

**LOT 90.**

*(Coloured Blue on Plan.)*

**A very Choice Enclosure of Deep-feeding  
Rich Meadow Land**

**Known as "Pound Close,"**

of high accommodation value, situated near the Church at Dundon, with frontages to two hard roads. It is suitable for sub-division into two enclosures if desired.

Numbered 144 on the Plan, and extending to an area of

**2a. 2r. 6p.**

Let to the Representatives of the late Mr. J. Wright on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £5 5s. 0d. per annum.

Tithe, Commuted Value, 5/-.      Apportioned Land Tax, 1/5.

The Timber Valuation is £6 10s. 0d.

The Rough Shed is claimed by the Tenants.

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**LOT 91.**

*(Coloured Mauve on Plan.)*

**A Valuable Enclosure of Well-stocked  
Matured Orchard**

**KNOWN AS "STROUDS ORCHARD,"**

situated in the centre of the village of Dundon. It has a true accommodation value, and contains a selection of healthy Fruit Trees in full bearing.

Numbered 226 on the Plan, and extending to an area of

**1a. 0r. 8p.**

Let to the Representatives of the late Mr. T. Taylor, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £2 per annum.

Tithe, Commuted Value, 7/-.      Apportioned Land Tax, 7d.

The Timber Valuation is £4.

**LOT 92.**

*(Coloured Red on Plan.)*

**A SMALL PLOT OF VALUABLE  
Orchard Land**

situated opposite Cooks Farm House in the village of Dundon, containing a selection of healthy fruit trees in full bearing. Numbered 259 on the Plan and extending to an area of

**28 Perches**

Let to the Representatives of the late Mr. T. Taylor, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being 10/- per annum.

Tithe, Commuted Value, 9d.

Apportioned Land Tax, 2d.

The Timber Valuation is £1 10s. 0d.

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**LOT 93.**

*(Coloured Mauve on Plan.)*

**A VALUABLE CORNER ENCLOSURE OF  
Choice Old Pasture Land**

known as

**" FORDS "**

situated at Dundon in Hayes Lane, with frontages to two good hard roads. Standing thereon is a useful stone-built and thatched **Open Stall**. Numbered 314 on the Plan, and extending to an area of

**2a.      3r.      12p.**

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

Tithe, Commuted Value, 1/5.

Apportioned Land Tax, 3/10.

The Timber Valuation is £4.

**LOT 94.**

(Coloured Pink on Plan.)

A VALUABLE AREA OF  
**Woodland and Pasture Land**

occupying a commanding position midway between the villages of Compton and Dundon, known as

**"HILLWALL WOOD, DUNDON HILL AND DUNDON BEACON,"**

The Woodland contains a large quantity of clean grown Timber, principally Oaks, some of which are of large dimensions, and also about 2½ Acres of Scots Fir, while underlying the Pasture Land are believed to be

**VALUABLE BEDS OF STONE**

which could be economically and profitably worked.

Easy exit is provided by Rights-of-way over Lots 22 and 23, and by a hard road leading from Dundon Church past the Village School.

Rising steeply out of Sedgmoor to a height of 337 feet above sea level this lot is eminently suitable for the **Erection of a Gentleman's Residence**, which could be economically constructed from the local stone underlying the property, and which would command

**MOST MAGNIFICENT VIEWS**

over many miles of the surrounding picturesque country.

This lot is believed to have been the site of one of the Camps of the Early Britons, and excavations would doubtless reveal much of antiquarian interest.

The total area is

**33a. Or. 4p.**

as shewn in the following Schedule:—

**SCHEDULE.**

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
<b>PARISH OF COMPTON DUNDON.</b>					
241	Hill Close	Pasture	1	1	6
242	Ditto	Wood	1	3	3
244	Dundon Hill	Pasture	6	2	9
Pt. 245	Hillwall Wood	Wood	14	0	26
254	Dundon Hill	Pasture	6	2	34
255	Dundon Beacon	Wood	2	2	6
			<b>A. 33</b>	<b>0</b>	<b>4</b>

The whole of this lot is in hand, and **Vacant Possession may be had on completion of the purchase.**

Tithe, Commuted Value, £1 5s. 10d. Apportioned Land Tax, 16/-.  
The Timber Valuation is £211.

The Vendor has a full and free Right-of-way for hauling and removing Timber from Hillwall Wood through and over the enclosures numbered 238, 240 and 243 on the Plan, over a space 30 yards in width measured from the boundary of this Lot. The benefit of this right-of-way will be given to the purchaser of this Lot. The Purchaser will also be given two rights-of-way for all usual purposes from the highway known as Peak Lane through and over the enclosures Numbered 296 and 256 in Lot 23, as indicated by the dotted lines on the Plan. The Purchaser will further be given full and free rights-of-way for hauling, loading and removing timber from this Lot through, over and upon the enclosures in Lot 22, Numbered 131, 245a, and 246 on the Plan, over a space of 30 yards in width measured from the boundary of this Lot and over the whole of the Western boundary of No. 131 to the extent of 30 yards in width.

**LOT 95.**

*(Coloured Blue on Plan.)*

**A Fully Planted Thriving Plantation**

known as

**HAYES PLANTATION**

situated near Upper Hayes Farm at Dundon and abutting on Emblett Lane and Hayes Lane, which provide easy exits for felled timber.

This extremely valuable Woodland contains a fine lot of improving

**SCOTCH FIR, LARCH AND SPRUCE**

all of clean growth and fast approaching maturity.

Numbered 208 on the Plan, and extending to an area of

**9a. 1r. 19p.**

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

Tithe, Commuted Value, 16/6.

Apportioned Land Tax, 6/-.

The Timber Valuation is £338.

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**LOT 96.**

*(Coloured Light Brown on Plan.)*

An Exceptionally Choice Enclosure of

**Rich Meadow Land**

in the parish of Somerton, at Somerton Gate, but close to Lower Hayes Farm, with direct approach from the village of Dundon, by way of Hayes Lane Drove.

Numbered 192 on the Plan, and extending to an area of

**15a. 2r. 8p.**

**AMPLE WATER SUPPLY FROM THE MAIN RHYNE.**

Let to Mr. F. Vining, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £30 per annum.

Tithe, Commuted Value, £1 5s. 7d.

Apportioned Land Tax, 10/2.

Landlord's Drainage Rates, 5/-.

**LOT 97.**

*(Coloured Brick Red on Plan.)*

A Valuable Enclosure of

**FERTILE ARABLE LAND**

in the village of Dundon, at the junction of Short Drove and Dundon Hayes Drove, extending to an area of

**6a. 2r. 14p.**

**SCHEDULE :**

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
<b>PARISH OF COMPTON DUNDON.</b>					
187B	.... Common in Sedgmoor	.... Arable	3	1	5
187C	.... Ditto	.... Ditto	3	1	9
			<b>A.</b>	<b>6</b>	<b>2 14</b>

No. 187B is let to Mr. W. Napper, and No. 187C to Mrs. E. Wright, each with other lands, on yearly Michaelmas tenancies, the rents apportioned for the purposes of this Sale being £6 each per annum.

Tithe, Commuted Value, £2 15s. 11d.      Apportioned Land Tax, 3/11.  
Landlord's Drainage Rates, 13/-.

**LOT 98.**

*(Coloured Sepia on Plan.)*

The Adjoining Enclosure of

**Accommodation Meadow Land**

with a frontage to Dundon Hayes Drove and close to the village of Dundon. Numbered 179 on the Plan, and extending to an area of

**3a. 0r. 24p.**

**GOOD WATER SUPPLY.**

Let to Mr. W. Napper, as arable, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £6 per annum.

Tithe, Commuted Value, £1 8s. 0d.      Apportioned Land Tax, 1/10.  
Landlord's Drainage Rates, 7/1.

