

By Direction of LORD WHARTON and his Trustees.

# SOMERSET

4 miles from Bridgwater and 7 miles from the County Town of Taunton.

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## Particulars

with Plans and Conditions of Sale of a Portion of the

# HALSWELL ESTATE

in the Parishes of Goathurst, Enmore, North Petherton, Broomfield and West Monkton, extending to an area of about

**1,657 ACRES**

and comprising

THE MANSION HOUSE · BROOMFIELD HALL  
(both with Vacant Possession)

7 VALUABLE FARMS · SMALL HOLDINGS  
ACCOMMODATION LANDS

6,500 VALUABLE MATURED TIMBER TREES  
and 2 LARCH PLANTATIONS

THE ESTATE SAW MILLS WITH EQUIPMENT  
VILLAGE PROPERTIES

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Which MESSRS.

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## W. R. J. GREENSLADE & CO.

(Fellows of the Chartered Auctioneers' and Estate Agents' Institute)

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will SELL BY AUCTION at the

ROYAL CLARENCE HOTEL, BRIDGWATER

ON THURSDAY, MAY 11th, 1950

Commencing punctually at 2.30 p.m.

*Solicitors*: Messrs. BURGESS, SALMON & Co., 11 Marsh Street, Bristol 1.

(Telephone: Bristol 23223, 4 lines.)

*Auctioneers*: Messrs. W. R. J. GREENSLADE & Co., F.A.I., 2, 3 and 13 Hammet Street, Taunton.

(Telephone: Taunton 2601, 2 lines.)

*Land Agent*: R. G. SEYMOUR, Esq., F.L.A.S., The Estate Office, Goathurst, Bridgwater.

(Telephone: North Petherton 257.)

E. GOODMAN AND SON, LTD.,  
THE PHENIX PRESS,  
TAUNTON.  
GL9434

# SUMMARY OF ESTATE

Lot.	Description.	A.	R.	P.
* 1.	Boomer Farm .. .. .	North Petherton	270	1 19
2.	Coppice .. .. .	ditto	2	0 4
*120 3.	Goodings Farm .. .. .	ditto	81	3 23
4.	Accommodation Arable Land .. .. .	ditto	9	2 11
5.	Accommodation Arable Land .. .. .	ditto	1	2 5
6.	Accommodation Pasture Land .. .. .	Goathurst	28	1 38
+ 7.	Rooks Castle Farm .. .. .	Broomfield	277	2 36
600° 8.	Stream Farm .. .. .	ditto	121	2 12
+ 9.	Timber on Lot 10 .. .. .	ditto		
+ 10.	Pasture Land and Dogs Hole Copse .. .. .	ditto		
11.	Shellthorn Cottage .. .. .	ditto	34	1 20
2500 12.	Rosehill House .. .. .	ditto		1 16
13.	Holmes Farm .. .. .	ditto	14	1 13
4050 14.	Yalway Farm .. .. .	ditto	48	0 2
15.	Accommodation Arable Land .. .. .	West Monkton	100	3 29
4000 16.	Oggshole Farm .. .. .	ditto	13	0 24
17.	Hill Farm .. .. .	Broomfield	106	0 0
18.	Rosehill Lands .. .. .	ditto	76	3 22
3000 19.	Heathcombe and Durretts Farm .. .. .	ditto	53	3 27
20.	Accommodation Pasture Land .. .. .	ditto	173	1 13
21.	Accommodation Pasture Land .. .. .	ditto	10	3 12
22.	Broomfield Hall .. .. .	ditto	9	2 0
23.	Close of Meadow Land .. .. .	ditto	17	2 32
24.	Orchard .. .. .	Goathurst	12	0 31
25.	Halswell Park .. .. .	ditto	1	1 27
26.	Standing Timber in Mill Wood .. .. .	ditto	179	2 3
27.	Larch Plantation .. .. .	ditto		
28.	Standing Timber in "The Thickets" .. .. .	ditto		
29.	Standing Timber in "Patcombe Wood" .. .. .	ditto		
* 30.	The Standing Timber on part of Andersfield Farm .. .. .	Broomfield		
31.	The Standing Timber on part of Andersfield Farm .. .. .	Goathurst		
32.	The Standing Timber on part of Andersfield Farm .. .. .	ditto		
33.	The Standing Timber on part of Andersfield Farm .. .. .	ditto		
34.	Standing Timber in Chantry Wood .. .. .	ditto		
35.	Chicks Thicket .. .. .	ditto	3	0 9
? 36.	The Standing Timber in "Great Thorns" .. .. .	ditto		
37.	Estate Yard, Saw Mills and Pasture Land .. .. .	ditto	3	3 11
38.	The Old Rectory, Cottages 1, 2 and 3 .. .. .	ditto	2	0 17
39.	The Gables .. .. .	ditto	3	1 26
40.	3 Cottages and Blacksmith's Shop .. .. .	ditto		
41.	Cottages Nos. 7 and 8 .. .. .	ditto		
42.	Cottage No. 15 .. .. .	ditto		
43.	Cottage No. 18 .. .. .	ditto		
44.	Cottage No. 19 .. .. .	ditto		
	Cottages Nos. 20 and 21 .. .. .	ditto		



At HILL BARN, in O.S. No. 2323, is a 5-BAY DUTCH BARN, 75' x 21', on steel girders, with shutting down pipes, the South-West section being enclosed by corrugated iron; Range of Stone and Brick-faced Buildings with Tiled Roof comprising: ROOT HOUSE; 14-BAY OPEN FEEDING SHED with wood crib and CALF PEN, enclosed by railed in yard, with concrete drinking trough (water pumped from adjoining pond), MANURE HOUSE, LOFTY OPEN-FRONT IMPLEMENT SHED. Lean-to Wood and Galvanised YOUNG STOCK SHED with crib and railed yard, and RICK YARD.

At Hill Barn are two Brick and Tiled Cement-faced

## COTTAGES

each with Sitting Room, Living Room, Washhouse and 3 Bedrooms; each with separate Brick and Tiled Earth Closet and Pigsty and Large Garden.

Water supply from well at rear.

### SCHEDULE.

Ord. No.  
2nd Ed., 1904.

Description,

Acreage.

#### NORTH PETHERTON PARISH

Ord. No.	Description	Acreage
2165	Pasture .. .. .	4.462
2164	do. .. .. .	3.324
2166	Cottage and Garden .. .. .	.527
2171	Pasture .. .. .	3.189
2172	do. .. .. .	3.012
2170	do. .. .. .	1.019
2169	do. .. .. .	.980
2168	Farmhouse, Buildings, etc. .. .. .	3.414
2167	Roadway .. .. .	.638
2191	Orchard (103 trees) .. .. .	2.397
2188	do. (142 trees) .. .. .	3.043
2190	do. (53 trees) .. .. .	1.595
2182	Arable .. .. .	7.917
2174	do. .. .. .	10.230
2173	Rough Pasture and Brake .. .. .	1.340
2176	do. do. .. .. .	2.157
2177	do. do. .. .. .	2.596
2178	do. do. .. .. .	1.399
2047	Pasture .. .. .	4.318
2175	do. .. .. .	4.995
2040	do. .. .. .	4.320
2309	do. .. .. .	5.585
2319	Arable .. .. .	23.132
2320	Pasture .. .. .	5.290
2307	do. .. .. .	17.869
2321	do. .. .. .	14.420
2306	Arable .. .. .	13.736
2179	do. .. .. .	16.625
2315	do. .. .. .	12.314
2327	do. .. .. .	8.044
2316	do. .. .. .	9.704
2326	do. .. .. .	12.894

<i>Ord. No.</i> <i>2nd Ed., 1904.</i>	<i>Description.</i>	<i>Acreage.</i>
2323	Hill Barn and Barton .. .. .	.686
2322	Hill Barn Cottages (2) .. .. .	.529
2317	Arable .. .. .	7.652
2318	do. .. .. .	7.563
2312	Pasture .. .. .	11.882
2192	do. .. .. .	9.637
2189	do. .. .. .	3.430
1829	do. .. .. .	7.212
2308	Woodland .. .. .	11.061
2310	do. .. .. .	4.235
(BE THE SAME MORE OR LESS.)		A.270.372

O.S. Nos. 2308 and 2310 Woodlands are in hand.

**Tenancy.** The Farm is in the occupation of Mr. W. D. BERRY on a Yearly Michaelmas Tenancy at the annual rental of £320, under Agreement dated 16th September, 1940.

**Outgoings:** Land Tax, £13 0s. 7d.

**Timber.** The growing Timber will be included in the Sale.

The Dutch Barn at Hill Barn in O.S. No. 2323 was erected in June, 1949, and the Purchaser of this will be required to undertake to paint this Barn with Red Oxide paint within 2 years of its erection, in order to comply with a condition of the Town Planning Authority's consent for its erection.

**Rights of Way.** A right of way, 30' wide, in perpetuity is reserved to the Forestry Commission over O.S. No. 1829 running from North to South.

See Special Conditions No. 24.

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## LOT 2.

(Coloured GREEN on Plan.)

IN THE PARISH OF NORTH PETHERTON.

# A Small Plantation

Adjoining the roadway at the entrance to Boomer Farm, close to the Village, and described as follows:—

<i>O.S. No.</i> <i>2nd Ed., 1904.</i>	<i>Description.</i>	<i>Acreage.</i>
NORTH PETHERTON PARISH.		
Pt. 2049	Woodland .. .. .	est. 2.025
(BE THE SAME MORE OR LESS.)		

This Plantation consists of Beech, Oak, Scots Pine, Sycamore, Larch and other timber which is included in the sale. The whole is in hand and Vacant Possession will be given on Completion.

LOT 3.

(Coloured BLUE on Plan.)

IN THE PARISH OF NORTH PETHERTON.

# An Attractive Mixed Farm

Situate within one mile of the Village intersected by the North Petherton—Broomfield Road and known as

## GOODINGS FARM

extending to about

**81 a. 3 r. 23 p.**

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### THE FARM HOUSE

which lies back from the roadway is built of Stone with Brick Facings and Tiled Roof, and contains HALL; DINING ROOM, 15' 3" × 15' 10", with wood floor and fireplace; Entrance to Staircase; MORNING ROOM, 10' 8" × 15' 8", with fireplace; SITTING ROOM, 15' × 15', with fireplace; KITCHEN, with Rayburn Range (Tenant's fixture), with water heating system, and Entrance to Back Staircase; Scullery with glazed sink (h. and c.), (Tenant's), and P.E. Bath with h. and c. (Tenant's); W.C.; Airing Cupboard and 4 BEDROOMS.

Adjoining the Kitchen is a COOL DAIRY and Lean-to WASHHOUSE with glazed sink and double furnace with entrance to OILHOUSE and STORE.

### THE FARM BUILDINGS

are compact and principally built of Stone with Brick Facings and Tiled Roofs, and comprise 4-Stall STABLE with LOFT over; Wood and Galvanised TRACTOR SHED (Tenant's); Open-front WAGON SHED with Lean-to ROOT HOUSE adjoining enclosed by double doors; in and around a partly walled in Yard is a 3-Bay Open FATTING PEN, with crib and forebay, and GRANARY over. Range of Buildings comprising: COWSTALLS for 6 with crib and forebay, CHAFFHOUSE with LOFT over and Lean-to IMPLEMENT SHED, at the rear of which under a Lean-to Roof is a 4-Division PIG HOUSE and a 3-Division CALVES' HOUSE with crib.

LOOSE CATTLE BARTON with stone surround and tiled lean-to Shelter with crib and small Yard; 7-BAY OPEN-FRONT STOCK SHED with CALVING PEN adjoining with walled in Yard.

Rural District Council water supply to House and Buildings.

In O.S. No. Pt. 2339 is a Semi-detached

## COTTAGE AND GARDEN

known as No. 28 **Trapnells**, built of Stone with Tiled Roof, being the Northern Cottage of a pair. The approach to the Cottage is over a path used jointly with the occupier of No. 29 (Retained).

The Accommodation comprises :—

Entrance Porch, Kitchen, Scullery with furnace and water supply, and 3 Bedrooms.

Outside Sanitation.

Small Front Garden and Vegetable Gardens on the East and South, as now let with this Cottage.

<i>Ord. No.</i> <i>2nd Ed., 1904.</i>	<i>Description.</i>	<i>Acreege.</i>
PARISH OF NORTH PETHERTON.		
2181	Pasture .. .. .	8·463
2180	Arable .. .. .	7·822
2183	Orchard .. .. .	·845
2184	do. .. .. .	1·215
2185	House, Buildings, etc. .. .. .	1·840
2186	Arable .. .. .	9·755
2187	Pasture .. .. .	1·636
2305	Arable .. .. .	3·040
2325	do. .. .. .	4·541
2328	do. .. .. .	8·368
2329	Pasture .. .. .	9·501
2331	Arable .. .. .	6·920
2332	do. .. .. .	7·688
2333	Pasture .. .. .	9·165
Pt. 2339	Cottage (No. 28) .. .. .	<i>est.</i> ·250
2330	Woodland .. .. .	·846
(BE THE SAME MORE OR LESS.)		<u><u>A.81·895</u></u>

O.S. No. 2330 (Woodland) is in hand.

**Tenancy.** The Farm is in the occupation of Mr. F. J. LANG on a Yearly Michaelmas Tenancy at the apportioned annual rental of £110 under Agreement dated 4th September, 1937.

**Outgoings.** Land Tax, £3 15s. 2d.

**Value of Timber.** £120.



LOT 4.

(Coloured BROWN on Plan.)

IN THE PARISH OF NORTH PETHERTON.

A CLOSE OF

VALUABLE AND HIGHLY-PRODUCTIVE  
Arable Land

situate adjoining the road at Dancing Hill with frontages to the Broomfield and Goathurst Roads extending to an area of about

9 a. 2 r. 11 p.

and described as follows:—

O.S. No.  
2nd Ed., 1904.

	<i>Description.</i>		<i>Area.</i>
	NORTH PETHERTON PARISH.		
2194	Arable	.. .. . (BE THE SAME MORE OR LESS.)	9.567

**Tenancy.** This Lot is in the occupation of Mr. F. J. LANG on a yearly Michaelmas Tenancy at the apportioned annual rental of £20.

A R.D.C. Water Main is laid across this field. (See Special Condition 24.)

**Outgoings.** Land Tax, 8/5.

LOT 5.

(Coloured YELLOW on Plan.)

IN THE PARISH OF NORTH PETHERTON.

A VALUABLE CLOSE OF  
Accommodation Arable Land

situate close to the Village adjoining the main road to Broomfield, extending to an area of about

1 a. 2 r. 5 p.

and described as follows:—

O.S. No.  
2nd Ed., 1904.

	<i>Description.</i>		<i>Area.</i>
	NORTH PETHERTON PARISH.		
2269	Arable	.. .. . (BE THE SAME MORE OR LESS.)	1.529

**Tenancy.** This Lot is in the occupation of Mr. F. J. LANG on a Yearly Michaelmas Tenancy at the apportioned rental of £4.

**Outgoings.** Land Tax, 18/5.

LOT 6.

(Coloured MAUVE on Plan.)

TWO CLOSES OF HEALTHY AND

# Sweet Feeding Pasture Land

situate in the Parish of Goathurst, adjoining the main road from Broomfield to North Petherton, extending to an area of about

28 a. 1 r. 38 p.

as set forth in the following

SCHEDULE.

No. on O.S. Map  
Som. Sheet  
2nd Ed., 1904.

		<i>Description.</i>										<i>Acreage.</i>
GOATHURST PARISH.												
Pt.	5	Pasture	..	..	..	..	..	..	..	..	..	12·928
Pt.	6	Pasture	..	..	..	..	..	..	..	..	..	15·558
(BE THE SAME MORE OR LESS.)											A.28·486	

Value of Timber. £60.

Outgoings. Land Tax, £1 5s. 9d.

**Tenancy.** This Lot is in the occupation of Mr. F. J. LANG on a yearly Michaelmas Tenancy at the apportioned annual rent of £26, under Agreement dated 4th September, 1937.

A Right of way, 20 ft. wide, on the West side of the Eastern Fence of O.S. No. Pt. 6 is reserved for 2 years for the removal of the Timber (Lot 27) to the Council Road leading to North Petherton.

**Water.** These fields are watered from a natural stream arising on Lot 7 and it is particularly stipulated that Special Conditions 24 (2) (a) shall apply to this stream as between Lot 7 and this Lot.

LOT 7.

(Coloured YELLOW on Plan.)

IN THE PARISH OF BROOMFIELD.

# A CAPITAL Dairy & Stock Rearing Farm

adjoining and intersected by North Petherton—Travelcombe Hill Road, being within easy distance of the Market Town of Taunton,

## ROOKS

extending

277 a.

p.

## THE WESTEAD

erected in 1893, enjoys a South aspect and is substantially built of Brick with Tiled Roof, and entered through a GLAZED PORCH leading to a HALL with main Staircase; DINING ROOM (South), 16' x 14' 2", exclusive of fireplace, with marble and tiled fireplace; SITTING ROOM (South), 16' x 14' 2", with marble and tiled fireplace; KITCHEN, 16' 10" x 10' 6", with "Cookanheat" Range (with water heating system), SINK, and China Cupboard; TWO PANTRYS, Back Staircase; LARGE BATH ROOM with P.E. Bath (h. and c.) and Wash-hand Basin (h. and c.), 3 DOUBLE and 2 SINGLE BEDROOMS with P.E. Bath (h. and c.) and Wash-hand Basin (h. and c.), (Tenant's fixture); separate outside Lean-to W.C. There is a good dry CELLAR accommodation with entrance to the house or from the garden.

