

PARHAM HALL ESTATE

SUFFOLK

1921



PARHAM OLD HALL



Solicitors :

Messrs. MELLOR & Co.,
12, Wigmore Street,
Cavendish Square,
London, W. 1.

Auctioneers :

MOORE, GARRARD & SON,
Hoxne, near Diss, & Eye,
Suffolk.

THE PARHAM HALL ESTATE, SUFFOLK.



Particulars with Plan and Conditions of Sale

Of the very Charming and Desirable

Residential, Sporting & Agricultural Estate

OF ABOUT

1323A. 2R. 0P.

Situated in the Parishes of Parham and Framlingham, about 4 miles from Wickham Market Station on the Great Eastern Main Line (2½ hours from London), and 17 miles from the County Town of Ipswich, comprising

PARHAM HALL WITH VACANT POSSESSION

an up-to-date Mansion, substantially-built in the Grecian Style, standing in nice Grounds, with Stabling, small Farmery, and Cottages, together with several PADDOCKS AND ORNAMENTAL WOODLANDS with charming walks through the same, the whole comprising about 41a. 0r. 14p. The Historical Moated Residence, formerly the Seat of the Uffords and the Willoughbys, known as

PARHAM OLD HALL

with ample Ranges of Agricultural Buildings, and forming a very nice small Residential Estate of about 254a. 1r. 22p.; together with

SEVEN CAPITAL FARMS

with good Houses, ample Premises and Cottages, all in a high state of cultivation, viz.:

	a.	r.	p.		a.	r.	p.
The Church Farm, Parham	-	-	67 3 20	Manor Farm, Framlingham	-	-	111 0 27
Parham House Farm, with 58 Acres of Woodlands	-	-	245 0 15	The Home Farm, North Green, Parham	-	-	160 0 5
Edwards' Farm, Framlingham	-	-	183 3 10	The Little Green Farm, Parham	-	-	66 1 38
				The Elm, or Green Farm, North Green	-	-	92 2 24

Also very convenient SMALL HOLDINGS AND ALLOTMENTS; several Enclosures of well-watered ACCOMMODATION MEADOWS adjoining the Main Road from Framlingham to Hacheston, and well-built COTTAGE PROPERTIES well situated in and on the outskirts of the Village of Parham;

WHICH

MOORE, GARRARD & SON

Are favoured with instructions from Captain H. C. Corrance to Sell by Auction
At the Crown and Anchor Hotel, Ipswich,
On TUESDAY, JULY 19th, 1921,

At 2.30 o'clock in the afternoon.

Illustrated Particulars, with Plan and Conditions of Sale, may be obtained of the Auctioneers, Hoxne near Diss, and Eye; or of the Solicitors:—

MESSRS. MELLOR & CO.,

12, Wigmore Street, Cavendish Square, London, W. 1.

Parham Hall Estate.

Lot.	Description.	Area.		
		A.	R.	P.
1	PARHAM HALL	41	0	14
2	PARHAM OLD HALL	254	1	22
3	CHURCH FARM, Parham	67	2	20
4	RACHEL'S WOOD	9	2	33
5	LAND adjoining Parham Vicarage	0	2	12
6	THREE MEADOWS on the Hacheston Road	7	2	22
7	MEADOW opposite the Willoughby Arms, Parham	5	1	8
8	PITT'S MEADOW, Parham	2	3	18
9	ALLOTMENT adjoining Parham Parish Room	0	1	38
10	TIMBER YARD and STORE YARD at Parham	0	1	11
11	THREE COTTAGES near Parham Church	0	0	27
12	COTTAGE adjoining Parham Churchyard	0	1	16
13	DOUBLE COTTAGE on the Silverlace Green Road	0	0	25
14	TWO MEADOWS on the Framlingham Road, Parham	9	1	5
15	COTTAGE on the Framlingham Road	0	2	8
16	TWO MEADOWS and PLANTATION on the Framlingham Road	9	2	6
17	TWO MEADOWS adjoining	10	2	36
18	COTTAGE on the Framlingham Road	0	1	14
19	PARHAM HOUSE FARM	245	0	15
20	EDWARDS' FARM, Framlingham	183	3	10
21	MANOR FARM, Framlingham	111	0	27
22	HOME FARM, North Green, Parham	160	0	5
23	LITTLE GREEN FARM, North Green	66	1	38
24	ELM or GREEN FARM, North Green	92	2	24
25	SMALL HOLDING and ALLOTMENTS at North Green	38	0	27
26	STREET COTTAGE, North Green Road, Parham	0	1	29
27	SMALL HOLDING between the Mill and North Greens	1	2	12
28	COTTAGE near Lot 27	0	1	2
29	ACCOMMODATION MEADOWS at Parham	2	2	36

A. 1323 2 0

General Remarks.

The various Lots included in these Particulars of Sale are all situated adjacent to each other, and form a very desirable Small Estate, as first to be offered as whole, and if not so disposed of, then as lotted.

The Estate is situated within a very short distance of the Rail, and within easy distance of good Market Towns and the County Town of Ipswich.

From a residential point of view it is hard, at the present time, to beat Parham Hall (which will be sold with Possession upon Completion), being substantially built and of quite moderate dimensions. It is most beautifully situated, facing the South, and with the Woods on the East side it forms a most charming Home within about nine miles of the Coast.

The Sporting Rights have been let on an Annual Tenancy to two different Tenants, who have added the same to the remainder of their respective Shoots, so no record of the Game killed on this particular Estate has been kept; but the late Mr. Corrance was a fine Sportsman, and with only one Keeper and a help used to show a wonderful head of game. The Big Wood and others (comprising an area of 94 acres) being so well situated on the Estate, it has great capabilities for Sport.

There is an excellent Pack of Harriers close by, and two of the most noted Golf Links, at Woodbridge and Aldeburgh, lie within a short distance.

Parham Old Hall (Lot 2), the great antique feature of the Estate, is one of the finest examples of the Elizabethan period, in a good state of preservation; and with this is a very fine Farm with a large proportion of excellent Pastures.

There are seven other nice Farms, and a lot of small Lots, all let to excellent Tenants.

The price for the Growing Timber is quite nominal, and the present slump in the trade has been taken into consideration in valuing the same.

Parham Hall is sold subject to the Right of the Vendors to hold a Sale of the Furniture and Effects upon the Property.

Particulars.



The Parham Hall Estate, Suffolk,

forming a most desirable

Residential Sporting and Agricultural Estate

of about

1323a. 2r. 0p.

situated in the Parishes of Parham and Framlingham, about 4 miles from Wickham Market Station on the Great Eastern Main Line (2½ hours from London), and 17 miles from the County Town of Ipswich, comprising :—A very attractive and exceedingly well built

MANSION

(with VACANT POSSESSION)

in the Grecian style, occupying a charming position on the outskirts of the Village of Parham, and known as

“*PARHAM HALL,*”

with most convenient accommodation, containing :—

FINE ENTRANCE HALL,

FOUR SPACIOUS RECEPTION ROOMS,

BILLIARD ROOM,

FIFTEEN GOOD BEDROOMS, BOUDOIR, AND BACHELOR'S ROOM

AMPLE DOMESTIC ACCOMMODATION, NICELY RETIRED.

The Gardens and Grounds

are tastefully set out, and inexpensive to maintain, with walled-in Kitchen Garden and Forcing Garden, and small **RANGE OF GLASS HOUSES.**

The Stabling

is substantially built and conveniently arranged, and situated at a suitable distance from the Mansion is a **SMALL FARMERY**; together with Gardeners' and Coachman's

Cottages with Gardens

several convenient **PADDOCKS** and **MEADOWS**, and about **10 ACRES OF PLANTATIONS**, with charming walks through the same, the whole containing an area of about

41a. 0r. 14p.

The Historical Moated Residence, formerly the Seat of the Uffords and Willoughbys, known as

“PARHAM OLD HALL,”

with ample Ranges of Agricultural Buildings, and forming a very nice Small Residential Estate of about

254a. 1r. 22p.

Together with

SEVEN CAPITAL FARMS

with good Houses, ample Premises, Cottages, etc., all in a high state of cultivation, viz. :—

	A.	R.	P.	
The Church Farm, Parham	67	2	20	—————
✓ Parham House Farm, with 58 acres of Woodlands	245	0	15	—————
Edwards's Farm, Framlingham	183	3	10	—————
The Manor Farm, Framlingham	111	0	27	1925
The Home Farm, North Green, Parham	160	0	5	2000
The Little Green Farm, Parham	66	1	38	—————
The Elm or Green Farm, North Green	92	2	24	1000

Also very convenient

Small Holdings and Allotments

several Enclosures of well-watered

Accommodation Meadows

adjoining the Main Road from Framlingham to Hacheston; and well-built

Cottage Properties

situated in and on the outskirts of the Village of Parham.

The Tenure (with the exception of about 87½ acres of Copyhold Tenure) is FREEHOLD. (Certain portions sold as Freehold were formerly Copyhold, but have since been enfranchised. These have been indicated as far as possible in the Conditions of Sale.)

OUTGOINGS :

	£	s.	d.
Framlingham Tithe Rentcharge, commuted value	83	17	3
Hacheston Tithe Rentcharge, commuted value	15	0	
Parham Improprate Tithe Rentcharge, commuted value	19	9	1
Parham Vicarial Tithe Rentcharge, commuted value	74	11	11
Fee Farm Rent	1	10	2
Free Rents, payable to the Manor of Framlingham	1	19	5
Quit Rents payable to the Manor of Framlingham	2	18	9
Warner's Charity	8	13	4

Land Tax, as assessed.

NOTE :—*In addition to the Purchase-money the Purchaser will also have to pay the sum of £1,300 for the GROWING TIMBER.*

THE ESTATE

will first be offered for sale as a whole, and if not so disposed of it will then be offered in the several Lots as herein fully described.

Lot 1.

The very attractive

Residential Property

occupying a most charming position within half a mile of Parham Railway Station, known as

“*PARHAM HALL,*”

comprising an up-to-date Mansion standing in nice Grounds, with Stabling, Small Farmery, and Cottages, together with several Paddocks, and Ornamental Woodlands, the whole comprising an area of about

4la. 0r. 14p.

THE MANSION

which is most substantially built of White Brick with Ornamental Frieze, and Slated Roof, is a very fine specimen of the Grecian style of architecture, standing on a commanding eminence, with charming views over the surrounding well-wooded countryside. It is approached by a Carriage Drive from the Road, and is most conveniently arranged.

