

Office Copy

By order of Trustees.

SECOND EDITION.

Lots 3 & 4

1900.



West Norfolk.

TWENTY-ONE LOTS.

VALUABLE

FREEHOLD (PART COPYHOLD) ESTATES

EXTENDING TO ABOUT

1,405 ACRES,

KNOWN AS

CARBROOKE HALL ESTATE

SITUATE IN THE

Parishes of Carbrooke, Watton, Griston and Scoulton.



Solicitors---

MAURICE DEWING, Esq.,
Horsham;
Messrs. GRIGSON & ROBINSON,
Watton.

Charles Turner
Auctioneers

HAMPTON & SONS,
1, Cockspur Street,
London, S.W.

BY ORDER OF TRUSTEES.

WEST NORFOLK.

One mile from Watton Station on the Bury, Thetford and Lynn Branch of the Great Eastern Railway; eighteen miles from Norwich.

PARTICULARS, PLANS AND CONDITIONS OF SALE
OF VALUABLE
FREEHOLD (part Copyhold) PROPERTIES
EXTENDING TO ABOUT
1,405 ACRES,

KNOWN AS

The Carbrooke Hall Estate,

Situate in the PARISHES OF CARBROOKE, WATTON, SCOULTON and GRISTON, and comprise

**AN ATTRACTIVE RESIDENTIAL & SPORTING ESTATE
OF 809 ACRES.**

SIX PRODUCTIVE FARMS

For Occupation or Investment.

**SMALL RESIDENCE IN MINIATURE PARK OF ABOUT 19 ACRES
WITH POSSESSION.**

Accommodation Lands & numerous Cottages.

WHICH

HAMPTON & SONS

Are instructed by the Trustees of the late RICHARD DEWING, Esq., to Sell by Auction,

AT THE MART, TOKENHOUSE YARD, LONDON, E.C.,

On MONDAY, the 30th day of JULY, 1900,

AT TWO O'CLOCK PRECISELY (unless previously disposed of by Private Treaty),

IN TWENTY-ONE LOTS.

Particulars and Conditions of Sale may be obtained at the Mart, Tokenhouse Yard, E.C.; at the Auctioneers' Institute, Chancery Lane, E.C.; of the Vendors' Solicitor, MAURICE DEWING, Esq., Horsham; Messrs. GRIGSON and ROBINSON, Solicitors, Watton; and of the Auctioneers,

HAMPTON & SONS Ltd.,

1, Cockspur Street, London, S. W.

Advertisements of this and other Estates appear weekly in the "Times" and "Standard" Newspapers.

PETTING & COX, Printers, Firth S., London, W.

General Remarks.

The Estate is on one side less than a mile from the country town of Watton and a still shorter distance from Watton Railway Station. It is also within eighteen miles of Norwich—the main road to which passes through it. The whole Estate is in fact excellently served with roads. The Auctioneers would draw special attention to the fact that through the whole period of agricultural depression, which began in 1879, not a single Farm on the Property has ever been unlet, and Rents which compare most favourably with those of neighbouring Estates have always been obtained without difficulty. This speaks volumes for the character of the soil and the condition of the Farms, and it only remains to be added that the Farm Buildings are in excellent repair, and that the majority of the Tenants are men whose names have been household words in the district for many a long year.

There are Churches and Post Offices within easy reach.

As regards the Copyhold portions of the Estate it may be mentioned that the Manorial dues are not onerous, and the Fines in the two Carbrooke Manors, the two Scoulton Manors and the Manor of Watton Hall in Watton are certain.

The Vendors' agent, Mr. MATTHEW MURRELL, who lives in Carbrooke, will be pleased to show intending purchasers over the Estate on being applied to.

The Vendors not having required the Sporting Rights for their own use have allowed the majority of the farming tenants to retain them on payment of small additional rents. The rights can be resumed by the Landlords at short notice.

Special attention is directed also to the fact that the Estate is in close proximity to two such well-known Sporting Properties as that of Lord Walsingham and the Woodrising Estate. The Estate affords in fact an excellent opportunity to any gentleman desirous of making a good shoot.

There are Golf Links at Scoulton and Hunting with Staghounds and Foxhounds within easy reach.

If Purchasers desire to let a part of their purchase-money remain on Mortgage the proposal will be favourably entertained.

The Plans and quantities are taken from the latest Ordnance Survey, and shall be accepted as correct by Vendors and Purchasers.

The whole of the valuable Growing Timber will be included in the sale.

The Landlord's and Tenant's Fixtures on the various Lots, the property of the Vendors, will be included in the sale.

The Leases and Agreements may be inspected at the Solicitor's Offices, at Horsham, and will be produced at the time of Sale.

The Vendors reserve the right to alter the rotation of any lots, to put two or more together, or divide any lot if found desirable.

The payments for Land Tax in 1899 were as follows: Carbrooke Parish, £54 19s. 9d.; Scoulton, £10 16s. 9d.; Watton, 6s. 7d. and Griston, 10s.; part of Green Farm and White Hall House are free.

1875

2610

7

15276

1305

19575

Freehold and Copyhold Occupation

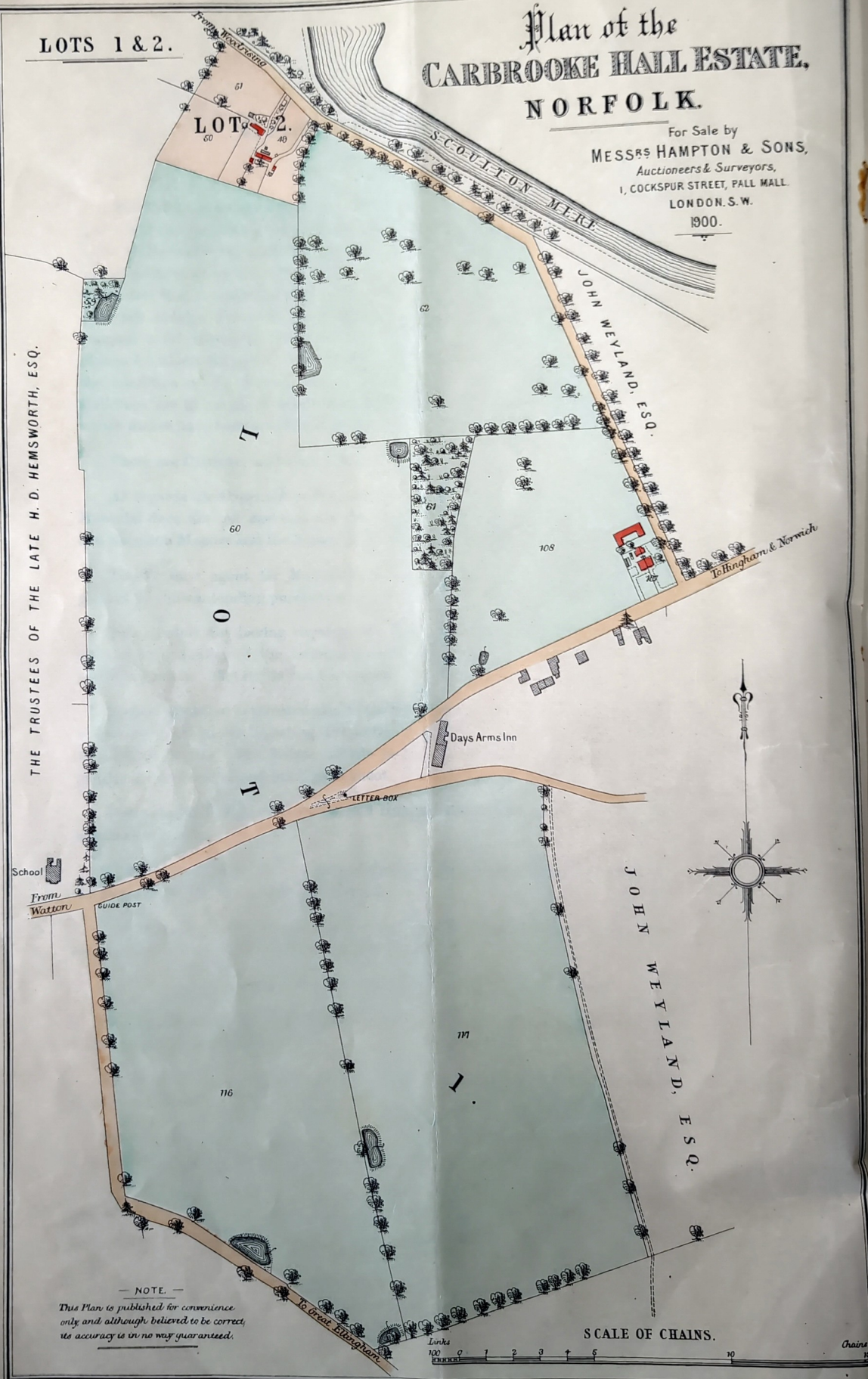
SOULTON FARM.