**LOT 99.**

*(Coloured Green on Plan.)*

**AN ENCLOSURE OF**

**Excellent Meadow Land**

with a frontage to Dundon Hayes Drove and close to the village of Dundon.  
Numbered 81 on the Plan, and extending to an area of

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

**AMPLE WATER SUPPLY.**

Let to Mr. W. Napper, as arable, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £7 10s. 0d. per annum.

Tithe, Commuted Value, £1 4s. 0d.

Apportioned Land Tax, 2/2.

Landlord's Drainage Rates, 7/4.

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**LOT 100.**

*(Coloured Light Brown on Plan.)*

**The Adjoining Enclosure of**

**Rich Meadow Land**

with a frontage to the noted Middle Drove. Numbered 80 on the Plan, and extending to an area of

**3a. 2r. 15p.**

**AMPLE WATER SUPPLY.**

Let to Mr. W. Napper, as arable, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £8 per annum.

Tithe, Commuted Value, 19/=-.

Apportioned Land Tax, 2/6.

Landlord's Drainage Rates, 7/1.

**LOT 101.**

*(Coloured Mauve on Plan.)*

**Four Enclosures of Capital**

# Accommodation Pasture & Arable Land

at Compton, with a frontage on two sides to Redland Lane, just off the main Somerton Road, extending in all to an area of

**13a. Or. 37p.**

**SCHEDULE :**

No. on Plan.	Name.	Description.	Area A. R. P.
<b>PARISH OF COMPTON DUNDON.</b>			
520	Redland	Pasture	6 1 1
520A	Do.	Do.	2 0 28
522	Do.	Arable	3 0 36
522A	Do.	Pasture	1 2 12
			<b>A. 13 0 37</b>

**Water Supply from a Pond.**

Let to Mr. J. Gooden, as arable, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £7 11s. 6d. per annum.

Tithe, Commuted Value, £1 3s. 4d.

Apportioned Land Tax, 2/6.

**LOT 102.**

*(Coloured Sepia on Plan.)*

**A Valuable Enclosure of Woodland, forming part of**

## Copley Wood

situated in the parish of Kingweston and approached by a Right-of-way over the adjoining properties as indicated on the Plan. Numbered 45 on the Plan, and extending to an area of

**8a. 3r. 16p.**

This wood contains a considerable quantity of young thriving oaks.

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

Tithe, Commuted Value, 5/0½.

Apportioned Land Tax, 2/-

The Timber Valuation is £44.

**LOT 103.**

*(Coloured Green on Plan.)*

**A SMALL PLOT OF  
Garden Ground**

at Hurcot in the Parish of Somerton. Numbered Pt. 703 on the Plan, and extending to an estimated area of about

**20 Perches.**

Let to Mr. W. Ayre, with other lands, on a yearly Lady-day tenancy, the rent apportioned for the purposes of this Sale being 5/- per annum.

Tithe, Commuted Value, 1/6. Apportioned Land Tax, 3d.

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**LOT 104.**

*(Coloured Mauve on Plan.)*

**AN EXCELLENT ENCLOSURE OF  
Choice Arable Land**

known as

**"HILL HEAD"**

situated at Hurcot in the Parish of Somerton, and approached from the Castle Cary Road by a short Right-of-way over the intervening land. Numbered 733 on the Plan, and extending to an area of

**7a. 2r. 19p.**

Let to Mr. W. Ayre, with other lands, on a yearly Lady-day tenancy, the rent apportioned for the purposes of this Sale being £5 15s. 0d. per annum.

Tithe, Commuted Value, £1 12s. 10d. Apportioned Land Tax, 7/9.

# THE SOMERTON ESTATE.

LOT 105.

*(Coloured Green on Plan.)*

— A COMPACT POPULAR-SIZE —

## SMALL HOLDING

Known as "WASPS NEST,"

Situated just off the Sutton Road at Somerton, and adjoining the G.W.Ry. It comprises a Stone and Thatched

### SMALL FARM HOUSE

Containing Sitting Room, Kitchen, Store Room and 2 Bedrooms. Outside E.C

WATER SUPPLY FROM A WELL.

Excellent Kitchen Garden. Thriving Orchard of nearly 4 Acres,

Well stocked with young and healthy Fruit Trees.

### THE AGRICULTURAL BUILDINGS

Comprise Stabling for 2, 2 Piggeries, and a detached Set of Buildings

Known as **St. CLEERS DAIRY,**

Comprising Two 5-bay Open Stalls, opening into walled bartons, and a roomy part-stone floored Barn.

**THE LAND** is principally Arable, of an easy-working nature, with **2 Closes of excellent Pasture.**

VALUABLE BEDS OF LIMESTONE

are believed to underlie this lot, which could be profitably developed on a large scale with direct connections to the G.W.Ry., which forms the Northern boundary.

This attractive Holding extends to an area of

**43a. 1r. 26p.**

as shewn overleaf:

**SCHEDULE.**

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
<b>PARISH OF SOMERTON.</b>					
943B	Scriver's Close ...	Arable ...	6	2	19
944	Wasps Nest ...	Cottage and Garden ...	0	1	15
946	Wasps Nest ...	Arable ...	2	2	12
947B	Goose Moor ...	Arable ...	2	3	3
948 } 948A }	St. Cleers Dairy ...	Buildings and Meadow ...	1	1	14
1003	Melbury ...	Arable ...	1	2	10
1004	Wasps Nest ...	Arable ...	2	0	36
1007	Allotment in S.W. Field...	Pasture ...	5	3	12
1008	Orchard ...	Orchard ...	3	3	27
1009A } 1009B }	Catcombe ...	Arable ...	10	1	16
1010A } 1010B }	Ditto ...	Pasture ...	5	2	34
921B	Hurds or Nutts Close ...	Arable ...	0	0	15
Pt. 1011	Plot ...	Ditto ...	0	0	13
			<b>A. 43</b>	<b>1</b>	<b>26</b>

Nos. 944, 946, 1003 and 1004 are let to Mr. Jabez Webber, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £14 per annum.

The remainder is let, with other lands, to Mr. J. P. Small **for one year only, expiring 29th September, 1921**, the rental apportioned for the purposes of this Sale being £36 per annum, and **Vacant Possession of this portion will be given on completion, or on 29th September, 1921.**

Notice to quit on 29th September, 1921, has been given to Mr. Jabez Webber.

Tithe, Commuted Value, £11 19s. 10d.

Apportioned Land Tax, £1 2s. 3d.

The Timber Valuation is £47.

Mr. Jabez Webber claims the following fixtures:—Furnace and Shed in garden, Roof to Stable, rough timber and galvanized iron Sheds.

Plots No. 1010A and 1010B are sold subject to the rights of the G.W.Ry. Co. as reserved by a Conveyance, dated 27th July, 1903, a copy of which may be inspected at the Offices of the Auctioneers 10 days prior to the Sale, and the Purchaser is to be deemed to have notice of all its contents. These rights comprise, *inter alia*, the full and free right and liberty for the Company to construct and use a tunnel through and under the Plots, and to erect and use telegraph poles and wires on and over the surface thereof. No mines and minerals must be worked under the said tunnel or within a distance of 20 yards from the side walls thereof.

**LOT 106.**

*(Coloured Brick Red on Plan.)*

A Compact and Highly Remunerative Type of

**SMALL HOLDING**

KNOWN AS

**“PARK FARM DAIRY,”**

Situated at Pitney and comprising a

**COMFORTABLE DWELLING HOUSE**

Of stone with tiled and thatched roof, containing :—Entrance Passage, Sitting Room, Kitchen, Dairy with Cheese Room over, Back House, Wash House with furnace, 4 Bedrooms (1 with grate). Outside E.C. Good Water Supply from a Pump and Well.

**PRODUCTIVE KITCHEN GARDEN.**

**THE FARM BUILDINGS**

Of stone, tile and galvanized iron, consist of :—Mixing House with loft over, Stalling for 7 cows, Stable for one, Trap House and Wood House.

**THE LAND**

Is all well-watered meadow compactly situated round the house.

