. 2d. Land Tax as assessed.

The Timber on this Lot has been valued at £105 10s., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

## LOT 18

(Coloured *Green* on Plan).

# A Useful Holding

CONSISTING OF

Three Rich Pasture Fields and a Woodland

Intersected by Sowcroft Lane, Upper Froyle, and extending to about

**39a.                      3r.                      1p.**

Let as under, and producing

**Per                      £35                      Ann.**

*SUMMARY.*

No.	Description.	Tenant.	Area.	Rental.	Remarks.
117	Pasture ... ..	Mr. Summers ...	7·366	£ s. d.	—
194	Ditto ... ..	Ditto ... ..	10·922	} 25 0 0	
257	Ditto ... ..	Ditto ... ..	11·524	}	
117A	Woods and Sporting...	In hand ... ..	3·894	}	
122	Ditto ... ..	Ditto ... ..	1·723	} 10 0 0	
123	Ditto ... ..	Ditto ... ..	4·528	}	Estimated.
			<b>39·757</b>	<b>35 0 0</b>	

The Timber on this Lot has been valued at £80 2s. 6d., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at £1 10s. 2d. Land Tax as assessed.

## LOT 19

(Coloured *Blue* on Plan).

# A Capital Small Holding

EXTENDING TO ABOUT

8a. 3r. 37p.

Situate in the VILLAGE OF LOWER FROYLE, in School House Lane, and comprising

## A Double-fronted Cottage

Built of brick, with tiled roof, and containing Three Bed Rooms, Sitting Room, Kitchen, Back Kitchen and Scullery. *OUTSIDE*—Privy and Wood Shed.

LARGE GARDENS FRONT AND REAR.

At present let to Mrs. White on a Yearly Tenancy, at a Rental of £11 per annum.

ALSO

## A Desirable Piece of Meadow Land

Numbered 225a on the Plan, and in the occupation of Mr. Westbrook, of Silvester's Farm,

AND

## A Valuable Arable Field

Opposite the Residence, and numbered 228a on the Plan, now in the occupation of Mr. Butler, of Hussey's Farm.

### SUMMARY.

No.	Description.	Tenant.	Area.	Rental.	Remarks.
225B	Meadow ... ..	Mr. Westbrook ...	1'800	£ s. d. 3 0 0	Apportioned.
227	House and Garden ...	Mrs. White ...	414	11 0 0	—
228A	Arable... ..	Mr. Butler ...	6'767	7 0 0	Apportioned.
			<b>8'981</b>	<b>£21 0 0</b>	

The whole let and producing as above

Per **£21** Ann.

VACANT POSSESSION OF THE WHOLE CAN BE HAD SEPTEMBER 29th, 1916.

The Purchaser of this Lot shall, within 12 months of the Completion of the Purchase erect and maintain at his own expense a sufficient Stake and Wire Fence between the points marked on the Plan A and B, E and F, and E and G.

The Timber on this Lot has been valued at £8, and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at 8s. 2d. Land Tax as assessed.

## LOT 20

(Coloured Brown on Plan).

### An Excellent Small Holding

Situated in the VILLAGE OF LOWER FROYLE, adjoining the preceding Lot, and extending to about

9a. 3r. 16p.

TOGETHER WITH

### A Convenient Cottage

Brick-built, with tiled roof, containing Two Bed Rooms, Living Room, Pantry and Scullery. OUTSIDE—Privy and Wood Shed.

LARGE PIECE OF GARDEN.

Now let to Mrs. Button on a Quarterly Tenancy, at a Rental of £10 8s. per annum.

ALSO

### A Valuable Accommodation Meadow

With Frontages to School House Lane in Froyle Village, and at present in the occupation of Mr. Westbrook, of Sylvester's Farm. And

### A Well-placed Arable Field

Now in the occupation of Mr. Butler, of Hussey's Farm.

#### SUMMARY.

No. on Plan.	Description.	Tenant.	Area.	Rental.	Remarks.
233A	Cottage and Garden...	Mrs. Button ...	·160	£ s. d. 10 8 0	Apportioned.
225A	Meadow ... ..	Mr. Westbrook ...	3·016	4 10 0	
231B	Arable ... ..	Mr. Butler ...	5·676	7 2 0	
			<b>9·852</b>	<b>£22 0 0</b>	

The whole let and producing as above

**Per £22 Ann.**

VACANT POSSESSION OF THE WHOLE CAN BE HAD AT MICHAELMAS, 1916.

