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**“Middletown” and “Southey”  
and Freehold Fields**

AT

**SAMPFORD COURTENAY**  
Nr. OKEHAMPTON, DEVONSHIRE

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**TO BE SOLD BY AUCTION**

On SATURDAY, AUGUST 19th, 1939,  
At THE PLUME OF FEATHERS HOTEL, OKEHAMPTON  
AT 3 P.M.

*Solicitors :*

Messrs. ARTHUR PYKE & CO.,  
24, Lincolns Inn Fields,  
London, W.C.2.

*Auctioneers :*

WARD & CHOWEN,  
Okehampton & Tavistock,  
Devon.

# Parish of Sampford Courtenay

4½ miles from Okehampton. 19 miles from Exeter.

1½ miles from Sampford Courtenay Station.

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## *Particulars, Plan and Conditions of Sale*

of all that

## FREEHOLD PROPERTY

known as

## “Middletown” & “Southey”

and some

## Freehold Fields

as more particularly described herein and which

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## WARD & CHOWEN

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have been favoured with instructions to offer by Auction at

**The Plume of Feathers Hotel, Okehampton**

**On SATURDAY, AUGUST 19th, 1939**

At 3 p.m. (unless previously disposed of by private treaty).

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For any further Particulars apply to the Solicitors, Messrs.  
ARTHUR PYKE & CO., 24 Lincoln's Inn Fields, London,  
W.C.2; or the Auctioneers,

Messrs. WARD & CHOWEN, Okehampton, Devon



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## General Remarks & Stipulations



1. The Plan and Particulars have been carefully prepared and the ownership of the fences marked with TTT as far as it is possible, but their accuracy is not guaranteed and they shall be accepted as correct both by Vendor and Purchaser, and no errors, discrepancies or omissions therein shall annul the Sale or entitle either party to compensation.

2. All Growing Timber and timberlike trees upon the property are included in the Sale.

3. Lots 5 and 7 are sold subject to the existing tenancy agreements, copies of which may be seen at the offices of the Solicitors or Auctioneers, and a purchaser shall be deemed to purchase with full knowledge of such agreements.

4. With regard to Lots 1, 2, 3, 4 and 6, the purchaser will be required to take over at Valuation, made or agreed by the Vendor's Valuers, at Michaelmas, any growing crops or produce which the Vendor is liable to take over from the outgoing tenant under his agreement of tenancy, and such agreement may be inspected at any time at the offices of the Solicitors or Auctioneers and a purchaser shall be deemed to purchase with full knowledge of such agreement. The Purchaser shall also take any root crops at valuation.

5. All other claims, except as above, of the outgoing tenant will be met by the Vendor.

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# SOLD

## LOT 1.

### All that Compact, Freehold Holding

known as

## "SOUTHEY"

situated in the Parish of Sampford Courtenay (only a few hundred yards from the Village) and containing about

### 82 ACRES

of Excellent Pasture Land, Rough Grazings and undergrowth. Together with a good Range of Buildings which are ample for the holding. The property is partly bounded by a stream and there is a good well in the farmyard.

As at present in the occupation of Messrs. Paddon & Arscott, whose tenancy expires at Michaelmas, 1939.

### SCHEDULE (Lot 1)

Ord. No.								Acres.
1598	...	...	...	...	...	...	...	6.890
1585	...	...	...	...	...	...	...	2.731
1587	...	...	...	...	...	...	...	3.588
1586	...	...	...	...	...	...	...	1.714
1528	...	...	...	...	...	...	...	2.552
1527	...	...	...	...	...	...	...	11.077
1521	...	...	...	...	...	...	...	7.602
1522	...	...	...	...	...	...	...	1.215
1495	...	...	...	...	...	...	...	5.303
1520	...	...	...	...	...	...	...	8.285
1529	...	...	...	...	...	...	...	9.912
1530	...	...	...	...	...	...	...	4.153
1579	...	...	...	...	...	...	...	3.750
1582	...	...	...	...	...	...	...	1.082
1580	...	...	...	...	...	...	...	1.118
1581	...	...	...	...	...	...	...	2.045
1583	...	...	...	...	...	...	...	4.696
1601	...	...	...	...	...	...	...	1.561
1600	...	...	...	...	...	...	...	2.405
1584	...	...	...	...	...	...	...	.612
								<hr/> 82.291

Tithe Redemption Annuity £5 10s. 5d.



£500 with drawn

## LOT 2.

### All that Attractive Old Freehold Farm House

known as

### "MIDDLETOWN"

Situated in the Village of Sampford Courtenay, together with the Farm Buildings, and about

#### 2½ ACRES

of Orchard and Pasture Land, more particularly shown in the Schedule below.

The House is a good example of a charming old Thatched Devonshire Farm House and contains: Sitting Room, Dining Room, Kitchen with independent Boiler, Back Kitchen, and usual offices, sink with H. and C. water, Downstairs Cloak Room with handbasin, H. and C. and separate W.C. Dairy or shop with separate door, 5 Bedrooms, 18ft. by 12ft., 15ft. by 15ft., 15ft. by 12ft., 21ft. by 8ft., and another. Box Room, Bathroom, H. and C., separate W.C.