LOT 106—continued.

This choice holding extends to an area of

**19a. 1r. 5p.**

as shewn under :—

**SCHEDULE.**

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
<b>PARISH OF PITNEY.</b>					
76	Home Field	Meadow	1	0	33
77	Park Farm Dairy	House, Buildings, etc.	0	1	3
<b>PARISH OF SOMERTON.</b>					
145	Horton Wells	Meadow	0	2	26
146	Do.	Do.	0	3	0
147	Do.	Do.	11	1	32
170	Home Field	Do.	4	3	31
			<b>A. 19 1 5</b>		

Let to Mr. C. T. Hill, with other lands, to 29th September, 1921, the rent apportioned for the purposes of this sale being £31 15s. 0d. per annum, and then, with other lands, **for one year only to 29th September, 1922.** The Rent apportioned for the latter period for the purposes of this sale being £39.

**Vacant Possession may be obtained on 29th September, 1922.**

Tithe, Commuted Value, £1 6s. 4d.

Annual Lords Rent, £1 (Parish of Pitney).

The Timber Valuation is £52.

The tenant claims the following fixtures :—Rough timber and thatch Stall, Stone Paving, galvanized iron Implement Shed, Netting Fencing to Garden.

**LOT 107.**

(Coloured Yellow on Plan.)

A Capital Stone-built  
**DWELLING-HOUSE**

— KNOWN AS —

**WEST WOOD HOUSE,**

Together with the thriving matured wood, known as

**“ WEST WOOD.”**

situated near Park Farm on the borders of the parish of Pitney.

The house, formerly 2 cottages, is now occupied as one dwelling and contains :— Entrance Lobby, Sitting Room, Kitchen, Back House, Pantry, 6 Bedrooms (2 with fireplaces). Outside E.C., Cider Cellar and Lean-to Store House.

**PRODUCTIVE KITCHEN GARDEN and TWO SMALL THRIVING ORCHARDS,** well stocked with Fruit Trees.

**“ WEST WOOD ”**

Contains a quantity of clean grown oaks, some of which are of large dimensions, the underwood is principally hazel and has been regularly cut on a ten years principle.

This property extends to a total area of

**40a. 1r. 26p.**

as shewn under :—

**SCHEDULE.**

No. on Plan.	Name.	Description.	Area. A. R. P.
<b>PARISH OF SOMERTON.</b>			
610	West Wood House	House, Garden, etc.	0 1 37
Pt. 611	Home Orchard	Orchard	0 0 34
Pt. 611	West Wood	Wood	39 1 4
647	Far Orchard	Orchard	0 1 31
			<b>A. 40 1 26</b>

Nos. 610, 647, and Pt. 611 (orchard) are let, with other lands, to Mr. Tom Hill on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £5 5s. 0d. per annum.

The Sporting Rights are let to H. G. Wedd, Esq., for the season ending 1st February, 1922, at a rent of £5 per annum, tenant paying Rates.

The remainder is in hand and possession of this may be had on completion.

Tithe, Commuted Value, £1 18s. 10d. Apportioned Land Tax, 15/5.  
The Timber Valuation is £761.

The tenant claims the following fixtures :—Timber and galvanized iron outbuildings and furnace.

**LOT 108.**

*(Coloured Red on Plan.)*

**A CENTRALLY-SITUATED WELL-BUILT  
DWELLING-HOUSE**

Occupying a valuable Corner Site, opposite the Unicorn Hotel, in the main thoroughfare of Somerton, and suitable for conversion into business premises. Constructed of stone, with tiled roof, the dwelling contains:—Entrance Lobby, Sitting Room, Kitchen, Pantry, Wash-house with furnace, 3 good Bedrooms (1 with fireplace). Outside E.C.

Water Supply from the Council Mains.

**Walled Kitchen Garden**

With a capital selection of Fruit Trees.

Timber-built and galvanized iron Store Shed.

Numbered 586E on the Plan, and extending in all to an area of about

**1 Rood.**

Let to Mrs. Ellen Clarke on a weekly tenancy, subject as provided in the agreement to 2 weeks' notice to quit, at a rent of £10 per annum.

Tithe, Commuted Value, 2d.

Apportioned Land Tax, 2/8.

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**LOT 109.**

*(Coloured Brick Red on Plan.)*

**A SALE ALLOTMENT IN SOMERTON MOOR** being

**CHOICE OLD PASTURE**

with a frontage to River Drove and bounded by the River Cary. Nod. 163 on the Plan, and extending to an area of

**8a. 3r. 4p.**

Let to Mr. C. Best, with other lands, for one year only to 29th September, 1921, the rent apportioned for the purposes of this Sale being £12 per annum. Vacant Possession will be given on completion, or on 29th September, 1921.

Tithe, Commuted Value, 14/10.

Apportioned Land Tax, 6/-.

**LOT 110.**

*(Coloured Green on Plan.)*

**A SALE ALLOTMENT IN SOMERTON MOOR being  
RICH MEADOW LAND**

adjoining the last lot and bounded by the River Cary. Nod. 136 on the Plan,  
and extending to an area of

**13a. 2r. 15p.**

Let to Mr. C. Best, with other lands, for one year only to 29th September, 1921, the rent apportioned for the purposes of this Sale being £17 per annum. Vacant Possession will be given on completion, or on 29th September, 1921.

Tithe, Commuted Value, £1 3s. 2d. Apportioned Land Tax, 8/6.

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**LOT 111.**

*(Coloured Brick Red on Plan.)*

**THE ADJOINING SALE ALLOTMENT IN SOMERTON MOOR of  
CAPITAL MEADOW LAND**

bounded by the River Cary. Nod. 141 on the Plan and extending to an area of

**12a. 0r. 2p.**

Let to Mr. C. Best, with other lands, for one year only to 29th September, 1921, the rent apportioned for the purposes of this Sale being £15 per annum. Vacant Possession will be given on completion, or on 29th September, 1921.

Tithe, Commuted Value, £1 0s. 2d. Apportioned Land Tax, 7/6.

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**LOT 112.**

*(Coloured Sepia on Plan.)*

**AN ALLOTMENT IN SOMERTON MOOR OF  
FERTILE ARABLE LAND**

Opposite the last lot, with frontages to River Drove and Walton Drove. Numbered 114 on the Plan, extending to an area of

**7a. 2r. 22p.**

Let to Mr. Alfred Davey, with other lands, for one year only to 29th September, 1921, the rent apportioned for the purposes of this Sale being £16 5s. 0d. per annum. Vacant Possession will be given on completion, or on 29th September, 1921.

Tithe, Commuted Value, 12/11. Apportioned Land Tax, 7/-.

Landlord's Drainage Rates 4/7.

**LOT 113.**

*(Coloured Blue on Plan.)*

**TWO COMMONS IN SOMERTON MOOR OF**

**ARABLE LAND**

With a frontage to River Drove, Nod. 135 on the Plan, and extending to an area of

**6a. 3r. 19p.**

Let to Mr. J. P. Small, with other lands, for one year only, expiring **29th September, 1921**, the rent apportioned for the purposes of this sale being £9 per annum. **Vacant Possession will be given on completion, or on 29th September, 1921.**

Tithe, Commuted Value, 11/5. Apportioned Land Tax 4/2.

Landlord's Drainage Rates 13/4.

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**LOT 114.**

*(Coloured Yellow on Plan.)*

**THE ADJOINING ALLOTMENT IN SOMERTON MOOR OF**

**PASTURE LAND**

With a frontage to River Drove, Nod. 134 on the Plan, and extending to an area of

**3a. 1r. 8p.**

Let to Mr. Alfred Davey, with other Lands, for one year only to **29th September, 1921**, the rent apportioned for the purposes of this sale being £6 15s. 0d. per annum. **Vacant Possession will be given on completion, or on 29th September, 1921.**

Tithe, Commuted Value, 5/6. Apportioned Land Tax 2/7

Landlord's Drainage Rates, 6/4.

