

By order of the Provost and Fellows of King's College, Cambridge.

DEVON.



Outlying Portions of The
Sampford Courtenay
Manor Estate

1921.

Solicitors :

MESSRS. JAMES & SNOW,
The Close, Exeter.

Auctioneers and Land Agents :

MESSRS. RAWLENCE & SQUAREY,
Salisbury; 3a, Dean's Yard, Westminster, London, S.W.1.,
and Sherborne, Dorset.

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

The Outlying Portions of the Sampford Courtenay Manor Estate Devon

situate amidst perfect Devon Scenery, and extending from near North Tawton Station (L. & S.W. Ry.) to within two miles of Okehampton, with its Station (L. & S.W. Ry.) and important Market.

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

embracing Ten excellent Mixed Farms, Small Holdings and sundry Accommodation Moorlands, embracing a total area of about

1,884 acres

intersected by good roads.

HIGHER & LOWER LANGABEER FARM

embracing an area of about **139 a. 3 r. 35 p.**, and the

Accommodation Pasture Holding known as Chapple Agistment

comprising an area of about **59 a. 2 r. 20 p.**, will be offered with

VACANT POSSESSION on the 10th day of October, 1921.

Messrs. Rawlence and Squarey

are instructed to offer the above for Sale by Auction, in convenient Lots, subject to the 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 24th SEPTEMBER, 1921,

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, Salisbury;
3a, Dean's Yard, Westminster, S.W.1., and Sherborne, Dorset.

NOTES & GENERAL REMARKS.

1. **TENURE.** The Property offered for Sale is Freehold.
2. **POSSESSION.** Lots 3 and 5 will be sold with vacant possession on the 10th day of October, 1921, subject to an agreement to date of completion (see Special Condition 6).
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 the Land Tax has been apportioned for the purposes of this Sale, the Vendors shall not be required to obtain legal apportionments (see Special Condition 11).
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. Provided always that if any Purchaser does not wish to so take to the timber on the Lot or Lots purchased by him and shall on or before the 22nd day of October, 1921, give notice in writing to the Vendors' Solicitors to that effect, the Vendors will reserve the timber from the Sale, and the Purchaser shall enter into an Agreement with the Vendors that he and his tenants will permit the Vendors at all times during a period of five years from the date of the Sale to enter upon the Lot or Lots purchased by him with servants, Agents, Workmen and others and all necessary appliances, and to throw, trim, remove and dispose of for their own benefit any Timber Trees which may be on such Lot or Lots, and which at the time of cutting may be at least 12 inch quarter girth under bark at the height of five feet above ground level, without being responsible for any damage to hedges, fences or lands occasioned by such throwing or removal.
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 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.
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. **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.
12. **PARTICULARS & 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.)

AN ATTRACTIVE MIXED HOLDING

known as

“FALCADON FARM”

situate close to North Tawton Station, and containing an area of about

61 a. 3 r. 30 p.

(An Off Farm).

THE FARM BUILDINGS

are conveniently situated around the Yard, and comprise:—

Large Barn	Two-horse Stable	Leanto Iron Implement Shed
Four-stall Linhay	Two Pigsties	Open Linhay

The Water Supply is from a Pump in the Yard.

SCHEDULE.

No. on Plan.	Description.	Area.		
		a.	r.	p.
<i>Parish of Sampford Courtenay.</i>				
372	Rough Pasture ...	...	3	11
373	do. ...	...	1	1 35
374	do. ...	...	3	10
374a	do. ...	...	1	0 17
375	do. ...	...	1	1 13
376	Arable ...	...	3	0 7
377	do. ...	...	2	0 26
378	do. ...	...	4	0 23
379	do. ...	...	7	1 6
380a	do. ...	...	5	1 37
382	do. ...	...	11	1 8
386	Pasture ...	...	4	2 39
387	Cottage, Buildings, Orchard, Garden, Yard, &c.	...	1	3 16
388	Arable ...	...	4	2 39
389	do. ...	...	3	0 39
383	do. ...	...	3	2 12
384	Pasture ...	...	1	3 16
385	do. ...	...	2	3 36
		A.61	3	30

This Lot is with other lands let to Mr. J. Tucker on a yearly Michaelmas Tenancy at an apportioned rent of £50. 15s. 0d.

Outgoings:—		£	s.	d.
Commuted Tithe Rent Charge	...	4	17	4
Land Tax (1920-21)	...	1	6	7

The Timber on this Lot has been valued at £77.

LOT 2.

(Coloured Yellow on Plan.)

A PLEASANTLY SITUATED AND EASILY ACCESSIBLE

MIXED FARM

known as

“Treehill and Aller Farm”

embracing a total area of about

142 a. 1 r. 31 p.

AT TREEHILL.

THE FARMHOUSE

which is substantially built, contains:—

ON THE GROUND FLOOR:—

Good sized Hall.
Parlour.
Kitchen, with Bread Oven.
Back Kitchen with Loft over.
Dairy with slate slabs.
Fuel Store and E.C.

ON THE FIRST FLOOR:—

Two Large Bedrooms and
Two Smaller Bedrooms, one of which is approached by a 'separate Servants'
Staircase from the Kitchen.

There is a good KITCHEN GARDEN behind the House.

WATER is obtained by a Pump in the Back Kitchen from a Well in the Back Yard.

THE FARM BUILDINGS

conveniently situated around the Yard, comprise:—

Five-stall Stable.
Two Yearling Pens, Double Calves' House, and two 5-cow Shippens and Calf-pen
with Tallet with lean-to Root House.
Four-bay Linhay in stone and slate.
Five Pigsties with run-outs.
Trap House and Cellar.

AT ALLER.

Shed and Barn.

SCHEDULE.

