

Lot 14

Q12

By direction of Sir Edward Chichester, Bart.

NORTH DEVON.

In the Parishes of Bratton Fleming, Stoke Rivers and Loxhore.

GENERAL REMARKS.

Particulars, Plans and Conditions of Sale

OF THE

Bratton Fleming Estate,

COMPRISING

Valuable FREEHOLD FARMS, SMALL HOLDINGS,
ACCOMMODATION LANDS, WOODLANDS,
- - - and ARTISAN COTTAGES. - - -

To be offered by Auction by

JOHN SMALE, F.A.I.,

at the

BRIDGE HALL, BARNSTAPLE,

On **THURSDAY, AUGUST 7th, 1919,**

at 2 o'clock prompt.

To view apply to the respective Tenants on Wednesdays or Thursdays prior to the Sale.

Copies of these Particulars, etc., may be obtained of the AUCTIONEER, 94, High Street, Barnstaple; or of

C. E. ROBERTS CHANTER,
Solicitor, BARNSTAPLE.

GENERAL REMARKS.

The Bratton Fleming Estate is a very valuable property, situate in and near the village of Bratton Fleming, and has been in the ownership of the Chichester family for many generations.

It comprises excellent Homesteads, Rich Meadow, Superior Pasture and good Arable Lands; all adjoining main roads or intersected by good roads.

Each Lot is practically within a ring fence, well watered, let to good tenants at very moderate rentals, near Bratton Fleming Railway Station, and about seven miles from Barnstaple.

Vacant possession of each Lot can be had at

LADY-DAY, 1920,

except the Cottages and except where specially mentioned in the Particulars.

The Leases and Tenancy Agreements can be inspected at the Offices of C. E. ROBERTS CHANTER, the Vendor's Solicitor, during seven days prior to the date of Sale, at any time during usual business hours.

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

PARTICULARS

OF THE

BRATTON FLEMING ESTATE.

LOT 1. (Coloured Blue on Plan).

PARISH OF BRATTON FLEMING.

Town Farm

A very superior **GRAZING, CATTLE and SHEEP FARM**, situate in the Village of BRATTON FLEMING, containing an area of

305 A. 0 R. 10 P.

In the occupation of MESSRS. A. HILL and W. YEO.

The superior **DWELLING-HOUSE** is slated and contains Dining Room, Drawing Room, Front and Back Kitchens, Dairy, Cellar, 6 good Bedrooms, Bathroom and upstairs W.C.

The **BUILDINGS** comprise Carriage House, Tool House, Potato House, Calf and Yearling Houses, 6-stall Stable, Wood House, Cake House, Root Houses, 12-stall Shippen, 4-stall ditto, 4-stall ditto, Dutch Barn, Bull House and Yard, 5-stall Shippen, 6-stall ditto, Chaff House, Barn, Engine House, 2-stall Shippen, Granary, Piggeries, 6-stall Shippen, Cart Linhay and Implement House.

Also 3 Thatched **COTTAGES**, Piggeries, etc.

SCHEDULE.

| Ord. No. | Description. | Acreage. |
|-------------|---|----------|
| 898 | Meadow | 1.818 |
| 897 & 900 | Meadow | 9.573 |
| 903 | Meadow | 2.300 |
| 904 | House, Buildings, Lawns, Gardens, etc. | .911 |
| 923 | Meadow | 7.897 |
| 924 | Meadow | 2.588 |
| 926 | Meadow | 5.447 |
| 927 | Meadow | 7.996 |
| 925 | Road | .189 |
| 969 | Meadow | 5.136 |
| 922 | Meadow | 5.990 |
| 971 | Meadow | 3.804 |
| 968 | Meadow | 9.441 |
| 1137 | Pasture | 16.158 |
| 1104 | Two Slated Sheds and Yards | .215 |
| 1106 | Pasture | 7.428 |
| 1103 | Pasture | 5.040 |
| 1101 | Pasture | 4.528 |
| 1085 | Pasture | 6.635 |
| 1084 | Arable | 6.520 |
| 1102 | Pasture | 9.416 |
| 972 | Arable | 5.611 |
| 1058 | Arable | 3.800 |
| 1083 | Arable | 6.543 |
| 1071 A | Arable | 2.350 |
| 1073 A | Arable | 1.494 |
| 1074 & 1079 | Watering Lane | .531 |
| 1060 | Pasture | 1.717 |
| 917 | Pasture | 4.784 |
| 916 | Pasture | 1.331 |
| 914 | Pasture | 1.482 |

SCHEDULE—continued.