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**LOT 115.**

*(Coloured Sepia on Plan.)*

**A Common in Somerton Moor of**

**ARABLE LAND**

with a frontage to River Drove. Nod. 318 on the Plan and extending to an area of

**2a. 3r. 20p.**

Let to Mr. E. H. Canvin, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £4 per annum.

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, 4s. 10d.

Apportioned Land Tax 3s.

Landlord's Drainage Rates 6s. 4d.

**LOT 116.**

*(Coloured Mauve on Plan.)*

**Two-and-a-Half Commons in Somerton Moor of**

**Pasture Land**

Fronting Redlake Drove, Nod. 95 on the Plan, and extending to an area of

**9a. 3r. 19p.**

Let to Mr. H. Weech (as arable), with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £8 per annum.

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, 13/6.      Apportioned Land Tax, 3/10.

Landlord's Drainage Rates, £1 0s. 4d.

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**LOT 117.**

*(Coloured Sepia on Plan.)*

**The adjoining 2½ Commons in Somerton Moor of**

**Pasture Land**

Fronting Redlake Drove, Nod. 180 on the Plan, and extending to an area of

**9a. 3r. 10p.**

Let to Mr. H. Weech (as arable), with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £8 per annum.

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, 15/-.      Apportioned Land Tax, 3/10.

Landlord's Drainage Rates, 15/10.

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**LOT 118.**

*(Coloured Mauve on Plan.)*

**One Common in Somerton Moor of**

**Pasture Land**

Fronting Redlake Drove, Nod. 229 on the Plan, and extending to an area of

**3a. 1r. 2p.**

Let to Mr. H. Weech (as arable), with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £3 per annum.

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, 4/8.      Apportioned Land Tax 1/7.

Landlord's Drainage Rates 6/11.

**LOT 119.**

*(Coloured Green on Plan.)*

**The adjoining Common in Somerton Moor of**

**Arable Land**

Fronting Liver Moor Drove, Nod. 227 on the Plan, and extending to an area of

**3a. Or. 31p.**

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

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, 5/2.                      Apportioned Land Tax 1/1.

Landlord's Drainage Rates 12/-.

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**LOT 120.**

*(Coloured Mauve on Plan.)*

**The adjoining Two Commons in Somerton Moor of**

**Arable Land**

Fronting Liver Moor Drove, Nod. 242 and 242A on the Plan, and extending to an area of

**5a. 3r. 36p.**

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

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, 10/2.                      Apportioned Land Tax 2/8.

Landlord's Drainage Rates 11/9.

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**LOT 121.**

*(Coloured Green on Plan.)*

**Three Commons in Somerton Moor of**

**Pasture Land**

with frontages to Pitney Straight Drove and Walton Drove, near Pitney Stert Bridge. Numbered 112 on the Plan, and extending to an area of

**8a. 1r. 30p.**

Let to Mr. C. T. Hill (as arable), with other lands, to 29th September, 1921, the rent apportioned for the purposes of this Sale being £12 per annum, and then, with other lands, **for One year only, to 29th September, 1922**, the rent apportioned for the latter period for the purposes of this Sale being £15. **Vacant Possession may be obtained on 29th September, 1922.**

Tithe, Commuted Value, 13/5.

**LOT 122.**

*(Coloured Green on Plan.)*

**One Common in Somerton Moor of**

**Pasture Land**

fronting on to Walton Drove. Nod. 55 on the Plan, and extending to an area of

**5a. 1r. 32p.**

Let to Mr. J. Cossins (as arable), with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £5 10s. 0d. per annum.

Tithe, Commuted Value, 6/8. Landlord's Drainage Rates, 4/7.

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**LOT 123.**

*(Coloured Mauve on Plan.)*

**The adjoining Common in Somerton Moor of**

**Pasture Land**

fronting on to Walton Drove. No. 54 on the Plan and extending to an area of

**5a. 0r. 30p.**

Let to Mr. J. Cossins (as arable), with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £5 10s. 0d. per annum.

Tithe, Commuted Value, 6/10. Landlord's Drainage Rates, 4/7.

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**LOT 124.**

*(Coloured Green on Plan.)*

**One Common in Somerton Moor of**

**Pasture Land**

fronting on to Peddles Barn Drove. Nod. 71 on the Plan, and extending to an area of

**4a. 3r. 14p.**

Let to Mr. J. Barnard (as arable), with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £4 per annum.

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, 6/9.

Apportioned Land Tax, 1/8. Landlord's Drainage Rates, 7/7.

**LOT 125.**

*(Coloured Red on Plan.)*

**The Adjoining Common in Somerton Moor of  
Pasture Land**

fronting on to Peddles Barn Drove. Numbered 69 on the Plan, and extending to an area of

**4a. 2r. 18p.**

Let to Mr. J. Barnard (as arable), with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £4 per annum.

**Notice to quit on 29th September, 1921, has been given.**

Tithe, Commuted Value, 6/9.

Apportioned Land Tax, 1/8. Landlord's Drainage Rates, 6/10.

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**LOT 126.**

*(Coloured Blue on Plan.)*

**One Common in Somerton Moor of  
Pasture Land**

fronting Peddles Barn Drove, Nod. 49 on the Plan, and extending to an area of

**6a. 2r. 27p.**

Let to Mr. C. Best, with other lands, for one year only to 29th September, 1921, the rent apportioned for the purposes of this sale being £8 per annum.

**Vacant Possession will be given on completion, or on 29th September, 1921.**

Tithe Commuted Value, 8/8.

Apportioned Land Tax, 3/2. Landlord's Drainage Rates, 11/-.

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**LOT 127.**

*(Coloured Sepia on Plan.)*

**One Common in Somerton Moor of  
Pasture Land**

fronting Peddles Barn Drove, Nod. 42 on the Plan, and extending to an area of

**6a. 0r. 21p.**

Let to Mr. C. Best, with other lands, for one year only to 29th September, 1921, the rent apportioned for the purposes of this sale being £7 10s. 0d. per annum. **Vacant Possession will be given on completion, or on 29th September, 1921.**

Tithe, Commuted Value, 7/11½.

Apportioned Land Tax, 3/- Landlord's Drainage Rates, 10/-.

**LOT 128.**

*(Coloured Yellow on Plan.)*

**The adjoining Allotment in Somerton Moor of**

**Pasture Land**

fronting Peddles Barn Drove, Nod. 41 on the Plan, and extending to an area of

**5a. Or. 17p.**

Let to Mr. J. Barnard (as arable), with other Lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £5 per annum.

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, 6/5½.

Apportioned Land Tax, 2/1.

Landlord's Drainage Rates, 8/-.

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**LOT 129.**

*(Coloured Mauve on Plan.)*

**The adjoining Allotment in Somerton Moor of**

**Pasture Land**

fronting on to Peddles Barn Drove, Nod. 39 on the Plan, and extending to an area of

**5a. Or. 24p.**

Let to Mr. J. Barnard (as arable), with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £5 per annum.

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, 6/6½.

Apportioned Land Tax, 2/1.

Landlord's Drainage Rates, 7/11.

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**LOT 130.**

*(Coloured Mauve on Plan.)*

**A Valuable Enclosure of**

**Choice Arable Land**

in Northfield and close to the town of Somerton, Nod. 476 on the Plan, and extending to an area of

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

Let to Mr. Alfred Davey, with other lands, for 1 year only to 29th September, 1921, the rent apportioned for the purposes of this sale being £4 per annum. **Vacant Possession will be given on completion, or on 29th September, 1921.**

Tithe, Commuted Value, 8/9.

Apportioned Land Tax, 2/-.

LOT 131.

(Coloured Mauve on Plan.)