No. on Plan		Description.		Area.		
				a.	r.	p.
Parish of Sampford Courtenay.						
736	Arable	...	...	5	2	36
737	do.	...	...	3	3	29
738	do.	...	...	2	1	32
739	do.	...	...	5	1	23
740	do.	...	...	1	2	21
741	Wood, &c.	...	...	1	0	26
742	Arable	...	...	4	3	2
743	Rough	...	...	1	3	21
757a	Road	...	...	...	1	11
758	Arable	...	...	3	1	38
759	Arable and Rickyard	...	...	5	1	5
760	Arable and Row	...	...	5	2	29
761	Buildings, Yard and Orchard	...	...	1	1	26
763	Wood	...	...	...	2	22
764	Pasture and Row	...	...	4	3	31
765	Pasture	...	...	6	3	16
767	do.	...	...	1	3	27
768	House, Buildings, Yard, &c.	...	...	...	3	4
769	Pasture	...	...	1	0	13
770	Orchard	...	...	...	3	37
771	Arable	...	...	4	0	26
783	do.	...	...	5	2	28
784	Rough Pasture	...	...	3	1	30
785	Pasture	...	...	1	2	4
786	Arable	...	...	2	1	0
787	do.	...	...	1	2	20
802	Rough Pasture	...	...	3	0	33
789	Arable	...	...	4	1	34
803	do.	...	...	3	3	13
805	do.	...	...	8	3	8
806	do.	...	...	4	1	20
813	do.	...	...	3	2	4
814	do.	...	...	4	2	13
815	Rough Pasture	...	...	8	2	21
818	Arable	...	...	2	2	7
819	Pasture and Row	...	...	5	2	35
838	Rough Pasture and Wood	...	...	1	1	2
839	Rough Pasture	...	...	2	2	4
840	do.	...	...	4	2	10
841	Arable	...	...	5	1	30
				A.142	1	31

This Lot is let to Mr. T. Page on a yearly Old Michaelmas Tenancy at a rental of £95.

Outgoings:—	£	s.	d.
Commuted Tithe Rent Charge	11	14	6
Land Tax (1920-21)	1	13	3

The Timber on this Lot has been valued at £61.

LOT 3.
(Coloured Blue on Plan.)

A HEALTHY MIXED FARM
with
EXCELLENT FARMHOUSE AND BUILDINGS
known as
“Higher and Lower Langabeer
Farm”

containing in all about
139 a 3 r. 35 p.

THE FARMHOUSE

is built of stone and slated, with an Entrance Porch, and contains:—

ON THE GROUND FLOOR:—

Dining Room
Drawing Room
Kitchen
Dairy
Cellar

ON THE FIRST FLOOR:—

Four good Bedrooms with register grates
One Servant's Bedroom
Men's Bedroom over Dairy with separate stairs.

WATER is obtained from a Pump at the back door.

THE FARM BUILDINGS

At Higher Langabeer comprise:—

Range of Buildings, iron roofed, comprising 4-horse Stable and Loose Box with Loft over, Chaff House, Shippen for 10 bullocks, Root House and 2 Corn Hatches. Barn and Winnowing Floor with Roundhouse adjoining.
Three-bay Cart Linhay.
Two Calf Pens.
Barn.
Three Pigsties with runouts.
Fowl-house with Corn-chamber over with iron roof.
Two leanto Calves' Houses.
Cart Linhay.

At Lower Langabeer:—

Range of Buildings, including 4-horse Stable and Loose Box, Bullocks' House, Calves' Pen with Tallet over all.
Root House.
Seven-stall Shippen with Tallet over.
Two open Linhays with Tallet over one and Yard.
Pump House.

SCHEDULE.

No. on Plan.		Description.		Area.		
				a.	r.	p.
<i>Parish of Sampford Courtenay.</i>						
587	Pasture	...	...	...	1	1 26
589	Arable	...	...	...	3	1 32
590	do.	...	...	...	4	0 33
591	do.	...	...	...	3	2 37
593	Arable, &c.	...	...	...	4	0 10
641	Arable	...	...	...	5	0 32
643	Road	...	...	...	1	1 1
645	do.	...	...	...		1 8
646	Arable	...	...	...	7	2 25
650	Pasture	...	...	...	4	1 8
651	Arable	...	...	...	3	2 27
655	Buildings, Garden, Yard and Paddock	...	...	...		3 33
656	Pasture	...	...	...		3 10
707	Arable	...	...	...	1	2 30
709	do.	...	...	...	3	0 38
710a	Road	...	...	...	1	2 2
711	Arable	...	...	...	2	2 31
713	do.	...	...	...	5	2 2
714	Orchard	...	...	...		2 28
715	Pasture	...	...	...	4	0 23
722a	Road	...	...	...		1 12
727	Arable	...	...	...	5	0 24
729	do.	...	...	...	3	1 16
731	Pasture	...	...	...	3	0 34
2021	Arable and Wood	...	...	...	3	3 17
588	Arable	...	...	...	5	2 35
592	Rough Pasture	...	...	...	3	2 26
637	Pasture	...	...	...	5	2 39
638	Arable and Row	...	...	...	4	0 11
640	Arable	...	...	...	3	0 37
642	Pasture	...	...	...	2	2 9
643a	Road	...	...	...		1 37
644	Arable	...	...	...	3	2 20
645	Road	...	...	...		1 7
652	Arable	...	...	...	4	0 6
653	Orchard	...	...	...		3 27
654	Pasture	...	...	...	2	1 7
657	House, Buildings, Yards and Garden	...	...	...		2 20
658	Arable	...	...	...	2	2 37
659	do.	...	...	...	2	2 26
660	do.	...	...	...	4	1 15
661	do.	...	...	...	2	3 21
662	Pasture	...	...	...	2	2 20
663	Arable and Row	...	...	...	2	3 31
708	Rough Pasture	...	...	...	2	0 25
827	do.	...	...	...	1	1 13
828	Arable (late Moor)	...	...	...	4	2 27
				A.139	3	35

SPECIAL NOTE.—There is no right of way from Ordnance No. 731 in this Lot, to Ordnance No. 732.

Outgoings:—	£	s.	d.
Commuted Tithe Rent Charge ...	7	4	6
Land Tax (Apportioned for 1920-21)	1	10	0

The Timber on this Lot has been valued at £32.

