



By Order of the Provost and Scholars of King's College, Cambridge.

## SAMPFORD COURTENAY MANOR ESTATE DEVON.

Situate amidst perfect Devon ~~Scenery~~, and within easy reach  
of Sampford Courtenay Station (~~S.R.~~ly.), and the important  
Market Town of ~~Okehampton~~.

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*Particulars, Plans and Conditions of Sale*

of the

## Valuable Freehold Agricultural and Sporting Property

embracing Three excellent Mixed Farms and ~~sundry~~ Small Holdings, a fully Licensed Inn,  
Accommodation Lands, and many picturesque Devon Cottages,  
having a total ~~area~~ of about

686 ACRES

intersected by good roads, and lying ~~mostly~~ on Rich Redsandstone Soil.

### VACANT POSSESSION

of One Farm, and some of the Accommodation Land, on Completion of Purchase.

## *Messrs. Rawlence and Squarey*

are instructed to offer the above for ~~Sale~~ by Auction, in convenient Lots,  
subject to General Conditions of Sale, and to certain Special Conditions, at

**THE WHITE HART HOTEL, OKEHAMPTON,  
ON SATURDAY, the 21st JULY, 1928, at 3 P.M.**

(unless previously disposed of to the Tenants).

Particulars, Plans and Conditions of Sale may be obtained from :—

Messrs. JAMES & SNOW, Solicitors, The Close, Exeter; or  
Messrs. RAWLENCE & SQUAREY, Auctioneers and Land Agents,  
Sherborne; Salisbury; 4, The Sanctuary, Westminster, S.W.1; and  
5, High Street, Southampton.

## Notes & General Remarks.

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1. TENURE. The Property offered for Sale is Freehold, except Lots 6 and 8, which are let on Leases for Lives.
2. POSSESSION. Lots 35, 36 and 45 will be sold with Vacant Possession on Completion of Purchase. Lots 1, 2, 3 and 4, will be sold with Vacant Possession on the 29th day of September, 1928.
3. APPORTIONMENT OF RENTS. All apportionments of rents for purposes of Sale shall be accepted by the Purchasers, but the consent of the Tenants thereto shall not be required.
4. OUTGOINGS. The Property is believed to be subject to Tithe Rent Charge and Land Tax as stated at the foot of each Lot. In cases where the Tithe Rent Charge or Land Tax has been apportioned for the purposes of this Sale, the Vendors shall not be required to obtain legal apportionments.
5. FIXTURES. Care has been taken to omit any description of Tenant's Fixtures and Buildings from these Particulars, but whether so described or not, they are not included in the Sale.
6. TIMBER. The Timber on the various Lots is included and will be sold with them, except as to Lot 60.
7. FEES. The Purchaser of each Lot shall pay, at the close of the Sale, the Auction and Contract Fees mentioned in the Special Conditions of Sale.
8. RIGHTS OF WAY. All rights of way, water and other easements and rights provided by the Particulars to be given to the Purchaser of any Lot shall be reserved to the Vendors if such Lot shall not be sold.
9. BOUNDARIES. Should any dispute arise in regard to the Boundary or Boundary fences of any Lot where it adjoins any other Lot, or the Vendor's property, the same shall be submitted to the sole arbitration of the referee named in the Special Conditions of Sale.
10. LOTTING. The Vendors reserve the right to alter the Lotting and to amalgamate any Lots or withdraw the whole or any Lot or any portion thereof before or at the Sale.
11. FIRE INSURANCE. The Vendors do not insure their property against fire, storm or tempest, and the risks will become the Purchaser's as from the signing of the Contract.
12. INSPECTION. Intending Purchasers may inspect the various Lots at any time by permission of the Tenants on production of these Particulars or an order to view from the Auctioneers.
13. PARTICULARS AND PLANS. These have been carefully prepared and the quantities taken from the Ordnance Survey Map 2nd Edition, with the consent of the Controller of H.M. Stationery Office. They are believed to be correct and shall be accepted as such by both Vendors and Purchasers.

Mr & Saylor  
1-500

## Particulars

### LOT 1

(coloured Pink on Plan).

## THE PRODUCTIVE MIXED FARM

known as

## Southtown Farm

with good road access, situate close to the Village of Sampford Courtenay, on the Station Road. It contains in all an area of about

94 a. 0 r. 15 p.

**Vacant Possession** can be had on the 29th day of September, 1928.

### THE FARMHOUSE

contains:

ON THE GROUND FLOOR:—Front Hall; Large Sitting Room, about 18ft. x 15ft. 6in.; Living Room, with large open fire, about 15ft. x 12ft.; Dairy, about 13ft. x 8ft.; Larder, about 7ft. 6in. x 11ft.; Pump House with pump and trough.

ON THE FIRST FLOOR:—Landing; Bedroom, 16ft. 6in. x 14ft., with fireplace; Bedroom, 13ft. x 9ft.; Bedroom, 11ft. 6in. x 15ft. 6in., with fireplace; Boxroom, 11ft. x 6ft. 8in.

### THE FARM BUILDINGS

which are substantial and commodious, comprise:—Cider Cellar with loft over; Potato House; Root House; 6-ties Shippen and Calves Pen; Piggeries; 2-bay Cart Linhay; Barn with concrete floor and 3-stall Stable with loft over; Bullock House; Calves House in 3 divisions; leanto Fowls House; and Cart Linhay.

### SCHEDULE.

| No. on Plan.               | Description.                         | Area. |    |    |
|----------------------------|--------------------------------------|-------|----|----|
|                            |                                      | A.    | R. | P. |
| Sampford Courtenay Parish. |                                      |       |    |    |
| 1024                       | Rough Pasture ...                    | 19    | 2  | 2  |
| 1469                       | Rough Pasture and Arable ...         | 15    | 0  | 37 |
| 1470                       | Arable (Pasture by Tenant) ...       | 6     | 3  | 28 |
| 1492                       | Arable ...                           | 5     | 3  | 23 |
| 1493                       | Arable (Pasture by Tenant) ...       | 4     | 0  | 19 |
| 1494                       | Arable ...                           | 3     | 2  | 6  |
| 1496                       | Plantation ...                       |       | 1  | 7  |
| 1497                       | ditto ...                            | 1     | 2  | 35 |
| 1523                       | Arable ...                           | 4     | 0  | 2  |
| 1524                       | ditto ...                            | 4     | 1  | 28 |
| 1526                       | ditto (Pasture by Tenant) ...        | 3     | 2  | 33 |
| 1588                       | Pasture ...                          | 4     | 3  | 10 |
| 1589                       | Arable (Pasture by Tenant) ...       | 4     | 0  | 38 |
| 1592                       | Orchard ...                          |       | 1  | 29 |
| 1593                       | Meadow ...                           | 1     | 1  | 27 |
| 1594                       | Arable ...                           | 6     | 0  | 26 |
| 1596                       | ditto ...                            | 3     | 0  | 10 |
| 1642a                      | Meadow ...                           | 1     | 3  | 10 |
| 1643                       | ditto ...                            |       | 2  | 27 |
| 1646                       | ditto ...                            | 1     | 0  | 31 |
| 1653a                      | House, Buildings, Orchard and Garden |       | 3  | 27 |

**A. 94 0 15**

Outgoings:—

Commuted Tithe Rent Charge, £4. 8s. 7d.  
Land Tax (last Assessment), 7½d. in the £.

This Lot, with other lands, is let to Mr. Harris on a yearly Michaelmas Tenancy. He has served his Notice to Quit, and the Farm is being sold with the benefits and liabilities of the existing Agreement.

N.B.—The Vendors reserve a right of way for all purposes over Ord. No. 1024 of this Lot, into Lot 38, through the existing gateway.

*Mr J Harris 140.7*

**LOT 2**

(coloured Brown on Plan).

**The Fertile Accommodation Arable Field**

with **Vacant Possession** on the 29th day of September, 1928.

Situate close to the Village and in the Parish of Sampford Courtenay, with long road frontage. Numbered 1644a on Plan, and comprising an area of about

4 a.      0 r.      20 p.

Outgoings:—

Commuted Tithe Rent Charge, 19s. 8d.  
Land Tax (last Assessment), 7½d. in the £.

This Lot, with other lands, is let to Mr. Harris on a yearly Michaelmas Tenancy. He has served his Notice to Quit and the Farm is being sold with the benefits and liabilities of the existing Agreement.

*not sold*

**LOT 3**

(coloured Blue on Plan).

**The Accommodation Arable Fields**

with **Vacant Possession** on the 29th day of September, 1928.

Situate in the Parish of Sampford Courtenay, and numbered 1694 and 1706 on Plan, they are situate in Greenhill Lane and close to the Village, and comprise an area of about

6 a.      1 r.      26 p.

Outgoings:—

Commuted Tithe Rent Charge, £1. 3s. 1d.  
Land Tax (last Assessment), 7½d. in the £.