Two Choice Enclosures of

**FERTILE ARABLE LAND**

with a frontage to the Etsome Hill Road, extending to an area of

**27a. 2r. 17p.**

as shewn under :—

**SCHEDULE:**

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No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
<b>PARISH OF SOMERTON.</b>					
450	Brockle	Arable	15	0	25
388	Ditto	Ditto	12	1	32
			<b>A. 27</b>	<b>2</b>	<b>17</b>

---

Let to Mr. J. S. Nutt, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £25 per annum.

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, £7 2s. 10d.

Apportioned Land Tax, 13/6.

This lot is sold subject to a Right-of-way reserved for all purposes in favour of the Vendor and his successors in title, as shewn over part of this Lot by the dotted lines on the Plan between the points C, D and E.

**LOT 132.**

*(Coloured Sepia on Plan.)*

**A HIGHLY VALUABLE CORNER ENCLOSURE OF  
Productive Arable Land**

with a frontage to the Langport Road and just outside the town of Somerton. Nod. 580 on the Plan, and known as "**WATER SLADES**," and extending to an area of

**7a. 1r. 28p.**

Let to Mr. Alfred Davey, with other lands, for one year only to **29th September, 1921**, the rent apportioned for the purposes of this Sale being £6 per annum. **Vacant possession will be given on completion, or on 29th September, 1921.**

Tithe, Commuted Value, £2 7s. 3d.

Land Tax, 2/6.

**LOT 133.**

*(Coloured Green on Plan.)*

**THE ADJOINING TWO ENCLOSURES OF  
Fertile Arable Land**

fronting on to the Langport Road and extending to an area of

**8a. 3r. 38p.**

as shewn under:

**SCHEDULE:**

No. on Plan.	Name.	Description.	Area		
			A.	R.	P.
<b>PARISH OF SOMERTON.</b>					
851	Water Slades	Arable	4	3	30
576	Do.	Do.	4	0	8
			<b>A. 8</b>	<b>3</b>	<b>38</b>

Let to Mr. Alfred Davey, with other lands, for one year only to **29th September, 1921**, the rent apportioned for the purposes of this Sale being £7 per annum. **Vacant Possession will be given on completion, or on 29th September, 1921.**

Tithe, Commuted Value, £2 10s. 1d.

**LOT 134.**

*(Coloured Brick Red on Plan.)*

**THE TWO ADJOINING ENCLOSURES OF**  
**Choice Arable Land**

on the Langport Road. Extending to an area of

**15a. 1r. 1p.**

as shewn under :

**SCHEDULE**

---

No. on Plan.	Name.	Description.	Area		
			A.	R.	P.
<b>PARISH OF SOMERTON.</b>					
849	Langport Way ....	.... Arable ....	.... 3	0	16
577	Fudges Allotment ....	.... Do. ....	.... 12	0	25
			<b>A. 15</b>	<b>1</b>	<b>1</b>

---

Let to Mr. H. Weech, with other lands, on a yearly Lady-day tenancy, the rent apportioned for the purposes of this Sale being £12 per annum.

Notice to quit on 25th March, 1922, has been given.

Tithe, Commuted Value, £3 18s. 0d.

Apportioned Land Tax, 7/9.

**LOT 135.**

(Coloured Mauve on Plan.)

**A Capital Enclosure of  
Productive Arable Land  
and One of  
CLEARED WOODLAND**

with frontage to the Langport Road, and approached by a Right-of-way from Somertonfield Road. Extending in all to an area of

**48a. Or. 7p.**

as shewn under :

**SCHEDULE:**

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
<b>PARISH OF SOMERTON.</b>					
579	Somerton Hill	Arable	34	0	32
579B	Do.	Do.	4	2	14
579A	Do.	Do.	3	0	2
848	Somerton Hill Plantation	Wood	6	0	39
			<b>A. 48 0 7</b>		

No. 848, is in hand, and possession of this may be had on completion.

The Sporting Rights over the whole are let to the Rev. A. R. Biddle, with sporting over other lands, for the season ending 1st February, 1922, the rent apportioned for the purposes of this sale being £2 8s. 0d. per annum, tenant paying rates.

The remainder is let, with other lands, to Mr. Joseph Laver, who has agreed in writing to give up **Vacant Possession on 29th September, 1921**, the rent apportioned for the purposes of this sale being £11 15s. 0d. per annum.

Tithe, Commuted Value, £7 5s. 3d.      Apportioned Land Tax, 10/1.

**A Right-of-way for all usual purposes will be given to the Purchaser of this Lot over the adjoining Enclosure, as shewn by the dotted lines between the points F and G on the Plan.**

**LOT 136.**

(Coloured Brick Red on Plan.)

A VERY VALUABLE

# THRIVING PLANTATION

principally containing LARCH TREES, and a small plot of ARABLE,

situated on the Langport Road and extending to an area of

**20a. 1r. 17p.**

as shewn under :

## SCHEDULE:

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No. on Plan.	Description.	Area.		
		A.	R.	P.
<b>PARISH OF SOMERTON.</b>				
835	Somerton Hill Plantation ....	....	19	1 13
835A	Arable ....	....	1	0 4
			<hr/>	
			<b>A.</b>	<b>20 1 17</b>

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No. 835A is let to Mr. H. Hunt on a yearly Michaelmas tenancy, determinable by the terms of the agreement by one quarter's notice, at a rent of £1 per annum.

No. 835 is in hand, and possession of this may be had on completion.

The Sporting Rights over the whole are let to the Rev. A. R. Biddle, with sporting over other lands, for the season ending 1st February, 1922, the rent apportioned for the purposes of this sale being £2 9s. 3d. per annum, tenant paying rates.

Tithe, Commuted Value, £1 12s. 10d.

Apportioned Land Tax, 5/6.

**The Valuable growing Timber is included in the purchase.**

**LOT 137.**

(Coloured Light Brown on Plan.)

**Two Enclosures of**  
**Productive Arable Land**

in the parish of Somerton, fronting on to the Langport Road, extending in all to an area of

**32a. 1r. 2p.**

as shewn under:—

**SCHEDULE:**

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No. on Plan.	Name.	Description.	Area.						
			A.	R.	P.				
<b>PARISH OF SOMERTON.</b>									
933	....	Somerton Hill	Arable	....	....	21	1	2	
934	....	Do.	Do.	....	....	11	0	0	
						<b>A.</b>	<b>32</b>	<b>1</b>	<b>2</b>

---

Let, with other lands, to Mr. Joseph Laver, who has agreed in writing to give up **Vacant Possession on 29th September, 1921**, the rent apportioned for the purposes of this sale being £15 per annum.

The Sporting Rights are let to the Rev. A. R. Biddle, with sporting over other lands, for the season ending 1st February, 1922, the rent apportioned for the purposes of this sale being £1 12s. 3d. per annum, tenant paying rates.

Tithe, Commuted Value, £6 17s. 1d.

Apportioned Land Tax, 10/-.

**LOT 138.**

*(Coloured Brick Red on Plan.)*

**The adjoining Enclosure of**

**FERTILE ARABLE LAND**

with a frontage to the Langport Road, Nod. 932 on the Plan, and extending to an area of

**13a. 3r. 9p.**

Let to Mr. W. Fevin, with other lands, on a yearly Lady-day tenancy, the rent apportioned for the purposes of this Sale being £5 per annum.

Notice to quit on 25th March, 1922, has been given.

The Sporting Rights are let to the Rev. A. R. Biddle, with Sporting over other lands, for the season ending 1st February, 1922, the rent apportioned for the purposes of this Sale being 13/9 per annum, tenant paying rates.

Tithe, Commuted Value, £3 6s. 5d.      Apportioned Land Tax, 2/6.

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**LOT 139.**

*(Coloured Sepia on Plan)*

**The adjoining Enclosure of**

**PRODUCTIVE ARABLE LAND**

with a frontage to the Langport Road, Nod. 931 on the Plan, and extending to an area of

**17a. 0r. 26p.**

Let to Mr. W. Fevin, with other lands, on a yearly Lady-day tenancy, the rent apportioned for the purposes of this Sale being £7 per annum.

Notice to quit on 25th March, 1922, has been given.