Main water supply laid on.

Main Electricity available immediately outside.

A good trade is done at the door for Dairy and other produce.

At present in the occupation of Messrs. Paddon and Arscott whose tenancy expires at Michaelmas, 1939.

#### SCHEDULE (Lot 2).

Ord. No.	Description.	Acres.
1728	Orchard ... ..	.565
Part 1717	Pasture ... ..	1.930
Part 1722	Building and Garden ... ..	.125
Part 1726	House, Buildings and Garden ... ..	.369
		<hr/> 2.989 <hr/>

Tithe Redemption Annuity 15s. 3d.

## LOT 3.

### All that Freehold Pasture Field

conveniently situated in the Village with a good frontage to the road, and being:—

Ord. No. 1682 ... .. 1.549 Acres  
in extent.

At present in the occupation of Messrs. Paddon & Arscott whose tenancy expires at Michaelmas, 1939.

Tithe Redemption Annuity 8s. 8d.

£125  
Mr Paddon

£205

Mr D. Brown.

**LOT 4.**

**All those Freehold Arable Fields**

most conveniently situated on a corner position near the New Inn Hotel and cross roads :

Ord. No.	Acres.
1666 ... ..	6.175
Part 1665 ... ..	1.744
	<hr/> 7.919 <hr/>

At present in the occupation of Messrs. Paddon & Arscott whose tenancy expires at Michaelmas, 1939.

Tithe Redemption Annuity £1 2s. 3d.

£ 85

B. D. Reddaway.

**LOT 5.**

**All that Freehold Field**

situated near the Village of Sampford Courtenay with frontage to the road from Sampford Courtenay to North Tawton and being Ord. No. 1663.

**2.070 Acres**

at present let to Mr. H. Reddaway on a yearly tenancy at £4 per annum.

Tithe Redemption Annuity 8s. 1d.

**LOT 6.**

**ALL THOSE**

**Freehold Enclosures of Land**

conveniently situated adjoining the road from Sampford Courtenay to North Tawton and containing about

**15½ Acres**

as follows :—

£250 Reynolds



Ord. No.	Description	Acres
1695	Arable ... ..	2.811
1696	do. ... ..	1.357
		<hr/> 4.168
1699	do. ... ..	5.967
1705	do. ... ..	4.887
Pt. 1704	Lane ... ..	.564
		<hr/> 15.586

Tithe Redemption Annuity £2 15s. 4d.

Lot. 6 is at present in the occupation of Messrs. Paddon & Arscott whose tenancy expires at Michaelmas, 1939.

### LOT 7.

ALL THOSE

## Freehold Enclosures of Land

conveniently situated adjoining a good Parish Road, just off the main Sampford Courtenay to North Tawton road and containing about

**19½ Acres**

as at present in the occupation of Mr. W. Sanders on a yearly tenancy at an annual rent of £32.

Ord. No.	Description.	Acres.
Pt. 1704	Lane ... ..	.056
1770	... ..	3.087
1771	... ..	1.219
1772	... ..	2.369
		<hr/> 3.588
1774	... ..	7.400
1775	... ..	5.574
		<hr/> 19.705

Tithe Redemption Annuity £2 17s. 3d.

## CONDITIONS OF SALE.

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1. The properties are sold subject to the Law Society's Conditions of Sale (hereinafter referred to as "the General Conditions") so far as they are not varied by or inconsistent with the following Conditions. (A copy of the General Conditions may be inspected at the Offices of the Vendor's Solicitors at any time prior to the sale and will be open to inspection in the sale room at the time of the Sale).

2. The Vendor's Solicitors are Messrs. Arthur Pyke & Co., 24, Lincoln's Inn Fields, W.C.2.

3. The date for completion shall be the 19th day of September, 1939, and shall take place at the office of the Vendor's Solicitors.

4. The Vendor is selling as tenant for life.

5. **As to Lot 1.** Ordnance Number 1600 is sold subject to a right of access at all times for the owners and occupiers of the two Cherrywell cottages to enter the field at the point marked "A" on the plan and take water for the use of those cottages from the pipe which discharges at the point "B" on the said plan.

6. Predecessors of the Vendor acquired the property by Grant from the Crown by Letters Patent under the Great Seal dated the 23rd day of December in the forty-fourth year of the reign of Queen Elizabeth. The Purchaser shall not require any further or other evidence of the title of such Vendor or of the identity of the premises than a Statutory Declaration which was then furnished by the then Vendors stating how the property was acquired.

7. Each Lot is sold subject to all rights (if any) over any moor or Common Land (if any) forming part thereof.

8. The Purchaser shall not require a legal apportionment of any outgoings except at his own expense and the completion of the purchase shall not be delayed by reason of any such apportionment.

9. The Vendor shall not be required to enter into any covenant for title except the usual implied statutory covenant that she has not incumbered.

10. The Conveyance to the Purchaser shall contain such reservations restrictions covenants and provisions generally as shall be necessary to give effect to the above conditions.