A fine Entrance Hall, 30 ft. 6 ins. by 18 ft., with polished Oak Floor, leads to a Suite of handsome and lofty

RECEPTION ROOMS

with nice Ornamental Moulded Ceilings, comprising :—

DINING ROOM, 29 ft. by 18 ft., opening into Conservatory.

SALOON, 33 ft. 6 ins. by 23 ft., with French Casements, and handsome Pillars.

LIBRARY, 36 ft. by 18 ft. 3 ins., intersected by plate-glass panelled Archway.

STUDY, opening into Conservatory

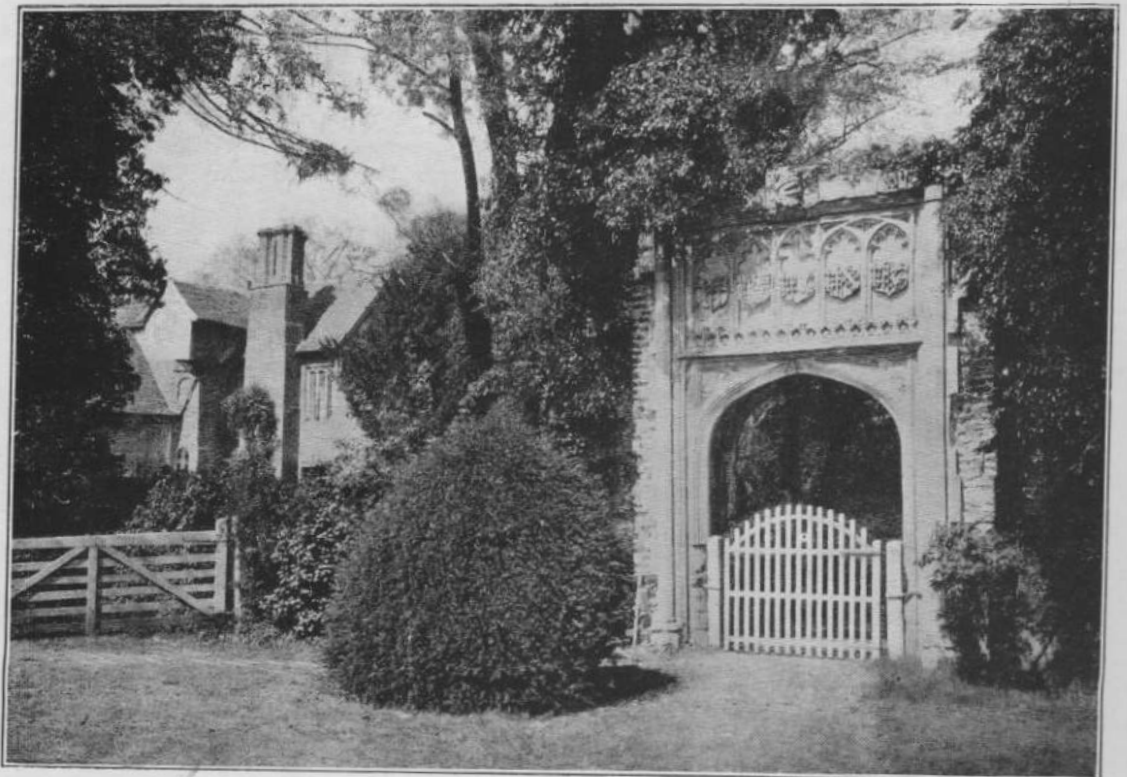
Together with

BILLIARD ROOM

28 ft. by 18 ft., Gunroom, etc.



LOT I
PARHAM HALL



LOT 2
PARHAM OLD HALL
with the Tudor Archway

THE CHIEF STAIRCASE

is of massive Oak, with Lavatory on same. It leads from the Entrance Hall, and branches off on to either side of broad Landing running round the Hall, on to which open the

PRINCIPAL BEDROOMS, &c.

consisting of:—

The WEST BEDROOM, 18 ft. 6 ins. by 14 ft. 6 ins., with DRESSING ROOM, 18 ft. 6 ins. by 9 ft. 6 ins.

The SECOND WEST BEDROOM, 25 ft. 3 ins. by 16 ft. 6 ins.

The SOUTH-WEST BEDROOM, 18 ft. 3 ins. by 17 ft. 9 ins.

The SECOND-SOUTH WEST BEDROOM, 18 ft. by 17 ft., with DRESSING ROOM, 15 ft. 6 ins. by 13 ft.

BOUDOIR, 18 ft. 3 ins. by 13 ft., and BACHELOR'S ROOM.

Double Doors lead to spacious Landing served by 2 Staircases, with 11 good Bedrooms, 2 Housemaids' Closets, etc.

THE DOMESTIC ACCOMMODATION

is very conveniently arranged, and nicely retired, approached through Vestibule, with Lavatory, consisting of Servants' Hall, 19 ft. 6 ins. by 15 ft.; Housekeeper's Room; Light Kitchen, 19 ft. by 17 ft., with Double Oven, Hot Plate, etc.; Scullery with Cooking Stove, Large Brick Oven, and Sink fitted with Taps; Butler's Pantry; Still Room; Larder; Large Brew-house with Force Pump, etc.

✓ Together with spacious Wine and Ale Cellars; Knife and Coal Houses; and Game Larder, etc.

THE GARDENS AND GROUNDS

are tastefully arranged, with a nice quantity of Ornamental Timber, and inexpensive to maintain, with Walled-in Kitchen and Forcing Gardens, and a small

RANGE OF GLASS HOUSES

consisting of Conservatory and Vinery, 51 ft. by 14 ft., and Fernery, 18 ft. by 10 ft.

Together with Brick-built and Thatched Fruit Room, 24 ft. by 12 ft.; Stove and Boiler Houses; Potting Shed, and Barrow and Tool Shed.

THE STABLING

is substantially built of White Brick, with Slated Roofs, and comprises Coach-house and Garage, 2-stall Stable, and 2 Loose Boxes.

Situated at a convenient distance from the Mansion is a

SMALL FARMERY

including Large Timber-built and Tiled Barn, one end of which has been converted into a Neathouse for 6 Cows, with Hay and Straw Loft over the same; Cow Yard with Shed; Brick-built and Tiled Piggery, with Mixing House; and Pigeon House, with Store House under same.

There is also a Stud and Plaster Built and Tiled

GARDENER'S COTTAGE

prettily situated overlooking Silverlace Green, containing Sitting Room, 3 Bedrooms, Wash-house, Larder, and Pantry; also Wood and Store Shed.

On the opposite side of the Green is a Stud and Plaster Built Double

COTTAGE with large GARDENS

containing 3 Sitting Rooms, 4 Bedrooms, and 2 Lean-to Back Kitchens with Brick Ovens; and at the rear are Boarded and Tiled Tool Sheds and Closets.

There is a fine old Walnut Tree standing by this Cottage, and a good Pond of Water, and it is in the occupation of Mr. F. Nichols, upon an annual tenancy, at a Yearly Rental of £5 (the Landlord paying the Rates), and Mr. C. R. Todd, the Gardener, who lives rent free.

Together with Several

PADDOCKS and MEADOWS

lying very conveniently, with Road Frontages, and about

TEN ACRES OF PLANTATIONS

with Charming Walks running through the same.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.		
In the Parish of PARHAM.				
		A.	R.	P.
50	Pasture	1	3	2
51	Ditto	1	1	33
52	Gardener's Cottage	0	0	25
53	Plantation	0	2	25
54	Ditto	1	3	1
55	Ditto	0	2	39
56	Kitchen Garden	0	1	25
57	Mansion and Grounds	2	3	1
58	Plantation	1	0	20
59	Ditto	1	0	21
60	Ditto	0	2	31
61	Ditto	4	2	29
72	Pasture	1	1	16
73	Pond	0	0	31
74	Pasture	6	0	34
75	Ditto	10	0	37
284	Rough	0	0	17
285 pt.	Plantation	0	0	26
324	Ditto	0	1	12
325	Ditto	0	0	39
327	Grounds	0	1	11
328	Ditto	1	3	13
329	Pasture	2	3	17
331	Double Cottage and Gardens	0	1	29
	A.	41	0	14

TENURE FREEHOLD

OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value	£	s.	d.
Land Tax, if any, as assessed.	3	14	9

VACANT POSSESSION of the MANSION may be had upon completion of the Purchase.

~~Parham Hall is the residence of Mrs. F. S. Corrance, and the same is sold subject to a tenancy to her for her lifetime, at a Rental of £108 per annum.~~

The Pasture Lands, Nos. 72, 73, 74 pt., and 75, comprising an area of about 16a. 3r. 38p., are in the occupation of Mr. W. Gray, upon an annual tenancy, at an apportioned Rental of £19 per annum.

The two Meadows, Nos. 50 and 51, containing about 3a. 0r. 35p., are let on an Annual Tenancy to Mr. G. Foreman, at a Yearly Rental of £4, the Landlord paying the Rates on the same.

NOTE :—The Purchaser of this Lot, in addition to the purchase-money, will also have to pay the sum of £300 for the GROWING TIMBER upon the same.

The Residence may only be viewed by appointment with the Auctioneers.

This Lot abuts upon the Road, upon Lots 2, 3, and 13, Parham Churchyard and Lands belonging to Captain C. S. Schreiber.

The Sporting Rights over this Lot are let to Captain C. S. Schreiber.

NOTE :—The Owner and Occupiers of this Lot will have the benefit of the Right for the Drainage and disposal of the Sewage from this Lot on to Lot 3, as specified on page 16.

NOTE :—This Lot is sold subject to the Right of the Vendor to hold a Sale of the Furniture and Effects upon the Property.

Lot 2.

The very Desirable and Compact

Residential Farm

with Historical Moated Residence, and Ample Ranges of Farm Buildings, known as

THE HALL FARM

situated within a mile of Parham Village and Railway Station, and forming a very nice Small Residential Estate of about

254a. 1r. 22p.

including productive Corn-growing Lands, and old Pastures and Meadows, together with a valuable

SAND PIT and $3\frac{3}{4}$ -Acres of PLANTATIONS

THE RESIDENCE

KNOWN AS

“PARHAM OLD HALL,”

which occupies an elevated position, is a charming Elizabethan House, and was formerly the Seat of the Uffords and the Willoughbys.