Adjoining the house at the rear is a Brick and Stone-built Garage with Tiled Roof.

Modern Drainage to Septic Tank.

## THE FARM BUILDINGS

built of Stone and Brick with Tiled and Galvanized Roofs comprise: CALVES' PEN; SMALL PIGGERY; STORE HOUSE with Loft over and YOUNG STOCK PEN. On the South of a Brick Pitched Yard, entered through double gates, are the excellent COWSTALLS for 12, fitted with drinking bowls, with FODDER HOUSE and BULL PEN and LOFT over; adjoining which is a DUNG PIT and RANGE OF YOUNG STOCK PENS. On the North is a Range of YOUNG STOCK PENS fitted with drinking bowls, crib and forebay, at the rear of which is a HAY AND FODDER STORE AND ROOT HOUSE with LOFT over (giving entrance to Rick Yard). DUNG PIT; 3 STALL STABLE; IMPLEMENT SHED. BARN with entrance from both sides with double doors; LOOSE BARTON with SHELTER, Lofty Wagon House and Lean-to Tractor Shed. Buildings.

Water is pumped by ram from stream in O.S. 24 to Reservoir in O.S. 41 supplying House and

In O.S. No. 400 is a Range of Stone and Brick-faced and Tiled Roof Buildings, comprising 5-Bay Open Cattle Pen, ditto with yard, and Fodder House.

In close proximity to the Farm, adjoining the main road, are a

## PAIR OF MODERN COTTAGES

built of Brick with Rough-cast and Tiled Roofs, each with the following accommodation: SMALL HALL; LIVING ROOM with range; KITCHEN; WASHHOUSE with furnace and bath; 3 BEDROOMS, with Store Shed and E.C. at rear.

Water is supplied from Spring in O.S. No. 8 to pump at side of Cottages.

### SCHEDULE.

<i>Ord. No.</i> <i>2nd Ed., 1904.</i>	<i>Description.</i>	<i>Acreege.</i>
<b>BROOMFIELD PARISH.</b>		
26	Pasture .. .. .	7·381
27	do. .. .. .	2·866
23	do. .. .. .	·969
24	do. .. .. .	1·108
12	do. .. .. .	3·814
13	do. .. .. .	12·844
18	do. .. .. .	2·686
64	do. .. .. .	11·788
19	Orchard .. .. .	1·101
20	Rushy Pasture .. .. .	·877
21	do. .. .. .	2·793
29	Pasture .. .. .	10·449
28	do. .. .. .	16·293
35	Arable .. .. .	8·004
36	do. .. .. .	10·480
37	do. .. .. .	11·984
38	do. .. .. .	13·250
40	House, Buildings, Garden and Orchard .. .. .	2·405
Pt. 41	2 Cottages and Gardens .. .. .	·415
Pt. 41	Pasture .. .. .	14·559
Pt. 42	do. .. .. .	3·930
43	Arable .. .. .	4·5·505
	Pasture .. .. .	5·000
		10·505
44	Orchard with Shed .. .. .	2·595
46	Ruins of Cottage and Garden .. .. .	·740
47	Pasture .. .. .	13·051
48	Arable .. .. .	8·156
63	Pasture .. .. .	5·783
398	Arable .. .. .	4·890
399	Pasture .. .. .	3·829
400	Pasture and Buildings .. .. .	·950
405	Arable .. .. .	18·335
403	Pasture .. .. .	·308
45	Roadway and Woodland .. .. .	·786
<b>GOATHURST PARISH.</b>		
8	Pasture .. .. .	22·739
9	Copse .. .. .	·465
10	Arable .. .. .	21·955
Pt. 14	Pasture .. .. .	11·320
<b>NORTH PETHERTON PARISH.</b>		
1828	Pasture .. .. .	8·328
1810	Woodland .. .. .	2·944
		A.277·729

(BE THE SAME MORE OR LESS.)

**Tenancy.** This Lot is in the occupation of Mrs. G. A. COATE on a Yearly Michaelmas Tenancy at the apportioned annual rental of £320.

**Water Supply.** This is pumped by a Hydraulic Ram in O.S. No. 24 to a Reservoir in O.S. No. 41, and thence by gravitation to the Farmhouse and Buildings, and to drinking troughs in O.S. Nos. 43 and 38, and also to a trough in O.S. No. 12 on Andersfield Farm (retained). This latter supply is to be continued when the necessary water is available. (See Special Condition No. 24.)

**Rights of Way.** A right of way for all purposes, 20 ft. wide, in perpetuity is reserved over O.S. No. 10 and Part 14 for ingress and egress to the owners of O.S. Nos. Pt. 14, 16, Pt. 5 and Pt. 6, Pt. 15 and 54, and Pt. 51 "The Thickets."

The Property is sold subject to these Rights of Way and other rights of the Minister of Agriculture acting under the Forestry Act, to and from adjacent woodlands leased to the Minister and also subject to Rights of Way to be reserved for the exercise of Sporting Rights over such woodlands. Lot 6 is watered from a natural stream arising on this Lot. It is particularly stipulated that Special Condition No. 24 (2) (a) shall apply to this stream as between this Lot and Lot 6. For particulars of these rights, see Special Condition No. 24.

**Outgoings.** Land Tax, £12 7s. 8d.  
Value of Timber, £750.

LOT 8.

(Coloured GREEN on Plan.)

# An Attractive Mixed Farm

lying on the South-West of the Estate and known as

## STREAM FARM

extending to about

121 a. 2 r. 12 p.

situated in the Parish of Broomfield and bounded on the West by the Taunton—Goathurst Road, the House and Buildings being conveniently situated in the centre of the Farm and approached by the Council road.

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## THE FARM HOUSE

is built of Stone with Tiled Roof, with its main rooms facing South, comprising: HALL with main Staircase; DINING ROOM, 18' × 15', with tiled grate; SITTING ROOM, 17' 9" × 14', with tiled and marble surround fireplace; KITCHEN, 17' 8" × 13' 9", with Foresight Range and fitted cupboards and back staircase. Pantry, Dairy, Large Storage Room, W.C., Lean-to Washhouse with furnace and stone trough, 4 Double BEDROOMS, 2 Attic Rooms and Store above.

Drainage to Septic Tank.

Water Supply by Gravitation from Spring in O.S. 466.

## THE BUILDINGS

On West of Farmhouse, around a Yard, is a Range of Stone and Brick-faced Buildings with Tiled Roofs, comprising 4-Stall CART STABLE, HAY AND ROOT HOUSE with LOFT over and CALVES' PEN adjoining, and Lean-to PIGGERY, OIL HOUSE, 4-Bay IMPLEMENT SHED, TRACTOR HOUSE, 3-Division PIG HOUSE. At the rear of the Stables is a CIDER HOUSE with GRANARY over. On West of Yard and Buildings is a small enclosed Yard with Stone and Tiled YOUNG STOCK PEN with crib and forebay. Stone and Tiled Boarded-front COWSTALL for 9 with forebay and crib.

In O.S. No. 457 is a lofty Stone and Brick-faced Wagon Shed with Galvanised Roof.

In O.S. No. 460 is a Stone and Brick-faced, Tiled and partly wood-lined roofed Barn with 2-Bay Open Cattle Barton under.

Stone and Brick-faced 4-Bay Open CATTLE PEN under Lean-to Galvanised Roof with crib and railed-in Yard and 2-Division CATTLE SHELTER.

In O.S. No. 477, adjoining Roadway to Farm, is a Stone and Brick-faced Tiled Roof 3-Bay Open STOCK PEN with Loft over and partly walled in Yard.



LOT 9.

(Coloured PINK on Plan.)

# The Valuable Growing Timber

standing and growing on the lands forming Lot 10 of this Sale, situate close to the Council road with easy means of access and removal and comprising approximately

## 480 TREES

of well-grown Oak, Ash, Beech, Sycamore and other species suitable for immediate felling.

This timber has to be felled and removed within 2 years of the date of completion (for date see Special Condition No. 3) and upon the terms set out in Special Condition No. 15.

LOT 10.

(Coloured PINK on Plan.)

All those Enclosures of

# Pasture, Rough Pasture & Woodland

situate and lying on the South of Stream Farm, Broomfield (Lot 8), extending to an area of about

## 34 a. 1 r. 20 p.

and described in the following

SCHEDULE.

O.S. No. 2nd Ed., 1904.	Description.	Acreage.
	BROOMFIELD ASH.	
14 } 17 } 478 } 483 }	Rough Pasture and Woodland .. .. .	5.900 3.905 2.297 .222
481	Road .. .. .	.366
463	do. .. .. .	.397
479	Pasture .. .. .	8.475
480	do. .. .. .	9.888
482	Dogs Hole Copse .. .. .	2.928
	(B. E. SAME MORE OR LESS.)	<u>4.34.378</u>

**Timber.** The growing timber on this Lot is being sold separately as Lot 9 and has to be cleared within 2 years of the date of completion. See Special Conditions Nos. 3 (Date of completion) and 15 for the terms of the Licence to remove the timber subject to which this Lot is sold.

**Outgoings.** Land Tax, £1 8s. 0d.

**Tenancy.** This Lot is in the occupation of Mr. FRANK LANG on a Yearly Michaelmas Tenancy at an apportioned rental of £15 under Agreement dated 25th March, 1933, with the exception of O.S. No. 482, which is in hand.



LOT 11.

(Coloured BLUE on Plan.)

# SHELLTHORN COTTAGE

IN THE PARISH OF BROOMFIELD

and adjoining the Goathurst—Taunton Road, facing South with views over the neighbouring countryside, situate in O.S. No. 412, and extending to an area of about

**1 r. 16 p.**

Built of Stone and Roughcast and Tiled Roof, it comprises: ENTRANCE PORCH; SITTING ROOM, 13' 9" × 11' 10", with grate; KITCHEN, 10' × 11' 9", with grate and staircase; LEAN-TO SCULLERY with furnace and sink; BEDROOM, 9' 9" × 12', with walled in cupboard; BEDROOM, 12' 10" × 6' 4", with 2 cupboards. Adjoining the House against the roadway is a large STORE SHED with Tiled Roof, with Double Doors to roadway (suitable for Garage).

The excellent Kitchen Garden runs from the front of the Cottage alongside the roadway.

Water is supplied by gravitation from Spring in O.S. No. 408.

**Rights as to Water Supply.** The Right is reserved in perpetuity to the Purchaser and Occupier of this Cottage to obtain a supply of water from the Spring situate on Lot 8 in O.S. No. 408 with a right to enter thereon for the repair and renewal of the supply pipe and brick chamber from the Spring, making good any damage. (See Special Condition No. 24.)

**Tenancy.** The Cottage is let to Mrs. WEST on a Monthly Tenancy at 10/10 per calendar month inclusive of rates.

LOT 12.

(Coloured MAUVE on Plan.)

## ROSE HILL, BROOMFIELD

An attractive small **QUEEN ANNE COUNTRY RESIDENCE** with Gardens and Lands of about 14½ **ACRES**, occupying a delightful position amidst charming country and commanding lovely views. The House stands about 600 ft. above sea level and is near the Village of Broomfield. Taunton is about 6 miles distant.

**THE HOUSE** is Stone and Brick built with Roughcast exterior and Tiled Roof. It has a creeper-clad front elevation and stands in nice Gardens of Lawns, Flower Beds and Shrubberies. It is approached by a Carriage Drive and provides the following accommodation:—

HALL with tessellated tiled floor.

LOUNGE, 16' 6" × 14' 3" with bay window extra, having doors opening to gardens. Fireplace.

DRAWING ROOM, 17' 9" × 14' 3", with bay window and doors to garden. Fireplace.

SUN ROOM, 13' 6" × 6' 9".

DINING ROOM, 19' 6" × 10' 6", with deep bay window, fireplace and china cupboard.

KITCHEN with Sink (h. and c.) and China Cupboard.

SCULLERY with "Ideal" Boiler for hot water supply and Fitted Cupboards.

2 LARDERS.

Washhouse and Coal House.

### ON THE FIRST FLOOR:—

No. 1 BEDROOM, 17' × 14' 6", with fireplace.

No. 2 BEDROOM, 17' × 12' 6", with fireplace.

No. 3 BEDROOM, 15' 6" × 13' 9", with fireplace.

No. 4 BEDROOM, 13' × 9', with fireplace.

No. 5 BEDROOM, 16' × 10' 6", with fireplace and built-in Wardrobe.

BATHROOM with porcelain enamelled bath (h. and c.) and Lav. Basin (h. and c.).

Separate W.C.

Hot Airing Cupboard on the landing.

2 Attic Bedrooms above.

At the rear of the House are the following **OUTBUILDINGS**: Good Stone and Tiled Barn; Coal and Wood House; Shed with open front.

# THE LANDS

are situate in a ring fence, bounded on the South-East by the main road from Broomfield and Goathurst, and on the North by a stream providing a never failing water supply for stock. They consist of healthy sweet feeding Pastures and closes of Orcharding, the whole extending to an area of about

**14 a. 1 r. 13 p.**

and more particularly described in the following

## SCHEDULE.

*No. on O.S. Map  
2nd Ed., 1904.*

*Description.*

*Acreage.*

### BROOMFIELD PARISH.

501	Rosehill House and Grounds	..	..	..	..	..	..	..	..	2.656
505	Orchard	..	..	..	..	..	..	..	..	.766
506	do.	..	..	..	..	..	..	..	..	.699
507	Pasture	..	..	..	..	..	..	..	..	2.321
509	do.	..	..	..	..	..	..	..	..	2.369
508	do.	..	..	..	..	..	..	..	..	.339
500	do.	..	..	..	..	..	..	..	..	2.120
499	do.	..	..	..	..	..	..	..	..	3.064

(BE THE SAME MORE OF LESS.)

A.14.334

**Water Supply** is obtained from a well situate by Back Door.

**Outgoings.** Land Tax, 13/9.

**Timber.** The Growing Timber is included in the sale of the property.

The property is let to Mr. CHARLES SALTER on a Quarterly Tenancy at a rent of £12 10s. 0d. per quarter, under an Agreement dated the 7th day of October, 1918, as varied by an Agreement dated the 2nd day of October, 1933.

LOT 13.

(Coloured BROWN on Plan.)

FOUR ENCLOSURES OF

# Accommodation, Pasture and Arable Land

KNOWN AS

## HOLMES FARM, BROOMFIELD

adjoining the main road from Broomfield to North Petherton, situate at the top of Volis Hill, and within 5 miles of the County and Market Town of Taunton.

Extending to an area of about

48 a. 0 r. 2 p.

as set forth in the following

SCHEDULE.

O.S. No.  
2nd Ed., 1904.

		Description.								Acreage.	
BROOMFIELD PARISH.											
511	Arable	..	..	..	..	..	..	..	..	A.12.983	
	Meadow	..	..	..	..	..	..	..	..	3.000	
											15.983
534	Arable	..	..	..	..	..	..	..	..	..	14.592
535	Pasture	..	..	..	..	..	..	..	..	..	11.097
563	do.	..	..	..	..	..	..	..	..	..	6.341

(BE THE SAME MORE OR LESS.)

A.48.013

In O.S. No. 535 is a Stone-built and Tiled Roof Open-front Cattle Shed.

These lands are in the occupation of the Executors of the late Mr. FRANK ALWAY on a Yearly Michaelmas Tenancy under an Agreement dated 7th January, 1910, at the annual rental of £59.

**Water Supply.** There is an unfailing supply of water from Spring situate in O.S. No. 563 which supplies Nos. 535 and 511.

**Outgoings.** Land Tax, £2 7s. 0d.

**Value of Timber.** £114.

LOT 14.

(Coloured GREEN on Plan.)

IN THE PARISH OF WEST MONKTON.

A SMALL

# Desirable Mixed Farm

The most Southerly Farm of the Estate, within 4 miles of Taunton, intersected by the North Petherton—Kingston Road, known as

“YALWAY”

extending to about

100 a. 3 r. 29 p.

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## THE FARM HOUSE

built of Stone with Tiled Roof, is double-fronted with small walled in Lawn, and comprises: ENTRANCE HALL with Staircase; DINING ROOM, 17' 6" × 17' 6", with tiled grate; DRAWING ROOM, 16' 9" × 21' 6", with tiled grate; KITCHEN, 23' 6" × 11' 6", with Larbert Range; off which is Tiled WASHHOUSE with furnace and pump trough. DAIRY, Coal and Wood Store and Back Staircase. 4 DOUBLE and 2 SINGLE BEDROOMS. Outside Closet.

Water is supplied from a Spring with collecting tank in North corner of and adjoining O.S. 661 and by gravitation to House. There is a further collecting tank on the waste land on the North of O.S. 661. The Vendor can give no legal right or title thereto, but will convey such rights as he has (if any), to the latter.

## THE FARM BUILDINGS

are in close proximity to the roadway and built around an Enclosed Yard and consist of Brick and Stone Lean-to Tiled Roof COWSTALL for 11, with forebay and crib, with ROOT HOUSE and HAY HOUSE, and adjoining is a Stone and Cob Tiled Roof 4-STALL STABLE with excellent GRANARY and HAY HOUSE over. Stone and Tiled Roof OIL HOUSE with LOFT over and Lean-to Trap House. Stone, Timber and Tiled YOUNG STOCK PENS; small Piggery.