ENABLED AND RESTORED LAND

LOTS 1 & 2.

Plan of the CARBROOKE HALL ESTATE, NORFOLK.

For Sale by
MESSRS HAMPTON & SONS,
Auctioneers & Surveyors,
1, COCKSPUR STREET, Pall Mall,
LONDON, S.W.
1900.





PARTICULARS.

LOT 1.

A VERY USEFUL

Freehold and Copyhold Occupation

KNOWN AS

SCOULTON FARM,

Situated in the PARISH OF SCOULTON, in the COUNTY OF NORFOLK, three-and-a-half miles from Watton Station and Market Town, having long frontages to the High Road from Watton to Norwich, and also to the Woodrising and Ellingham Roads.

IT COMPRISES A

BRICK, RUBBLE & THATCHED FARMHOUSE

containing PARLOUR, KITCHEN, LARDER, DAIRY and FIVE BED ROOMS, &c.

Excellent Modern Farm Buildings,

with South aspect, and comprising Brick, Timber and Tiled Cow-house for Four, Calf Crib, Three-bay Bullock Shed and Yard, Granary with cement floor, Stable for Three Horses, Harness Room, Chaff-house, Hospital Box, Piggery, &c., together with about

75 a. 1 r. 2 p.,

OF GOOD MIXED SOIL

ARABLE AND PASTURE LAND

as set out in the following SCHEDULE :—

No. on Plan.	DESCRIPTION.	AREA.
60	✓ Arable ✓	26·714
59	✓ Plantation ✓	·218
61	✓ Ditto ... ✓	1·010
62	✓ Pasture ✓	9·776
108	✓ Ditto ... ✓	5·547
107	House and Garden ✓	284
116	✓ Arable ✓	13·709
117	✓ Ditto ... ✓	18·007
		75·265
		= 75a. 1r. 2p.

The Shooting on this Property is exceptionally good.

Scoulton Mere, the well-known home of the Black-headed Gulls, adjoins.

Let on a Yearly Michaelmas tenancy to Mr. ARTHUR HARVEY, at £78 15s. per Annum.

The present value of the Tithe is about £14 4s.

Twelve Acres of this Lot are Copyhold of the Manor of Scoulton Burgless, but it is believed that no Quit Rents are payable; the Fine is certain; 34a. 1r 16p. are Copyhold of the Manor of Scoulton Old Lands, to which Quit Rent of £2 19s. 4d. and Free Rent of 1s. 9d. per Annum are payable.

(4)

LOT 2.

SCOULTON PARISH.

A Freehold and Copyhold Property

situate adjoining Lot 1, with frontage to the road from Woodrising to Hingham, comprising

THREE RUBBLE AND THATCHED COTTAGES,

Shed and Gardens and two small Paddocks,

numbered 49, 50 and 51 on the Ordnance Survey Plan, and containing in all about

2 a. 0 r. 35 p.

The Paddocks are let to C. TUFTS at £4 10s. per Annum, and the Gardens to J. WELLS at 25s. per Annum. The Cottages are now unoccupied.

No. 50, containing about 2 r. 30 p., is Copyhold of the Manor of Scoulton Old Lands. Quit Rent 6d. per Annum.

LOT 3.

A VALUABLE

FREEHOLD AND COPYHOLD

Residential, Sporting & Agricultural Estate

OF ABOUT

809 a. 1 r. 19 p.

in extent, lying very compact in a Ring Fence, in the PARISHES OF CARBROOKE and SCOULTON, only two miles from Watton Station on the Thetford and Swaffham Branch of the Great Eastern Railway, and intersected by the High Road to Norwich, eighteen miles distant.

THE * RESIDENCE

KNOWN AS

CARBROOKE HALL

is a substantial structure of Brick and Tile, pleasantly situate in well timbered park-like surroundings, approached by a short Drive from the High Road.

IT CONTAINS—

GLAZED PORCH, ENTRANCE HALL, with pedestal stove; LARGE DRAWING ROOM, with marble mantelpiece and circular bay window facing South; DINING ROOM, with slate mantel and stove; LIBRARY, fitted with mahogany bookcases with cupboards below; GARDEN HALL, MORNING ROOM, BUTLER'S PANTRY, LARGE KITCHEN, LARDER, SCULLERY, SERVANTS' HALL, DAIRY and OFFICES.

On the Upper Floor, approached by Two Staircases, are SEVEN BEST BED and DRESSING ROOMS, and W.C.

THREE SERVANTS' BED ROOMS and a LARGE ATTIC with separate staircase.

Ample supply of Water from Wells

THE STABLING

consists of Three Loose Boxes and Four Stalls, Two Coach-houses, Harness Room, Corn Store and Hay Loft
Close by is a Hen-house, Knife and Wood-houses, Coal Store, &c.

Well-shrubbed Gardens and Grounds, KITCHEN GARDEN,

with Two-division Vinery, Hot-house, Potting Shed, Tool-house, Cow-house, Piggery, &c.

GARDENER'S COTTAGE of Two Bed Rooms, Sitting Room, &c.

ORCHARD AND MEADOWS,

as follows :—

No. on Plan.	DESCRIPTION.	AREA.
93	Hall, Gardens, etc.	3.366
94	Paddock	1.488
77	Pasture	9.017
96	Orchard ... ..	.801
97	Cottage and Garden ... ..	.310
		14.982 equal to 14 A. 3 R. 37 P.

14.982.
3.676
11.306

a. bonoban on lease for 20 years from 11th Oct/01 determinable by either party
In the occupation of ~~Miss Rich on a Yearly tenancy, subject to six months notice expiring at Michaelmas in~~
~~any year, at £60 per Annum.~~ The Landlord doing outside repairs and ~~the Tenant pays the Tithe.~~

The Agricultural portion of the Estate

is divided into

THREE FARMS,

With capital Residences and well supplied with excellent Buildings.

The Land is mostly a deep mixed soil of very good character, with considerable bed of Gravel.
The whole is well farmed.

THE HALL FARM

INCLUDES A

CAPITAL MODERN HOUSE,

Red Brick and Tiled, situate on the High Road, and containing Hall, Dining and Drawing Rooms, Office,
Seven Bed Rooms, Kitchen, Scullery, Pantry, Dairy and Offices. Brew-house and Man's Room over.

GARDEN AND ORCHARD.

Nag Stabling of Three Stalls and a Loose Box, Coach-house and Harness Room.

3.366.
310
3.676

EXTENSIVE FARM BUILDINGS

comprising Dressing-house, Cow-house for Four, Calf Crib, Brick and Tiled Cattle Sheds, Turnip Shed and Yard, Timber and Tiled Cart Shed, Large Brick and Tiled Cattle Sheds and Five Yards, Implement-house, Cart-horse Stable for Twelve, Harness and Chaff-houses, Hospital Box, Three Granaries and Lofts over, Engine-house and Cart and Implement Sheds.

A RUBBLE AND TILED COTTAGE

of Three Bed Rooms, Living Room, &c., in No. 91, and

A Rubble and Tiled Cottage with Garden

in No. 63, and occupied by SYER, are included in the hire.

Together with Enclosures of

DEEP SOIL ARABLE AND PASTURE LAND

as set out in the following SCHEDULE :—

No. on Plan.	DESCRIPTION.	ACREAGE.
SCOULTON PARISH.		
247	✓ Pasture ✓	7.867
244	✓ Ditto ✓	10.000
242	✓ Ditto ✓	5.489
246	✓ Arable ✓	23.605
245	✓ Wood	404
240	✓ Arable ✓	19.742
235	✓ Ditto ✓	24.714
236	Plantation	487
237	✓ Arable ✓	15.386
215	✓ Ditto ✓	19.519
CARBROOKE PARISH.		
399	✓ Arable	6.400
398	✓ Pasture	304
87	✓ Ditto	15.004
86	✓ Plantation	2.767
89	✓ Arable	8.348
90	✓ Pasture	764
98	✓ Ditto	4.017
102	✓ Arable	6.668
101	✓ Plantation	575
105	✓ Ditto	398
108	✓ Arable	15.630
91	Hall Farm Premises and Cottage	2.668
85	✓ Pasture	3.313
92	✓ Ditto	1.015
83	✓ Plantation	4.959
84	✓ Pasture	10.547
74	✓ Plantation	2.911
75	✓ Ditto	1.124
76	✓ Ditto	1.128
Carried forward		215.753

No. on Plan.	DESCRIPTION.						ACREAGE.
	Brought forward						
78	✓ Arable	...	...	...	...	...	215.758
71	✓ Ditto	...	...	...	...	...	27.178
72	✓ Ditto	...	...	...	...	...	12.681
69	✓ Ditto	...	...	...	...	...	11.017
68	Old Gravel Pit	...	...	...	...	...	38.671
113	✓ Arable	...	...	...	...	...	480
114	✓ Plantation	...	...	...	...	...	15.081
107	✓ Ditto	...	...	...	...	...	542
106	✓ Ditto	...	...	...	...	...	508
150	✓ Pasture	...	...	...	...	...	1.146
151	✓ Arable	...	...	...	...	...	7.825
100	✓ Pasture	...	...	...	...	...	14.416
70	Water	...	...	...	...	...	12.013
							106
							355.116

Let to Mr. A. J. TOLMAN, a Yearly Michaelmas tenant, at £365 per Annum, and ~~£8 17s.~~
(a nominal rent) for the Shooting.

