



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

THE RESIDUE OF THE  
SAMPFORD COURTENAY MANOR ESTATE  
DEVON.

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

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*Particulars, Plans & Conditions of Sale*

of the

Valuable Freehold Agricultural  
and Sporting Property

embracing

Three excellent mixed Red Land Farms, and sundry Small Holdings; A Smithy; Accommodation Lands; many picturesque Devon Cottages; also Two Valuable Reversionary Interests of Leasehold Properties,

having a total area of about

667 ACRES

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**Messrs. Rawlence & Squarey**

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are instructed to offer the above for Sale by Auction in convenient Lots (unless previously disposed of), subject to the General Conditions of Sale of the Law Society of 1925 (1928 Edition) and certain Special Conditions, at

THE WHITE HART HOTEL, OKEHAMPTON,  
ON THURSDAY, THE 18th JULY, 1929, at 3 P.M.

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

*The Solicitors:*

Messrs. JAMES & SNOW, The Close, Exeter, or

*The Auctioneers and Land Agents:*

Messrs. RAWLENCE & SQUAREY, Sherborne, Dorset; Salisbury, Wilts;  
4 The Sanctuary, Westminster, S.W.1; and 5 High Street, Southampton.



## Notes and General Remarks.

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1. **TENURE.** The Property offered for sale is Freehold, but Lots 2a, 13 and 30 are let on long leases.
2. **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.
3. **OUTGOINGS.** The property is believed to be subject to Tithe Rent Charge and Land Tax. In cases where the Tithe Rent Charge and Land Tax should be apportioned for the purposes of this Sale, the Vendors shall not be required to obtain legal apportionments, and the necessary informal apportionments shall be accepted as made by the Auctioneers.
4. **LAND TAX.** The Properties are sold subject to the Land Tax (if any) assessed. The Land Tax is at the rate of 7½d. in the £ on such properties as are liable thereto and is based on the assessment made by the Commissioners of Land Tax. Particulars of such assessments may be obtained from the Clerk to the Commissioners of Land Tax, or the Local Assessors therefor.
5. **FIXTURES.** Particulars of the Tenants' fixtures so far as the same have come to the knowledge of the Vendors will be produced at the time of the sale, but the omission of any description of Tenant's fixtures and outbuildings, whether so described or not, from these Particulars, shall not entitle any Purchaser to claim compensation for any inclusion or omission thereof from such particulars, and in no event are any Tenant's fixtures included in the sale, nor shall the Vendors be liable for compensation therefor, nor will any deduction be allowed from the Contract price on any Lot sold, on account of the same.
6. **TIMBER.** The Timber on the various lots is included and will be sold with them.
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, and all Lots are sold subject to any existing rights.
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 Vendors' property, the same shall be submitted to the sole arbitration of the Auctioneers.
10. **LOTING.** The Vendors reserve the right to alter the Loting 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.** The Plans attached to the Particulars are believed to be correct, and are based on the Ordnance Survey Maps, but the Vendors accept no responsibility for the accuracy of the plans attached to such Particulars, or for the correctness of the description of the several properties as set forth in the Particulars of Sale so far as the same purport to be described in the Particulars of Sale.

The areas enumerated are those prepared by the Auctioneers and shall be assumed to be correct.



# Particulars

## LOT 1

(coloured Pink on Plan).

## THE VALUABLE MIXED FARM

known as

## “Solland Farm”

situate midway between Sampford Courtenay and Exbourne on the Red Land soil, and approached by good roads. It is watered by permanent streams, and contains in all an area of about

134 a. 1 r. 4 p.

as detailed below.

## THE FARMHOUSE

contains:—

ON THE GROUND FLOOR:—Front Hall; Large Drawing Room, about 17ft. x 15ft. 6in.; Dining Room, about 19ft. x 17ft. 3in., with open hearth; Kitchen; Dairy, Store Room; Pump House and E.C. in garden.

ON THE FIRST FLOOR:—Bedroom, about 17ft. 6in. x 15ft. 3in., with fireplace; Bedroom, about 17ft. 6in. x 12ft., with fireplace; 3 smaller Bedrooms, and Box Room.