It is entirely surrounded by a wide and picturesque tree-girt Moat, with Bridge over the same, approached through a fine old Archway inscribed with the Ufford and Willoughby Arms.

A large Entrance Hall leads to Dining Room, 24 ft. by 17 ft., with Bay Window and Large Cupboard; and Drawing Room, 17 ft. by 15 ft. 6 ins., with Recess.

Approached by Front and Back Staircases is a beautifully-panelled, lofty Billiard Room, 19 ft. by 17 ft., with Large Cupboard; and 3 Principal Bedrooms, respectively 18 ft. by 17 ft., 17 ft. by 14 ft., and 15 ft. by 13 ft., together with 3 Back Bedrooms, 2 Attics, and Cheese and Mangle Rooms.

THE DOMESTIC ACCOMMODATION comprises:—Kitchen; Large Back Kitchen, 19 ft. 6 ins. by 18 ft. 6 ins.; Pantry; Dairy; Cream House, and Store Room.

Together with a Range of Brick-built and Tiled Sheds, comprising Coal, Tub, and Wood Houses, Closet, etc.; and there are nice, partly walled-in

Flower and Kitchen Gardens

The Agricultural Buildings

are very ample, and stand very conveniently for the service of the Farm. They comprise :—Large Barn, part Timber and part Brick Built and Tiled, with 2 Bays and 2 Corn Holes ; sheltered Cattle Yard, with 2 good Sheds, divided into Stalls ; Large Brick and Boarded Corn Barn, with Tiled Roof ; and Lean-to Piggery ; Brick-built and Tiled Cart Horse Stable for 10, with Chaff and Harness Houses, and Loft over the same ; together with Horse Yard and Sheds adjoining. Boarded and Tiled Granary, with 3-bay Cart Shed under the same. Drill Shed, Boarded and Tiled Coal House, and Long Tumbril Shed. Loose Box and Implement Shed, principally Brick-built and Tiled. Colts' and Bullock Yards, with good Sheds in each. Neathouse and Hay House, with Sheded Cow Yard adjoining ; Boarded and Tiled Loose Box, and Mixing House. Part Brick and part Stone Built Hackney Stable with Tiled Roof ; Brick and Tiled Trap House, Hay and Straw Houses, and 2 Loose Boxes ; and Range of Piggeries with 4 Courts.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.		
In the Parish of PARHAM.				
		A.	R.	P.
4	Arable	34	2	14
9	Pasture	1	3	13
10	Ditto	5	1	23
12	Ditto	1	1	12
13	Arable	11	3	12
14	Ditto	12	2	27
15	Long Covert	2	2	25
16	Arable	17	0	9
17	Ditto	18	1	6
18	Ditto	5	0	26
19	Ditto	15	3	31
20	Ditto	11	0	33
62	Pasture	20	1	20
63	Pond	0	0	21
64	Stackyard	0	2	39
65	Pond	0	0	22
66	Pasture	1	3	1
67	Ditto	0	2	29
68	Buildings	1	0	20
69	Pasture	2	1	12
70	Stewponds Wood	1	1	3
71	Pasture	13	1	16
76	Ditto	11	1	5
77	Ditto	4	2	10
78	House, etc.	0	3	15
79	Moat	0	3	2
80	Garden	0	3	19
81	Moat	1	1	1
82	Pasture	7	3	29
83	Sand Pit	1	3	7
84	Pasture	2	0	35
85	Ditto	4	2	22
86	Ditto	1	0	39
87	Ditto	17	1	16
88	Old Sand Pit	0	1	32
97	Pasture	15	0	31
98	Ditto	4	0	25
		A.	254	1 22

SUMMARY OF SCHEDULE.

	A.	R.	P.
Arable Lands	126	2	38
Pastures	115	2	18
House, Buildings, etc.	8	0	18
Plantations... ..	3	3	28
	A. 254	1	22

TENURE FREEHOLD

OUTGOINGS.

		£	s.	d.
Parham Vicarial Tithe Rentcharge, commuted value	16	9	3	
Land Tax, as assessed.				
Warner's Charity: Bread money payable to the Parish of Hacheston ...	2	12	0	
Ditto payable to the Parish of Parham	2	12	0	

Parham Old Hall is let on an Annual Tenancy to Mr. W. Gray, at an apportioned **Annual Rental** of £278 0s. 0d., the Plantations being in hand. It abuts upon the Road, upon the River Ore, Lots 1, 3, and 29, and Land belonging to Captain C. S. Schreiber and Mr. W. Gray.

NOTE :—*The Farm is sold subject to the usual Tenant Right Valuation of the County of Suffolk, as paid by the Tenant upon Entry; and to all Claims of the Tenant, by Statute or otherwise.*

NOTE :—*Parham Old Hall was the subject of a long article in "Country Life" of May 15th, 1909.*

The Sporting Rights over this Lot are let to Captain C. S. Schreiber.

The GROWING TIMBER will be included in the Sale.

Lot 3.

The Valuable Occupation Farm

situated in the Village of Parham, and known as

THE CHURCH FARM,

with comfortable House, ample Farm Buildings, and about

67a. 2r. 20p.

of good Arable Lands and well-watered Pastures.

THE FARMHOUSE

is a roomy Stud and Plaster Built House of the Elizabethan period, with Flat Tiled Roof, and stands in the Village, close to the Church and Railway Station.

It contains :—Entrance Hall ; Dining Room, 16 ft. by 13 ft. ; Drawing Room, 18 ft. by 16 ft. ; 5 good Bedrooms, approached by a fine old Oak Front Staircase, and Back Stairs ; Large Panelled Kitchen ; Back Kitchen with Cheese Room over ; Pantry ; Dairy, and Sunk Cellar ; together with Garden and Outbuildings.

The Agricultural Buildings

stand next the Homestead, adjoining the Road, and comprise :—Range of Brick-built Piggeries and Fowl House, with Tiled Roof ; Stone Rubble Built and Tiled Neathouse for 5 Cows, with good Calves' House adjoining, and Cow Yards, the greater part of which are covered in ; also Cattle Yard, with Shed and Loose Box.

Stone and Brick-built Cart Horse Stable for 5, with Harness House and Chaff Bin, and Hay Loft over the same, and Horse Shed in Yard, which is nearly all covered in.

Boarded and Tiled Barn with Dressing Floor, and Brick and Tiled Granary adjoining the same.

Timber built and Tiled 4-bay Cart Shed, at the end of which is Corn House with cemented floor, and Lean-to Drill Shed ; and 3 Loose Boxes with Open Fronts and Iron Extension.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.		
In the Parish of PARHAM.				
		A.	R.	P.
89	Pasture	7	2	26
90	Ditto	4	0	20
211	Ditto	0	2	26
212 pt.	House, Buildings, etc.	0	2	33
288	Arable	13	3	35
315	Pasture	1	1	20
319	Arable	3	1	1
320	Ditto	5	1	27
321	Ditto	4	3	0
322	Pasture	8	2	30
351	Ditto	9	1	5
352	Arable	7	2	37
		A.	67	2 20

SUMMARY.

	A.	R.	P.
Arable Lands	35	0	20
Pastures	31	3	7
House, Buildings, etc.	0	2	33
	A.	67	2 20

The Church Farm is let to Mr. Arthur Larter, upon a lease expiring at Michaelmas, 1923, at an apportioned Rental of **£75 per annum.**

It abuts upon the Roads, upon Lots 1, 2, and 11, the Great Eastern Railway, Parham Churchyard, and Lands belonging to Mr. S. Minter and others.

TENURE FREEHOLD

OUTGOINGS.

	£	s.	d.
Parham Vicarial Tithe Rentcharge, commuted value	5	3	3
Parham Rectorial Tithe Rentcharge, commuted value	10	19	4
Land Tax, as assessed.			

NOTE :—This Farm is sold subject to the usual Tenant Right Valuation of the County of Suffolk, as paid by the Tenant upon Entry; and to all Claims of the Tenant by Statute or otherwise.

The Roof to the Horse Yard Shed is the property of the Tenant, and the Purchaser will have to take this by Valuation, at the same time that the Covenant Valuation is made.

Any GROWING TIMBER upon the Farm will be included in the Sale.

The Sporting Rights over this Farm are let to Captain C. S. Schreiber.

NOTE :—This Lot is sold subject to the Rights reserved to the Owner and Occupiers of Lot 1 for the Drainage and disposal of the Sewage from the same over, through, and under this Lot to the Cesspool thereon, with power for the said owner and Occupiers of Lot 1 to enter at all reasonable times upon this Lot for the purpose of cleaning out, repairing, and renewing the Pipes, Drains, Sewers, and all Fittings in connection with the said Sewage Scheme.

Lot 4.

The Two Valuable Woodlands

situated at Parham, on the Road leading from Silverlace Green to Mill Green, being Nos. 350 and 355 on the Ordnance Survey Map, and known as

RACHEL'S WOOD

and comprising an area of about

9a. 2r. 33p.

TENURE FREEHOLD

OUTGOINGS.

					£	s.	d.
Parham Vicarial Tithe Rentcharge, commuted value	...	...	...	...	0	18	6
Land Tax, if any, as assessed.							

These Woods are full of young Oaks, Ash, and Conifers, and they abut upon the Road, upon the Marlesford Hall Estate, and Lands belonging to Mr. W. Kindred.

The Sporting Rights over the same are let to Captain C. S. Schreiber.

Lot 5.

The unenclosed Piece of

Accommodation Land

situated by the side of the Drive up to Parham Vicarage, being part of No. 279 on the Ordnance Survey Map, and containing an area of about

0a. 2r. 12p.

which is let to the Rev. J. F. Mather, at an annual acknowledgment of 1/- per annum.

It abuts upon the Road, upon the Vicarage Grounds, and Land belonging to Mr. S. Minter.

TENURE FREEHOLD

OUTGOINGS.

Land Tax, if any, as assessed.

Lot 6.

The Three Enclosures of

Pasture Accommodation Lands

situated in the Parishes of Parham and Hacheston, with a long Frontage to the Road, between the 2 Villages, comprising an area of about

7a. 2r. 22p.

They are let to Mr. Hugh Clarke, as an Annual Tenant, at an apportioned **Yearly Rent of £11 2s. 6d.**

SCHEDULE.