In O.S. No. 679, at the rear of the Stables, is a Corrugated YOUNG STOCK STALL.

In O.S. No. 667 is a Cob and Stone Corrugated Roof WAGON HOUSE.

In O.S. No. 655, adjoining roadway opposite Farmhouse, is a partly covered and walled in YOUNG STOCK YARD, built of brick and stone with lean-to tiled roof at the rear of which is a lofty IMPLEMENT SHED with corrugated roof extension.



LOT 15.

(Coloured YELLOW on Plan.)

IN THE PARISH OF WEST MONKTON.

TWO ENCLOSURES OF HIGHLY PRODUCTIVE  
**Arable Land**

Approached from the Council road from Oggshole Farm to Yalway Farm, containing an area of about

**13 a. 0 r. 24 p.**

as set forth in the following

SCHEDULE.

*O.S. No.*  
*2nd Ed., 1904.*

		<i>Description.</i>										<i>Acreage.</i>
		WEST MONKTON PARISH.										
649	Arable	..	..	..	..	..	..	..	..	..	..	8.322
651	do.	..	..	..	..	..	..	..	..	..	..	4.834

(BE THE SAME MORE OR LESS.)

A.13.156

**Tenancy.** This Lot is in the occupation of Messrs. F. E. R. and J. CAVILL and MARY CAVILL on a Yearly Michaelmas Tenancy at an apportioned rental of £20 per annum.

**Outgoings.** Land Tax, 10/9.

LOT 16.

(Coloured PINK on Plan.)

IN THE PARISH OF BROOMFIELD.

# A Compact Stock & Corn Farm

situate on the North of the last described and 5 miles from Taunton, known as

## OGGSHOLE

extending to about

**106 a. 0 r. 0 p.**

lying back from the roadway with a Westerly aspect, the Double Fronted

## FARM HOUSE

built of Brick and Stone with Tiled Roof, is entered through Small ENTRANCE PORCH and has the following accommodation: HALL with Staircase; DINING ROOM, 16' 9" x 16' 6", with registered grate; DRAWING ROOM, 16' 6" x 16', with registered grate. KITCHEN with brick and tiled fireplace, with Coal and Wood House with outside shute; BACK KITCHEN with grate. DAIRY. PUMP HOUSE with sink and pump and well of water. 3 DOUBLE and 2 SINGLE BEDROOMS. Outside WASHHOUSE with furnace. Galvanised Iron Garage (Tenant's).

## THE FARM BUILDINGS

are situate adjoining the roadway and built of Brick and Stone with Tiled Roofs. The West Range comprise: OIL HOUSE, 4-Stall CART HORSE STABLE, with GRANARY over. MILL HOUSE with Loft over, at the rear of which is a Lean-to STORE HOUSE, YOUNG STOCK PEN and Lean-to Tiled WAGON SHED.

The Southern Range consists of Cowstalls to tie 6 with crib and forebay, with Root and Hay House adjoining, and under Lean-to at rear is a Cowstall for 8 with crib, calf pen and forebay.

On the East is a Range of Modern Brick Buildings with asbestos roof and concreted floors with 5 divisions and suitable for Young Stock Pens or Piggery.

In Orchard O.S. No. 588 is a Stone and Cob with Tiled Roof 2-Division Implement House.







LOT 18.

(Coloured BLUE on Plan.)

IN THE PARISH OF BROOMFIELD.

# The Productive, Pasture & Arable Lands with Cottage and Woodlands

situate adjoining and approached from the main road from Broomfield to North Petherton and known as

## ROSE HILL LANDS

extending to an area of about

**53 a. 3 r. 27 p.**

The Cottage is built of Stone with Tiled and Slated Roof, and contains the following accommodation:—

LIVING ROOM, 12' 6" × 12' 9", with grate.

KITCHEN with range.

2 BEDROOMS; Lean-to Wood and Galvanised Shed with furnace, and Coal and Wood Store. Closet.

Large Vegetable Garden.

**Water Supply.** Water is obtained from a never failing Spring situated south of the Cottage.

## THE VALUABLE GROWING TIMBER

in the Woodlands of about 4½ acres consists of over 400 well-grown Beech, Oak, Sycamore, Ash, Chestnut and other growing trees which are included in the sale of this Lot.

### SCHEDULE.

Ord. No.  
2nd Ed., 1904.

	Description.										Acreage.
	BROOMFIELD PARISH.										
536	Pasture	..	..	..	..	..	..	..	..	..	10.507
504	do.	..	..	..	..	..	..	..	..	..	7.747
496	do.	..	..	..	..	..	..	..	..	..	9.507
495	do.	..	..	..	..	..	..	..	..	..	1.115
538	do.	..	..	..	..	..	..	..	..	..	13.126
537	Arable	..	..	..	..	..	..	..	..	..	7.374
503	Cottage	..	..	..	..	..	..	..	..	..	.214
498	Woodland	..	..	..	..	..	..	..	..	..	2.181
539	do.	..	..	..	..	..	..	..	..	..	1.605
497	do.	..	..	..	..	..	..	..	..	..	.543
		..	..	..	..	..	..	..	..	..	<u>4.53.919</u>

(BE THE SAME MORE OR LESS.)

**Tenancies.** The Cottage is in the occupation of the Executors of the late Mr. F. ALWAY and Mr. Fred ALWAY at the apportioned yearly rental of £5 per annum. The remaining Lands are in the occupation of Mr. JOHN WILLIAMS under an Agreement dated 11th December, 1933, on a Yearly Michaelmas Tenancy at an annual rental of £52. The growing Timber is included in the sale. O.S. Nos. 498, 539 and 497 Woodlands are in hand.

**Outgoings.** Land Tax, £2 12s. 0d.

LOT 19.

(Coloured MAUVE on Plan.)

IN THE PARISH OF BROOMFIELD.

# Dairy & Stock Rearing Farm

situate on the East of the road from Enmore to Lydeard Cross, the most westerly Farm of the Estate, known as

## HEATHCOMBE & DURRETTS

extending to about

173 a. 1 r. 13 p.

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### THE FARM HOUSE

adjoins the roadway and is built of Brick and Stone with Tiled Roof and comprises: HALL; SITTING ROOM, 17' 9" x 14', with marble and tiled surround grate; KITCHEN, 16' 6" x 19' 6", with Larbert Range; Dairy, Pantry, Wood and Coal Store, W.C. 5 BEDROOMS, and Attic. Lean-to Tiled Roof Washhouse with furnace, and running water from Spring.

R.D.C. Water Supply. Septic Drainage.

### FARM BUILDINGS

Around the Yard, which adjoins the roadway, are a Range of Brick and Stone Tiled Buildings comprising: GARAGE; COWSTALLS with wood and galvanised front to tie 12, with forebay and crib; FODDER HOUSE adjoining and 3-Stall STABLE. Brick, Stone and Tiled 2-divided CALVES' HOUSE with boarded front and a similar ditto; two Wood and Galvanised PIG STIES; Open IMPLEMENT SHED with tiled roof; Small Lean-to WAGON SHED; Stone and Tiled YOUNG STOCK PEN. Brick, Stone and Tiled OIL HOUSE and YOUNG STOCK PEN with small enclosed yard, and 2-division Granary over.

Close to the Homestead and adjoining the roadway is a Dwelling House and Farm Premises known as

### "DURRETTS"

Built of Stone with Tiled Roof comprising: HALL; DINING ROOM, 17' x 10' 7", with Range, Pantry adjoining; SITTING ROOM, 18' x 12' 3", with grate; 3 BEDROOMS; at the rear under lean-to roof is Wood and Coal Store, Washhouse with furnace, sink and pump. Outside E.C.

Water supplied from Spring in O.S. No. 159.

The Stone and Tiled Buildings comprise a Range of CATTLE PENS, including 3 Loose Boxes, Young Stock Pens and Cowstalls to tie 11, and two Calves' Pens; adjoining is a BARN, built of stone with galvanised roof, and a Wood and Galvanised IMPLEMENT SHED.

In O.S. No. 329 is a Range of Buildings known as Deadman's Well, comprising Stone and Tiled 5-Bay Open CATTLE PEN with yard, and around a small yard is a Range of Stone and Tiled Lean-to CATTLE PENS, with crib, and Stone and Slated BARN and IMPLEMENT SHED.

SCHEDULE.

Ord. No.  
2nd Ed., 1904.

Description.  
BROOMFIELD PARISH.

Acreege.

Ord. No.	Description	Acreege.
137	Pasture	3.425
140	do.	5.919
138	do.	2.963
139	do.	10.362
154	do.	.230
134	do.	3.197
158	House, Buildings, Garden, Orchard, etc.	1.417
153	Pasture	5.239
157	Copse	.581
185	Pasture	5.848
149	do.	7.400
326	do.	6.067
356	do.	5.577
358	do.	4.888
359	do.	3.899
360	do.	4.997
364	do.	9.701
363	do.	6.465
362	do.	6.541
155	do.	.289
184	do.	.937
150	do.	5.813
355	do.	2.460
327	Arable	6.474
329	Site of Cottage, Garden, Buildings and Yard	1.037
333	Arable	3.905
334	do.	3.495
361	do.	4.729
365	do.	9.114
332	Orchard	1.510
330	Arable	.334
331	Orchard	.556
159	House and Buildings	.676
161	Pasture	2.018
192	do.	9.398
336	Orchard	1.135
183	Pasture	6.810
335	Arable	2.935
191	do.	7.243
337	do.	3.301
190	Pasture	2.004
160	Woodland	2.036
156	do.	.408

(BE THE SAME MORE OR LESS.)

A.173.333

O.S. Nos. 160 and 156 (Woodland) are in hand.  
 Water Supply. There is a never failing Spring in O.S. No. 356.  
 Tenancy. This Lot is in the occupation of Mr. CLIFFORD FACKRELL under lease dated 7th June, 1946, for a term of 7 years from the 29th September, 1946, at the apportioned rental of £140 per annum.  
 Value of Timber. £900.  
 Outgoings. Land Tax, £8 12s. 0d.

LOT 20.

(Coloured YELLOW on Plan.)

TWO CLOSES OF  
**Accommodation Pasture Land**

situate in the Parish of Broomfield opposite Durrett's Farm, extending to an area of about

**10 a. 3 r. 12 p.**

as set forth in the following

SCHEDULE.

O.S. No.  
 2nd Ed., 1904.

		<i>Description.</i>								<i>Acreage.</i>
		BROOMFIELD PARISH.								
Pt. 162	Pasture	..	..	..	..	..	..	..	..	est. 3.433
168	do.	..	..	..	..	..	..	..	..	7.394

A.10.827

(BE THE SAME MORE OR LESS.)

**Tenancy.** This Lot is in the occupation of Mr. C. FACKRELL under Lease dated 7th June, 1946, for a term of 7 years from the 29th September, 1946, at an apportioned rent of £5 per annum.

**Value of Timber.** £54.

**Outgoings.** Land Tax, 14/6.

LOT 21.

(Coloured GREEN on Plan.)

TWO ENCLOSURES OF WELL-WATERED  
Accommodation Pasture Land

situate in the Parish of Broomfield, adjoining Lot 19, extending to an area of about

9 a. 2 r. 0 p.

as set forth in the following

SCHEDULE.

O.S. No.  
2nd Ed., 1904.

		<i>Description.</i>										<i>Acreage.</i>
		BROOMFIELD PARISH.										
182	Pasture	..	..	..	..	..	..	..	..	..	..	4.142
193	do.	..	..	..	..	..	..	..	..	..	..	5.357
												<u>4.9.499</u>

(BE THE SAME MORE OR LESS.)

**Tenancy.** This Lot is in the occupation of Mr. C. FACKRELL under Lease dated 7th June 1946, for a term of 7 years from the 29th September, 1946, at an apportioned rental of £5 per annum.

**Value of Timber.** £70.

**Outgoings.** Land Tax, 14/4.

LOT 22.

(Coloured BLUE on Plan.)

WITH VACANT POSSESSION.

# BROOMFIELD HALL ENMORE, Near BRIDGWATER

4 Reception Rooms, Cloakroom, Domestic Offices, 5 Principal Bedrooms, 6 Secondary Bedrooms, 3 Servants' Bedrooms, 3 Bathrooms, Games or Billiard Room.  
Main Water Supply. Garage. Stabling.  
Gardens, Orchard, Pasture Land, in all about 17 Acres.

A dignified Georgian Residence standing in Timbered Gardens with Orchard and Pasture Land, in all extending to an area of about 17 ACRES. Occupying a very pleasant position some 290 ft. above sea level, on the edge of the Quantock Hills, and commanding extensive views over Parklike grounds.

Situate about  $\frac{1}{2}$  mile from the pretty Village of Enmore, with Church, Post Office, etc., 5 miles from Bridgwater and  $8\frac{1}{2}$  miles from Taunton.

**THE RESIDENCE** is constructed partly of Brick, now mellowed with age, and Stone, and has a Slate Roof. It is approached by a Drive and contains the following accommodation:—

Glazed Entrance Porch.

ENTRANCE HALL, 18' 6"  $\times$  12'.

INNER STAIRCASE HALL.

CLOAKROOM with tiled floor, hand basin (h. and c.), and W.C.

STUDY (W.), 13' 6"  $\times$  11' 6", with double glazed doors to the Garden. Fireplace.

DINING ROOM, 20' 6"  $\times$  19', with marble mantelpiece and basket grate. 2 Windows, Serving Hatch.

DRAWING ROOM, 20' 6"  $\times$  19', with fireplace and 2 windows.

SMOKING ROOM (W.), 21'  $\times$  16' 6", with modern tiled fireplace and 2 windows.

**THE FIRST FLOOR** is approached by two Staircases, the Principal one having a Mahogany Handrail, and contains:—

5 PRINCIPAL BEDROOMS, measuring respectively 19' 9"  $\times$  19', 14' 9"  $\times$  14', 14' 6"  $\times$  11' 6", 19' 9"  $\times$  12' 3", and 19'  $\times$  13' 9", three with 2 windows and fireplace and one with private

BATHROOM, having white enamelled Bath (h. and c.), Hand Basin (h. and c.), and W.C.

2ND BATHROOM, with white enamelled Bath (h. and c.), Hand Basin (h. and c.). Separate W.C.

In a Separate Wing, approached by separate Staircase, are—

3 SERVANTS' BEDROOMS.

BILLIARD or GAMES ROOM, 27' 9"  $\times$  14' 3", with fireplace and 2 windows.

Housemaid's Closet.



**ON THE SECOND FLOOR.**

6 BEDROOMS, measuring respectively 18' 9" x 13' 3", with fireplace and hanging cupboard; 14' 3" x 9'; 20' 3" x 13' 3", with fireplace and cupboard; 12' 9" x 10' 6", with fireplace and cupboard; 10' 6" x 9' 3"; 12' x 9' 3", with fireplace.  
 BATHROOM with Bath (h. and c.), Hand Basin (h. and c.).  
 SEPARATE W.C.

**THE DOMESTIC OFFICES** comprise:—

Butler's Pantry with Sink (h. and c.); MAID'S SITTING ROOM, about 14' x 12'; KITCHEN with range; Scullery; Boiler Room with "Savile" Boiler for independent heating and Central Heating supply; Larder; Servants' W.C. Ample Cupboards throughout.  
 Small Wine Cellar.

The GARDENS AND GROUNDS comprise: Lawns on the East and West, Shrubberies, a magnificent Cedar Tree and stately Beeches, Chestnut, etc. Walled Kitchen Garden.

GARAGE for 2 Cars; Loose Box, 3 Stalls, with Loft over; Saddle Room; Boot Room; Coal House; Stone and Cob Barn, 46' x 16', with tiled roof.

# THE LANDS

consist of rich and luxuriant park-like Meadows and Orchard, the whole being in a ring fence and extending to an area of about

## 17 a. 2 r. 32 p.

as set forth in the following

### SCHEDULE.

No. on  
 O.S. Map  
 2nd Ed., 1904.

No. on O.S. Map	Description.	Acreage.
PARISH OF BROOMFIELD.		
104	Broomfield Hall, Premises, Gardens and Grounds .. .. .	3.559
94	Drive .. .. .	.292
93	Orchard .. .. .	1.838
96	Meadow .. .. .	A.6.784
97	do. .. .. .	
		.531
101	do. .. .. .	7.315
102	Pond .. .. .	1.150
103	Meadow .. .. .	.419
		3.130

(BE THE SAME MORE OR LESS.)

A.17.703

**Services.** R.D.C. Water Supply. Drainage to Septic Tank.  
**Outgoings.** Land Tax, £3 13s. 3d.  
 Bridgwater R.D.C. Water Charge, £4 per annum, for a trough in O.S. No. 96.  
**Viewing.** The Residence may be viewed by appointment only with Mr. R. G. SEYMOUR, The Estate Office, Goathurst. (Telephone: North Petherton 257.)  
**Possession.** Vacant Possession will be given on completion of the purchase.  
**Timber.** The growing Timber will be included in the sale of the Property.

LOT 23.

(Coloured GREEN on Plan.)

A VALUABLE CLOSE OF

# Accommodation Meadow Land

situate in the Village of Goathurst with frontage  
an area of about

Broomfield Road, extending to

12 a.

and described as follows:—

O.S. No.  
2nd Ed., 1904.

