



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

OUTLYING PORTIONS OF THE
SAMPFORD COURTENAY MANOR ESTATE
DEVON.

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

Particulars, Plans, and Conditions of Sale
of the
Valuable Freehold Agricultural
and Sporting Property

embracing Six excellent Mixed Farms and sundry Accommodation Holdings,
having a total area of about

752 ACRES

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

VACANT POSSESSION
of several Lots may be had 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 of the Devon and Exeter Law
Association, and to certain Special Conditions, at

THE WHITE HART HOTEL, OKEHAMPTON,
ON SATURDAY, THE 19th SEPTEMBER, 1925,

at 3 p.m., unless previously disposed of.

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, and 4, The Sanctuary, Westminster, S.W. 1.

NOTES & GENERAL REMARKS.

1. **TENURE.** The Property offered for Sale is Freehold.
2. **POSSESSION.** Lots 1 and 2 will be sold with Vacant Possession on the 10th day of October, 1925, subject to an agreement to date of completion. (See Special Condition 11).
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. (See Special Condition 10).
5. **FIXTURES.** Care has been taken to omit any description of Tenants' 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 shall be taken by the Purchasers at the sums mentioned in the Particulars, and the amount of such valuation shall be added to the purchase money of the land and so treated as part thereof for all the purposes of this Sale. (See Special Condition 14).
7. **VALUATION.** In order to facilitate a settlement at the termination of the existing tenancies the Auctioneers shall be deemed to have been duly appointed Valuers to act for and on behalf of the Purchasers of the several Lots in respect of all matters arising under the Agreements, Custom of the Country, Agricultural Holdings Acts, or otherwise for Disturbance, Improvements, Dilapidations, Tenant Rights, Claims and Counter Claims, or otherwise whatsoever, and the Purchaser shall if necessary for any purpose forthwith sign a formal Appointment when requested so to do by the Auctioneers who shall have full powers to settle all such matters on the Purchaser's behalf, and the Purchaser of any lot shall on demand forthwith pay to the respective Outgoing Tenants such amount as the Auctioneers shall apportion as due in respect of such Lot for such Valuation, and other matters as aforesaid and shall also in addition pay to the Auctioneers their usual Valuation fees and charges. In the case of any unsold Lot the Vendors shall as regards this Clause, stand in the position of a Purchaser.
8. **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.
9. **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.
10. **BOUNDARIES.** Should any dispute arise with regard to the Boundary or Boundary fences of any Lot where it adjoins any other Lot, or the Vendors' Property, the same shall be submitted to the sole arbitration of the Referee named in the Special Conditions of Sale.
11. **LOTING.** 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.
12. **FIRE INSURANCE.** The Vendors do not insure their property against fire, storm or tempest, and the risks will become the Purchasers' as from the signing of the Contract. (See Special Condition 17).
13. **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.
14. **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 the Vendors and the Purchasers.

Lot 1

(Coloured Pink on Plan).

PLEASANTLY SITUATE AND EASILY ACCESSIBLE

MIXED HOLDING

known as

"Frankland Farm"

embracing a total area of about

77 a. 0 r. 18 p.

VACANT POSSESSION can be had on the 10th day of October, 1925,
subject to an Agreement with the Vendors to the date of Completion.

THE FARMHOUSE

situated just off the Sampford Courtenay—Honeychurch Road, contains:—

ON THE GROUND FLOOR:—Entrance Lobby; Dining Room, about 16 ft. x 14 ft.;
Drawing Room, about 15 ft. 6 in. x 14 ft. 9 in.; Large Kitchen; Dairy; Leanto
Pump-house with well of good water.

ON THE FIRST FLOOR:—Landing; 1 medium-sized Bedroom and 2 large Bedrooms;
and approached by separate staircase:—Men's Bedroom and Apple Store.