This Lot, with other lands, is let to Mr. Harris on a yearly Michaelmas Tenancy. He has served his Notice to Quit and the Farm is being sold with the benefits and liabilities of the existing Agreement.

*Mrs Ash*  
*95 £*

**LOT 4**

(coloured Yellow on Plan).

**The Rich Arable Field**

with **Vacant Possession** on the 29th day of September, 1928.

Situate in the Parish of Sampford Courtenay and close to the Village, numbered 1659 on Plan. It possesses good road frontage, and comprises an area of about

3 a. 0 r. 6 p.

Outgoings:—

Commuted Tithe Rent Charge, 12s. 8d.  
Land Tax (last Assessment), 7½d. in the £.

This Lot, with other lands, is let to Mr. Harris on a yearly Michaelmas tenancy. He has served his Notice to Quit and the Farm is being sold with the benefits and liabilities of the existing Agreement.

**LOT 5**

(coloured Brown on Plan).

**The Attractive and Picturesque Village Inn**

known as

**The New Inn**

together with

**Garage, Garden and Pasture Fields,**

embracing in all an area of about

2 a. 1 r. 11 p.

Situate at the four cross-roads in the Village of Sampford Courtenay.

THE INN is commodious, and contains:—

ON THE GROUND FLOOR:—Dining Room, about 16ft. 9in. x 14ft. 3in.; Large Bar Parlour, about 23ft. x 12ft. 6in.; Kitchen; Back Kitchen; Cellar; Dairy; Meal House.

ON THE FIRST FLOOR:—Landing; One Large Bedroom, about 17ft. x 14ft. 6in.; Four medium sized Bedrooms; Club Room, about 17ft. x 17ft. 6in.; W.C.

THE OUTBUILDINGS comprise:—Large Store; Coal House; 3-stall Stable; Linhay; Fowls House; Lock-up Garage for 2 cars on the opposite side of the road.

**SCHEDULE.**

| No. on<br>Plan.               | Description.     | Area.     |            |           |
|-------------------------------|------------------|-----------|------------|-----------|
|                               |                  | A.        | R.         | P.        |
| In Sampford Courtenay Parish. |                  |           |            |           |
| 1653b                         | Garage           | ...       | ...        | 2         |
| 1685a                         | Pasture          | ...       | ...        | 1 0 12    |
| 1685b                         | Inn and Premises | ...       | ...        | 17        |
| 1686                          | Pasture          | ...       | ...        | 1 0 20    |
|                               |                  | <b>A.</b> | <b>2 1</b> | <b>11</b> |

Nos. 1685a and 1686 of this Lot are, with other lands, let on a yearly Old Michaelmas tenancy to Messrs. G. & J. Snell, who will give Vacant Possession on the 11th day of October, 1928. The remainder of this Lot is, with other land, let on a yearly Old Michaelmas tenancy to Mr. C. C. Sellers.

Outgoings:—

Commuted Tithe Rent Charge, 10s. 4d.  
Land Tax (last Assessment), 7½d. in the £.

A list of Tenant's Fixtures may be seen on arrangement with the Tenant, Mr. C. C. Sellers.

The water supply and water trough on the outer wall of the Garage are reserved to the Vendors.

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### LOT 6

(coloured Yellow on Plan).

*with Drawn  
13. 3*

### Freehold Reversion to The Attractive Cottage and Garden

Numbered 1684c on Plan. It occupies an excellent corner site in Sampford Courtenay, and comprises an area of about

0 a. 0 r. 19 p.

The Accommodation is as follows:—Parlour; Kitchen; Back Kitchen; Pantry; 2 Bedrooms; Woodhouse.

This Lot is sold subject to a former Copyhold Interest determinable on Lives, and there is a Quit Rent payable to the Vendors of four-pence per annum. The present Lives are 66 and 67 years of age respectively.

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### LOT 7

(coloured Green on Plan).

*Mrs. Parsons*

### The Cottage and Garden

Numbered 1684d on Plan, situate in the Parish of Sampford Courtenay, and comprising an area of about

0 a. 0 r. 14 p.

The Accommodation is as follows:—Kitchen; Back Kitchen; Cellar; 3 Bedrooms; Wood Shed and Fowls House.

This Lot is let on a Quarterly Tenancy to Mr. W. Parsons.

Outgoings:—

Commuted Tithe Rent Charge, Nil.  
Land Tax (last Assessment), 7½d. in the £.

**LOT 8**

(coloured Pink on Plan).

**Freehold Reversion to  
The Orchard**

Numbered 1684e on Plan, situate in the Village of Sampford Courtenay, comprising an area of about

0 a. 0 r. 12 p.

It offers a valuable Building Site, and is sold subject to a former Copyhold interest determinable on Lives. There is a Quit Rent payable to the Vendors of four-pence per annum. The present Lives are each 69 years of age.

**LOT 9**

(coloured Blue on Plan).

**The Attractive Cottage and Garden**

Numbered 1684b and 1684f on Plan, situate in the centre of Sampford Courtenay Village with frontage to two roads, and comprises an area of about

0 a. 1 r. 20 p.

The Accommodation is as follows:—Parlour; Kitchen; Pantry; 3 Bedrooms; Pigs' House and Garden Shed; Wood-shed; 2 Pigstyes and Linhay; Large Store and old Smithy.

This Lot is let on a yearly Michaelmas tenancy to Mr. J. F. Arscott.

Outgoings:—

Commutd Tithe Rent Charge, 1s. 4d.  
Land Tax (last Assessment), 7½d. in the £.

The Tenant claims the Conservatory and flooring over Linhay.

**LOT 10**

(coloured Yellow on Plan).

**The Substantial Cottage and Garden**

Situate in the Village of Sampford Courtenay and numbered 1684g and 1653d on Plan, consists of a good Cottage with a slate roof, and Garden opposite. The area is about

0 a. 0 r. 12 p.

The Accommodation comprises:—Kitchen with Range; Back Kitchen; 2 Bedrooms; Woodhouse.

This Lot is let on a Quarterly tenancy to Mr. E. Reddaway.

Outgoings:—

Commutd Tithe Rent Charge, Nil.  
Land Tax (last Assessment), 7½d. in the £.

**LOT 11**

(coloured Green on Plan).

**The Substantial Cottage and Garden**

Situate in the Village of Sampford Courtenay, and numbered 1684h and 1653c on Plan, consists of a good Cottage with slate roof, and Garden opposite. The area is about

0 a. 0 r. 15 p.

The Accommodation is as follows:—Kitchen with range; Back Kitchen; 2 Bedrooms; Woodhouse.

This Lot is let to Mrs. Cooper on a Quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil.  
Land Tax (last Assessment),  $7\frac{1}{2}$  in the £.

**LOT 12**

(coloured Brown on Plan).

**The Valuable Accommodation Pasture Field**

Situate close to Sampford Courtenay Village, and numbered 1683 on Plan. There is a good Shed in this Field and the whole comprises an area of about

0 a. 2 r. 15 p.

This Lot is with other property let to Mr. C. C. Sellers on a yearly Old Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 3s. 6d.  
Land Tax (last Assessment),  $7\frac{1}{2}$ d. in the £.

**LOT 13**

(coloured Green on Plan).

**The Old Fashioned Cottage and Garden**

Numbered Pt. 1684a on Plan, and situate in the Village of Sampford Courtenay, comprises an area of about

0 a. 0 r. 22 p.

The Accommodation is as follows:—Kitchen with range; Back Kitchen; 3 Bedrooms; Woodhouse and Pigstye.

This Lot is let on a Quarterly tenancy to Mr. Reynolds.

Outgoings:—

Commuted Tithe Rent Charge, Nil.  
Land Tax (last Assessment),  $7\frac{1}{2}$ d. in the £.

**LOT 14**

(coloured Pink on Plan).

**An Attractive Cottage and Garden**

Numbered Pt. 1684a on Plan, situate in Sampford Courtenay Village, and comprising an area of about

0 a. 0 r. 20 p.

The Accommodation is as follows:—Kitchen with range; Back Kitchen; 2 Bedrooms; Linhay.

This Lot is let to Mr. C. Reddaway on a Quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil.

Land Tax (last Assessment), 7½d. in the £.

**LOT 15**

(coloured Green on Plan).

**An Old-fashioned Thatched Cottage & Garden**

Numbered 1688 and 1714 b on Plan, situate in the Village of Sampford Courtenay, and comprising an area of about

0 a. 1 r. 20 p.

The Accommodation is as follows:—Parlour; Back Kitchen; 2 Bedrooms; Wood-shed and Pigsty.

Part 1714b of this Lot is let to Mr. J. Snell on a yearly Old Michaelmas Tenancy; Part of 1688 is let to Mr. S. Hill on a Quarterly Tenancy; and the remaining Part of 1688 is let to Mr. C. C. Sellers on a yearly Old Michaelmas Tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil.

Land Tax (last Assessment), 7½d. in the £.