	Description.	Acreage.
Pt. 103 } Pt. 104 } Pt. 105 }	Meadow . . . . . PARISH.	. . . . . est. 12-193
(BE THE SAME MORE OR LESS.)		4.12-193

WITHDRAWN

Now in the occu. of Mr. A. COATE on a yearly Michaelmas Tenancy at the apportioned rent of £30.

Water flows in a St. . . . . ditch in the centre of O.S. No. Pt. 104 on this Lot into Lots 36 and 37. The Purchaser of . . . . . Lot shall keep free an uninterrupted flow of water to such other Lots. (See Special Condition No. 24.)

Value of Timber. £83.  
Outgoings. Land Tax, 17/8.

LOT 24.

(Coloured YELLOW on Plan.)

# A Valuable Prolific Orchard

situate on the West of the Village, adjoining the main Broomfield—Goathurst Road, and extending to an area of about

1 a. 1 r. 27 p.

and described as follows:—

O.S. No.  
2nd Ed., 1904.

	Description.	Acreage.
99	Orchard . . . . . PARISH OF GOATHURST.	1-420
(BE THE SAME MORE OR LESS.)		

Outgoings. Land Tax, as assessed (if any).  
This Lot is in the occupation of Mr. A. BROWN on a yearly Michaelmas Tenancy at an apportioned rent of £8 per annum under an Agreement dated 18th day of November, 1913.

(Coloured PINK on Plan.)

# HALSWELL PARK

standing in Grounds and Parkland extending to an area of about

## 180 Acres

with Entrance Lodge, Cottages, Walled Kitchen Gardens, Orchard and the Valuable Matured Timber in the Grounds, Deer Park and Royal Meadow.

### SITUATE IN THE PARISH OF GOATHURST, NEAR BRIDGWATER

is a **MAGNIFICENT MANSION** within a noble and well-wooded park of about 180 acres. It occupies a singularly lovely and exquisite position, standing about 200 feet above sea level, and is within easy reach of both Bridgwater and the County Town of Taunton.

THE MANSION is of two periods, the rear and older portion being TUDOR and the front portion being late JACOBEOAN. It is principally built of stone, the front portion being faced with Ham Hill Stone, with flat asphalt roof and the rear portion slated, whilst the rear wing and Outbuildings are of matured red brick.

The approach is by a long **Carriage Drive** through a finely timbered Park, known as the Royal Meadow. At the entrance is an Old World LODGE with thatched roof.

The front or Jacobean portion of the House contains some finely proportioned rooms with beautiful ornate ceilings, panelled walls, and fine specimens of carving attributed to Grinling Gibbons.

The MAIN ENTRANCE is on the West front to a CORRIDOR HALL with polished oak floor on the left of which is the MORNING ROOM, 30' into bay  $\times$  18' 9", with deep bay window on West 2 windows on North, panelled walls, polished oak floor. Open fireplace with beautifully carved wood mantelpiece, marble hearth and kerb, oak window seats enclosing radiators.

On right of Corridor Hall is the LIBRARY, 18' 6"  $\times$  17', with walls panelled in oak and fitted open bookshelves to two walls. Open fireplace with old iron fireback. Hot water radiator. Door to STUDY, 15' 6"  $\times$  12' 7", with oak panelled walls and open bookshelves to W. and S. walls. Open fireplace.

Also to the right of Corridor Hall is door to SMALL HALL, with Secondary Principal Massive OAK STAIRCASE.

Leading out of the Corridor Hall is the GREAT HALL, 37' 6"  $\times$  25' 3", with glazed oak double doors to North front, polished oak floor, bolection panelled walls, open fireplace with white carved marble mantelpiece, hearth and kerb, old iron fireback, concealed lighting, 3 radiators (1 hot water and 2 electric).

Communicating is :—

The DINING ROOM, 26'  $\times$  21' 6", with beautifully moulded ornate ceiling and frieze, open fireplace with steel back, basket grate, marble mantel, hearth and kerb. Concealed lighting. One hot water radiator and 2 electric radiators.

STAIRCASE HALL with polished oak floor and oak galleried MAIN STAIRCASE with panelled newel posts and massive oak handrail and turned balusters, and off which is CLOAKROOM with 2 enclosed glazed cupboards, W.C., Urinal and Pedestal Lavatory Basin (h. and c.).

On the Half Landing on the Main Staircase is :—

BOUDOIR, 21' 9" × 20', with deep alcove, panelled dado and fireplace.

ALCOVE BEDROOM, 24' × 15' 3", with moulded frieze, corner fireplace, Lavatory Basin (h. and c.), and electric radiator.

From here there is a doorway entering the BLUE PASSAGE, off which are 3 PRINCIPAL BEDROOMS and 1 SMALL BEDROOM, all with h. and c. water. 2 BATHROOMS and 2 separate W.C.'s and airing cupboard; also NURSERIES.

At the top of the Main Staircase is :—

CHINTZ BEDROOM, 21' 6" × 18' 9", with ornate plaster ceiling, hand painted chintz wall paper, polished oak parquet floor. Open fireplace with carved wood mantelpiece, marble hearth and kerb, Hanging Cupboard.

THE GALLERY (or Drawing Room), 38' 3" × 25' 6", with 3 windows, open fireplace with white carved mantel, hearth and kerb, polished oak floor. 2 Radiators.

Off the Gallery is a small West Landing from which is :—

The NORTH BEDROOM, 23' × 18' 9", with moulded frieze, open fireplace with carved wood mantel, marble hearth and kerb, 2 window seats. 1 electric radiator. Lavatory Basin (h. and c.).

The NORTH DRESSING ROOM, 19' × 12' 3", with fireplace and Lavatory Basin (h. and c.).

Also a door leading on to the First Floor of Secondary Staircase on which there are 2 BATHROOMS with porcelain enamelled Baths (h. and c.). Separate W.C. Housemaids' Cupboard.

On the **UPPER MEZZANINE FLOOR** of the Secondary Staircase is :—

The BEDROOM, 23' 6" × 15' 6", with iron grate and Dutch tiled surround, and Adams style mantel, with door communicating with

BATHROOM with porcelain enamelled Bath (h. and c.), Lavatory Basin (h. and c.). Chromium plated Towel Airer. W.C., and beautifully fitted mahogany panelled Hanging Cupboards and Drawers, cedar lined.

BEDROOM, 26' × 12' 3", with polished stone fireplace, Lavatory Basin (h. and c.), and North wall fitted with panelled mahogany Hanging Cupboards; also good BOX ROOM.

At the top of the Secondary Staircase is a long wide OAK LANDING, off which there are 7 good BEDROOMS (5 of which are fitted with h. and c. Basins), and 2 small BEDROOMS, 3 BATHROOMS and 2 separate W.C.'s. Also Staircase leading to roof.

On the **LOWER MEZZANINE FLOOR** of the Secondary Staircase is :—

The OAK BEDROOM, 19' × 12', with oak panelled walls, polished stone fireplace and Lavatory Basin (h. and c.), and also Valet's BEDROOM.

In addition, and approached by separate Staircase, are 8 SERVANTS' BEDROOMS, Heated Linen Room, 2 Housemaids' Closets, BATHROOM and separate W.C.

Making in all 7 Reception Rooms and 20 Principal Bedrooms (16 of which have h. and c. water), and 11 Servants' Bedrooms.

The **DOMESTIC OFFICES** comprise :—

LOBBY with Hot Plate, Butler's Pantry and Silver Safe. Servants' Hall with Footman's Bedroom over. LARGE KITCHEN with fitted dresser and 3-oven range. SCULLERY with 2 white glazed troughs (h. and c.). "Saville" Boiler for domestic hot water supply to main house and a smaller boiler for supply to Servants' Quarters. Larder with white glazed tiled walls. Housekeeper's Room. Store Room. Good CELLARS with large STRONG ROOM. WINE CELLAR. Boiler in Basement with "Robin Hood" Boiler for supplying water for Central Heating System. Large Fuel Room adjoining with Fuel Chute and Wood House.

SMALL REAR COBBLED COURTYARD, off which are: Drying Room, Boot Room, Bath-room and W.C., with 2 Menservants' Bedrooms over.

**IN THE WEST WING** is the **BUTLER'S COTTAGE**, comprising: Sitting Room, Kitchen, W.C. and 2 Bedrooms.

At the rear of the Mansion is a Small Lawn with Oval Pond in centre.

**THE OUTBUILDINGS** are mostly of matured red brick and comprise:—

**DAIRY** with white glazed tiled walls and Marble Fountain. Scullery with furnace. 2 **BED ROOMS** above. Gun Room, Game Room, 2 W.C.'s, 3 Coal Houses.

Beyond is the Old-world Brick and Plastered **DOVE COTE** with slate roof. Brick and Tiled **RIDE SHED** with inspection pit and 2 Rooms adjoining.

**RANGE OF BRICK AND TILED BUILDINGS** comprising: 2 Calves' Houses, Store House, Cow Stalls to tie 8, with mangers and brick channelled floor.

**CHAUFFEUR'S COTTAGE** containing: Kitchen and Parlour, 2 Bedrooms, W.C., and detached Washhouse.

Coach House, Old Engine Room, Battery Room.

**ATTRACTIVE BRICK AND STONE AND SLATED RANGE OF STABLING** comprising: 5-Stall Stable with 2 Loose Boxes. Another Stable with 4 Loose Boxes. Saddle Room. 2 further Stables from which the divisions and fittings have been removed. 5 **GROOMS' BED ROOMS** above.

**BRICK AND SLATED GARAGE**, 26' 6" × 21', with 3 double doors and concrete floor Inspection Pit. Radiator.

**SERVICES.** Main Electric Light throughout and Heating Points in the principal rooms, for which a minimum annual charge of £80 is payable.

**CENTRAL HEATING.** This is installed in the principal rooms.

**WATER.** Estate Supply. From a Spring in Mill Wood which is pumped by a ram to a reservoir in Ord. No. 23 and from there by gravitation. Mill Wood and O.S. 23 are retained by the Vendor, but the site of the reservoir is included in this Lot and the Purchaser will be granted an easement for the supply of water and necessary access. (See Special Condition No. 24.)

**DRAINAGE.** To Cesspool.

In front of the Mansion are sloping Lawns, and on the East a partly walled **ROSE GARDEN** with old wrought-iron gate. Fish Pond.

The Parklands are separated from the Lawns by a sunk ha-ha fence. These are very finely timbered and contain **TENNIS LAWN** for 3 courts, with Timber and Thatched Pavilion, Grotto and Classic Temple.

On the high ground to the South of the Mansion is **ROBIN HOOD'S HUT**, a brick and stone building with Gothic characteristics. It has a thatched roof and contains 3 Rooms. Most beautiful views can be obtained from this point, embracing a wide area and stretching across the Bristol Channel.

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## HALSWELL PARK

is bounded on the North by the main road passing through the village and on the South by the Belt of Woodland known as "The Thickets," and comprises a valuable and well watered Meadow of about 40 acres and known as "Royal Meadow," with Fishponds, Cricket Ground and Timber Pavilion, with valuable matured Growing Timber of about 160 trees.

The Purchaser of the Timber in Mill Wood (Lot 26) will be entitled to the right to remove such Timber within a limited period along certain defined rights of way including a trackway over this Lot 30 feet in width adjoining the north fence of O.S. 82 to the Entrance Lodge. (See Special Condition No. 15 and particulars of Lot 26)

The Deer Park of 112 acres, consisting of sound Pasture Land, well watered and (the majority of which is in hand) together with the Valuable Growing Timber thereon comprising about

## 200 MATURED TREES

of exceptional size, comprising principally Oak, Beech and Spanish Chestnut.

A portion on the North side of the Eastern part of this Park is held under requisition by the Ministry of Works for which annual payments totalling £50 are made, including £2 per annum for a water pipe line from Mill Wood. The Purchaser will be entitled to the benefit of such payments.

The KITCHEN GARDENS, extending to an area of about 5½ Acres, are for the most part walled and contain choice varieties of wall and other fruit and several ranges of Glass Houses, comprising:—

Vinery, Nectarine House, Forcing House, Carnation House, Tomato House, Peach House, Double Span Heated Tomato House with Potting Shed, Fruit Room, Boiler House, Store Room etc., Range of Brick Garden Buildings.

NOTE. The Purchaser will be required to take over by Valuation and pay for on completion, the growing crops in the kitchen gardens, greenhouses and glass houses as matured and existing at the date of completion; such Valuation being made in the usual way by a Valuer appointed by each party or their Umpire in accordance with General Condition No. 3 of the General Conditions hereinafter referred to.

Adjoining are 3 Well Stocked Orchards and Close of Pasture Land.

In O.S. No. 74 is a

## STONE BUILT & THATCHED COTTAGE

and large Vegetable Garden with Apple Trees on the South.

The Accommodation comprises:—

Living Room, 18' 3" × 18', with single oven range. Scullery.

2 Bedrooms, one with fireplace.

Store Shed, Brick and Tiled Washhouse with furnace.

Outside Closet.

Estate Water Supply to stand pipe.

Let to Mr. F. HAYES at 6/6 per calendar month.

This Cottage is sold subject to a right of occupation for the present Tenant and his wife or the survivor during his or her lifetime.

In O.S. No. 115 is the ENTRANCE LODGE, containing:—

Sitting Room, Kitchen, Bedroom, Outside Washhouse, Outside Sanitation.

The Lodge is held on a Service Tenancy.

In O.S. No. Pt. 77 is a Block of

## 5 PICTURESQUE COTTAGES

Garden with Cottage (demolished) situate in the centre of the Village, substantially built of stone brick and cob with plastered exteriors and tiled roofs, and known as

### Nos. 9, 10, 11, 12, 13 and 14

**No. 9 contains:** Sitting Room, 13' 6" × 13', with casement windows, beamed ceiling and single oven range. Living Room, 13' 6" × 9', with fireplace and beamed ceiling. Large Larder Lean-to Scullery with furnace, Sink (cold water supply). Store Room and 2 Bedrooms.

Good Vegetable Garden at the rear.

NOTE. Greenhouse property of the Tenant.

Outside W.C. with drainage to Cesspit.

Let to Mr. F. ADDICOTT at a rent of 16/- per calendar month.

**No. 10 contains:** Living Room, 15' 6" x 14' 6", with single oven range, beamed ceiling and cupboard. Sitting Room, 12' 9" x 8' 3", and 2 Bedrooms, one with fireplace. Outside: Lean-to Washhouse with furnace. Water laid on. Good Vegetable Garden at the rear. Outside Closet. Let to Mrs. BIRD at 7/6 per calendar month.

**No. 11 contains:** Small Sitting Room, Living Room with single oven range. Scullery with sink (cold water supply). Store Room. Washhouse with furnace. 3 Bedrooms. Good Vegetable Garden at rear. Outside W.C. Let to Mrs. DYMENT at 9/- per calendar month.

**No. 12 contains:** Front Living Room with single oven range. Scullery with sink (cold water supply) and furnace, and 1 Bedroom. Vegetable Garden at rear. Outside W.C. Vacant.

**No. 13 contains:** Living Room, 16' x 12', with beamed ceiling and single oven range. Large Scullery with sink (cold water supply), and 3 Bedrooms. Adjoining is a large Cider House with furnace. Good Vegetable Garden. Elsan Closet. Let to Mr. C. WILTSHIRE at 12/- per calendar month.

At the rear of the above is a small Orchard on hire by the above tenant as long as he occupies the Cottage, at an annual rental of £1.

**Services.** Estate Water Supply.

The Garden of Cottage No. 14 (demolished) is in hand.

O.S. No. Pt. 115 is a Small Orchard let to Mr. A. BROWN at 10/- per annum.

The whole extends to an area of about

**179 a. 2 r. 3 p.**

and more particularly defined in the following

**SCHEDULE.**

<i>Ord. No.</i> <i>2nd Ed., 1904.</i>	<i>Description.</i>	<i>Acreege.</i>
33 ✓	Halswell Park, Grounds, Stabling .. .. .	11·007
34 ✓	Fishpond .. .. .	·597
82 ✓	Royal Meadow .. .. .	39·518
81 ✓	Fishpond .. .. .	·486
80 ✓	do. .. .. .	·617
115 ✓	Lodge and Orchard .. .. .	·555
29 ✓	The Deer Park .. .. .	112·477
22 ✓	Robin Hood Hut .. .. .	·192
35 ✓	Fishpond .. .. .	·302
36 ✓	Site of Cottage against Road .. .. .	·278
Pt. 4 ✓	Woodland .. .. .	<i>est.</i> ·481
Pt. 77 ✓	5 Cottages and Gardens, Orchards and Demolished Cottage .. .. .	<i>est.</i> 1·164
78 ✓	Kitchen Garden .. .. .	5·338
Pt. 76 ✓	Orchard .. .. .	1·055
74 ✓	Cottage and Garden .. .. .	·293
73 ✓	Orchard .. .. .	·311
72 ✓	Pasture .. .. .	1·265
75 ✓	Orchard .. .. .	2·182
79 ✓	do. .. .. .	1·403
Pt. 23 ✓	Site of Reservoir .. .. .	—

(BE THE SAME MORE OR LESS.)

A.179·521

**Outgoings.** Land Tax, £11 12s. 10d.

**Vacant Possession** (with the exception of the Cottages, Small Orchard and Land held by the Ministry of Works) will be given on completion of the purchase.