THE FARM BUILDINGS

which are substantial and commodious, comprise:—Store with Loft over, adjoining
Farmhouse; Barn; Poultry House; Piggeries; 3-bay Open Linhay; Loose Box; Leanto
Calves' House; 2-bay Open Linhay; 3-stall Stable; 6-ties Shippen and Roothouse, with
Loft over; Calves' House in 3 divisions; Large Barn, floored throughout; Leanto
Poultry House; Detached 4-bay Cart Linhay.

SCHEDULE

No. on Plan.	Description.	Area.		
		A.	R.	P.
Sampford Courtenay Parish.				
1832	Arable	9	1	14
1833	Rough Pasture	6	3	23
1849	Arable	5	1	13
1850	"	6	0	32
1855	"	5	1	34
1861	" (Pasture by Tenant)	3	2	5
1862	Orchard	1	2	21
2097	Pasture	1	3	29
2099	Farmhouse, Buildings, Garden, Yards, etc.	3		14
2100	Pasture	1	3	19
2101	Orchard	1		12
2102	Arable	7	3	3
2117	"	3	0	11
2118	" (Pasture by Tenant)	3	0	35
2119	"	4	3	16
2120	" and Row (Pasture by Tenant)	8	0	3
2121	" (Pasture by Tenant)	3	1	9
2122	Old Quarry	2		11
2123	Arable and Row	2	3	34
		A.	77	0 18

Outgoings:—	£	s.	d.
Commuted Tithe Rent Charge	9	9	5
Land Tax (apportioned)	1	16	0

The Timber on this Lot has been valued at £60 (sixty pounds).

£16 50. '

Lot 2

(Coloured Blue on Plan).

A WELL-WATERED

ACCOMMODATION PASTURE

with VACANT POSSESSION on the 10th day of October, 1925, subject to an Agreement with the Vendors to the date of Completion.

It is situate between the Villages of Sampford Courtenay and Honeychurch, No. 1831 on the Plan, and comprising an area of about

2 a. 0 r. 33 p.

Outgoings:—			£	s.	d.
Commuted Tithe Rent Charge	...	...		4	9
Land Tax (apportioned)	...	...		2	0

£70 . 0 . 0

Lot 3

(Coloured Blue on Plan).

THE PRODUCTIVE MIXED FARM

known as

“North and South Beerhill”

with good road access about $1\frac{1}{2}$ miles from Sampford Courtenay.
It contains in all an area of about

108 a. 0 r. 27 p.

THE FARMHOUSE

contains:—

ON THE GROUND FLOOR:—Outer Porch; Entrance Passage; Living Room, about 16 ft. 6 in. x 14 ft., part oak panelled, old oak beams, open fireplace; Dining Room; Drawing Room, about 13 ft. 2 in. x 12 ft. 3 in.; Wash house; Dairy.

ON THE FIRST FLOOR:—4 Bedrooms, one of which has been divided into two rooms by the Tenant; Boxroom.

OUTSIDE:—Leanto in back Courtyard with pump and trough.

THE FARM BUILDINGS

comprise:—

SOUTH BEERHILL:—Detached Barn, floored throughout; Engine House; Leanto Implement Shed; Range of Shippens in 4 divisions; 2-horse Stable and Loft over; Calves' Pen and Loft over; Old Farmhouse now used as Stores; Shippen in 5 divisions.

NORTH BEERHILL:—Shippen in 6 divisions; Barn; Engine House; 4-stall Stable with Loft over; Poultry House, etc.; Leanto Implement Shed; Leanto Loose Box; 4-bay open Shippen in N.W. corner of No. 1839.

SCHEDULE.

