

On Saturday, September 18th, 1920.

GLOUCESTERSHIRE

ABOUT 3 MILES FROM GLOUCESTER.

The
Lassington **E**state
623 ACRES

JONES, BLAKEWAY & JONES,
Solicitors,
Eldon Chambers,
GLOUCESTER.

BRUTON, KNOWLES & CO.
Estate Agents, Surveyors & Auctioneers,
Albion Chambers,
GLOUCESTER.

GLOUCESTERSHIRE

About 3 miles from Gloucester.

Particulars, Plan and Conditions of Sale

OF

The Lassington Estate

An Important Agricultural and Sporting Estate

in the Parishes of Lassington and Highnam, comprising

THREE EXCELLENT DAIRY AND GRAZING FARMS

with good homesteads, cottages and enclosures of pasture and arable land, pasture orcharding and Leadon meadow land, with the adjoining woodlands which afford

CAPITAL SHOOTING

Accommodation Pasture and Meadow land and a very desirable Small Holding on Highnam Green, as follows :—

	A.	R.	P.
The Court Farm and Woods - - - -	263	3	32
Astmans Farm and Lassington Wood - - - -	223	0	5
Maidenhall Farm - - - - -	113	2	30
WITH VACANT POSSESSION ON COMPLETION.			
Accommodation Land on Newent Road - - - -	21	1	29
WITH VACANT POSSESSION ON COMPLETION.			
Desirable Small Country Residence & Orchard	1	0	17

the whole containing about

623A. OR. 37P.

BRUTON, KNOWLES & CO.

Are instructed by Sir Anselm Guise, Bart., to sell this Freehold Estate by Auction

AT THE BELL HOTEL, GLOUCESTER,

ON SATURDAY, SEPTEMBER 18th, 1920

At 3 o'clock punctually, as a whole or in Lots.

Particulars, Plan and Conditions of Sale may be had of

Messrs. JONES, BLAKEWAY & JONES, Solicitors, Eldon Chambers,

or of the Auctioneers, Albion Chambers, Gloucester.

PARTICULARS.

The Vendor reserves the right to alter the order of sale.

Lot 1

THE COURT FARM

AN IMPORTANT

DAIRY AND GRAZING FARM

Situate in the parishes of Lassington and Highnam, about three miles from Gloucester.

It comprises **A GOOD FARMHOUSE**

pleasantly situate on rising ground facing south,

CAPITAL FARM BUILDINGS, TWO MODERN COTTAGES

and about **263a. 3r. 32p.**

Of Excellent Pasture & Leadon Meadow Land, Productive Pasture Orcharding and Arable Land and Woodland,

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

Mr. MARTIN CRUMP, Tenant. Michaelmas Tenancy. Rent £250

PARISH OF LASSINGTON.

No. on Ordnance Map	Description	Quantity			Quantity		
		A.	R.	P.	A.	R.	P.
2	Leadon Meadow	6	2	27			
3	Ditto	14	3	39			
6	Pasture	2	2	12			
9	Old Canal... ..		2	2			
10	Rough Pasture		3	25			
14	Roughet	1	1	21			
15	Pasture	22	2	18			
16	Ditto	25	3	21			
17	Ditto	6	2	39			
18	Pasture Orchard and Timber	8	3	21			
20	Leadon Meadow	11	3	35			
23	Pasture and Cattle Shed	19	0	6			
25	Ditto and Ditto	12	0	30			
29	Pasture	16	1	36			
30	Ditto	8	0	4			
31	Ditto	10	3	8			
32	Ditto and Watercress Bed	5	0	6			
33	Pasture Orchard	2	1	17			
Pt. 35	Court Farmhouse, Garden, Yards and Buildings	2	1	37			
Pt. 36	Pond			23			
40	Osier Bed		1	14			
41	Pasture Orchard		1	34			
45	Roughet		1	30			
46	Arable	12	1	19			
49	Roughet	4	2	23			
51	Arable (open to No. 272)	4	0	2			
52	Arable	4	2	25			
53	Ditto	10	3	28			
Pt. 65	Two Cottages and Gardens		1	38			
69	Pasture	14	2	26			

Forward 232 2 26

PARISH OF HIGHNAM.