85 a. 1 r. 20 p. of the above Land in Scoulton Parish are Copyhold of the Manor of Scoulton Burgless, but it is believed that no Quit Rent is payable. Fine certain.

LOW FARM,

A FIRST-RATE HOLDING of about

316 a. 3 r. 30 p.,

In the PARISHES OF CARBROOKE and SCOULTON, about two miles from Watton Station, comprising

An excellent Gabled Residence

of Red Brick and Tiled, seated in very pretty Gardens and Grounds, with Carriage Approach, and containing Entrance and Side Halls, Drawing and Dining Rooms, Kitchen, Scullery, Dairy and Offices, and Five Bed Rooms above. Bake-house and Out-offices.

Nag Stabling for Three, Coach-house and Harness Room.

EXTENSIVE FARM BUILDINGS

in thorough order, consisting of Brick and Tiled Barn, Cart-horse Stable with standing for Twelve Horses, Bullock Yard and Sheds, Cart Lodge, Horse Yard and Shedding, Timber and Corrugated Elevator Shed, Flint, Brick and Tiled Granary, Chaff-house and Cart Shed, and Cow-house for Five.

Off Buildings in No. 63, consisting of Brick, Stone and Tiled Barn, Turnip-house and Bullock Shed.

Two Flint, Brick and Tiled Cottages,

each containing Three Bed Rooms, Living Room and Outhouse with Gardens (in No. 213), occupied by REYNOLDS and JOHNSON, and Enclosures of

RICH ARABLE AND PASTURE LAND,

as follows:—

No. on Plan.	DESCRIPTION.	ACREAGE.
SCOULTON PARISH.		
212	Pasture	6.868
211	Ditto	3.494
214	Water	234
Pt. 213	Two Cottages and Gardens	400
CARBROOKE PARISH.		
51	✓ Plantation	1.842
52	✓ Ditto	347
80	✓ Arable	15.119
79	✓ Ditto	17.959
57	✓ Ditto	23.952
56	✓ Pasture	2.337
81	Yard	400
55	House, Premises, etc.	1.452
54	✓ Pasture	1.384
53	✓ Ditto	688
46	Road	299
45	✓ Pasture	3.494
58	✓ Ditto	4.781
59	Roadway	886
60	✓ Arable	17.172
73	✓ Ditto	17.704
✓ 55	✓ Ditto	21.558
✓ 67	✓ Plantation	3.453
✓ 66	✓ Ditto	444
✓ 112	✓ Arable	12.380
✓ 111	Garden	233
✓ 110	✓ Arable	7.246
✓ 64	✓ Pasture	1.727
✓ 63	Off Farm Premises	477
✓ 62	✓ Pasture	2.695
✓ 61	✓ Ditto	432
✓ 41	✓ Arable	7.397
✓ 40	✓ Water and Plantation	179
✓ 42	✓ Arable	11.400
✓ 43	✓ Ditto	8.293
✓ 44	✓ Ditto	13.506
✓ 38	✓ Ditto	16.994
✓ 39	✓ Ditto	14.217
✓ 22	✓ Ditto	21.874
✓ 21	✓ Ditto	23.820
✓ 23	✓ Ditto	12.055
✓ 24	✓ Plantation	974
✓ 25	✓ Arable	14.772
		316.938

Let to Mr. C. F. BIRD, a Yearly Michaelmas tenant, at the low Rent of ^{£240}~~£260~~ per Annum.

Of the above 17 A. 3 R. 24 P. are Copyhold of the Manor of Carbrooke Hospital. Quit Rent 12s. 7d. per Annum.

BROADMOOR FARM

A COMPACT HOLDING

In the PARISH OF CARBROOKE, consisting of

A Stone, Rubble and Tiled Farmhouse

containing Five Bed Rooms, Parlour, Kitchen, Scullery, Dairy and Offices.

GOOD GARDEN AND ORCHARD.

AMPLE FARM PREMISES,

viz., Flint, Brick and Tiled Granary, Pony Stable, Rubble and Tiled Cart-horse Stable for Three, Barn, Cow-house for Five Cows, Timber and Tiled Calf-house, Cart Lodge, Four Cattle Sheds and Yards, Turnip Shed, etc., and about

78 a. 1 r. 33 p.

OF

SOUND ARABLE AND PASTURE LANDS,

as set out below:—

No. on Plan.	DESCRIPTION.	ACREAGE.
CARBROOKE PARISH.		
402	✓ Pasture	4.399
409	✓ Ditto... ..	4.050
411	✓ Arable	4.790
416	✓ Ditto... ..	7.179
414	✓ Ditto... ..	7.251
413	✓ Ditto... ..	5.056
412	✓ Ditto... ..	4.946
406	✓ Ditto... ..	4.152
407	✓ Pasture	2.216
408	House, Premises, Orchard ✓	1.090
404	✓ Pasture	4.792
405	✓ Arable	7.831
88	✓ Ditto... ..	4.060
103	✓ Ditto... ..	4.832
104	✓ Ditto... ..	2.884
109	✓ Ditto... ..	8.929
		78.457

Daniel Bullen
Let to Mr. ~~WILLIAM CADDY~~, a Yearly Michaelmas tenant, at **£85 per Annum.**

Nos. 414 and 416 are Copyhold of Carbrooke Woodhall and Carbrooke Hospital at Annual Quit Rent of 8s. 8d.

Seven
SIX ENCLOSURES OF
Freehold Deep Soil Arable & Pasture Land

being a portion of Southmoor Farm, and in all about
39 **28 a.** **1 r.** *12* **9 p.,**

On the GRISTON ROAD, in the PARISH OF CARBROOKE, as under :—

No. on Plan.	DESCRIPTION.	ACREAGE.
115	✓ Arable	13.622
116	✓ Ditto... ..	2.083
145	✓ Ditto... ..	8.410
147	✓ Pasture ... ..	.687
149	✓ Ditto .. ..	.300
148	✓ Arable	3.201
		28.303
152	<i>do.</i>	<i>11.018</i>
		<i>39.321</i>

H. J. Minns *8*
Let with other Lands to Mr. THOMAS CADDY, on Lease for Five Years from Michaelmas, *1899*; the Rent
at 24.00
apportioned for the purpose of sale is **£26 per Annum.**

A FREEHOLD MIXED SOIL ARABLE FIELD

fronting the Turnpike Road, numbered 152 on the Plan, and being about

11 a. **0 r.** **3 p.**
in extent.

Let with other Lands to Mr. H. J. MINNS, a Yearly tenant from Michaelmas, the Rent apportioned for the
purpose of sale is **£15 10s. per Annum** including Shooting. The Tenant pays Tithe.

A pretty Creeper-clad Residence

Brick-built and Slate, situate close to Carbrooke Hall, on the High Road, with small

FLOWER AND KITCHEN GARDENS, STABLING FOR TWO HORSES, COACH-HOUSE, ETC.

The House contains TWO SITTING ROOMS, FOUR BED ROOMS, KITCHEN, STORE ROOM,
LARDER and OFFICES.

Let to Mrs. HOLLIS (aged about 76 years) for Life, on a Repairing Lease, at a nominal Rent of 5s. per
Annum, but sublet at **£16 per Annum.** Mrs. Hollis pays the Tithe and all other outgoings.

At the rear is the

ESTATE CARPENTER'S SHOP AND YARD

with Brick Saw-pit. No. 95 on Plan.

Area 3 r. 29 p.

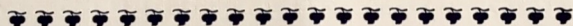
COTTAGES AND GARDENS.