No. on Plan.	Description.	Area.		
		A.	R.	P.
Sampford Courtenay Parish.				
1834	Rough Pasture	...	...	2 7
1835	"	...	...	1 2 3
1836	Arable	...	...	7 0 24
1837	Pasture and Furze	...	...	3 2 25
1838a	Road	...	...	3 18
1839	Pasture	...	...	3 2 13
1840	Arable	...	...	5 2 22
1844	Pasture (now Arable)	...	...	9 2 6
1845	Arable	...	...	4 1 7
1846	"	...	...	6 3 32
1847	Road	...	...	...
1848	Arable	...	...	4 1 38
1856	"	...	...	7 0 15
1857	"	...	...	5 0 20
1858	"	...	...	7 3 19
1859	Pasture and Rick Yard	...	...	2 3 27
1860	Pasture	...	...	4 2 13
2103	"	...	...	1 2 27
2104	"	...	...	2 0 0
2105	Road	...	...	1 12
2106	Pasture	...	...	1 0 27
2107	"	...	...	1 1 6
2108	House, Buildings, Garden and Yards	...	...	1 1 19
2109	Pasture	...	...	3 7
2110	Orchard	...	...	1 0 37
2111	Road	...	...	2 26
2112	Arable	...	...	2 2 35
2114	"	...	...	8 2 16
2115	"	...	...	7 0 5
2116	Pasture	...	...	3 1 28
		A.	108	0 27

Outgoings:—

	£.	s.	d.
Commuted Tithe Rent Charge ...	12	13	0
Land Tax (apportioned) ...	2	13	0

The Farm is let on a yearly Old Michaelmas Tenancy to Mr. W. Sanders and Mrs. Charity Ellen Sanders.

A Right of Way for all purposes is reserved over Weirford and Langmead Lanes, for the Vendors and Owner of Beerhill Farm (see Special Condition 12).

The Timber on this Lot has been valued at £29 (twenty-nine pounds).

N.B. The Water Supply situated in Ord. No. 1844, is reserved for the benefit of Lot 4 (see Note to Lot 4).

Lot 4

(Coloured Yellow on Plan).

THE FERTILE MIXED HOLDING

known as

"Langmead Farm"

situate about 1 mile from Sampford Courtenay, embracing an area of about

76 a. 1 r. 5 p.

as set out in the Schedule, and all of which comprises Rich Red Soil.

THE FARMHOUSE

contains:—

ON THE GROUND FLOOR:—Entrance Lobby; Living Room, about 15 ft. 6 in. x 14 ft. 9 in.; Large Kitchen; Dairy; Lumber Room, together with Leanto Pump-house in back Courtyard.

ON THE FIRST FLOOR:—4 Bedrooms and Boxroom, with 2 Staircases.

THE FARM BUILDINGS

comprise:—

Six-horse Stable with Loft over, and Loose Box; Barn; Poultry House; Ash House; Roothouse; 6-bay open Linhay; 4-bay Cart Linhay; Leanto Piggeries; 2-bay Implement Shed; Range of Roothouse, 5 Bullocks' Pens, 2 Calves' Houses, with Loft over; Range of 6-ties Shippen and Calves' House; Cider House.

SCHEDULE.

No. on Plan.	Description.	Area.	A.	R.	P.
Sampford Courtenay Parish.					
1800a	Road	...	1	0	21
1801	Arable	...	10	2	9
1802	"	...	5	0	11
1803	" (Pasture by Tenant)	...	5	1	3
1804	"	...	5	1	0
1805	"	...	4	3	6
1806	"	...	7	1	19
1807	" (Pasture by Tenant)	...	6	0	19
1808	Road	...	1		5
1809	Pasture	...	2	2	27
1810	"	...	3	1	36
1811	Arable	...	7	2	19
1812	"	...	8	0	1
1814	Pasture	...	2	0	22
1815a	"	...	2		8
1838b	Road	...	1		6
1841	Pasture	...	2	3	17
1842	House, Buildings, Garden and Yards	...	2		38
1843	Orchard	...	2	0	18
			A.	76	1 5

The Water Supply is by Gravitation from Ord. No. 1844 on Beerhill Farm, and the Purchaser will have a right to enter and repair or renew pipes as often as is necessary (see Note to Lot 3 and Special Condition No. 18).

This Lot is let with other lands on a yearly Old Michaelmas Tenancy to Mr. Charles Bolt.

Outgoings:—

Commuted Tithe Rent Charge	...	...	£	s.	d.
Land Tax (apportioned)	...	...	15	11	8
			2	2	4

The Timber on this Lot has been valued at £23 (twenty-three pounds).