No. on Ordnance Map.	Description.	Area.
In the Parish of HACHESTON.		
325	Meadow	A. R. P. 2 0 0
326	Ditto	2 0 30
In the Parish of PARHAM.		
99	Ditto	3 1 32
		A. 7 2 22

TENURE ... **FREEHOLD**; Ordnance Nos. 325 and 326 are believed to be Enfranchised Copyholds.

OUTGOINGS.

	£	s.	d.
Hacheston Tithe Rentcharge, commuted value	0	15	0
Parham Vicarial Tithe Rentcharge, commuted value	0	1	6
Land Tax.			

These Meadows abut upon the Road and the River Ore, and upon Properties belonging to Hacheston Parish, Miss Whittome, and Mills' Grammar School Trustees.

The **GROWING TIMBER** upon this Lot will be included in the Sale.

The **Sporting Rights** over these Meadows are let to Mr. Isaac Larter.

Lot 7.

The valuable

Accommodation Meadow

situated on the Hacheston Road at Parham, opposite the Willoughby Arms, known as

Blacksmith's Meadow

being No. 96 on the Ordnance Survey Map, and containing an area of about

5a. 1r. 8p.

It is let upon an Annual Tenancy to Mr. Hugh Clarke, at a Rental of £8 per annum, and abuts upon the Road, upon the River Ore, and properties belonging to Mills' Grammar School Trustees and Mr. H. Clarke.

TENURE FREEHOLD

OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value	...	...	...	£	s.	d.
Land Tax, as assessed.				0	2	6

The GROWING TIMBER upon this Lot will be included in the Sale.
The Sporting Rights are let to Mr. Isaac Larter.

Lot 8.

The valuable Enclosure of

Pasture Accommodation Land

situated in the Village of Parham, close to the Railway Station, with a Frontage to the Hacheston Road, and known as

Pitt's Meadow

As in the occupation of Mr. W. P. Frost, an Annual Tenant, at a Yearly Rental of £5.

It is Nos. 92 and 92a on the Ordnance Survey Map, and contains an area of about

2a. 3r. 18p.

TENURE FREEHOLD

OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value	...	...	...	£	s.	d.
Land Tax, if any, as assessed.				0	0	9

This Lot abuts upon the Road, upon the River Ore, and Lands belonging to Mr. Hugh Clarke.
The Sporting Rights are let to Mr. Isaac Larter.

Lot 9.

The Plot of Arable

Accommodation Land

well situated next the Parish Room in the Village of Parham, being part of No. 204 on the Ordnance Survey Map, and forming an eligible

Building Site of about 1a. 38p.

It is let to Mr. W. P. Frost, upon an Annual Tenancy, and abuts upon the Road, the Parish Room, and Lands belonging to Mr. Hugh Clarke.

TENURE FREEHOLD

OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value	...	...	...	£ s. d.
Land Tax, if any, as assessed.				0 3 9

NOTE :—This Lot is sold subject to the usual Tenant Right Valuation of the County of Suffolk, as paid by the Tenant upon Entry ; and to all Claims of the Tenant by Statute or otherwise.

The GROWING TIMBER upon this Lot will be included in the Sale.

Lot 10.

The Two Pieces of

Accommodation Lands

one, used as a Hurdle Maker's Yard, standing opposite the Railway Station at Parham, and the other, situated opposite the School, being used as a Store Yard, the two containing an area of about

0a. 1r. 11p.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.
In the Parish of PARHAM.		
		A. R. P.
206 pt.	Store Yard 	0 0 18
210	Timber Yard 	0 0 33
		A. 0 1 11

TENURE FREEHOLD

OUTGOINGS.

Parham Vicarial Rithe Rentcharge, commuted value	...	...	...	£ s. d.
Land Tax, if any, as assessed.				0 0 6

This Lot is let to Mr. W. P. Frost, upon an annual tenancy, at a rental of £1 15s. 0d. a year. It abuts upon the Roads, the Great Eastern Railway, the River Ore, and Properties belonging to Messrs. W. P. Frost and Hugh Clarke.

Lot 11.

The Valuable Cottage Property

situated near Parham Church, being part of No. 212 on the Ordnance Survey Map, and containing an area of about 27P.

Adjoining the Road is a Brick-built and Tiled

DOUBLE COTTAGE

let to Mrs. Page and Mr. W. Richardson, as Annual Tenants, at the respective Yearly Rents of £2 15s. 0d. and £4 5s. 0d., the Landlord paying the Rates.

Each Tenement contains Living Room, 2 Bedrooms, etc., with Small Garden, and there is also a Wash-house and Outbuildings.

At the rear is a Stud and Plaster Built and Thatched

COTTAGE

containing 2 downstairs Rooms, 2 Bedrooms, etc., with Garden and Outbuildings, let to Mr. B. Meadows, upon an Annual Tenancy, at a Yearly Rental of £4, the Landlord paying the Rates.

There is also a Well of Water on this Lot.

TENURE	FREEHOLD
--------	-----	-----	-----	----------

OUTGOINGS.

	£ s. d.
Parham Vicarial Tithe Rentcharge, commuted value	... .. 0 1 5
Land Tax, as assessed.	

This Property abuts upon the Road, upon Lot 3, and Properties belonging to various owners.

Lot 12.

The nicely standing Stud and Plaster Built and Thatched

Cottage with Large Garden

(principally walled in), occupying a pleasant position in the Village of Parham, and adjoining the Church.

It contains Sitting Room, 3 Bedrooms, Back-house, Pantry, and large Store Room, and is part of No. 282 on the Ordnance Survey Map, containing an area of about

0a. 1r. 16p.

TENURE	FREEHOLD
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OUTGOINGS.

		£	s.	d.
Parham Vicarial Tithe Rentcharge, commuted value	...	0	0	6
Parham Improprate Tithe Rentcharge, commuted value	...	0	2	3
Land Tax, as assessed.				

This Lot is let on an annual tenancy to Mr. A. Todd, at a Yearly Rental of £5, the Landlord paying the Rates, and it abuts upon the Road, upon Lot 1, and Parham Churchyard.

NOTE :—*The site of the Acetylene Generating House, adjoining this Lot, is not included in the Sale.*

Lot 13.

The pleasantly situated Brick and Tiled

Cottage in Two Tenements

situated on the Silverlace Green Road, on the outskirts of the Village of Parham, being part of No. 285 on the Ordnance Survey Map, and containing about

25 Perches

The accommodation comprises 2 Living Rooms, 4 Bedrooms, and Lean-to Back-house, together with Coal and Wood Sheds, Closets, and Gardens.

There is a Well of good Water upon this Lot, which is let to Messrs. E. Day and A. Friend, as Annual Tenants, at the respective Annual Rentals of £4 10s. 0d. and £3 10s. 0d., the Landlord paying the Rates.

It abuts upon the Road and upon Lot 1.

TENURE	FREEHOLD
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OUTGOINGS.

		£	s.	d.
Parham Vicarial Tithe Rentcharge, commuted value	...	0	1	7
Land Tax, as assessed.				

Lot 14.

The Two very convenient Enclosures of

Accommodation Pasture Lands

situated close to Parham Railway Station, on the Framlingham Road, and containing an area of about

9a. 1r. 5p.

They are let to Mr. Hugh Clarke, upon an Annual Tenancy, at an apportioned Annual Rental, of **£13 12s. 6d.**

SCHEDULE.

No. on Ordnance Map.	Description.	Area.
In the Parish of PARHAM.		
		A. R. P.
190	Meadow	2 2 19
191	Ditto	6 2 26
	A.	9 1 5

TENURE ... FREEHOLD ; Ordnance No. 191 is believed to be Enfranchised Copyhold.

OUTGOINGS.

	£ s. d.
Parham Vicarial Tithe Rentcharge, commuted value	0 8 9
Land Tax, as assessed.	

These Meadows abut upon the Road, upon Lots 15 and 16, the Great Eastern Railway, and property belonging to Mr. I. G. Sharpe.

The GROWING TIMBER upon this Lot will be included in the Sale.

The Sporting Rights over these Meadows are let to Mr. Isaac Larter.

Lot 15.

The picturesque Stud and Plaster Built and Thatched

Cottage, with Garden and Orchard

standing about $\frac{1}{2}$ -mile from Parham Station, on the Road leading to Framlingham, being No. 183 on the Ordnance Survey Map, and containing about

0a. 2r. 8p.

It contains Living Room, 2 Bedrooms, Kitchen, Back-house, and Pantry, etc., and there is a Well of good Water standing on the property, which is let on an Annual Tenancy to Mr. Chilcott, at a Rental of £4 10s. 0d. per annum, the Landlord paying the Rates. It abuts upon the Road and upon Lots 14 and 16.

TENURE	FREEHOLD
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OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value	£ s. d.
Land Tax, as assessed.				0 3 4

Lot 16.

The Two adjoining Enclosures of well-watered

Pasture Accommodation Lands

as in the occupation of Mr. Hugh Clarke, as an Annual Tenant, at an apportioned Yearly Rental of £11 2s. 6d.

Together with a

PLANTATION of Two Acres

now in hand, and containing some nice young Trees, the whole comprising an area of about

9a. 2r. 6p.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.		
		A.	R.	P.
In the Parish of PARHAM.				
179	Rough	0	2	7
180	Pasture	4	3	4
181	Ditto	2	0	1
182	Plantation	2	0	34
	A.	9	2	6

TENURE ... FREEHOLD ; Ordnance Nos. 180 and 181 are believed to be Enfranchised Copyhold.

OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value £ s. d.
 Land Tax, as assessed. 0 11 3

This Lot abuts upon the Road, upon Lots 14, 15, and 17, and the Great Eastern Railway.
 The Sporting Rights over this Lot are let to Mr. Isaac Larter.

Lot 17.

The Two valuable

Accommodation Meadows

situated opposite the entrance to the High House Farm, on the Road leading from Parham to Framlingham, and containing an area of about

10a. 2r. 36p.

They are let on an Annual Tenancy to Mr. Hugh Clarke, at an apportioned Rental of **£15 10s. 0d. per annum.**

SCHEDULE.

No. on Ordnance Map.	Description.	Area.
In the Parish of PARHAM.		
		A. R. P.
168	Pasture	2 1 28
169	Ditto	8 1 8
	A.	10 2 36

This Lot abuts upon the Road, upon Lots 16 and 18, upon the Great Eastern Railway, and the River Ore.