## THE FARM BUILDINGS

conveniently situated around the Yard, comprise:—

**At Solland:**—Potato House with loft over; Mangold House with loft over; 7-stall Stable with loft over; large Barn; Cattle Shed; Engine House; lean-to Cattle Shed; 2 Piggeries; open Linhay with loft over; Calves House; 10-ties Shippen with loft over; Root House; 10-ties Shippen with loft over; Pony Stable; 3 Piggeries; Ash-house; Shippen with loft over; Granary; on the opposite side of the road:—4-bay Cart Linhay and Trap House.

**At Lower Solland:**—Implement Shed; Poultry Houses.

2 WELL BUILT COTTAGES, each containing:—Living Room, Scullery with copper, and 3 Bedrooms.



No. on Plan.	SCHEDULE.				Area.		
	Description.				A.	R.	P.
	<b>Sampford Courtenay Parish.</b>						
1899	Arable	...	...	...	4	1	14
1916	ditto	...	...	...	6	3	21
1917	ditto	...	...	...	9	3	15
1918	ditto	...	...	...	8	0	7
1919	ditto	...	...	...	11	2	17
1920	ditto	...	...	...	10	2	0
1921a	ditto	...	...	...	8	0	9
1921b	Rough Pasture	...	...	...	3	14	
1946	Meadow	...	...	...	3	1	25
1947	ditto	...	...	...	9	1	18
1948	Road and Wood	...	...	...	2	1	5
1949	House, Buildings, Garden, Yard, etc.	...	...	...	3	18	
1950	Orchard	...	...	...	1	0	36
1951	Two Cottages, Buildings and Gardens	...	...	...	3	27	
1952	Pasture	...	...	...	2	3	17
1953	ditto	...	...	...	1	2	37
1954	Water Meadow	...	...	...	2	3	8
1955	Pasture	...	...	...	5	0	3
1956	Water Meadow	...	...	...	2	2	22
1957	Pasture	...	...	...	4	2	30
1958	Orchard	...	...	...	1	0	5
1959	Wood, Rough Pasture, and Old Lime Quarry	...	...	...	5	1	23
1960	Pasture	...	...	...	4	1	10
1984	Arable	...	...	...	7	0	24
1985	Pasture	...	...	...	1	0	31
1986	Arable	...	...	...	7	3	2
1987	ditto	...	...	...	9	2	6
<b>A.</b>					<b>134</b>	<b>1</b>	<b>4</b>

This Lot is let to Mr. J. E. Hawkins on a yearly Old Michaelmas Tenancy.

Outgoings:—

Commuted Tithe Rent Charge, £22. 1s. 6d.

As to Tenant's Fixtures, see Notes and General Remarks.

## LOT 2

(coloured Blue on Plan).

# THE PRODUCTIVE MIXED FARM

known as

## “Barton Farm”

situate at the North end of the Village of Sampford Courtenay, and on the Red Land soil, embracing a total area of about

316 a.      2 r.      0 p.

## THE FARMHOUSE

contains:—

ON THE GROUND FLOOR:—Hall; Dining Room, about 17ft. 3in. x 15ft.; Drawing Room, about 17ft. 6in. x 15ft. 3in.; Kitchen with range; Back Kitchen; Dairy; Store Room and Cellar.

ON THE FIRST FLOOR:—Bedroom, about 17ft. 9in. x 15ft.; Bedroom, about 17ft. 9in. x 15ft.; Dressing Room; 3 smaller Bedrooms; Bathroom, W.C., and Box Room.



## THE FARM BUILDINGS

which are substantial and commodious, comprise:—

Pound House; 2 Fowls Houses; 6-ties Shippen; Root House with loft over; 10-ties Shippen and 2 Calves Houses with loft over; 2 Piggeries; Cart Linhay; 2 lean-to Calves Houses; 2 Piggeries; Calf House; Loose Box; 7-stall Stable with loft over; Calving House; Bullock House; Steers Court; 5-bay Linhay with loft over; Root House; Garage; 5-bay Cart Linhay; Granary; Engine House; Barn with part wood and part concrete floor; Chaff House; Dust House.

## THE COTTAGES.

No. 1726b comprises 2 COTTAGES and Gardens, each containing:—Living Room, Scullery, Wood Shed, E.C., and 2 Bedrooms.