N.B.—Ord. No. 1714b is subject to a full right of way for the benefit of Yondhill Farm.

**LOT 16**

(coloured Yellow on Plan).

**A Valuable Small Holding**

Situate close to the Village of Sampford Courtenay, and accessible from two roads, and containing in all an area of about

4 a. 1 r. 2 p.

THE FARMHOUSE contains:—Kitchen with old oak beams; Back Kitchen; Dairy; and 3 Bedrooms.

THE FARM BUILDINGS comprise:—2-stall Stable with loft over; Wagon House; Barn; Bullock House; Calving House; Shippen for 4 cows; 2-ties Calf House; Pig House.

No. on  
Plan.

# SCHEDULE.

| Plan.                         | Description                    | A. | R. | P.  |
|-------------------------------|--------------------------------|----|----|-----|
| In Sampford Courtenay Parish. |                                |    |    |     |
| 1638                          | Arable (Pasture by Tenant) ... |    | 1  | 33  |
| 1639                          | ditto ditto ...                |    | 1  | 23  |
| 1640                          | Pasture and Garden ...         |    | 1  | 10  |
| 1641                          | Pasture ...                    | 1  | 2  | 1   |
| 1667a                         | House, Buildings and Yard ...  |    | 1  | 2   |
| 1667c                         | Pasture and Shed ...           |    | 1  | 13  |
|                               |                                | A. | 4  | 1 2 |

Ord. No. 1641 of this Lot is let with other land to Mr. John Reddaway on a yearly Michaelmas tenancy.

Ord No. 1667c is let to Mr. C. C. Sellers on a yearly Old Michaelmas tenancy.

The remainder of this Lot is let to Mr. F. Taylor on a yearly Old Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, £1. 2s. 8d.

Land Tax (last Assessment), 7½d. in the £

N.B.—The water pipe that supplies the village tap runs through Ord. Nos. 1638 and 1667c, and is reserved to the Vendors (see Special Condition No. 18).

## LOT 17

(coloured Blue on Plan)

### The Valuable Garden

forming a first-class Building Site, Numbered 1667b on Plan, is situate in the centre of the Village, and comprises an area of about

0 a. 0 r. 33 p.

This Lot is, together with other land, let on a yearly Old Michaelmas tenancy to Mr. C. C. Sellers.

Outgoings:—

Commuted Tithe Rent Charge, 1s. 2d.

Land Tax (last Assessment), 7½d. in the £.

N.B.—The Water Pipe that supplies the Village tap runs through Ord. No. 1667b, and is reserved to the Vendors (see Special Condition, No. 18).

## LOT 18

(coloured pink on Plan).

### The well-built Cottage and Garden

Numbered 1600a on Plan, and situate close to the Village of Sampford Courtenay.

This is one of a pair of modern substantial Cottages known as "Cherrywell." It is built of stone with a good slate roof, and comprises in all an area of about

0 a. 1 r. 12 p.

The Accommodation is as follows:—Parlour with tiled register grate; Kitchen with range and copper; Pantry; 3 Bedrooms (two having fireplaces); Pigstye.

Water is obtained from a spring below the garden.

This Lot is let, with other land, to Mr. W. H. Arscott on a Quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil.

Land Tax (last Assessment), 7½d. in the £.

*Sold*

**LOT 19**

(coloured Green on Plan).

**The well-built Cottage and Garden**

Numbered 1600b on Plan, is a similar Cottage adjoining Lot 18, with the same accommodation. The area is

0 a. 0 r. 36 p.

Water is obtained from a spring below the garden.

This Lot is, with other land, let on a Quarterly tenancy to Mr. G. Cockeram.

Outgoings:—

Commuted Tithe Rent Charge, Nil.

Land Tax (last Assessment), 7½d. in the £.

*Not drawn*

**LOT 20**

(coloured Green on Plan).

**The Picturesque Cottage and Garden**

Numbered 1642b on Plan, and situate in the Village of Sampford Courtenay. The area comprises about

0 a. 0 r. 29 p.

The Cottage has a slate roof, and comprises the following accommodation:—Kitchen; Back Kitchen; 2 Bedrooms; and Woodhouse.

This Lot is let to Mr. Brealey on a Quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil.

Land Tax (last Assessment), 7½d. in the £.

*Sold*

**LOT 21**

(coloured Blue on Plan).

**The Fertile Garden Ground**

Numbered 1599 on Plan, and situate in the Village of Sampford Courtenay, comprises an area of about

0 a. 1 r. 19 p.

This Lot is, with other lands, let to Mr. G. Cockeram on a Quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil.

Land Tax (last Assessment), 7½d. in the £.

N.B.—The Purchaser of this Lot must covenant to maintain and repair in its existing position, the ancient stone Cross now thereon (see Special Condition No. 19).

**LOT 22**

(coloured Green on Plan).

**A Good Garden Plot**

Numbered 1597 on Plan, close to the Village and adjoining the Station Road. It comprises an area of about

0 a. 1 r. 14 p.

This Lot is, with other Land, let to Mr. W. H. Arscott on a Quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil.  
Land Tax (last Assessment), 7½d. in the £.

**LOT 23**

(coloured Brown on Plan).

**The Accommodation Pasture Land and Sheds**

Numbered 1637 on Plan, in the Parish of Sampford Courtenay and close to the Village, containing an area of about

1 a. 0 r. 35 p.

This Lot is, with other lands, let to Mr. W. Paddon on a yearly Old Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 3s. 10d.  
Land Tax (last Assessment), 7½d. in the £.

N.B.—The Water Pipe that supplies the Village tap runs through this field and is reserved to the Vendors (see Special Condition No. 18).

**LOT 24**

(coloured Pink on Plan).

**The Accommodation Arable Land**

Numbered 1664 on Plan, in the Parish of Sampford Courtenay, and close to the Village, containing an area of about

2 a. 3 r. 39 p.

and adjoining the road from Sampford Courtenay to North Tawton.

This Lot is, with other Lands, let to Mr. John Reddaway on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 12s. 10d.  
Land Tax (last Assessment), 7½d. in the £.

*With Drawn*

### LOT 25

(coloured Brown on Plan).

## The Fertile Arable Field

Numbered 1663 on Plan, in the Parish of Sampford Courtenay, and situate in Greenhill Lane. It contains an area of about

2 a. 0 r. 11 p.

of productive Red Soil, and is let to Mr. Harry Reddaway, together with other land, on a yearly Old Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 8s. 10d.  
Land Tax (last Assessment), 7½d. in the £.

### LOT 26

(coloured Blue on Plan).

*With Drawn*

## The Very Valuable Accommodation Arable and Pasture Fields

Situate close to the Village with roads on two sides, this Lot comprises an area of about

8 a. 0 r. 19 p.

### SCHEDULE.

| No. on<br>Plan.               | Description. |     |     |     |           | Area.<br>A. R. P. |          |           |
|-------------------------------|--------------|-----|-----|-----|-----------|-------------------|----------|-----------|
| In Sampford Courtenay Parish. |              |     |     |     |           |                   |          |           |
| 1635                          | Pasture      | ... | ... | ... | 2         | 0                 | 23       |           |
| 1636                          | Arable       | ... | ... | ... | 5         | 3                 | 36       |           |
|                               |              |     |     |     | <b>A.</b> | <b>8</b>          | <b>0</b> | <b>19</b> |

This Lot is, with other lands, let to Mr. F. Taylor on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 8s. 2d.  
Land Tax (last Assessment), 7½d. in the £.

N.B.—The Village Water Supply arises in Ord. No. 1635, and the right of taking water as heretofore is reserved (see Special Condition No. 18).

*Will Draw*

**LOT 27**

(coloured Green on Plan).

**A well-watered Accommodation Holding**

Numbered 1623 and 1624a on Plan, situate in the Parish of Sampford Courtenay and bounded by a good road. It embraces an area of about

6 a. 0 r. 23 p.

This Lot is, with other lands, let to Mr. F. Taylor on a yearly Michaelmas tenancy.

**SCHEDULE.**

| No. on Plan.                  | Description.                   | A.    | R. | P. |
|-------------------------------|--------------------------------|-------|----|----|
| In Sampford Courtenay Parish. |                                |       |    |    |
| 1623                          | Arable (Pasture by Tenant) ... | 2     | 2  | 21 |
| 1624a                         | Rough Pasture ...              | 3     | 2  | 2  |
|                               |                                | <hr/> |    |    |
| A.                            |                                | 6     | 0  | 23 |

Outgoings:—

Commuted Tithe Rent Charge, 12s. 3d.  
Land Tax (last Assessment), 7½d. in the £.

*not sold*

**LOT 28**

(coloured Blue on Plan).

**The Deep Arable Field**

Numbered 1564 on Plan, and situate in Ramsey Lane in the Parish of Sampford Courtenay. It comprises an area of about

1 a. 1 r. 22 p.

