

TO CLOSE A TRUST.

By Order of the Trustees of the Will of Ralph Wood, Esq.,
deceased.

Whittington, near Lichfield.

VALUABLE

Freehold & Copyhold Farms

Messrs. WINTERTON & SONS

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WILL SELL BY AUCTION,

AT THE GEORGE HOTEL, LICHFIELD,

On *FRIDAY*, the 21st *APRIL*, 1899,

At Four for Five o'clock in the afternoon prompt, in the following or such other Lots as may be determined upon at the time of Sale, and subject to conditions,

LOT 1.—*All that Freehold Farm*

Situate at Streethay, in the Parish of Whittington, known as "THE HILL FARM," containing

78 acres 2 roods 37 perches

or thereabouts, now in the occupation of Mr. Thomas Prince, at the yearly rent of **£180**, Land Tax **£2 2s 11d**, Tithe payable, **£16 17s 3d**.

The Farm is an exceedingly compact one, and the Land—which consists of Meadow, Pasture and Arable—is divided into convenient enclosures. There is an excellent Dwelling-house and Farm Buildings.

Value of Timber, **£102 7s 10d**. The Mines and Minerals are reserved.

LOT 2.—ALL THAT

Copyhold Tenement, known as "The Home Farm"

comprising Dwelling-house, Stables, Barns, Cowhouses, Fold Yard and Garden; and the CLOSE or PARCEL OF LAND contiguous thereto, known as "CALLINGSWOOD CROFT," all which premises contain

2 acres 3 roods 25 perches

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2 acres 3 roods 25 perches

or thereabouts, and are now in the occupation of Mr. Hennis A. Pass.

Fine, nominal. Heriot, **£2 13s 4d**. Tithe payable, **10s**.

LOT 3.—ALL THAT

Freehold Close or Parcel of Arable Land known as "Hall Croft,"

containing **4 acres 0 roods 10 perches**

or thereabouts, now forming part of the Home Farm and in the occupation of Mr. Hennis A. Pass.

Tithe payable, **£1 11s. 11½d**.

LOT 4.—ALL THAT

Freehold Close or Parcel of Pasture Land,

known as "**MOORSHUTT,**"

containing **8 acres 2 roods 16 perches** or thereabouts, now in the occupation of Mr. Hennis A. Pass.

Value of Timber, **£2 4s 6d.** Tithe payable, **£1 1s 1d.**

LOT 5.—ALL THAT

Close or Parcel of Old Pasture Land,

at Norrington, known as "**NEAR OLD FOOT**" and "**OLD FOOT,**" containing

5 acres 3 roods 13 perches

or thereabouts, now in the occupation of Mr. Hennis A. Pass. Portion, viz., **3a Or 33p** is Freehold, and the remainder Copyhold, held at a nominal rent.

Value of Timber, **£27 11s 5d.** Tithe payable, **15s 9d.**

LOT 6.—ALL THOSE SEVERAL

FREEHOLD CLOSES OR PARCELS OF MEADOW OR PASTURE LAND

formerly called or known by the name of "**THE TRACEHAYS,**" lying together and containing

30 acres 0 roods 24 perches

or thereabouts, and adjoining the road on the east leading from Whittington to Fisherwick Lodge, and extending backwards to the Coventry Canal, all now in the occupation of Mr. Hennis A. Pass.

Value of Timber, **£33 10s 8d.**

Lots 2 to 6 inclusive are let under one tenancy at an Annual Rent of **£110 0s 0d.** Tithe payable, **£6 8s 4d.** Land Tax, **£1 9s 8d.**

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LOT 7.—ALL THAT

Freehold Close of Arable Land,

situate in the Parish of **WHITTINGTON,** adjoining the house known as "**Broom Leasee,**" and
containing **16 acres 2 roods 23 perches**
or thereabouts, now in the occupation of Mr. Abraham Simkins,

Value of Timber, **£3 17s 4d.** Tithe payable, **£4 6s 11d.**

LOT 8.—ALL THAT EXCELLENT

Freehold Farm, ^{known} _{as} 'The Whittington Hurst Farm'

comprising a substantial Dwelling-house and suitable Farm Buildings, and containing
95 acres 1 rood 18 perches
or thereabouts of good old Grass and Arable Land, now in the occupation of Mr. Abraham Simkins,

Should this Farm not be sold entire it will subsequently be offered in two lots.

