

By Direction of the Right Hon. The Earl of Ilchester.

SOMERSETSHIRE
IN THE PARISHES OF
COMPTON DUNDON, SOMERTON, PITNEY & KINGWESTON.

*Close to Somerton Station on the main line G.W.Ry., 3 miles from Glastonbury, 5 from Langport,
12 from Yeovil, 14 from Bridgwater, and 18 from the county town of Taunton.*

Particulars, Plan and Conditions of Sale of a
Highly Important Freehold Residential, Sporting and Agricultural
LANDED PROPERTY

Intersected by the main line of the Great Western Railway, distinguished as

“The Compton Dundon Estate,”

Divided into

12 Excellent Dairy and Mixed Farms,

7 Compact Small Holdings

13 COTTAGES AND GARDENS and numerous

Enclosures of Rich Meadow & Orchard Land
WOODS AND PLANTATIONS,

Also the Remaining Portions of

“THE SOMERTON ESTATE,”

Comprising

Two Capital Small Holdings,

Valuable Accommodation Lands,

TWO COTTAGES and GARDENS, and MATURED WOODLAND

— The whole embracing an area of —

ABOUT 2145 ACRES

To be Sold by Auction in 146 Lots by

R. B. TAYLOR & SONS

AT THE UNICORN HOTEL, SOMERTON,

On TUESDAY, 26th JULY, 1921,

Commencing at 11 a.m. precisely, with interval from 1.30 to 2.30 p.m.

Copies of these Particulars with Plan and Conditions of Sale may be obtained from:—

The Auctioneers: 20, Princes Street, Yeovil, Somerset, and at Sherborne and Wincanton, or from
their London Agents, Messrs. Wilson & Co., 14, Mount Street, Grosvenor Square,
London, W.1.

The Resident Agent: R. L. ANGAS, Esq., Estate Office, Evershot, Dorset.

The Solicitors: Messrs. FLADGATE & Co., 18 & 19, Pall Mall, London, S.W. 1.

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THE SOMERSET

PRINTED BY THE

PRINTERS

THE SOMERSET

GENERAL REMARKS.

The whole of the Property is Freehold.

It is most advantageously situated on the Eastern edge of Sedgmoor, in a highly reputed Agricultural District, close to the Main Line of the G.W.Ry. at Somerton Station, and within easy reach of the important Agricultural centres of Glastonbury, Langport, Yeovil, Bridgwater and Taunton.

Hunting may be enjoyed with the Blackmore Vale and Taunton Vale Foxhounds and Seavington Harriers.

The sporting Golf Course of the Ivythorn Golf Club (Glastonbury) is situated partly on Lot 9, and other courses are available at Langport (Mid-Somerset Golf Club), Taunton, Yeovil and Sherborne.

Polo Grounds are available at Taunton and Sherborne (The Blackmore Vale Polo Club).

The Sporting Rights over the whole Estate are in hand, except where otherwise stated in the Particulars, and possession of these may be had on completion.

The Rentals Payable are moderate in the extreme, the Tenants being mostly of long standing, and in no way represent the present value of the Holdings.

Particular attention is directed to the many compact moderate-sized Farms and Holdings, each equipped with suitable Houses and ample Buildings, which are eminently adapted for management with a minimum of labour, but with the undoubted earning capacity for which this district is so well known.

The Property may be viewed at any time, but the interior of the Farm Houses may only be inspected on Mondays, Wednesdays and Fridays between the hours of 10.30 to 12.0 in the mornings, and 2.30 to 4.30 in the afternoons.

NOTE. A representative of the Auctioneers will be in attendance at The Hare and Hounds Inn, Compton Dundon, between the hours of 10 a.m. and 4 p.m. on the 6 working days immediately preceding the Sale, to show intending Purchasers round the various Lots.

Stipulations

Forming Part of the Conditions under which the Property is Sold.

1. The Vendor reserves the right to alter the Order of Sale, to withdraw the whole or part of, and to alter or add to any Lot.
2. The Sale is subject to existing tenancies. The respective Agreements, where in writing, may be inspected at the Yeovil Office of the Auctioneers 10 days prior to the Sale, and will be produced at the time of Sale, and each Purchaser, whether availing himself of the opportunity or not, shall be deemed to have full notice of the contents thereof.
3. The severance of any Lands held under one tenancy into distinct Lots shall in no way affect or disturb (unless otherwise stated) the use of way and water, or water supplies as heretofore enjoyed, or easements of any description which have until now existed.
4. The Plan, Quantities and Numbers are based on the Ordnance Survey Map, 1903-4 Edition, and are believed to be correct, but the Vendor does not guarantee their accuracy, and no claim can be admitted, nor shall compensation be paid by the Vendor for errors or omissions (if any) in the Particulars.
5. The Growing Timber has been fairly valued at the sums set out in the Particulars of each Lot, and such sums shall be paid in addition to, and form a part of, the Purchase Money. Felled or blown Timber is included with the lot on which it is now lying.
6. The description of the cultivation given in the Particulars is believed to be correct but should the Tenant have laid down any Land to Pasture at his own expense, either with or without the consent of the Landlord and hereafter claim to be paid for having done so, the Vendor shall not be liable for any such claim which, if substantiated, shall be met by the Purchaser.
7. Any Fixtures belonging to the Tenants, whether mentioned in the Particulars or not, are not included in the Sale.
8. The amounts of Tithe, Land Tax and Drainage Rates stated in the Particulars are only given for the general guidance of Purchasers, but no guarantee of accuracy is given or implied, and in cases where an apportionment is necessary for the purposes of the Sale, it has been made by the Auctioneers, and any Purchaser requiring a legal apportionment must obtain it at his own expense.
9. In case of dispute arising as to the ownership of any hedge, ditch, gateway, arch, or other fence, or the boundary of any Lot, or as to the use of way and water, or other existing easements, the same shall be settled by the Auctioneers, whose decision shall be final.
10. The Particulars state in each case the rent which has been apportioned to each of the separate Lots, but every such apportionment has been made by or on behalf of the Vendor without the concurrence of the Tenants, and shall be accepted by the Purchaser.
11. The Sale is subject to all outgoing, rights-of-way, easements, water rights, and burdens affecting the Estate, and any rights, easements or other things provided by the Particulars to be given to the Purchaser of any Lot, or any right of way or water or water supplies as heretofore enjoyed, or easements of any description which have until now existed, shall be reserved to the Vendor if such Lot shall not be sold. No Lot shall have any right-of-way over any other Lot otherwise than as provided for under the third stipulation unless expressly mentioned in these Particulars.
12. From the fall of the hammer, the Vendor shall not be called upon to execute any repairs or provide any materials for such repairs which the Landlord may be liable to perform or supply under the tenancy agreement or otherwise. All such liability shall devolve on the Purchaser.
13. **As to WATER SUPPLY.** When the water supply to any Lot arises in or is derived from or passes through any other Lot, the latter Lot is sold subject to the continuation of such supply, and also subject to the right of the Purchaser of the former Lot to enter upon the latter Lot for the purpose of drawing water or of examining and renewing or repairing the supply piping or other works in connection therewith by himself or his agent or jointly with other users of the said water, each user of the said water contributing a reasonable proportion of the cost of maintenance.
14. These General Remarks and Stipulations are to be taken as forming part of the Special Conditions of Sale.

Summary.

Lot	Description.	Area.		
		A.	R.	P.
<i>The Compton Dundon Estate.</i>				
1	Meadow Land ... Compton ...	1	0	31
2	Ditto Ditto ...	1	2	23
3	Small Holding Ditto ...	7	1	13
4	Castlebrook Farm Ditto ...	39	3	31
5	Small Holding Ditto ...	4	1	35
6	Ditto Ditto ...	16	0	25
7	Willeys Farm Ditto ...	35	0	23
8	Middle Farm Ditto ...	53	1	15
9	Laws Farm Ditto ...	173	3	2
10	Small Holding Ditto ...	12	1	38
11	Cottage Garden and Orchard Ditto ...	2	1	
12	Cottage and Garden Ditto ...			38
13	Two Cottages and Gardens Ditto ...	1	5	
14	Compton Smithy Ditto ...	1	23	
15	Cottage and Garden Ditto ...	1	6	
16	Lower Hayes Farm Dundon	119	1	33
17	Upper Hayes Farm Ditto ...	41	2	4
18	Dundon Hayes Farm Ditto ...	115	0	14
19	Small Holding Ditto ...	19	3	6
20	Bartletts Farm Ditto ...	89	3	33
21	Lockyers Farm Ditto ...	162	0	30
22	Middle Farm Ditto ...	119	3	24
23	Cooks Farm Ditto ...	103	1	5
24	Decoy Farm Ditto ...	55	0	38
25	Small Cottage Residence Ditto ...	2	1	0
26	Cottage and Garden Ditto ...			9
27	Ditto Ditto Ditto ...	1	26	
28	Ditto Ditto Ditto ...	2	33	
29	Garden or Building Site Ditto ...	2	8	
30	Two Cottages and Gardens Ditto ...	1	16	
31	Small Holding Ditto ...	1	1	12
32	Ditto Ditto ...	12	2	29
33	Farm Buildings Ditto ...	1	31	
Carried Forward		1192	1	20