No. 1722a comprises 2 COTTAGES and Gardens, each containing:—Living Room, Back Kitchen; 2 Bedrooms; Wood Shed, Fowls House and E.C.

No. 1762b, POUND COTTAGE, containing:—Living Room, Kitchen, 3 Bedrooms, Outhouse, Linhay and E.C.

### SCHEDULE.

No. no Plan.	Description				Area.		
					A.	R.	P.
Sampford Courtenay Parish.							
1401a	Moor	...	...	...	133	0	7
1401b	Plantation	...	...	...	7	1	28
1414	Moor	...	...	...	3	1	14
1649	ditto	...	...	...		3	18
1722a	2 Cottages and Gardens	...	...	...			37
1726b	2 Cottages, Sheds and Gardens	...	...	...			21
1727	Orchard	...	...	...		1	37
1753	Pasture	...	...	...	3	3	17
1756	Arable (Pasture by Tenant)	...	...	...	9	1	19
1758	Arable	...	...	...	2	0	32
1759e	Garden	...	...	...		1	6
1759f	Buildings and Garden	...	...	...			6
1761	Orchard	...	...	...		2	15
1762a	House, Bulidings, Garden, Yard, etc.	...	...	...	1	1	39
1762b	Cottage	...	...	...			2
1763	Meadow	...	...	...	1	0	11
1764	Pasture	...	...	...	2	2	26
1765	ditto	...	...	...	7	3	35
1768	Arable	...	...	...	14	0	34
1769	ditto	...	...	...	10	3	28
1776	ditto	...	...	...	12	1	36
1777	ditto	...	...	...	6	3	8
1778	Pasture	...	...	...	2	3	22
1779	Meadow and Orchard	...	...	...		2	21
1780	Pasture	...	...	...		3	2
1781a	Meadow	...	...	...	5	3	14
1782	Pasture and Shed	...	...	...	3	0	31
1783	Pasture	...	...	...	4	1	9
1784	Pasture and Shed	...	...	...	1	1	2
1785	Arable	...	...	...	9	1	39
1786	ditto	...	...	...	11	1	7
1791	ditto	...	...	...	13	2	35
1792	ditto	...	...	...	13	0	1
1799	Arable (Pasture by Tenant)	...	...	...	7	1	36
1813	Arable	...	...	...	9	3	24
1815a	Rough Pasture	...	...	...		1	9
1816	ditto	...	...	...	3	2	29
1820	Arable	...	...	...	4	1	0
1821	Pasture	...	...	...	5	0	3

**A. 316 2 0**



Nos. 1401b, 1793a and 1793b of this Lot are in hand; Nos. Pt. 1759e, 1759f and 1762b are let to Mr. C. W. Bolt on a yearly Old Michaelmas Tenancy.

The remainder is let to Mr. T. Lang on a yearly Old Michaelmas Tenancy.

Outgoings:—

Commuted Tithe Rent Charge, £38. 3s. 8d.

The Village Water Supply arises in No. 1752, which now belongs to the Okehampton Rural District Council, together with the pipe line leading thereto. See Special Condition No. 18.

This Lot is sold subject to the rights of the Okehampton Rural District Council for water supply in accordance with the Conveyance to them of 12th June, 1929.

As to Tenant's Fixtures, see Notes and General Remarks.

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**LOT 2a**

(coloured Green on Plan).

**The Valuable Freehold Reversionary Interest**

on the House, Land and Premises, No. 1781b on Plan, and comprising an area of about

0 a. 2 r. 0 p.

This Lot is let to the Exors. of the late Mr. Wm. Lang on a 99 years' Lease from Michaelmas, 1902, at a Ground Rent of £1. 0s. 0d. (one pound) per annum.

There is a Water Rent payable of 5/- (five shillings) per annum.

As to Tenant's Fixtures, see Notes and General Remarks.

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**LOT 3**

(coloured Brown on Plan).

**The Accommodation Arable Land**

Numbered 1830 on Plan, and situate at Redpost Cross, with considerable frontage to West Barton Lane. It comprises an area of about

1 a. 1 r. 14 p.

This Lot is let to Mr. W. Lake on a quarterly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 5s. 1d.

As to Tenant's Fixtures, see Notes and General Remarks.



