

Currey & Co.

PROOF ONLY.

By Direction of the Executors of the late Lady Kendall Butler.

**BERKSHIRE-WILTSHIRE BORDERS.**

**THE AGRICULTURAL PORTIONS  
OF THE  
BOURTON ESTATE  
SHRIVENHAM**

*Solicitors :*

Messrs. CURREY & CO.

*Auctioneers :*

Messrs. KNIGHT, FRANK & RUTLEY

in conjunction with

Messrs. HOBBS & CHAMBERS

*By Direction of the Executors of the late Lady Kendall Butler.*

**IN THE VALE OF THE WHITE HORSE**

$\frac{1}{2}$  mile from Shrivenham Station, 6 miles from Swindon (G.W.R. main line junction),  
7 miles from Faringdon, 24 miles from Oxford, 72 miles from London.

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**Illustrated Particulars and Plan of  
THE AGRICULTURAL PORTIONS  
OF THE  
BOURTON ESTATE  
SHRIVENHAM.**

**SIX EXCELLENT DAIRY AND MIXED FARMS,  
ACCOMMODATION LANDS, COTTAGES,  
BLACKSMITH'S SHOP AND OLD SCHOOL**

Comprising most of the Village of Bourton.

1122  
**About ~~1,104~~ Acres**

For Sale by Auction as a whole or in 16 Lots by

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**MESSRS.  
KNIGHT, FRANK & RUTLEY**

(W. Gibson, D.S.O., F.S.I., F.A.I.; M. Mackenzie (U.S.A.); E. Fisher;  
P. C. Oldfield, M.A. (Agric. Oxon), F.A.I.; A. C. Siese; W. Cunningham;  
G. C. R. Coleridge, M.C.; E. S. Osborne, F.S.I., F.A.I.)

in conjunction with Messrs.

**HOBBS & CHAMBERS**

(W. N. Chambers, F.S.I., F.A.I.; H. J. L. Chambers, F.S.I., F.A.I.)

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At Goddards Hotel, Swindon  
on the May, 1946, at p.m.  
(unless previously sold)

*Solicitors :*

Messrs. CURRY & CO.,  
21, Buckingham Gate, S.W.1. (Telephone : VICToria 8884)

*Auctioneers :*

Messrs. HOBBS & CHAMBERS,  
Faringdon, Berks. (Telephone : Faringdon 2113)  
and at Cirencester, Glos. (Telephone : Cirencester 63)

Messrs. KNIGHT, FRANK & RUTLEY,  
20, Hanover Square, London, W.1. (Telephone : MAYfair 3771)

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Illustrated Particulars and Plan, 2/6.

## GENERAL REMARKS AND STIPULATIONS

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### SITUATION

The Bourton Estate lies between Swindon and Faringdon, in the centre of an excellent sporting and residential district, and on the edge of the Vale of White Horse, a district noted for its fertile dairy farms.

The Estate is well served by roads and railways, Shrivenham station on the main London to South Wales line (G.W.R.) being only  $\frac{1}{2}$  a mile distant and Swindon Junction 6 miles distant.

### SUMMARISED DESCRIPTION

As set out more fully in the Summary of Lots and detailed Particulars, the Estate includes six Farms ranging from 130 to 240 acres with good homesteads. Some of the Farms have attractive stone built houses in the Cotswold style. The farm buildings, which have been mainly adapted for dairying, are in good condition. The Home Farm carries a T.T. attested herd, and the other farms have accredited herds. The land is mainly a fertile, deep and easy working loam and produces excellent crops. The pastures are well watered by streams and by main water to troughs in some of the enclosures.

In addition to the farms, other Lots comprise small areas of accommodation land, allotments, blacksmith's shop, twelve cottages (in five Lots), the Old School (readily adaptable as a private residence) and the Estate Timber Yard. The Tithe Redemption Annuity payable in respect of the farms is remarkably low in most cases and the total Annuity on all the Lots is only £72 8s. 0d. per annum. The farms are all let to Tenants of long standing. The total rent roll from the Estate as offered for sale amounts to £2,270 6s. 0d. per annum.

### INSPECTION

Inspection may be made by arrangement with the tenants.

### SALE PARTICULARS AND PLAN

The plan and quantities are based on the latest available edition of the Ordnance Survey as revised by the Auctioneers. They and these Particulars are believed to be correct, but any error or omission or misstatement shall not annul the sale nor entitle either party to compensation, nor in any circumstances give grounds for an action at law.

### BOUNDARIES

Except where otherwise stated in the Particulars, boundaries between Lots shall be ascertained and owned as follows: (a) Where the lands are separated by a ditch with a bank or hedge the ownership of the sites of the ditch and bank or hedge shall go according to the custom of the country, although this may render inaccurate the stated measurements of adjoining fields; (b) Where the boundaries between Lots are formed by a bank without a hedge, the boundary shall be the top of the bank; (c) Where the boundary is a drive, ride or footpath the boundary shall (subject to the Rights of Way in favour of other owners) be the centre of such drive, or footpath; (d) Where the boundary is a stream or watercourse the boundary shall be the centre of such stream or watercourse; (e) In all other cases the boundary shall be that adopted on the last Ordnance Survey and shall be a party boundary.