This Lot is, with other lands, let to Mr. F. Taylor on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 7s. 2d.  
Land Tax (last Assessment), 7½d. in the £.

*Mr W Ancoff  
70. £*

**LOT 29**

(coloured Brown on Plan).

**The Fertile Arable Field**

Numbered 1568 on Plan, and adjoining Lot 28. This Field is accessible from two Lanes, and is of the good Red Soil. It comprises an area of about

2 a. 1 r. 17 p.

This Lot is, with other lands, let to Mr. F. Taylor on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 10s. 5d.  
Land Tax (last Assessment), 7½d. in the £.

15

With Drawn  
at 44-10

### LOT 30

(coloured Green on Plan).

## The Accommodation Arable Field

Numbered 1514a on Plan, and situate at Fullford Bridge, in the Parish of Sampford Courtenay. It comprises an area of about

3 a. 0 r. 26 p.

This Lot is, with other lands, let to Mr. John Reddaway on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 1s. 0d.  
Land Tax (last Assessment), 7½d. in the £.

### LOT 31

(coloured Pink on Plan).

## The Accommodation Holding

Situate in the Parish of Sampford Courtenay, and comprising some good Pasture Land, together with Moorlands, in all about

24 a. 2 r. 3 p.

### SCHEDULE.

| No. on Plan. | SCHEDULE.                     |       |     |     |       |    |    |
|--------------|-------------------------------|-------|-----|-----|-------|----|----|
|              | Description.                  |       |     |     | Area. |    |    |
|              | In Sampford Courtenay Parish. |       |     |     | A.    | R. | P. |
| 1473b        | Lane                          | ...   | ... | ... |       |    |    |
| 1500         | Rough Pasture                 | ...   | ... | ... |       |    | 22 |
| 1515         | ditto                         | ...   | ... | ... | 6     | 0  | 39 |
| 1517         | ditto                         | ...   | ... | ... | 2     | 1  | 29 |
| 1518         | ditto                         | ...   | ... | ... | 9     | 0  | 18 |
| 1534         | Arable (Pasture by Tenant)    | ...   | ... | ... | 2     | 0  | 32 |
| 1537         | ditto                         | ...   | ... | ... | 2     | 0  | 25 |
|              |                               | ditto | ... | ... | 2     | 0  | 38 |
| A.           |                               |       |     |     | 24    | 2  | 3  |

This Lot is, with other lands, let to Mr. F. Taylor on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 18s. 4d.  
Land Tax (last Assessment), 7½d. in the £.

## LOT 32

(coloured Pink on Plan).

# The Excellent Mixed Holding

Situate in the Parish of Sampford Courtenay, near Fullaford Bridge, embracing an area of about

9 a. 3 r. 34 p.

## SCHEDULE.

| No. on Plan.                  | Description.                   | A. | Area. R. | P. |
|-------------------------------|--------------------------------|----|----------|----|
| In Sampford Courtenay Parish. |                                |    |          |    |
| 1504a                         | Arable (Pasture by Tenant) ... | 3  | 0        | 18 |
| 1511                          | Pasture ...                    | 4  | 0        | 27 |
| 1512                          | Drove ...                      |    | 1        | 36 |
| 1513                          | Pasture ...                    | 2  | 0        | 33 |
| A.                            |                                | 9  | 3        | 34 |

This Lot is, with other lands, let to Mr. John Reddaway on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 6s. 7d.  
Land Tax (last Assessment), 7½d. in the £.

## LOT 33

(coloured Blue on Plan).

# The Accommodation Lands

with excellent road frontage on two sides are situate in the Parish of Sampford Courtenay, and comprise an area of about

16 a. 0 r. 32 p.

## SCHEDULE.

| No. on Plan.                  | Description.  |     |     | Area.     |             |           |
|-------------------------------|---------------|-----|-----|-----------|-------------|-----------|
|                               |               |     |     | A.        | R.          | P.        |
| In Sampford Courtenay Parish. |               |     |     |           |             |           |
| 1484                          | Arable        | ... | ... | 8         | 1           | 36        |
| 1485b                         | Copse         | ... | ... |           | 1           | 32        |
| 1503                          | Rough Pasture | ... | ... | 7         | 1           | 4         |
|                               |               |     |     | <b>A.</b> | <b>16 0</b> | <b>32</b> |

No. 1485b of this Lot is in hand.

The remainder is, with other lands, let to Mr. John Reddaway on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 4s. 0d.  
Land Tax (last Assessment), 7½d. in the £.

N.B.—The Tenant claims the Shed in Ord. No. 1503.

Mr. Bournel.  
240

### LOT 34

(coloured Brown on Plan)

## The Valuable Accommodation Stock Run

Situate near Sampford Courtenay Station, and with good road frontage.  
The whole comprises an area of about

33 a. 2 r. 19 p.

| No. on<br>Plan. | SCHEDULE.                     |     |     | Area. |    |    |
|-----------------|-------------------------------|-----|-----|-------|----|----|
|                 | Description.                  |     |     | A.    | R. | P. |
|                 | In Sampford Courtenay Parish. |     |     |       |    |    |
| 1473a           | Drove                         | ... | --- | 1     | 0  | 16 |
| 1485a           | Copse                         | ... | --- |       | 3  | 8  |
| 1486            | Rough Pasture                 | ... | --- | 31    | 2  | 35 |
| A.              |                               |     |     | 33    | 2  | 19 |

No. 1485a of this Lot is in hand. The remainder is, with other lands, let to Mr. F. Taylor on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 12s. 0d.  
Land Tax (last Assessment), 7½d. in the £.

### LOT 35

(coloured Green on Plan)

## A Valuable Plantation

known as

### Station Plantation

Numbered 965 on Plan, and containing some valuable Scotch Firs 52 years old. It adjoins Sampford Courtenay Railway Station, and forms a useful building site. It contains in all an area of about

14 a. 0 r. 30 p.

**Vacant Possession** may be had on Completion of Purchase.

Outgoings:—

Commuted Tithe Rent Charge, 3s. 10d.  
Land Tax (last Assessment), 7½d. in the £.

N.B.—It should be noted that Mr. V. Arscott, of Station House, Sampford Courtenay, has a fowls' run on a portion of this Lot, for which he pays an acknowledgment rent of 5/- per annum.

### LOT 36

(coloured Blue on Plan).

## The Plantations

Situate near Rowden, in the Parish of Sampford Courtenay, containing mostly Scotch Firs of about 15 years of age, and the total area comprises about

17 a. 0 r. 35 p.

### SCHEDULE.

| No. on<br>Plan.               | Description. | Area. |     |      |
|-------------------------------|--------------|-------|-----|------|
|                               |              | A.    | R.  | P.   |
| In Sampford Courtenay Parish. |              |       |     |      |
| 848                           | Plantation   | ...   | ... | ...  |
| 892a                          | Row          | ...   | ... | ...  |
| 893                           | Plantation   | ...   | ... | ...  |
| 899b                          | ditto        | ...   | ... | ...  |
| 900                           | ditto        | ...   | ... | ...  |
|                               |              | A.    | 17  | 0 35 |

**Vacant Possession** of this Lot may be had on Completion of Purchase.

Outgoings:—

Commuted Tithe Rent Charge, 10s. 5d.  
Land Tax (last Assessment), 7½d. in the £.

### LOT 37

(coloured Blue on Plan).

## The Accommodation Pasture Field

Numbered 1491 on Plan, in the Parish of Sampford Courtenay; it has a long road frontage to the Station Road, and comprises an area of about

8 a. 0 r. 23 p.

This Lot is, together with other land, let to Mr. J. Reddaway on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 5s. 1d.  
Land Tax (last Assessment), 7½d. in the £.

**LOT 38**

(coloured Green on Plan).

**The Valuable Stock Run**

Situate between the Station and the Village, comprises a total area of about

12 a. 3 r. 2 p.

**SCHEDULE**

| SCHEDULE                      |               |     |     |           |           |          |
|-------------------------------|---------------|-----|-----|-----------|-----------|----------|
| No. on Plan.                  | Description.  |     |     | Area.     |           |          |
|                               |               |     |     | A.        | R.        | P.       |
| In Sampford Courtenay Parish. |               |     |     |           |           |          |
| 1490                          | Rough Pasture | ... | --- | 6         | 3         | 39       |
| 1498                          | ditto         | ... | --- | 2         | 2         | 17       |
| 1499                          | ditto         | ... | --- | 3         | 0         | 26       |
|                               |               |     |     | <b>A.</b> | <b>12</b> | <b>3</b> |
|                               |               |     |     |           |           | <b>2</b> |

This Lot is let to Mr. W. Ash on a yearly **Old Michaelmas** tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 4s. 5d.  
Land Tax (last Assessment), 7½d. in the £.

N.B.—A Right of Way to this Lot is reserved over Ord. No. 1024 of Lot 1.

**LOT 39**

(coloured Pink on Plan).