Lot 5
(Coloured Pink on Plan).

A HEALTHY MIXED FARM

known as

“Down’s and Aller’s Cliston”

embracing in all an area of about

94 a. 0 r. 28 p.

situate about 1 mile from the Villages of Sampford Courtenay and Exbourne.

THE FARMHOUSE

is commodious and contains:—

ON THE GROND FLOOR:—Hall; Parlour, 14ft. x 11ft. 6in.; Dairy with slate shelves; Kitchen 18ft. x 17ft.; Back Kitchen with copper; Scullery; Outside E.C.

ON THE FIRST FLOOR:—Bedroom 13ft. x 15ft.; Bedroom, 15ft. x 10ft.; Bedroom, 16ft. 6in. x 10ft.; Bedroom, 16ft. 6in. x 7ft.; Bedroom, 17ft. x 12ft., and separate staircase to Store-room.

THE FARM BUILDINGS

comprise:—

Pig Sty; Calves’ House; Shed; 3-Stall Stable with loft over; Yearling House; 1-Stall Stable; Engine Shed.

LOWER BUILDINGS:—Calves’ House; Cellar; Root House; Potato House; Bullock House, Tyings for 6 Bullocks; Loft over; Open Linhay; Cart Linhay; 2-Stall House with loft over.

SCHEDULE.

No. on Plan.	Description.	Area.		
		A.	R.	P.
Sampford Courtenay Parish.				
1929	Arable	6	0	2
1934	Pasture	2	3	3
1936	"	2	1	27
1937	"	3	1	10
1941	"	1	1	18
1943a	Storehouse, Buildings, Yard, Orchard, etc.	2		27
1961	Arable	1	2	34
1962	Arable and Orchard	3	2	19
1963	Pasture	4	0	19
1964	Arable	1	3	0
1965	Orchard	2		7
1967a	House, Buildings, Garden and Orchard	2		20
1979	Arable	4	0	11
1980	"	4	0	21
1981	Lane	1	0	14
1982	Arable	5	0	16
1983	Pasture (now Arable)	6	2	8
1988	Arable	6	2	16
1989	"	5	1	14
1995	Pasture	4	1	17
1996	Arable	8	1	33
1997	"	4	2	8
1998	"	6	2	5
2229	Rough Pasture	8	1	39
		A.	94	0 28

Withdrawn £1650

The Farm is let on a yearly Ladyday Tenancy to Mr. S. R. Luxton with the exception of Ord. No. 1962, which is let to Miss E. A. Dayment on a yearly Old Michaelmas Tenancy.

Outgoings:—

Commuted Tithe Rent Charge	...	£	s.	d.
Land Tax (apportioned)	...	11	10	10
	...	2	12	8

The Timber on this Lot has been valued at £50 (fifty pounds).

N.B. Messrs. Sanders of Lower Clifton Farm are allowed access over the Lane Ord. No. 1981, provided that any damage done by them to the Lane is made good by them, and subject to such right being terminated at any time by notice in writing by the Vendors.

The Vendors will if so desired by the Purchaser serve the necessary notice.

Lot 6

(Coloured Pink on Plan).

THE VALUABLE MIXED HOLDING

known as

“Yondhill Farm”

situate on the edge of Sampford Courtenay Village, and containing in all an area of about

37 a. 3 r. 36 p.

all of which is fertile Red Land.

THE FARMHOUSE,

prettily situated, contains:—

ON THE GROUND FLOOR:—Parlour, 14ft. 6in. x 10ft.; Kitchen, 17ft. x 14ft. 6in., with an old oak partition; Dairy with slate shelves.

ON THE FIRST FLOOR:—Bedroom, 15 ft. x 16 ft.; Bedroom, 16 ft. x 10 ft.; Bedroom, 16 ft. x 17 ft.

OUTSIDE:—Coal and Woodhouse.

An adjoining House contains:—A double Store on two floors.

Water is obtained from a pump.