#### LOT 4

(coloured Pink on Plan).

### The Valuable Well Watered Grazing Meadow

known as

"Shore's Meadow"

No. 1818 on Plan, and situate near Redpost Cross, containing an area of about

1 a. 1 r. 39 p.

This Lot is let to the Exors. of the late Mrs. T. Sloman on a yearly Old Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 7s. 4d.

As to Tenant's Fixtures, see Notes and General Remarks.

#### LOT 5

(coloured Pink on Plan).

### The Valuable Piece of Accommodation Land

situate at Peacegate Cross, with a long frontage to Clifton Lane.

#### SCHEDULE.

SCHEDULE.				
No. on Plan.	Description.		A.	Area R.
In Sampford Courtenay Parish.				
1749	Arable (Pasture by Tenant) ...	...	1	0 13
			<b>A.</b>	<b>1 0 13</b>

This Lot is let to Mr. W. Paddon on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 5s. 1d.

As to Tenant's Fixtures, see Notes and General Remarks.

#### LOT 6

(coloured Brown on Plan).

### The Accommodation Pasture Field

No. 1738 on Plan, situate at Bulland Cross, with frontage to two roads.

This Lot forms an ideal Building Site overlooking the Village, and comprises an area of about

1 a. 1 r. 27 p.

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

Outgoings:—

Commuted Tithe Rent Charge, 7s. 6d.

As to Tenant's Fixtures, see Notes and General Remarks.



## LOT 7

(coloured Yellow on Plan).

### A Block of Four Highly Picturesque Devon Cottages

formerly known as

“Harvey’s in Town”

together with their Gardens, numbered 1731b and 1759c on Plan, situate in the centre of the Village, and containing an area of about

0 a. 3 r. 18 p.

COTTAGE (in occupation of Miss E. Brealey), let on a monthly tenancy, contains:—Living Room and 1 Bedroom, E.C.

COTTAGE AND GARDEN (in occupation of Mr. W. Mills), let on a monthly tenancy, contains:—Living Room, Kitchen, Pantry, Boxroom, 2 Bedrooms, together with E.C., Carpenter’s Shop and Timber Shed.

COTTAGE AND GARDEN (in occupation of Mr. J. Stevens), let on a quarterly tenancy, contains:—Living Room, Kitchen, 3 Bedrooms, E.C., Pigstye and Linhay.

COTTAGE AND GARDEN (in occupation of Mr. S. Knight), let on a monthly tenancy, contains:—Living Room, Back Kitchen, Shoemaker’s Shop, 2 Bedrooms, together with Woodshed with loft over, and Pigstye.

#### SCHEDULE

No. on Plan.	Description.				A.	Area R.	P.
In Sampford Courtenay Parish.							
1731b	Four Cottages and Gardens	...	...	...	2	8	
1759c	Garden ...	...	...	...	1	10	
					A.	3	18

Outgoings:—

Commuted Tithe Rent Charge, 4s. 0d.

As to Tenant’s Fixtures, see Notes and General Remarks.

N.B.—A Right of Way is reserved to the owner of the Cottage now occupied by Mrs. Ward, as now used, across No. 1731b into No. 1730, and also the right of user by the Rector as now enjoyed.

## LOT 8

(coloured Green on Plan).

### The Very Valuable Smithy

together with

Forge, Shoeing Shop, Cottage and Garden

embracing in all an area of about

0 a. 1 r. 4 p.

THE SMITHY commands nearly all of the Smith’s work in the district, and contains:—Forge, Shoeing Shed with loft over, and Yard.

THE COTTAGE comprises:—Living Room, Back Kitchen with sink, Sitting Room, 3 Bedrooms.



SCHEDULE.					
No. on Plan.	Description.				Area
	In Sampford Courtenay Parish.				A. R. P.
1725d	Cottage and Garden	...	...	...	10
1759a	Smithy and Yard	...	...	...	13
1759h	Garden	...	...	...	21
A.					<u>1 4</u>

No. 1759h of this Lot is let to Mr. S. Northam on a quarterly tenancy. The remainder is let to Mr. B. G. Horn on a quarterly tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 6d.

As to Tenant's Fixtures, see Notes and General Remarks.