| Ord. No. | Description. | Acreage. |
|-----------------|---|----------------|
| 915 | Arable | 2.823 |
| 844 | Arable | 2.595 |
| 846 | Arable | 3.417 |
| 912 | Pasture | 2.236 |
| 910 | Pasture | 2.303 |
| 848 | Arable | 3.349 |
| 850 | Pasture | 3.110 |
| 906 | Pasture | .595 |
| Pt. 902 | Three Thatched Cottages, Outbuildings, Yards, Gardens and Plot | 1.000 |
| 416, 417 & 442 | Arable and Slated Linhay | 60.543 |
| 418, 437 & 438 | Arable | 33.077 |
| 443 | Arable | 21.104 |
| 478, 472 & 446 | Rough Pasture | 20.143 |
| Pt. 899 | Garden about | .093 |
| TOTAL A. | | 305.061 |

The apportioned Tithe on this Lot is £33 5 8.

LOT 2. (Coloured Green on Plan).

PARISHES OF BRATTON FLEMING AND STOKE RIVERS.

New House Farm

A very desirable **DAIRY, SHEEP AND CORN FARM**, situate in the Village of BRATTON FLEMING, comprising

137 A. 0 R. 32 P.,

in the occupation of MR. W. YEO, MR. A. HILL, and in hand.

The slated **DWELLING-HOUSE** contains Parlour, Kitchen, Back Kitchen, Pantry, Dairy and 4 Bedrooms.

The **OUTBUILDINGS** comprise:—Galvanised Yearling Linhay, Slated Cart Shed, 4-stall Stable, Piggery, Coal House, 8-stall Shippen, Calves' House, Root House, Barn, Open Shed and Trap House.

SCHEDULE.

| Ord. No. | Description. | Acreage. |
|----------|---|----------|
| Pt. 902 | House, Buildings, Yard, Garden, etc. about | .379 |
| 905 | Meadow | .816 |
| 907 | Pasture | 2.396 |
| 908 | Pasture and Galvanised Sheep Linhay | 1.699 |
| 909 | Pasture | 1.430 |
| 911 | Meadow and Galvanised Yearling House and Root House | 3.804 |
| 913 | Meadow | 2.454 |
| 921 | Pasture | 3.819 |
| 920 | Pasture, Barn, Chaff House and 8-Stall Shippen | 2.869 |

SCHEDULE—continued.

| Ord. No. | Description. | Acreage |
|-----------------|--------------------------|---------|
| 919 | Pasture | 6.294 |
| 1059 | Arable | 3.064 |
| 1082 & 918 | Road | .490 |
| 1080 | Pasture | 3.223 |
| 1167 | Arable | 8.236 |
| 1172 | Arable | 6.142 |
| 1183 | Arable | 2.736 |
| 1173 | Arable | 7.235 |
| 1188 | Arable | 7.732 |
| 1184 | Wood | 17.438 |
| 1185 | Rough Pasture, etc. ... | 13.620 |
| 1169 | Pasture | 1.992 |
| 1054 | Wood | 8.529 |
| 1050 | Meadow | 2.495 |
| 1186, 319 & 320 | Meadow | 4.372 |
| 317 | Wood | 16.877 |
| 1187 | Meadow | 3.205 |
| 1215 | Meadow and Rough Pasture | 3.855 |
| TOTAL A. | | 137.201 |

The apportioned Tithe is £11 18 4, namely, Bratton Fleming, £10 18 4, and Stoke Rivers, £1 0 0. The Timber on this Lot is to be taken in the sum of £183 10 0.

LOT 3. (Coloured Yellow on Plan.)

PARISH OF BRATTON FLEMING.

Bratton Town Tenement

A highly desirable SMALL HOLDING and DAIRY FARM, situate in the Village of BRATTON FLEMING, containing

41 A. 2 R. 18 P.

In the occupation of MESSRS. J. MUXWORTHY, A. HILL and J. WELCH.

The Thatched DWELLING-HOUSE contains Parlour, Kitchen, Dairy, Back Kitchen, 4 Bedrooms and Boxroom. The OUTBUILDINGS comprise Piggery, 4-stall Shippen, Talves' Houses, 4-stall Shippen, Cart Shed, 5-stall Stable, Meal House, Barn and Shippen.