No. on Plan.	DESCRIPTION.	TENANT.	Acreage.	RENT.
SCOULTON PARISH.				
				£ s. d.
249	Three Cottages and Gardens ...	{ C. Tufts Mr. C. Durrant R. Newson }	.816	{ 4 0 0 4 0 0 1 0 0 }
Pt. 213	Cottage and Garden ...	J. George	.170	1 0 0
239	Cottage and Garden ... (with Garden Plot, pt. 401, Carbrooke.)	W. Mutton	.210	3 0 0
CARBROOKE PARISH.				
in 63	Cottage and Garden ...	R. Sussums	.477	3 5 0
in 107	Cottage and Garden ...	G. Ainger		3 5 0
417	{ Pair of Cottages and Gardens ... Three Garden Allotments ... }	{ J. Balls J. Newson Mr. M. Murrell }	.999	{ 3 17 6 3 17 6 1 1 0 }
400	Pair of Cottages and Gardens ...	{ J. Sussums R. Graves }	.401	{ 3 15 0 3 15 0 }
401	Cottage and Garden ...	J. Macrow	.582	3 15 0
397	Pair of Cottages and Gardens ...	Mr. A. J. Tolman	.441	8 0 0
			A.3'619	£53 11 0

No. 417 is Copyhold of Carbrooke Woodhall, and is subject to the right of the Cottage on the opposite side of the road to use the Well until 6th April, 1902.

As to Nos. 87, 397, 398 and 402, 4 a. or. 34 p. are Copyhold of Carbrooke Hospital, and 5 a. 2 r. 19 p. Copyhold of Carbrooke Woodhall at a Yearly Quit Rent of 5s. 11d.

As to Nos. 400 and 402, 2 a. or. 10 p. are Copyhold of Carbrooke Woodhall at a Yearly Quit Rent of 2s.



SUMMARY OF LOT 3.

TENANT.	DESCRIPTION.	AREA.	RENTAL.
<i>A. Donovan</i>			£ s. d.
Miss Riech	Hall and Grounds ...	14'982	⁷⁵ 00 0 0
Mr. A. J. Tolman	Hall Farm ...	355'116	³⁴⁵ 372-17-0
Mr. C. F. Bird	Low Farm ...	316'938	²⁰⁰ 260 0 0
<i>S. Pullen</i> Mr. William Caddy	Broadmoor Farm ...	78'457	85 0 0
Mr. Thomas Caddy	{ Land ...	28'303 }	28-0-0
Mr. H. J. Minns	{ Field ...	11'020 }	⁴¹ 15-10-0
Mrs. Hollis	Residence ...	.933	5 0 (with reversion.)
Various	Cottages and Garden ...	3'619	53 8 6
		A. 809'368	£874-8-0 <i>£909.13.6</i>

The Commuted Tithe Rent-Charge on this lot is believed to be £247 19s. 10d. (present value £165 12s. 8d).

LOT 4.

IN THE PARISH OF CARBROOKE.

A VERY USEFUL

Freehold Accommodation Holding

KNOWN AS

CASTON BOUNDS,

abutting on the last lot and bounded on the East by the road from Carbrooke to Caston; it also has access to the Caston Road, and is within easy reach of Stow Bedon Station.

THE PROPERTY COMPRISES

A RUBBLE AND TILED FARMHOUSE

of Three Bed Rooms, Two Sitting Rooms, Kitchen, &c.

BRICK WINDMILL (now disused, but very useful for Storage purposes).

RUBBLE AND TILED FARM BUILDINGS,

viz., Stabling for Two Horses, Barn, Granary, Cow-house for Three, Sheds, &c.

Together with about

34 a. 2 r. 32 p.

OF

Sound Arable and Pasture Land,

as follows:—

No. on Plan.	DESCRIPTION.	AREA.
14	Arable	12.197
15	Ditto... ..	2.354
16	Ditto... ..	2.398
17	Ditto... ..	4.162
18	House, Mill, etc. ... ..	.622
19	Pasture	1.816
20	Arable	11.151
		34.700

Let to Mr. D. BULLEN, a Yearly Michaelmas tenant, at **£44 17s. per Annum** including the Shooting, subject to an allowance of £10 on account of the Mill.

Nos. 20 and 14, about $23\frac{1}{4}$ Acres, are Tithe Free, the remainder is subject to a Commuted Tithe Rent-Charge of £3 19s. 5d. (present value £2 13s.)

A Free Rent of 1d. per Annum is claimed by the Lord of the Manor of Carbrooke Hospital.

LOT 5.

IN THE PARISH OF CARBROOKE.

A very useful Freehold Farm

KNOWN AS

SOUTH MOOR,

OF ABOUT

23 a. 1 r. 7 p.

Every Field having a frontage to the High Road, Mill Lane or the Griston Road. It comprises a

BRICK, RUBBLE AND TILED FARMHOUSE

having Three Bed Rooms, Sitting Room, Kitchen, Dairy, Scullery, and

GARDEN AND ORCHARD.**CONVENIENT FARM PREMISES,**

viz., Rubble and Tiled Cattle Shed, Barn, Stabling for Three Horses, Harness-house, Loose Box, Cow-house for Four, Turnip Shed, small Granary and Meal-house, and

Enclosures of rich Arable and Pasture Land,

as follows:—

No. on Plan.	DESCRIPTION.	AREA.
144	Pasture	1·472
143	Water	·100
142	Pasture	·920
141	House, Premises	·746
140	Pasture	1·870
163	Arable	3·497
167	Gravel Pit	·349
169	Arable	4·170
166	Plantation	1·244
170	Arable	4·043
207	Arable	4·881
		23·292

Let with other Lands to Mr. THOMAS CADDY, on Lease for Five Years from Michaelmas, 1899, at £56 13s. 5d. per Annum, and £1 5s. 6d. per Annum for the Shooting. The apportioned Rent for this lot is
£31 18s. 11d. per Annum.

The Commuted Tithe Rent-Charge is £7 11s. 6d. (present value £5 1s. 2d.).

This lot is sold subject to a Perpetual Rent Charge of £10 per Annum, created by the late Richard Dewing, Esq., for providing fuel for the Poor of Carbrooke.

LOT 6.

A valuable Freehold Property

IN THE PARISH OF CARBROOKE,

COMPRISING A

BRICK WINDMILL,

well placed, driving three pairs of Stones.

A Stone, Brick and Tiled Residence,

of Four Bed Rooms, Sitting Room, Kitchen, Scullery, &c. Good Gardens.

VERY GOOD BUILDINGS.

viz., Brick and Tiled Granary, Rubble and Tiled Stable for Three Horses, Chaff-house, Cart Lodge and Gig-house.

SOUND ARABLE AND PASTURE LAND,

in all about

5 $\frac{3}{4}$ ACRES,

set out as follows :—

No. on Plan.	DESCRIPTION.	AREA.
155	Arable	2.132
156	Pasture and Mill ... ..	.880
157	House and Garden ... ..	.690
205	Arable	2.062
		5.764

Let with other Lands to Mr. H. J. MINNS, a Yearly Michaelmas tenant, at £55 10s. per Annum including Shooting. The apportioned Rent for this lot is £32 10s. The Tenant pays Tithe, commuted at £1 16s. 10d.

The Landlords' Fixtures, comprising the Stones, Vats, Hoppers, Sack Tackle, Striking Chains, Grinding Bins, Flour Mill, etc., will be included in the Purchase.

Of No. 155—1a. 1r. 0p. is Copyhold of Carbrooke Hospital and 3r. 8p. is Copyhold of Manor of Carbrooke Woodhall.

LOT 7.

TWO VALUABLE PIECES OF

Freehold Accommodation Land

CLOSE TO THE VILLAGE OF CARBROOKE,

having long frontage to Mill Lane, and bounded by property belonging to Messrs. Steward and Pattison and
Messrs. Wace and Stringer. The area is

5 a. 0 r. 16 p.,

made up as under:—

No. on Plan.	DESCRIPTION.	AREA.
260	Arable 	3.582
262	Pasture 	1.520
		5.102

Let with other property to Mr. H. J. MINNS, a Yearly Michaelmas tenant. The apportioned rent for this lot is
£7 10s per Annum. The Tenant pays the Tithe, commuted at £1 15s. 9d.

LOT 8.

A valuable Freehold (part Copyhold) Estate

In the Parishes of Watton, Carbrooke and Griston,

within half a mile of Watton Station and Market Town, and having extensive frontage to the High Road to
Hingham and Norwich.