The Purchaser of this Lot shall, within 12 months of the Completion of the Purchase, erect and maintain at his own expense a sufficient Stake and Wire Fence between the points marked on the Plan H and E, D, E and F.

The Timber on this Lot has been valued at £32 4s. 6d., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at 8s. 11d. Land Tax as assessed.

## LOT 21

(Coloured *Purple* on Plan).

### An Arable Accommodation Field

On the corner of Froyle Village and School House Lane. Numbered 231A on the Plan, and extending to 3·851 acres, or about

3a.                      3r.                      16p.

At present in the occupation of Mr. Butler, of Hussey's Farm, at the Apportioned Rental of

Per                      £4 13s.                      Ann.

The Purchaser of this Lot shall, within 12 months of the Completion of the Purchase, erect and maintain at his own expense a sufficient Stake and Wire Fence between the points marked on the Plan L, M and N.

The Timber on this Lot has been valued at £3, and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at 4s. 8d. Land Tax as assessed.

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## LOT 22

(Coloured *Pink* on Plan).

### A First-rate Pasture Accommodation Field

Numbered 194 and 194A on Plan, and extending to 3·298 acres, or about

3a.                      1r.                      7p.

Let to Mr. Butler, of Hussey's Farm, at the Apportioned Rental of

Per                      £4 10s.                      Ann.

The Timber on this Lot has been valued at £15 10s., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at 3s. 2d. Land Tax as assessed.

**LOT 23**

(Coloured Purple on Plan).

**The Exceedingly-compact Freehold  
Small Holding**

EXTENDING TO ABOUT

**6a. 0r. 21p.**

Including the Quaint Detached Cottage Residence, known as

**BEECH CROFT, Lower Froyle**

Substantially constructed of stone and red brick, with tiled roof, and containing

A QUANTITY OF OAK BEAMS, MANTELPieces AND OTHER OLD-WORLD ASSOCIATIONS.

The well-arranged accommodation is as follows:—

ON THE TOP FLOOR—Two Attics.

ON THE FIRST FLOOR—Three Bed Rooms.

ON THE GROUND FLOOR—Entrance Hall, Drawing Room, fitted register stove and oak fireplace; Dining Room, fitted register stove, oak fireplace, fine oak-beamed ceiling; Kitchen, with range, copper. Well Water supply. Good Cellarage and Larder in Basement.

*SCHEDULE.*

No. on Plan.	Description.	Area.
178	Meadow ... ..	2-673
179	House and Garden ... ..	418
		3-091

The above is let to Mr. Towers Westbrook on a Yearly Tenancy, at a Rental of £35 per annum.

ALSO

**A Useful Piece of Meadow Land**

Adjoining and numbered 171 on Plan. Now let and in the occupation of Mr. Andrews, of Hodge's Farm, at the Apportioned Rental of £3 3s. per annum.

*SUMMARY.*

No. on Plan.	Description.	Tenant.	Area	Rental.	Remarks.
—	Beech Croft ... ..	Mr. T. Westbrook	3-091	£ s. d. 35 0 0	—
171	Meadow Land ... ..	Mr. Andrews ... ..	3-040	3 3 0	Apportioned.
			6-131	£38 3 0	

The whole let as above, and producing

**Per £38 3s. Ann.**

VACANT POSSESSION AT MICHAELMAS NEXT.

The Timber on this Lot has been valued at £8 10s., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at 5s. 2d. Land Tax as assessed.

NOTES.—A Right-of-way will be given in respect of this Lot to the Purchaser over Field No. 182 and No. 171A, as indicated by dots on the Sale Plan.

The Purchaser will also be required to erect and maintain a sufficient Stake and Wire Fence between the points marked A and C B upon the Plan within twelve months of the Completion of the Purchase.



Lot 24. Oak Cottage.



Lots 35 and 36.

## LOT 24

(Coloured *Yellow* on Plan).

# The Freehold Detached Picturesque Cottage Residence

KNOWN AS

## OAK COTTAGE, Lower Froyle

Built of red brick, with tiled roof. The Residence is double-fronted and creeper-clad and stands in its own Private Garden. The windows are casement pattern with diamond panes set in solid oak frames, whilst a special feature is the

OLD OAK BEAMS AND PANELLING

to many of the rooms.

The House is approached through a Pretty Portico Entrance, and contains:

*ON THE GROUND FLOOR*—Entrance Hall and Passage; Dining Room with oak-beamed ceiling and casement windows, fitted register stove, tiled sides and hearth; Drawing Room, similarly fitted; Kitchen with fine old oak-beamed ceiling, modern range, Larder and W.C.