Lot	Description.	Area.		
		A.	R.	P.
	Brought Forward	1192	1	20
34	House, Garden and Orchard	Compton	...	3 35
35	Accommodation Land ...	Ditto	...	1 0 2
36	Garden or Building Site	Ditto	...	2 0
37	Orchard	Ditto	...	1 1 15
38	Meadow and Orchard ...	Ditto	...	1 3 29
39	Orchard	Ditto	...	33
40	Garden	Ditto	...	16
41	Meadow ... Somerton Rd.,	Ditto	...	3 0 20
42	Arable ... Ditto	Ditto	...	4 1 8
43	Ditto ... Ditto	Ditto	...	5 2 6
44	Ditto ... Ditto	Ditto	...	2 0 29
45	Ditto ... Ditto	Ditto	...	2 0 12
46	Ditto ... Ditto	Ditto	...	4 1 13
47	Ditto ... Ditto	Ditto	...	2 0 20
48	Meadow & Orchard, Peak Lane, Dundon		...	3 0 26
49	Arable ... Somerton Rd., Compton		...	2 1 14
50	Meadow ... Ditto	Ditto	...	3 1 8
51	Ditto ... Ditto	Ditto	...	4 2 8
52	Meadow & Arable, Touch Lane, Ditto		...	11 0 27
53	Ditto Ditto Ditto	Ditto	...	4 1 10
54	Meadow Glastonbury Rd.,	Ditto	...	15 2 11
55	Ditto Ditto	Ditto	...	12 2 32
56	Ditto Hurst Drove, Dundon		...	2 22
57	Ditto Ditto	Ditto	...	1 35
58	Arable Ditto	Ditto	...	1 32
59	Garden Mead Run, Compton		...	1 5
60	Meadow Ditto	Ditto	...	2 2 13
61	Meadow Ditto	Ditto	...	1 0 38
62	Arable Ham Lane, Ditto		...	2 3 3
63	Garden Ditto	Ditto	...	14
64	Orchard Ditto	Dundon	...	2 7
65	Meadow Ditto	Compton	...	4 3 28
66	Ditto Ditto	Ditto	...	2 0 18
67	Arable Ditto	Dundon	...	2 2 4
68	Ditto Hurst Drove,	Ditto	...	2 3 22
69	Meadow Hurst,	Ditto	...	7 2 14
	Carried Forward	1308	1 9	

Lot.	Description.	Area.		
		A.	R.	P.
	Brought Forward	1308	1	9
70	Arable Middle Drove, Dundon	2	3	14
71	Ditto Ditto	2	3	1
72	Meadow Ditto	5	2	36
73	Arable Ditto	3	3	22
74	Ditto Ditto	4	0	0
75	Ditto Ditto	3	3	16
76	Ditto Ditto	3	3	27
77	Ditto Ditto	4	3	24
78	Ditto Ditto	5	0	20
79	Ditto Ditto Somerton	20	0	7
80	Meadow Ditto	7	1	28
81	Arable and Pasture Ditto	17	1	29
82	Pasture Walton Drove, Ditto	20	2	36
83	Meadow ... Dundon Hayes	2	2	33
84	Ditto ... Ditto	2	3	4
85	Park Wood ... Ditto	28	1	4
86	Meadow ... Ditto	2	1	29
87	Orchard ... Ditto			35
88	Garden ... Ditto			35
89	Orchard ... Dundon		1	4
90	Meadow ... Ditto	2	2	6
91	Orchard ... Ditto	1	0	8
92	Ditto ... Ditto			28
93	Meadow ... Ditto	2	3	12
94	Hillwall Wood and Pasture Ditto	33	0	4
95	Hayes Plantation Ditto	9	1	19
96	Meadow Land Hayes Lane Drove, Ditto	15	2	8
97	Arable ... Dundon Hayes...	6	2	14
98	Meadow ... Ditto	3	0	24
99	Ditto ... Ditto	3	0	9
100	Ditto ... Middle Drove, Dundon	3	2	15
101	Ditto & Arable, Redland Lane, Compton	13	0	37
102	Copley Wood Kingweston	8	3	16
103	Garden ... Hurcot (withdrawn)			20
104	Arable ... Ditto (ditto)	7	2	19
	Carried Forward	1558	2	12

Lot.	Description.	Brought Forward	Area.		
			A.	R.	P.
			1558	2	12
The Somerton Estate.					
105	Wasps Nest Farm ...	Somerton ...	43	1	26
106	Park Farm Dairy ...	Pitney ...	19	1	5
107	West Wood House ...	Ditto ...	40	1	26
108	Cottage & Garden ...	Somerton ...		1	0
109	Land in Somerton Moor	River Drove ...	8	3	4
110	Ditto	Ditto ...	13	2	15
111	Ditto	Ditto ...	12	0	2
112	Ditto	Ditto ...	7	2	22
113	Ditto	Ditto ...	6	3	19
114	Ditto	Ditto ...	3	1	8
115	Ditto	Ditto ...	2	3	20
116	Ditto	Redlake Drove ...	9	3	19
117	Ditto	Ditto ...	9	3	10
118	Ditto	Ditto ...	3	1	2
119	Ditto	Liver Moor Drove	3	0	31
120	Ditto	Ditto ...	5	3	36
121	Ditto	Pitney Stert Bridge	8	1	30
122	Ditto	Walton Drove ...	5	1	32
123	Ditto	Ditto ...	5	0	30
124	Ditto	Peddles Barn Drove	4	3	14
125	Ditto	Ditto ...	4	2	18
126	Ditto	Ditto ...	6	2	27
127	Ditto	Ditto ...	6	0	21
128	Ditto	Ditto ...	5	0	17
129	Ditto	Ditto ...	5	0	24
130	Arable	Northfield, Somerton	1	2	1
131	Ditto	Etsome Road, Ditto	27	2	17
132	Ditto	Langport Road, Ditto	7	1	28
133	Ditto	Ditto ... Ditto	8	3	38
134	Ditto	Ditto ... Ditto	15	1	1
135	Ditto	Ditto ... Ditto	48	0	7
136	Somerton Hill Plantation:	Ditto ... Ditto	20	1	17
137	Arable	Ditto ... Ditto	32	1	2
138	Ditto	Ditto ... Ditto	13	3	9
139	Ditto	Ditto ... Ditto	17	0	26
140	Ditto	Ditto ... Ditto	10	1	14
141	Orchard	Somerton field Road, Ditto	2	0	26
142	Arable	Ditto ... Ditto	6	0	17
143	Ditto	Bancombe Hill, Ditto	3	1	14
144	Ditto	Watts Quarry Lane, Ditto	13	3	1
145	Land & Buildings	Ditto Ditto	65	3	31
146	Ditto & Ditto	Long Sutton Road, Ditto	50	3	31

A. 2145 2 30

THE COMPTON DUNDON ESTATE.

LOT 1.

(Coloured Light Brown on Plan).

A HIGHLY VALUABLE CORNER ENCLOSURE OF CHOICE MEADOW LAND

known as

“ KIRKWELL,”

occupying an important position close to the centre of the village of Compton and surrounded on two sides by good hard roads, making it eminently suitable for sub-division for building purposes. Numbered 429 on the Plan and extending to an area of

1a. Or. 31p.

Let to Mr. S. G. Burt, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £2 10s. 0d. per annum.

Tithe, Commuted Value, 3/10. Apportioned Land Tax, 10d.

The Timber Valuation is £5 10s. 0d.

£90 Mr B. J. Paynter
Yeovil.

LOT 2.

(Coloured Mauve on Plan).

A CHOICE ENCLOSURE OF VERY DESIRABLE RICH MEADOW LAND

known as

“ CHURCH PLOT,”

conveniently situated on the Glastonbury road near the centre of the Village of Compton and having a good frontage to the main highway. Numbered 119 on the Plan and extending to an area of

1a. 2r. 23p.

Let to Mr. J. Rowland, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £5 per annum.

Tithe, Commuted Value, 5/8.

£130 Mr J Rowland.

LOT 3.

(Coloured Sepia on Plan).

A COMPACT, MOST ATTRACTIVE
PROFITABLE SMALL HOLDING

advantageously placed in the main street
of the village of Compton, and comprising

A COMFORTABLE HOUSE

substantially erected of stone with tiled roof, containing:—Living Room with
cottage range, Sitting Room with cottage range, Back House with furnace, and
2 good Bedrooms. Outside E.C.

PRODUCTIVE KITCHEN GARDEN.

GOOD WATER SUPPLY FROM A WELL.

RANGE OF BUILDINGS

stone-built and tiled, consisting of a 3-bay open Implement House and Barn.
There is also a timber-built and tiled Cart House.

THE PRODUCTIVE LAND

lies close to the homestead, and consists of over **TWO ACRES OF CHOICE
ORCHARDS** well-stocked with a very thriving selection of healthy fruit trees,
all in full bearing, and three enclosures of easy-working Fertile Arable Land in
Touch Lane, each having a frontage to the highway.

This excellent, easily managed little farm extends to an area of

7a. 1r. 13p.

as shewn in the Schedule overleaf:—

LOT 3—continued.

SCHEDULE :

No. on Plan.	Name.	Description.	Tenant.	Area A. R. P.
PARISH OF COMPTON DUNDON.				
431A	Home Orchard	Orchard and Buildings	Mr. S. J. Gooden...	1 1 17
431B	House & Garden	Buildings, etc.	Reps. the late Mr. G. Evans	0 0 36
433	Lower Orchard	Orchard	Mr. S. G. Burt	0 3 3
470	Redland	.... Arable	Mr. G. Blake	1 1 0
470A	Ditto	.... Ditto	Ditto....	0 3 38
472	Ditto	.... Ditto	Ditto....	1 3 19
471	Ditto	.... Ditto	Mr. G. Witcombe	0 3 20
				A. 7 1 13

1-1-0
3-38
1-3-19
3-21
4-3-35
A. 95

The following shews the Tenants and Rentals :—

Area A. R. P.	Tenants.	Rental. £ s. d.	Remarks.
1 1 17	Mr. S. J. Gooden	3 13 1	Apportioned. Including the present value of Tithe repayable to Landlord.
0 0 36	Reps. the late Mr. G. Evans	6 10 0	Actual.
0 3 3	Mr. S. G. Burt	3 0 0	Apportioned.
4 0 17	Mr. G. Blake	9 0 0	Apportioned.
0 3 20	Mr. G. Witcombe	2 16 7	Actual. Including the present value of Tithe repayable to Landlord.
A. 7 1 13		£24 19 8	

The Representatives of the late Mr. G. Evans are weekly tenants, subject to two weeks' notice to quit.