### PRIVATE ROADS

Each Purchaser shall take over all the Vendors' rights and liabilities in any watercourse and/or Private Roads leading to or adjoining the property purchased by him.

**DISPUTES**

Should any dispute arise within six months after the date fixed for completion between Purchasers or between the Vendors and any Purchaser as to Boundaries between Lots or as to the interpretation of these Particulars, the matter in dispute shall be referred to the arbitration of the Auctioneers, whose decision shall be final and binding on the parties in dispute and who shall also decide how the costs of such reference shall be borne.

**TENANCIES**

The property is sold subject to existing tenancies and Tenants' rights and to all claims and abatements the Tenants may have by law, agreement, custom or otherwise.

**FIXTURES AND TIMBER**

All the fixtures usually denominated Landlord's Fixtures and all growing timber are included in the Sale. All buildings or fittings belonging to the Tenants, whether mentioned in these Particulars or not, are expressly excluded from the Sale.

**ORDER OF SALE**

The Vendors reserve the right to sell the whole Estate or any Lot or part of it before the Auction, to alter the order of Sale, to amalgamate or divide Lots or withdraw the whole or any Lot or Lots without declaring the reserve price.

**APPORTIONMENT OF RENTS AND OUTGOINGS**

The Auctioneers will, where necessary, apportion rents for the purposes of the Sale.

The principal Landlord's outgoings are approximately apportioned between Lots (but a guarantee is not given that there are no other outgoings), and neither the Vendors nor the Auctioneers shall be liable for any discrepancy between informal apportionments and the sums subsequently demanded, nor shall they be called upon to give legal effect to such apportionments, or cause formal apportionments to be made.

**RIGHTS, EASEMENTS AND OUTGOINGS**

The property is sold with the benefit of and subject to all rights of way, water, light and other easements (if any), and to all outgoings or other charges connected with or upon the land whether mentioned in these Particulars or not.

## SUMMARY OF LOTS

Lot No.	Colour on Plan.	Description.	Tenant.	Acreage.
1		Lowerfield Farm, Lowerfield Wood and Canal Banks.	Mr. V. J. Vines <i>and</i> <del>(In Hand)</del> ...	<del>195-103</del> 194-915
2		Grange Farm and Canal Banks	Mr. J. A. Willis <i>and</i> <del>(In Hand)</del> ...	<del>243-270</del> 259-740
3		The Estate Timber Yard ...	In hand ...	.659
4		Accommodation Land near Shrivensham Station.	Miss Bassett ...	<del>7-385</del> 7-512
5		Ditto ...	Miss Bassett ...	.918
6		Ditto ...	Miss Bassett ...	1-448
7		Manor Farm and Part of Acorn Wood.	Mr. T. R. Kent (in hand)	<del>139-541</del> 139-211
8		Lower Earls court Farm ... Land at Acorn Bridge ... Canal Banks ...	Mr. A. Glead ... Mr. B. J. Collingbourne ... In hand ...	132-527
9		Hinton Marsh Farm ... Copse ...	Mr. P. J. Pollard ... In hand ...	137-378
10		Home Farm ... The Manse and part of Acorn Wood.	Mrs. Thomas and Sons ... In hand ...	<del>241-186</del> 243-236
11		Bourton Hill Cottages— No. 1 ... No. 2 ... No. 3 ... No. 4 ... No. 5 ... No. 6 ...	Mr. W. Dixon ... Mr. F. Hatherall ... Mr. H. Titcombe ... Mrs. Thomas and Sons ...	.705
12		Allotments, Station Road ...	Various ...	3-925
13		Smithy and Cottage ... Wheelwright's Shop ...	Mr. A. S. Cooper ... Mr. W. Dixon ...	.203
14		Cottages, Church Row ...	(Mrs. Mildenhall ... P. C. Green ... W. Parson ...)	.163
15		Semi-detached Cottage ...	Mr. J. Clinch ...	.156
16		The Old School ... Reading Room ... Cottage ...	Berks County Council ... In hand ... Mr. B. Butler ...	.145
Total Acreage				<del>1,107-712</del> 1,123-841

# Particulars

## LOT 1

(Coloured on Plan)

### LOWER FIELD FARM

Area : ~~195-103~~ <sup>194-915</sup> Acres.

Tenancies : Farm and 2 Cottages, Mr. V. J. Vines, Yearly, 29th September.  
Woodlands (In hand). *about 2*

Apportioned Rent : £352 4s. 0d. per annum, plus £3 per annum interest  
+ *10 0 (1919)* on improvements.

Tithe Redemption Annuity and Land Tax. Believed to be Nil.