271	Arable	...	...	...	...	5	3	15
272	Ditto (open to No. 51)	...	...	...	...	5	3	28
284	Old Canal	...	...	...	...			29
								244 2 18

IN HAND.

PARISH OF LASSINGTON.

7	Wood	...	...	...	...	2	3	3
8	Ditto	...	...	...	...		1	11
12	Rough Pasture	...	...	...	...	2	0	2
24	Sea Piece Covert	...	...	...	...	1	3	14
28	The Reddings Covert	...	...	...	...	6	3	13
68	Wood	...	...	...	...		2	25
97	Cuckoo Pen Brake	...	...	...	...	1	3	13

PARISH OF HIGHNAM.

Pt. 275	Rodway Hill Covert	...	...	...	...	3	0	13
								19 1 14
								263 3 32

THE FARMHOUSE is brick built with slate or tile roof, and contains hall with stone floor, dining room 18 ft. 3 ins. by 16 ft., drawing room 16 ft. square, kitchen (in which the corner cupboard and dresser belong to the tenant), dairy, back kitchen with two furnaces and pump, and good underground cellar, partly arched; on the first floor, to which there is an oak staircase, four bedrooms, dressing room and landing; on the second floor, four good attics and box room.

There is a good supply of water.

In front of the house is a garden with lawn, and there is a very good kitchen garden.

THE FARM BUILDINGS are brick built and tiled, and comprise cider mill-house with mill and press and granary over (part of the press is the tenant's), coach house, two-stall nag stable, open cattle shed with manger for 11 cattle with loose box at each end, calves' house, second open cattle shed with manger for 11 cattle with bull house at end and the other end enclosed by the tenant to form two stalls, third open cattle shed with manger for ten cattle, one end partitioned by the tenant to form a loose box, enclosed cow house for three cows, chaff house with pump supplying the yards and the following cattle stalls, granary over, enclosed cattle stalls for tying up 16 with feeding passage, implement house, barn,—nearly all the foregoing being arranged round a fold yard in three divisions, with water supply,—Dutch barn of five bays of corrugated iron on wood uprights, cart stable for six horses with loft over, wagon house, three pigs'-cots and vault, a timber-built and corrugated iron shed (which the tenant has fitted for pigs) and fold yard adjoining.

The yards are supplied with water as above stated and there is a good pond at the buildings.

In No. 25 is an open cattle shed.

In No. part 65 on the plan are TWO EXCELLENT COTTAGES, built in 1914 of brick with tiled roofs, each containing three bedrooms, kitchen, back kitchen with furnace, pantry and coal house, and each having a garden.

There is a good water supply to these cottages by gravitation from No. 64 on the plan of Astman's Farm (Lot 2), the right to this water supply being reserved for the benefit of this lot with all necessary rights of access to carry out repairs and renewals.

The Court Farm includes sound upland pasture land and valuable Leadon meadow land, and is well supplied with water.

It is situate in a beautiful district and from many points delightful views are obtained.

The estate includes several good coverts and affords EXCELLENT SHOOTING.

The Court Farm, 244a. 2r. 18p. in extent, as set out in the foregoing schedule, is let to Mr. Martin Crump, on an annual Michaelmas tenancy, at

£250 0s. 0d.

a year; 19a. 1r. 14p. of woodland, etc. are in hand.

This lot is subject to tithe rent charge amounting, according to the tithe apportionment, to £60 6s. 5d. a year, and to a land tax of £11 14s. 0d.

In addition to his purchase-money the purchaser shall pay the sum of £485 for the growing timber, being the amount of Messrs. Bruton, Knowles & Co.'s valuation.

This lot is sold subject to a right of cart road in favour of the owner and occupier of Lot 2 for a short distance leading from Astmans fold yard to the road gate. It is sold with the benefit of a right of road to the cottages before mentioned over No. 62 on the plan of Lot 2.

The picturesque church of Lassington is close to the Court Farm homestead.

Lot 2.

ASTMANS FARM

AN EXCELLENT

DAIRY AND GRAZING FARM

Adjoining Lot 1 and comprising

A GOOD FARMHOUSE

pleasantly situate on Lassington Green,

FARM BUILDINGS, THREE COTTAGES,

and about **223a. 0r. 5p.**

of Sound Pasture and Leadon Meadow Land, Pasture Orcharding and Arable Land, and

LASSINGTON WOOD

the following being a schedule taken from the second edition of the Ordnance Survey :—

PARISH OF LASSINGTON.