The remainder are all yearly Michaelmas tenants, holding other lands in cases where the rental has been apportioned for the purposes of this sale.

Tithe, Commuted Value, £2 15s. 5d. Apportioned Land Tax, 6/2.

The Timber Valuation is £6 10s. 0d.

The Tenants of No. 431B claim two lean-to sheds.

£640 Mr G. Blake.

LOT 4.

(Coloured Brick Red on Plan.)

A HIGHLY-DESIRABLE, MEDIUM-SIZED
DAIRY AND SHEEP FARM
KNOWN AS
"CASTLEBROOK FARM"

with its Homestead in the centre of the Village of Compton, and the productive Land lying conveniently close thereto. It comprises a

SUBSTANTIAL FARM HOUSE

of stone with slated roof, all in good repair inside and out, containing the following ample interior accommodation:—2 Entrance Lobbies, Kitchen with open fireplace, Sitting Room with grate, Back Kitchen, Pantry, Dairy, Back House, Store Room, 5 good Bedrooms (2 of which have fireplaces), Box Room, and 2 Staircases. Outside Wash-house and E.C.

CAPITAL Walled KITCHEN GARDEN & LAWN

GOOD WATER SUPPLY FROM A WELL WITH PUMP.

THE AGRICULTURAL BUILDINGS

are principally built of stone with tiled, galvanized iron and thatched roofs, and comprise:—Waggon House, Stalling for 4 and Calf Pen, Open Stall, Stabling for 3 (2 stalls and loose box), Large Barn with loft over part, 2 Piggeries with runs, and Cider House containing 2 rooms with loft over part (formerly a cottage). In No. 456 is a detached 2-bay Open Stall with enclosed Yard.

THE FERTILE LAND

lies close to the homestead with frontages to the main Somerton Road and Touch Lane, and consists of

Over $3\frac{1}{4}$ Acres of Thriving Orchards

containing a capital selection of prolific Fruit Trees, enclosures of choice Meadow, sound well-watered Pasture Land and productive easy-working Arable.

This excellent, remunerative holding of that handy size which lends itself to most economical management, extends to an area of

39a. 3r. 31p.

as detailed overleaf:—

LOT 4—continued.

SCHEDULE.

No. on Plan.	Name.	Description.	Tenant.	Area.		
				A.	R.	P.
PARISH OF COMPTON DUNDON.						
Pt. 301	Castlebrook Farm House Garden & Buildings	Buildings, &c.	Mr. F. Napper, Senr.	1	1	35
452G	Old Cottage	Cider House	Ditto	0	0	4
500	Above Millway	Arable now Pasture	Ditto	4	0	30
505	Ditto	Ditto Ditto	Ditto	4	3	37
468	Flat Orchard	Orchard	Ditto	2	0	9
248	Hurds Close	Arable	Ditto	5	2	23
456	Brakeland	Meadow & Stall	Ditto	3	0	21
510	Ditto	Meadow	Ditto	3	2	1
Pt. 245	Wood	Wood	In hand	0	0	32
247	Land Piece	Arable	{ Reprs. late Mr. T. Taylor }	9	3	15
457	Brakeland	Meadow	Mr. J. E. Field	2	0	14
304	Ditto	Arable	Mr. J. Rowland	2	3	10
				A. 39 3 31		

4-3-15
2 0 14
2 3 10
5 2 2
3 2
3 0 2
0 0

The following shews the Tenants and Rentals:—

Area.			Tenants.	Rental.			Remarks.
A.	R.	P.		£	s.	d.	
25	0	0	Mr. F. Napper, Senr.	66	0	0	AppORTIONED.
0	0	32	In hand	0	0	0	In hand.
9	3	15	Reprs. late Mr. T. Taylor	9	10	0	AppORTIONED.
2	0	14	Mr. J. E. Field	3	10	0	Ditto.
2	3	10	Mr. J. Rowland	6	0	0	Ditto.
A. 39 3 31				£85 0 0			

Vacant Possession of the land in hand may be had on completion. The remaining land is held on yearly Michaelmas tenancies, with other lands, the rentals being apportioned for the purposes of this sale.

Tithe, Commuted Value, £8 0s. 3d. Apportioned Land Tax, £1 9s. 8d.
The Timber Valuation is £40.

Mr. F. Napper, Senr., claims the following Fixtures:—Cooking Range, Small Window, Milk Cooling Shelter, Furnace, Enclosure to Calf Pen, and Manger Bottom.

Sold to Tenant

LOT 5.

(Coloured Mauve on Plan.)

A very Attractive, highly desirable,
Compact Small Holding

advantageously situated in the centre of the village of Compton, on the Somerton Road. It consists of

TWO STONE-BUILT COTTAGES

with thatched roof, containing the following interior accommodation:—
 No. 1—Entrance Passage, Living Room, Back House, Wood Store, and 3 Bed-rooms. Outside E.C.
 No. 2—Entrance Passage, Living Room, and 1 Bedroom. Outside E.C.

GOOD WATER SUPPLY FROM A WELL.

EXCELLENT GARDENS.

THE OUTBUILDINGS consist of Barn, 2 Store Houses and 2 Piggeries.

The Choice Meadow and Orchard Land

is situated at the rear of the above, in three enclosures, two of which are

FULLY-STOCKED ORCHARDS

containing a fine selection of healthy and very thriving fruit trees.

THE WATER SUPPLY is derived from a small running stream and pond.
THIS NICE LITTLE HOLDING EXTENDS TO AN AREA OF

4a. 1r. 35p.

as shewn in the following Schedule.

SCHEDULE:

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
PARISH OF COMPTON DUNDON.					
123	Merriotts	Meadow	2	0	25
302	Ditto	Orchard	1	0	0
453	Ditto	Ditto	0	3	1
452B	Cottage and Garden	Buildings, etc.	0	1	16
452D	Ditto and Orchard	Ditto	0	0	33
			A. 4	1	35

No. 452D is let to Mr. H. Fox on a weekly tenancy, subject to two weeks' notice to quit, at a rental of £3 per annum.

The remainder is let to Mr. J. Gooden, with other lands, on a yearly Michaelmas tenancy, the rental apportioned for the purposes of this Sale being £18 6s. 0d. per annum. (Including the present value of Tithe repayable to Landlord.)

Tithe, Commuted Value, £1 6s. 4d.

Apportioned Land Tax, 7/5.

The Timber Valuation is £9 10s. 0d.

Mr. J. Gooden claims the following fixtures:—1 Grate; Furnace; Rough Sheds; Store Houses, etc.; Waggon House; Stable and Piggery.

£400. Mr. W. E. Tucker. Yeovil.

LOT 6.

(Coloured Green on Plan).

AN ATTRACTIVE, ADVANTAGEOUSLY PLACED
SUPERIOR SMALL HOLDING

on the Somerton Road, in the village of Compton, consisting of a picturesque

COMFORTABLE FARM HOUSE

substantially erected of stone with thatched roof, containing:—Entrance Passage, Sitting Room, Kitchen, Back Kitchen, Back House, and 4 good Bedrooms (one with fireplace). Outside E.C., Store House and Cider House.

LARGE FERTILE GARDEN.

EXCELLENT WATER SUPPLY from a WELL with PUMP.

Adjoining the house are

TWO STONE-BUILT COTTAGES

with tiled roof, each containing Living Room, Back House and 2 Bedrooms.

THE OUTBUILDINGS

consist of Stabling for 2 with Cart Shed adjoining, 2 Piggeries and 3 Implement Houses.

THE PRODUCTIVE LAND

is situated in a ring fence round the house, and consists of about **2 ACRES of ORCHARDS** containing a capital selection of healthy fruit trees, $5\frac{1}{4}$ acres of Choice Meadow Land with good water supply, and about 8 acres of easy working Fertile Arable, the whole embracing an area of

16a. Or. 25p.

and forming a nice little farm of a quality not often met with.

SCHEDULE :

No. on Plan.	Name.	Description.	Area		
			A.	R.	P.
PARISH OF COMPTON DUNDON.					
124	...	Allotments ...	...	8	0 24
455	...	Palmams ...	...	1	0 2
303	...	Press Bars ...	...	2	1 35
303A	...	Ditto ...	...	2	3 25
452A	...}	House, 2 Cottages, Orchard and Buildings	Buildings, etc. ...	...	1 2 16
454	...}				
Pt.458	...	Garden ...	...	0	0 3
			A. 16 0 25		

No. 124 is let to various tenants as allotments, on yearly Michaelmas tenancies, subject as provided by their agreements to one quarter's notice to quit, at rents amounting in all to £16 per annum.

No. 455 is let to Mr. E. J. Wych, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £3 per annum.

The remainder is let to Mr. F. Napper, Senr., with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £25 per annum.

Tithe, Commuted Value, £4 0s. 1d.

Apportioned Land Tax, 15/4.

The Timber Valuation is £18.

Mr. F. Napper, Senr., claims the cooking stove and furnace in the house and the trough to the pump.

2900 Mr J. Rood High Ham.

LOT 7.

(Coloured Brick Red on Plan.)

A WELL-FOUND, SOUNDLY EQUIPPED,

Choice Dairy Farm

of moderate size, known as

WILLEYS FARM,

conveniently situated in the main street of the village of Compton, and comprising a

COMMODIOUS FARM HOUSE

constructed of stone with thatched roof, containing Entrance Passage, Dining Room, Drawing Room, Kitchen, Dairy, Furnace House, Covered Back Passage, 3 Bedrooms (1 with fireplace), Boxroom and large Landing. Outside E.C.

Excellent Water Supply from a Pump and Well.