### AN EXCELLENT DAIRY FARM

conveniently placed near the Shrivenham-Swindon road with good access to the homestead, and comprising :—

#### ATTRACTIVE FARMHOUSE

erected in 1911, stone built and stone tiled, in the Cotswold style with high pitched gables and stone mullioned windows. The house stands back a short distance from the road and contains :—Three Reception Rooms, Kitchen, Scullery, Three Bedrooms and Bathroom with oil geyser. Main Water is laid on. Cesspool drainage. Outside Coal and Wood Stores.

#### AMPLE AND SUPERIOR FARM BUILDINGS

many of which were erected about 35 years ago. Stone built and tiled Range comprising, double Cowstall for 40, with concrete floor and main water laid on to drinking bowls, mixing shed, and Cart Horse Stable for 5. Stone built and stone tiled Dairy and Boiler House, Cowstall for 15, with concrete floors and drinking bowls, Bull house and 4 loose boxes. Timber and corrugated iron Cake Store and Shed. Five-bay Dutch Barn with lean-to implement shed.

PAIR OF COTTAGES (O.S. No. 35), soundly built of stone and brick with a slate roof, each containing Two Living Rooms, Three Bedrooms, Scullery and Wash-house.

THE LAND has been well farmed and includes some excellent pastures watered by streams, and drinking troughs from main water.

Outlying buildings comprise Common Platt Buildings in O.S. No. 21, which contain Open Shed and Loose Box with Yard. Behind Wharf Cottages in O.S. No. 35 a Stone built Garage. Yard with 4 Calf pens and meal house.

SCHEDULE

No. on Plan.	Description.	Area.	Parish.	Tenancy.
1 ...	Stream ...	204 ...	Bourton ...	Mr. V. J. Vines.
2 ...	Pasture ...	17-010 ...	" ...	"
3 ...	" ...	24-776 ...	" ...	"
4 ...	Arable ...	14-009 ...	" ...	"
5 ...	Pasture and Arable ...	<del>32-070</del> 7-222 ...	" ...	"
17 ...	Pasture ...	10-304 ...	" ...	"
18 ...	" ...	1-442 ...	" ...	"
19 ...	Road ...	454 ...	" ...	"
19a ...	Pasture ...	12-599 ...	" ...	"
21 ...	" ...	7-940 ...	" ...	"
22 ...	" ...	14-503 ...	" ...	"
23 ...	" ...	13-246 ...	" ...	"
24 ...	House and Buildings ...	<del>1-288</del> ...	" ...	"
34 ...	Road ...	043 ...	" ...	"
35 ...	Cottages ...	190 ...	" ...	"
36 ...	Pasture ...	3-427 ...	" ...	"
44 ...	" ...	8-136 ...	" ...	"
45 ...	" and Arable ...	8-612 ...	" ...	"
46 ...	" ...	11-773 ...	189-066 ...	+ 074 ...
			<del>189-108</del> ...	- 234 ...
20 ...	Wood ...	5-392 ...	" ...	In Hand.
26 ...	Canal Banks ...	288 ...	" ...	"
Pt. 42a ...	" ...	<del>315</del> ...	5-850 ...	"
		470 ...	5-995 ...	"
	Total Area ...		195-103 ...	
			194-915 ...	

add  
(from lot 2)

Pt 42a Cottages 074

LOT 2

(Coloured on Plan)

GRANGE FARM

Area : ~~243-929~~<sup>259-740</sup> Acres.

Tenancy : The Farm—Mr. J. A. Willis, Yearly, Michaelmas.  
One Cottage—Mr. V. J. Vines, Yearly, Michaelmas.

Apportioned Rents : The Farm—£400 0s. 0d. per annum, plus interest on improvements, £14 12s. 0d. per annum. The Cottage, £7 16s. 0d.

Tithe Redemption Annuity : £2 5s. 10d.

Land Tax : Nil.

A WELL EQUIPPED DAIRY AND MIXED HOLDING

with house and homestead conveniently situated near the centre of the farm and adjoining the Village of Bourton.

## PLEASANT STONE BUILT AND STONE TILED FARMHOUSE

erected in 1912, containing Three Sitting Rooms, Four Bedrooms, Bathroom, Kitchen, Scullery, etc.

Main Electric Light and Water. Cesspool Drainage.

Outside is a coal house and wash house, garage for 2 cars and 3 loose boxes for hunters.

### THE HOMESTEAD

is conveniently arranged around a concreted yard with access direct from the road, and includes stone, timber and tiled Cowstall for 24, with concrete floor and drinking troughs; Cooling House; lean-to Cowstall for 14 with concrete floor and drinking troughs; timber and corrugated iron Cowstall for 5 and loose box. Stone Barn with loft over. Cart Horse Stable for 4, with adjoining Cowstalls for 12; range of Cowstalls for 4, Bull's House and Open Shed. Three Stone and Slated Loose Boxes and 2 Pigstyes. Range of corrugated iron implement sheds. Main Water is laid on to these buildings.

### PENFOLD BUILDINGS

in O.S. No. 79 include concrete yard with 2 timber and corrugated iron Boxes; Cowstall for 22; Cooling House; Yard with open shed; Main Water is laid on.

In O.S. No. 40 is a timber and tiled open shed, and in O.S. No. 27 is a yard with open shed and loose box.