The Sporting Rights are let to the Rev. A. R. Biddle, with Sporting over other lands, for the season ending 1st February, 1922, the rent apportioned for the purposes of this Sale being 17/3 per annum, tenant paying rates.

Tithe, Commuted Value, £3 12s. 5d.      Apportioned Land Tax, 3/4.

The Timber Valuation is £2 10s. 0d.

**LOT 140.**

*(Coloured Mauve on Plan.)*

**An Enclosure of Fertile Arable Land**

BEING

**Somerton Allotment Gardens**

Having a frontage to Little Moors Furlong, close to the Langport Road, Nod. 854  
on the Plan, and extending to an area of

**10a. 1r. 14p.**

Let to various tenants on yearly Michaelmas tenancies, subject by the terms  
of the agreements to one quarter's notice, at total rents amounting to £21 per  
annum.

Tithe, Commuted Value, £2 16s. 6d.      Apportioned Land Tax, 11/8.

The Timber Valuation is £3.

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**LOT 141.**

*(Coloured Yellow on Plan.)*

**A very Valuable and Thriving**

**MATURED ORCHARD**

Known as "**WATERSLADES**," situated close to the town of Somerton.  
Numbered 511 on the Plan, and extending to an area of

**2a. 0r. 26p.**

This enclosure contains a capital selection of healthy Fruit Trees in full bearing.

Let to Mr. H. Weech, with other lands, on a yearly Lady-day tenancy,  
the rent apportioned for the purposes of this sale being £3 per annum.

Notice to quit on 25th March, 1922, has been given.

Tithe, Commuted Value, 12/9.      Apportioned Land Tax, 2/11.

**LOT 142.**

*(Coloured Mauve on Plan.)*

**A Valuable Corner Enclosure of**

**FERTILE ARABLE LAND**

With frontage to Somertonfield Road, known as "**BANCOMBE**," Nod. 513 on the Plan, and extending to an area of

**6a. Or. 17p.**

Let to Mr. O. F. Scriven, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this sale being £8 per annum.

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, 9/1.

Apportioned Land Tax 3/6.

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**LOT 143.**

*(Coloured Yellow on Plan.)*

**An Enclosure of**

**FERTILE ARABLE LAND**

With frontages to Bancombe Hill Lane and Somertonfield Road, Nod. Pt. 487 on the Plan, and extending to an area of

**3a. 1r. 14p.**

Let to Mr. Edward Hooper, **for one year only to 29th September, 1921**, at a rent of £4 per annum. **Vacant Possession will be given on completion, or on 29th September, 1921.**

Tithe, Commuted Value, 18/5.

The Timber Valuation is £1 10s. 0d.

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**LOT 144.**

*(Coloured Pink on Plan.)*

**A VALUABLE ENCLOSURE OF**

**PRODUCTIVE ARABLE LAND**

with frontage to Watts Quarry Lane, Nod. 1320 on the Plan, and extending to an area of

**13a. 3r. 1p.**

Let, with other lands, to Mrs. E. M. Culliford, who has agreed in writing to give **Vacant Possession on 29th September, 1922**, the rent apportioned for the purposes of this sale being £10 per annum.

Tithe, Commuted Value, £1 2s. 4d.

**LOT 145.**

(Coloured Green on Plan.)

**A Highly Valuable Block of**  
**ACCOMMODATION LAND**

COMPRISING:

**Fertile Arable and well-watered Meadow,  
with Range of Agricultural Buildings,**

KNOWN AS

**"NEW BARN."**

Intersected by the main road from Long Sutton to Yeovil.

The Buildings are constructed of stone and tile, and consist of stone-floored roomy Barn, 3 Loose Pens, 3-bay Open Shed, and range of Open Sheds with forebay, which could easily be converted into Stalling for Dairy purposes. Two Walled Bartons.

**Excellent Water Supply from a running Stream.**

The total area extending to

**65a. 3r. 31p.**

as shewn under:

**SCHEDULE:**

No. on Plan.	Name.	Description.	Area.		
			A.	R.	P.
<b>PARISH OF SOMERTON.</b>					
1278	Adjoining London Road	Arable	10	1	11
1280	New Barn	Meadow	6	2	24
1281	New Barn Buildings	Buildings, etc.	0	1	18
1316	Lainslade	Arable	11	1	12
1336	South Field	Do.	8	1	9
1337	Lainslade	Do.	7	3	7
1338	Do.	Do.	10	2	0
1332	Knole Hill Plantation	Wood	10	2	30
			<b>A.</b>	<b>65</b>	<b>3 31</b>

No. 1332 is in hand, and possession of this may be had on completion.

The remainder is let, with other lands, to Mrs. E. M. Culliford, who has agreed in writing to give **Vacant Possession on 29th September, 1922**, the rent apportioned for the purposes of this sale being £40 13s. 0d. per annum.

Tithe, Commuted Value, £11 12s. 2d.      Apportioned Land Tax, 2/9.

The Timber Valuation is £134.

**LOT 146.**

*(Coloured Yellow on Plan.)*

**Five Enclosures of Choice**

**ACCOMMODATION LAND**

— WITH —

**Range of Farm Buildings**

known as **APPLEDORE BARN**, and adjoining the last lot.

The Buildings are constructed of stone, tile and galvanized iron, and comprise :—  
2-bay open Stall, Cow Stall for 4, Large Barn, And 3-bay Open Implement  
Shed and Walled Barton.

The total area being

**50a. 3r. 31p.**

as shewn under:—

**SCHEDULE.**

No. on Plan.	Name.	Description.	Area		
			A.	R.	P.
<b>PARISH OF SOMERTON.</b>					
1339	Barnard's Close	Arable	9	1	18
1340	South Field	Do.	13	1	20
1342	Appledore Barn	Buildings, etc.	0	2	6
1343	Appledores	Meadow	3	2	26
1345	Do.	Arable	11	1	19
1346	Lainslade	Pasture	12	2	22
			<b>A.</b>	<b>50</b>	<b>3 31</b>

No. 1346 is in hand, and possession of this may be had on completion.

The remainder is let to Mr. J. Bryant, with other lands, on a yearly Michaelmas tenancy, the rent apportioned for the purposes of this Sale being £24 per annum.

Notice to quit on 29th September, 1921, has been given.

Tithe, Commuted Value, £11 3s. 7d.      Apportioned Land Tax, 3/8.

The Timber Valuation is £16.

## Conditions of Sale.

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1. The highest bidder for each lot shall be the Purchaser, and if any dispute arise as to any bidding the lot shall be put up again at the last undisputed bidding. There will be a reserve price for each lot and the Vendor or his Agent shall be at liberty to bid. The amount of the advance of each bidding shall be regulated by the Auctioneer, and no bidding shall be retracted. The Vendor reserves the right to alter the order of the lots and to put up any lot or lots separately or together in any combination and also to withdraw any lot from sale at any time before it has been knocked down without declaring the reserve price.

2. The Timber shall be taken by the Purchaser of each lot and paid for at the amount (if any) stated in the particulars and shall be deemed a part of the purchase money.

3. All questions arising under the Agreements, Custom of the Country, Agricultural Holdings Acts, or Agriculture Act, 1920, for Improvements, Dilapidations, Claims, Counter Claims, or otherwise on the several lots shall be settled by the Auctioneers on behalf of the Vendor or his successors in title.

4. Each Purchaser shall immediately after the sale pay to the Auctioneers a deposit of £10 per cent. on the amount of his purchase money (including timber) and sign an Agreement in the form subjoined and shall pay the residue of his purchase money on the 29th day of September next at the Office of Messrs. Fladgate and Co., of 18 and 19, Pall Mall, London, S.W.1., the Vendor's Solicitors, at which time and place the Purchase shall be completed.