CAPITAL KITCHEN GARDEN

The Agricultural Buildings

are ample for all requirements. They are principally constructed of stone with tiled and thatched roofs and comprise: Large Barn, Engine House, Meal House, 2 Piggeries, 2 Cider Cellars, 2 Waggon Houses, Open Stall, Trap House, 4-stall Stable with Loft over, Implement House, Calf House with forebay, Hack Stable for 3 with loft over, and Stalling for 14, part with forebay. Adjoining the buildings is a

Picturesque Double-fronted Cottage

of stone with tiled roof and having stone mullioned windows. It contains: Entrance Lobby, Sitting Room, Living Room, Pantry, Larder, Back House and Scullery, 3 Bedrooms and Attic.

FERTILE GARDEN. GOOD WATER SUPPLY from a Well.

Two Piggeries and Outside E.C.

LOT 7—continued.

There are also about

THREE ACRES OF CHOICE ORCHARDS

well stocked with healthy matured trees in full bearing, enclosures of choice old Meadow Land with ample water supplies, and 2 fields of yielding Arable in Combe Hollow Lane, all of which are readily accessible by good hard roads, the whole extending to a total area of

35a. Or. 23p.

and forming a most desirable, easily managed, and profitable Holding.

SCHEDULE :

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
PARISH OF COMPTON DUNDON.					
475	Strangways	Arable	8	0	16
476	Ditto	Ditto	8	0	24
299	Cockstitch	Meadow	3	0	7
383	Home Orchard	Orchard	1	2	18
384	Willeys Farm House, Buildings, Garden, etc.	Buildings, etc.	1	0	11
385	Cottage and Orchard	Ditto	1	2	11
34	Bartletts and Further Mead	Meadow	2	3	34
42	Lower Mead	Ditto	2	1	7
44	Middle Mead	Ditto	2	0	35
46	Dry Close	Ditto	2	2	29
47	Higher Mead	Ditto	1	1	31
			A. 35	0	23

2-2-29
 1-1-31

 4-0-20

No. 475 is let to Mr. F. Napper, Senr., with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £15 per annum.

The remainder is let to the Representatives of the late Mr. G. Green, with other lands, on a similar tenancy, the rent apportioned for the purposes of this Sale being £59 per annum.

Tithe, Commuted Value, £8 4s. 5d. Apportioned Land Tax, £1 9s. 3d.
 Landlords Drainage Rates, 2/11.

The Timber Valuation is £38.

The Tenants claim the following fixtures:—2 Grates, 2 Partitions and Furnace in Cottage, Fowl House, Shed and Paving in Cottage Garden, Range in House, Shafting in Barn, Furnace, and Fowl House in Rick Yard.

£1,450. Mr. W. E. Yucker Yeovil

LOT 8.

(Coloured Pink on Plan)

An Important and Most Attractive

Rich Dairy Farm

KNOWN AS

“ MIDDLE FARM ”

Occupying a central position in the village of Compton, and comprising a

SUPERIOR FARM RESIDENCE

most substantially erected of stone with slated roof, containing the following conveniently arranged interior accommodation:—Entrance Passage, Drawing Room (18ft. x 15ft. 6ins.), Dining Room, Kitchen, Dairy, Back Kitchen, Covered Back Entrance, and Coal Store. On the First Floor are 4 Good Bedrooms (1 with grate), and Loft over the Dairy. On the Second Floor are 2 Attic Bedrooms. Outside E.C.

AMPLE WATER SUPPLY LAID ON TO THE BACK KITCHEN FROM A FORCE PUMP AND WELL.

THE CAPITAL AGRICULTURAL BUILDINGS

are principally constructed of stone, with tiled or slated roofs, and consist of:—Stabling for 3 with loft over, Stalling for 16 cows, 3-bay open Shed, Cart House, Loose Pen, 2 Barns, 2-bay open Shed, Engine House, Waggon House, 2 Piggeries, Trap House, Cider Cellar with loft over, and Store Shed. In No. 437B is a stone and tiled Stall for 16 cows with forebay.

THE LAND

is principally choice, well-watered Meadow with

OVER 2 ACRES OF PRODUCTIVE ORCHARDS

containing a full stock of young and healthy Fruit Trees, in the height of their bearing capacity, and about 10 acres of easy working Arable Land in Touch Lane, the whole being situated close to the homestead, and approached therefrom by good, hard roads.

This really choice farm of moderate size extends to an area of

53a. 1r. 15p.

as shewn overleaf:—

LOT 8—continued.

SCHEDULE :

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
PARISH OF COMPTON DUNDON.					
393	Home Orchard	Orchard	2	0	27
394	{ Middle Farm House Buildings & Garden }	Buildings, etc.	0	3	17
437B	Buildings	Do.	0	1	8
438	Barn Close	Meadow	5	2	14
54	Strangways	Do.	12	1	10
55	Crates	Do.	10	1	25
118	Wootten Crates	Do.	10	3	9
473	Bartletts	Arable	5	2	16
477	Do.	Do.	5	1	9
			A.	53	1 15

The above is let to Mr. S. J. Gooden, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £110 16s. 2d. per annum. (Including the present value of Tithe repayable to Landlord.)

Tithe, Commuted Value, £6 13s. 11d. Apportioned Land Tax, £2 1s. 1d.

The Timber Valuation is £60.

The tenant claims the following fixtures:—Tyings and Manger to stall in 437B, Tyings in stall for 5, Cow Chains, Shafting, Cider Press, Water Tank in loft, Milk Cooling Stand, 2 Furnaces and Cooking Range, Grates in drawing room and dining room, Small Cupboard, and a Shed in the garden.

LOT 9.

(Coloured Green on Plan.)

A Compact, Highly Desirable and Justly Reputed

DAIRY & SHEEP FARM

KNOWN AS

“ LAWS FARM ”

Occupying an advantageous position at the Northern end of the village of Compton, and lying practically in a ring fence, being bounded and intersected by good hard roads, making every portion easy of access. It comprises a

PLEASANT FARM RESIDENCE

standing on an eminence, facing south. It is constructed of stone with tiled roof and contains the following well planned accommodation:—Entrance Hall,

£1,825. Mrs E. Pridaux Dorchester.

LOT 9—continued.

Drawing Room, Dining Room, China Cupboard, Kitchen, Cellar, Dairy and Back House. On the First Floor are 4 Good Bedrooms (2 with grates), Box Room and Lumber Room. On the Second Floor is 1 Attic Bedroom. Outside E.C.

EXCELLENT WATER SUPPLY from a Pump and Well, with Glazed Sink, in the Back House.

PRODUCTIVE WALLED KITCHEN GARDEN AND SMALL LAWN.

THE WELL-BUILT RANGES OF FARM BUILDINGS

are principally constructed of stone with tiled or slated roofs and consist of:— Calves House with lean-to Implement House adjoining, 3 Piggeries, Stalling for 16 cows with forebay, Cart House with loft over, large stone floored Barn, Waggon House, Chaff House, 5-bay open Stall with forebay and enclosed Barton, 6-bay open Stall and enclosed Barton, 4-bay open Stall and enclosed Barton, 4-stall cart horse Stable with loft over, Cider House, Engine House, 2-stall hack Stable and Loose Box, Calving House, and Loose Pen.

The Bartons have Water supplied by an Iron Pump to a Galvanized Iron Trough. There is also a stone trough with rain water supply.

GOOD STONE-BUILT COTTAGE

of picturesque elevation with mullioned windows and thatched roof, containing:— Entrance Passage, Living Room, Store Room, Back House, and 3 Bedrooms. Outside E.C. Large Garden. Water Supply from a well.

Adjoining the above is an **OLD COTTAGE** with 2 rooms, now used as a Store House, and a capital **BARN**.

THE EXCELLENT LAND

lies compactly around the homestead, practically in a ring fence, and is divided into convenient enclosures of well-watered Meadow, sound Pasture, and easy-working Fertile Arable.

The Links of the Ivythorn Golf Club

are laid out partly on the Northern portion of the farm, for which only a purely nominal rental is payable to the Vendor.

This soundly equipped farm of repute extends to an area of

173a. 3r. 2p.

as shewn in the Schedule overleaf.

LOT 9—continued.

SCHEDULE :

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
PARISH OF COMPTON DUNDON.					
5A	Plantation	Wood	1	1	25
6	Kickham	Arable	0	1	19
8	Do.	Do.	9	1	9
10	Do.	Do.	11	1	10
12	North Field	Do. now Pasture	7	3	7
13	Garstons	Arable	8	3	36
14	Stock Elm	Do.	4	1	18
15	Marshalls Hedge	Pasture	4	3	6
21	Little Stock	Do.	1	2	27
28	Shepherds Close	Arable now Pasture	11	0	28
29	Collard Hill	Pasture	42	0	4
31	North Field	Arable now part Pasture	7	1	35
32	Bland Pitts	Do.	8	1	17
51	Little Moor	Pasture	1	3	5
365	New Close	Arable	1	2	32
366	Do.	Do.	3	2	10
367	Little Moor	Pasture	5	0	2
368	Polletts Piece	Do.	8	1	3
369	Great Orchard	Orchard	4	0	4
Pt. 370	Cottage, Garden & Barn	Buildings, etc.	0	1	27
379	Little Moor	Pasture	3	0	11
380	Do.	Do.	4	1	12
387	{Laws Farm House, Garden, Buildings, etc.}	Buildings, etc.	1	0	7
386	Home Ground	Pasture	2	2	13
358	Windmill Hill	Arable	2	1	8
372	Turners	Do.	9	3	10
377	Clover Close	Do.	6	3	17
A.			173	3	2

5-0-4
8-1-3
4-0-4
1-0-7
2-2-13
20-3-29

The Ivythorn Golf Club pay an acknowledgment rental of 1/- per annum in respect of the Club House.

No. 377 is let to Mr. E. White, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £10 per annum.

The remainder is let to Mr. W. White, with other lands, on a similar tenancy, the rent apportioned for the purposes of this sale being £200 per annum.