**PAIR OF COTTAGES** (Pt. O.S. No. 88) built in 1912, each containing Living Room, Wash house, and two Bedrooms. ? 900

One of these cottages is let with Lower Field Farm, Lot 1.

**COTTAGE** near farmhouse (Pt. O.S. No. 92). Built of stone and slate and containing Two Living Rooms, Two Bedrooms, Wash house, etc.

**COTTAGE** by Allotments (Pt. O.S. No. 100). Brick and slate built, and containing Two Living Rooms, Wash house and Two Bedrooms.

**COTTAGE** by School (O.S. No. 97). Two Living Rooms, Wash house, Three Bedrooms.

### SCHEDULE

No. on Plan.	Description.	Area	Parish.	Tenancy.
27 ...	Pasture ...	<del>28-725</del>	Bourton ...	Mr. J. A. Willis.
28 ...	Arable ...	<del>22-164</del>	" ...	"
29 ...	Pasture ...	<del>47-671</del>	" ...	"
30 ...	Arable ...	8-714 ...	" ...	"
31 ...	Road ...	12-604 ...	" ...	"
32 ...	Arable ...	2-061 ...	" ...	"
33 ...	Pasture ...	11-487 ...	" ...	"
38 ...	" ...	2-850 ...	" ...	"
		7-461 ...	" ...	"
	Carried forward	115-012	- 2-061	
		<del>131-332</del>		
		7		

*Omit.*

*If necessary, area to be all added at which is right of hand in front of the road.*



No. on Plan.	Description.	Area	Parish.	Tenancy.
	Brought forward	131,332 115,012 - 2,061		
40 ...	Pasture ...	6.596	Bourton ...	Mr. J. A. Willis
40a ...	" ...	.153	" ...	"
41 ...	" ...	17.700	" ...	"
73 ...	" ...	13.728	" ...	"
74 ...	" ...	11.280	" ...	"
76 ...	" ...	11.218	" ...	"
77 ...	" ...	3.885	" ...	"
78 ...	" ...	.790	" ...	"
79 ...	" and Buildings	1.040	" ...	"
80 ...	" ...	9.860	" ...	"
82 ...	" ...	.362	" ...	"
83 ...	" ...	2.198	" ...	"
84 ...	Homestead ...	.638	" ...	"
Pt. 92 ...	House and Grounds and 1 Cottage ...	.513	" ...	"
Pt. 92a ...	Orchard ...	.643	" ...	"
93 ...	Garden ...	.339	" ...	"
94 ...	Pasture ...	16.346	" ...	"
97 ...	Cottage ...	.201	" ...	"
Pt. 100 ...	" ...	.180	" ...	"
102 ...	Pasture ...	13.113	" ...	"
348 ...	" ...	16.682	Shrivenham	"
		258.947		
		242.627		
12 ...	Canal Banks ...	.008	Bourton ...	In hand
Pt. 42a ...	" " ...	.170	" ...	" "
48 ...	" " ...	.277	" ...	" "
48a ...	" " ...	.188	" ...	" "
		.643		
Pt. 90a ...	Two Cottages ...	.150	" ...	1, Mr. J. A. Willis. 1, Mr. V. J. Vines.
		.150		
		.076		
	Total Area ...	243.270		
		259.740		
				Deduct .076 (from Lot 1)

NOTE.

2 Acres and 5 Perches in O.S. No. 76 are leased to Faringdon R.D.C. for sewage disposal, for a term of 21 years commencing 1932 at a rent of £3 10s. 0d. per annum. The Landlord has hitherto renitted this sum to the Tenant of the Grange Farm. The liability for the maintenance of the boundary hedge and ditch forming the southern boundary of O.S. No. 102, hitherto undertaken by the Vendors, passes to the purchaser of this lot.

LOT 3

(Coloured on Plan)

THE ESTATE TIMBER YARD

Situated at Lower Bourton and adjoining the Grange Farm. The buildings included with the Yard are as follows :—Stone and slate five-bay open Shed ; stone and brick and tiled Cart Horse Stable with loft over ; stone and slated Barn with loft ; timber and corrugated iron Engine and Sawing Sheds.

All the above buildings are in hand, and vacant possession will be given together with the yard, but there is also a stone and slate five-bay open Shed which is let with Grange Farm (Lot 2).

The steam engine, rack bench and saw bench are not included in the sale.

SCHEDULE

No. on Plan.	Description.	Area.
Pt. 92 ...	... Yard and Buildings ...	.659

*Bourton*

**LOT 4**

(Coloured on Plan)

**ACCOMMODATION LAND**

Near SHRIVENHAM STATION

Comprising two good pasture enclosures with an open shed. The Grazing is sold to Miss Bassett until 29th September, 1946, when Vacant Possession will be given.