*ON THE FIRST FLOOR*—Three Bed Rooms, Attic and Bath Room (hot and cold supplies).

*OUTSIDE*—Corrugated Iron and Timber-built Coal and Wood Sheds.

## LARGE GARDEN

With Lawn, Flower Beds, Kitchen Garden, etc.

At present let on a Yearly Tenancy to Mrs. Minter, who is under notice to quit at Michaelmas next, at a Rental of

Per                    £30                    Ann.

TITHE FREE. Land Tax as assessed.

**LOT 25**

(Coloured *Purple* on Plan).

**A Quaint Brick and Thatched Cottage**

With Large Garden front and rear.

Situate at the North End of Lower Froyle Village.

It contains Two Bed Rooms, Living Room, Kitchen and Wash-house. *OUTSIDE*—Privy and Wood Houses.

Let to Mrs. Beckhurst on a Quarterly Tenancy, at a Rental amounting to

**Per            £6    10s.            Ann.**

TITHE FREE. Land Tax as assessed.

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**LOT 26**

(Coloured *Pink* on Plan).

**Two Closes of Meadow**

Situate about half-a-mile from Bentley Station, and extending to about

**7a.                    1r.                    29p.**

FORMING

**AN ELIGIBLE BUILDING SITE**

Suitable for the Erection of Villa Residences or Cottages.

*SCHEDULE.*

<i>No. on Plan.</i>					<i>Area.</i>
136	...	...	...	...	2-150
190	...	...	...	...	5-282
					<u>7-432</u>

At present in the occupation of Mr. Ernest Kemp at a nominal Rental of £4 per annum, but estimated to be worth

**Per                    £12                    Ann.**

Which has been obtained within recent years.

WITH VACANT POSSESSION AT MICHAELMAS NEXT.

The amount of the Title is apportioned at £1 3s. 10d. Land Tax as assessed.

**LOT 27**

(Coloured *Blue* on Plan).

**THE EXCELLENT PASTURE FARM**

(PART FREEHOLD AND PART COPYHOLD),

KNOWN AS

**MALM'S FARM, Binstead**

Situate in the Parish of Binstead, and extending to approximately

**62a.                      1r.                      22p.**

There is a comfortable Residence built of brick, with cement facing and tiled roof. The following accommodation is afforded:—

*ON THE FIRST FLOOR*—Four Bed Rooms.

*ON THE GROUND FLOOR*—Dining Room, fitted fireplace, with painted wood mantelpiece; Drawing Room, fitted register stove, painted iron mantelpiece; Kitchen, with range, copper, sink and large Store Cupboard; Dairy; Wash-house.

*OUTSIDE*—Brick and Tiled Privy and Wood Shed. Well Water Supply.

**LARGE VEGETABLE GARDEN.**

THE FARM BUILDINGS consist of a Timber on Brick with Iron-roof Two-bay Cart Shed, Timber, Brick and Thatched large Barn, Brick and Slated Cart-horse Stable for four, Brick and Slated Range of Piggeries, Brick and Slated Cow House for eight, Calf Pen, Boiling House, with copper, etc. Cattle Yard.

*SCHEDULE.*

<i>No. on Plan.</i>	<i>Description.</i>	<i>Area.</i>
338	Arable ... ..	16-200
358a	House and Buildings ... ..	448
359	Pasture ... ..	14-885
340	Ditto ... ..	14-111
444	Ditto ... ..	12-037
376	Ditto ... ..	4-665
		<b>62-386</b>

Let to Mr. E. Nash on a Yearly Tenancy, at a Rental of

**Per                      £110                      Ann.**

The Timber on this Lot has been valued at £35 12s., and is to be taken by the Purchaser at this sum in addition to the Purchase Price.

The amount of the Tithe is apportioned at £14 6s. 5d. Land Tax as assessed.

*SPECIAL NOTES.*—Notice to Quit has not been served upon the Tenant to Vacate at Michaelmas next.

*Field No. 376 is COPYHOLD.*

**LOT 28**

(Coloured *Pink* on Plan).

**An Arable Accommodation Field**

Numbered 354 on Plan.

Situate in the PARISH OF BINSTEAD, adjoining Mill Court, and extending to about

2a.                      3r.                      11p.

At present in hand, but of the estimated Rental Value of

Per                      £4                      Ann.

The amount of the Tithe is apportioned at 11s. 7d. Land Tax as assessed.