Tithe, Commuted Value, £32 11s. 8d.

Apportioned Land Tax, £4 2s. 5d.

The Timber Valuation is £157.

Mr. W. White claims the following fixtures:—Cider Press, Shafting and Pulley Wheels, Tiled Hearth, 2 Furnace Pans, Cupboard and Range.

The Ivythorn Golf Club claims the Club House.

£3,950. Mr. A. S. Knight Langport.

LOT 10.

(Coloured Red on Plan.)

Withies Farm

A Highly-desirable, Easily Managed

Profitable SMALL HOLDING

occupying an excellent situation in the village of Compton,
near Laws Farm. It consists of a

Picturesque Dwelling House

facing South, built of stone with tiled and thatched roof, containing the following accommodation :—Living Room, Sitting Room, Pantry, Back House, and 3 good Bedrooms, Outside E.C., Wood House with Loft over, and Furnace in Garden.

LARGE FERTILE KITCHEN GARDEN

EXCELLENT WATER SUPPLY FROM A WELL.

THE FARM BUILDINGS

principally constructed of Stone with tiled roofs, consist of 3 Piggeries, Stable, Loose Box, Stone-floored Barn, 2-bay Cart House, and Fowl House.

THE LAND

Consists of OVER 4 ACRES OF CHOICE ORCHARDS

well stocked with a variety of young and healthy trees,

Two enclosures of Productive Arable of an easy working nature, and a small Grass Paddock, the whole lying compactly round the homestead, and extending to an area of

12a. 1r. 38p.

as shewn under:—

SCHEDULE :

*3-1-34
3-2-26
7 0-20*

No. on Plan.	Name.	Description.	Tenant.	Area.		
				A.	R.	P.
PARISH OF COMPTON DUNDON.						
388	Garden	Garden now Pasture	Mr. W. White	0	2	36
390	Old Orchard	Orchard	Ditto	0	3	39
398	Withies Orchard	Ditto	Mr. E. White	1	2	35
400	Withies Piece	Arable	Ditto	3	1	34
Pt. 389	House, Garden, etc.	Buildings, etc.	Mr. S. G. Burt	0	1	16
391	Barn Orchard	Orchard and Buildings	Ditto	1	2	12
396	Allotment	Arable	Ditto	3	2	26
				A.12	1	38

*Albies Ground OS No 397 22 ~~0.789~~ acres
Chapel Stile } 398 0.789
Piece } 396 5.376
5.376
5.376
6.165*

LOT 10—continued.

The following shews the Tenants and Rentals.

Area.			Tenant.	Rent.			Remarks.
A.	R.	P.		£	s.	d.	
1	2	35	.... Mr. W. White	2	0	0	Appportioned.
5	0	29	.... Mr. E. White	12	0	0	Do.
5	2	14	.... Mr. S. G. Burt	18	10	0	Do.
A.12 1 38				£32 10 0			

The above are all yearly Michaelmas tenants, holding other lands, the rents being appportioned for the purposes of this sale.

Tithe, Commuted Value, £4 1s. 9d. Appportioned Land Tax, 11/3.

The Timber Valuation is £10.

£820

Mr W. Happer

LOT 11.

(Coloured Light Brown on Plan.)

A PLEASANTLY SITUATED, SEMI-DETACHED
STONE-BUILT COTTAGE

with thatched roof, near Laws Farm (Lot 9), containing Living Room, Sitting Room, Back House with Loft over, Store Room and 2 Bedrooms.

OUTSIDE E.C. AND PIGGERY.

Capital Large Garden & a Well-stocked Orchard

with extensive frontages to two hard roads.

GOOD WATER SUPPLY FROM A WELL.

Numbered 378D on the Plan and extending to an estimated area of about

2 Roods 1 Perch

Let to Mr. H. Crossman on a weekly tenancy, subject to two weeks' notice to quit, at a rent of £7 2s. 0d. per annum.

Tithe, Commuted Value, 3/-. Appportioned Land Tax, 3/4.

This lot is sold subject to a right-of-way for all purposes reserved to the Vendor and his assigns from the highway known as Behind Town through and over the Northern portion of the orchard (as a means of access to Lot 12) as indicated by the dotted line on the Plan.

The tenant claims 2 timber and galvanized iron Sheds.

Sold to Tenant.

Mr H. Crossman

LOT 12.

(Coloured Mauve on Plan.)

**THE ADJOINING DOUBLE-FRONTED
STONE-BUILT COTTAGE**

with thatched roof, containing Living Room, Larder, Furnace House and
2 Bedrooms. Outside E.C. and Piggery.

FERTILE KITCHEN GARDEN.

GOOD WATER SUPPLY FROM A WELL.

Numbered 378c on the Plan, and extending to an estimated area of about

38 Perches

Let to Mr. W. White on a weekly tenancy, subject to two weeks' notice to quit,
at a rent of £4 per annum.

Tithe, Commuted Value, 1s. Apportioned Land Tax, 1/6.

A Right-of-way for all usual purposes will be granted to the purchaser of this lot
from the highway known as Behind Town through and over the Northern portion
of the orchard in Lot 11 as indicated by the dotted line on the Plan.

£65

Mr J. Evans.

LOT 13.

(Coloured Red on Plan.)

TWO CAPITAL COTTAGES

occupying a valuable corner site in the centre of the village of Compton, near
Middle Farm. They are soundly constructed of stone with thatched roof, and
contain the following accommodation:—

No. 1.—Entrance Lobby, Sitting Room, Living Room, Back House, Wood
Store and 3 Bedrooms. Outside E.C. Covered Passage, Small
Barn and Piggery, Good Garden and Small Orchard.

No. 2.—Living Room, Back House, and 2 Bedrooms. Outside E.C. and
Piggery. Good Garden.

WATER SUPPLY FROM A WELL.

Numbered 437D on the Plan, and extending to an estimated area of about

1 Rood 5 Perches

No. 1 is let to Mr. G. Witcombe on a weekly tenancy, subject to two weeks' notice
to quit, at a rent of £4 1s. 0d. per annum.

No. 2 is let to Mr. F. Vining, with other lands, on a yearly Michaelmas tenancy,
the rent apportioned for the purposes of this sale being £4 per annum.

Tithe, Commuted Value, 2s. 1d. Apportioned Land Tax, 4/-.

The Timber Valuation is 15/-.

Mr. G. Witcombe claims the following Fixtures:—Grate, Furnace, and Rough
Sheds in orchard.

£115.

Mr W. E. Tucker Yeovil.

LOT 14.

(Coloured Red on Plan.)

The Centrally-Situated Business Premises, known as
"COMPTON SMITHY"

comprising:

SEMI-DETACHED DWELLING HOUSE

constructed of stone, brick and tile, containing:--Living Room, Back House, Scullery with Furnace and 2 Bedrooms. Outside E.C. and Fowl House.

Modern Stone & Tiled Blacksmith's Shop

divided into Workshop and Shoeing Place.

GOOD GARDEN and SMALL ORCHARD

in which is a useful **STORE HOUSE.**

WATER SUPPLY FROM A WELL ADJOINING.

Numbered 452c on the Plan and extending to an estimated area of about

1 Rood 23 Perches

Let to Mr. H. Gristock on a quarterly tenancy at a rent of £15 10s. 0d. per annum.

Tithe, Commuted Value, 1s. 9d. Apportioned Land Tax, 3/3.

The Tenant claims the following fixtures:--Trade Fixtures and Fittings in Shop, and 2 rough Piggeries.

NOTE:--This lot is sold subject to a right-of-way for all purposes from the highway, through and over the entrance roadway leading to the rear of the Cottage adjoining this lot on the South, and also to a right of footway from the said Cottage through and over the yard at the rear of the Blacksmith's Shop, as a means of access to the garden at the rear of the old Cottage adjoining this lot on the North, as heretofore respectively enjoyed by the occupier of the said first mentioned Cottage (Mr. J. Seal.)

£ 300 m^o J Wyck

LOT 15.

(Coloured Blue on Plan.)

WITH VACANT POSSESSION ON COMPLETION.

A Well-Built, Convenient

DETACHED STONE-BUILT COTTAGE

with tiled roof, occupying an advantageous position in Ham Lane, opposite the Village Pound and containing:--Sitting Room, Living Room, Back House and 3 Bedrooms. Outside E.C. and Piggery. Good Water Supply from a well.

LARGE PRODUCTIVE KITCHEN GARDEN.

Numbered 115F and 115G on the Plan, and extending to an estimated area of about

1 Rood 6 Perches

Now unoccupied and in hand. **Vacant Possession** will be given on completion of the purchase.

Tithe, Commuted Value, 2s. Apportioned Land Tax, 2/6.

£ 390 Mrs J Wyck m. a napper.

LOT 16.

(Coloured Yellow on Plan.)

A Soundly Equipped, Reputed CHOICE DAIRY FARM

KNOWN AS

“LOWER HAYES FARM”

A very level holding of character on the edge of the noted Somerton Moor, a short distance from the village of Dundon, comprising a

MODERN FARM HOUSE

erected about 1910 in masonry with slated roof, facing south overlooking the Moor, and containing the following conveniently arranged accommodation:— Entrance Passage, Drawing Room, Dining Room with oven range, Scullery with furnace and glazed sink, Larder, Dairy, 4 Good Bedrooms (2 with grates), and Boxroom. Outside Verandah and E.C.

Water Supply from a Pump and Well in the Scullery.

EXCELLENT KITCHEN GARDEN.

THE AGRICULTURAL BUILDINGS

are principally constructed of stone with tiled or slated roofs and comprise:— Trap House with loft over, Store House, Root House, 3-stall cart horse Stable, Cider Cellar, Open Shed, 2 Piggeries, Stalling for 17 with forebay and calf pen, 3-bay Implement House, Fowl House, 6-bay open Stall, Waggon House, stone floored Barn, Root House with loft over, and 2-bay Open Stall in No. 546.