THE FARM BUILDINGS

are extensive and comprise:—

Yearling House and Stables; 4 Stalls with tallet over; Shippen with tyings for 5 Cows; Calf House, with tallet over; 3-bay iron Cart Linhay; Barn with Roothouse under; Shippen for 8 Bullocks; 2 leanto Pigsties; Store; 2 Yearling Houses.

No. on Plan.		SCHEDULE.	Area.		P.
		Description.	A.	R.	
Sampford Courtenay Parish.					
1665a	Arable (Pasture by Tenant)	...	1	0	3
1689	House, Buildings, Garden and Orchard	...	1		37
1690	Pasture	...	1	3	37
1707	Arable	...	4	0	22
1708	"	...	3	2	21
1709	"	...	4	0	18
1710	"	...	4	0	12
1711	" (Pasture by Tenant)	...	4	0	6
1712	"	...	5	0	19
1713	" (Pasture by Tenant)	...	2	0	37
1714a	Lane	...		2	28
1715	Arable (Pasture by Tenant)	...	1	0	39
1718	Orchard	...		1	7
1719	Pasture	...	1	0	20
1767	Arable	...	3	3	10
			A.	37	3 36

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

Outgoings:—	£	s.	d.
Commuted Tithe Rent Charge ...	8	6	4
Land Tax (apportioned) ...	1	10	9

The Timber on this Farm has been valued at £35 (thirty-five pounds).

Lot 7

(Coloured Blue on Plan).

THE FERTILE

ACCOMMODATION ARABLE FIELD

Situate in the Parish of Sampford Courtenay, with long road frontage. Numbered 1702 on the Plan, and comprising an area of about

3 a. 2 r. 12 p.

The Lot is let with other lands on a yearly Old Michaelmas tenancy to Mr. C.W. Bolt.

Outgoings:—	£	s.	d.
Commuted Tithe Rent Charge ...	14	10	
Land Tax (apportioned) ...	3	0	

W D £ 36

Lot 8

(Coloured Yellow on Plan).

THE VALUABLE ACCOMMODATION ARABLE FIELD

Situate in the Parish of Sampford Courtenay, it is numbered 1660 on Plan and abuts on Greenhill Lane, within easy reach of the Village. It comprises an area of about

4 a. 2 r. 3 p.

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

Outgoings:—

	£	s.	d.
Commuted Tithe Rent Charge	16 10
Land Tax (apportioned)	3 0

Lot 9

(Coloured Blue on Plan).

THE RICH ARABLE FIELD

Situate in the Parish of Sampford Courtenay and numbered 1661 on Plan. It adjoins Lot 8 in Greenhill Lane, and comprises an area of about

3 a. 3 r. 29 p.

This Lot is let with other lands on a yearly Old Michaelmas tenancy to Mr. William Ash.

Outgoings:—

	£	s.	d.
Commuted Tithe Rent Charge	16 4
Land Tax (apportioned)	2 6

Lot 10

(Coloured Yellow on Plan).

THE ACCOMMODATION ARABLE FIELD

Situate in the Parish of Sampford Courtenay, and numbered 1662 on Plan, it adjoins Lot 9 in Greenhill Lane, close to the Village, and comprises an area of about

2 a. 1 r. 12 p.

This Lot is let with other lands on a yearly Old Michaelmas tenancy to Mr. William Ash.

Outgoings:—

	£	s.	d.
Commuted Tithe Rent Charge	10 6
Land Tax (apportioned)	1 6

Lot 11
(Coloured Blue on Plan).

A VALUABLE SMALL HOLDING

Situate and abutting on the main Street of the Village.

It comprises a Compact COTTAGE and Garden.

The Accommodation is as follows:—Kitchen; Back Kitchen; 2 Bedrooms; Boxroom and sundry Outhouses, that can be easily adapted for Agricultural purposes.

SCHEDULE.

Sampford Courtenay Parish.