**Timber.** The whole of the Valuable Matured Timber of about 450 trees is included in the Sale.

# Valuable Growing Timber

comprising approximately  
**5,820 WELL GROWN TREES**  
in addition to two Larch Plantations in the following Lots:—

LOT 26.

(Coloured BLUE on Plan.)

## MILL WOOD, GOATHURST THE VALUABLE MATURED TIMBER

standing and growing in Mill Wood, O.S. No. 84, in the Parish of Goathurst, and extending to an area of about 17 $\frac{3}{4}$  Acres and comprising about

### 750 WELL GROWN TREES

suitable for immediate felling, and of Oak, Ash, Elm, Beech, Sycamore, Lime, Spanish Chestnut, Larch, Spruce and other species.

The Purchaser of this Lot will be required to clear, fell, and remove the Timber within 4 years of the date of completion (for date see Special Condition No. 3) and upon the terms set out herein and in Special Condition No. 15.

**Rights of Way.** The following Rights of Way for the removal of the Timber and compliance with the above terms will be reserved to the Purchaser of this Lot, through the following existing exits, namely:—

1. The Gateway in the North-East corner of the Wood, thence along a trackway, 30 ft. in width, adjoining the North Fence of Ord. No. 82, to the Entrance Lodge.
2. The Gateways in the South-East and South-West corners of the Wood, onto the existing roadway, through Ord. Nos. 23 and 30, leading to the Goathurst—Broomfield road.

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LOT 27.

(Coloured GREEN on Plan.)

## The Valuable Larch Trees

and other growing Timber standing and growing on O.S. Nos. Pt. 5 and Pt. 6, in the Parish of Goathurst, which extends to an area of about

**2 a. 1 r. 18 p.**

These trees were planted about 50 years ago and are fit for immediate felling.

The Purchaser of this Timber will be required to clear, fell and remove all the trees within 2 years of the date of the completion (for date see Special Condition No. 3) and upon the terms set out herein and in Special Condition No. 15.

**NOTE.** The Sitka Spruce Plantation on O.S. No. Pt. 5, on the East of this Lot, is reserved to the Vendor.

The Purchaser of this Timber will be required to maintain and leave stock-proof the fences to O.S. Nos. Pt. 6 and Pt. 5, until such time as he vacates the Plantation.

For the removal of this Timber and compliance with the above terms the Purchaser of this Timber will be granted a right of way over a trackway, 20 ft. wide, on the West side of the Eastern fence of O. S. No. Pt. 6 (Lot 6) to the Council Road leading to North Petherton.



LOT 28.

(Coloured BROWN on Plan.)

The Exceedingly Valuable

# Matured Timber

standing and growing in the Western portion of the Woodland known as

## “THE THICKETS”

situate in the Parishes of Broomfield and Goathurst, being O.S. Nos. 54 and Pt. 15, extending to an area of about

**31 acres**

and containing approximately

**1,900 VALUABLE & WELL GROWN TREES**

suitable for immediate felling, and consisting of: Beech, Oak, Ash, Elm, Chestnut, Scotch Fir, Larch, Spruce, and other species.

Also Larch Plantation situate in O.S. No. Pt. 51, and extending to an area of approximately 1½ Acres for immediate felling.

The Purchaser of this Timber will be required to clear fell and remove all the Timber within 6 years of the date of completion (for date see Special Condition No. 3) and upon the terms set out herein and in Special Condition No. 15.

The Purchaser of this Timber will be required to maintain and leave stock-proof the covert fences against O.S. Nos. 52, 55, 56, 59, 58, 23, 29 and Pt. 51, until such time as he vacates the wood.

NOTE. The Young Ash Plantation, Pt. O.S. No. 15, on the East end of the Thickets, is not included in the Sale and is reserved to the Vendor.

For the removal of the Timber and compliance with the above terms the Purchaser of this Timber will be granted defined rights of way over two trackways, each 20 ft. wide, one track across O.S. Nos. 10 and Pt. 14 (Rooks Castle Farm) and Pt. 14 (in hand), and one track across O.S. Nos. 12 and Pt. 13 (Andersfield Farm) and Pt. 13 (in hand).

LOT 29.

(Coloured BLUE on Plan.)

# The Valuable Matured Timber

standing and growing on the West end of and on the South and East boundaries of

## PATCOMBE WOOD

O.S. No. 60, in the Parish of Broomfield, approached and bounded on the West by the Council Road from Broomfield to Goathurst, thus affording easy means of removal, and comprising approximately

### 240 WELL GROWN TREES

suitable for immediate felling, being principally Beech, with some Chestnut, Oak, Ash and Larch. The Purchaser of this Timber will be required to clear fell and remove all the trees within 2 years of the date of completion (for date see Special Condition No. 3) and upon the terms set out herein and in Special Condition No. 15.

NOTE.—The 4 Acres of Woodland that have recently been replanted are reserved by the Vendor.

The Purchaser of this Lot shall compensate the Vendor for any damage that he may do to the recently replanted ground or to the post and wire fence surrounding same.

The Purchaser of this Lot will be required to maintain and leave in a stock-proof condition all the fences thereof until such time as he vacates the wood.

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LOT 30.

(Coloured MAUVE on Plan.)

# The Growing Timber

standing on that part of

## ANDERSFIELD FARM, GOATHURST

coloured mauve on Plan, with excellent access to the main Broomfield—North Petherton road, and comprising approximately :—

### 140 BEECH & OAK TREES

together with a few Ash, Spanish Chestnut, Scotch Fir, Elm and other species, suitable for immediate felling.

The Purchaser of this Lot will be required to fell, clear and remove all the trees within 18 months of the date of completion (for date see Special Condition No. 3) and upon the terms set out herein and in Special Condition No. 15.

The Purchaser of this Lot will be required to use rubber tyred timber carriages for the removal of the Timber and to haul the Timber through the existing gateways onto the North Petherton—Broomfield Road on the South.

LOT 31.

(Coloured GREEN on Plan.)

## The Matured & Well Grown Timber

standing and growing on that Part of **Andersfield Farm, Goathurst**, coloured green on Plan, being well roaded and enjoying easy means of removal, and comprising approximately

### 420 VALUABLE & WELL GROWN TREES

suitable for immediate felling, namely: Oak, Ash, Elm, Beech, Chestnut, Larch, Sycamore, Scotch Fir and other species.

The Purchaser of this Lot will be required to fell, clear and remove all the trees within 2½ years of the date of completion (for date see Special Condition No. 3) and upon the terms set out herein and in Special Condition No. 15.

The Purchaser of this Lot will be required to use rubber tyred timber carriages for the removal of the Timber, and to haul the Timber through the two existing gateways in the West fence of O.S. Nos. 59 and 30 to the Goathurst—Broomfield Road, and through the existing gateway in the North-East corner of O.S. No. 85 to the Goathurst—Enmore Road.

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LOT 32.

(Coloured BLUE on Plan.)

## The Valuable Matured Timber

standing and growing on that part of **Andersfield Farm, Goathurst**, coloured blue on Plan, being well roaded with easy means of removal and comprising approximately

### 220 WELL GROWN TREES

suitable for immediate felling, principally Oak and some Ash, Elm, Beech, Sycamore and other species.

The Purchaser of this Lot will be required to fell, clear and remove all the trees within 18 months of the date of completion (for date see Special Condition No. 3) and upon the terms set out herein and in Special Condition No. 15.

The Purchaser of this Lot will be required to use rubber-tyred timber carriages for the removal of the Timber, and to haul the Timber over routes through existing gateways in the Eastern fences adjoining the Goathurst—Bridgwater Road.

LOT 33.

(Coloured PINK on Plan.)

# The Valuable Matured Timber

standing and growing in

## “CHANTRY WOOD”

being O.S. No. 186, in the Parish of Goathurst, bounded and approached on the West by the main road from Goathurst to Bridgwater, thus affording easy means of removal and which extends to an area of about

**13 a. 3 r. 35 p.**

containing approximately

**1,350 WELL GROWN TREES**

suitable for immediate felling, namely, Oak, Ash, Chestnut, Larch, Scotch Fir, Spruce and other species.

The Purchaser of this Timber will be required to clear fell and remove all the trees within 4 years of the date of completion (for date see Special Condition No. 3) and upon the terms set out herein and in Special Condition No. 15.

The Purchaser of this Lot will be required to maintain and leave stock-proof the North, South and East boundary fences, gates and posts of this Lot until such time as he vacates the wood.

LOT 34.

(Coloured YELLOW on Plan.)

# The Valuable Woodland

KNOWN AS

## “CHICKS THICKET”

situate in the Parish of Goathurst, approached and bounded on the East by the main Goathurst—Bridgwater Road, and extending to an area of about

**3 a. 0 r. 9 p.**

together with about

## 150 GROWING TREES

consisting of Beech, Oak, Ash, Elm, Larch, Spruce and other species; also Plantation of Ash and Sycamore, and more particularly defined in the following

### SCHEDULE.

*No. on  
O.S. Map  
2nd Ed., 1904.*

		<i>Description.</i>										<i>Acreage.</i>
		GOATHURST PARISH.										
180	Woodland .. .. .	..	..	..	..	..	..	..	..	..	..	2·860
178	Pond .. .. .	..	..	..	..	..	..	..	..	..	..	·197
(BE THE SAME MORE OR LESS.)											A.3·057	

**Timber.** The growing Timber is included in the sale.

**Outgoings.** Land Tax, 7/6.

This Lot is in hand and will be sold with the benefit of **Vacant Possession** on completion.

LOT 35.

(Coloured BLUE on Plan.)

# GREAT THORNS, GOATHURST

## The Valuable Matured Timber

standing and growing on O.S. Nos. 24, 25, 18, 4A, 3 and Pt. 4, Goathurst Parish, and comprising about

### 700 WELL GROWN MATURED TREES

suitable for immediate felling, and comprising Beech, Oak, Ash, Elm, Chestnut, Scotch Fir, Spruce, Lime and other species, being well situated for removal over the Goathurst—North Petherton Road on the North.

The Purchaser of this Timber will be required to fell, clear and remove all the trees within 3 years of the date of completion (for date see Special Condition No. 3) and upon the terms set out herein and in Special Condition No. 15.

**Rights of Way.** The Purchaser of this Lot will be required to haul the Timber over routes to be mutually agreed with the Vendor, but if the same be not so agreed then the matter shall be referred to arbitration under Special Condition No. 29.

**BOUNDARIES.** *The Western boundary of this Lot is the Iron Fence on the East side of "The Thickets" (O.S. No. 15) and from the North-East corner of the latter, the Stream to where it meets the Deer Park fence (Cleft Oak stakes).*

LOT 36.

(Coloured BROWN on Plan.)

WITH VACANT POSSESSION.

# The Estate Yard, Sawmills and Pasture Land

in all extending to an AREA of about 3·817 ACRES and situate in the Village, adjoining the Goathurst, Enmore Road.

THE ESTATE YARD occupies an area of about 1 ACRE and is well equipped with the following Buildings :—

4-BAY DUTCH BARN on steel stanchions and galvanised iron roof.

On the West of the Yard a long range of Timber and Galvanised Roofed Open-fronted Sheds with Estate Foreman's Office, Paint Shop, Carpenter's Shop and Store House.

On the North. A range of Brick and Tiled STABLING and GARAGE, comprising: 5-Stall Stable, Harness Room, Chaff House. Garage with double doors.

At the rear of these buildings is an IRON CREOSOTE TANK with furnace for heating, the capacity of the tank being approximately 1,000 gallons.

THE SAW MILLS consist of a TIMBER BUILDING with steel stanchion supports and with galvanised iron roof. It is lofty and light, and measures about 36' wide x 100' deep, and giving a floor area of approximately

**3,600ft. SUPER**

It is entered through 2 large sliding doors and contains the following equipment :—

- Winch for working circular saw bench.
- Circular Saw Bench on track with 2 trolleys.
- Band Saw.
- Horizontal Saw.
- Pulleys, Bearing, Shafting and Belting.

ENGINE HOUSE with 21 h.p. Upright Semi Diesel Petter Engine.

Outside is a Diesel Oil Tank with a capacity of approximately 600 gallons.

Adjoining the Estate Yard on the North are approximately 2½ ACRES of excellent and sweet feeding Pasture Land, the whole being described in the following

No. on  
O.S. Map  
2nd Ed., 1904.

**SCHEDULE.**

		Description.	Acreage.
PARISH OF GOATHURST.			
104A	}	The Estate Yard and Saw Mills	·960
Pt. 104 Pt. 105		Meadow .. .. .	.. est 2·857
(BE THE SAME MORE OR LESS.)			<u>A.3·817</u>

**Fixtures.** The whole of the Valuable equipment of the Estate Yard and Saw Mill, as hereinbefore stated, will be included in the sale of the property.

**Estate Water Supply.** Water flows from a Stream or Ditch in the centre of O.S. No. Pt. 104 on Lot 23, through this Lot to Lot 37. The Purchaser of this Lot shall not interfere with the free and uninterrupted flow of water to Lot 37. (See Special Condition No. 24.)

**Possession.** This Lot is in hand and Vacant Possession will be given on completion of the purchase.

**Outgoings.** Land Tax (if any) as assessed.

(Coloured YELLOW on Plan.)

# THE OLD RECTORY GOATHURST

now known as Cottages, Nos. 1, 2 and 3, being an attractive XVIIth Century Detached Residence of character, occupying a pleasant position and standing in Timbered Gardens and Grounds of about

**2 a. 0 r. 17 p.**

The House stands well back from the road and faces South. It is of the long low type with many interesting features, such as leaded Casement windows, Oak beams, window seats, etc. It is built of brick and stone and plastered and has a tiled roof. The property has been divided into three separate houses, each with their own entrances, as follows:—

## No. 3 (East End).

Stone flagged Entrance Passage.

FRONT SITTING ROOM, 18' 3" × 17', with beamed ceiling, modern fireplace and 2 deep Cupboards.

LIVING ROOM—KITCHEN, 14' 9" × 11' 9", with panelled dado, "Larbert" single oven range, 2 enclosed Cupboards.

SCULLERY with white glazed trough (cold water supply). Furnace.

SEPARATE W.C.

Cupboard under stairs.

### On the First Floor :

No. 1 BEDROOM, 15' 3" × 12', with fireplace, at present boarded in.

No. 2 BEDROOM, 13' 9" × 11' 9".

No. 3 BEDROOM, 18' 9" × 11' 6", with fireplace and 2 cupboards.

Timber and Galvanised Iron Tool Shed and Coal Store.

## No. 2 (Centre) :

LIVING ROOM, 18' × 15', with "Larbert" single oven range and beamed ceiling.

Small Pantry. Deep Cupboard.

KITCHEN with sink (cold water supply) and draining board.

Cupboard under stairs.

### On the First Floor :

No. 1 BEDROOM, 13' 9" × 13' 6", with fireplace and box cupboard.

No. 2 BEDROOM, 14' × 12' 6".

No. 3 BEDROOM, 12' 6" × 8' 6".

W.C.

## No. 1 (West End).

Front Entrance Porch.

HALL with tiled floor.

SITTING ROOM, 12' 9" × 12' 6", with fireplace and 2 enclosed Cupboards.

DINING ROOM, 13' × 12', with fireplace, window seat and enclosed Cupboard.

KITCHEN with tiled floor. "Larbert" single oven range.

SCULLERY with Sink (cold water supply).

Small Larder.



*On the First Floor :*

- No. 1 BEDROOM, 19' x 14' 9", with fireplace and Cupboard.
  - No. 2 BEDROOM, 14' 6" x 12' 6", with fireplace.
  - No. 3 BEDROOM, 12' square, with fireplace.
- SEPARATE W.C.

Outside Brick and Tiled Coal House.

The GARDENS comprise Lawns and Parklike Gardens in front. Small Kitchen Garden on East. Large Garden on the West with Brick and Tiled Building, comprising: Store Room and Outside Closet.

In addition, there are two large Vegetable Gardens and two other small Gardens let with Lot 40. The Grounds are as described in the following

**SCHEDULE.**

<i>No. on O.S. Map 2nd Ed., 1904.</i>	<i>Description.</i>	<i>Acreage.</i>
	GOATHURST PARISH.	
106	Residence and Grounds .. .. .	2.106
	(BE THE SAME MORE OR LESS.)	

Estate Water Supply. Drainage to Cesspit with overflow to O.S. No. Pt. 104.

Outgoings. Land Tax, 3/-.

**Tenancies.**

No. 1. Is in the occupation of Mr. J. SPEED, at a rental of 12/- per calendar month.

No. 2. Is in the occupation of Mr. WALTER SAUNDERS, on a service tenancy.

No. 3. Is in the occupation of Mr. JOHN TODMAN (the Estate Foreman), on a service tenancy, which shall continue for one year from the date of completion of the purchase free of rent and rates.

Water flows from a Stream or Ditch in the centre of O.S. No. Pt. 104 on Lot 23 through Lot 36 to this Lot. The Purchaser of this Lot shall be entitled to the free and uninterrupted flow of such water (see Special Condition No. 24).

LOT 38.

(Coloured BLUE on Plan.)

With Vacant Possession (except O.S. No. 108).

# THE GABLES GOATHURST

A very attractive and substantially built Detached, Gabled Residence, standing in Gardens, Orchard and Pasture Land of about

**3½ acres**

Built in 1878 of red Sandstone with Ham Stone dressings and Tiled Roof, the Property is well situate on the edge of the village, standing well back from the road with good Garden in front bounded by clipped hedges.