VACANT POSSESSION on the 10th day of October, 1921, subject to an Agreement to the date of completion. It has been agreed with the outgoing Tenant that he shall make no claim on quitting against the Vendors, and that they shall make no claim against him.

LOT 4.
(Coloured Green on Plan.)

A WELL-WATERED SMALL HOLDING

known as

“RATCOMBE”

comprising an area of about

87 a. 1 r. 34 p.

THE COTTAGE, which has been re-roofed and repaired, contains:—
Entrance Passage. Three Bedrooms and Landing.
Kitchen and Back Kitchen. E. C.

THE BUILDINGS comprise:—

Barn. Calf Pen.
Three-stall Stable. Two Pigsties and Leanto.
Implement Shed.

No. on Plan.		Description.			Area.		
					a.	r.	p.
<i>Parish of Sampford Courtenay.</i>							
293	Rough Pasture ...	...	...	...	3	1	3
581	Arable ...	...	...	...	3	2	33
582	do. ...	...	...	...	4	2	37
583	Rough ...	...	...	...	12	1	2
594	Rough Pasture ...	...	...	...	2	2	11
595	do. ...	...	...	...	3	0	6
596	Pasture ...	...	...	...	2	3	22
597	Rough Pasture ...	...	...	...	1	3	34
598	Arable ...	...	...	...	3	0	4
599	Wood ...	...	...	...	3	3	34
627	Arable ...	...	...	...	2	0	35
628	Rough Pasture ...	...	...	...	5	0	3
630	Arable ...	...	...	...	5	0	17
631	Buildings, Pasture, &c. ...	...	...	...	1	1	6
632	Two Cottages, Buildings, Gardens, &c. ...	...	...	...	3	3	39
633	Arable ...	...	...	...	5	1	33
634	Arable and Row ...	...	...	...	4	3	34
635	do. ...	...	...	...	4	1	3
636	Wood ...	...	...	...	3	3	8
665	Arable and Row ...	...	...	...	5	2	27
666	Arable ...	...	...	...	4	0	15
668	do. ...	...	...	...	4	3	11
669	do. ...	...	...	...	4	1	17
					A.87	1	34

This Lot is let to Mr. T. Lang at an apportioned Rent of £60 as an Off Farm on a yearly Old Michaelmas Tenancy.

Outgoings:—

	£	s.	d.
Commuted Tithe Rent Charge ...	7	4	6
Land Tax (apportioned 1920-21) ...	1	10	0

The Timber on this Lot has been valued at £53.

LOT 5.

(Coloured Blue on Plan.)

A USEFUL

BLOCK OF ACCOMMODATION PASTURE

with good access to the main Road, known as

“Chapple Agistment Farm”

embracing an area of about

59 a. 2 r. 20 p.

SCHEDULE.

No. on Plan.	Description.			Area.		
				a.	r.	p.
<i>Parish of Sampford Courtenay.</i>						
262	Rough	...	...	...	3	33
263	Pasture	...	...	...	4	0 6
264	do.	...	...	...	5	3 19
282	do.	...	...	...	4	0 31
283	do.	...	...	...	3	1 10
294	do.	...	...	...	4	1 15
295	Rough Pasture	...	...	...	4	0 11
296	Pasture	...	...	...	8	0 21
579	Rough Pasture	...	...	...	1	3 35
580	Arable and Rough	...	...	...	5	2 11
580a	do.	...	...	...	2	2 19
600	Rough Pasture	...	...	...	6	1 39
601	do	...	...	...	7	1 22
602	Rough	...	...	...	2	28
				A.59	2	20

Outgoings:—

	£	s.	d.
Commuted Tithe Rent Charge	2	14	4
Land Tax (apportioned for 1920-21)	12	0	

The Timber on this Lot has been valued at £41.

VACANT POSSESSION on the 10th day of October, 1921, subject to an Agreement to the date of completion. It has been agreed with the outgoing Tenant that he will make no claim on quitting against the Vendors, and that they shall make no claim against him.

LOT 6.
(Coloured Pink on Plan.)

THE VALUABLE
ACCOMMODATION STOCK RUN

known as

“Fernhills Moor”

80

No. 1014 on Plan, in the Parish of Sampford Courtenay, adjoining the road from Sampford Courtenay Station to North Tawton, and containing an area of about

19 a. 1 r. 4 p.

let, with other Lands, to Mr. W. Ascott on a yearly Old Michaelmas Tenancy, at an apportioned Rent of £4 per annum.

Outgoings:—

	£	s.	d.
Commuted Tithe Rent Charge	7	1	
Land Tax	2	5	

The Timber on this Lot has been valued at £7.

LOT 7.
(Coloured Green on Plan.)

THE VALUABLE
ACCOMMODATION STOCK RUN

170

situate adjoining Lot 6, and embracing an area of about

38 a. 3 r. 7 p.

as detailed below:—

SCHEDULE.					
No. on Plan.	Description.			Area.	
			a.	r.	p.
<i>Parish of Sampford Courtenay.</i>					
925	Moor	...	...	1	1 10
926	do.	...	...	10	2 2
963	do.	...	...	17	2 5
964	do.	...	...	9	1 30
				A.38	3 7

This Lot is let, with other lands, to Mr. C. W. Bolt on a yearly Old Michaelmas Tenancy, at an apportioned rent of £9. 14s. 0d. per annum.

Outgoings:—

	£	s.	d.
Commuted Tithe Rent Charge (apportioned for purposes of sale)	13	7	
Land Tax	4	11	

The Timber on this Lot has been valued at £15.

LOT 8.
(Coloured Blue on Plan.)

THE VALUABLE
ACCOMMODATION STOCK RUN

66

known as

“Fox Covert”

No. 927 on Plan, in the Parish of Sampford Courtenay, adjoining Lot 7, and containing an area of about

13 a. 2 r. 31 p.

Let with other lands to Mr. T. Lang on a yearly Old Michaelmas Tenancy, at an apportioned rent of £3. 8s. 0d. per annum.