It overlooks the prettily timbered Park of Rokeles Hall, and offers

Good Sites for the Erection of Villa Residences,

being within short walking distance of the Station and Town.

This property is now let as

PART OF THE GREEN FARM,

and comprises

A PAIR OF RUBBLE AND TILED COTTAGES AND GARDENS

which at moderate cost could be altered into a good Farmhouse—Five Bed Rooms, Two Sitting Rooms,
Kitchen, Dairy, &c.

THE FARM BUILDINGS

consist of Rubble and Tiled Barn, Implement Shed, Cattle Sheds and Four Yards, Stabling for Five Horses, Granary, Corn Store, Cow-house for Two, Brick, Timber and Corrugated Cattle Shed, Two Turnip-houses, &c. Together with about

109 a. 1 r. 4 p.

OF

Deep Soil Arable and Pasture Lands,

as set out in the following SCHEDULE :—

No. on Plan.	DESCRIPTION.	AREA.
WATTON PARISH.		
7	Arable	11.085
8	Water ... ..	.149
9	Arable	8.270
10A	Pasture ... ..	.438
CARBROOKE PARISH.		
190	Arable	5.436
193	Ditto... ..	7.041
194	Ditto... ..	5.305
195	Ditto... ..	4.852
196	Ditto... ..	7.598
197	Pasture	6.075
126	Home Buildings, etc. ... ..	.640
125	Arable	9.028
124	Ditto... ..	11.030
123	Ditto... ..	8.714
122	Ditto... ..	10.839
121	Ditto... ..	.317
GRISTON PARISH.		
3	Arable	2.461
4	Ditto... ..	3.210
5	Ditto... ..	2.259
8	Ditto... ..	4.526
		109.273

Let with other Lands to Messrs. ARTHUR and WILLIAM HARVEY, Yearly Michaelmas tenants, the apportioned Rent for this lot is **£110 per Annum.**

8 a. 1 r. op. of the above are Copyhold of the Manor of Watton Hall, and 7 a. Copyhold of the Manor of Ashwood in Pentney. The Quit Rent payable to the former Manor is 7s. per Annum, and to the latter Manor nil.

The Tithes are as follows :—

Rector of Watton	£ s. d.
Modus on Lands in Watton payable to Rector of Carbrooke	1 19 0 (present value £1 6s.)
Modus to Vicar of Carbrooke	18 1
Griston : Commuted Tithe	3 19 6
	1 14 6 (present value £1 3s.)
£	

(17)

LOT 9.

AN EXCELLENT

FREEHOLD

(SMALL PORTION COPYHOLD),

Corn and Stock Farm

SITUATE IN THE PARISH OF CARBROOKE,

about one mile from Watton Market Town and Station, known as

WATTON GREEN FARM,

consisting of about

152 a.

1 r.

36 p.

OF

Good Mixed Soil Arable and Rich Pasture Land

ON THE BANKS OF THE RIVER WISSEY.

The Modern Farm Residence

stands back from the Main Road with a Carriage Approach, is built of Brick and Tiled, in excellent repair, and contains Hall, Dining and Drawing Rooms, Office, Seven Bed Rooms, Kitchen, Scullery, Dairy, ample Cellarage and Out-Offices.

LAWN, FLOWER AND KITCHEN GARDENS.

Nag Stabling for Three and Coach-house.

Extensive Farm Buildings,

viz., Flint, Rubble and Tiled Bullock Sheds and Yards, Cow-house for Six, Barn, Feeding-house, Cart-horse Stable for Eight, Harness and Chaff-houses, Hospital Box, Cart Shed, Six-bay Implement Shed, Cattle Sheds, Feeding Box and Yard, Granary, Fowl-house, Piggery, &c.

In No. 229a is a

BRICK RUBBLE & TILED HOUSE

of Four Bed Rooms, Two Living Rooms, Scullery, Store Room, &c., suitable for a Bailiff, and could be divided for Two Cottages. Good Garden, Cattle Sheds, &c.

The Pasture and Arable Lands

included in this are set out below:—

No. on Plan.	DESCRIPTION.	AREA.
CARBROOKE PARISH.		
231	Arable	11.117
214	Ditto... ..	22.877
211	Ditto... ..	10.781
218	Arable	9.678
216	Pasture	6.919
217	Road... ..	309
215	Pasture	4.062
212	Arable	6.397
177	Ditto... ..	10.816
186	Ditto... ..	14.518
187	Pasture	1.708
187A	Road... ..	019
191	Arable	13.917
188	House and Premises	1.368
229	Pasture	2.422
229A	Cottage and Garden	120
230	Pasture	2.350
291	Ditto... ..	4.739
295	Ditto... ..	766
292	Ditto... ..	4.881
299	Ditto... ..	2.163
300	Ditto... ..	3.312
316	Ditto... ..	5.424
		140.663

Held by Messrs. WILLIAM and ARTHUR HARVEY, as Yearly Michaelmas tenants, with other Lands. The apportioned Rent for the purpose of sale will be **£162 10s. per Annum.**

Of Nos. 229, 229A and 230, 1 A. 2 R. are Copyhold of the Manor of Carbrooke Hospital and of Nos. 219 and 295, 2 R. 6 P. of Carbrooke Woodhall, at the Yearly Quit Rent of 1s. 6d.

A VERY USEFUL FREEHOLD ARABLE FIELD

No. 220 on Plan, being

11 a. 3 r. 10 p.

in extent.

Let with other Lands to Mr. JAMES MINNS, the apportioned Rent for which is **£14 per Annum.**

The Commutation Tithe Rent-Charge is estimated at £48 11s. 11½d. (present value £32 8s.), and to the Vicar of Watton, 14s. 4d.

LOT 10.

CARBROOKE PARISH.

A Pair of Rubble and Tiled Cottages and large Gardens

AND

A SINGLE COTTAGE AND GARDEN,

situate on the Main Road from Watton to Hingham, bounded by property belonging to T. C. Frost, Esq., and Thomas Knights, Esq., being No. 181 on the Plan,

1 a.

1 r.

39 p.

in extent.

Let to Messrs. WM. & ARTHUR HARVEY (occupied by JOHN SUSSUMS)

apportioned Rent

£4 0 0 per Annum.

" J. LEVERAGE at ...

4 5 0

" C. MARTIN ...

4 5 0

£12 10 0

Commuted Tithe Rent-Charge 6s. 8d. (present value 4s. 6d.)

Copyhold of Carbrooke Hospital.

Quit Rent 1d. per Annum.

LOT 11.

FOR OCCUPATION OR INVESTMENT.

A GENTLEMAN'S FREEHOLD RESIDENCE

KNOWN AS

WHITE HALL,

situate about one mile from Watton Station and Town in DRURY LANE, in the PARISHES OF CARBROOKE and WATTON.

The House is very substantially built of Brick and Tiled, and occupies a choice position on rising ground in

Prettily-timbered Park Lands,

THROUGH WHICH A SMALL STREAM FLOWS.

It is approached by Carriage Drive, faces South-East, and contains HALL, DRAWING and DINING ROOMS, STUDY, GOOD KITCHEN, SCULLERY, DAIRY, STORE ROOM, &c.; two W.C.'s outside; Coal, Wood and Fowl-houses. Two Wells of good water.

On the Upper Floor are SIX BED ROOMS and W.C.

CAPITAL STABLING

of Two Stalls and a Loose Box, Coach-house and Harness Rooms.

Well laid-out Pleasure Grounds, Flower and Kitchen Gardens.

CAPITAL PREMISES,

consisting of Brick and Tiled Sheds, Cow-house, Stable, Cart Shed, &c.

ABOUT

18 a. 3 r. 38 p.

OF

MEADOW & ARABLE LAND

as follows:—

No. on Plan.	DESCRIPTION.	AREA.
CARBROOKE PARISH.		
225	House, Premises and Grounds	·974
221	Meadow	8·722
222	Water	·102
226	Pasture	3·936
227	Arable	3·460
WATTON PARISH.		
487	Meadow	1·792
		18·986

The Residence, Stabling, part of the Buildings, and the Meadow No. 226 on the Plan, of the estimated value of **£30 per Annum, WILL BE SOLD WITH POSSESSION.**

Nos. 221, 222 and 487 are held by Mr. JAMES MINNS with other Lands, the apportioned Rent for this lot being **£15 per Annum.**

No. 227 is let to Messrs. A. and W. HARVEY with other Lands, the apportioned Rent for this lot is **£3 10s. per Annum.**

The Commuted Tithe Rent-Charge is £3 8s. 6d. (present value £2 6s.)

No. 487 is Copyhold of the Manor of Watton Hall, Fine certain, and 19 perches of No. 227 of the Manor of Carbrooke Hospital.