The Accommodation provides :—

- SITTING ROOM, 12' × 11' 9", with fireplace and Cupboards.
- DINING ROOM, 12' × 10' 9", with fireplace and Cupboards.
- KITCHEN with sink (cold water supply) and single oven range.
- Store Room with tiled floor. Cupboard under stairs.

On the First Floor :

- No. 1 BEDROOM, 11' × 9'.
- No. 2 BEDROOM, 12' square, with fireplace.
- No. 3 BEDROOM, 11' 9" × 10' 9", with fireplace.
- OUTSIDE W.C.

In front of the House is an excellent Flower Garden and on the North a large Fruit and Vegetable Garden.

A side drive-in approach leads to the Buildings and Lands, the former comprising :—

- Brick and Tiled Washhouse with furnace and Loft over.
- Timber, Coal and Wood House with galvanised iron roof.
- Timber STABLING, consisting of 2 Loose Boxes with brick floors.
- 2 Brick and Tiled Store Houses.

Excellent Pasture Land, large Kitchen Garden and Orchard, in all about **3½ ACRES** as described in the following

**SCHEDULE.**

O.S. No.	Description.	Acreage.
<b>GOATHURST PARISH.</b>		
109	House, Gardens and Buildings .. .. .	1·083
108	Orchard .. .. .	·861
Pt. 105 } Pt. 103 }	Pasture .. .. .	est. 1·467
		<u>4·341</u>
(BE THE SAME MORE OR LESS.)		

**Timber.** The growing Timber is included in the sale.

**Outgoings.** Land Tax, 2/3.

**Possession.** Vacant Possession will be given on completion with the exception of O.S. No. 108 which is let to Mr. A. BROWN on a yearly Michaelmas Tenancy, under Agreement dated the 18th November, 1913 and letters dated the 24th November, 1919, and 20th October, 1925, at an apportioned yearly rent of £1 10s. 0d.

LOT 39.

(Coloured GREEN on Plan.)

# Three Cottages & Blacksmith's Shop

Being Pt. O.S. 114 and known as

**Nos. 4, 5 and 6. GOATHURST.**

Comprising a block of Three Stone and Brick COTTAGES with plastered exteriors and tiled roofs.

**No. 4** is a Double-fronted Cottage, containing :—

SITTING ROOM, 15' × 12', with fireplace.

LIVING ROOM, 14' × 12' 6", with "Larbert" single oven range. Cupboard.

SCULLERY with sink (cold water supply).

WASHHOUSE with furnace.

*On the First Floor :*

**No. 1** BEDROOM, 15' × 12', with fireplace.

**No. 2** BEDROOM, 13' 3" × 11' 6", with small Cupboard.

Boxroom.

**No. 3** BEDROOM, 15' 9" × 16'.

Adjoining is a large BLACKSMITH'S SHOP with wide entrance doors and back door to Garden.

At the rear is a large Vegetable Garden with brick Garden Shed. Outside Closet.

The House and Blacksmith's Shop is let to Mr. A. BROWN under Agreement dated 18th November, 1913, at the annual apportioned rent of £15.

**No. 5** is a small Cottage, adjoining No. 4, and contains :—

LIVING ROOM with range. Small Back Lobby.

*Above :* 2 BEDROOMS.

*Outside :* Stone and Tiled Washhouse with sink (cold water supply) and furnace.

At the rear is a narrow strip of Garden and Outside Closet.

Let to Mr. BAKER at 4/- per calendar month.

**No. 6.** This is a Small Cottage, adjoining the last, which has fallen into disrepair and fallen down in places.

**Outgoings.** Land Tax, as assessed (if any).

The Plot of Land on the West of the Cottages, which is enclosed by white posts, is included with this Lot.

LOT 40.

(Coloured YELLOW on Plan.)

A Pair of Stone and Brick and Plastered COTTAGES with tiled roofs, known as

# Nos. 7 & 8, Goathurst Village

The Cottages stand back from the road with small Garden in front.

No. 7 contains :—

LIVING ROOM, 14' 6" × 10' 3", with single oven range.

KITCHEN with fireplace.

Store Room. Cupboard under stairs.

*Above :*

No. 1 BEDROOM, 13' × 11' 3", with fitted Cupboards.

No. 2 BEDROOM, 13' 6" × 10' 6".

No. 3 BEDROOM, 13' 6" × 7'.

Washhouse with furnace.

Outside W.C.

Let to Mr. J. STONE at 12/- per calendar month.

A small Orchard at rear, being Pt. O.S. No. 114, is in hand.

The Estate Water Supply is believed to run under a part of this property.

No. 8 contains :—

LIVING ROOM, 12' 3" × 10' 6", with hob grate.

KITCHEN with sink (cold water supply).

Cupboard under stairs.

*Above :*

2 BEDROOMS.

Outside W.C.

Washhouse with furnace and water laid on.

Occupied by Mr. HUGHES as tenant at will.

Services. Estate Water Supply.

Outgoings. Land Tax, as assessed (if any).

LOT 41.

(Coloured BLUE on Plan.)

The Attractive and Picturesque

# Detached Cottage-Residence

recently renovated and in good condition throughout, and being

**No. 15 GOATHURST.**

being Pt. O.S. No. 122.

The Cottage faces South and stands in very pretty Gardens. It is built of Stone and Brick with Plastered exterior and Tiled Roof, and approached through a small Front Garden, and provides :—

LOUNGE, 15' 9" × 10' 6", with single oven range.

SITTING ROOM, 11' 6" × 7' 9".

DINING ROOM, 15' 9" × 10' 9", with fireplace and 2 pretty recess open Bookshelves.

SCULLERY with sink (cold water supply) and furnace.

BATHROOM and W.C.

(N.B. The Bath is the property of the Tenant.)

Larder and Back Hall.

*On the First Floor :*

No. 1 BEDROOM, 16' 9" × 10' 6", with fireplace.

No. 2 BEDROOM, 12' 9" × 12' 6".

No. 3 BEDROOM, 13' × 6' 9", with cupboard.

Cupboard on Landing.

The GARDENS are very tastefully laid out and include good lawns with flower beds. Rose Arches. Shrubbery. Vegetable Garden with good fruit trees.

Outside Coal House. Garden Shed and Wood House.

NOTE. Garage adjoining West End of House is the property of the Tenant.

Services. Estate Water Supply.

Drainage to Cesspit in Orchard of adjoining property.

Let to Miss M. A. PIZEY at 25/- per calendar month.

Outgoings. Land Tax, as assessed (if any).

LOT 42.

(Coloured MAUVE on Plan.)

A Detached **OLD-WORLD** Thatched and Tiled

# Cottage-Residence

standing in large Gardens and Orchard, and known as

**No. 18 GOATHURST.**

being Pt. O.S. No. 122

The House is approached through a small Front Garden with flower beds and borders, and contains:—

SITTING ROOM, 17' 9" × 12' 9", with fireplace.

LIVING ROOM, 14' 9" × 13' 6", with beamed ceiling and single oven range.

SCULLERY with sink (cold water supply) and furnace.

*Above are:*

2 Large BEDROOMS,  
and 1 small BEDROOM.

*Outside:* 2 Timber and Tiled Lean-to Sheds.

There are very large Vegetable Gardens on the West and North with several apple trees and small Orchard on the East.

Outside Closet.

Let to Mr. F. BRYANT at 18/- per calendar month.

The Orchard at the rear of the above, Pt. O.S. No. 122, extending to about  $\frac{1}{2}$  an acre, is let to Mr. R. BURGE on a yearly Christmas Tenancy at £3 per annum, together with a right of way along the Eastern Boundary from the Lane on the South.

**Services.** Estate Water Supply.

**Drainage.** The Purchaser of this Lot will be required to covenant to clear the Cesspit on the North Boundary Fence twice a year. (See Special Condition No. 24.)

**Outgoings.** Land Tax, as assessed (if any).

LOT 43.

(Coloured BROWN on Plan.)

# Cottage No. 19

A Detached Stone and Cob Built and Tiled Cottage with good Garden on the South, and comprising Pt. O.S. No. 70 Goathurst Parish.

The Accommodation provides :—

Entrance Porch.

SITTING ROOM, 13' 9" × 10' 6", with fireplace.

LIVING ROOM, 14' × 13' 6", with single oven range, Casement windows and cupboard.

SCULLERY.

*On the First Floor :*

No. 1 BEDROOM, 11' 9" × 11'.

No. 2 BEDROOM, 15' × 11' 6".

No. 3 BEDROOM, 14' 6" × 6' 9".

WASHHOUSE adjoining with Sink (cold water supply) and furnace.

Brick and Tiled Cider House. Outside W.C.

Large Vegetable Garden.

**Services.** Estate Water Supply.

Let to Mr. E. NORMAN at 16/- per calendar month.

The Western Boundary of the Garden is defined by pegs.

The Garden entrance to this Lot is used jointly with the occupier of Cottage No. 20 (Lot 44).

**Drainage** to a Cesspit on Eastern Boundary of O.S. No. 122, and thence into O.S. No. 124 into an open ditch.

A right of way is granted to the Purchaser of this Lot to enter upon O.S. No. 122 for the purpose of clearing the cesspit. (See Special Condition No. 24.)

**Outgoings.** Land Tax, as assessed (if any).

LOT 44.

(Coloured GREEN on Plan.)

Pair of well-built Stone and Brick Houses, nicely situated and known as

# Cottages Nos. 20 & 21

being Pt. O.S. No. 70 Goathurst Parish.

No. 20 contains :—

SITTING ROOM, 13' × 12' 6", with fireplace.  
LIVING ROOM, 16' 9" × 13' 6", with single oven range.  
Cupboard under stairs.  
Small Larder.  
SCULLERY with Sink (cold water supply) and furnace.

*On the First Floor :*

No. 1 BEDROOM, 13' 6" × 8' 6".  
No. 2 BEDROOM, 17' × 12' 6", with fireplace and cupboard.  
No. 3 BEDROOM, 13' 6" × 11' 6", with fireplace.

Outside Closet.

Good Kitchen Garden with several Timber and Galvanised Sheds, and small Orchard.

NOTE. Greenhouse property of the Tenant.

**Services.** Estate Water Supply.

The Garden entrance to this Lot is used jointly with the occupier of Cottage No. 19 (Lot 43).

This Cottage is let to Mr. R. G. SEYMOUR at 14/- per calendar month.

**COTTAGE No. 21** contains :—

Entrance Porch.  
LIVING ROOM, 15' × 14' 6", with "Herald" single oven range.  
2 Cupboards under stairs.  
KITCHEN with Sink (cold water supply) and furnace.

*On the First Floor :*

No. 1 BEDROOM, 15' 3" × 14' 9", with fireplace and cupboard.  
No. 2 BEDROOM, 15' 6" × 9' 3".  
No. 3 BEDROOM.

Excellent Vegetable Garden.

Outside Closet.

3 Timber and Galvanised Iron Outbuildings at top of Garden.

**Services.** Estate Water Supply.

Let to Miss STEVENS at 12/- per calendar month.

Cottage No. 20 in this Lot is sold with the benefit of a right of way over O.S. No. 71 (retained) over the present route to the small Orchard on the South.

The Drainage of this Lot is to a Cesspit on the North Fence of O.S. No. 122, and thence by a drain across O.S. No. 121 (Glebe Land) and into an open ditch in O.S. No. 125.

**Outgoings.** Land Tax, as assessed (if any).



**The Estate Water Supply.** The Estate Water Supply is taken from a spring in Royal Meadow, O.S. 82, and is conveyed by pipes to certain properties on this Lot and also to other Lots and to other premises in the village of Goathurst. The Purchasers of these Lots and other persons (if any) at present enjoying the said supply shall be allowed by the Purchaser to continue to receive this supply of water and the Purchaser shall covenant with the Vendor not to interrupt or cut off the said supply. The Vendor believes that he is not under any obligation or liability to keep the said pipes and water supply in repair for the benefit of any such persons who may derive their water from this supply but the Purchaser shall take this Lot subject to any liability there may be howsoever arising in regard thereto. The Vendor shall not be required further to describe the said supply or to define the rights (if any) attaching thereto and the Purchaser shall make no objection or requisition in respect thereof. This Lot is subject to the right of the Vendor or any Purchaser of the timber in Mill Wood (Lot 26) to remove the timber through the gateway in the North-East corner of the said wood and thence along a trackway 30 feet in width adjoining the North fence of O.S. No. 82 to the entrance lodge.

**Electric Supply to House.** Electricity is at present supplied to the Mansion under the terms of an Agreement dated 16th December, 1935, between the Bridgwater and District Electric Supply and Traction Co., Ltd., of the one part and the Vendor of the other part. The mains, cables, transformer and other apparatus bringing the supply to the house are the property of and removable by the Company and such rights are it is thought now vested in the South Western Electricity Board. The Agreement provides for a minimum payment by the consumer of £80 per annum in respect of the supply and is terminable by six calendar months' notice in writing expiring on any quarter day. The Board has given its consent to the transfer of the agreement to a Purchaser. A copy of the Agreement may be inspected at the offices of the Solicitors before the sale and will be produced at the Sale and the Purchaser shall be deemed to take subject to the terms thereof.

*Lot 26.* The Purchaser of this Lot shall have rights of removal as mentioned in the particulars of this Lot.

*Lot 27.* The Purchaser of this Lot shall have rights of removal as mentioned in the particulars of this Lot.

*Lot 28.* The Purchaser of this Lot shall have rights of removal as mentioned in the particulars of this Lot.

*Lot 36.* Special Condition 24 (2) (a) shall apply for the benefit of Lot 37 in respect of the free and uninterrupted flow of water in a stream or ditch on Lot 23 through this Lot to Lot 37.

*Lot 37.* Special Condition 24 (2) (a) shall apply for the benefit of this Lot in respect of the free and uninterrupted flow of water in a stream or ditch on Lot 23 through Lot 36 to this Lot.

*Lot 40.* It is thought that a pipe conveying the Estate water supply to the Rectory runs under this Lot and the Purchaser shall take subject to all such rights that the Rectory or any other property may have in respect thereof but the Vendor shall not be required further to define any such right.

*Lot 41.* A right of drainage will be granted with this Lot to drain to a cesspit in the North boundary fence of Lot 42 with an overflow to a drain across O.S. 121 (Glebe land) into an open ditch in O.S. 125 provided that as regards such overflow the Vendor shall only convey such rights (if any) as may exist in respect of the same.

*Lot 42. Drainage.* There is a cesspit on the North boundary fence of this Lot with an overflow to a drain across O.S. 121 (Glebe land) into an open ditch in O.S. 125. The Vendor will only convey such rights as regards the overflow (if any) as he may have. The Purchaser of this Lot shall take subject to the right of other properties to drain into this cesspit, viz., Cottages Nos. 16 and 17 (belonging to the Vendor and retained), the Village Hall and Cottages Nos. 15 (Lot 41), 20 and 21 (Lot 44) and any other properties which may in fact drain into the same. The Purchaser of this Lot will enter into a covenant with the Vendor to clear such cesspit as required and at least twice in every year. The tenant of the orchard at the rear of this Lot is entitled to a right of way along the Eastern boundary thereof to give access to such orchard as stated in the Particulars. The Vendor shall not be required to give any further information or to define further the rights of drainage into such cesspit and the Purchaser shall take subject to all such rights as may exist including those above mentioned. There is also a cesspit on the Eastern boundary of O.S. 122 on this Lot with an overflow into O.S. 124 into an open ditch which takes the drainage from Lot 43. The Purchaser of Lot 42 shall take the property subject to the right of the Purchaser of Lot 43 to enter upon O.S. No. 122 for the purpose of clearing this cesspit. The Vendor shall not be required further to define such right of drainage and the Purchaser shall take subject thereto and to the rights of any other properties which may drain into the same.

Lot 43. The drainage from this Lot is to a Cesspit on the Eastern boundary of O.S. 122 (Lot 42) and thence into O.S. 124 into an open ditch. The Purchaser shall be entitled to such right of drainage but as regards the overflow from the said cesspit the Vendor will only convey such rights (if any) as he may have thereto. The Purchaser of this Lot shall enter into a covenant with the Vendor to clean such cesspit as and when necessary and shall have the right to enter upon O.S. 122 for such purpose.

Lot 44. **Drainage.** The drainage of this Lot is to a cesspit in the North fence of O.S. 122 (Lot 42) and by an overflow by a drain across O.S. No. 121 (Glebe land) into an open ditch in O.S. No. 125. The Purchaser shall have the benefit of such rights of drainage but as regards such overflow the Vendor will convey only such rights (if any) as he may have thereto. This Lot is sold with the benefit of a right of way over O.S. No. 71 (retained) to the small orchard on the South of this Lot. The garden entrance to Cottages No. 20 and No. 19 is used jointly by the occupiers thereof.

(2) **As to easements generally.**

(a) Albeit the same may not be mentioned in the Particulars each Lot is sold with the benefit of all such easements, quasi-easements, natural rights (including rights of support and the flow of water from natural streams as are now enjoyed) and other rights as would be appurtenant thereto but subject as to all such easements and rights to which the same would now be subject if that Lot and adjoining Lots had been owned and enjoyed by separate owners in fee and not under disability in their present conditions for the space of 40 years past subject nevertheless to the right of the Vendor at any time before the completion of the sale to alter or vary in his discretion any rights or benefits under this clause and Provided that this sub-clause shall be deemed not to be in any way applicable to the Estate Water Supply referred to in Special Condition 24 (1) and in the Particulars of various Lots taking a supply of water from this source.