5. The rents and profits or possession of each lot will be received or retained and the outgoings (other than those payable by the Tenant of such lot) discharged by the Vendor up to the 14th day of September next, as from which day all such outgoings as aforesaid shall be discharged by and the rents and profits or possession shall belong to the Purchaser, and the rents and profits and such outgoings as aforesaid shall if necessary be apportioned for the purpose of this provision, but the Purchaser shall not be let into the actual possession or receipt of the rents and profits until the completion of the Purchase, and the Purchaser shall on completion pay to the Vendor any arrears of rents and his (the Vendor's) proportion of the current rents less his (the Vendor's) proportion of such of the outgoings aforesaid as may be then current. If from any cause whatever other than wilful default of the Vendor the Purchase of any lot shall not be completed on or before the 14th day of September next, the Purchaser shall pay to the Vendor interest on the balance of the Purchase money at the rate of 6 per cent. per annum from that day until the completion of the Purchase or the Vendor shall have the option of taking the rents and profits (less such outgoings as aforesaid) up to the actual day of completion in lieu of interest as aforesaid, and the Purchaser shall not be entitled to any compensation for the Vendor's delay or otherwise but this stipulation is without prejudice to the Vendor's rights under any other of these conditions.

6. Any insurance against fire subsisting on the buildings on any lot shall from the time of sale be for the benefit of the Purchaser, subject to the rights of the Tenant and the consent of the Office, and any other necessary party or parties, and to the Purchase being completed and the Purchaser shall pay a proportionate part of any premium not payable by the Tenant for the unexpired term of the insurance, but the Vendor shall not be bound to keep up or renew any insurance.

7. Each lot shall as to any damage by fire, tempest, or other inevitable accident arising after the sale be at the risk of the Purchaser and no claim shall be made against the Vendor for any deterioration or damage from whatever cause unless occasioned by his wilful neglect or default.

8. In case at any time after the sale and before the completion of the Purchase any requirement or demand shall be made by the Local Authority in respect of any lot or of the forming, paving, sewerage, or draining of the roads, streets, ways, footpaths or passages adjoining any lot, the Purchaser shall on the completion of the Purchase repay to the Vendor the amount (if any) expended by him in complying with such requirement or demand, and in case any such requirement or demand shall not have been complied with before the completion of the Purchase the Purchaser shall indemnify the Vendor in respect thereof, but the Vendor or his Agent shall upon receiving notice of any such requirement inform the Purchaser thereof and subject to the terms of any Agreement for Tenancy or any Lease give him the option of complying therewith in lieu of the Vendor and shall not expend any money for that purpose unless the Purchaser shall have refused or neglected to comply therewith.

9. The property is sold subject to all chief, quit and other rents and outgoings and to all manorial rights and incidents of tenure, rights of way, water, light, drainage, and other easements, and to all rights in the nature of easements (if any) either affecting the same or now or heretofore used or enjoyed in respect of any property of the Vendor and comprised in the present Sale and to all rights of adjacent owners and to any liability to repair or contribute to the repair of roads, ways, passages, bridges, dykes, sewers, drains, gutters, fences, and other like matters and (without prejudice to and so as not to affect the provisions contained in the Third Condition) subject also to the existing tenancies and all allowances to and claims for compensation of every kind and other rights of the Tenants thereunder or by the Custom of the Country, or by virtue of any statute, and the Purchaser shall not require any rents or outgoings to be apportioned or call for any evidence not in the Vendor's possession as to the origin or creation of any such outgoings, easements, or rights as aforesaid. The respective Purchasers shall be deemed to have full notice of the contents of all Tenancy Agreements or Leases (notwithstanding any partial or incomplete statement of the Terms of the Tenancies or Leases in the Particulars or these Conditions or any inaccuracy in any such statement) and of the state of the property as to repairs, insurance, party walls, fences, party fences, hedges, ditches, and all other matters. In any case in which the Vendor has no Counterpart of the Lease or Agreement of Tenancy or there is no written Agreement the Purchaser shall be satisfied with such evidence of the terms of the tenancy as the Vendor may be able to deduce.

10. Each Purchaser shall admit the identity of the lot purchased by him with that comprised in the muniments upon the evidence afforded by a comparison of the descriptions in the Particulars and muniments (if any.)

11. The expense attending the stamping of any unstamped or insufficiently stamped document executed before the 17th day of May, 1888, shall be borne by the Purchaser who shall desire such expense to be incurred.

12. On payment of the balance of his Purchase Money each Purchaser shall be entitled to a proper Assurance of the lot or lots purchased by him from the Vendor and all other necessary parties (if any), such Assurance and every other instrument and act which shall be required by any Purchaser for getting in or releasing any outstanding estate, right or interest, or for completing the Vendor's title or for any other purpose shall be prepared, made and done by and at the expense of the Purchaser, and the engrossment of every such Assurance and instrument shall be left not less than 21 days before the said 14th day of September next, at the Office aforesaid for execution by the Vendor and other conveying parties (if any.)

13. Such of the lots as are sold subject to rights of way, rights or easements of water and drainage or other things, shall be conveyed to the Purchasers thereof respectively in fee simple to the use that the Purchasers of the other lots aforesaid, or the Vendor (as the case may require) shall have the said rights and subject thereto to the use of the Purchasers thereof respectively in fee simple.

The Purchaser of each of such lots respectively shall (if so required) give to the Purchasers of each of such other lots respectively or to the Vendor (as the case may require) a separate Acknowledgment of his right to the production of the Conveyance and an Undertaking for the safe custody thereof, and such Acknowledgment and Undertaking shall be prepared by the party to whom it is to be delivered, but shall be executed free of expense to him. No Purchaser of any of such other lots shall be entitled to an express grant of any such rights, easements, or other things by separate instrument but he shall be satisfied with the said Acknowledgment and Undertaking.

14. Within 10 days after the delivery of the Abstract, each Purchaser shall furnish to the Solicitors of the Vendor a statement in writing of his requisitions and objections arising on the Abstract, Particulars, and Conditions, and within 4 days after the delivery of the Vendor's replies to the Purchaser's requisitions and objections (if any) the Purchaser shall furnish to the Solicitors of the Vendor a Statement in writing of his further requisitions and objections (if any) arising on such replies, and every requisition or objection not so stated shall be considered as waived and for the purpose of any objection or requisition an abstract shall be deemed perfect if it supply the information suggesting the same although otherwise defective, and if no requisition or objection is so stated the title shall be considered as accepted and in these respects time shall be deemed of the essence of the Contract, and if any Purchaser shall make and insist on any objection or requisition either as to title, Conveyance, or any other matter appearing in the Abstract, Particulars, or Conditions, or otherwise, which the Vendor shall be unable or unwilling to remove or comply with, the Vendor shall (notwithstanding any previous negotiation or litigation or attempts to remove or comply with the same) be at liberty on giving to the Purchaser not less than 7 days notice in writing to annul the sale, in which case unless the objection or requisition shall have been in the meantime withdrawn the sale shall at the expiration of the notice be annulled, the Purchaser being in that event entitled to a return of the deposit but without interest, costs, or compensation, and thereupon the Contract and Abstract and all documents delivered by either party to the other shall be returned.

15. The property is believed and shall be taken to be correctly described as to quantity and otherwise, and any error, mis-statement, or omission in the Particulars or Plan shall not annul the sale or be a ground for any abatement or compensation on either side.

16. Every Purchaser shall be satisfied with such roads and rights-of-way to the property purchased by him as at present exist, and that without requiring any evidence of the grant or right of user thereof, and each lot is sold subject to all rights-of-way both public and private affecting the same and to all rights-of-way over occupation roads and otherwise, rights of drainage and other rights in the nature of easements which have been heretofore exercised in respect of other parts of the property, notwithstanding that by reason of unity of ownership no easements may have been acquired in respect of such rights.

17. Any dispute or difference arising between any Purchaser and the Vendor or between any two or more of the Purchasers on any matter arising out of the Particulars or Plan shall be left wholly to the determination of a member of the said firm of R. B. Taylor and Sons, who shall also decide how the costs of such reference shall be borne and his decision shall be binding on all parties.