Water Supply to the Buildings from a Pump and Well.

THE CHOICE DAIRY LAND

lies compactly round the homestead in convenient, well-watered enclosures, with a suitable proportion of easy working, productive arable in Short Drove, and a

THRIVING ORCHARD of about $2\frac{3}{4}$ Acres

NEAR THE HOMESTEAD,

containing a healthy selection of very thriving fruit trees.

LOT 16—continued.

There is a CAPITAL FORCE PUMP and DEEP WELL in No. 544 with supply piping to galvanized iron drinking trough.

This desirable farm of undoubted profit earning capacity extends to an area of

119a. 1r. 33p.

as shewn in the following Schedule.

SCHEDULE :

No. on Plan.	Name.	Description.	Tenant.	Area.		
				A.	R.	P.
PARISH OF COMPTON DUNDON.						
287	Sale Allotment	... Meadow ...	Mrs. S. Edwards	...	8	2 14
288	Hardys Mead	... Ditto ...	Ditto	...	3	2 35
321	Ditto	... Ditto ...	Ditto	...	3	2 15
343	Sale Allotment	... Arable ...	Ditto	...	9	2 39
540	Ditto	... Ditto ...	Ditto	...	7	0 19
541	Ditto	... Meadow ...	Ditto	...	7	0 22
542	Ditto	... Ditto ...	Ditto	...		2 36
543	Ditto	... Ditto ...	Ditto	...	7	3 14
544	Grist's Ground	... Ditto ...	Ditto	...	5	1 23
545	{ Lower Hayes Farm House, Buildings & Garden }	Buildings, etc.	Ditto	...	1	2 30
546	Higher Close	... Meadow ...	Ditto	...	1	3 10
548	Cow Plot	... Ditto ...	Ditto	...	3	1 28
549	Home Orchard	... Orchard ...	Ditto	...	2	2 33
547	Sale Allotment	... Meadow ...	Mr. C. R. Dibble	...	9	1 10
553	Broad Mead	... Ditto ...	Ditto	...	5	0 21
554	Ditto	... Ditto ...	Ditto	...	6	3 7
557	Summer Leys	... Ditto ...	Ditto	...	4	3 15
555	Broad Mead	... Ditto ...	Mr. F. Vining	...	1	3 10
188	Common in Sedgmoor	Ditto ...	Ditto	...	5	0 13
189	Ditto	... Arable ...	Mr. W. Napper	...	2	3 18
190	Ditto	... Ditto ...	Mrs. E. Wright	...	4	1 7
335	Ditto	... Ditto ...	Mr. W. White	...	5	1 26
336	Ditto	... Ditto ...	Ditto	...	5	2 8
337	Ditto	... Ditto ...	Ditto	...	4	3 20
				A. 119 1 33		

LOT 16—continued.

The following shews the Tenants and Rentals:—

Area.			Tenant.	Rental.			Remarks.
A.	R.	P.		£	s.	d.	
63	1	38	Mrs. S. Edwards	104	10	0	Appportioned.
26	0	13	Mr. C. R. Dibble	40	0	0	Ditto.
6	3	23	Mr. F. Vining	10	10	0	Ditto.
2	3	18	Mr. W. Napper	5	0	0	Ditto.
4	1	7	Mrs. E. Wright	8	0	0	Ditto.
15	3	14	Mr. W. White	17	0	0	Ditto.
A. 119 1 33				£185 0 0			

The above are all yearly Michaelmas tenants, holding other lands, the rents being appportioned for the purposes of this sale.

Tithe, Commuted Value, £24 8s. 5d. Appportioned Land Tax, £2 2s. 4d.

Landlord's Drainage Rates, £2 12s. 5d. The Timber Valuation is £118.

Mrs. S. Edwards claims the following Fixtures:—Pump in Yard, Cider Press, Milk Cooling Shelter in No. 544.

Mr W. E. Tucker Merrill.

£3,200

LOT 17.

(Coloured Green on Plan.)

A Very Desirable Residence and Land
adjoining the last lot, and known as

“UPPER HAYES FARM”

comprising a

SUPERIOR RESIDENCE

standing on an eminence and commanding good views. It is most substantially erected of stone with slated roof, and contains the following well-proportioned and conveniently-arranged interior accommodation:—Entrance Hall, Dining Room, Drawing Room, Kitchen, Larder, Pantry, Wash House, Underground Cellarage with Outside Entrance, Principal and Secondary Stairs, 4 good Bedrooms (2 with grates), Box Room, and Servant's Bedroom. Outside E.C.

WATER SUPPLY FROM A FORCE PUMP AND WELL.

GOOD GARDEN AND SMALL LAWN.

LOT 17—continued.

THE OUTBUILDINGS

consist of 2 Piggeries, 2-stall Stable, Trap House, Fodder Store, & Store House.

THE LAND

lies in a ring fence round the house, and consists of about 2½ acres of

MATURED ORCHARDS

well stocked with a choice selection of Fruit Trees, 13 acres of easy-working Arable, and the remainder excellent Meadow Land, with drinking trough in

No. 319A.

This compact property extends to an area of

41a. 2r. 4p.

as shewn under :

SCHEDULE.

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
PARISH OF COMPTON DUNDON.					
281	Longlands	Arable	13	0	28
289	Eastover	Meadow	11	0	7
290	Gore	Ditto	2	0	36
319	Broadmead	Ditto	3	1	28
319A	Home Field	Ditto	8	2	12
320	House, Buildings, and Garden	Buildings, etc.	0	2	11
550	Broadmead	Orchard	0	2	3
551	Near Orchard	Orchard	1	3	39
			A. 41 2 4		

Let to Mrs. S. Edwards, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £70 per annum.

Tithe, Commuted Value, £9 0s. 7d. The Timber Valuation is £72 10s. 0d.

The tenant claims the following Fixtures:—Thatched Open Shed and Cooking Range.

NOTE. A right-of-way for all usual purposes will be granted to the purchaser of this lot over No. 238A in Lot 18 as a means of access from Dundon Hayes Drove as indicated by the dotted lines on the plan.

£1,400. Mr J. Greenland. Glamorgan

LOT 18.

(Coloured Mauve on Plan).

A Compact and Very Attractive

Dairy & Sheep Farm

known as

DUNDON HAYES FARM,

situated at Dundon, in Dundon Hayes Drove, and comprising a

Comfortable Farm House

substantially erected of stone with tiled roof,

containing the following accommodation:—Living Room, Sitting Room, Dairy, Larder, Back Passage, Wash House, Coal Store, 3 Bedrooms (1 with grate), and Boxroom. Outside E.C.

EXCELLENT KITCHEN GARDEN

GOOD WATER SUPPLY from a Pump and Well, with Glazed Sink.

The Agricultural Buildings

are principally constructed of timber, stone and galvanized iron, and comprise: Waggon House, Trap House, Loose Box, 3-bay Open Stall, Stalling for 6 with forebay, Loose Box, 3-stall Cart Horse Stable, Calf House with forebay, Cider Cellar, stone-floored Barn, Chaff House, and 4 Piggeries. In No. 283 is a timber and galvanised iron open Stall.

THE PRODUCTIVE LAND

lies compactly round the homestead in convenient well-watered enclosures of Choice Meadow Land, sound Pasture and easy-working Arable with a detached portion in Middle Drove. There are

About $3\frac{1}{2}$ Acres of Matured Orchards

containing an excellent selection of prolific Fruit Trees in full bearing.

This easily-managed, profitable Holding extends to an area of

115a. Or. 14p.

as shewn overleaf:—

LOT 18—continued.

SCHEDULE :

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
PARISH OF SOMERTON.					
11	Common in Sedgmoor	Arable now Pasture	5	1	12
12	Ditto	Ditto Ditto	4	3	31
13	Ditto	Ditto Ditto	4	3	27
22	Ditto	Ditto Ditto	4	1	28
PARISH OF COMPTON DUNDON.					
78	Common in Sedgmoor	Pasture	3	0	39
84	Ditto	Arable	3	2	2
85	Ditto	Ditto	3	1	33
170	Part of West Hill	Pasture	5	0	20
171	Ditto	Ditto	1	3	37
172	House, Buildings, Orchard, &c.	Buildings, etc.	0	3	36
173	Garden,	Garden	0	1	12
174	Orchard	Orchard	1	0	17
176	Part of Poor Hill	Arable now Pasture	4	0	6
177	Hardys	Ditto Ditto	1	1	8
178	Orchard	Orchard	0	3	29
183	Poor Piece	Arable	2	3	33
184A	Ditto	Ditto	0	0	29
204	New Close	Ditto	4	0	34
205	Ditto	Ditto	5	1	39
206	Part of West Hill	Ditto now Pasture	3	2	6
207	Ditto	Pasture	8	3	35
209	Ditto	Arable now Pasture	7	1	29
282	New Close	Pasture	7	3	34
283	Coombs Dry Ground	Ditto	6	2	38
284	Dunsters Orchard	Ditto	0	2	17
285	Ditto	Orchard	1	0	29
283A	Hardys Common	Withy Bed	0	1	1
195E	Old Garden	Pasture	0	1	24
286	Hardys Common	Arable	9	3	7
342	Ditto	Ditto	9	3	2
			A. 115	0	14

Nos. 11, 12, 13 and 22 are let to Mr. R. Green on a yearly Michaelmas tenancy, at a rent of £18 per annum.

The remainder is let to the Representatives of the late Mr. M. Green on a similar tenancy at a rent of £141 2s. 0d. per annum.

Tithe, Commuted Value, £18 8s. 9d. Apportioned Land Tax, £2 17s. 0d.

Landlord's Drainage Rates, £4 3s. 5d.

The Timber Valuation is £28.