N.B.—A Right of Way is reserved, as now used, over the Yard, No. 1759a of this Lot, to the back premises of Lot 9.

## LOT 9

(coloured Pink on Plan)

### The Village Shop and Post Office

together with

### Private House and Garden

Numbered Pt. 1759b 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.

As to Tenant's Fixtures, see Notes and General Remarks.

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



## LOT 10

(coloured Brown on Plan).

### The Noted Block of Four Old-time Thatched Cottages and Gardens

formerly known as

“Wood’s Cottages”

No. 1725c on Plan, situate in the Village of Sampford Courtenay, and comprising an area of about

0 a. 2 r. 30 p.

3 COTTAGES (in occupation of Mrs. M. Seward, Mrs. J. Pike and Mr. S. Cole) each containing:—Living Room, Back Kitchen, 2 Bedrooms and E.C.

COTTAGE (in occupation of Mrs. Wm. Goodwin), contains:—Living Room, Back Kitchen, 1 Bedroom and E.C.

Together with this Lot there are:—7 Pigstyes, 3 Linhays; 2 Wood Sheds and Fowls House.

The Cottage in the occupation of Mrs. M. Seward is let on a monthly tenancy. The remainder are let on quarterly tenancies.

Outgoings:—

Commuted Tithe Rent Charge, 3s. 4d.

As to Tenant’s Fixtures, see Notes and General Remarks.

## LOT 11

(coloured Pink on Plan).

### The Accommodation Pasture Lands

Situate in the Village of Sampford Courtenay.

No. on Plan.		SCHEDULE.			Area		
		Description.			A.	R.	P.
In Sampford Courtenay Parish.							
1680	Pasture	...	...	...	1	3	31
1681a	ditto	...	...	...	2	10	
1726e	Lane ...	...	...	...			8
1729a	Shrubbery	...	...	...			10
					A.	2	2 19

This Lot is let to the Rev. H. Beaumont Burnaby on a yearly Ladyday tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 17s. 11d.

As to Tenant’s Fixtures, see Notes and General Remarks.

N.B.—With this Lot is sold a Right of Way through the covered way in No. 1726d of Lot 12, as at present enjoyed by the tenant and other adjoining owners.



## LOT 12

(coloured Green on Plan).

### Another Picturesque Block of Four Devon Cottages

known as

“Hammett’s Hill”

together with their Gardens and Sheds, comprising an area of about

0 a.      2 r.      19 p.

2 COTTAGES, No. 1726c on Plan (in the occupation of Mr. W. Knott and Mr. H. Sanders), each contains :—Living Room, Back Kitchen, 3 Bedrooms, Pantry, Coal House and E.C.

2 COTTAGES, No. 1726d on Plan:—

1—(in the occupation of Mr. W. Piper), contains:—Living Room, Kitchen, Scullery, 3 Bedrooms, and E.C.

2—(void), contains:—Living Room, Kitchen, 3 Bedrooms, and E.C.

There is a Pump House and Well shared by these two Cottages.

The Court, containing 4 Piggeries and 4 Linhays, is shared in common.

#### SCHEDULE.

SCHEDULE.				
No. on Plan.	Description.		Area	
	In Sampford Courtenay Parish.	A.	R.	P.
1681b	Garden ...	...	1	10
1726c	Two Cottages, Gardens and Sheds	...		34
1726d	Two Cottages and Sheds ...	...		15
		A.	2	19

This Lot is let on Quarterly Tenancies.

Outgoings:—Commuted Tithe Rent Charge, 5d.

As to Tenant’s Fixtures, see Notes and General Remarks.

N.B.—A Right of Way is reserved through the covered way in No. 1726c of this Lot, as at present enjoyed by the tenants and adjoining owners.

## LOT 13

(Coloured Yellow on Plan)

### 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, Wood House.

As to Tenant’s Fixtures, see Notes and General Remarks.

This Lot is sold subject to a former Copyhold Interest determinable on Lives, and there is a Quit Rent Payable to the Vendors of fourpence per annum. The present Lives are 67 and 68 years of age respectively.



## LOT 14

(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.