No. on Ordnance Map	Description	Quantity			Quantity		
		A.	R.	P.	A.	R.	P.
Pt. 36	Pond ...						3
37	Farmhouse, Garden, Yards, and Buildings ...	1	0	8			
38	Cottage, Shed, and Pasture ...						18
39	Pasture Orchard ...	1	0	16			
42	Cottage and Garden ...		1	10			
43	Pasture Orchard and Rickyard ...	1	0	34			
44	Pasture Orchard ...	4	0	11			
54	Arable ...	7	1	7			
55	Ditto ...	8	3	4			
56	Pasture ...	9	2	2			
58	Ditto ...	1	1	0			
60	Ditto—The Green ...	1	2	10			
61	Old Pond ...						22
62	Pasture and Pond—The Green ...	2	0	35			
63	Old Cottage and Garden ...		1	9			
64	Pasture ...	1	3	28			
Pt. 65	Pasture Orchard ...		1	36			
66	Pasture ...	6	2	8			
67	Ditto ...	19	1	31			
70	Ditto ...	7	0	5			
71	Ditto with Cattle Shed and Fold Yard ...	9	3	30			
75	Pasture ...	9	1	37			
76	Ditto ...	14	0	37			
79	Ditto ...	17	3	4			
81	Ditto ...	11	1	22			
82	Arable ...	5	2	21			
90	Pasture Orchard ...	2	0	10			
91	Pasture (laid down by tenant after being ploughed by order) ...	10	0	37			
95	Water ...						19
96	Leadon Meadow ...	6	1	37			
98	Pasture ...	7	2	1			
99	Ditto ...	7	0	5			
102	Leadon Meadow ...	7	0	23			
104	Pasture ...	12	0	23			
105	Old Canal ...		1	21			
106	Pasture ...	3	3	32			

PARISH OF HIGHNAM.

268	Pasture (open to No. 81) ...	2	0	36			
269	Arable (open to No. 82) ...	2	2	31			
270	Ditto (open to No. 54) ...	2	1	16			

PARISH OF MAISEMORE.

243	Meadow ...						16
244	Ditto ...		1	36			

204 2 31

IN HAND.

72 } 73 }	Pasture, part Orchard ...	2	0	15			
74	Keeper's Cottage and Garden ...		1	39			
Pt. 92	Lassington Wood ...	13	2	18			
103	Home Covert ...	2	0	22			

18 1 14

223 0 5

THE FARMHOUSE contains drawing room, dining room with cupboards in recesses, breakfast room, four bedrooms, box room, three attics, kitchen with good range, scullery with furnace and pump, and dairy.

There is a good supply of water.

THE FARM BUILDINGS comprise three pigs'-cots, meal house, newly built cider house and cider mill house with press, and good granary over, trap house, two-stall nag stable, large loose box, cart stable for four horses and loft over, mixing house, implement house, wagon house, barn with enclosed cow house for four cows adjoining, two open cattle sheds with fold yards adjoining, and enclosed calves' house.

There is a good pond at the buildings.

In No. 71 are open cattle shed and fold yard.

In No. 38 is a picturesque half timber-built and thatched COTTAGE (now unoccupied), situate on Lassington Green, with enclosed shed adjoining and a good water supply, and in No. 42 is a similar picturesque COTTAGE in the occupation of Mrs. Glover.

In No. 74 is the KEEPER'S COTTAGE at Lassington Wood. It is brick built and tiled, and contains sitting room, four bedrooms, kitchen and wash-house, and has a garden and pigs'-cot.

No. 44 is a good pasture orchard planted almost entirely with young table fruit trees.

Lassington Wood and the Home Covert include some excellent ash coppice. The famous Lassington Oak, which stands in Lassington Wood and is one of the historic English oaks, is not included in the sale, the tree and the ground round it, as shown on the plan, being reserved by the Vendor, together with rights of access at all times.

Astmans Farm, 204a. 2r. 31p. in extent, as set out in the foregoing schedule, is let to Messrs. M. & J. M. Crump, on an annual Lady Day tenancy, at

£200 0s. 0d.

a year. The Keeper's Cottage and Woodlands, 18a. 1r. 34p., are in hand, the cottage being occupied by the keeper as part of wages.