*Tithe Redemption Annuity : 12s. 10d. per annum.*

SCHEDULE

No. on Plan.	Description.	Area.	Parish.
11 ...	Pasture ...	<del>1.496</del>	Bourton
<i>199</i> <del>200</del> ...	Canal Banks ...	.009	Shrivenham.
201 ...	Pasture ...	6.180	"
		<del>7.385</del>	
		<u>7.512</u>	

**LOT 5**

(Coloured on Plan)

**AN ENCLOSURE OF PASTURE**

With a long frontage to the Shrivenham Station Road

Grazing sold to Miss Bassett until 29th September, 1946, when Vacant Possession will be given.

*Tithe and Land Tax : None Paid.*

SCHEDULE

No. on Plan.	Description.	Area.	Parish.
195 ...	Pasture ...	.918	Shrivenham.

**LOT 6**

(Coloured on Plan)

**AN ENCLOSURE OF PASTURE**  
Near SHRIVENHAM STATION

Grazing sold to Miss Bassett until 29th September, 1946, when Vacant Possession will be given.

*Tithe Redemption Annuity* : 6s. 9d. per annum.

*Land Tax* : None Paid.

SCHEDULE

No. on Plan.	Description.	Area.	Parish.
358 ...	Pasture ... ..	1.448 ...	Shrivenham.

**LOT 7**

(Coloured on Plan)

**THE OLD MANOR FARM**

*Area* : ~~134.466~~ <sup>139.211</sup> Acres (see detailed schedule, page ).

*Tenancies* : Farm and Two Cottages—Mr. T. R. Kent, Yearly, Michaelmas.

① — One Cottage—Mr. F. Southby Walker, The Grange, Yearly. Woodlands (in hand).

*Rent* : Farm and Two Cottages, £260 per annum. Cottage let to Mr. Southby Walker, £7 16s. 0d. per annum.

*Tithe Redemption Annuity and Land Tax* : Believed to be Nil.

**A FIRST CLASS DAIRY AND MIXED FARM**

**THE FARMHOUSE** is stone built and slated and contains :—Two Reception Rooms, Kitchen and Scullery, Four Bedrooms and a Bathroom. Main Water and Electric Light are laid on.

Adjoining the Farmhouse is a

**COTTAGE** containing Two Sitting Rooms, Kitchen, Scullery and Three Bedrooms.

This cottage is let to Mr. F. Southby Walker of the Grange, and the Manor Farm is sold subject to this tenancy.

Near the Farmhouse is a stone built and slated range of Garage and Store Sheds.

**PAIR OF COTTAGES** (O.S. No. 88) erected in 1911. Stone built and stone tiled, containing Two Living Rooms and Three Bedrooms.

**THE HOMESTEAD** is conveniently situated on a hard road close to the Farmhouse and Village and comprises stone and tiled Cowstall for 52 with concrete floors and drinking bowls. Stone and tiled Barn with loft over. Stone built cooling house. Yard with open sheds. Timber and corrugated iron Cart Shed. Main Water is laid on to these buildings.

In O.S. No. 90A. Range of 4 timber and tiled loose boxes. Range of Pigstyes. In O.S. No. 124A. Timber and tiled open shed with yard. Main Water laid on.

In O.S. No. 127. Open thatched shed and yard. Timber and slated barn.

**THE LAND** is mostly permanent pasture, and is well watered by streams and troughs from main water. The arable ground is level and the soil a productive medium loam.

#### SCHEDULE

O.S. No.	Description.	Area.	Parish.	Tenancy.
64 ...	Pasture ...	7.478 ...	Bourton ...	Mr. T. R. Kent.
65 ...	" ...	7.505 ...	" ...	"
67 ...	" ...	8.418 ...	" ...	"
68 ...	" ...	17.432 ...	" ...	"
72 ...	" ...	3.748 ...	" ...	"
75 ...	Arable ...	14.796 ...	" ...	"
86 ...	Pasture ...	1.122 ...	" ...	"
87 ...	" ...	2.347 ...	" ...	"
88 ...	Homestead ...	.600 ...	" ...	"
89 ...	Pasture ...	.678 ...	" ...	"
90 ...	" ...	<del>1.752</del> ...	" ...	"
Pt. 90a ...	" ...	.514 ...	" ...	"
" 91 ...	Farmhouse and Cottage	.372 ...	" ...	"
123 ...	Pasture ...	21.674 ...	" ...	"
Pt. 128a ...	" ...	15.369 ...	" ...	"
124 ...	" ...	15.838 ...	" ...	"
124a ...	Yard and Buildings	.393 ...	" ...	"
125 ...	Pasture ...	2.804 ...	" ...	"
126 ...	" ...	11.702 ...	" ...	"
127 ...	Yard and Buildings	.484 ...	" ...	"
66 ...	Part Acorn Wood	5.014 ...	" ...	In hand.
Total Area		<del>139.541</del>		
		<u>139.211</u>		

923

## LOT 8

(Coloured on Plan)

# LOWER EARLSCOURT FARM AND ACORN BRIDGE HOLDING

*132.527*

Area : **132.855** Acres.

*Tenancies* : Lower Earls court Farm—Mr. A. Gleed, Yearly, Michaelmas.  
Acorn Bridge Holding—Mr. B. J. Collingbourne, Yearly,  
Michaelmas.