Outgoings:—			f	s.	d.
Commutd Tithe Rent Charge	---			6	3
Land Tax	---	---		1	8

The Timber on this Lot has been valued at £10.

LOT 9.
(Coloured Blue on Plan.)

THE VALUABLE
ACCOMMODATION STOCK RUN

Falcadon
80

known as

“Falcadon Moor”

No. 1015 on Plan, in the Parish of Sampford Courtenay, adjoining the road from Sampford Courtenay Station to North Tawton, and containing an area of about

17 a. 0 r. 7 p.

Let with other lands to Mr. Tucker on a yearly Michaelmas Tenancy at an apportioned rent of £4. 5s. 0d. per annum.

Outgoings:—				£	s.	d.
Commutd Tithe Rent Charge (apportioned for purposes of sale)					4	2
Land Tax		”	”	”	2	4

The Timber on this Lot has been valued at £10.

LOT 10.
(Coloured Yellow on Plan.)

THE VALUABLE
ACCOMMODATION STOCK RUN

Tithe
225

including
“Lake Moor”

and adjoining Lands, embracing an area of about

37 a. 0 r. 38 p.

as detailed below:—

SCHEDULE.							
No. on Plan.	Description.				Area.		
					a.	r.	p.
<i>Parish of Sampford Courtenay.</i>							
928	Moor	...	...	...	2	2	16
929 (Pt.)	do.	...	...	...	21	3	9
962	do.	...	...	...	12	3	13
					A.37	0	38

This Lot is let with other lands to Mrs. Bolt on a yearly Old Michaelmas Tenancy, at an apportioned rent of £9. 6s. 0d. per annum.

Outgoings:—				£	s.	d.
	Commuted Tithe Rent Charge	...	...	12	4	
	Land Tax	...	...	5	2	

The Timber on this Lot has been valued at £21.

MEMO.—Rights of way for all purposes through No. pt. 929 on Plan are reserved to the owner and occupier for the time being of the lands numbered 848, 892a, 893, 899b, and 900 on the Ordnance Map.

LOT 11.
(Coloured Pink on Plan.)

THE VALUABLE MIXED FARM

known as

“INCOTT FARM”

2168

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

288 a. 0 r. 12 p.

as detailed below.

THE FARMHOUSE & 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.
<i>Parish of Sampford Courtenay.</i>						
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	do.	...	...	7	0	16
915	do.	...	...	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	do.	...	...	2	2	24
967	do.	...	...	6	3	5
968	do.	...	...	6	1	26
970	do.	...	...	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
1036	Arable	...	...	6	0	25
1037	Wood	...	...	1	1	23
1038	Arable	...	...	1	2	28
1039	Pasture and Wood	(Wood in hand)	...	3	2	5
969	Arable	...	...	3	1	26
1040	do.	...	...	3	0	9
1105	do.	...	...	6	2	9
1106	Wood	...	...	3	1	23
1107	do.	...	...	2	2	4
1108	do.	...	...	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	26
1113	Pasture	...	...	3	2	0
1114	do.	...	...		2	30
1115	Rough Pasture	...	...	1	0	12
1116	Rough	...	...	1	2	33
1117	do.	...	...	3	2	12
1118	do.	...	...	1	0	17
1119	do.	...	...	6	3	6
1120	do. and Wood	...	...		3	33
1121	do. do.	...	...	1	3	25
1122	Arable and Row	...	...	1	2	37
1123	Rough	...	...	4	3	1
Carried forward				179	1	10

SCHEDULE (continued).

No. on Plan.	Description.		Area,		
			a.	r.	p.
		Brought forward	179	1	10
1125	Rough	...	5	2	35
1170	do. and Wood	...	...	3	32
1171	do. do.	...	1	0	20
1172	Arable	...	10	1	22
1174	do. and Row	...	7	3	33
1175	Arable	...	4	1	21
1176	Road	...	1	2	14
1177	Arable	...	4	2	22
1178	do.	...	2	3	1
1179	do.	...	4	2	16
1180	Pasture	...	...	1	24
1181	House, Building, Yard and Garden	...	...	2	24
1182	Pasture	...	2	2	31
1183	do.	...	2	3	22
1184	do. and Wood	...	2	2	27
1185	Pasture and Wood	(in hand)	1	1	15
1186	Arable	...	...	2	32
1187	do.	...	3	1	32
1188	Rough Pasture	...	1	0	18
1189	Rough	...	1	2	26
1190	do.	...	3	1	15
1191	do.	...	1	3	17
1192	do.	...	2	0	19
1193	do.	...	2	0	26
1194	do.	...	2	2	32
1195	do.	...	8	3	39
1235	Rough and Wood	(in hand)	2	1	27
1236	Rough	(in hand)	2	0	22
1237	do.	...	5	0	1
1238	Arable	...	10	1	14
1239	do.	...	6	0	3
			A.288	0	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 per annum.

Outgoings:—	£	s.	d.
Commuted Tithe Rent Charge	18	17	11
Land Tax	2	16	5

The Timber on this Lot has been valued at £247.

LOT 12.

(Coloured Yellow on Plan.)

THE VALUABLE MIXED FARM

known as

"WEST HILL FARM"

well placed between Okehampton and Sampford Courtenay, intersected by a good road, and embracing an area of about

241 a. 2 r. 32 p.

as set out below.

THE FARMHOUSE

contains:—

ON THE GROUND FLOOR:—Dining Room with oak panelling and beams, Sitting Room with tiled register grate, Back Kitchen, Large Dairy, and leanto stone and tiled Wash-house, with pump and trough, together with galvanised iron Pump-house in Court Yard.

ON THE FIRST FLOOR:—Two Bedrooms, one of which communicates with Box-room, and small Bedroom, in addition to which is a large Bedroom, approached by separate staircase.