No. on Plan.	Description.	Area. A. R. P.
1720	Pasture	1 1 17
1722c	Cottage and Garden	13
A.		1 1 30

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

Outgoings:—

	£	s.	d.
Commuted Tithe Rent Charge	...	7	9
Land Tax (apportioned)	...	3	6

Lot 12
(Coloured Pink on Plan).

THE ATTRACTIVE COTTAGE

No. 1672A on Plan, it is situate at Sampford Chapple in the Parish of Sampford Courtenay, and comprises an area of about

0 a. 0 r. 14 p.

The Accommodation is as follows:—Kitchen; Back Kitchen; 3 Bedrooms and Leanto Woodhouse.

VACANT POSSESSION on Completion of the purchase.

Outgoings:—

Commuted Tithe Rent Charge (none has been paid).
Land Tax (apportioned), 3/-.

W. D. £60

Lot 13

(Coloured Yellow on Plan).

THE RICH ARABLE FIELD & STABLE

Numbered 1736 on Plan, and situate close to the Village and in the Parish of Sampford Courtenay.

The STABLE is two Stalled, with Chaff House.

The whole comprises an area of about

2 a. 1 r. 21p.

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

Outgoings:—			£	s.	d.
Commuted Tithe Rent Charge	...	...		12	11
Land Tax (apportioned)	...	...		2	3

N.B. There are sundry additions to the Stable claimed by the Tenant as his Fixtures.
The Field has been sown down by the Tenant.

Lot 14

(Coloured Pink on Plan).

THE VALUABLE

ACCOMMODATION ARABLE FIELD

Numbered 1741 on Plan, and situate near the Village and in the Parish of Sampford Courtenay, with ample road frontage. It comprises an area of about

3 a. 2 r. 36p.

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

Outgoings:—			£	s.	d.
Commuted Tithe Rent Charge	...	...		17	8
Land Tax (apportioned)	...	...		2	3

N.B.—This Field has been laid down to Pasture by the Tenant.

Lot 15

(Coloured Blue on Plan).

THE FERTILE

ACCOMMODATION ARABLE FIELD

Situate adjoining Sampford Chapple in the Parish of Sampford Courtenay, with two road frontages, and numbered 1909 on Plan, it comprises an area of about

5 a. 2 r. 2p.

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

Outgoings:—			£	s.	d.
Commuted Tithe Rent Charge	...	...		18	0
Land Tax (apportioned)	...	...		3	6

Lot 16
(Coloured Pink 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.

To be Sold at the Upset Price of £2,000.

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.
Sampford Courtenay Parish.						
868	Pasture	..	...	...	3	21
869	Road	...	...	...		23
870	Pasture	...	...	...	1	0 28
871	Orchard and Rickyard	...	...	...	1	2 20
872	Arable	...	...	...	5	0 28
914	"	...	...	...	7	0 16
915	"	..	...	...	6	3 29
916	Arable and Wood		(Wood in hand)	...	11	1 3
918	Rough and Wood		(Wood in hand)	...	1	1 20
919	Arable	...	...	...	6	2 23
924	"	...	...	...	2	2 24
967a	"	...	...	...	6	0 5
968	"	...	...	...	6	1 26
970	"	...	...	...	3	3 29
971	Wood	...	...	(in hand)	2	2 31
975	Arable	...	...	...		3 19
1012	Moor	...	...	...	27	0 35
1025	Rough Pasture	...	...	...	11	0 21
1035	Rough and Wood		...	(in hand)	4	2 19
Carried forward					107	3 20

SCHEDULE (continued).

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

	£	s.	d.
Commuted Tithe Rent Charge	18	17	11
Land Tax (apportioned)	2	16	5

The Timber on this Lot has been valued at £250 (two hundred and fifty pounds).

W. S.

Lot 17
(Coloured Blue on Plan).

THE ACCOMMODATION LANDS

Situate on either side of the road near Sampford Courtenay Station. These Fields provide an excellent opportunity for those requiring accommodation land near the Station.

The whole comprises an area of about

41 a. 2 r. 7 p.

SCHEDULE.