*Rent* : Lower Earls court Farm—£144 per annum.  
Acorn Bridge Holding—£105 per annum.

*Tithe Redemption Annuity* : £27 18s. 2d.

*Land Tax* : None Paid.

## A PRODUCTIVE DAIRY FARM AND ACCOMMODATION PASTURE

situated in the Parishes of Bourton and Little Hinton.

### THE FARMHOUSE

is brick built and slated and contains Two Sitting Rooms, Kitchen, Dairy, Three Bedrooms, and Boxroom.

### THE HOMESTEAD

lies behind the house and comprises range of brick built buildings containing Cowstall for 24, with concrete floor and drinking bowls. Cart horse stable, hay house, and two pigstyes. Brick built open shed and loose box. Cattle yard with water trough. Four-bay Dutch barn. Thatched Cart shed.

In O.S. No. 213. Timber, thatched and slated range of loose boxes and open sheds and cattle yard.

**MAIN WATER** is laid on to the farmhouse, the Yard, the Cowstalls and to troughs in two of the fields.

**THE BUILDINGS** on the Acorn Bridge Holding comprises :—Two open sheds and two cattle yards and an angle-shaped brick and slated open shed.

**THE LAND** is mostly permanent pasture and is in good heart. It is watered by streams and by main water laid on to troughs in the fields.

SCHEDULE

O.S. No.	Description.	Area.	Parish.	Tenancy.
60 ...	Pasture ... ..	2·041 ...	Bourton	Mr. B. J. Collingbourne.
61 ...	" ... ..	1·023 ...	"	"
62 ...	" ... ..	5·255 ...	"	"
63 ...	" ... ..	8·361 ...	"	"
69 ...	" ... ..	2·825 ...	"	"
59 ...	Arable and Pasture ...	15·400 ...	Highworth	"
265 ...	Pasture ... ..	5·220 ...	Little Hinton	"
266 ...	" ... ..	4·958 ...	"	"
267 ...	" ... ..	7·160 ...	"	"
Pt. 268 ...	" ... ..	8·669 ...	"	"
210 ...	Orchard ... ..	·520 ...	Highworth	Mr. A. Gleed.
211 ...	House and Buildings ...	·808 ...	Little Hinton	"
212 ...	Pasture ... ..	10·437 ...	"	"
212a ...	Pond ... ..	·105 ...	"	"
213 ...	Yard and Buildings ...	·087 ...	"	"
214 ...	Pond ... ..	·272 ...	"	"
217 ...	Pasture ... ..	15·716 ...	"	"
218 ...	" ... ..	11·912 ...	"	"
219 ...	" ... ..	11·617 ...	"	"
258 ...	" ... ..	14·590 ...	"	"
259 ...	" ... ..	·622 ...	"	"
264 ...	" ... ..	2·440 ...	"	"
Pt. 268 ...	" ... ..	1·476 ...	"	"
57 ...	Canal Banks ... ..	1·013 ...	Bourton	In hand.
Total Area ...		<u>132·527</u>		

**LOT 9**

(Coloured on Plan)

**HINTON MARSH FARM**

*Area : 137·378 Acres.*

*Tenancy : Mr. A. J. Pollard, Yearly, Lady Day.*

*Apportioned Rent : £274 0s. 0d.*

*Tithe Redemption Annuity : £41 4s. 5d.*

*Land Tax : None Paid.*

**A VALUABLE DAIRY FARM**

situated in the Parish of Little Hinton and about 1 mile from the village of Bourton.

**THE FARMHOUSE**

is built of red brick with a part slated and part tiled roof, and contains Two Sitting Rooms, Kitchen Scullery, Brewhouse, Three Bedrooms, and Two Box Rooms.

Near the Farmhouse is

**THE HOMESTEAD**

comprising brick and tile range of Cowstalls for 23 with concrete floor and drinking troughs. Dairy. Five timber and corrugated iron boxes. Cart horse stable with 2 boxes. Two-bay Cartshed. Open machinery shed. Angle Cowstall with tie up for 10 cows, drinking bowls and cement floor.

**PAIR OF COTTAGES** (in O.S. No. 132). Stone and brick built with a stone tiled roof, each containing :—Sitting Room, Living Room and Scullery, and Two Bedrooms. One is included in the farm tenancy and one is occupied on a service tenancy. Main Water is laid on to a stand-pipe near the cottages.

**WATER SUPPLY** to the Farmhouse, Cowstalls, and 6 troughs in the fields, is from a stream, pumped by an engine belonging to the tenant.