THE FARM BUILDINGS near the Farmhouse comprise:—Calves' House and Tool-house with Granary over, Barn with leanto Gearhouse (now used as open Cattle Shed) and a portion partitioned with galvanised iron to form Engine-house, Range of 3 Cattle Pens and Loose Box with lean-to Trap-house and Poultry-house, 4-horse Stable with Loft over, Timber Fowl-house, 3-bay Implement Shed, 4-bay open Shed, Shippen for 8 Bullocks with Loft over and Root-house, Range of 3 Pigsties, Calves' House with Loft over.

THE BUILDINGS AT "APPLEDORE" comprise:—Shippen for 18 Bullocks and Loft over, Linhay and Barn.

AT "WEST CALDACOTT" is a Linhay.

SCHEDULE.

No. on Plan.	Description.	Area.		
		a.	r.	p.
Parish of Sampford Courtenay.				
473	Pasture and Row	...	3	0 3
474	Wood	...	1	0 1
475	Rough Pasture	...	3	0 24
476	Arable and Row	...	4	2 16
477a	Wood	...	...	28
478	Arable	...	3	3 33
479	do.	...	4	2 8
479a	Row	...	...	1 33
480	Arable	...	4	0 6
481	do.	...	6	1 10
498	Rough	...	5	3 14
499	Arable and Row	...	6	1 30
500	Arable	...	4	2 39
501	do. and Row	...	5	1 7
501a	Wood	...	1	1 21
502	do.	...	1	2 8
545	Arable	...	8	3 19
504	Pasture and Row	...	3	2 19
505	Arable	...	3	2 9
506	Pasture	...	4	0 35
519	Wood	...	...	2 16
520	Pasture	...	...	2 24
521	do.	...	3	27
522	Cottage, Garden, Yard, &c.	...	2	19
523	Pasture and Orchard	...	1	3 32
524	Orchard	...	...	1 7
525	Arable	...	6	0 36
526)	Road)	...	...	1 24
1057)	do.)	...	...	...
540	Arable	...	6	1 25
541	Rough	...	8	3 22
542	Arable	...	4	2 2
543	Pasture	...	1	1 39
544	Wood and Road	...	...	2 18
546	Arable	...	7	2 5
556	Rough Pasture	...	6	0 17
557	Wood	...	2	0 23
558	do.	...	...	2 15
559	Arable	...	9	0 6
560	do.	...	1	1 17
561	Rough	...	...	1 39
1044	Wood	...	2	0 15
1045	do.	...	1	0 6

Carried forward 140 2 37

SCHEDULE (continued).

No. on Plan.	Description.	Area.		
		a.	r.	p.
	Brought forward	140	2	37
1046	Arable	...	3	17
1047	Rough	...	1	14
1048	Pasture	...	3	22
1049	do.	...	0	2
1050	Rough	...	2	10
1051	Orchard	...	0	17
1052	House, Buildings, Garden, Rickyard	...	1	34
1053	Arable	...	3	15
1054	do.	...	2	28
1055	Wood	...	0	7
1056	Arable	...	1	17
1058	Buildings and Rickyard	...	3	19
1059	Pasture	...	1	4
1060	do.	...	1	20
1061	Rough	...	0	1
1062	Rough Pasture	...	2	11
1093	Rough and Wood	...	0	2
1094	do.	...	1	33
1095	Rough Pasture	...	2	15
1096	do.	...	0	9
1097	Road	...	2	2
1098	Arable and Row	...	2	10
1099	Arable	...	0	14
1100	do.	...	0	31
1101	Rough	...	0	9
1102	Arable	...	2	25
1103	Rough	...	1	13
1104	Arable	...	3	11
1124	do. and Rough	...	0	15
1126	Arable and Row	...	2	21
Parish of Okehampton.				
66	Arable	...	5	27
		A.241	2	32

This Lot is let to Mr. A. Frost on a yearly Old Michaelmas Tenancy at £128 per annum.

Outgoings:—	£	s.	d.
Commuted Tithe Rent Charge	19	3	6
Land Tax	2	5	0

The Timber on this Lot has been valued at £219.

MEMO.—Included with the foregoing Lot is a right of way for all purposes through Webber Hill Farm, from A to B on the Plan.

LOT 13.

(Coloured Pink on Plan.)

THE VALUABLE MIXED FARM

known as

“WEBBER HILL FARM”

situate within two miles of Okehampton, adjoining the road from Okehampton to North Tawton, and embracing an area of about

117 a. 2 r. 8 p.

as set out below.

THE FARMHOUSE,

pleasantly situate about 700 ft. above Sea Level, commanding charming and extensive views, contains:—

ON THE GROUND FLOOR:—Entrance Passage, Drawing Room with tiled register grate and two cupboards, Living Room and recess with cupboard, Scullery with pump and trough, Dairy with slate shelves and Store.

ON THE FIRST FLOOR, which is approached by two staircases:—Landing, Bedroom with register grate and cupboard, Bedroom with cupboard, two other Bedrooms and Boxroom.

THE FARM BUILDINGS comprise:—Bullocks' House with Loft over part, Range of three Bullocks' Pens and Piggery with Loft over, Poultry House, three-bay Implement Shed, Roothouse (now used as Shippen and Implement Shed), Stable of four Stalls and Loose Box with Loft over, Bullocks' House with ten tyings and Loft over, Barn, Gear House.

At "**Blackstubs**" is a Cottage (now uninhabited).

SCHEDULE.

No. on Plan.	Description.	Area.		
		a.	r.	p.
Parish of Sampford Courtenay.				
430	Meadow	...	5	3 34
431	do.	...	2	1 15
432	Pasture	...	1	0 29
433	Meadow	...	4	0 23
434	Road	...	1	0 12
435	House, Buildings, Yard and Garden	...		2 38
436	Rough (Old Quarry)	...	1	2 13
437	Pasture	...	5	0 1
439	Orchard	...		2 25
440	Arable	...	6	1 38
441	do.	...	5	0 18
459	do.	...	5	3 19
460	do.	...	5	0 20
461	Rough Pasture	...	2	1 14
462	do.	...		3 12
463	Arable	...	6	0 23
464	do.	...	3	0 17
465	do.	...	4	0 9
466	do.	...	4	3 23
467	Rough	...	1	1 5
469	do.	...	5	1 17
470	Arable	...	9	3 12
471	do.	...	7	1 23
472	do.	...	6	0 6
507	do.	...	3	3 20
508	do.	...	7	1 14
509	Rough	...		1 7
510	do.	...	2	0 20
511	do.	...	1	2 37
512	Rough Pasture	...	1	3 21
513	Cottage, Garden and Orchard	...		1 23
518	Arable	...	3	1 20
SOLD TO TENANT.				
		A.117	2	8

Included with this Lot is the valuable Stone Quarry situated in Ordnance No. 436. This Lot is let to Mr. W.C. Horn on a yearly Michaelmas Tenancy at £95 per annum.