No. on Plan.	Description.	Area.		
		A.	R.	P.
976	Arable	5	0	13
977	Rough Pasture	7	3	11
978	Arable	4	2	29
979	Moor	6	3	32
1022	Rough Pasture	11	1	16
1472	Arable	5	1	15
1488	"		2	11
		A.	41	2 7

Outgoings:—

	£	s.	d.
Commuted Tithe Rent Charge (apportioned) ...		12	11
Land Tax (apportioned) ...		7	6

VACANT POSSESSION of the lands on the North side of the road will be given on completion, and the remainder is let on a yearly Michaelmas Tenancy to Mr. S. Kemp.

W. D. £180

SAMPFORD COURTENAY SALE, 1925.

Summary of Lots.

Lot. No.	Colour.	Description.	Total Area.		
1	Pink	Frankland Farm	77	0	18
2	Blue	Accommodation Pasture	2	0	33
3	Blue	North and South Beerhill Farm	108	0	27
4	Yellow	Langmead Farm	76	1	5
5	Pink	Down's and Aller's Cliston Farm	94	0	28
6	Pink	Yondhill Farm	37	3	36
7	Blue	Accommodation Arable	3	2	12
8	Yellow	ditto	4	2	3
9	Blue	ditto	3	3	29
10	Yellow	ditto	2	1	12
11	Blue	Small Holding	1	1	30
12	Pink	Cottage, Garden and Buildings			14
13	Yellow	Arable and Stable	2	1	21
14	Pink	Accommodation Arable	3	2	36
15	Blue	ditto	5	2	2
16	Pink	Incott Farm	287	1	12
17	Blue	Accommodation Lands	41	2	7
			<u>A.752</u>	<u>1</u>	<u>5</u>

CONDITIONS OF SALE.

1. The Property is sold subject to the General Conditions of Sale by Public Auction of the Devon and Exeter Law Association as revised in September 1922, 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 Squarey of Salisbury, No. 4 The Sanctuary, Westminster Abbey, S.W. 1. and Sherborne.
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 General Condition No. 6 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 24th day of December 1925 but in the event of a Purchaser of any Lot desiring to complete his purchase on or before the 9th day of October 1925 the Vendors will use their best endeavours to expedite the completion.
6. The Bank to receive the purchase money shall be the National Provincial Bank Ltd. (Exeter Bank Branch) Exeter. General Condition 19 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 of 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. The Purchasers of Lots 1 and 2 shall, in addition to signing the Contract, sign the form of Agreement which will be read prior to the Auction and will be given possession of these Lots on the 10th day of October 1925.
12. The sale of Lot 3 is subject to a right of way, road or passage for all purposes with or without horses or other animals, carts carriages and other vehicles to be reserved to the Vendors and the owner of Beerhill Farm their tenants and assigns over and along Weir-ford and Langmead Lanes.

13. The Tenant of Lots 1 and 2 is relinquishing possession of these Lots on the 10th of October 1925 of his own accord as is the Tenant of that part of Lot 17 of which vacant possession is to be given on completion but the Purchasers of Lots 1 and 2 and of the said part of Lot 17 must pay to the outgoing tenants the amount of the outgoing Valuation due to such outgoing Tenants for Tenants' rights or otherwise howsoever, and indemnify the Vendors against the same. All the other 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.
14. The Timber and other trees on each Lot 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 the purposes of these conditions (including payment of Deposit and fees) be deemed part of the purchase money.
15. The Property is sold subject to or 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.
16. 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.
17. 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.
18. The Conveyances of the Lots shall contain such reservations, restrictions, covenants and provisions generally as shall be necessary to give effect to the above Conditions and to the contents of the particulars of sale and general remarks thereto. In case of dispute as to the form or contents of any such Conveyance the same shall be referred for settlement to Mr. Percy John Kendall of The Close, Exeter, Barrister-at-law (or him failing to a Barrister-at-law to be named by the President of the Incorporated Law Society) whose decision shall be final and binding on all parties, and whose fees shall be paid as directed by him.
19. 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.