#### SCHEDULE.

SCHEDULE.						
No. an Plan.	Description.				Area	
				A.	R.	P.
In Sampford Courtenay Parish.						
1638	Arable (Pasture by Tenant)	---	---		1	33
1639	ditto ditto	---	---		1	23
1640	Pasture and Garden	---	---	1	1	10
1641	Pasture ...	---	---	1	2	1
1667a	House, Buildings and Yard	---	---		1	2
1667c	Pasture and Shed ...	---	---		1	13
				<b>A.</b>	<b>4 1</b>	<b>2</b>

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

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 Michaelmas tenancy.

Outgoings:—

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

As to Tenant's Fixtures, see Notes and General Remarks.

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

## LOT 15

(coloured Pink 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.

As to Tenant's Fixtures, see Notes and General Remarks.



### LOT 16

(coloured blue 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 let to Mr. J. F. Arscott on a yearly Michaelmas tenancy.

Outgoings:—

Commuted Tithe Rent Charge, Nil.

As to Tenant's Fixtures, see Notes and General Remarks.

### LOT 17

(coloured Blue on Plan).

## 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.

No. on  
Plan.

#### SCHEDULE.

Description.

In Sampford Courtenay Parish.

Area  
A. R. P.

1635 Pasture  
1636 Arable

... .. 2 0 23  
... .. 5 3 36

**A. 8 0 19**

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

Outgoings:—

Commuted Tithe Rent Charge, £1. 15s. 6d.

As to Tenant's Fixtures, see Notes and General Remarks.

N.B.—A Water Supply is derived from the field No. 1635 on Plan, and the right of taking water as heretofore is reserved to the Okehampton Rural District Council, including the full rights of access across this lot to the line of pipes (see Special Condition No. 18).

### LOT 18

(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.

As to Tenant's Fixtures, see Notes and General Remarks.



## LOT 19

(coloured Yellow on Plan).

### A USEFUL MIXED FARM

known as

## “Lower Trecott Farm”

Lying South of the Village of Sampford Courtenay, and comprising in all an area of about

61 a.      1 r.      16 p.

as set out below.

### THE PICTURESQUE FARMHOUSE

contains:—

ON THE GROUND FLOOR:—Living Room, about 16ft. 3in. x 13ft. 6in., with large open fireplace; Kitchen, about 14ft. 6in. x 16ft.; Dairy; Cider Cellar; Pump House with pump and trough; E.C.

ON THE FIRST FLOOR:—Landing; Large Bedroom, about 17ft. x 14ft.; Bedroom, about 13ft. x 12ft. 6in.; Bedroom, about 13ft. 6in. x 8ft.; and Box Room.

### THE FARM BUILDINGS

known as “HIGHER TRECOTT,” conveniently situated,

comprises:—2 Fowls' Houses; Two-bay Cart Linhay; Barn, with loft over part; Store with corn loft over; 3-stall Stable and Loose Box with loft over; 4-ties Shippen and Calves' House.

#### SCHEDULE.

No. on Plan.	Description.				Area.		
In Sampford Courtenay Parish.					A.	R.	P.
1473b	Lane	...	...	...			22
1487	Rough Pasture	...	...	...		1	14
1500	ditto	...	...	...	6	0	39
1502	ditto	...	...	...	11	3	19
1515	ditto	...	...	...	2	1	29
1517	ditto	...	...	...	9	0	18
1518	ditto	...	...	...	2	0	32
1532	ditto	...	...	...	3	1	4
1533	Pasture	...	...	...	2	3	3
1534	Arable (Pasture by Tenant)	...	...	...	2	0	25
1535	Wood	...	...	...	2		37
1536	Rough Pasture	...	...	...			39
1537	Arable (Pasture by Tenant)	...	...	...	2	0	38
1538	Pasture	...	...	...	3	2	28
1569	Arable (Pasture by Tenant)	...	...	...	2	3	23
1571	Pasture	...	...	...		3	10
1572	ditto	...	...	...	1	2	20
1573	Orchard	...	...	...		3	6
1574	Buildings, Garden and Yard	...	...	...		1	28
1575a	House, Buildings, Garden and Orchard	...	...	...		2	16
1610	Arable (Pasture by Tenant)	...	...	...	3	2	32
1611	ditto ditto	...	...	...	3	0	14
					A.	61	1 16

Nos. 1473b, 1500, 1515, 1517, 1518, 1534, and 1537 of this Lot are, with other lands, let to Mr. F. Taylor on a yearly Michaelmas tenancy.