**The Village Shop and Post Office**

together with

**Private House and Garden**

Numbered Pt. 1759a on Plan, and situate in the centre of Sampford Courtenay Village.

THE SHOP, recently and substantially built, has a large Store Room over. Adjoining the Shop is the House, which comprises:—Hall; Kitchen; Back Kitchen; 3 Bedrooms.

There is a leanto Shed in the Yard, also a Pigsty and Oil House.

The area of the whole comprises about

0 a. 0 r. 27 p.

This Lot is let to Mr. H. Ash on a Quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 9d.  
Land Tax (last Assessment), 7½d. in the £.

N.B.—A list of Tenant's Fixtures may be seen on application to the Tenant.

With this Lot is sold a Right of Way over the Yard of the Smithy adjoining as at present enjoyed.

*Mr. Paddon*

**LOT 40**

(coloured Blue on Plan).

**A Picturesque Thatched Cottage**

known as "THORNBURY COTTAGE"

Numbered 1743 on Plan, and situate at Sampford Chapple, it commands a beautiful view of the Moors, and comprises an area of about

0 a. 1 r. 19 p.

THE COTTAGE comprises;—Sitting Room; Kitchen; Back Kitchen; 3 Bedrooms; Dairy; Wood-house; Root-house; Cart-shed and Garden.

This Lot is, with other Lands, let to Mr. W. Paddon on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil  
Land Tax (last Assessment), 7½d. in the £.

N.B. With this Lot will be conveyed the right to take Water for domestic purposes from the Pump in Ord. No. 1745.

**LOT 41**

(coloured Green on Plan).

**A Useful Small Holding**

Situate at Sampford Chapple. The TWO COTTAGES and OUTBUILDINGS could very easily be converted into a capital Farmstead.

**SCHEDULE.**

| SCHEDULE.                     |                      |     |     |           |            |           |
|-------------------------------|----------------------|-----|-----|-----------|------------|-----------|
| No. on Plan.                  | Description.         |     |     | A.        | Area.      | P.        |
| In Sampford Courtenay Parish. |                      |     |     |           |            |           |
| 1745                          | Cottages and Gardens | --- | ... |           | 2          | 6         |
| 1746                          | Pasture              | ... | --- | ...       | 3          | 1 25      |
|                               |                      |     |     | <b>A.</b> | <b>3 3</b> | <b>31</b> |

Ord. No. 1746 of this Lot is, with other Lands, let to Mr. W. Paddon on a yearly Old Michaelmas tenancy. The Two Cottages are let on Quarterly tenancies.

Outgoings:—

Commuted Tithe Rent Charge, 1½s. 3d.  
Land Tax (last Assessment), 7½d. in the £.

N.B. There is a Pump House at the end of the cottages, from which the other adjoining owners and tenants draw water. This Lot is sold subject to such rights.

Mr. C. Bolt  
175 £

## LOT 42

(coloured Green on Plan).

### A Valuable Small Holding

Situate at Sampford Chapple. It comprises a compact Cottage, Garden and Buildings, together with a good Pasture Field.

The Accommodation is as follows:—Kitchen; Back Kitchen; 3 Bedrooms; a substantially built Linhay and 2-stall Stable; Pigsty and Leanto Shed.

#### SCHEDULE

|                               |                               | Area. |    |    |
|-------------------------------|-------------------------------|-------|----|----|
| No. on Plan.                  | Description.                  | A.    | R. | P. |
| In Sampford Courtenay Parish. |                               |       |    |    |
| 1671                          | Pasture                       | —     | 2  | 0  |
| 1672d                         | Cottage, Garden and Buildings | —     | —  | 4  |
| 1674c                         | Garden                        | —     | —  | 8  |
| 1674d                         | Garden                        | —     | —  | 8  |
| 1674e                         | Garden and Buildings          | —     | —  | 15 |
|                               |                               | A.    | 2  | 35 |

Ord. No. 1671 of this Lot is let to Mr. S. Northam on a yearly Michaelmas tenancy. The remainder is let to Mr. S. Northam on a Quarterly tenancy.

#### Outgoings:—

Commuted Tithe Rent Charge, Nil.  
Land Tax (last Assessment), 7½d. in the £.

N.B.—With this Lot will be conveyed the right to take Water for domestic purposes from the Pump in Ord. No. 1745.

Mr. J. Reynolds  
95 £

## LOT 43

(coloured Pink on Plan).

### The Substantial Cottage and Garden

Numbered 1672c and 1674b on Plan, and situate at Sampford Chapple.

It contains in all an area of about

0 a. 0 r. 16 p.

The Accommodation is as follows:—Kitchen; Back Kitchen; 2 Bedrooms; Woodhouse; Linhay.

This Lot is, with other lands, let to Mr. J. Harris on a yearly Michaelmas tenancy.

#### Outgoings:—

Commuted Tithe Rent Charge, Nil.  
Land Tax (last Assessment), 7½d. in the £.

N.B.—With this Lot will be conveyed the right to take Water for domestic purposes from the Pump in Ord. No. 1745.

**LOT 44**

(coloured Blue on Plan).

**The Compact Cottage and Garden**

Numbered 1672b and 1871a on Plan, and situate at Sampford Chapple. It comprises an area of about

0 a. 0 r. 26 p.

The Accommodation is as follows:—Kitchen with range; Back Kitchen with copper; Pantry; 3 Bedrooms; Woodhouse; Pigsty.

This Lot is, with other lands, let to Mr. W. Lake on a Quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil.  
Land Tax (last Assessment), 7½d. in the £.

N.B.—With this Lot will be conveyed the right to take Water for domestic purposes from the Pump in Ord. No. 1745.

**LOT 45**

(coloured Blue on Plan).

**The Very Valuable Garden**

Numbered 1674a on Plan, and situate at Sampford Chapple. It comprises an area of about

0 a. 0 r. 7 p.

**Vacant Possession** of this Lot may be had on Completion of Purchase.

Outgoings:—

Commuted Tithe Rent Charge, Nil.  
Land Tax (last Assessment), 7½d. in the £.

(See Special Condition No. 20).

**LOT 46**

(coloured Pink on Plan).

**The Very Fertile Arable Field**

Numbered 1747 on Plan, and situate close to Sampford Chapple.

**SCHEDULE.**

| SCHEDULE.                     |                                |       |    |      |
|-------------------------------|--------------------------------|-------|----|------|
| No. on Plan.                  | Description.                   | Area. |    |      |
|                               |                                | A.    | R. | P.   |
| In Sampford Courtenay Parish. |                                |       |    |      |
| 1747                          | Arable (Pasture by Tenant) ... | ...   | 6  | 2 14 |
|                               |                                | A.    | 6  | 2 14 |

This Lot is, with other lands, let to Mr. J. Arscott on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, £1 10s. 6d.  
Land Tax (last Assessment), 7½d. in the £.

*Mrs Baddon  
104*

### LOT 47

(coloured Yellow on Plan).

## The Accommodation Pasture Land

Numbered 1742 on Plan, and situate close to Sampford Chapple, it has a long frontage to three roads, and comprises an area of about

3 a. 1 r. 20 p.

This Lot is, with other Lands, let to Mr. S. Northam on a yearly Old Michaelmas tenancy.

Outgoings:— Commuted Tithe Rent Charge, 10s. 3d.  
Land Tax (last Assessment), 7d. in the £.

### LOT 48

(coloured Brown on Plan).

## The Valuable Arable Field

Numbered 1751 on Plan, and situate at Peacegate Cross, close to Sampford Chapple. It has a long road frontage, and comprises an area of about

1 a. 2 r. 6 p.

#### SCHEDULE.

| SCHEDULE.                     |                                |       |       |       |
|-------------------------------|--------------------------------|-------|-------|-------|
| No. on Plan.                  | Description.                   | Area. |       |       |
|                               |                                | A.    | R.    | P.    |
| In Sampford Courtenay Parish. |                                |       |       |       |
| 1751                          | Arable (Pasture by Tenant) --- | ---   | 1     | 2 6   |
|                               |                                |       | <hr/> | <hr/> |
|                               |                                | A.    | 1     | 2 6   |

This Lot is, with other lands, let to Mr. J. F. Arscott, on a yearly Michaelmas tenancy.

Outgoings:— Commuted Tithe Rent Charge, 6s. 9d.  
Land Tax (last Assessment), 7d. in the £.

### LOT 49

(coloured Blue on Plan).

## The Accommodation Arable Land

Numbered 1748 on Plan and situate with good road frontage in Clifton Lane. It comprises an area of about

1 a. 2 r. 5 p.

#### SCHEDULE.

| SCHEDULE.                     |                                |       |    |     |
|-------------------------------|--------------------------------|-------|----|-----|
| No. on Plan.                  | Description.                   | Area. |    |     |
|                               |                                | A.    | R. | P.  |
| In Sampford Courtenay Parish. |                                |       |    |     |
| 1748                          | Arable (Pasture by Tenant) ... | ...   | 1  | 2 5 |
|                               |                                | A.    | 1  | 2 5 |

This Lot is, with other lands, let to Mr. W. Paddon on a yearly Michaelmas tenancy.