TENURE ... FREEHOLD ; believed to be Enfranchised Copyholds.

OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value £ s. d.
 Land Tax, as assessed. 12 3

The GROWING TIMBER upon this Lot will be included in the Sale.
 The Sporting Rights are let to Mr. Isaac Larter.

Lot 18.

The capital Brick-built and Tiled Double

Cottage, with Good Garden

pleasantly situated on the Road leading from Parham to Framlingham, at the corner of Brick Lane, being No. 167 on the Ordnance Survey Map, and containing an area of about

0a. 1r. 14p.

Each Tenement contains Sitting Room, 3 Bedrooms, and Kitchen, together with Outhouses; and there is also a Pump of good Drinking Water.

They are let on Annual Tenancies to Messrs. J. Copping and S. Nicholds, at Yearly Rentals of £5 each, the Landlord paying the Rates.

This Lot abuts upon the Roads, upon Lot 17, and the Great Eastern Railway.

TENURE	FREEHOLD
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OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value	6d.
Land Tax, as assessed.				

Lot 19.

The valuable, compact

Occupation Farm

situated in the Parishes of Parham and Framlingham, about $1\frac{1}{2}$ miles from Parham Station, and known as the

Parham House Farm

with nice House, Agricultural Buildings, Cottages, and Off Premises, comprising an area of about

245a. 0r. 15p.

and including productive Arable Lands, old Pastures and Meadows, together with the
PARHAM WOOD OF 58 ACRES

Parham House

is a very interesting old Red Brick Residence, with Flat-tiled Roof, occupying a pleasant position, with Garden.

The accommodation comprises :—Dining Room, 17 ft. by 15 ft. ; 3 bedrooms (one 17 ft. by 15 ft.) ; Kitchen ; Scullery ; Pantry ; Sunk Cellar, etc. ; together with Shed and Closet, Well of Good Water, and Large

ORCHARD of FRUIT TREES

Adjoining the House is a Red Brick and Flat-tiled

COTTAGE

containing Sitting Room, 3 Bedrooms, Kitchen, Scullery, and Pantry ; together with Shed, etc.

The Home Farm Premises

are part Brick and part Timber built, and are all Tiled, consisting of Large Barn with Dressing Floor, 3-bay Cart and Waggon Shed, and Loose Box. Cart Horse Stable, with Harness and Chaff Houses, and Loft over same ; Horse Yard with capital Shed, and 2 good Foaling Boxes ; and Bullock Yard with splendid Shedding.

There is also a Set of

OFF PREMISES

comprising Brick-built and Tiled Barn, with Yard, etc., and Boarded and Tiled Lean-to Shed ; and adjoining the same is a Brick-built and Tiled

COTTAGE, WITH NICE GARDEN

containing 2 Sitting Rooms, 3 Bedrooms, Kitchen with Brick Oven, Pantry, etc., together with Range of Boarded and Tiled Wood, Coal, and Store Sheds.

Included in this Lot is the

PARHAM WOOD

containing a large quantity of good Timber, and there is also a nice lot of Timber standing on the Farm, including some fine Ornamental Oaks.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.		
In the Parish of FRAMLINGHAM.				
		A.	R.	P.
1	Pond	0	0	11
2	Garden	0	0	10
3	Pasture	0	1	27
4	Stackyard	0	1	27
5	Arable	3	1	30
6	Ditto	6	1	32
7	Sand Pit	0	1	2
9	Ditto	0	1	19
10	Pasture	4	0	2
11	Pond	0	0	37
12	Buildings	0	2	6
13	Pond	0	0	18
14	Pasture	7	1	26
115	Arable	7	2	9
116	Pasture	5	2	1
In the Parish of PARHAM.				
229	Arable	10	2	3
230	Ditto	10	1	17
231	Buildings, etc.	0	1	4
232	Cottage and Garden	0	1	3
233	Arable	14	3	37
234	Ditto	8	0	15
235	Pasture	4	0	7
236	Arable	11	1	15
237	Pasture	6	0	10
238	Ditto	0	3	15
241	Arable	3	3	25
240	Parham Wood	0	2	38
242		0	3	31
243		56	1	25
244	Rough	4	2	7
245	Arable	5	0	25
246	Pasture	0	2	12
247	Pond	0	0	19
248	House and Garden	0	1	17
249	Pond	0	0	10
250	Pasture	0	3	34
251	Ditto	9	0	16
252	Arable	6	1	3
253	Ditto	4	3	31
254 pt.	Ditto	5	1	37
254 pt.	Pasture	5	1	37
255	Arable	2	3	11
257	Ditto	6	2	24
258	Ditto	6	3	10
396	Ditto	14	0	16
397	Pasture	5	3	21
398	Pond	0	0	23
		A.	245	0 15

SUMMARY OF SCHEDULE.

	A.	R.	P.
Arable Lands	128	3	20
Pastures	50	1	8
House, Buildings, Cottage, etc.	3	1	6
Wood	58	0	14
Rough	4	2	7
	A. 245	0	15

TENURE ... FREEHOLD; with the exception of approximately 43a. 2r., which is Copyhold of the Manor of Framlingham at the Castle. Ordnance Nos. 237 and 241 are believed to be Enfranchised Copyholds.

OUTGOINGS.

	£	s.	d.
Framlingham Tithe Rentcharge, commuted value	5	12	0
Parham Vicarial Tithe Rentcharge, commuted value	15	15	9
Land Tax, as assessed.			
Quit Rent, payable to the Manor of Framlingham	1	15	6
Free	10	0	0

Parham Wood, together with Field No. 244, and the Off Premises and Cottage adjoining the same, are in hand.

This Arable Field, No. 233, is in the occupation of Mr. A. Larter, as an Annual Tenant, at an apportioned Rental of £15 0s. 0d. per annum.

The remainder of this Lot is let on an Annual Tenancy to Mr. W. Woodgate, at a Rental of £100 0s. 0d. a year.

It abuts upon the Road, upon Lots 20, 21, 22, and 23, and Lands belonging to Mr. S. Minter, the River Ore, and the Great Eastern Railway.

NOTE :—This Lot is sold subject to the usual Tenant Right Valuation of the County of Suffolk, as paid by the Tenants upon Entry; and to all Claims of the Tenants by Statute or otherwise.

In addition to the purchase-money the Purchaser of this Lot will also have to pay the sum of £1,000 for the GROWING TIMBER upon the same.

The Sporting Rights are let to Mr. Isaac Larter.

Lot 20.

The Valuable Holding

KNOWN AS

EDWARDS' FARM

OF ABOUT

183a. 3r. 10p.

well situated in the Parishes of Framlingham and Parham, within a mile of Framlingham Railway Station, with comfortable House, Ranges of Home and Off Premises, 2 Cottages, and productive corn-growing Arable Lands and nicely-watered old Pastures.

THE FARM HOUSE

is pleasantly situated, with nice Garden. It is Stud and Plaster Built and Tiled, and contains Large Parlour, 5 Bedrooms, Kitchen, Back Kitchen, Pantry, Dairy, etc., together with Range of Outhouses at the rear.

The Home Premises

stand near the House, and are all Timber Built and Tiled, and in very fair order.

They comprise Large Barn with Dressing Floor and 2 Cornholes ; Cart Horse Stable for 6, with Harness House and Loft over the same ; and Horse Yard with Shed adjoining.

Neat-house with Loft over, and Cow and Bullock Yards with Loose Box and Shed ; 3-bay Waggon Shed ; and Cart Shed with Granary over same.

The Off Premises, known as "The New Barn,"

comprise a Set of part Brick and part Timber Built and Tiled Barn ; and 2 Cattle Yards, with Sheds. Close to the same is a Brick and Tiled

STOCKMAN'S COTTAGE

containing Living Room, 2 Bedrooms, lean-to Back-house, etc. ; together with capital Garden ; and at the entrance to the Farm is another Brick Built and Tiled

Cottage, with Good Garden,

comprising Living Room, 3 Bedrooms, Back-house, Pantry, etc., with Pond of Water and Soft Water Well.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.		
In the Parish of FRAMLINGHAM.				
		A.	R.	P.
15	Arable	12	1	14
16	Sandpit	0	1	35
17	Arable	4	1	2
18	Plantation	0	0	29
114	Ditto <i>arable</i>	12	0	13
117	Ditto	6	0	25
118	Ditto	9	1	14
119	Ditto	10	3	33
120	Ditto	5	3	7
152	Cottage and Garden	0	1	3
154	Pasture	1	1	6
155	Ditto	0	1	37
156	Stackyard	0	1	9
157	House, Buildings, etc.	1	3	4
158	Pasture	3	3	6
159	Ditto	8	1	4
160	Driftway	0	3	14
161	Cottage and Garden	0	0	37
162	New Barn	2	0	16
163	Pond	0	0	17
164	Arable	11	3	6
165	Ditto	12	3	17
166	Ditto	11	1	30
169	Pasture	1	3	17
170	Ditto	9	2	13
171	Ditto	6	1	7
196	Pasture	6	1	0
200 pt.	Driftway	0	1	12
201	Pasture	7	3	18
202	Arable	2	2	12
209	Ditto	5	2	4
210	Ditto	20	3	15
In the Parish of PARHAM.				
399	Arable	5	2	14
		A.	183	3 10

SUMMARY.

	A.	R.	P.
Arable Lands	131	2	6
Pastures	45	2	28
House, Buildings, etc.	6	2	16
	A.	183	3 10

TENURE ... FREEHOLD; with the exception of approximately 40a. 1r. 3p., which is Copyhold of the Manor of Framlingham at the Castle.

OUTGOINGS.

	£	s.	d.
Framlingham Tithe Rentcharge, commuted value	45	15	0
Parham Vicarial Tithe Rentcharge, commuted value	0	13	9
Parham Improprate Tithe Rentcharge, commuted value	1	10	2
Land Tax, if any, as assessed.			
Warner's Charity :—Bread Money payable to the Parish of Framlingham	2	2	9
Quit Rent, payable to the Manor of Framlingham	1	2	9
Free	0	7	1

Edwards' Farm is let on a Yearly Tenancy to Mr. J. Abbott, at a Rental of **£110 per annum.**

It abuts upon the Road, upon Lots 19, 21, and 22, and upon Lands belonging to the Diss Trust, Framlingham Trust, the late Mr. C. Flintham's Executors, and Messrs. C. Larter and W. Woodgate.