13 (b) The Lots are sold and will so far as required by the Vendor be conveyed subject as stated in the Particulars and Conditions and to all liabilities and incidents affecting the same as follows:—

(i) Any public rights in respect of ways or otherwise and any rights of the public or the Government or any Company or local or other Authority in respect of cables, wires, poles, conduits or apparatus for telegraph, telephone or electricity supply purposes, sewers or drains or water or gas mains, pipes or apparatus and subject to and with the benefit of the agreements affecting the same (if any).

(ii) Any liability to repair or to contribute to the repair, upkeep and maintenance of roads, footpaths, bridges, ways, passages, watercourses, pipe lines, sewers, drains, gutters, ditches, hedges or fences and all agreements or other arrangements with respect to any such repair, upkeep or maintenance as aforesaid and all rights of adjacent owners as regards the same respectively.

(iii) Any easements, quasi-easements, privileges and advantages of any nature whatsoever and whether or not referred to in the Particulars or Conditions for the benefit of any other property as the owner, tenants or occupiers thereof have been accustomed to use, exercise or enjoy the same.

The Vendor is not to be required to define any such liabilities and incidents.

25. Where any portions of a road or lane or roadside waste are included in the Particulars of any Lot and the title to such road or lane or roadside waste is not specifically mentioned in or clearly identifiable by the title deduced the Vendor will only convey such right, title or interest in such road or lane or roadside waste as is vested in him as owner of the property on which such road or lane or roadside waste abuts albeit subject to all rights and liabilities subsisting in respect thereof.

26. Objections and Requisitions shall be delivered within fourteen days of the delivery of the Abstract of Title.

X 27. The Vendor reserves the right to hold Sales by Auction on any Lot at any time or times before the date for completion.

28. (1) In the case of walls or fences between Lots sold to separate Purchasers the walls or fences shall be deemed to be party walls or fences except as marked on the sale plans and subject to the right of the Vendor or the Auctioneers before completion of the sale to require that any such wall or fence shall not be deemed to be a party wall or fence but shall be subject to such provisions as shall be decided by the Vendor or the Auctioneers.

(2) Neither the Vendor nor the Auctioneers shall be bound to define the ownership of any boundary fence or fences except as specially stated in the Particulars hereto, or marked on the plans. Certain boundary fences have been marked on the sale plans from information supplied by the Vendor or his Agent but no guarantee of the accuracy of any such is intended or given.

Lot 43. The drainage from this Lot is to a Cesspit on the Eastern boundary of O.S. 122 (Lot 42) and thence into O.S. 124 into an open ditch. The Purchaser shall be entitled to such right of drainage but as regards the overflow from the said cesspit the Vendor will only convey such rights (if any) as he may have thereto. The Purchaser of this Lot shall enter into a covenant with the Vendor to clean such cesspit as and when necessary and shall have the right to enter upon O.S. 122 for such purpose.

Lot 44. **Drainage.** The drainage of this Lot is to a cesspit in the North fence of O.S. 122 (Lot 42) and by an overflow by a drain across O.S. No. 121 (Glebe land) into an open ditch in O.S. No. 125. The Purchaser shall have the benefit of such rights of drainage but as regards such overflow the Vendor will convey only such rights (if any) as he may have thereto. This Lot is sold with the benefit of a right of way over O.S. No. 71 (retained) to the small orchard on the South of this Lot. The garden entrance to Cottages No. 29 and No. 19 is used jointly by the occupiers thereof.

(2) **As to easements generally.**

(a) Albeit the same may not be mentioned in the Particulars each Lot is sold with the benefit of all such easements, quasi-easements, natural rights (including rights of support and the flow of water from natural streams as are now enjoyed) and other rights as would be appurtenant thereto but subject as to all such easements and rights to which the same would now be subject if that Lot and adjoining Lots had been owned and enjoyed by separate owners in fee and not under disability in their present conditions for the space of 40 years past subject nevertheless to the right of the Vendor at any time before the completion of the sale to alter or vary in his discretion any rights or benefits under this clause and Provided that this sub-clause shall be deemed not to be in any way applicable to the Estate Water Supply referred to in Special Condition 24 (1) and in the Particulars of various Lots taking a supply of water from this source.

12 (b) The Lots are sold and will so far as required by the Vendor be conveyed subject as stated in the Particulars and Conditions and to all liabilities and incidents affecting the same as follows:—

(i) Any public rights in respect of ways or otherwise and any rights of the public or the Government or any Company or local or other Authority in respect of cables, wires, poles, conduits or apparatus for telegraph, telephone or electricity supply purposes, sewers or drains or water or gas mains, pipes or apparatus and subject to and with the benefit of the agreements affecting the same (if any).

(ii) Any liability to repair or to contribute to the repair, upkeep and maintenance of roads, footpaths, bridges, ways, passages, watercourses, pipe lines, sewers, drains, gutters, ditches, hedges or fences and all agreements or other arrangements with respect to any such repair, upkeep or maintenance as aforesaid and all rights of adjacent owners as regards the same respectively.

(iii) Any easements, quasi-easements, privileges and advantages of any nature whatsoever and whether or not referred to in the Particulars or Conditions for the benefit of any other property as the owner, tenants or occupiers thereof have been accustomed to use, exercise or enjoy the same.

The Vendor is not to be required to define any such liabilities and incidents.

Roads, Lanes  
or Roadside  
Waste.

25. Where any portions of a road or lane or roadside waste are included in the Particulars of any Lot and the title to such road or lane or roadside waste is not specifically mentioned in or clearly identifiable by the title deduced the Vendor will only convey such right, title or interest in such road or lane or roadside waste as is vested in him as owner of the property on which such road or lane or roadside waste abuts albeit subject to all rights and liabilities subsisting in respect thereof.

Time for  
Requisitions.

26. Objections and Requisitions shall be delivered within fourteen days of the delivery of the Abstract of Title.

Sales by  
Auction.

X 27. The Vendor reserves the right to hold Sales by Auction on any Lot at any time or times before the date for completion.

Walls and  
Fences.

28. (1) In the case of walls or fences between Lots sold to separate Purchasers the walls or fences shall be deemed to be party walls or fences except as marked on the sale plans and subject to the right of the Vendor or the Auctioneers before completion of the sale to require that any such wall or fence shall not be deemed to be a party wall or fence but shall be subject to such provisions as shall be decided by the Vendor or the Auctioneers.

(2) Neither the Vendor nor the Auctioneers shall be bound to define the ownership of any boundary fence or fences except as specially stated in the Particulars hereto, or marked on the plans. Certain boundary fences have been marked on the sale plans from information supplied by the Vendor or his Agent but no guarantee of the accuracy of any such is intended or given.

Plan of  
THE HALSWELL ESTATE  
GOATHURST, Somerset  
For Sale by Auction  
on THURSDAY, 1<sup>st</sup> MAY, 1899  
at the  
ROYAL CLARENCE HOTEL  
BIRMINGHAM

BROOMFIELD

GOATHURST

THURLOXTON



Notes on the plan:  
1. The plan is intended to show the general arrangement of the property and is not to be taken as a guarantee of accuracy.  
2. The plan is subject to the conditions of sale.

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Drawn by  
Messrs. W & J LAMBTON, Ltd., 10, Pall Mall  
London, S.W. 1.  
S. J. and G. H. HARRIS, 10, Pall Mall  
London, S.W. 1.

GOVERNMENT PRINTING OFFICE, 1898.

Plan of  
**THE HALSWELL ESTATE**  
 GOADSWILL, Somerset  
*For Sale by Auction*  
 on **THURSDAY, 11th MAY, 1899**  
 at the  
**ROYAL CLARENCE HOUSE**  
 BRISTOL

**BROOMFIELD**

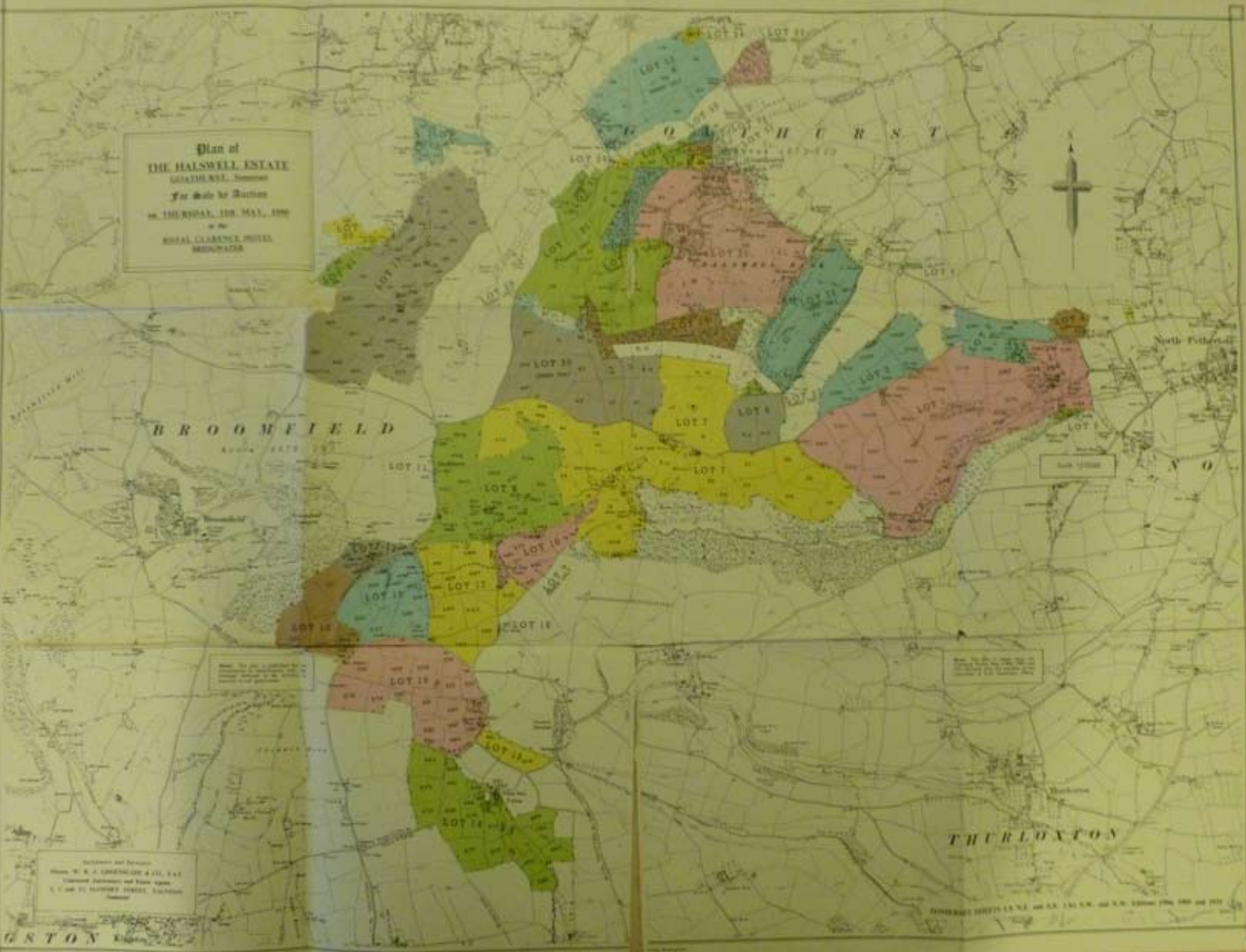
**GOADSWILL HURST**

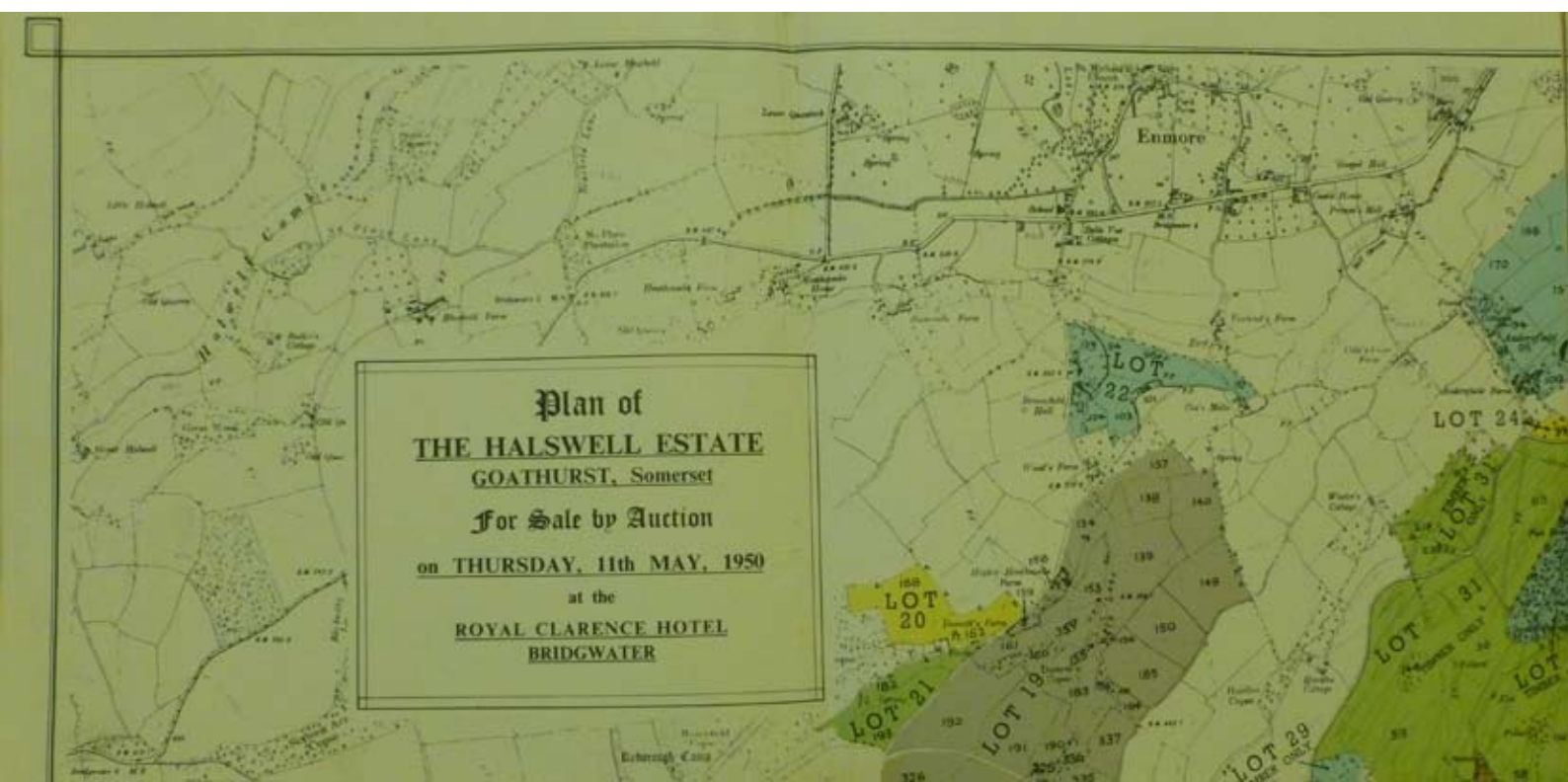
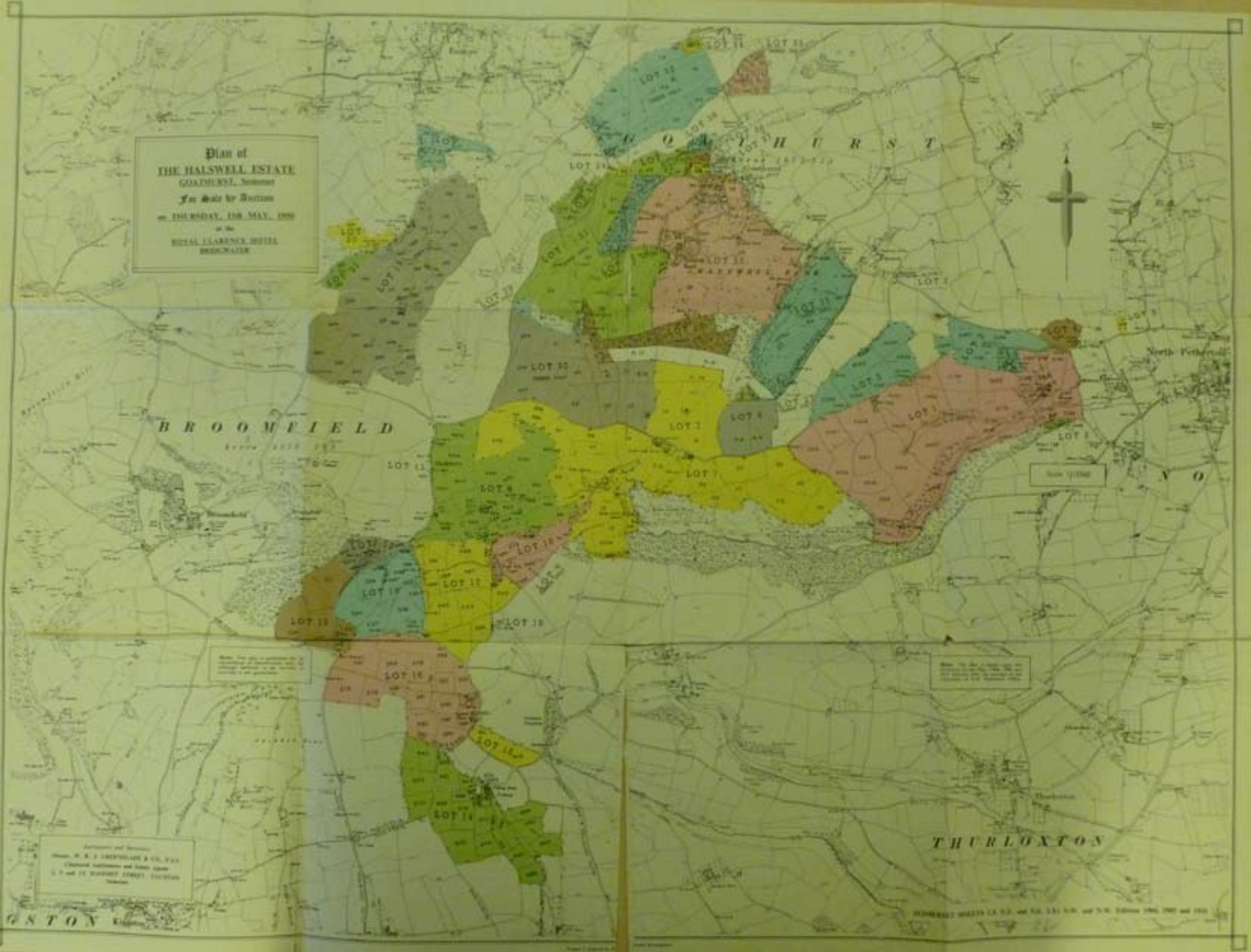
**THURLOXTON**