Outgoings:— Commuted Tithe Rent Charge, 7s. 2d.  
Land Tax (last Assessment), 7d. in the £.

Mr S. Piper  
30 £

### LOT 50

(coloured Yellow on Plan)

## The Productive Arable Field

Numbered 1930 on Plan and situate in ~~Chasen~~ Lane, adjoining Lot 49, it comprises an area of about

0a. 3r. 35p.

This Lot is, with other lands, let to Mr. H. Sanders on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 4s. 9d.  
Land Tax (last Assessment), 7½d. in the £.

### LOT 51

(coloured Brown on Plan).

## The Very Fertile Arable Field

Numbered 1870 on Plan, and situate close to Sampford Chapple. It comprises in all an area of about

2a. 0r. 28p.

This Lot is let to Mr. J. Reddaway on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 7s. 4d.  
Land Tax (last Assessment), 7½d. in the £.

### LOT 52

(coloured Pink on Plan).

## A Very Valuable Productive Arable Field

Numbered 1908 on Plan and situate close to Sampford Chapple, with long frontage to two Roads.

### SCHEDULE

| No. on<br>Plan.               | Description.                   | Area.     |          |             |
|-------------------------------|--------------------------------|-----------|----------|-------------|
|                               |                                | A.        | R.       | P.          |
| In Sampford Courtenay Parish. |                                |           |          |             |
| 1908                          | Arable (Pasture by Tenant) ... | 5         | 1        | 19          |
|                               |                                | <b>A.</b> | <b>5</b> | <b>1 19</b> |

This Lot is, with other lands, let to Mr. H. Reddaway on a yearly Old Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 16s. 3d.  
Land Tax (last Assessment), 7½d. in the £.

Mr J Reddaway  
65 £

Mr H Reddaway  
160 £

*Sold*

**LOT 53**

(coloured Green on Plan).

**The Valuable Productive Garden Ground**

with long road frontage, and situate opposite to Lot 52.

**SCHEDULE.**

| No. on Plan.                  | Description.               | Area.     |          |           |
|-------------------------------|----------------------------|-----------|----------|-----------|
|                               |                            | A.        | R.       | P.        |
| In Sampford Courtenay Parish. |                            |           |          |           |
| 1907                          | Arable (Pasture by Tenant) |           | 2        | 16        |
|                               |                            | <b>A.</b> | <b>2</b> | <b>16</b> |

This Lot is, with other lands, let to Mr. W. Lake on a Quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 1s. 8d.  
Land Tax (last Assessment), 7½d. in the £.

*Mrs Baddon*  
*45*

**LOT 54**

(coloured Brown on Plan).

**The Valuable Accommodation Arable Field**

Situate at Sampford Chapple, with good frontage to two roads. This Field affords an excellent Building Site overlooking the Moors.

**SCHEDULE.**

| No. on<br>Plan.                      | Description.                   | Area.     |          |             |
|--------------------------------------|--------------------------------|-----------|----------|-------------|
|                                      |                                | A.        | R.       | P.          |
| <b>In Sampford Courtenay Parish.</b> |                                |           |          |             |
| 1744a                                | Arable (Pasture by Tenant) --- | 2         | 1        | 20          |
|                                      |                                | <b>A.</b> | <b>2</b> | <b>1 20</b> |

This Lot is, with other lands, let to Mr. F. Taylor on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 9s. 10d.  
Land Tax (last Assessment), 7½d. in the £.

*Sold*

**LOT 55**

(coloured Pink on Plan).

**The Very Valuable Garden Plot**

Numbered 1744b on Plan, and situate at Sampford Chapple. It comprises an area of about

0 a. 1 r. 4 p.

This Lot is, with other lands, let to Mr. W. Lake on a Quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil.  
Land Tax (last Assessment), 7½d. in the £.

## LOT 56

(coloured Green on Plan).

### The Productive Arable Fields

Situate on the main road from Okehampton to Sampford Chapple.

#### SCHEDULE.

| No. on Plan.                  | Description.                   | Area.     |             |           |
|-------------------------------|--------------------------------|-----------|-------------|-----------|
|                               |                                | A.        | R.          | P.        |
| In Sampford Courtenay Parish. |                                |           |             |           |
| 1363                          | Arable (Pasture by Tenant) ... | 6         | 3           | 25        |
| 1364                          | Arable ...                     | 1         | 3           | 34        |
| 1400                          | Arable (Pasture by Tenant) ... | 10        | 1           | 18        |
|                               |                                | <b>A.</b> | <b>19 0</b> | <b>37</b> |

This Lot is, with other lands, let to Mr. S. Northam on a yearly Old Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 5s. 0d.  
Land Tax (last Assessment), 7½d. in the £.

## LOT 57

(coloured Brown on Plan).

### A Block of Accommodation Lands

Situate next to Lot 56, and with considerable frontage to the Okehampton Road.

#### SCHEDULE.

| No. on<br>Plan.               | Description.                   | Area.     |             |           |
|-------------------------------|--------------------------------|-----------|-------------|-----------|
|                               |                                | A.        | R.          | P.        |
| In Sampford Courtenay Parish. |                                |           |             |           |
| 1365                          | Arable (Pasture by Tenant) ... | 3         | 1           | 8         |
| 1366                          | ditto ditto ...                | 4         | 1           | 3         |
| 1397a                         | Waste ...                      |           |             | 8         |
| 1398                          | Arable (Pasture by Tenant) ... | 4         | 0           | 16        |
| 1399                          | ditto ditto ...                | 3         | 1           | 28        |
|                               |                                | <b>A.</b> | <b>15 0</b> | <b>23</b> |

This Lot is, with other Lands, let to Mr. H. Reddaway on a yearly Old Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 8s. 11d.  
Land Tax (last Assessment), 7½d. in the £.

*With Drawn*

**LOT 58**

(coloured Blue on Plan.)

**Another Block of Accommodation Land**

situate on the Okhangton road.

**SCHEDULE**

| No. on Plan.                  | Description.               | Area.     |            |           |
|-------------------------------|----------------------------|-----------|------------|-----------|
|                               |                            | A.        | R.         | P.        |
| In Sampford Courtenay Parish. |                            |           |            |           |
| 1356                          | Arable (Pasture by Tenant) | 7         | 0          | 32        |
| 1367                          | Arable ...                 | 1         | 3          | 2         |
| 1397b                         | Waste ...                  |           |            | 4         |
|                               |                            | <b>A.</b> | <b>8 3</b> | <b>38</b> |

This Lot is, with other lands, let to Mr. E. Reddaway on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 6s. 2d.  
Land Tax (last Assessment), 7½d. in the £.

*With Drawn*  
*165*

**LOT 59**

(coloured Pink on Plan.)

**The Accommodation Holding and Plantations**

situate close to Sampford Chapple on the Okhangton road,  
and known as "Underdown."

**SCHEDULE**

| No. on Plan.                  | Description.            | Area. |    |      |
|-------------------------------|-------------------------|-------|----|------|
|                               |                         | A.    | R. | P.   |
| In Sampford Courtenay Parish. |                         |       |    |      |
| 1402                          | Moor (Arable by Tenant) | 21    | 0  | 17   |
| 1402a                         | Moor                    | 2     | 1  | 14   |
| 1408                          | Plantation              | 7     | 2  | 27   |
| 1409                          | Plantation              | 4     | 2  | 6    |
| 1422                          | Wood                    |       | 1  | 33   |
| 1423                          | Rough                   | 1     | 3  | 35   |
| 1424                          | Wood                    |       | 2  | 3    |
| 1427                          | Plantation              | 4     | 2  | 7    |
| 1428                          | Plantation              |       | 2  | 2    |
|                               |                         | A.    | 43 | 2 24 |

Ord. No. 1402 of this Lot is, with other lands, let to Mr. H. Sanders, on a yearly Michaelmas tenancy. The remainder of this Lot is in hand and may be had on completion of purchase.

Outgoings:—

Commuted Tithe Rent Charge, 17s. 4d.  
Land Tax (last Assessment), 7½d. in the £.

With Drawn  
1-300

LOT 60  
(coloured Yellow on Plan).

## THE VALUABLE MIXED FARM

known as

### "Incott Farm"

Pleasantly situate adjoining Sampford Courtenay Station and intersected by good roads, and embracing an area of about

287 a. 1 r. 12 p.

as detailed below.

### THE FARMHOUSE AND HOME BUILDINGS

are conveniently situate near the road from Okehampton to North Tawton.

#### THE FARMHOUSE

contains—

ON THE GROUND FLOOR:—Entrance Hall; Dining Room with cupboard and recess; Sitting Room (now used as Store); Large Kitchen; Dairy with slate shelves; Wash-house with copper, pump and sink; Salting-house and Cellar.