18. The Purchaser shall in every case be satisfied with and accept as sufficient the statement in the Particulars as to the amount of any land tax, tithe, tithe rent charge, quit rent, or apportioned part thereof, or other outgoing to which the property or lot, or part of a lot is now subject or is for the purpose of the present sale to be taken as subject and shall not make any objection on the ground of any land tax, tithe, tithe rent charge, or other outgoing not being now or not having been on a former occasion legally apportioned or require the same to be apportioned, or any indemnity against any part thereof which ought to be borne by other property. The respective Purchasers shall also be satisfied with the arrangements made by the Particulars for the apportionment of the rents payable by the Tenants in the case of the properties held by one Tenant being separated into two or more lots, or parts of lots, and shall not require the consent of the Tenants to such apportionment or make any requisition in respect thereof, and in particular the Purchasers shall accept every such apportionment for the purposes of the ascertainment of the amount payable to the Vendor on the completion of the purchase.

19. Muniments of title in the possession of the Vendor relating to any of the property now offered for sale and also to other property of the Vendor will be retained by him. Muniments (other than documents of record) relating exclusively to any of the property offered for sale will, if relating to one lot only, or to several lots, to be conveyed to the same Purchaser, be delivered to the Purchaser of such lot or lots, but if not so relating will be retained by the Vendor who will if required give to any Purchaser whose title will be affected by such muniments a statutory acknowledgment of the right to production and delivery of copies and undertaking for safe custody thereof, and also of any other muniments, the possession of which is retained by the Vendor.

20. The Vendor shall not be required to give or procure from any person or persons any covenant for the production of any documents of title not in the possession of the Vendor or any statutory acknowledgment or undertaking in reference thereto, but the Purchaser shall rely on his equitable right (if any) to production.

21. The Vendor shall not be required to distinguish the parts of any lot that may be held under different titles.

22. The property comprised in these Particulars forms part of the Family Estates of the Earl of Ilchester and has been in the possession of the family for upwards of 50 years. It was included in the Settlement of the Family Estates made in the year 1860, and under the limitations of that Deed, in the events which have happened it passed to the Right Honorable Giles Stephen Holland, Earl of Ilchester, on the death of his father the Right Honorable Henry Edward, Earl of Ilchester, as tenant in tail in possession. With the exception of so much of the property comprised in the Particulars as is referred to in the next Condition, the Abstract shall commence with a Deed dated the 8th day of December, 1905, made between the said Giles Stephen Holland, Earl of Ilchester, of the one part, and William Francis Fladgate of the other part, whereby the Earl disentailed the said premises, and every Purchaser shall assume that the property passed by the said Deed of the 8th December, 1905, and was duly disentailed thereby, and shall not require the production of or investigate or make any requisitions in respect of the prior title whether appearing by recital or otherwise.

23. Certain portions of the property comprised in these Particulars form part of the Manor of Somerton Rectory, in the County of Somerset, which was leased by an Indenture dated 20th October, 1858, by the Dean and Chapter of Bristol to The Right Honorable Lord Digby and Sir E. C. Kerrison as Trustees under the Will of The Right Honorable Henry Stephen Fox-Strangways, 3rd Earl of Ilchester. This lease, together with

certain Copyhold Grants of the lands comprised in it, became the absolute property of the Vendor as part of the Family Estates. The freehold of the premises comprised in the said Lease has recently been granted by the Ecclesiastical Commissioners for England unto and to the use of the Vendor in fee simple. Every Purchaser shall assume that by the joint operation of the Lease, the Copyhold Grants and the said Conveyance, the Freehold of such premises is absolutely vested in the Vendor, his heirs, and assigns in fee simple, and every Purchaser shall without further or other evidence accept the title as disclosed by the said Conveyance without enquiring into or requiring production of the earlier title, or any other deeds or documents. The Vendor shall not be required to identify the portions of the property which were comprised in the said Conveyance by the Ecclesiastical Commissioners.

24. The property described in the Particulars was with other property of very great value charged with the payment of a Jointure Rent Charge of £1,600 per annum in favour of The Right Honorable Mary Eleanor Anne, Countess Dowager of Ilchester, and a term of 300 years in the same properties was vested in Trustees for securing the due payment of the said Jointure Rent Charge. By a Deed dated the 19th day of March, 1909, the Countess Dowager of Ilchester released the greater part of the property comprised in these Particulars, and by a further Deed dated the 20th day of May, 1920, she released all other parts of the Compton Dúndon and Somerton Estates. Every Purchaser shall accept such releases as sufficient, and no Purchaser shall require any further releases or the concurrence of the Trustees or the Trustees of the said term.

25. Each Purchaser shall immediately after the Sale pay the following sums to the Auctioneers for selling, and a like fee to the Vendor's Solicitors for the Contract, viz. :— One guinea for every £100 of his purchase money of each lot up to £1000, and half-a-guinea for every £100 beyond the first £1,000 (a fractional part of £100 to be considered for this purpose as £100).

26. The Vendor reserves to himself the absolute right at any time after the signature of the Contract, but before completion, to give notice to any of the tenants of the lands if he shall think fit so to do. The property is sold subject to the various tenancy agreements affecting the same, and where any Lot comprises all the land demised by any such Agreement the Vendor will on the request of the Purchaser of such Lot give notice to quit to the Tenant of such Lot on the Purchaser indemnifying the Vendor against any claim for compensation or other payment under the Tenancy Agreement or under any Statute or otherwise howsoever and against all liability, costs, damages, actions, expenses, claims and demands for which he may become liable for by reason or in consequence of having given such notice or otherwise. Without prejudice to the right above reserved to the Vendor to determine any tenancy he thinks fit, he will, in cases where the Lot forms part only of a larger holding, give notice to quit on the Purchaser obtaining the consent in writing of the Purchasers of all the other Lots forming all the remaining part of such holding, and on their jointly and severally agreeing to indemnify the Vendor as aforesaid.

27. All notices to quit mentioned in the Particulars of Sale are subject to existing Statutory enactments.

28. Should the Purchaser of any lot neglect or fail to comply with any of these Conditions his deposit money shall be forfeited to the Vendor, who may with or without notice resell such lot without previously tendering a Conveyance to the Defaulter at this sale, and any re-sale may be made by public auction or private contract at such time or times subject to such Conditions and in such manner generally as the Vendor shall think fit, and if thereby the Vendor shall incur a loss or losses by reason of diminution in price, or expenses incurred, or both after taking into account the deposit, the defaulter at this sale shall pay to the Vendor on demand the amount of such loss or losses as liquidated damages, and on any such re-sale the property may be bought in, and all expenses consequent on an unsuccessful attempt to resell shall be forthwith paid to the Vendor by the Defaulter at this sale.



# Memorandum of Agreement.

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It is hereby agreed between Messrs. R. B. Taylor & Sons, as Agents for  
The Right Honorable Giles Stephen Holland, Sixth Earl of Ilchester, and

of

that at the Sale by

Auction this 26th day of July, 1921, of the property described in these  
Particulars, the said

was the highest bidder for and has become the Purchaser of Lot \_\_\_\_\_ described  
in these Particulars for the sum of £ \_\_\_\_\_ and that he has

paid to the said R. B. Taylor & Sons, the sum of £ \_\_\_\_\_  
as a deposit and in part payment of the purchase money and £ \_\_\_\_\_

for Auction and Contract fees, and that these Particulars and Conditions shall  
be taken as the terms of Agreement for the said sale and purchase.

As Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 1921.

Purchase Money	.....	£	:	:	:
Timber	.....	£	:	:	:
Total	.....	£	:	:	:
Deposit	.....	£	:	:	:
Balance	.....	£	:	:	:
Deposit	.....	£	:	:	:
Auctioneers' and Contract fees	.....	£	:	:	:
Total paid this day	.....	£	:	:	:

6d. Stamp

Abstract of Title to be sent to:—