NOTE :—*The Farm is sold subject to the usual Tenant Right Valuation of the County of Suffolk, as paid by the Tenant upon Entry ; and to Claims of the Tenant by Statute or otherwise.*

The GROWING TIMBER will be included in the sale of the Farm.

The Sporting Rights over this Farm are let to Mr. Isaac Larter.

Lot 21.

The Manor Farm

a very nice Occupation, situated at Coles Green, in the Parish of Framlingham, about a mile from the Railway Station, with good House, ample Premises, and about

111a. Or. 27p.

of productive Arable Lands, old Pastures, and Low Meadows, intersected by the River Ore.

THE FARM HOUSE

is mostly built of Brick and Stone-rubble, with a portion Stud and Plastered, and has a flat-tile roof.

It is a very pleasantly situated, old-fashioned House, standing by the Roadside, with Lawn and Moat in front.

The accommodation comprises Dining Room with 2 Recesses and Cupboard ; Parlour ; 6 good Bedrooms, approached by Front and Back Staircases ; Kitchen ; Scullery with Soft and Hard-Water Pumps ; Cellar, etc. ; together with detached Wash-house, with Brick Oven, etc., Dairy with Chesee Room over same, Corn Store, etc. ; and there is a good Kitchen Garden.



Lot 3
THE CHURCH FARM, PARHAM



LOT 21
THE MANOR FARM, FRAMLINGHAM

Close to the Homestead stand the

Agricultural Buildings

which are all in very good order, consisting of Timber Built and Tiled Cart Horse Stable for 6, with Hay Loft over and Chaff Bin ; Horse Yard with good Shed ; 3 Loose Boxes ; and Colts' Yard with Shed.

Brick-built and Tiled Neat-house for 9 Cows, with Loft over the same ; Bullock Yard ; and Pig Yard with 3 styes.

Large Boarded and Tiled Barn, with 2 Corn Holes and Dressing Floor ; 4 and 3-bay Cart Sheds ; Drill Shed ; Fowl House, etc.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.		
In the Parish of FRAMLINGHAM.				
		A.	R.	P.
19	Arable	13	1	26
20	Ditto	4	3	9
21	Ditto	11	2	21
22	Pasture	3	3	36
23	Ditto	1	2	39
24	Ditto	2	1	2
25	Ditto	1	1	35
26	Ditto	2	1	2
28	Ditto	3	1	4
51	Ditto	17	0	8
112	Arable	6	2	2
113	Ditto	7	2	29
121	Ditto	6	0	34
122	Pasture	3	2	5
123	Ditto	5	2	23
124	Ditto	5	0	3
125	Pond	0	0	19
127	Ditto	0	0	24
128	House and Garden	0	3	32
129	Buildings and Stackyard	1	1	4
151	Arable	6	3	20
153	Ditto	5	1	10
	A.	111	0	27

SUMMARY.

Arable Lands	A.	R.	P.
	62	1	31
Pastures	46	0	37
House, Buildings, etc.	2	1	39
	A.	111	0 27

TENURE ... FREEHOLD ; with the exception of approximately 3a. 3r. 24p., which is Copyhold of the Manor of Framlingham at the Castle.

OUTGOINGS.

	£	s.	d.
Framlingham Tithe Rentcharge, commuted value	32	10	3
Land Tax, as assessed.			
Warner's Charity :—Bread Money payable to the Parish of Framlingham	1	6	7
Quit Rent, payable to the Manor of Framlingham	0	0	6
Free "	1	2	4

The Manor Farm is in the occupation of Mr. W. Woodgate, as an Annual Tenant, at a Rental of **£90 per annum.**

It abuts upon the Road, upon Lots 19 and 20, and property belonging to R. de Chastelai Casley, Esq.

NOTE :—*This Farm is sold subject to the usual Tenant Right Valuation of the County of Suffolk, as paid by the Tenant upon Entry ; and to all Claims of the Tenant by Statute or otherwise.*

The GROWING TIMBER upon the Farm will be included in the Sale.

The Sporting Rights over this Farm are let to Mr. Isaac Larter.

Lot 22.

The Home Farm

about a mile from Parham Railway Station, pleasantly situated on the North Green, and forming a very nice Occupation of about

160a. 0r. 5p.

with good House, and Ranges of Home and Off Agricultural Buildings.

THE FARM HOUSE

is situated overlooking the Green, with Garden in Front, and Small

ORCHARD of FRUIT TREES

It is Stud and Plaster Built, with Flat Tiled Roof, and contains :—Entrance Hall ; Dining, Drawing, and Breakfast Rooms ; 7 Bedrooms and 2 Lattice Rooms ; Kitchen ; Pantry ; Dairy ; Cream House ; Refrigerator Room, and Cellar.

The Farm Premises

comprise :—Timber Built and Tiled Granary, with 2-bay Waggon Shed under same ; and 3-bay Boarded and Tiled Implement Shed.

Stone-rubble Built and Tiled Hackney Stable and Trap House.

Yard for young Stock, with Sheds ; Cart Horse Stable with Loft over ; Horse Yard with good Sheds and 2 Loose Boxes ; and Neathouse with Loft over the same.

Large Double-bay Barn, with Porch and Dressing Floor ; Range of Tool and Mixing Houses ; and Stone-rubble Neathouse, with well-shedded Yard ; together with Large Boarded Cart Shed in Meadow.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.
In the Parish of PARHAM.		
		A. R. P.
259	Arable	5 3 20
260	Ditto	7 1 39
395	Ditto	3 0 24
400	Ditto	7 2 15
401	Old Sand Pit	0 1 6
402	Pasture	2 3 19
403	Lower Barn	0 1 8
404	Pasture	2 1 8
405	Ditto	3 0 27
406	Ditto	2 0 11
407	Driftway	0 1 33
408	Pasture	4 0 38
409	Ditto	5 1 10
410	Arable	8 1 31
411	Ditto	13 1 30
412	Pasture	4 0 6
413	Pond	0 0 37
414	Arable	11 1 5
416	Ditto	5 3 26
418	Ditto	7 2 8
421	Ditto	11 2 1
422	Ditto	2 3 25
423	Ditto	10 0 2
424	Ditto	6 1 5
425	House, Garden, and Orchard	0 2 35
426	Farm Buildings, etc.	1 0 18
427	Ditto	0 1 25
444	Pasture	2 0 38
445	Arable	5 0 21
446	Ditto	16 2 19
458	Ditto	9 0 16
459	Ditto	1 3 12
		163 3 18
	Less unenclosed Parish Lands, parts of Nos. 407, 409, and 412	3 3 13
		A. 160 0 5

*Low Clay Hill
Top Clay Hill
Small Sand Pit
Long Sand Pit*

*Market Hill
New Land*

*Join John Groves
Little hollow
Poll Brake join
Join Big field back*

*These were sown da
with war Brak*

*Field Behind Cottages
Big field By Parham
These join Low Barn*

SUMMARY OF SCHEDULE.

	A.	R.	P.
Arable Lands	134	0	19
Pastures	22	1	24
House, Buildings, etc.	3	2	2
	<u>160</u>	<u>0</u>	<u>5</u>

TENURE FREEHOLD

OUTGOINGS.

	£	s.	d.
Parham Vicarial Tithe Rentcharge, commuted value	14	1	3
Land Tax, as assessed.			
Rent of Webb's Lane	2	0	0

Outgoings

The Home Farm is let to Mr. W. E. Cooper, upon an Annual Tenancy, at a Rental of **£85 per annum.**

It abuts upon the Green and Road, upon Lots 19, 20, and 23, and Lands belonging to Mr. C. Larter and Mr. Isaac Larter.

NOTE :—*The Farm is sold subject to the usual Tenant Right Valuation of the County of Suffolk, as paid by the Tenant upon Entry ; and to all Claims of the Tenant by statute or otherwise.*

There is a piece of unenclosed Parish Land, known as " Webb's Lane," being part of Nos. 407, 409, and 412, and containing an area of about 3a. 3r. 13p., which is not included in the Sale, and for which a Rent of £2 a year is paid by the Landlord.

The GROWING TIMBER upon the Farm will be included in the Sale.

The Sporting Rights are let to Mr. Isaac Larter.

Lot 23.

The compact Small

Occupation Farm

situated on the North Green at Parham, about a mile from the Village and Railway Station, known as the

LITTLE GREEN FARM

with House, Farm Premises, and about

66a. 1r. 38p.

of productive Arable Lands and well-watered Pastures, standing in a Ring Fence.

THE HOUSE

Stud and Plaster Built and Tiled, is prettily situated facing the Green, with Garden and Orchard. It contains Sitting Room, Living Room, 3 Bedrooms and Box room, Back-house, Pantry, Dairy, and Cellar, together with Outhouses.

The Agricultural Buildings

all Timber-built and Tiled, are in very good repair, and stand close to the Homestead and Road. They comprise:—Carthorse Stable for 3, with Hay Loft over same; Harness House and Chaff Bin, and adjoining is a Horse Yard with Tiled Shed. Large Barn with Lean-to Corn hole; Neat-house for 4 Cows, with Hay Loft over; Cow and Bullock Yards, with Sheds; and 2-bay Cart and Waggon Shed, with Granary over; together with Brick and Stone-built Piggery, with 2 Courts.

SCHDEULE.

No. on Ordnance Map.	Description.	Area.		
In the Parish of PARHAM.				
		A.	R.	P.
256	Arable	17	1	7
261	Pasture	7	1	37
262	Arable	5	1	30
263	Ditto	3	3	29
264	Pasture	4	0	23
265	Ditto	2	3	38
266	Arable	3	2	23
267	Ditto	9	2	23
268	Pond	0	0	19
269	Arable	8	3	13
393	Pond	0	0	23
394	Pasture	0	1	20
428	Ditto	1	2	31
429	Orchard	0	1	22
430	House, Buildings, etc.	0	1	20
		A.	66	1 38

SUMMARY.

	A.	R.	P.
Arable Lands	48	3	5
Pastures	17	0	11
House, Buildings, etc.	0	2	22
	A.	66	1 38

TENURE FREEHOLD

OUTGOINGS.

	£	s.	d.
Parham Vicarial Tithe Rent charge, commuted value	5	19	3
Parham Improprate Tithe Rentcharge, commuted value	6	17	4
Land Tax, if any, as assessed.			