The Tenants claim the following fixtures:—Part of Chaff House, Fowl House, Grate, Furnace, and Garden Frame.

NOTE. This lot is sold subject to a right-of-way for all purposes, reserved to the Vendor and his assigns, over No. 238A, as a means of access to Lot 17 from Dundon Hayes Drove, as indicated by the dotted lines on the plan.

Mr. R. Green.

LOT 19.

(Coloured Brick Red on Plan.)

A Highly Desirable, Well Situated

COMPACT SMALL HOLDING

in a ring fence, intersected by Dundon Hayes Drove, on the edge of Compton, Dundon Moor, comprising a

PICTURESQUE DWELLING HOUSE

of stone, cob and thatch, containing:—Living Room, Back House, and 2 Bedrooms. Outside E.C.

LARGE PRODUCTIVE GARDEN.

Good Water Supply from a Well.

THE FARM BUILDINGS

comprise:—Store House with loft over, Cider Cellar, Piggery, Stabling for 2 horses, Chaff House, Barn, and 2-bay Cart House.

THE LAND

lies compactly round the homestead, and consists of choice old pasture of excellent deep feeding quality with about HALF-AN-ACRE of CAPITAL ORCHARD, containing a thriving selection of fruit trees, and 10 acres of easy-working Arable.

The total area extends to

19a. 3r. 6p.

as shewn under—

SCHEDULE:

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
PARISH OF COMPTON DUNDON.					
194	Common in Sedgmoor	Pasture	7	0	24
195A	Row Close	Ditto	0	0	36
195D	House, Buildings, Orchard, etc.	Buildings, etc.	0	2	36
199	Row Close	Pasture	0	2	26
200	Home Close	Ditto and Orchard	0	2	15
340	Common in Sedgmoor	Ditto now Arable	5	2	10
341	Ditto	Ditto Ditto	4	3	19
			A.	19	3 6

Nos. 194, 340 and 341 are let to Mr. W. Napper, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £34 per annum.

The remainder is let to Mrs. E. Wright, with other lands, on a similar tenancy, the rent apportioned for the purposes of this sale being £12 per annum.

Tithe, Commuted Value, £4 10s. 0d. AppORTIONED Land Tax, 14/11.
Landlord's Drainage Rates, £1 0s. 8d. The Timber Valuation is £8 10s. 0d.

Mrs. E. Wright claims the following fixtures:—Galvanised iron Shed in Rickyard
Fowl House, 3 Piggeries and Furnace Pan.

£600. Mr. E. Wright

LOT 20.

(Coloured Green on Plan.)

The adjoining Highly Desirable MIXED HOLDING,

KNOWN AS

“BARTLETTS FARM”

occupying a good situation on the edge of the Moor, and intersected by Dundon Hayes Drove. It comprises a

CONVENIENT FARM HOUSE

constructed of stone and cob, and roofed with tiles and thatch. It contains Sitting Room, Living Room, Larder, Dairy, Back House, Furnace House, 4 Bedrooms and 2 Box Rooms. Outside E.C. and Coal Store.

WATER SUPPLY FROM AN IRON PUMP & WELL, AND ANOTHER WELL IN THE GARDEN.

The Agricultural Buildings

are principally constructed of stone, timber and galvanized iron, and consist of:— Cider Cellar, 3 Piggeries, 2 two-bay Open Stalls, Chaff House, Calf House with forebay, Implement House, Stalling for 6 with forebay and calf pen, Barn with stone floor, 2-stall Stable and Loose Box, Waggon House, Cider House and Trap House.

THE PRODUCTIVE LAND

lies in a ring fence round the homestead, mostly in the well-known Compton Dundon Moor, and is divided into convenient well-watered enclosures of rich Meadow, sound Pasture, and productive easy-working Arable, with about an **Acre of well-stocked Orchards** containing an excellent selection of healthy Fruit Trees.

This highly-attractive Farm extends to a total area of

89a. 3r. 33p.

as shewn overleaf:—

LOT 20—continued.

SCHEDULE.

No. on Plan.	Name.	Description.	Tenant.	Area. A. R. P.
PARISH OF SOMERTON.				
43	Common in Sedgmoor	Arable now Pasture	Reps. late Mr. J. Wright	4 1 12
43A	Ditto	Ditto ditto	Ditto	4 1 16
44	Ditto	Ditto ditto	Ditto	4 1 16
46	Ditto	Ditto ditto	Ditto	4 1 24
PARISH OF COMPTON DUNDON.				
182	Rogers	Pasture	Mr. W. Napper	3 0 10
184	Ditto	Ditto	Ditto	1 1 12
185	Ditto	Orchard	Ditto	0 2 36
185A	Ditto	Ditto	Ditto	0 1 9
195C	Garden and Orchard	Garden & Orchard	Ditto	0 1 13
195B	House, Buildings, etc.	Buildings, etc.	Ditto	0 2 17
196	Orchard	Orchard	Ditto	0 2 32
197	Part of West Hill	Pasture and Garden	Ditto	4 3 0
198	Row Close	Arable now Pasture	Ditto	1 2 19
201	Ditto	Pasture	Ditto	1 3 30
202	Part of West Hill	Ditto	Ditto	1 1 26
203	Ditto	Arable	Ditto	5 3 15
192	Common in Sedgmoor	Pasture	Mr. S. J. Gooden	9 2 22
193	Ditto	Ditto	Ditto	5 0 3
322	Ditto	Arable now Pasture	Ditto	4 2 22
322A	Ditto	Arable	Ditto	8 0 4
323	Ditto	Ditto	Mr. W. White	9 3 14
339	Ditto	Ditto now Pasture	Ditto	12 3 1
A. 89 3 33				

The following shews the Tenants and Rentals:—

Area. A. R. P.	Tenant.	Rent. £ s. d.	Remarks.
17 1 28	Reps. late Mr. J. Wright	21 10 0	Appportioned.
22 2 19	Mr. W. Napper	54 0 0	Ditto.
27 1 11	Mr. S. J. Gooden	41 9 7	Ditto. Including present value of Tithe repayable to Landlord.
22 2 15	Mr. W. White	25 0 0	Ditto.
A. 89 3 33		£141 19 7	

The above are all yearly Michaelmas tenants, holding other lands, the rents being appportioned for the purposes of this sale.

Tithe, Commuted Value, £15 5s. 11d. Appportioned Land Tax, £2 7s. 8d.

Landlord's Drainage Rates, £4 1s. 8d. The Timber Valuation is £28.

Mr. W. Napper claims the following Fixtures:—2 Furnaces, Range and Cider Press.

Mr. C. R. Dibble

LOT 21.

(Coloured Pink on Plan)

A Most Attractive and Justly Reputed CHOICE DAIRY FARM

KNOWN AS

“ LOCKYERS FARM ”

occupying an advantageous situation in the village of Dundon, with detached portion abutting on the well known Middle Drove. It comprises a

COMMODIOUS FARM HOUSE

substantially erected of stone with thatched roof. It faces south and has a picturesque elevation with a stone mullioned oriel window, and contains the following ample interior accommodation :—Entrance Hall, Drawing Room, Dining Room, Kitchen, Dairy with water laid on, Back House, Principal and Secondary stairs, and 4 Good Bedrooms (1 with grate). Outside E.C.

LARGE PRODUCTIVE KITCHEN GARDEN.

AMPLE WATER SUPPLY from a force pump in the Back House with piping connection to the Dairy and a Trough in the Barton.

THE AGRICULTURAL BUILDINGS

are substantially erected, principally of stone with tiled or slated roofs, and consist of Stalling for 25 cows with forebays, 3 Piggeries, Implement House, Barn, Apple Loft, Cart House, Chaff House, Root Store, 2 Waggon Houses, Loose Pen, Potatoe Store, 3 Piggeries with Mixing House, Cider Cellar, and Cart Horse Stabling for 5 with loft over.

There is a drinking trough in the Barton fed by an excellent Spring.

THE DEEP FEEDING LAND

lies compactly round the homestead, principally in a ring fence, with a detached area of arable in the noted Middle Drove. It is divided into convenient closes of well watered meadow and pasture, and easy working fertile arable, with about

4½ ACRES OF THRIVING ORCHARDS

containing a full stock of excellent fruit trees of healthy vigorous growth, now in full bearing.

LOT 21—continued.

This choice farm of undoubted quality extends to an area of

162a. Or. 30p.

as detailed under:—

SCHEDULE :

No. on Plan.	Name.	Description.	Tenant.	Area.		
				A.	R.	P.
PARISH OF SOMERTON.						
17	Common in Sedgmoor	Arable now Pasture	Mr. E. J. Wright	7	1	12
18	Ditto	Ditto do.	Reps. late Mr. J. Wright	7	0	18
40	Ditto	Ditto, pt. now Pasture	Ditto	8	1	14
193	Broad Mead	Pasture	Mr. C. R. Dibble	8	0	16
194	Ditto	Ditto	Ditto	7	1	36
PARISH OF COMPTON DUNDON.						
327	Common in Sedgmoor	Arable	Mr. C. R. Dibble	5	1	6
216	Crates	Orchard	Ditto	1	0	7
217	Ditto	Pasture	Ditto	1	3	4
218	Ditto	Ditto	Ditto	1	1	16
219	Ditto	Orchard	Ditto	1	1	25
223	Ditto	Ditto	Ditto	1	3	24
Pt. 223A	{ House, Buildings, Garden, etc. }	Buildings, etc.	Ditto	1	0	32
271	Barges	Meadow	Ditto	3	0	18
272	Ten Acres	Arable now Pasture	Ditto	8	0	3
292	Summer Leaze	Ditto	Ditto	3	3	25
315	West Mead	Meadow	Ditto	2	1	15
316	Little Hams	Ditto	Ditto	1	1	36
317	West Mead	Ditto	Ditto	3	3	2
318	East Mead	Ditto	Ditto	4	1	32
561	Cow Bridge	Ditto	Ditto	4	2	21
562	Broadslades	Ditto	Ditto	6	3	31
567	Reeds	Ditto	Ditto	0	2	28
568	Ditto	Ditto	Ditto	0	1	18
569	Ditto	Ditto	Ditto	3	3	2
328	Common in Sedgmoor	Arable	Mr. S. G. Burt	5	0	29
329	Ditto	Ditto	Mr. R. R. Burt	5	2	2
330	Ditto	Ditto	Mr. W. White	5	2	30
334	Ditto	Ditto	Ditto	5	0	7
276	Fords	Ditto	Mr. F. Vining	3	0	9
277	Allotment	Pasture	Ditto	7	1	0
278	Emblettts	Arable	Ditto	7	3	23
293	Plumtrees	Arable now Pasture	Ditto	8	1	12
559	Ditto	Pasture	Ditto	1	0	6
279	Poor Piece	Ditto	Mrs. S. Edwards	7	2	24
291	Burts Allotment	Arable	Ditto	9	3	7

A. 162 0 30

LOT 21—continued.