LOT 12.

IN WATTON AND CARBROOKE.

A capital Freehold Accommodation Meadow

OF ABOUT

1½ ACRES,

lying opposite to Lot 11, and with long frontage to the road; also

A Pair of Freehold Flint, Brick & Tiled Cottages with Gardens.

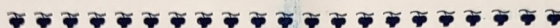
Occupied by WM. LAKE and WM. DAVEY, at £3 5s. per Annum each.

The Meadow is held with other Land by Mr. JAMES MINNS, and the apportioned Rent for this Meadow is

£2 5s. a Year,

Making the Total Rent of this lot £8 15s. per Annum.

No. on Plan.	DESCRIPTION.	AREA.
WATTON PARISH.		
403	Pasture	·808
404	Cottages and Garden	·300
CARBROOKE PARISH.		
223		·670
		1·778

**LOT 13.**

IN CARBROOKE AND WATTON PARISHES.

A valuable Freehold Farm

(1½ ACRES COPYHOLD)

consisting of about

112 a.**3 r.****28 p.**

of excellent

*Deep Soil Arable and Feeding Land,*with extensive frontages to good roads, about one-and-a-half miles from Watton Market Town and Station,
and known as**CAUDELL GREEN FARM.****THE FARMHOUSE**substantially built of Brick and Tiled, contains Two Sitting Rooms, Kitchen, Scullery, Dairy and Offices.
Six Bed Rooms and Attic.**GOOD ORCHARD AND GARDEN.****Ample Agricultural Buildings,**viz., Flint, Rubble and Tiled Barn, Turnip Shed, Stabling for Seven Horses, Harness and Chaff-houses,
Cattle Sheds and Yards, Cart Lodge and Granary, Two Bullock Yards with Shedding, Cow-house for Six,
Turnip-house, Feeding Box, Horse Yard, Two-bay Shed and Piggery.

Nag Stabling for Two, Gig-house, Harness and Hay-houses.

And the following Enclosures of

ARABLE & PASTURE LAND.

No. on Plan.	DESCRIPTION.						AREA.
WATTON PARISH.							
456	Pasture	...	...	...	...	...	4.743
459	Wood	...	...	...	...	...	1.314
460	Arable	...	...	...	...	...	9.397
462	Ditto ...	...	...	...	...	...	11.256
465	Ditto ...	...	...	...	...	...	1.490
CARBROOKE PARISH.							
306	✓ Pasture	✓	...	...	...	...	4.473
305	✓ Ditto ...	✓	...	...	...	...	2.919
304	✓ Ditto ...	✓	...	...	...	...	3.201
303	✓ Ditto ...	✓	...	...	...	...	1.012
302	✓ Plantation	✓	...	...	...	...	.488
301	✓ Arable	✓	...	...	...	...	6.133
224	✓ Pasture	✓	...	...	...	...	8.622
298	✓ Arable	✓	...	...	...	...	9.825
296	Orchard	✓	...	...	...	...	.952
232	✓ Pasture	✓	...	...	...	...	7.011
233	House and Grounds, etc.	✓	...	...	...	...	1.686
234	✓ Arable	✓	...	...	...	...	10.465
235	✓ Ditto...	✓	...	...	...	...	7.023
236	✓ Ditto...	✓	...	...	...	...	9.633
237	✓ Ditto...	✓	...	...	...	...	11.194
							112.927

Let with other Lands to Mr. JAMES MINNS, a Yearly Michaelmas tenant, at a Rent of £187 per Annum, from which an allowance of £16 has been made recently, the net Rent therefore being £171; the apportioned Rent to this lot for the purpose of sale is **£137 10s.**

The Commuted Tithe on this lot is about £26 14s. 11d. (present value £17 16s. 8d.).

No. 465 is Copyhold of the Manor of Watton Hall.

LOT 14.

CARBROOKE PARISH.

A Pair of Freehold Rubble & Tiled Cottages,

lying back from Drury Lane, each containing Two Bed Rooms, Living Room, &c., with good Gardens, and let to R. GRAVES at £3 5s. and J. ANDERSON at £3 15s. per Annum. Also

A very useful Accommodation Arable Field

of about **ONE AND A HALF ACRES** adjoining.

No. on Plan.	DESCRIPTION.						AREA.
293	Arable	...	...	...	...	...	1.356
Pt. 294	Cottages and Gardens	...	...	...	...	...
297	Roadway	...	...	...	...	...
							.121
							2.008

The Arable Field is let with other Lands to Mr. J. MINNS, a Yearly Michaelmas tenant, and the apportioned Rent to this lot is **£2 5s.** Commuted Tithe 4s. 6d.
Total Rent of this Lot, **£9 3s.**

(23)

LOT 15.

CARBROOKE PARISH.

A valuable Agricultural Investment

Mostly Freehold but a small portion Copyhold

consisting of

A CAPITAL DEEP SOIL FARM

known as

Bush or Beets Farm.

Let on Lease for Six Years from Michaelmas, 1899, to Mr. MATTHEW MURRELL, at the very moderate Rent of
£44 per Annum.

It comprises

A BRICK, RUBBLE & TILED FARMHOUSE

of Three Bed Rooms, Two Sitting Rooms, Scullery, Dairy, &c. Good Garden.

AMPLE FARM PREMISES,

viz., Timber and Tiled Cart Lodge, Cow-house, Stable for Three Horses, Bullock Sheds and Three Yards,
Rubble and Tiled Barn, and a Timber and Tiled Implement Shed.

ABOUT

44 a.

1 r.

34 p.

OF

Sound Arable and Pasture Land.

as set out below:—

No. on Plan.	DESCRIPTION.						AREA.
CARBROOKE PARISH.							
309	Pasture	...	...	...	...	...	4'047
315	Arable	...	...	...	...	...	6'721
311	Ditto...	...	...	...	...	...	8'873
314	Pasture	...	...	...	...	...	2'947
382	Arable	...	...	...	...	...	5'178
380	House, Premises, etc.	...	...	...	...	...	1'868
381	Arable	...	...	...	...	...	4'806
388	Ditto...	...	...	...	...	...	3'969
520	Ditto...	...	...	...	...	...	7'051
							44'460

The Commuted Tithe Rent-Charge on this lot is £14 17s. 6d. (present value £9 18s. 4d.).

7 a. 1 r. 5 p. are Copyhold of the Manor of Ovington Woodhouse.

Yearly Quit Rent, 2s. 6d.

LOT 16.

A Freehold Arable Field

OF
2 a. 1 r. 16 p.

in extent,

SITUATE IN THE PARISH OF CARBROOKE.

with frontage to Summer Lane on the West. It is bounded on the North and South by Lands belonging to C. Tingey, Esq., and on the East by Lands forming part of Lot 5.

No. on Plan 208.

Let to Mr. MATTHEW MURRELL, a Yearly Michaelmas tenant, at £2 11s. per Annum.

Tithe £1 os. 4d. Present value 13s. 8d.

LOT 17.

Pair of Rubble and Thatched Cottages,

Situate on the North side of Drury Lane, in the Parish of Carbrooke,

bounded by property belonging to Sir William Clayton, Bart., and

Each Cottage contains Two Bed Rooms, Living Room, &c. Large Gardens.

No. 284 on Plan. Area

2 r. 11 p.

Let to ROBERT LEVERAGE at £4 per Annum, and JOHN WYER at £4 10s. per Annum.

Copyhold of the Manor of Carbrooke Hospital.

Quit Rent 4½d. a Year.

Tithe Rent-Charge (commuted) 5s. 2d.

LOT 18.

CARBROOKE VILLAGE.

Pair of Modern Brick & Tiled Cottages,

situate at the CORNER OF BRIDGE STREET, each containing Two Bed Rooms, Living Room, &c., with Gardens, abutting on property belonging to Messrs. Steward and Pattison, and let to W. GRAVES and J. HARVEY, at £3 15s. each per Annum.

Adjoining the above

A ROW OF THREE RUBBLE AND TILED COTTAGES,

Let to Rev. E. BISCOE (for School Mistress), W. H. FORD and EDMUND WYER, at £4 each per Annum.

(25)

ALSO A

RUBBLE & TILED COTTAGE,

Let to JOHN OFFICE at £4 per Annum.

The above form part of No. 265 on Plan.

Also, No. 266 on Plan,

THREE-QUARTERS-OF-AN-ACRE

in extent, used as GARDEN PLOTS for the foregoing, together with

A RUBBLE AND THATCHED COTTAGE.

Let to GEORGE NEWSON at £2 12s. per Annum.