This lot is subject to tithe rent charge amounting, according to the tithe apportionment, to £52 2s. 0d. a year, and to a land tax of £9 12s. 10d.

In addition to his purchase-money the purchaser shall pay the sum of £443 for the growing timber, being the amount of Messrs. Bruton, Knowles & Co.'s valuation.

The estate affords capital shooting.

This lot is sold subject to the right of the owner and occupier of Lot 1 to the water supply to the cottages in Lot 1 from No. 64 on the plan of this lot together with all necessary rights of access to carry out repairs and renewals, and subject to a right of road to the same cottages over No. 62 on the plan of this lot. This lot is also sold with the benefit of a right of road over Lot 3 from No. 104 on the plan of this lot to Lassington Lane.

Lot 3

WITH VACANT POSSESSION ON COMPLETION.

MAIDENHALL FARM

A COMPACT

DAIRY AND GRAZING FARM

most desirably situate at Highnam, on the main road from Gloucester, about 2½ miles from Gloucester with its important markets. It comprises a

FARMHOUSE

occupying a nice position facing south,

FARM BUILDINGS, GOOD COTTAGE and about

113a. 2r. 30p.

Sound Pasture and Leadon Meadow Land, Pasture Orcharding & Arable Land of which the following is a schedule taken from the second edition of the Ordnance survey :—

MR. WILLIAM BREWER, Tenant.

PARISH OF LASSINGTON.

No. on Ordnance Map	Description	Quantity		
		A.	R.	P.
77	Arable	8	3	34
78	Pasture Orchard	1	0	27
85	Ditto	2	0	8
86	Farmhouse, Garden, Yards and Buildings	3	31	
87	Pasture Orchard	3	2	35
88	Arable	4	3	8
89	Ditto	14	0	8
93	Pasture	14	2	2

PARISH OF HIGHNAM.

200	Leadon Meadow	16	3	32
202	Ditto	2	0	10
204	Ditto	6	3	15
205	} Pasture	1	3	33
206				
207				
237	Arable	9	3	33
238	Pasture	6	3	26
239	Ditto	9	0	16
Pt. 242	Cottage and Garden	1	9	
265	Pasture	9	1	23
		<u>113</u>	<u>2</u>	<u>30</u>

THE FARMHOUSE is brick-built and tiled and contains three sitting rooms, four bedrooms, large attic, kitchen with dresser and furnace, dairy, scullery with pump, pantry and boxroom over. (The galvanized and slate soft water tanks in the scullery belong to the tenant). There is a good kitchen garden.

THE FARM BUILDINGS comprise nag stable, barn with cider press, (part of the barn having been partitioned by the tenant to form a meal house with bins), enclosed cow house for tying up four cows, cider house with granary over, cart stable for four horses, wagon house, cart stable for two horses, open cattle shed

with manger and foldyard in two divisions adjoining, enclosed cow shed for tying up six cattle, implement shed and two pigs'-cots.

There is a good pond at the buildings.

In No. 93 is an open cattle shed.

In No. pt. 242 is a good brick-built and thatched COTTAGE with garden, well situated on the main road close to Highnam Green. It contains sitting room, two bedrooms, landing, kitchen, store house and coal house, together with outside wash house with furnace.

It has a good well of water.

This lot is let, with Lot 5, to Mr. William Brewer, on an annual tenancy expiring at 29th September, 1920, so that

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

It is subject to tithe rent charge amounting, according to the tithe apportionment, to £23 6s. 11d. a year, and to a land tax apportioned by the Auctioneers for the purpose of the sale at £3 11s. 8d. (This is not a legal apportionment).

In addition to his purchase money the purchaser shall pay the sum of £156 for the growing timber, being the amount of Messrs. Bruton, Knowles & Co.'s valuation.

The purchaser shall pay the outgoing tenant for unconsumed hay and straw at consuming price and for all acts of husbandry and any other claims arising under the tenancy, the amount to be ascertained by valuation in the usual way.

This Lot is sold subject to a right of road from No. 104 on the plan of Lot 2 to Lassington Lane.

Lot 4.