Outgoings:—	£	s.	d.
Commuted Tithe Rent Charge ..	11	16	11
Land Tax	1	18	5

The Timber on this Lot has been valued at £5.

MEMOS.—(1) This Lot is sold subject to all rights of way as now existing, over the route marked A—B—C on Plan, for the owners and occupiers for the time being of Lots 12 and 14.

(2) The Stone Quarry is worked by the Rural District Council at a royalty of 6d. per cubic yard on all stone taken away.

LOT 14.
(Coloured Blue on Plan.)

THE VALUABLE
MIXED AND WELL-WATERED FARM
known as
“AGISTMENT FARM”

situate within two miles of Okehampton, intersected by the road from Sampford Courtenay to Okehampton, and embracing an area of about

85 a. 3 r. 8 p.

as set out below:—

THE FARMHOUSE,

situate over 500 ft. above sea level, and overlooking the valley of the River Okement, is substantially built of stone and slated, and contains:—

ON THE GROUND FLOOR:—Entrance Passage, Dining Room with tiled register grate, Drawing Room with tiled register grate, Kitchen, Dairy, Scullery and Porch over back door with well and pump.

ON THE FIRST FLOOR, which is approached by front and back staircases:—Landing and 5 Bedrooms.

THE BUILDINGS, substantially built, are situate near the Farmhouse, and comprise:—Shippen with 5 tyings, 2 Calves' Pens and Root-house with Loft and Granary over, Range of 4 Pigsties, Calves' Pen, Ashpit, etc., Barn, Implement Shed and Engine-house with leanto Chaff-house and leanto Implement Shed, Bullocks' House and Chaff Coop and 3-stall Stable with Loft over, detached Bullocks' House, Poultry House.

SCHEDULE.

No. on Plan.		Description.		Area.		
				a.	r.	p.
Parish of Sampford Courtenay.						
514	Rough	...	...	4	0	28
516	Arable	...	...	4	2	5
517	do.	...	...	4	0	19
517a	Rough Pasture and Wood	...	...	...	1	24
547	Arable	...	...	9	0	10
548	Rough Pasture and Wood	...	...	2	1	9
549	Arable	...	...	3	3	9
550	Pasture	...	...	...	3	28
552	Arable	...	...	...	0	31
553	Pasture	...	...	4	0	9
1067	do.	...	...	5	3	12
1068	Rough Pasture	...	...	1	0	36
1069	do.	...	...	1	0	23
1070	do.	...	...	1	1	39
1071	do.	...	...	1	2	38
1072	Pasture	...	...	2	1	10
1073	Arable	...	...	1	2	32
1074	House, Buildings, Garden and Yards	...	...	...	1	29
1066	Arable	...	...	6	0	30
1076	Pasture	...	...	1	2	31
1077a	Road	...	...	...	1	28
1146	Pasture	...	...	4	2	6
1149	Rough Pasture	...	...	1	1	14
1215a)	Half River	...	...	...	3	18
2002	Pasture	...	...	...	5	3
2001	do.	...	...	...	1	1
2003	do.	...	...	...	3	2
2004	do.	...	...	...	4	2
2005	Pasture	...	...	...	3	0
2006	do.	...	...	...	3	0
				A.85	3	8

This Lot is let to Messrs. H. J. and R. E. Hawkins on a yearly Tenancy at £75 per annum.

Outgoings:—

	£	s.	d.
Commuted Tithe Rent Charge	9	10	4
Land Tax	1	9	8

The Timber on this Lot has been valued at £10.

MEMO.—Included with this Lot is a right of way as now existing over the route marked A—B—C on Plan (Lot 13), and the Lot is sold subject to a right of way, as now enjoyed over the route marked D—E on the plan, for the owners and occupiers for the time being of “Beaumead,” and a right of way for all purposes over the same route is reserved to the owners and occupiers for the time being of “Wood Farm” (Lot 15).

LOT 15.

(Coloured Green on Plan.)

THE VALUABLE MIXED AND WELL-WATERED FARM

known as

“WOOD FARM”

together with

“BROOK FARM” & “CHAPPLE LANDS”

situate midway between Okehampton and Sampford Courtenay, intersected by a good road, and embracing an area of about

322 a. 0 r. 3 p.

as detailed below.

WOOD FARMHOUSE,

situate over 500 ft. above sea level and near the Okehampton-Sampford Courtenay Road, is stone and cob built and slated and contains:—

ON THE GROUND FLOOR:—Dining Room with register grate, Large Kitchen, Scullery with Copper, Dairy with slate shelves and Cellar.

ON THE FIRST FLOOR:—Landing and five Bedrooms.

Water is obtained from a well with pump and trough in Court yard.

THE HOME BUILDINGS at Wood Farm comprises:—Range of four-horse Stable, two Loose Boxes, Shippen for six Bullocks, Calves' Pen and Roothouse with Loft over whole, Barn with Cement floor, Gearhouse adjoining, Shippen and Loose Box, Range of three Shippens with Loft over, Traphouse and Roothouse with Loft over latter, three Pigsties, detached three-bay Implement Shed.

At “*Brook Farm*” is a Building (formerly Cottage) now used as Cattle Pens with Lofts over.

At “*Chapple Lands*” is a Linhay with Loose Box.

SCHEDULE.