**THE LAND** is pasture and is watered by streams and by the piped water supply mentioned above.

### SCHEDULE

No.	Description.	Area.	Parish.	Tenancy.
132 ...	Pair Cottages ...	.337 ...	Bourton ...	Mr. A. J. Pollard
164 ...	Pasture ...	13.837 ...	Little Hinton	"
220 ...	" ...	10.606 ...	"	"
221 ...	" ...	8.000 ...	"	"
221a ...	" ...	11.214 ...	"	"
221c ...	" ...	20.174 ...	"	"
231 ...	" ...	3.504 ...	"	"
232 ...	" ...	5.166 ...	"	"
233 ...	" ...	16.799 ...	"	"
244 ...	" ...	<del>27.724</del> <sup>8.365</sup> <del>19.359</del> ...	"	"
245 ...	" ...	1.119 ...	"	"
246 ...	" ...	2.236 ...	"	"
247 ...	" ...	7.708 ...	"	"
249 ...	" ...	1.137 ...	"	"
250 ...	" ...	.250 ...	"	"
253 ...	" ...	3.254 ...	"	"
254 ...	House and Buildings ...	1.454 ...	"	"
256 ...	Pasture ...	2.044 ...	"	"
257 ...	Copse ...	.479 ...	"	In hand.
221b...	Copse ...	.336 ...	"	In hand.
Total Area ...		137.378		

**Lots 10 & 11 will be first offered in one Lot.**

### LOT 10

(Coloured on Plan)

## THE HOME FARM

Area : ~~241.186~~ <sup>243.236</sup> Acres.

Tenancy : The Farm—Mrs. Thomas & Sons, Yearly, Michaelmas and Lady Day.

Woodlands (in hand).

The Old Chapel—Requisitioned by War Department.

The Manse—Mrs. Thomas & Sons.

520 0 0  
 18 6 0  
 511 16 0  
 -----  
 23. 8. 0.

**Apportioned Rent :** The Farm and The Manse—**£488 8s. 0d.** per annum.  
 The Old Chapel—Compensation Rental **£20 0s. 0d.**  
 per annum.

**Land Tax :** **£1 6s. 0d.** per annum.

**Tithe :** None Paid.

### A T.T. ATTESTED DAIRY FARM

situated in the Parish of Bourton, with a most attractive Residence, and a capital range of buildings.

The **FARMHOUSE**, known as **THE MANSE**, is a typical Cotswold house built of stone with a stone tiled roof and has a very pleasing appearance with its high-pitched gables and stone mullioned windows. It occupies a secluded position in the village, close to Bourton House, and was erected, with its private chapel, for a former owner of the estate. It contains on the Ground Floor, Entrance Hall, Large Sitting Room, Dining Room, Kitchen with Range and Independent Boiler, Larder, Cloakroom with Wash Basin and W.C.

On the First Floor—Five Bedrooms, Bathroom with fitted bath, wash basin, separate W.C.

Secluded Garden with lawns and flower beds. Outhouses and outside W.C.

### THE HOMESTEAD

is situated close to the village of Bourton and comprises :—Stone and tiled range of Dairy and cooling house, Cowstalls for 16 with concrete floor, manger and drinking bowls. Timber and tiled Cowstall for 28 with concrete floor and drinking bowls. Range of 4 timber and tiled boxes. Yard with open shed and 2 boxes. Stone and tiled Cart horse stable for 4 with loft over. Six-bay open Cart shed. Thatched, corrugated iron and timber Barn with mixing floor. Yard with open shed. Six-bay Dutch Barn and corrugated iron workshop.

**COTTAGES.**—No Cottages are included in the sale of this Lot, but it is sold with the benefit of the *Tenancy* of one cottage in Silver Street, Rent **£18 4s. 0d.** per annum, and of 3 Cottages at Bourton Hill (part of a Block of 6 cottages offered for sale as Lot No. 11). Rent, **£23 8s. 0d.** per annum.

**OUTLYING BUILDINGS.** In **O.S. No. 156.**—Timber and tiled open shed with loose box and yard. In **O.S. No. 171.**—Timber stone and slated Cowstall for 19 with concrete floors and drinking bowls. Timber and slated barn.

**MAIN WATER** is connected to the Homestead and to the buildings in **O.S. No. 171.**

**THE LAND** comprises some of the best grassland in the neighbourhood and arable land which has produced excellent yields during the war years, and which has been well manured and is in very good heart.



## SCHEDULE

O.S. No.	Description.	Area.	Parish.	Tenancy.
Pt. 106 ...	Pasture ... ..	21·500 ...	Bourton ...	Mrs. Thomas & Sons
141 ...	Rickyard... ..	·746 ...	" ...	" "
Pt. 142 ...	Pond ... ..	·357 ...	" ...	" "
141a ...	Buildings... ..	1·045 ...	" ...	" "
144 ...	Pasture ... ..	7·877 ...	" ...	" "
155 ...	Arable and Pasture ... ..	30·621 ...	" ...	" "
157 ...	Pasture ... ..	8·667 ...	" ...	" "
159 ...	Arable ... ..	7·459 ...	" ...	" "
160 ...	" ... ..	9·883 ...	" ...	" "
161 ...	Pasture ... ..	17·975 ...	" ...	" "
162 ...	Arable ... ..	13·419 ...	" ...	" "
163 ...	" ... ..	20·754 ...	" ...	" "
170a ...	Pasture ... ..	21·717 ...	" ...	" "
171 ...	Buildings... ..	·302 ...	" ...	" "
172 ...	Arable ... ..	22·872 ...	" ...	" "
173 ...	" ... ..	14·627 ...	" ...	" "
29.6.00 Pt. 128a ...	Pasture ... ..	16·000 ...	" ...	" "
128 ...	" ... ..	14·703 ...	" ...	" "
159a ...	Arable ... ..	5·369 ...	" ...	" "
119 ...	The Manse ... ..	·473 ...	" ...	" "
127a ...	Pt. Acorn Wood ... ..	4·597 ...	" ...	In hand
130a ...	Pasture ... ..	·909 ...	" ...	" "
131 ...	Wood ... ..	·410 ...	" ...	" "
164 ...	Copse ... ..	·465 ...	" ...	" "
29.6.00 165 ...	" ... ..	·299 ...	" ...	" "
Total Area ...		243·236		