Notice to Quit at Michaelmas, 1930, has been served on the Representatives of the late Mrs. Mary F. Jones in accordance with Section 12, sub section (7), para. (c) of the Agricultural Holdings Act 1923, with respect to other lands included in the Holding.

Outgoings:—Commuted Tithe Rent Charge, £5. 16s. 11d.

As to Tenants Fixtures, see Notes and General Remarks.

A Right of Way to Nos. 1487 and 1502 from Green Lane over No. 1486, is reserved.



## LOT 20

(coloured Green on Plan)

### The Accommodation Arable Field

Numbered 1514a on Plan, and situate at Fullaford 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.

As to Tenant's Fixtures, see Notes and General Remarks.

## LOT 21

(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.

As to Tenant's Fixtures, see Notes and General Remarks.

## LOT 22

(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.

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

Outgoings:—

Commuted Tithe Rent Charge, 12s. 3d.

As to Tenant's Fixtures, see Notes and General Remarks.



**LOT 23**

(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.

As to Tenant's Fixtures, see Notes and General Remarks.

**LOT 24**

(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.						
No. on Plan.	Description.			A.	Area 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 2</b>

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

Outgoings:—

Commuted Tithe Rent Charge, 4s. 5d.

As to Tenant's Fixtures, see Notes and General Remarks.

N.B.—A Right of Way to this Lot has been reserved over No. 1024 through the existing gateway.



## LOT 25

(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.

As to Tenant's Fixtures, see Notes and General Remarks.

## LOT 26

(coloured Green on Plan).

### The Productive Arable Fields

Situate on the main road from Okehampton to Sampford Chapple.

#### SCHEDULE.

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	ditto	...	...	...	10	1	18
					<hr/>		
A.					19	0	37

This Lot is let to Mr. S. Northam on a yearly Old Michaelmas Tenancy.

Outgoings:—

Commuted Tithe Rent Charge, 5s. 0d.

As to Tenant's Fixtures, see Notes and General Remarks.

## LOT 27

(coloured Brown on Plan).

### A Block of Accommodation Lands

Situate next to Lot 26, and with considerable frontage to the Okehampton Road.

#### SCHEDULE.

No. on Plan.	SCHEDULE.				Area		
	Description.				A.	R.	P.
In Sampford Courtenay Parlish.							
1365	Arable (Pasture by Tenant)		...	...	3	1	8
1366	ditto	ditto	...	...	4	1	3
1398	ditto	ditto	...	...	4	0	16
1399	ditto	ditto	...	...	3	1	28
					<b>A.</b>	<b>15</b>	<b>0 15</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.

As to Tenant's Fixtures, see Notes and General Remarks.



## LOT 28

(coloured Blue on Plan).

### Another Block of Accommodation Land

Situate on the Okehampton road.

SCHEDULE.						
No. on Plan.	Description.				Area	
					A.	P.
In Sampford Courtenay Parish.						
1356	Arable (Pasture by Tenant)	...	...	...	7 0	32
1367	Arable ...	...	...	...	1 3	2
					<hr/>	
					A. 8 3	34

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

Outgoings:—

Commuted Tithe Rent Charge, 6s. 2d.

As to Tenant's Fixtures, see Notes and General Remarks.

## LOT 29

(coloured Pink on Plan).

### The Accommodation Holding and Plantations

Situate close to Sampford Chapple on the Okehampton road,  
and known as "Underdown."

SCHEDULE.							
No. o Plan.	Description.				A.	Area 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

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.

As to Tenant's Fixtures, see Notes and General Remarks.



**LOT 30**

(coloured Pink on Plan).

**The Freehold Reversionary Interest on the  
"Railway Hotel" and Bungalow**

Nos. 920 and 920a on Plan, comprising an area of about

0 a.    2 r.    8 p.

This Lot is let to Messrs. Starkey Knight and Co., on a 99 years' Lease from Michaelmas, 1888, at a Ground Rent of £5 (five pounds) per annum.

As to Tenant's Fixtures, see Notes and General Remarks.