ON THE FIRST FLOOR, which is approached by front and back staircases, Landing and Corridor, and Six Bedrooms.

THE FARM BUILDINGS near the Farmhouse comprise:—Stall; Stable with Loose Box and Loft over; Piggeries and Calves Pen; Feeding-house; Store and Fowl-house; Shippen with 12 Stalls and Trap-house with Loft over; Four-bay Implement Shed; Barn with cement floor; Cellar with Granary over; Trap-house, etc.; Fuel-house and Store; Four-bay Implement Shed.

THE BUILDINGS at "Ventown" comprise:—Root-house; Open Linhay and Implement Shed; Cattle Shed; Barn and Shed.

#### SCHEDULE.

| No. on Plan.                  | Description.         |                |     | Area. |    |    |
|-------------------------------|----------------------|----------------|-----|-------|----|----|
|                               | A.                   | R.             | P.  |       |    |    |
| In Sampford Courtenay Parish. |                      |                |     |       |    |    |
| 868                           | Pasture              | ...            | ... | 3     | 21 |    |
| 869                           | Road                 | ...            | ... |       |    | 23 |
| 870                           | Pasture              | ...            | ... |       |    | 28 |
| 871                           | Orchard and Rickyard | ...            | ... | 1     | 0  | 20 |
| 872                           | Arable               | ...            | ... | 1     | 2  | 28 |
| 914                           | "                    | ...            | ... | 5     | 0  | 16 |
| 915                           | "                    | ...            | ... | 7     | 0  | 29 |
| 916                           | Arable and Wood      | (Wood in hand) | ... | 6     | 3  | 3  |
| 918                           | Rough and Wood       | (Wood in hand) | ... | 11    | 1  |    |
| 919                           | Arable               | ...            | ... | 1     | 1  | 20 |
| 924                           | "                    | ...            | ... | 6     | 2  | 23 |
| 967a                          | "                    | ...            | ... | 2     | 2  | 24 |
| 968                           | "                    | ...            | ... | 6     | 0  | 5  |
| 970                           | "                    | ...            | ... | 6     | 1  | 26 |
| 971                           | Wood                 | ...            | ... | 3     | 3  | 29 |
| 975                           | Arable               | (in hand)      | ... | 2     | 2  | 31 |
| 1012                          | Moor                 | ...            | ... |       | 3  | 19 |
| 1025                          | Rough Pasture        | ...            | ... | 27    | 0  | 35 |
| 1035                          | Rough and Wood       | (in hand)      | ... | 11    | 0  | 21 |
|                               |                      |                |     | 4     | 2  | 19 |
| Carried forward               |                      |                |     | 107   | 3  | 20 |

# SCHEDULE (continued).

| No. on Plan. | Description.                           | Area.           |     |      |
|--------------|--|-----------------|-----|------|
|              |  | A.              | R.  | P.   |
| 1036         | Arable ...                             | Brought forward | 107 | 3 20 |
| 1037         | Wood ...                               | ---             | 6   | 0 25 |
| 1038         | Arable ...                             | ---             | 1   | 1 23 |
| 1039         | Pasture and Wood (Wood in hand)        | ---             | 1   | 2 28 |
| 969          | Arable ...                             | ---             | 3   | 2 5  |
| 1040         | " ...                                  | ---             | 3   | 1 26 |
| 1105         | " ...                                  | ---             | 3   | 0 9  |
| 1106         | Wood ...                               | ---             | 6   | 2 9  |
| 1107         | " ...                                  | ---             | 3   | 1 23 |
| 1108         | " ...                                  | ---             | 2   | 2 4  |
| 1109         | Wood and Rough                         | ---             | 3   | 3 27 |
| 1110         | Arable ...                             | ---             | 1   | 0 37 |
| 1111         | House, Buildings, Garden and Rick Yard | ---             | 4   | 1 1  |
| 1112         | Road ...                               | ---             | 1   | 0 21 |
| 1113         | Pasture ...                            | ---             | 2   | 26   |
| 1114         | " ...                                  | ---             | 3   | 2 0  |
| 1115         | Rough Pasture ...                      | ---             | 2   | 30   |
| 1116         | Rough ...                              | ---             | 1   | 0 12 |
| 1117         | " ...                                  | ---             | 1   | 2 33 |
| 1118         | " ...                                  | ---             | 3   | 2 12 |
| 1119         | " ...                                  | ---             | 1   | 0 17 |
| 1120         | Rough and Wood                         | ---             | 6   | 3 6  |
| 1121         | " " "                                  | ---             | 3   | 33   |
| 1122         | Arable and Row                         | ---             | 1   | 3 25 |
| 1123         | Rough ...                              | ---             | 1   | 2 37 |
| 1125         | " ...                                  | ---             | 4   | 3 1  |
| 1170         | Rough and Wood                         | ---             | 5   | 2 35 |
| 1171         | " " "                                  | ---             | 3   | 32   |
| 1172         | Arable ...                             | ---             | 1   | 0 20 |
| 1174         | Arable and Row                         | ---             | 10  | 1 22 |
| 1175         | Arable ...                             | ---             | 7   | 3 33 |
| 1176         | Road ...                               | ---             | 4   | 1 21 |
| 1177         | Arable ...                             | ---             | 1   | 2 14 |
| 1178         | " ...                                  | ---             | 4   | 2 22 |
| 1179         | " ...                                  | ---             | 2   | 3 1  |
| 1180         | Pasture ...                            | ---             | 4   | 2 16 |
| 1181         | House, Buildings, Yard and Garden      | ---             | 1   | 24   |
| 1182         | Pasture ...                            | ---             | 2   | 24   |
| 1183         | " ...                                  | ---             | 2   | 2 31 |
| 1184         | Pasture and Wood                       | ---             | 2   | 3 22 |
| 1185         | " " " (in hand)                        | ---             | 2   | 2 27 |
| 1186         | Arable ...                             | ---             | 1   | 1 15 |
| 1187         | " ...                                  | ---             | 2   | 32   |
| 1188         | Rough Pasture ...                      | ---             | 3   | 1 32 |
| 1189         | Rough ...                              | ---             | 1   | 0 18 |
| 1190         | " ...                                  | ---             | 1   | 2 26 |
| 1191         | " ...                                  | ---             | 3   | 1 15 |
| 1192         | " ...                                  | ---             | 1   | 3 17 |
| 1193         | " ...                                  | ---             | 2   | 0 19 |
| 1194         | " ...                                  | ---             | 2   | 0 26 |
| 1195         | " ...                                  | ---             | 2   | 2 32 |
| 1235         | Rough and Wood (in hand)               | ---             | 8   | 3 39 |
| 1236         | Rough (in hand)                        | ---             | 2   | 1 27 |
| 1237         | " ...                                  | ---             | 2   | 0 22 |
| 1238         | Arable ...                             | ---             | 5   | 0 1  |
| 1239         | " ...                                  | ---             | 10  | 1 14 |
|              |  | ---             | 6   | 0 3  |

A. 287 1 12

This Lot, with the exception of the items marked "in hand" in brackets, is let to Mr. G. Dart on a yearly Michaelmas Tenancy at £150 (one hundred and fifty pounds) per annum.

Outgoings:—

Commuted Tithe Rent Charge £16 3s. 7d.  
Land Tax (last Assessment) 7½d. in the £.

The Timber on this Lot has been valued at £150 (two hundred and fifty pounds).