### LOT 11

(Coloured no Plan)

(No. on Plan—Pt. 118)

### SIX COTTAGES, BOURTON HILL

A soundly constructed block of Six stone and slated cottages in the village. Each cottage contains a Living Room, Kitchen and Three Bedrooms.

Main Water is laid on to stand pipes close to the cottages.

**RENTS.** Three of the cottages are let to the tenants of the Home Farm at an apportioned rental of £23 ~~0s.~~ 0d. per annum, Tenant paying rates. Of the Remainder two cottages are let to Messrs. F. Hatherall and W. Dixon at a weekly rental of 3s. and the other cottage is let on a service tenancy, the Landlord paying rates in each instance.

**Rateable Value.**

Three Cottages let to tenants of Home Farm	£9
Cottage let to Mr. W. Dixon ... ..	£4
"    "    "    "    F. Hatherall ... ..	£4
"    "    "    Service <i>Tenant</i> ... ..	£3

## LOT 12

(Coloured on Plan)

### THE ALLOTMENTS

This Lot comprises nearly four acres of allotment gardens let to various tenants at a total annual rent amounting to **£7 12s. 0d.**

O.S. No.	Description.	Area.
Pt. 100	... .. Gardens	2·075
101	... .. „	1·850

N.B.—This lot does NOT include the Cottage in O.S. No. 100.

## LOT 13.

(Coloured Plan)

(No. on Plan—Pt. 116)

### THE BLACKSMITH'S SHOP & COTTAGE AND WHEELWRIGHT'S SHOP

*Tenancies* : Smithy and Cottage—Mr. A. S. Cooper, Quarterly.  
Wheelwright's shop—Mr. W. Dixon, Quarterly.

*Rents* : Smithy and Cottage—**£30** per annum.  
Wheelwright's Shop—**£4** „ „

*Rateable Value* : Smithy and Cottage—**£12** per annum.  
Wheelwright's Shop—**£3** per annum.

Situated in the village and comprising Stone built and stone tiled and slated **Cottage** containing Sitting Room, Kitchen, Scullery, and Three Bedrooms. Stone built Smith. Timber Store Shed. Timber and corrugated iron **Wheelwright's Shop** and Timber Store.

**Main Electricity** is laid on to the Cottage and Main Water to stand pipes in the road.

## LOT 14

(Coloured on Plan)

(No. on Plan—Pt. 113a)

### THREE STONE BUILT AND SLATED COTTAGES

*Tenancies and Rents* : Police Constable Green, Monthly. **£26 0s. 0d.** p.a.  
Mr. W. Basson, Monthly. **£13 0s. 0d.** p.a.  
Mrs. Mildenhall, Monthly. **£7 10s. 0d.** p.a.

The Cottages are situated in the village and each Cottage contains—Living room, Kitchen, and Three Bedrooms. Main Electricity is laid on to one of the Cottages, Main Water to stand pipes close to the Cottages.

*Rateable Value* of the lot, **£12.**

## LOT 15

(Coloured on Plan)

(No. on Plan—Pt. 113a)

### A SEMI-DETACHED COTTAGE

*Tenancy and Rent* : Mr. J. Clinch, Monthly. **£25 0s. 0d.** per annum.

A most attractive stone built and slated cottage in the Cotswold style standing opposite the village cross and containing Sitting Room, Kitchen and Scullery, and Three Bedrooms. Main water and electricity is available near by.

*Rateable Value* : **£5.**

## LOT 16

(Coloured on Plan)

(No. on Plan—Pt. 118)

### THE OLD SCHOOL

*Tenancies and Rents* : Old School—Berks C.C., Yearly. **£15** per annum.

Cottage—Mr. B. Butler, Monthly. **£26** per annum.

Reading Room (in hand).

This is a stone built and slated building which could readily be converted into an attractive private residence. It comprises the Old School, now let to the Berks C.C. and used as a handicraft centre ; The Old Reading Room, in hand ; and a Cottage containing Two Sitting Rooms, Three Bedrooms and Kitchen. Main electricity is laid on.

There is a large productive Walled Garden, planted with fruit trees.

*Rateable Values* : Old School, **£5.**

Cottage, **£5.**

Reading Room, **£1.**