The following shews the Tenants and Rentals.

A.	R.	P.	Tenants.	Rents.			Remarks.
				£	s.	d.	
7	1	12	Mr. E. J. Wright	14	10	0	Appportioned
15	1	32	Reps. late Mr. J. Wright	18	10	0	Ditto
72	3	37	Mr. C. R. Dibble	144	0	0	Ditto
5	0	29	Mr. S. G. Burt	10	0	0	Ditto
5	2	2	Mr. R. R. Burt	10	0	0	Ditto
10	2	37	Mr. W. White	12	0	0	Ditto
27	2	10	Mr. F. Vining	33	0	0	Ditto
17	1	31	Mrs. S. Edwards	17	0	0	Ditto
162 0 30				£259 0 0			

The above are all yearly Michaelmas tenants, holding other lands, the rents being apportioned for the purposes of this sale.

Tithe, Commuted Value, £22 17s. 10d.

Apportioned Land Tax £6 8s. 11d.

Landlord's Drainage Rates £4 0s. 3d.

The Timber Valuation is £73.

Mr. C. R. Dibble claims the following fixtures:—Furnace, 2 Slabs in Dairy, Furnace and Piping in Barn, Cider Press, Shafting and Pulley Wheels, and Timber and Thatch Shed.

LOT 22.

(Coloured Sepia on Plan.)

AN ATTRACTIVE, WELL-SITUATED
Dairy and Sheep Farm

known as

MIDDLE FARM,

occupying an advantageous position in the centre of the village of Dundon.
 It comprises an

LOT 22—continued.

Excellent Farm House

most substantially erected of stone, with slated roof, containing the following convenient interior accommodation:—Entrance Hall, Drawing Room, Kitchen, Back House, Back Kitchen, Dairy, Two Staircases, 4 Capital Bedrooms (2 with grates), Cheese Room, and Boxroom. Outside E.C.

EXCELLENT KITCHEN GARDEN

Ample Water Supply from a Well and Force Pump in the Back House.

The Farm Buildings

are principally constructed of stone with tiled or slated roofs, and consist of:—Cider House with Loft over part, Open Shed, 2 Piggeries, Waggon House, 7-bay Open Stall, Trap House, stone-floored Barn, Cider Cellar, Calves House, Loose Pen, 2-bay Open Cart House, 3-stall Stable with Loft over, Chaff House, Stalling for 8 cows with forebay and Calf Pen, and Hack Stable for 2 with Loft over.

DETACHED COTTAGE

situated opposite the Farm House, built of stone, cob and thatch, containing Entrance Passage, Kitchen, Back House, and 2 Bedrooms. Outside E.C. and Barn. **Good Water Supply from a Well.**

CAPITAL GARDEN.

The Productive Land

lies conveniently around the homestead and is divided into compact enclosures of excellent Meadow and sound Pasture, with a suitable proportion of deep, easy-working yielding Arable, and a detached area abutting on the famed Middle Drove.

There are also about

4 Acres of Choice Orchard Land

containing a good selection of Fruit Trees.
This profitable Holding of economical type extends to an area of

119a. 3r. 24p.

as shewn overleaf:—

LOT 22—continued.

SCHEDULE :

No. on Plan.	Name.	Description.	Tenant.	Area.		
				A.	R.	P.
PARISH OF COMPTON DUNDON.						
223B	House, Buildings, etc.	Buildings	Mr. F. Vining	0	2	25
222C	Old Orchard	Meadow	Ditto	0	3	29
221	The Court	Ditto	Ditto	2	0	20
220	Ditto	Ditto now Arable,	Ditto	4	0	13
149	Perhams	Orchard	Ditto	3	1	6
150	Perrys Close	Meadow	Ditto	3	0	4
156	Austins Close	Ditto	Ditto	1	1	31
158	Parks	Arable	Ditto	0	3	33
160	Perhams	Meadow	Ditto	1	3	18
164	Parks	Arable	Ditto	3	1	39
165	Vicarage	Ditto	Ditto	1	1	25
129 } 130 }	Allotment	Ditto	Ditto	6	1	36
245A } 131 }	Ditto	Pasture	Ditto	5	2	7
246	Seymours Close	Ditto	Ditto	2	1	27
71	Common in Sedgmoor	Arable	Ditto	6	0	31
72	Ditto	Ditto	Ditto	6	2	30
73	Ditto	Ditto	Reps. late Mr. G. Green	7	0	5
324	Ditto	Ditto now Pasture,	Ditto	7	0	0
222B	Cottage and Garden	Buildings, etc.	Mr. J. Matthews	0	0	34
157	Lane Piece	Arable now Pasture,	Mr. E. J. Wych	2	0	9
157A	Ditto	Orchard	Ditto	0	0	38
210	Part West Hill	Pasture	Mr. C. R. Dibble	10	2	8
211	Ditto	Ditto	Ditto	15	2	5
213	Halletts Piece	Arable	Ditto	3	2	2
214	Twelve Acres	Ditto	Ditto	7	1	26
215	Ditto	Ditto	Ditto	2	2	38
132	Vicarage	Orchard	Ditto	0	2	17
134B	Garden	Garden	Ditto	0	1	7
135	Vicarage	Meadow	Ditto	0	2	33
137	Cross	Ditto	Ditto	6	1	8
141	Sheep Croft	Ditto	Ditto	5	0	20

A. 119 3 24

The following shews the Tenants and Rentals:—

Area			Tenant.	Rent.			Remarks
A.	R.	P.		£	s.	d.	
50	2	14	Mr. F. Vining	93	10	0	Appportioned.
14	0	5	Reps. late Mr. G. Green	14	0	0	Ditto.
0	0	34	Mr. J. Matthews	4	0	0	Actual.
2	1	7	Mr. E. J. Wych	6	0	0	Appportioned.
52	3	4	Mr. C. R. Dibble	52	0	0	Ditto.

A.119 3 24

£169 10 0

Mr. J. Matthews is a weekly tenant, subject to 2 week's notice to quit, at a rent of £4 per annum. The remainder are all yearly Michaelmas tenants, holding other lands, the rents being appportioned for the purposes of this Sale.

Tithe, Commuted Value, £22 4s. 2d.

Appportioned Land Tax, £3 17s. 0d.

Landlord's Drainage Rates, £1 11s. 0d.

The Timber Valuation is £72.

Mr. F. Vining claims the following fixtures:—2 Grates, Ironing Stove, Shelving; Supply Piping, Tap, Cistern and Trough; Stone Slab and Piers; 2 Furnaces; Slate Slab; Hearth Plate and Cider Press.

Mr. J. Matthews claims the following fixtures:—Hearth Plate, Pigstye, E.C., Cart House.

Note. This Lot is sold subject to a Right-of way for all purposes reserved to the Vendor and his assigns from the highway known as Dundon Hayes Drove through and over the enclosures numbered 149 and 150, as a means of access to Lot 88 as indicated by the dotted line on the Plan.

This Lot is also sold subject to full and free rights of way for hauling, loading and removing timber from Lot 94 through, over and upon the enclosures numbered 131, 245a and 246 on the Plan, over a space of 30 yards in width measured from the boundary of Lot 94 and over the whole of the Western boundary of No. 131 to the extent of 30 yards in width.

6-0-30
6-2-30
12-3-20

Mrs E Pridmore £2,400

Afterwards Mr F Vining

LOT 23.

(Coloured Green on Plan.)

**A well-found, soundly-equipped, ring-fenced
DAIRY and SHEEP FARM**

known as

“COOKS FARM”

in the Village of Dundon, and intersected by the highway known as Peak Lane.
It comprises a

Picturesque Farm House

built of stone with thatched roof, containing Entrance Lobby, Sitting Room, Kitchen, Back House, Scullery, Dairy, 4 good Bedrooms (1 with grate), and Cheese Room. Outside E.C.

CAPITAL KITCHEN GARDEN

GOOD WATER SUPPLY FROM A PUMP AND WELL IN THE BACK HOUSE.

THE FARM BUILDINGS

are principally constructed of stone with thatched, tiled and galvanized iron roofs, and comprise:—Cider Cellar with loft over part, Cart House with loft, Chaff House, 2-bay Open Waggon House, 4-stall Stable with loose box and Harness Room with loft, Barn with stone floor, Implement House, 2 Piggeries, Stalling for 12 cows and Calf Pen with forebay, Calf House, and 4-bay Open Stall. In No. 295 is a useful loose Stall.

THE LAND

lies compactly round the house in a ring fence, and is divided up into convenient, well-watered, rich Meadows, sound Pastures and easy-working productive Arable, with a

WELL-STOCKED ORCHARD

of about **1½ Acres**, containing a selection of healthy, matured Fruit Trees.

This attractive Holding extends to an area of

103a. 1r. 5p.

as shewn overleaf:—