AN EXCELLENT SMALL COUNTRY HOUSE

most desirably situate close to Highnam Green on the main Gloucester road at the corner of the road to Lassington Church and about $2\frac{1}{2}$ miles from Gloucester.

It consists of

**A GOOD DWELLING HOUSE, GARDEN, OUTBUILDINGS
and CAPITAL PASTURE ORCHARD,**

comprises part of No. 242 on the second edition of the ordnance map of the Parish of Highnam, and contains about

1r. 0a. 17p.

The dwelling-house faces south, is brick-built with slate roof and contains two sitting rooms, five bedrooms, good kitchen with range, dresser and cupboards, back kitchen with furnaces, pantry and cellar with loft over.

There is a good supply of water.

Very good flower and kitchen garden.

The outbuildings comprise enclosed shed with pigeon house over, poultry house, open shed, pigs'-cot, stable and trap house.

The pasture orchard is a thriving young orchard planted with choice table fruit trees.

This lot is let to Mr. A. P. Roberts on an annual Lady Day tenancy at

£25 0s. 0d.

a year.

It is subject to a land tax of 17s. 8d.

Lot 5.

WITH VACANT POSSESSION ON COMPLETION.

21a. 1r. 29p.

Of Accommodation Pasture Land and Leadon Meadow Land

situate adjoining the main road from Gloucester to Newent on Highnam Pitch, within a short distance of Barber's Bridge railway station.

The following is a schedule taken from the second edition of the ordnance survey :—

MR. WILLIAM BREWER, Tenant.

PARISH OF HIGHNAM.

No. on Ordnance Map	Description	Quantity		
		A.	B.	P.
276	Rough Pasture	3	1	7
277	Old Canal	1	1	0
278	Pasture	5	3	12
282	Leadon Meadow	9	2	11

PARISH OF LASSINGTON.

50	Leadon Meadow	1	1	39
		<u>21</u>	<u>1</u>	<u>29</u>

No. 278 has long frontage to the main road.

This lot is let, with Maidenhall Farm (Lot 3), to Mr. William Brewer, on an annual tenancy, expiring at 29th September, 1920 so that

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

It is subject to tithe rent charge amounting, according to the tithe apportionment, to £2 2s. 9d. a year and to land tax apportioned by the Auctioneers for the purpose of sale at 13s. 4d. (This is not a legal apportionment).

In addition to his purchase money the purchaser shall pay the sum of £15 for the growing timber being the amount of Messrs. Bruton, Knowles & Co.'s valuation.

SPECIAL CONDITIONS OF SALE.

1.—The property is sold subject to the following Special Conditions and to the Public Sale Conditions of THE GLOUCESTERSHIRE AND WILTSHIRE INCORPORATED LAW SOCIETY, a copy of which will be produced in the Sale Room, so far as those Conditions are not inconsistent with the Special Conditions following.

2.—The deposit shall be at the rate of £10 per centum of the purchase money, and the purchases shall be completed and the balance of the purchase moneys paid at the office of Messrs. Jones, Blakeway & Jones, Solicitors, Gloucester, as follows :—

As to Lots 3 and 5 on the 1st November next, and as to the other lots on the 24th December next or such earlier date as may be mutually agreed.

3.—The Title as to the whole of Lot 4 and the main portion of the other lots shall commence with an Indenture of Settlement dated 19th August, 1887, made between the late Sir William Vernon Guise, Bart., of the first part, Francis William George Guise of the second part, Ada Caroline Coope of the third part, Christopher Dering Guise and The Hon. Edwin Charles William Ponsonby of the fourth part and Granville Edwin Lloyd Baker, Edward Lee Warner and Archibald Weyland Ruggles-Brise, The Settlement Trustees, of the fifth part ; as to pieces of land forming parts of Lots 1, 2, 3 and 5 with Conveyance dated 29th September, 1891 made between The Newent Railway Company of the first part, Sir William Francis George Guise, Bart. of the second part and the said Settlement Trustees of the third part whereby such pieces of land being portions of the site of the Newent Canal bounded by lands of the Trustees and not required for the purposes of the Railway (except the mines and minerals thereunder) were conveyed to the said Settlement Trustees and their heirs (subject to a right of drainage or fencing through the same if in the opinion of the Company's Engineer it should be necessary). To such of the uses and trusts of the said Settlement as were declared concerning lands and hereditaments in the Parishes of Churcham, Lassington and Rudford, as were then subsisting and capable of taking effect, and as to a small piece of Lot 1 with Conveyance dated 16th March, 1904, made between Sir Charles Hubert Hastings Parry, Bart., of the one part and Sir William Francis George Guise, Bart., of the other part.