Tithe

This Farm is let on an Annual Tenancy to Mr. F. Newson, at a Yearly Rent of £50.

It abuts upon the Road, upon Lots 19 and 22, and Land belonging to Mr. S. Minter.

NOTE :—*The Little Green Farm is sold subject to the usual Tenant Right Valuation of the County of Suffolk, as paid by the Tenant upon Entry, and to all Claims of the Tenant by Statute or otherwise.*

The GROWING TIMBER will be sold with the Farm.

The Sporting Rights are let to Mr. Isaac Larter.

Lot 24.

The very useful Holding known as

The Elm, or Green Farm

situated on the North Green, about a mile from Parham Village, with House, and Ample Ranges of Premises, containing an area of about

92a. 2r. 24p.

and comprising good Corn-growing Arable Lands, old Pastures with plenty of Water, and

9 Acres of PLANTATIONS

1000

THE FARM HOUSE

is pleasantly situated by the Green, with Garden and Small Orchard of Fruit Trees. It is Stud and Plaster Built, and Flat-tiled, and contains 2 Sitting Rooms, 4 Bedrooms, Kitchen, Scullery with Pump, Dairy, Larder, etc.

The Agricultural Buildings

are very ample, and conveniently arranged, comprising :—Brick-built and Tiled Granary, with 2-bay Wagon Shed under same ; 2-bay Brick-built Cart Shed, with Tiled Roof ; and Timber-built and Thatched Barn. Carthorse Stable for 4, with Harness Room and Chaff Houses ; Horse Yard with Shed, and another Yard adjoining the same. Boarded and Tiled Neat-house for 8 Cows, with Hay Loft over same ; and Brick-built and Tiled Piggery, with 2 Courts.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.		
In the Parish of Parham.				
		A.	R.	P.
390	Arable	6	1	31
434	House, Buildings, etc.	1	0	17
435	Buildings, etc.	0	3	4
436	Pasture	4	0	28
437	Ditto	3	3	30
437a	Ditto	7	1	0
438	Pasture	4	2	33
439	Ditto	4	0	0
440	Ditto	4	2	25
441	Arable	6	3	14
447	Ditto	6	2	30
448	Ditto	9	2	30
449	Ditto	12	0	39
450	Plantation	9	0	12
454	Arable	11	0	11
		A.	92	2 24

*By Tripple
second barance field*
first barance field

SUMMARY.

	A.	R.	P.
Arable Lands	52	3	30
Pastures	28	3	1
House, Buildings, etc.	1	3	21
Plantation	9	0	12
	A.	92	2 24

TENURE FREEHOLD

OUTGOINGS.

	£	s.	d.
Parham Vicarial Tthe Rentcharge, commuted value	5	19	6
Land Tax, as assessed.			

*s. d
1. 3 1/2 ac*

The Plantation and Nos. 437 and 437a are in hand, and the remainder of this Lot is let to Mr. Isaac Larter, upon a lease expiring at Michaelmas, 1925, at a Rental of **£60 per annum**, including the Sporting Rights.

This Farm abuts upon the North Green and Road, upon Lot 25, the Cransford Hall Estate, and Properties belonging to Mrs. Williams, and Messrs. W. Kindred, I. Larter, and Walters.

NOTE :—The Farm is sold subject to the usual Tenant Right Valuation of the County of Suffolk, as paid by the Tenant upon Entry, and to all Claims of the Tenant by Statute or otherwise.

There is a quantity of GROWING TIMBER upon this Lot, including some fine old Oaks, which will be included in the sale.

Lot 25.

The desirable

Small Occupation

situated at North Green, about a mile from Parham Village and Railway Station, with House, Range of Buildings, and about

30a. 0r. 7p.

Acres 920

of Arable and Pasture Lands.

Together with Two

ALLOTMENT FIELDS

situated on the Road leading from Parham Village to the North Green, and comprising an area of about

8a. 0r. 20p.

THE HOUSE

is principally Brick-built and Tiled, and stands close to the Road, with Garden in Front, and at the side is a nice

Orchard of Fruit Trees

The accommodation comprises 2 Sitting Rooms, 4 Bedrooms, Kitchen with Brick Oven, Scullery, Dairy, Pantry, Storeroom, etc. ; together with Outbuildings, and Pumps of Hard and Soft Water.

Standing close to the House are a useful lot of

Farm Buildings

a great many of which are practically new, consisting of Cart Horse Stable with Hay Loft, Harness and Chaff accommodation, Horse Yard, and Cart and Waggon Shed. Barn, 2 Neat-houses, Corn Store, Mixing House and Piggery, and Cattle Yard with Shed.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.		
In the Parish of PARHAM.				
		A.	R.	P.
292	Allotment Field	5	0	9
294	Ditto	3	0	11
295	Arable	7	0	18
296	Pasture	3	1	12
298	Ditto	2	1	27
299	House, Garden, Buildings, etc.*	0	2	1
300	Pasture	1	0	36
382	Arable	6	3	23
386	Ditto	8	2	10
	A.	38	0	27

SUMMARY.

	A.	R.	P.
Arable Lands	22	2	11
Pastures	6	3	35
House, Buildings, etc.	0	2	1
Allotments	8	0	20
	A.	38	0 27

TENURE FREEHOLD

OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value	£	3	s.	2	d.	0
Land Tax, as assessed.						

The Small Holding is let to Mr. W. P. Frost, upon an Annual Tenancy, at a Yearly Rental of £32; and the Allotments are let on Annual Tenancies to good Tenants, at Rentals amounting to £9 3s. 0d. a year, the Landlord paying the Rates on these.

This Lot abuts upon the Road, upon Lots 24, 26, 27, and 28, and Properties belonging to Messrs. W. Kindred, S. Minter, E. and W. Self, and Walters.

NOTE :—*This Holding is sold subject to the usual Tenant Right Valuation of the County of Suffolk, as paid by the Tenant upon Entry, and to all Claims of the Tenant by Statute or otherwise; and the Allotments are also sold subject to any Claims of the Tenants for Valuation or otherwise. The covering to the Horse and Cattle Yards, together with the Partition with Gate in the former, and a Range of Buildings at the back of the Cow Shed, comprising Cart Shed, Pony Box, and 2 Pigstyes, are the property of the Tenant, and are not included in the Sale.*

Any Buildings upon the Allotments are not included in the Sale, as they are the property of the Tenants.

The GROWING TIMBER, including some useful Poplars, will be included in the Sale.

The Sporting Rights are let to Mr. Isaac Larter.

Lot 26.

The Brick-built and Tiled Double

Cottage, with Large Gardens

pleasantly situated on the Road leading from Parham Railway Station to the North Green, known as

STREET COTTAGE

being No. 293 on the Ordnance Survey Map, and containing about

0a. 1r. 29p.

The accommodation consists of 2 Living Rooms, 5 Bedrooms, 2 Wash-houses, etc., and they are let on Annual Tenancies to Messrs. W. Meadows and W. Salter, at the respective Rentals of £3 10s. 0d. and £4 10s. 0d. per annum, the Landlord paying the Rates.

TENURE	FREEHOLD
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OUTGOINGS.

Land Tax.

This Lot abuts upon the Road, upon Lot 25, and Land belonging to Messrs. E. and W. Self.

NOTE:—*A covered Passage, Porch, and Wood and Store Shed belong to the Tenants and are not included in the Sale.*

Lot 27.

The convenient

Small Holding

situated on the Road leading from Parham Mill Green to the North Green, with House and Premises, and containing an area of about

1a. 2r. 12p.

THE COTTAGE RESIDENCE

is Stud and Plaster Built and Thatched, containing 3 Rooms downstairs and 3 Bedrooms; and adjoining the same is a Tiled Store Shed, etc. At the Rear is a Small Range of Boarded and Tiled

BUILDINGS

comprising Cart Shed, Stable, and Loose Box, together with 2 Fowl-houses with Galvanised Iron Roofs.

This is a handy little place, and is let to Mr. J. Frost, as an Annual Tenant, at a Yearly Rental of £6 4s. 0d.

It abuts upon the Road, upon Lot 25, and Lands belonging to Messrs. E. and W. Self.

SCHEDULE.

No. on Ordnance Map.	Description.	Area.
In the Parish of PARHAM.		
304	Pightle	A. R. P. 1 0 33
305	House, Garden, and Buildings	0 1 19
	A.	1 2 12
TENURE		FREEHOLD

OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value	...	...	...	£	s.	d.
Land Tax, if any, as assessed				0	3	9

Any GROWING TIMBER will be included in the Sale.

The Sporting Rights are let to Mr. Isaac Larter.

Lot 28.

The Stud and Plaster Built and Thatched

Cottage, with Garden

at Front and Back, and Small Orchard, standing on the Road leading from Mill Green to the North Green, being No. 381 on the Ordnance Survey Map, and containing about

0a. 1r. 2p.

It contains Living Room, 2 Bedrooms, Kitchen, and Back-house with Brick Oven, together with Outhouses and Pond of Water.

TENURE FREEHOLD

OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value	...	...	...	£	s.	d.
Land Tax.				0	1	5

This Cottage is let on an annual Tenancy to Mr. J. Last, at a Yearly Rental of £5, the Landlord paying the Rates.

It abuts upon the Road, upon Lot 25, and Land belonging to Mr. W. Kindred.

Lot 29.

Two very convenient

Accommodation Meadows

situated just off the Main Road by the Smithy at Hacheston, and containing an area of about

2a. 2r. 36p.

as let to Mr. J. W. Gray, upon an Annual Tenancy, at a Yearly Rental of £7.

SCHEDULE.

No. on Ordnance Map.	Description.	Ar. a.
In the Parish of HACHESTON.		
7	Meadow	A. R. P. 1 1 7
8	Ditto	1 1 29
	A.	2 2 36

TENURE FREEHOLD

OUTGOINGS.

Parham Vicarial Tithe Rentcharge, commuted value 11d.
Land Tax, none paid.

NOTE :—*The Sleeper Fence to Yard of Building is the property of the Tenant and is not included in the Sale.*

Any GROWING TIMBER will be sold with the property.

This Lot abuts upon the Lane from the Smithy, Lot 2, and the River Ore.

Conditions of Sale.



FIRST.