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**LOT 29**

(Coloured *Yellow* on Plan).

**An Excellent Close of Pasture**

On the Parish Boundary of Binstead, and adjoining Gaston Copse, extending to about

8a.                      1r.                      9p.

Being numbered 72 on the Plan, 8.357 acres, and at present in the occupation of Mr. Butler, of Hussey's Farm, at the Apportioned Rental of

Per                      £9 10s.                      Ann.

The amount of the Tithe is apportioned at £1 13s. 7d. Land Tax as assessed.

## LOT 30

(Coloured Yellow on Plan).

# Three Capital Cottages

Situate opposite Rockhouse Farm, Lower Froyle.

Two built of brick and stone, with tiled roofs, and one of brick, rough-cast and half-timbered, with thatched roof. The former each containing Two Bed Rooms, Living Room, Scullery, etc. *OUTSIDE*—Privy and Wash-house, and the latter containing One Bed Room, Living Room and Pantry. *OUTSIDE*—Privy and Wash-house.

NICE FORECOURTS AND GARDENS IN REAR.

Together let as under, and producing

Per **£13 4s.** Ann.

*SCHEDULE.*

Tenant.	Rental.	Remarks.
	£ s. d.	
Mr. Andrews ... ..	8 0 0	Apportioned.
Mr. Andrews ... ..	5 4 0	Ditto.
Mr. Dudman ... ..	—	—
	<b>£13 4 0</b>	

TITHE FREE. Land Tax as assessed.

## LOT 31

(Coloured Blue on Plan).

# Two Excellent Cottages

Adjoining the preceding Lot.

Constructed of brick and stone, with tiled roofs. One containing Three Bed Rooms, Living Room, Kitchen and Scullery. *OUTSIDE*—Privy and Wood House. The other having Two Bed Rooms, Living Room, Scullery and similar outside convenience.

FORECOURT AND LARGE GARDEN IN REAR.

Let and producing as under

Per **£18 4s.** Ann.

*SCHEDULE.*

Tenant.	Rental.
	£ s. d.
Mr. J. Goodyear ... ..	7 16 0
Mr. Alfred White ... ..	10 8 0
	<b>£18 4 0</b>

TITHE FREE. Land Tax as assessed.

## LOT 32

(Coloured Red on Plan).

# A Block of Three Convenient Cottages

Situate adjoining Lot 31.

Built of red brick with slated roofs, each having a neat Portico Entrance and leaded light windows, and containing Two Bed Rooms, Living Room, Scullery. *OUTSIDE*—Large Wash-house for use of the three Cottages, Privy and Wood House.

NICE PLOT OF GARDEN.

All let, and producing as under

Per **£16 18s.** Ann.

*SCHEDULE.*

Tenant.	Rental.
	£ s. d.
Mrs. House ... ..	5 4 0
Mr. Ellis ... ..	5 4 0
Mr. Hall ... ..	6 10 0
	<b>£16 18 0</b>

The amount of the Tithe is apportioned at 5d. Land Tax as assessed.

## LOT 33

(Coloured Red on Plan).

# A Pair of Picturesque Cottages

Brick-built and thatched. Each containing Two Bed Rooms, Living Room, Scullery, etc. *OUTSIDE*—Privy and large Wood Shed. One Cottage has also a Useful Workshop.

GOOD GARDENS FRONT AND REAR.

Let as under, thus producing

Per **£9 4s.** Ann.

*SCHEDULE.*

Tenant.	Rental.
	£ s. d.
Mrs. White ... ..	5 4 0
Mrs. Nash ... ..	4 0 0
	<b>£9 4 0</b>

TITHE FREE. Land Tax as assessed.

**LOT 34**

(Coloured *Green* on Plan).

**A Detached Brick and Half-timbered  
Cottage**

Situate next to the Post Office in Lower Froyle Village.

With thatched roof, and containing Three Bed Rooms, Living Room, Scullery and Pantry.  
*OUTSIDE*—Privy and Wood Shed.

GOOD GARDEN.

Let to Mr. Henry Pritchard on a Quarterly Tenancy, at a Rental amounting to

**Per            £6   10s.            Ann.**

TITHE FREE. Land Tax as assessed.

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**LOT 35**

(Coloured *Red* on Plan).

**A Convenient Double-fronted Cottage**

Situate adjoining the preceding Lot.

Built of red brick, with thatched roof, and having diamond-paned lattice windows.  
Containing Three Bed Rooms, Sitting Room, Scullery and Pantry. *OUTSIDE*—Privy and  
Wood Shed.