The Gross Rent for this lot is £26 2s. per Annum.

Commuted Tithe:

16 perches of No. 265 is Copyhold of Carbrooke Hospital.

Quit Rent 1d. per Annum.

LOT 19.

CARBROOKE VILLAGE.

A Pair of Half-Timbered and Thatched Cottages and Gardens and Small Meadow,

in all about

1½ ACRES,

situate at the CORNER OF MILL LANE, numbered on the Plan 257 and 258.

Let to G. JOHNSON at £3 15s. and to CHARLES COPPING (with the Meadow No. 257) at £4 17s. 6d. per Annum.

ALSO

A RUBBLE AND TILED COTTAGE

at the OPPOSITE CORNER OF MILL LANE, let to J. CATOR, with Garden Plot forming part of No. 288, at a Rent of £3 8s. per Annum for Cottage and 25s. for Garden Plot.

The total Rent for this lot is £13 5s. 6d.

The Cottage let to J. CATOR is Copyhold of Carbrooke Hospital; a Quit Rent of 1d. per Annum is claimed. Of Nos. 257 and 258, 1 r. 20 p. is Copyhold of Carbrooke Hospital; Quit Rent 1d. per Annum. Another 23 p. is also Copyhold of the same Manor at an apportioned Annual Quit Rent of 3d.

(26)

LOT 20.

CARBROOKE VILLAGE.

Adjoining the last lot.

A Rubble and Tiled Cottage and Garden.

Let to W. RUFFLES at £4 5s. per Annum. Quit Rent of $\frac{1}{3}$ d. per Annum.

A PAIR OF RUBBLE AND TILED COTTAGES.

Let to H. E. NEWSON and Mrs. OFFICE at £3 17s. 6d. each. Quit Rent 1s. $\frac{1}{4}$ d. per Annum.

The above are Copyhold of Carbrooke Hospital.

AND

A RUBBLE AND PART-TILED AND THATCHED COTTAGE AND GARDEN.

Let to ISAAC WYER at £3 17s. 6d.

Being Nos. 255 and 256 on the Plan. Area

1 acre 1 rood 21 perches.

Copyhold of Carbrooke Woodhall at the apportioned Annual Quit Rent of 3d.

Total Rent for this lot £15 17s. 6d.

LOT 21.

TWO FULLY-PAID SHARES

OF

£10 EACH,

IN THE

Watton Gas and Coke Company, Limited,

A SOUND INVESTMENT, YIELDING REGULAR DIVIDENDS.

CONDITIONS OF SALE.

- FIRST. The highest bidder for each lot shall be the purchaser, and if any dispute shall arise between two or more bidders the lot in dispute shall be put up again at the last undisputed bidding. No person shall advance at each bidding less than the sum to be fixed by the auctioneer at the time of the sale, and no bidding shall be retracted. The vendors reserve the right to bid by themselves or by their agents, to alter the order of the lots, and to put up two or more lots together, or to divide any lot.
- SECOND. Every purchaser shall, immediately after the sale, pay to the auctioneers a deposit of £10 per cent. on the amount of his purchase-money, and sign the subjoined agreement to complete his purchase according to these conditions.
- THIRD. The remainder of the purchase-money of each lot shall be paid on the 20th day of September next, at the offices of Mr. MAURICE DEWING, the vendors' solicitor, at Horsham, Sussex, or at such other place as the vendors shall direct, at which time and place the purchase of each lot is to be completed, and up to which time all outgoings not payable by the tenants will be cleared or allowed by the vendors, and from which time, on the completion of his purchase, each purchaser shall be entitled to possession, or the receipt of the rents and profits, of the lot or lots purchased by him, and for the purposes of this condition all current rents and outgoings shall, if necessary, be apportioned, and a proportionate part paid by or allowed to the purchaser as the case may require. If from any cause whatever, the purchase of any lot shall not be completed on the said 20th day of September next, the purchaser thereof shall pay to the vendors interest, at £5 per cent. per annum, on the remainder of his purchase-money from that date until the completion of the purchase, or the vendors may, at their option, receive the rents and profits, and discharge the outgoings, up to the date of the actual completion.
- FOURTH. The whole of the freehold and copyhold property comprised in the foregoing particulars was bought, or otherwise acquired at different times by the late Mr. Richard Dewing, who died in the year 1876, and the titles to the said property shall commence with the respective conveyances to the said Richard Dewing of the freehold parts, and with his respective admissions to the copyhold parts thereof, except that the title to property originally copyhold, but subsequently enfranchised by him, shall begin with the deeds of enfranchisement relating thereto respectively.
- FIFTH. The portion of lot 4 upon which the windmill stands, was, until recently, held on a long lease of 999 years, at the yearly rent of one peppercorn, but has been recently converted into freehold. The title to such portion shall commence with the assignment of the said lease to the late Mr. Richard Dewing, dated the 29th November 1881, and the purchaser shall be furnished with an abstract or copy of the said lease, which can be seen at the office of the vendors' solicitor prior to the auction, but no objection or requisition in respect of the said lease, or the intermediate title between it and the said assignment, shall be made.
- SIXTH. The purchaser of lot 21 shall not be entitled to any abstract of title, but shall receive a transfer of the shares included in this lot in the usual manner.
- SEVENTH. Portions of lots 1 and 3, comprising about 97a. 11. 20p., are copyhold of the Manor of Scoulton Burgless, in respect of which a quit rent of about £2 os. 1½d. per annum was formerly paid. But no quit rent has been paid for a number of years, and it is believed that none is now chargeable, but the purchaser shall not require any evidence of exemption beyond a statutory declaration (if required) that no payment of this quit rent has been made by the vendors for over twelve years past.
- EIGHTH. No objection or requisition shall be made on the ground of the consent of the Lord of any Manor not having been obtained to the lease of land or tenements held of such Manor, and the vendors shall not be required to furnish any evidence beyond that shown by the muniments or other documents in their possession, of the rents and services payable or due in respect of any of the copyhold parts of the property, or what particular portions thereof are subject to the quit or free rents, land tax, tithe rent-charge, or moduses specified in the particulars. The premises known as "White Hall" (specified in the particulars as part of lot 11), and certain other parts of the estate, are believed to be land tax free, but no evidence thereof shall be required beyond such as the vendors may be able and willing to adduce.
- NINTH. The purchaser of lot 3 shall bear and pay the succession or other duty (if any) payable on the falling in of the lease of the villa mentioned in the particulars of that lot. In case it shall appear that estate or other duty is payable in respect of any lot, the vendors will give to the purchaser of such lot an undertaking to pay such duty (if any), and will indemnify him therefrom, and no purchaser shall make any objection in respect of such duty, nor shall the completion of the sale of any lot be delayed by reason of such duty not having been paid.
- TENTH. No purchaser shall be entitled to require any further or other evidence of identity of the property purchased by him with that described in the abstracted deeds and documents offered by the vendors as the title to such property, than is afforded by a comparison of the description in the particulars and in any such abstracted deeds or documents respectively, and other than a statutory declaration, which will be furnished to him if he requires it, at his own expense, that the property purchased by him has been held consistently with the title shown by the abstract for the last twenty years and upwards. The vendors shall not be required to distinguish the copyhold or former leasehold from the freehold parts of any lot, or to account for any apparent variance as to quantity, abutments, names or otherwise, or to distinguish parts of any lot held under different titles, and in cases where any parts of the property have been thrown together by removal of fences, rebuilding or otherwise, the vendors shall not be required to distinguish them, nor shall they be required to verify the plans annexed to the particulars, or to have the abstracts or muniments of title to the copyhold parts verified by the steward of any Manor.
- ELEVENTH. The property is sold subject to the existing tenancies and tenants' rights, and to all land tax, tithe, tithe rent-charge, and moduses, and to all rights-of-way, water, drainage, watercourses and other easements and to all quit, free and other rents, heriots, services and incidents of tenure and outgoings affecting the same, whether mentioned in the particulars or not. In particular, lot 5 is sold subject to the charge of £10 per annum mentioned in the particulars. No objection or requisition shall be made on the ground that the mines and minerals under any of the lots comprised in any deed of enfranchisement did not pass thereby, should such be the case.
- TWELFTH. The leases and tenancy agreements or copies thereof may be inspected at the offices of the vendors' solicitor seven days prior to the sale, and the purchaser shall be deemed to have bought with full notice of the terms and conditions thereof. Where two or more lots are included in one tenancy, the rent shall be apportioned between them as specified in the particulars, and the consent or concurrence of the tenant to such apportionment shall not be required, and no purchaser shall make any objection or requisition on the ground of any rent, land tax, tithe rent-charge, or other outgoing not being legally apportioned, or require such apportionment.
- THIRTEENTH. The particulars and plans describe the property in its present state, and are believed to be correct, and the quantities and descriptions shall be taken as stated therein, and no requisition or objection is to be made on the ground of any discrepancy between such quantities and the quantities stated in any of the descriptions in the abstracted deeds or documents. In the event of any error or misdescription being found in the particulars, the same shall not annul the sale, nor shall any compensation be claimed in respect thereof by either party.
- FOURTEENTH. If any dispute shall arise between the vendors and any of the purchasers, or between two or more purchasers, as to any boundary, the same shall be referred to the auctioneers as sole arbitrators, and their decision shall be final and binding on all parties.