The highest bidder for each lot shall be the Purchaser, and if any dispute shall arise as to any bidding, the lot shall be put up again. There will be a reserve price for each lot and the Vendor or his Agents shall be at liberty to bid. The Vendor reserves the right to withdraw, consolidate, and rearrange lots, and to offer the property for sale in one lot, or in the several lots mentioned in the Particulars. The amount of each bidding shall be regulated by the Auctioneer, and no bidding shall be retracted.

SECOND.

Each Purchaser shall immediately after the Sale pay into the hands of the Auctioneers a deposit of £10 per cent. on his purchase-money, and sign a memorandum of contract in the form subjoined, and shall pay the balance of the purchase-money to the Vendor, or as he shall direct, on the 11th day of October, 1921, at the office of the Vendor's Solicitors, MESSRS. MELLOR & Co., at No. 12, Wigmore Street, Cavendish Square, London, W. 1., at which time and place the purchase shall be completed. In addition to the amount of his bidding at the Sale, each Purchaser shall pay the amount stated in the Particulars for the timber and other trees and fixtures on the lot purchased by him. In the present clause, and in the following Conditions, the words "the balance of his purchase-money," include the amount of the aforesaid valuation.

THIRD.

The rents and profits or possession will be received or retained, and the outgoings discharged by the Vendor, up to the 11th day of October, 1921, as from which day all outgoings shall be discharged by, and the rents and profits or possession shall belong to, the Purchaser, and the rents, profits, and outgoings shall, if necessary, be apportioned for the purpose of this Condition. If from any cause whatever (other than the wilful default of the Vendor) the purchase of any Lot shall not be completed on or before the 11th day of October, 1921, the Purchaser shall pay to the Vendor interest on the balance of the purchase-money at the rate of £7 per centum per annum from that day until the completion of the purchase.

FOURTH.

The property is sold subject to all existing tenancies (if any) whether mentioned in the Particulars or Conditions of Sale or not, and to all rights and claims of tenants, and subject also to all manorial rights, rights of way, water, drainage, and irrigation, building arrangements, liabilities in respect of fences and joint or party walls, to all shooting and sporting rights, and to all other easements and rights in the nature of easements, and to all land tax, tithe rent charge, manorial, chief, quit, and other rents, heriots, and incidents of tenure, as the same matters may affect the property sold or be affected by an adjoining or other property, and whether any such matters shall or shall not be patent or latent, or shall or shall not be specified in the Particulars or Conditions of Sale, and without any obligation on the part of the Vendor to define the same respectively. A copy of any Lease or Agreement in writing under which any tenants of the property hold can be inspected at any time in business hours at the office of the Vendor's Solicitors during the three working days immediately preceding the date of the sale, or in the sale room at the time of sale, and the Purchaser, whether he inspects the same or not, shall be deemed to have bought with notice of the contents of such lease or agreement. No objection shall be made on account of there being no written agreement with any tenant.

FIFTH.

Where more than one lot, or parts of more than one lot, are subject to the same lease or tenancy, the rent mentioned in the Particulars shall be apportioned by the Vendor as the rent incident to the reversion thereof, and the respective Purchasers shall not require the consent of any tenant to such apportionment, or require such rent to be legally apportioned. The Vendor shall not be required to obtain the apportionment of any tithe, tithe rentcharge, or payment in lieu of tithe, and any such apportionment, if obtained after the date of the Contract, shall be made at the expense of the Purchaser requiring the same.

SIXTH.

The titles to the properties shall commence as under :—

(a) As to parts of Lots 19, 20, and 21, being of Copyhold tenure of the Manor of Framlingham-at-the-Castle, with a Deed of Admission of the Vendor dated 4th November, 1908, under the Will of Frederick Corrance after the death of Frederick Snowden Corrance.

(b) As to Lot 29 with an Indenture of Conveyance, dated 11th October, 1877, and made between the Executors of William George Edwards of the one part, and the Rev. Charles Thomas Corrance of the other part.

(c) As to Lot 11 with a Deed of Disentailing Assurance, dated 26th November, 1906, and made between the Vendor of the one part and Godfrey William Paget Mellor of the other part.

(d) As to the remainder of the property with the Will of Frederick Corrance, dated the 31st day of May, 1837, containing a general devise of his real estate, and the Purchaser shall assume the seisin or ownership of the Testator at the date of his Will, and thenceforth up to his death, and that the said estates passed by the devise unto the uses and upon the trusts in the said Will expressed and contained of and concerning the same, and no evidence on these points shall be required. The Vendor as Tenant-in-tail in possession under the entail created by the Will of his grandfather, the said Frederick Corrance, executed the Disentailing Assurance dated 26th November, 1906, referred to above (which was duly enrolled in the Chancery Division of the High Court of Justice on the 27th November, 1906), and thereby converted the said estates to his own absolute property, and each Purchaser shall assume such to be the case. The Purchaser shall not require incumbrances to be discharged otherwise than by the incumbrancer joining in his conveyance, and any legal estate which may be outstanding shall, if required, be traced and got in by the Purchaser at his own expense.

SEVENTH.

No objection shall be made on account of any document, executed before the passing of the Customs and Inland Revenue Act, 1888, being unstamped or insufficiently stamped, and any such document which a Purchaser requires to be properly stamped shall be so stamped by and at the cost in all respects of such Purchaser.

EIGHTH.

The Purchaser shall not require any evidence of the identity of the property as described in the Particulars with the property described in the abstracted documents, other than that afforded by a comparison of the descriptions in the said particulars and documents respectively, and a statutory declaration which will be furnished to him, if he requires it, at his own expense that the property has been held consistently with the title shewn by the Abstract during the last 12 years. Part of the property sold as freehold was formerly copyhold and has since been enfranchised, and where rights are reserved by the Copyhold Acts to the Lord of the Manor the property is sold subject to such rights. The Vendor shall not be required to identify or distinguish, further than he may be able to do so from evidence or information in his possession, the parts of the property held by different tenures, or under different titles, nor to distinguish the property being enfranchised copyhold from the property originally freehold, nor to distinguish the copyhold parts held under one Manor from those held under other Manors (if any).

NINTH.

The descriptions and quantities of the property stated in the Particulars are believed to be correct, but if any error shall be found therein, the same shall not annul or invalidate the sale, nor shall any compensation be allowed in respect thereof.

TENTH.

The plans accompanying these Particulars are for the purpose of identification only, and not of limitation, and their accuracy is not guaranteed, although they are believed to be correct, and are reproduced from the Ordnance Survey Map, and if any Purchaser shall require his Conveyance to be made by reference to a plan, such Conveyance shall contain a proviso in such form as the Vendor's Solicitor requires that such plan is intended and shall be taken merely as assisting and explaining the description of the property conveyed, and not as in any way governing, controlling, restricting, or enlarging the same.

ELEVENTH.

The property, where insurable, shall from the time of Sale be at the risk of the Purchaser as regards any loss or damage by fire or accidents, and the Purchaser shall bear, and, if necessary, repay to the Vendor, the cost of all repairs properly incurred by the Vendor between the time of sale and the day of actual completion.

TWELFTH.

The Purchaser shall send his objections to and requisitions (if any) upon or in respect of the title or the Abstract or Particulars or anything appearing therein to the Vendor's Solicitors' offices within ten days from the delivery of the abstract, and in this respect time shall be of the essence of the contract: and in default of such objections and requisitions (if none) and subject only to such (if any) shall be deemed to have accepted the title, and if he shall insist upon any objection or requisition which the Vendor shall be unable, or, from any cause whatever, unwilling to remove or comply with, the Vendor may, by notice in writing to be given to the Purchaser or his Solicitor, annul the sale, notwithstanding any attempts to remove or comply with any objection or requisition, or any negotiation or litigation in respect thereof, and shall thereupon return to the Purchaser his deposit, but without any interest, costs, or other compensation whatever, and the Purchaser shall forthwith return all abstracts and papers in his possession belonging to the Vendor.

THIRTEENTH.

If, after the sale of the property, and before the completion of the purchase thereof, any notice shall be served on the Vendor by any local or other authority or any other body requiring any work to be done on the property, or with respect to any paving, sewerage, or drainage of any road, street, or passage adjoining the same, such notice shall be complied with by and at the expense of the Purchaser. The Purchaser shall, on completion, repay to the Vendor any money expended by him in complying with any such notice, whether by reason of the Purchaser having refused to comply with such notice or otherwise, and if, on completion, any such notice shall not have been fully complied with, the Purchaser shall (if required) give to the Vendor an undertaking to comply therewith, and shall indemnify the Vendor in respect thereof.

FOURTEENTH.

Upon payment of the balance of the purchase-money at the time and place aforesaid the Vendor and all other necessary parties (if any) shall execute a proper assurance of the premises sold to the Purchaser, such assurance, and every other assurance, instrument, and act (if any) required by the Purchaser for perfecting or completing the Vendor's title or otherwise, to be prepared, made, and done by and at the expense of the Purchaser. Every such assurance and instrument shall be tendered or left by the Purchaser not less than ten days before the day appointed for the completion of the purchase at the office of the Vendor's Solicitors.

LASTLY.

If the Purchaser shall fail to comply with any or all of the above Conditions, his deposit shall be wholly forfeited to the Vendor, who may thereupon re-sell the property in such manner and when and subject as he may think fit, and any deficiency which may happen on, and all expenses attending such re-sale shall be borne by the Purchaser, and shall be recoverable by the Vendor as liquidated damages, and any increase of price on such re-sale shall belong to the Vendor, and it shall not be necessary for the Vendor to tender a Conveyance to the Purchaser.

Memorandum of Agreement.

MEMORANDUM OF AGREEMENT made the
day of _____, 1921, between MOORE, GARRARD & SON,
as Agents for the Vendor of the one part, and

of _____
the Purchaser of the other part, WHEREBY IT IS WITNESSED that the Vendor agrees to sell
and the Purchaser agrees to purchase the Property described in the foregoing Particulars as lot
_____ at the price of

£ _____
subject as in the said Particulars mentioned, and also subject to the foregoing Conditions of Sale, and that
the sum of £ _____ has been paid
by way of deposit on the amount of the purchase-money, and the Vendor and the Purchaser do on their
respective parts agree to complete the sale and purchase according to the said Conditions.

AS WITNESS the hands of the parties.

	£	s.	d.
✓ Purchase-money for Lot ...	:	:	:
Deposit	:	:	:
Balance payable by Purchaser	:	:	:

RECEIVED the sum of £ _____ deposit on the said purchase-money.

Abstract of Title to be sent to