4.—The pieces of land in Lots 1, 2, 3 and 5 forming portions of the site of the Newent Canal shall be taken subject to the reservation by the Railway Company of mines and minerals and the right of drainage and fencing.

5.—The several lots are sold with the benefit of and subject to the reservations in favour of the Vendor or Purchasers of other lots set out in the particulars of sale and the respective conveyances shall contain such grants, exceptions, reservations and covenants and be made subject to such easements and restrictions as the vendor's counsel, in case of question, shall consider necessary or proper.

6.—The production of the receipts for the last payment of land tax and tithe-rent charge respectively shall be deemed conclusive evidence of the amounts thereof respectively.

7.—The tithe or tithe-rent charge shall be apportioned amongst the several lots as mentioned in the particulars and such apportionment shall be accepted by, and be binding upon the respective purchasers. If any legal apportionment shall be required this shall be obtained at the cost of the purchaser requiring the same, and the completion of any purchase shall not be delayed on account of any such requirement. The vendors shall not be required to obtain the apportionment of any land tax.

8.—No purchaser shall require any other evidence of the identity of the lot or lots purchased by him or her with any of the property described in the abstracted documents than a statutory declaration which will be furnished to him or her at his or her own expense.

9.—The quantities mentioned in the particulars are taken from the reference book of the Ordnance Survey (Second Edition) and are believed and shall be taken to be correct although the same may differ from the quantities mentioned in some of the muniments of title and if the same quantities should be found to be incorrect or if any other error or mistake shall appear to have been made in the description of the property or of the Vendor's interest therein the same shall not annul the sale but if pointed out either by the Vendor or purchaser prior to the time appointed for the completion of the purchase compensation shall be allowed or given by the Vendor or purchaser as the case may require.

10.—The Timber on Lots 1, 2, 3 and 5 has been valued by the Auctioneers at the amounts stated in the particulars of such lots and the amount of such valuation shall be added to the purchase money and be payable on completion.

11.—The interest payable under General Condition 18 in the event of the Purchase not being completed at the time appointed in par. 2 hereof shall be at the rate of £6 instead of £5 per cent per annum.

12.—Objections and requisitions shall be delivered within fourteen days from the day of the delivery of the Abstract, and answers thereto shall be replied to within seven days after the delivery of answers

13.—If any conflict shall be found to arise between the provisions of these Special Conditions and of the Public Sale Conditions, the provisions of these Special Conditions shall prevail.

CONTRACT.

This Agreement made the _____ day of _____ 1920
between Sir ANSELM GUISE of Elmore Court, in the County of Gloucester,
aromet, of the one part and

the purchaser of the other part.

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

subject to the foregoing Public and Special Sale Conditions and the Vendor and
Purchaser do on their respective parts agree to complete the sale and purchase
according to the said Conditions.

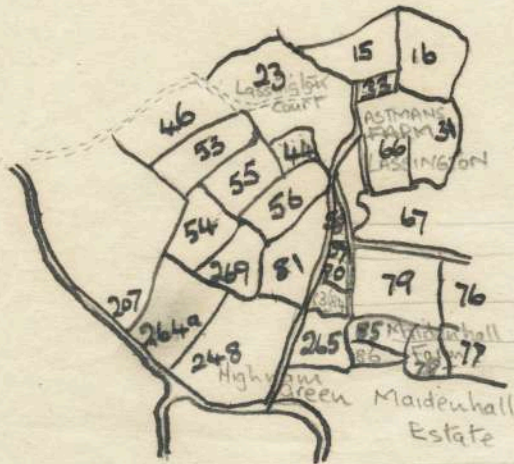
As Witness the hands of the parties.

Received as deposit on the said purchase the sum of £

Dated this _____ day of _____ 1920.

Purchase Money	....	....	£	:	:
Add Timber	....	....	£	:	:
			£	:	:
Deposit as above	...	...	£	:	:
Balance payable	....	....	£	:	:

Abstract to be sent to



58

67

83, 84

85

78