No. on Plan.	Description.	Area.		
		a.	r.	p.
Parish of Sampford Courtenay.				
1083a	Road	...	...	...
1089	Rough	...	1	3
1127	Arable and Row	...	5	1 30
1128	Arable	...	4	1 35
1129	Rough Pasture	...	2	1 24
1130	do.	...	2	0 28
1131	Rough	...	2	3 31
1132	do.	...	2	3 8
1133	Arable	...	1	3 14
1136	Rough	...	3	2 26
1136a	Row	...	2	0 8
1137	Arable	...	...	2 29
1138	Rough	...	4	0 16
1139	Rough Pasture	...	1	3 34
1141	Arable	...	2	3 2
1142	do.	...	5	2 34
1143	do.	...	4	2 20
1144	do.	...	...	1 17
1145	do.	...	2	2 38
1147	do.	...	7	3 30
1148	Rough	...	2	1 32
1150	Rough Pasture	...	1	2 3
1152	Pasture	...	6	3 2
1153	do.	...	1	3 27
1154	House, Buildings, Garden, Orchard, Yard	...	2	3 13
1155	Meadow	...	1	1 9
1156	Rough Pasture	...	2	0 3
1159	Wood	...	13	1 3
1162	Arable and Row	...	1	0 8
1162a	Wood	...	5	2 19
1163	Arable	...	...	2 26
1164	Meadow	...	1	1 3
1165	Arable and Row	...	3	3 26
1166	do.	...	4	1 3
1167	Buildings and Yard	...	3	0 1
1168	Road and Wood	...	...	1 13
1169	Rough	...	2	33
1173	do.	...	2	34
1197	Arable	...	2	6
1198	do.	...	7	0 16
1200	Moor	...	4	0 23
1204	Meadow	...	17	3 32
1211	Arable	...	1	2 29
1213	do.	...	2	1 9
1214	do.	...	9	0 36
1215b	Half River	...	7	2 11
1216a	Wood	...	...	2 1
1219	Arable	...	...	2 20
1220	do.	...	9	3 28
1221	do.	...	7	3 14
1222	Orchard	...	6	0 36
1223	Meadow	...	...	1 18
1224	Buildings, Orchard and Yard	...	3	2 12
1225	Arable	...	...	3 1
1226	do.	...	4	3 11
1230	do.	...	5	2 20
1253	Rough Pasture	...	3	1 30
1254	Arable	...	6	0 22
1255	do.	...	4	1 34
1256	Road and Rough	...	8	1 8
1257	Rough	...	...	1 37
1258	Arable	...	5	1 7
1259	Road	...	4	3 36
1260	Wood	...	...	1 18
1261	Arable	(in hand)	...	2 4
1271	Rough	...	2	0 28
		...	7	3 4

Carried forward 247 0 36

SCHEDULE (continued).

No. on Plan.	Description.	Area.		
		a.	r.	p.
	Brought forward	247	0	36
1288	Arable	2	3	9
1288a	Rough	2	1	25
1289	do.	5	1	37
1290	Arable and Wood	6	3	0
1291	Arable	6	2	9
1301	do.	2	3	7
1302	do.	5	2	39
1325	Rough Pasture	3	0	37
1347	do.	7	1	39
1134	Wood	1	0	8
1135	do.	(in hand)	2	32
1092	do.	(in hand)	1	10
1196	Rough	(in hand)	3	15
		A.297	1	23

Chapple Lands (Tenant, Miss Dayment).

1158	Rough	3	3	22
1160	do.	2	1	31
1161	Arable	4	2	21
1205	Rough Pasture and Row	2	1	11
1206	do.	3	1	0
1207	Buildings and Garden	2	4	
1208	Arable	3	0	26
1209	Rough Pasture	2	1	33
1210	Wood	1	3	32
		A.322	0	3

Wood Farm and Brook Farm, with the exception of the items marked "in hand" in brackets, are let to Mr. S. Southcombe on a yearly Old Michaelmas Tenancy at an annual Rent of	£	s.	d.
Chapple Lands are let to Miss Dayment on a yearly Old Michaelmas Tenancy at an apportioned Rent of £16 per annum.	142	0	0
	16	0	0
	£158	0	0

Outgoings:—	£	s.	d.
Commuted Tithe Rent Charge	19	15	6
Land Tax....	2	18	6

The Timber on this Lot has been valued at £324.

MEMOS.—(1) This Lot is sold subject to a right of way as now enjoyed over the route marked J—K—L on the plan, for the owners and occupiers for the time being of Berry Down Lands, and a right of way for all purposes is reserved to the owners and occupiers for the time being of Hatherton Farm (Lot 16) over the route marked H—K—L on plan.
 (2) Included in this Lot is a right of way, as now existing, over the route marked D—E on plans.

LOT 16.

(Coloured Yellow on Plan.)

THE VALUABLE MIXED FARM

known as

"HATHERTON FARM"

situate within a mile of Sampford Courtenay Station and embracing an area of about

211 a. 3 r. 6 p.

as set out below.

THE FARMHOUSE,

conveniently placed in the centre of the Farm, and commanding charming views,
contains:—

ON THE GROUND FLOOR:—Entrance Lobby, Sitting Room (now used as Store), Dining Room with register grate, Large Kitchen, Pantry, Dairy with slate shelves and Scullery with copper and pump, together with timber and galvanised iron leanto Woodhouse.

ON THE FIRST FLOOR:—Bedroom communicating with Dressing Room and three other Bedrooms.

THE BUILDINGS, situate near the Farmhouse, comprise:—Range of Buildings embracing Calves' Pen, three Stalls, Loose Box and Implement Shed, Shippen with Granary and Loft over and leanto Carthouse, Barn with leanto "Round House" (now used as Cattle Shed), Calves' House with two Pens and Loft over and three Pigsties, Stable with four Stalls and Loose Box and Loft over, Barn, Traphouse, Linhay, Cattle Shed. There is also an open galvanised iron Cattle Shed in Field No. 1280.

SCHEDULE.