GARDEN IN FRONT.

Let to Mr. J. Smith on a Quarterly Tenancy, at a Rental of

**Per            £5   17s.            Ann.**

TITHE FREE. Land Tax as assessed.

## LOT 36

(Coloured *Blue* on Plan).

### An Extremely-pretty Old-world Cottage

Situate adjoining the preceding Lot.

The Cottage is well set back from the road, and is covered with Climbing Rose Trees and Creeper. It contains Three Bed Rooms, Living Room, Scullery, Pantry, etc. *OUTSIDE*—Privy and Wood Shed.

LONG FORECOURT GARDEN.

Let to Miss House on a Quarterly Tenancy, at a Rental amounting to

Per            £6   10s.            Ann.

TITHE FREE. Land Tax as assessed.

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## LOT 37

(Coloured *Red* on Plan).

### Detached Cottage and Village Smithy

Together with YARD and GARDEN.

Estimated to contain about .402 acres, or

0a.                    1r.                    24p.

THE COTTAGE RESIDENCE is constructed of brick and weather-tiled, and contains Four Bed Rooms, Parlour, Sitting Hall, Kitchen, Pantry and Cellar. *OUTSIDE*—Privy, Coal Shed, etc.

FLOWER AND VEGETABLE GARDENS.

BLACKSMITH'S SHOP, built of timber on brick, with slated roof, fitted forge, etc. LARGE YARD.

ALSO THE ADJOINING

### *SMALL THATCHED COTTAGE*

Brick-built and half-timbered, containing Two Bed Rooms, Living Room, Wash-house and Pantry. *OUTSIDE*—Privy and Shed.

Both let to Mr. Faulkner on a Yearly Tenancy, and together producing

Per                    £13                    Ann.

TITHE FREE. Land Tax as assessed.

## LOT 38

(Coloured *Green* on Plan).

# A Pair of Brick and Half-timbered Cottages

With tiled roofs, one containing Two Bed Rooms, Living Room, Wash-house and Pantry. *OUTSIDE*—Privy and Wood House; and the other, Three Bed Rooms, Living Room, Wash-house and Pantry. *OUTSIDE*—Similar conveniences.

Now let to Mr. Butler, of Hussey's Farm, at an Apportioned Rental of £5 4s. per annum, and Mr. Stockdale, of Brocas Farm, respectively, at a Rental of £5 4s. per annum, thus producing

Per            £10 8s.            Ann.

TITHE FREE. Land Tax as assessed.

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## LOT 39

(Coloured *Brown* on Plan).

# A Spacious Cottage, Shop and Yard

Estimated to contain about 161 acres, or

26 poles

Occupying a very convenient situation in the Village of Lower Froyle.

The Cottage and Shop are built of brick and half-timbered, with slated roof, and the accommodation consists of Four Bed Rooms, Sitting Room, Kitchen, capital Shop, Wash-house, Pantry and Bakehouse. *OUTSIDE*—Timber and Thatched small Stable, Cart Shed, Privy and Wood Shed.

ENCLOSED GARDEN AND YARD.

At present let to Mrs. Goodyear on a Yearly Tenancy, at the Apportioned Rental of

Per            £16 2s.            Ann.

The amount of the Tithe is apportioned at 4d. Land Tax as assessed.

## LOT 40

(Coloured Yellow on Plan).

### A Small Residence and Paddock

Situate in LOWER FROYLE VILLAGE, and extending to about

0a.                      2r.                      4p.

The House is erected in stone and brick, with slated roof.

It contains: ON THE FIRST FLOOR—Four good Bed Rooms. ON THE GROUND FLOOR—Two Sitting Rooms, Kitchen, Wash-house and Pantry. OUTSIDE—Privy, etc.

Attached to the Ground Floor front is a large Conservatory running the whole length of the House, and, in addition, a small Greenhouse at the side.

The Brick-built and Slated STABLING comprises One Stall, Coach-house with Loft over, and there is a Washing Yard and Drive-in. Also

### A USEFUL PADDOCK, adjoining.

#### SCHEDULE.

No. on Plan.	Description.	Area.
201	Paddock ... ..	·388
201a	House and Garden ... ..	·126
		<hr/>
		·524

Let to Mr. Ernest Kemp on a Yearly Tenancy, at a Rental of

Per                      £22                      Ann.

VACANT POSSESSION AT MICHAELMAS NEXT.