# SAMPFORD COURTENAY SALE, 1928.

## Summary of Lots.

| Lot No. | Colour. | Description.                    | Total Area. |     |     |
|---------|---------|---------------------------------|-------------|-----|-----|
| 1       | Pink    | Southtown Farm                  | ...         | ... | ... |
| 2       | Brown   | Accommodation Arable            | 94          | 0   | 15  |
| 3       | Blue    | ditto                           | 4           | 0   | 20  |
| 4       | Yellow  | ditto                           | 6           | 1   | 26  |
| 5       | Brown   | New Inn                         | 3           | 0   | 6   |
| 6       | Yellow  | Cottage and Garden              | 2           | 1   | 11  |
| 7       | Green   | ditto                           | ...         | ... | 19  |
| 8       | Pink    | Orchard                         | ...         | ... | 14  |
| 9       | Blue    | Cottage and Garden              | ...         | ... | 12  |
| 10      | Yellow  | ditto                           | ...         | 1   | 20  |
| 11      | Green   | ditto                           | ...         | ... | 12  |
| 12      | Brown   | Accommodation Pasture           | ...         | ... | 15  |
| 13      | Green   | Cottage and Garden              | ...         | 2   | 15  |
| 14      | Pink    | ditto                           | ...         | ... | 22  |
| 15      | Green   | ditto                           | ...         | ... | 20  |
| 16      | Yellow  | Small Holding                   | ...         | 1   | 20  |
| 17      | Blue    | Garden                          | 4           | 1   | 2   |
| 18      | Pink    | Cottage and Garden              | ...         | ... | 33  |
| 19      | Green   | ditto                           | ...         | 1   | 12  |
| 20      | Green   | ditto                           | ...         | ... | 36  |
| 21      | Blue    | Garden                          | ...         | ... | 29  |
| 22      | Green   | Garden                          | ...         | 1   | 19  |
| 23      | Brown   | Accommodation Pasture and Sheds | ...         | 1   | 14  |
| 24      | Pink    | Accommodation Arable            | 1           | 0   | 35  |
| 25      | Brown   | ditto                           | 2           | 3   | 39  |
| 26      | Blue    | ditto and Pasture               | 2           | 0   | 11  |
| 27      | Green   | Accommodation Holding           | 8           | 0   | 19  |
| 28      | Blue    | Accommodation Arable            | 6           | 0   | 23  |
| 29      | Brown   | Accommodation Arable            | 1           | 1   | 22  |
| 30      | Green   | ditto                           | 2           | 1   | 17  |
| 31      | Pink    | Accommodation Holding           | 3           | 0   | 26  |
| 32      | Pink    | Mixed Holding                   | 24          | 2   | 3   |
| 33      | Blue    | Accommodation Lands             | 9           | 3   | 34  |
| 34      | Brown   | Accommodation Stock Run         | 16          | 0   | 32  |
| 35      | Green   | Plantation                      | 33          | 2   | 19  |
| 36      | Blue    | Plantations                     | 14          | 0   | 30  |
| 37      | Blue    | Accommodation Pasture           | 17          | 0   | 35  |
| 38      | Green   | Stock Run                       | 8           | 0   | 23  |
| 39      | Pink    | Shop                            | 12          | 3   | 2   |
| 40      | Blue    | Cottage and Garden              | ...         | ... | 27  |
| 41      | Green   | Small Holding                   | ...         | 1   | 19  |
| 42      | Green   | ditto                           | 3           | 3   | 31  |
| 43      | Pink    | Cottage and Garden              | ...         | 2   | 35  |
| 44      | Blue    | ditto                           | ...         | ... | 16  |
| 45      | Blue    | Garden                          | ...         | ... | 26  |
| 46      | Pink    | Accommodation Arable            | ...         | ... | 7   |
| 47      | Yellow  | Accommodation Pasture           | 6           | 2   | 14  |
| 48      | Brown   | Accommodation Arable            | 3           | 1   | 20  |
| 49      | Blue    | ditto                           | 1           | 2   | 6   |
| 50      | Yellow  | ditto                           | 1           | 2   | 5   |
| 51      | Brown   | ditto                           | ...         | 3   | 35  |
| 52      | Pink    | ditto                           | 2           | 0   | 28  |
| 53      | Green   | Garden                          | 5           | 1   | 19  |
| 54      | Brown   | Accommodation Arable            | ...         | 2   | 16  |
| 55      | Pink    | Garden                          | 2           | 1   | 20  |
| 56      | Green   | Accommodation Arable            | ...         | 1   | 4   |
| 57      | Brown   | Accommodation Lands             | 19          | 0   | 37  |
| 58      | Blue    | ditto                           | 15          | 0   | 23  |
| 59      | Pink    | Accommodation Holding           | 8           | 3   | 38  |
| 60      | Yellow  | Incott Farm                     | 43          | 2   | 24  |
|         |         | ...                             | 287         | 1   | 12  |
| A.      |         |                                 | 686         | 2   | 24  |

## CONDITIONS OF SALE

1. The Property is sold subject to the General Conditions of Sale of the Law Society (1925) so far as the same are not incompatible with what follows hereafter and to the following:—

### SPECIAL CONDITIONS.

2. The Auctioneers are Messrs. Rawlence and Squire of Salisbury, No. 4 The Sanctuary, Westminster Abbey, S.W. 1., Sherborne and Southampton.
3. The Vendors' Solicitors are Messrs James and Snow, The Close, Exeter.
4. The property is offered subject to reserve prices, and to the payment of £10 per cent. deposit referred to in the General Conditions and to the following fees namely:—To the Vendors' Solicitors a fee equal to £1 1s. 0d. for every complete £100, and any incomplete £100, of the purchase money up to £5,000, and 10s. 6d. for every complete £100, and any incomplete £100, above £5,000, and a like fee to the Auctioneers. A Purchaser of two or more Lots (notwithstanding that he shall sign only one Agreement) shall for all purposes be deemed to enter into a separate Contract for each Lot.
5. The completion day shall be the 29th day of September 1928.
6. The Bank to receive the purchase money shall be the National Provincial Bank Ltd. (Exeter Bank Branch) Exeter. The General Conditions shall be varied so as to provide that payment into the Bank shall be made in the joint names of the Solicitors to the Vendors and the Purchaser respectively.
7. The Referee is Mr. E. A. Rawlence of Salisbury, Surveyor.
8. The Vendors and their predecessors having acquired the Property by grant from the Crown by Letters Patent under the Great Seal dated the 23rd day of December in the 44th year of the reign of Queen Elizabeth the Purchaser shall not require any further or other evidence of the title to the Vendors, or of the identity of the premises, than a Statutory Declaration to be furnished by the Vendors stating how the property was acquired. No Purchaser of two or more Lots shall be entitled to more than one such Statutory Declaration otherwise than at his own expense.
9. Each Lot is sold subject to all rights (if any) over any Moor or Common Land (if any) forming part thereof. The Vendors shall not be called on to define any such rights, and the Purchaser shall make no objection or requisition in respect thereof.
10. The Purchaser shall in every case be satisfied with and accept as sufficient the statement in the Particulars as to the amount of any Land Tax, Tithe Rent Charge, or other outgoing to which the Property, or Lot, or part of a Lot, is now subject or is for the purpose of the present sale to be taken as subject, and shall not make any objection on the Ground of any Land Tax, Tithe Rent Charge, or other outgoing not being now or not having been on a former occasion legally apportioned, or require the same to be apportioned, or any indemnity against any part thereof which ought to be borne by other property.
11. All the Lots are sold subject to and with the benefit of existing tenancies and to the Vendors' obligations thereunder and to all allowances to and claims for compensation and other rights of the tenants and each Purchaser shall indemnify the Vendors in respect thereof. In all cases in which more than one Lot is included in one Tenancy the amount of the outgoing Valuation payable to the outgoing tenant will be apportioned, if necessary, between those Lots by the Auctioneers, and such apportionments shall be accepted as final by each Purchaser concerned therein.
12. The Timber and other Trees on Lot 60 shall be paid for by the Purchaser in addition to the amount of his bidding, at the price named in the Particulars pursuant to a Valuation made previously to the sale by the Auctioneers, and the amount of such Valuation shall for all purposes of these conditions (including payment of Deposit and fees) be deemed part of the purchase money.
13. The Property is sold subject to and with the benefit of all existing rights of way and the Vendors shall not be called upon to define the position, extent or nature of the same. The rights of way and footpaths are as far as possible shewn on the plan, the accuracy of which however is not guaranteed.

14. In cases where more than one Lot is included in the same Tenancy the rents have been apportioned by the Auctioneers for the purposes of the sale and such apportionments shall in each case be accepted by the Purchaser, but the consent of the tenants thereto shall not be required. The Purchaser shall on completion pay the proportionate amount, as stated or apportioned, of the Rent due of the Lot purchased by him to the date fixed for completion.
15. The Vendors shall not be obliged to do any repairs nor shall they be answerable, nor shall any abatement be made out of the purchase money, for any loss or damage which may happen to the property, or any part thereof, by storm, tempest, fire or otherwise, from the signing of the Contract.
16. The Conveyances of the Lots shall contain such reservations restrictions covenants and provisions generally as shall be necessary to give effect to these Conditions and to the contents of the particulars of sale and general remarks thereto which are to be deemed as incorporated in these Conditions. In case of dispute as to the form or contents of any such Conveyance the same shall be referred for settlement to Mr. John Radcliffe, of The Close, Exeter, Barrister-at-Law (or him failing to a Barrister-at-Law to be named by the President of the Law Society) whose decision shall be final and binding on all parties, and whose fees shall be paid as directed by him.
17. Each Purchaser shall when submitting his requisitions on Title, and draft Conveyance for approval by the Vendors' Solicitors, supply them with duplicates thereof, and of the plans thereto, for their use.
18. **Lots 16, 17, 23 and 26.** The Village Water Supply arises in Ordnance No. 1635 and runs through these Lots. The right of taking water as heretofore is reserved to the Vendors and also the right to enter for the purposes of repair and maintenance of the supply.
19. **Lot 21.** The Purchaser must enter into a covenant to maintain and repair the ancient Stone Cross now thereon and not to remove it from its existing position.
20. **Lot 45.** The owner of Frankland Farm claims a right to the use of the Closet and part of the Garden. No such right is believed to exist but the Lot is sold subject to any such right if it can be established.