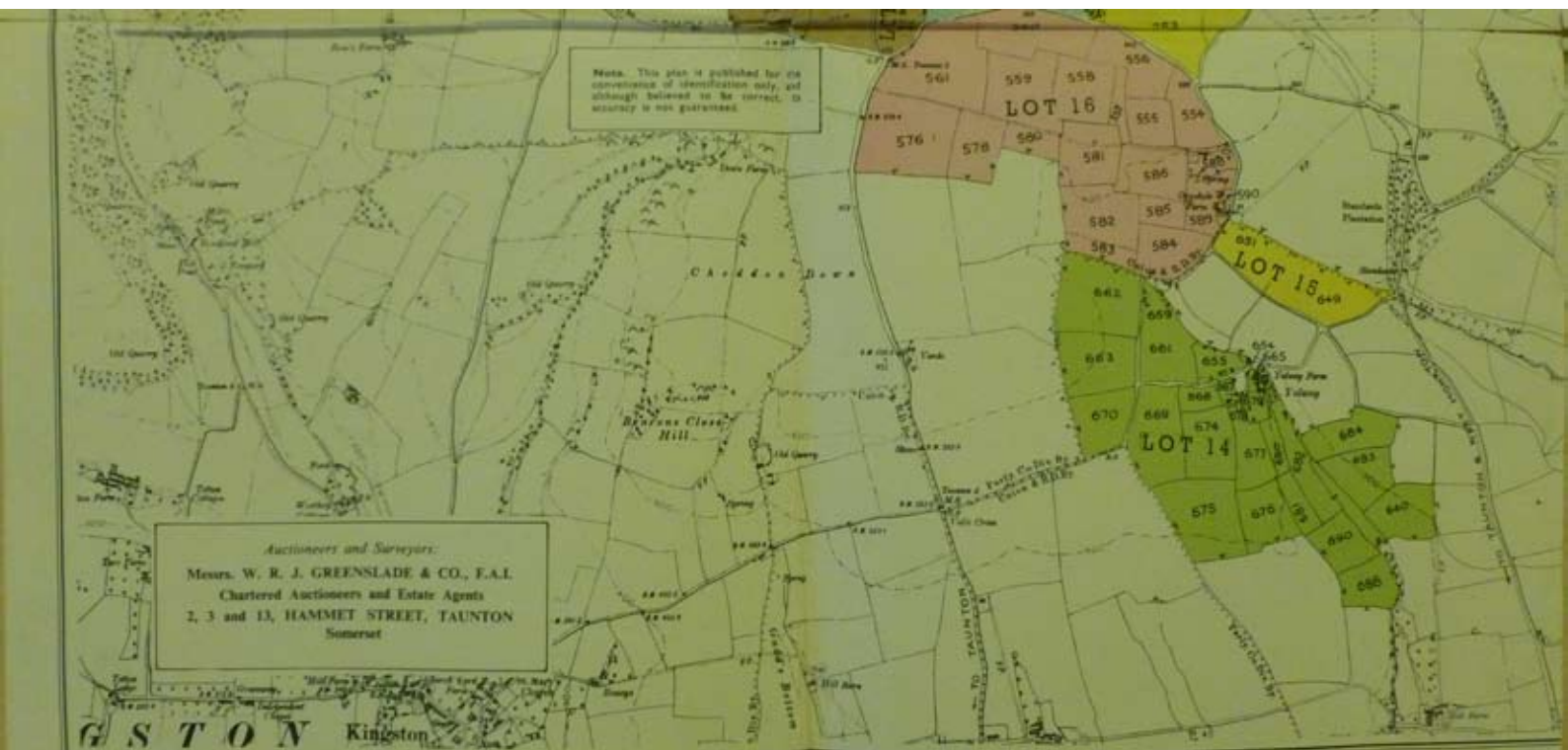
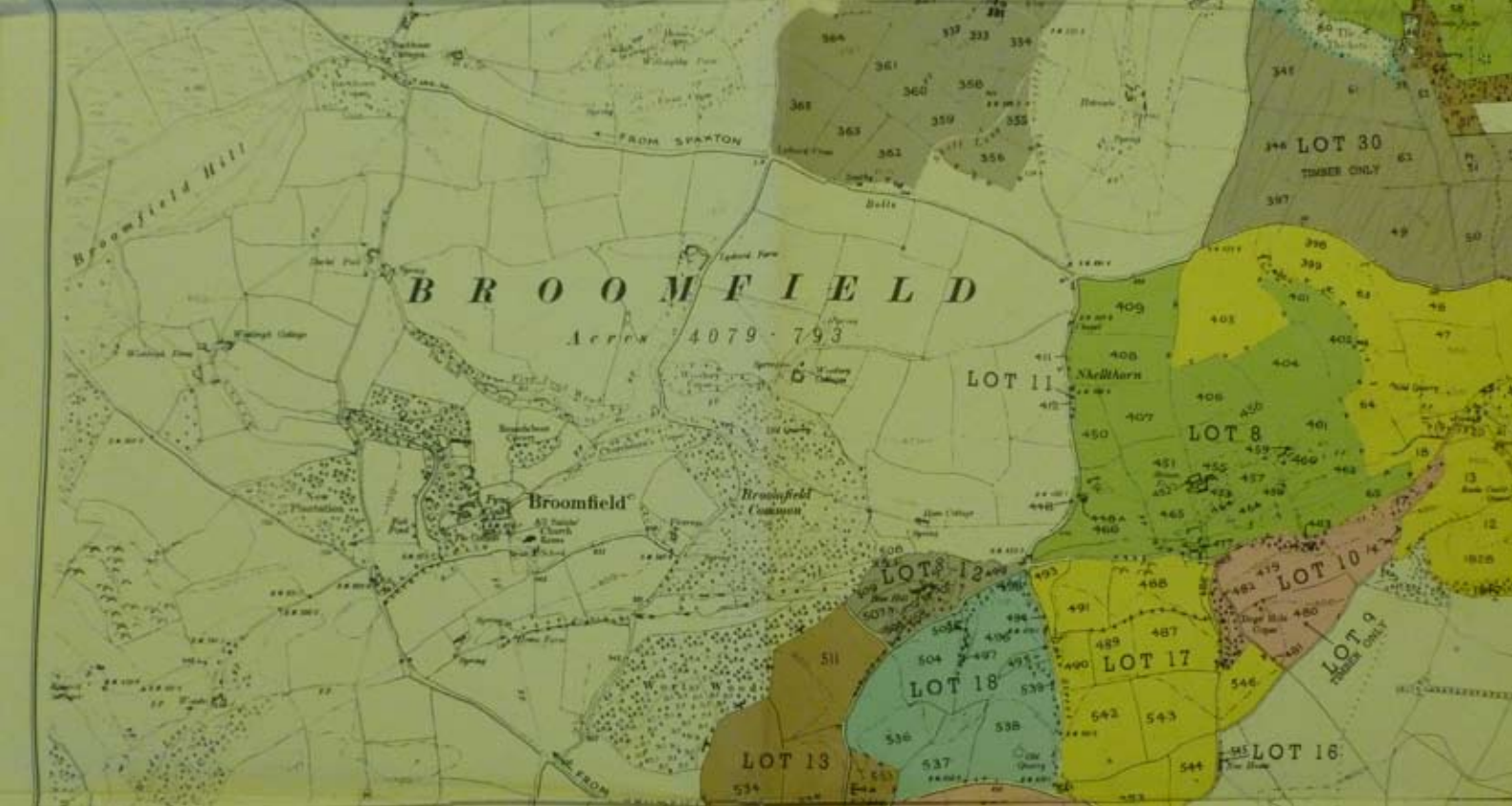
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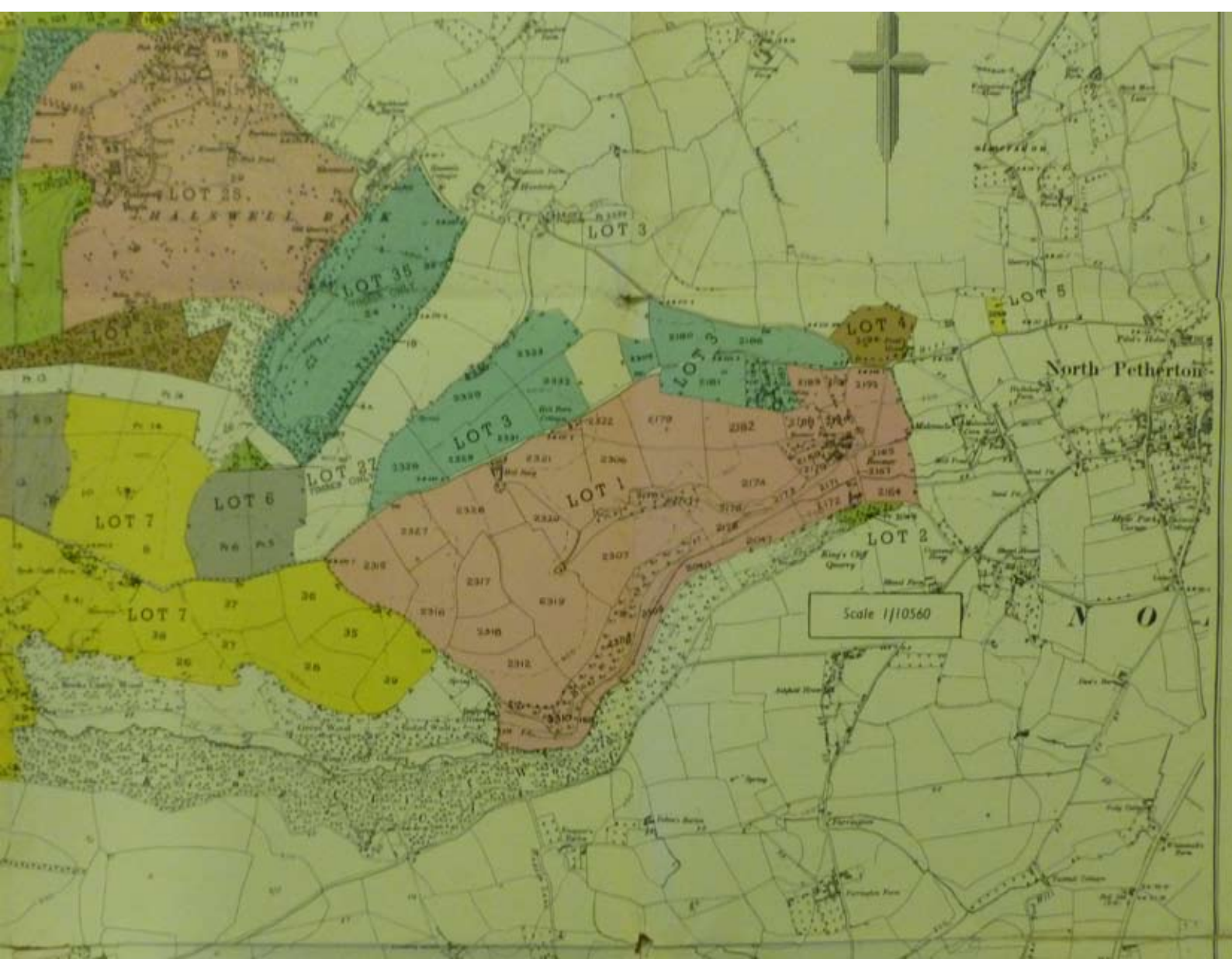
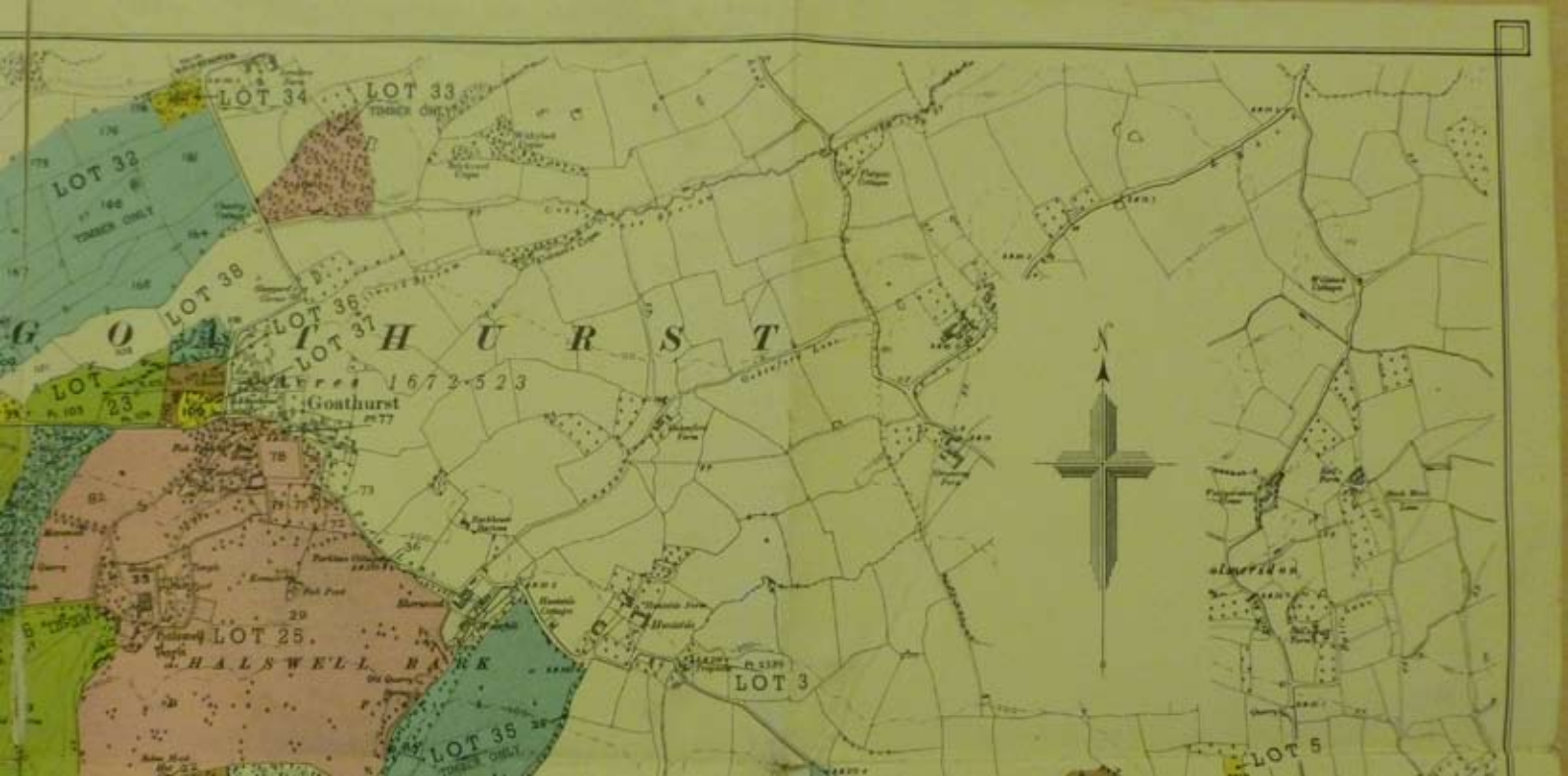
BY ROYAL WARRANT TO HER MAJESTY THE QUEEN AND HIS MAJESTY THE KING

**GTON**













Note. This plan is based upon the  
Ordnance Survey Map (1904, 1905 and  
1931 Editions) with the sanction of the  
Controller of H.M. Stationery Office

# THURLOXTON

SOMERSET SHEETS LX N.E. and S.E. LXI S.W. and N.W. Editions 1904, 1905 and 1931

Sheet, Birmington