No. on Plan.	Description.	Area.		
		a.	r.	p.
<i>Parish of Sampford Courtenay.</i>				
972a	Wood	1	0	33
973	Arable	12	2	18
1010	do.	2	2	1
1011	do.	6	2	25
1026	Pasture	6	0	26
1034	Arable	7	0	14
1231	Rough Pasture	5	1	23
1232	do.	4	2	27
1233	do.	9	0	36
1234	do.	3	2	29
1240	do.	5	2	21
1241	Rough Pasture	2	2	17
1242	do.	1	3	16
1243	do.	1	2	19
1244	Wood	3	2	22
1245	do.	1	0	10
1246	do.	1	1	26
1247	Rough Pasture	6	1	5
1248	do.	17	1	11
1249	Wood	3	3	19
1272	Rough Pasture	2	3	17
1273	do.	2	2	2
1274	Arable	4	0	21
1275	Road	-	-	27
1277	Pasture	5	2	34
1278	do.	2	0	25
1279	Wood and Rough	1	0	6
1280	Pasture	-	2	38
1281	Rough	4	1	32
1282	Orchard	-	1	10
1283	Rough Pasture	1	1	11
1284	Wood	1	2	32
1285	Arable	4	0	34
1286	House, Buildings, Garden, &c.	2	0	38
1287	Rough Pasture	2	3	19
1276	Orchard	-	2	6
1303	Wood	- (in hand)	1	1
1304	Arable and Rough	5	3	5
1305	Rough	1	0	17
1306	Arable	2	1	15
1307	Garden	-	1	7
1308	Pasture	2	1	16
1309	do.	7	1	7
1310	Arable	3	2	30
1311	Wood	1	3	30

Carried forward 157 3 39

SCHEDULE (continued).

No. on Plan.	Description.				Area.		
					a.	r.	p.
				Brought forward	157	3	39
1312	Rough	-	-	-	2	3	23
1313	Pasture	-	-	-	2	1	0
1314	do.	-	-	-	3	1	29
1315	Road	-	-	-		3	19
1316	Arable	-	-	-	6	0	21
1317	Rough Pasture	-	-	-	2	2	29
1317a	Road	-	-	-			14
1318	Rough Pasture	-	-	(in hand)	2	2	23
1319	Wood	-	-	(in hand)	2	2	15
1320	Rough Pasture	-	-	(in hand)	2	0	26
1323	do.	-	-	(in hand)		3	16
1355	Arable	-	-	-	2	0	35
1357	do.	-	-	-	4	2	37
1358	Rough	-	-	(in hand)	2	2	2
1359	Wood	-	-	(in hand)	3	3	7
1360	Arable	-	-	-	7	3	4
1361	Rough	-	-	(in hand)		3	23
1362	Arable	-	-	-	5	1	4
					A.211	3	6

This Lot, with the exception of the items marked "in hand" in brackets, is let to Mr. T. R. Southcombe on a yearly Old Michaelmas Tenancy at £88 per annum.

Outgoings:—		£	s.	d.
Commuted Tithe Rent Charge		15	4	0
Land Tax		1	15	0

The Timber on this Lot has been valued at £131.

MEMOS.—(1) Included with the foregoing Lot is a right of way for all purposes over the route marked F—G on Plan, which, together with the entrance gate from the Station Road, must be repaired and maintained by the purchaser ;

(2) Also included is a right of way, as now existing, over the route marked H—K—L on plan.

SUMMARY OF LOTS.

No. of Lot.	Description.	AREA.		
		A.	R.	P.
1.	"Falcadon Farm" : : :	61	3	30
2.	"Treehill and Aller Farm" : :	142	1	31
3.	"Higher and Lower Langabeer Farm" : : :	139	3	35
4.	"Ratcombe" : : :	87	1	34
5.	"Chapple Agistment Farm" : :	59	2	20
6.	"Fernhills Moor" : : :	19	1	4
7.	Accommodation Stock Run : :	38	3	7
8.	"Fox Covert" : : :	13	2	31
9.	"Falcadon Moor" : : :	17	0	7
10.	"Lake Moor" : : :	37	0	38
11.	"Incott Farm" : : :	288	0	12
12.	"West Hill Farm" : : :	241	2	32
13.	"Webber Hill Farm" : : :	117	2	8
14.	"Agistment Farm" : : :	85	3	8
15.	"Wood Farm," "Brook Farm" and "Chapple Lands" ;	322	0	3
16.	"Hatherton Farm" : : :	211	3	6
Total Area		A.1,884	1	26

SPECIAL CONDITIONS OF SALE.

1. The property is sold subject to the General Conditions of Sale of the Devon and Exeter Law Association so far as the same are not incompatible with what follows hereafter and to the following Special Conditions.
2. The Auctioneers are Messrs. Rawlence & Squarey, of Salisbury; 3A, Dean's Yard, Westminster, S.W. 1, and Sherborne.
3. The Vendors' Solicitors are Messrs. James & Snow, The Close, Exeter.
4. The property is offered subject to a reserved price, 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 £5000, and 10s. 6d. for every complete £100 and any incomplete £100 above £5000, and the like fees 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, 1921.
6. The Purchasers of Lots 3 and 5, in addition to signing the Contract, shall 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, 1921.
7. The Bank to receive the Purchase Money shall be the National Provincial and Union Bank of England, 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, and the rate of interest under that Condition in case of delay in completion shall be £6 per cent. instead of £5 per cent.
8. The Referee is Mr. E. A. Rawlence of Salisbury, Surveyor.
9. 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.
10. Each Lot is sold subject to all rights (if any) over any Moor or Common land (if any) forming part thereof.
11. The Purchaser shall not require a legal Apportionment of any Outgoing except at his own expense, and the completion of his purchase shall not be delayed by reason of any such Apportionment.
12. 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 the Notes and General Remarks thereto.
13. Each Purchaser shall when submitting his Requisitions on Title, and draft conveyance for approval by the Vendors' Solicitors, supply them with duplicates thereof for their use.