SCHEDULE.

| Ord. No. | Description. | Acreage. |
|----------|--|----------|
| Pt. 856 | House, Buildings, Yard and Garden about | .500 |
| 852 | Meadow | 3.439 |
| 853 | Meadow | 2.853 |
| 854 | Meadow and Tiled Linhay and Yard | .297 |
| 830 | Road | .188 |
| 829 | Meadow | 5.811 |
| 356 | Meadow and good Quarry ... | 3.444 |
| 373 | Pasture | 3.980 |
| 831 | Pasture | 7.740 |
| 849 | Pasture | 6.266 |
| 832 | Arable | 1.554 |
| 835 | Arable | 5.538 |
| TOTAL A. | | 41.610 |

The apportioned Tithe is £6 10 4.

LOT 4. (Coloured Pink on Plan.)

PARISHES OF BRATTON FLEMING AND LOXHORE.

Pennyall

A desirable SMALL HOLDING AND DAIRY FARM, situate near the Village of BRATTON FLEMING, and containing

60 A. 1 R. 39 P.,

in the occupation of MESSRS. W. BROCK, A. GILL, J. WELCH and A. HILL.

The slated DWELLING-HOUSE contains Front and Back Kitchens, Dairy, Larder and 3 Bedrooms.

The OUTBUILDINGS comprise Tiled Cart Linhay, Potato House, 2-stall Stable, Barn, Yearling House, 2-stall Shippen, Calves' House, Piggery, Root House, etc.

SCHEDULE.

| Ord. No. | Description. | Acreage. |
|-------------|---|----------|
| 840 | Arable | 1.240 |
| 840 A | Arable | .170 |
| 845 | Arable | 2.835 |
| 842 | Orchard, Pasture, 2-stall Shippen and Calves' House | 2.335 |
| 843 | House, Buildings, Garden, etc. | .265 |
| 841 | Arable | .659 |
| 1061 | Arable | 1.236 |
| 1081 | Pasture | 2.241 |
| 1081 A | Pasture | .594 |
| Pt. 1078 A | Waste about | .214 |
| 1078 & 1073 | Arable | 3.060 |
| 1077 | Meadow | 1.005 |
| 1076 | Tiled Shippen and Yard ... | .232 |
| 1075 | Meadow | 1.445 |
| 1072 | Meadow | 1.090 |
| 1071 | Arable | 4.107 |
| 1069 | Arable | 4.119 |
| 1086 | Road | .275 |
| 1089 | Arable | 6.199 |
| 1092 | Meadow | .436 |
| 400 & 1093 | Meadow | 7.114 |
| 1096 & 1097 | Pasture and Rough Pasture ... | 6.846 |
| 1097 A | Pasture | 2.259 |
| 1113 | Pasture and Galvanised Linhay and 'ard... .. | 1.509 |
| 1113 A | Pasture | .668 |
| 1095 | Pasture | 3.172 |
| 1118 | Meadow | 5.166 |
| TOTAL A. | | 60.491 |

The apportioned Tithe is £10 1 2, namely, Bratton Fleming, £9 15 3, and Loxhore, 5s. 11d. Mr. Brock's tenancy of part of this Lot can be determined at Lady-day, 1921.

LOT 5. (Coloured Blue on Plan)

PARISHES OF BRATTON FLEMING AND LOXHORE.

Bratton Mill

A very desirable SMALL HOLDING and DAIRY FARM, situate near the Village of BRATTON FLEMING, containing

32 A. 1 R. 35 P.

In the occupation of MESSRS. J. WELCH, A. HILL and W. BROCK.

The Thatched DWELLING-HOUSE contains Parlour, Kitchen, Dairy, Larder and 3 Bedrooms.

The OUTBUILDINGS comprise Slated Mill with Water Wheel, 2-stall Stable, 7-stall Shippen, Root House, Piggery, Poultry House, Washhouse, Calves' Houses, Wood House, etc.

SCHEDULE.

| Ord. No. | Description. | Acreage. |
|-------------|--|----------|
| 1066 & 1067 | Meadow and Slated Sheds ... | 1.859 |
| 1068 & 337 | Meadow | 9.036 |
| 1062 | Meadow | 2.698 |
| 352 | Meadow | 3.622 |
| 376 | Meadow | 2.420 |
| 837 | Arable | 2.930 |
| 838 | Arable | .432 |
| 375 | Arable | 3.066 |
| 836 | Arable | 1.607 |
| 834 | Arable | .991 |
| 374 | Arable | .944 |
| 353 | Arable | .967 |
| 833 & 350 | Road | .595 |
| 351 | House, Buildings, Orchard, Garden, etc. | 1.113 |
| 349 | Garden | .190 |
| TOTAL A. | | 32.470 |

The apportioned Tithe is £4 10 3. Mr. Brock's tenancy of part of this Lot can be determined at Lady-day, 1921.