# SAMPFORD COURTENAY SALE, 1929.

## Summary of Lots.

Lot No.	Colour.	Description.	Total Area.		
			A.	R.	P.
1	Pink	Solland Farm ...	134	1	4
2	Blue	Barton Farm ...	316	2	0
2a	Green	Reversionary Freehold Interest		2	0
3	Brown	Accommodation Arable	1	1	14
4	Pink	Grazing Meadow	1	1	39
5	Pink	Accommodation Arable	1	0	13
6	Brown	Accommodation Pasture	1	1	27
7	Yellow	4 Cottages and Gardens		3	18
8	Green	Smithy ...		1	4
9	Pink	Shop ...			27
10	Brown	4 Cottages and Gardens		2	30
11	Pink	Accommodation Pasture	2	2	19
12	Green	4 Cottages and Gardens		2	19
13	Yellow	Cottage and Garden			19
14	Yellow	Small Holding ...	4	1	2
15	Pink	Cottage and Garden			29
16	Blue	Garden ...		1	14
17	Blue	Accommodation Arable and Pasture	8	0	19
18	Brown	Accommodation Arable	2	0	11
19	Yellow	Lower Trecott Farm	61	1	16
20	Green	Accommodation Arable	3	0	26
21	Blue	Accommodation Arable	1	1	22
22	Green	Accommodation Holding	6	0	23
23	Pink	Mixed Holding ...	9	3	34
24	Green	Stock Run ...	12	3	2
25	Blue	Accommodation Pasture	8	0	23
26	Green	Accommodation Arable	19	0	37
27	Brown	Accommodation Lands	15	0	15
28	Blue	Accommodation Lands	8	3	34
29	Pink	Accommodation Holding	43	2	24
30	Pink	Reversionary Freehold Interest		2	8
Total Area			A. 667	1	12



## CONDITIONS OF SALE.

1. The Property is sold subject to the General Conditions of Sale of the Law Society (1925) (1928 Edition) 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., 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, 1929.
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 of 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 upon 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 Notes and General Remarks or 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 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.
13. 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 on the Lot purchased by him to the date fixed for completion.



14. 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.
15. 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 the 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 to him.
16. 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.
17. Any Purchaser inserting in the Conveyance to him the area of the property purchased shall assume that the area set forth in the particulars is correct and shall not be entitled to incorporate in his Conveyance any plan other than a copy of that attached to the Particulars of Sale without the consent of the Vendors and shall assume that all such particulars and plan are correct, and no compensation shall be payable in respect of any error whether discovered prior to or after the completion of the purchase.
18. The Vendors have conveyed to Okehampton Rural District Council all their rights in respect of the Reservoir, Springs and line of pipes and troughs used in connection with the supply of water to various occupiers and owners of the property in the Village and all lots affected by such reservoir springs pipes and troughs are sold subject to the benefits and conditions set forth in the Conveyance thereof to the Okehampton Rural District Council dated the 12th day of June, 1929, which will be produced for inspection at the time of Sale, and no Purchaser shall make any objection or requisition in respect thereof.
19. **Lot 2a.** Is held under an Agreement dated 19th July, 1902, between the Vendors and William Lang for the term of 99 years from 29th September, 1902, at the yearly rent of £1 0s. 0d. Under an Agreement dated 13th June, 1903, made between the Vendors of the one part and William Lang of the other part, the Vendors covenanted to supply water for domestic purposes on payment of a yearly rent of 5/- a year. The property is sold with the benefit of and subject to the restrictions contained in such Agreement and payment of the said Rent.
20. **Lot 13.** The Purchaser shall assume that the Vendors are entitled to this property with the benefit of the Manorial interest as stated in the particulars and that the present lives are as stated therein and no evidence shall be required other than a Statutory Declaration setting forth these facts.
21. **Lot 19.** The Purchaser shall accept the statement with regard to the "Notice to Quit" contained in the Particulars, and no objection or requisition shall be made in respect thereof.
22. **Lot 30.** A Copy of the Lease granted by the College under which the property is held will be produced at the time of sale and may be inspected and the purchaser of the property shall be deemed to have full knowledge of the contents thereof, and the Vendors shall not be called upon to produce or deliver any counterparts thereof nor shall any objection or requisition be made in respect thereof.