CONDITIONS OF SALE—continued.

FIFTEENTH. All objections, observations and requisitions shall be stated in writing and sent to the vendors' solicitor aforesaid within fifteen days from the delivery of the abstract, and within five days after the delivery of the vendors' replies to any objections, observations or requisitions, the purchaser making such objections, observations or requisitions shall state and send in like manner as aforesaid his further objections, observations or requisitions (if any) arising on such replies, and in these respects, time shall be of the essence of the contract. If any objection or requisition shall be made and insisted on, which the vendors shall be unable or unwilling to remove or comply with, they shall be at liberty (notwithstanding any intermediate negotiation or attempts to remove or comply with the same) by notice in writing to the purchaser by whom such objection or requisition shall be made, to rescind the sale, in which case the purchaser shall receive back his deposit, without interest or costs, and shall return the abstract of title and any other papers in his possession belonging to the vendors, and he shall have no claim on them for compensation or otherwise.

SIXTEENTH. The expense attending the stamping or re-stamping of any documents dated prior to the 16th May, 1888, which may be unstamped or insufficiently stamped (if any such there be) shall be borne by the purchaser requiring the same to be done.

SEVENTEENTH. Upon payment of the remainder of the purchase-money at the time and place aforesaid, the vendors shall make and execute to the purchasers proper assurances of their respective lots, such assurances to be prepared by and at the expense of the purchasers, and to be left by them respectively for execution at the office aforesaid not less than fifteen days before the said 20th day of September next, and the getting in of all outstanding estates, terms and interests (if any) shall be at the expense of any purchaser requiring the same. One of the conveying parties being at the present time stationed at Gibraltar, no purchaser, except at his own expense, shall require the signature to or execution of any document by such conveying party to be notially or otherwise officially certified or attested.

EIGHTEENTH. The vendors are trustees having power to sell, and the concurrence of the persons beneficially interested in the purchase-moneys shall not be required, and the vendors shall not be called on to enter into any covenant other than the usual implied covenant that they had not incumbered.

NINETEENTH. The muniments of title in possession of the vendors relating exclusively to one lot will be delivered to the purchaser of such lot, but those relating to two or more lots shall be delivered to the purchaser of the largest lot in value who shall enter into the usual acknowledgment for production and undertaking for safe custody thereof with the purchaser of the other lot or lots to which the same relate, such acknowledgment to be prepared by and at the expense of the purchaser requiring the same, and to be perused and executed by the purchaser giving such acknowledgment at his own expense, but the said muniments shall be retained by the vendors until all the property to which they relate has been sold, the purchaser of any lot sold being entitled in the meantime at his own expense to the production of such muniments.

TWENTIETH. If any purchaser shall fail to comply with these conditions, his deposit-money shall be forfeited to the vendors, who shall be at liberty to proceed to another sale, either by public auction or private contract, with or without notice to the purchaser at the present sale; and the deficiency (if any) occasioned by such second sale, together with all charges attending the same, shall immediately after such sale be made good by the defaulter at this present sale, and in case of non-payment of the same, the whole shall be recoverable by the vendors as and for liquidated damages, and it shall not be necessary for the vendors to tender a conveyance or other assurance.

Memorandum.

At the Sale by Auction made this 30th day of July, 1900, of the Property comprised in the within Particulars,
of

was the highest bidder for and was declared the Purchaser of Lot , at the price of

Pounds, and has paid to Messrs. HAMPTON & SONS Limited, as Agents

for and on behalf of

the Vendors, the sum of

Pounds by way of Deposit and in

part payment of the Purchase-money, and he hereby agrees to complete the Purchase according to the within Conditions, and the said Messrs. HAMPTON & SONS Limited, as the Vendors' Agents, hereby confirm the said Sale, and acknowledge the receipt of the said Deposit.

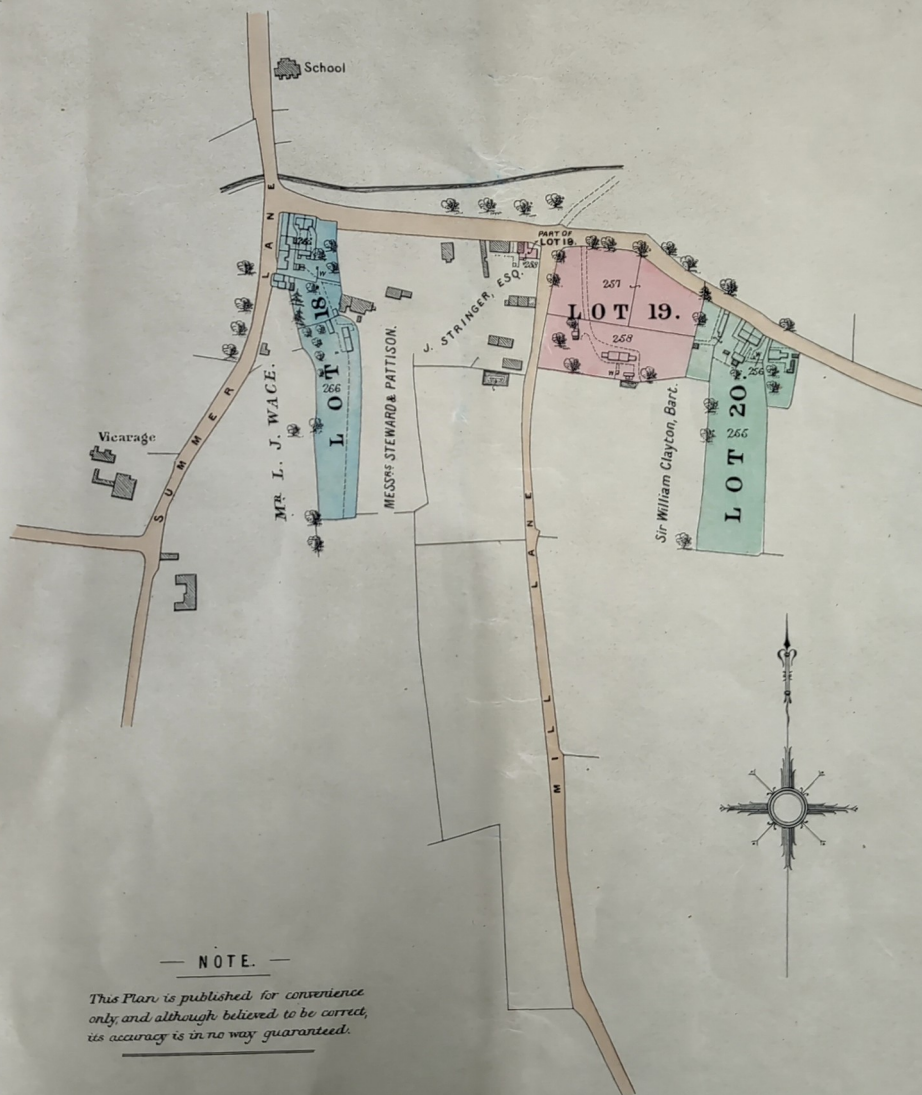
Purchase-money,...	...	£	:	:
Deposit paid	...	£	:	:
Balance	...	£	.	:

Abstract of Title to be sent to

LOTS 18, 19 & 20.

Plan of the CARBROOKE HALL ESTATE, NORFOLK.

For Sale by
MESSRS HAMPTON & SONS.
Auctioneers & Surveyors,
1, COCKSPUR STREET, PALL MALL,
LONDON, S. W.
1900.

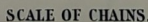


— NOTE. —
This Plan is published for convenience
only, and although believed to be correct,
its accuracy is in no way guaranteed.

SCALE OF CHAINS.



LOTS 5 TO 17.



School Farm. Scouta.
The Hall.
The Hall. Farm.
Hos Farm.
Broadmoor Farm.
Lester Bonds.
Salt Lake.
Sandell Green Farm.
Pai Cottages etc.

909
23
924

924
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947