The amount of the Tithe is apportioned at 9d. Land Tax as assessed.

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## LOT 41

(Coloured Red on Plan).

### Three Interesting Old-fashioned Cottages

Situate on the site formerly known as Baldwin's Farm.

This convenient Block of Property was reputed to be originally a Farmhouse, and has since been converted into Three Separate Dwellings. The structure is of brick and half-timbered, and the roofs are tiled.

Each Cottage contains Two Bed Rooms, Living Room and Pantry. OUTSIDE—Wash-house for the three tenants, separate Privy, Wood House and a good-sized PIECE OF GARDEN.

At present they are all let to Mr. Butler, of Hussey's Farm, at the Apportioned Rental of

Per                      £10                      Ann.

The amount of the Tithe is apportioned at 5d. Land Tax as assessed.

## LOT 42

(Coloured *Red* on Plan).

# Two Capital Cottages

Situate in the Village of Lower Froyle.

Built of brick, with thatched roofs, each containing Two Bed Rooms, Living Room, Wash-house and Pantry. *OUTSIDE*—Privy and Wood Shed.

Let and producing together as under

Per            £11 16s            Ann.

### SCHEDULE.

Tenant.	Rental.		
	£	s.	d.
Mr. Edwin Stacey ... ..	7	16	0
Mrs. Golding ... ..	4	0	0
	<b>£11</b>	<b>16</b>	<b>0</b>

TITHE FREE. Land Tax as assessed.

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## LOT 43

(Coloured *Purple* on Plan).

# A Small Brick and Thatched Cottage

Situate in School House Lane, Lower Froyle.

Partly tiled, and containing Two Bed Rooms, Living Room, Scullery and Pantry. *OUTSIDE*—Privy and Wood Shed.

LARGE GARDENS FRONT AND REAR.

Let to Mrs. Mills, and producing

Per            £5 4s.            Ann.

TITHE FREE. Land Tax as assessed.

## LOT 44

(Coloured *Pink* on Plan).

# The Valuable Allotment Gardens

Numbered 228 on Plan.

Situate at the end of School House Lane, Lower Froyle.

Possessing an Area of about

**10a.                      3r.                      14p.**

Let to the Hampshire County Council at a Rental of £13 10s. per annum, and to Mr. Butler at an Apportioned Rental of £1 5s., in all

**Per                      £14 15s.                      Ann.**

The amount of the Tithe is apportioned at 11s. 3d. Land Tax as assessed.

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## LOT 45

(Coloured *Red* on Plan).

# A Pair of Brick and Tiled Cottages

Situate in School House Lane, Lower Froyle.

Each containing Two Bed Rooms, Living Room, Scullery and Pantry. *OUTSIDE*—Privy and Wood Shed.

GARDENS FRONT AND REAR.

Together let and producing as under.

**Per                      £13                      Ann.**

*SCHEDULE.*

Tenant.				Rental.		
				£	s.	d.
Mrs. Taylor	...	...	...	6	10	0
Mrs. Gates	...	...	...	6	10	0
				<b>£13</b>	<b>0</b>	<b>0</b>

The amount of the Tithe is apportioned at 1s. 2d. Land Tax as assessed.

## LOT 46

(Coloured *Blue* on Plan).

### A SMALL MEADOW

Numbered 286 on the Plan (area 945), nearly opposite the Anchor Inn, Lower Froyle, and extending to about

**3 roods                      31 perches**

At present in the occupation of Mrs. Goodyear at the Apportioned Rental of

**Per                      £1 18s.                      Ann.**

The Purchaser shall erect and maintain, at his own expense, 12 months from the Completion of the Purchase a sufficient Stake and Wire Fence between the points marked C and D on the Plan.

The amount of the Tithe is apportioned at 1s. 4d. Land Tax as assessed.

The Timber has been valued at £1 7s. 6d., and is to be taken at this figure in addition to the Purchase Price.

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## LOT 47

(Coloured *Blue* on Plan).

### Three Brick, Stone and Tiled Cottages

Each containing Three Bed Rooms, Sitting Room, Kitchen, Larder, etc. *OUTSIDE*—Privy and Wood House.

GOOD GARDENS in rear.

Two at present let to Mrs. Joy, with Froyle House, at an Apportioned Rental of £12 per annum, and the other to Mrs. B. Cains at a Rental of £6 10s. per annum, thus producing together

**Per                      £18 10s.                      Ann.**

The amount of the Tithe is apportioned at 9d. Land Tax as assessed.