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Value of Timber, **£137 15s 5d.**

Lots 7 and 8 are let under one tenancy at the Annual Rent of **£145 5s 0d.** Tithe payable, **£18 9s 4d.** Land Tax, **£2 10s 0d.**

The above Lots are in close proximity to the City of Lichfield, and include eligible Building Sites. They are also in the centre of the South Staffordshire Hunt and within easy reach of the Meynell and Atherstone Hunts.

Further particulars may be obtained from the AUCTIONEERS, Lichfield, Burton-on-Trent and Sutton Coldfield; Messrs. INGE & MADAN, Land Agents, Lichfield; or of Messrs. WITHINGTON, PETTY & BOUTFLOWER, Solicitors, 11, Spring Gardens, Manchester.

CONDITIONS OF SALE.

1.—These Conditions shall be deemed to be supplemental to and incorporate the Common Form Conditions of the Birmingham Law Society, and if there be any variance or inconsistency between the provisions of these and the Common Form Conditions the provisions of these Conditions shall prevail.

2.—The Auctioneers are Messrs. WINTERTON & SONS.

3.—The Vendors' Solicitors are Messrs. WITHINGTON, PETTY & BOUTFLOWER, 11, Spring Gardens, Manchester.

4.—The several lots are believed to be fully and accurately described, but are sold subject to all rights of water, light, drainage, and other easements, if any, affecting the same; to the existing tenancies, and to land tithe, tithe rent charge, and other usual outgoings; and all manorial rights and incidents of tenure.

5.—The value of the Timber on each Lot, as ascertained by Messrs Inge & Madan and stated in the Particulars of Sale, shall be paid by the Purchaser in addition to the amount of his bidding, and shall be deemed to be part of the purchase money.

6.—The deposit shall be at the rate of 10 per cent. upon the purchase money.

7.—The Purchase shall be completed on the ^{11th day of May 1892} ~~7th day of June, 1890~~, at the office of the Vendors' Solicitors, at the place as above.

8.—The Abstract shall be delivered, or sent by post, to the Purchaser, or his Solicitor, on or before the 10th day of May, 1899.

9.—Objections to and requisitions on the Title shall be sent within 10 days from the delivery of the Abstract, and all further objections and requisitions arising out of the replies to any former requisitions shall be sent within seven days from the delivery of such replies.

10.—The Draft Assurance shall be sent to the Vendors' Solicitors seven days, and the Draft and Engrossment thereof three days before the day named for completion.

11.—The Title shall commence as to Lot 1 with a Conveyance and Covenant to Surrender dated the 30th day of March, 1872, made between JOSEPH KNIGHT of the one part and RALPH WOOD of the other part.

As to Lots 2 and 6 with a Conveyance dated the 25th March, 1862, made between EDWARD FARMER of the one part, SUSANNAH SMITH of the second part, RALPH WOOD of the third part, and WILLIAM SALE of the fourth part.

As to Lots 3 and 4 with a Conveyance dated the 23rd April, 1866, made between VINCENT HOLBECHE and EDWARD ADDENBROKE of the first part, JOHN HOUGHTON GREETHAM of the second part, FREDERICK STRUKER and FREDERICK RUST of the third part, ANN CLARKE of the fourth part, and RALPH WOOD of the fifth part.

As to Lot 5 with a Conveyance and Covenant to Surrender dated 11th day of December, 1865, and

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As to Lots 3 and 4 with a Conveyance dated the 23rd April, 1866, made between VINCENT HOLBECHE and the Rev. EDWARD ADDENBROKE of the first part, JOHN HOUGHTON GREETHAM of the second part, FREDERICK WILLIAM STRUKER and FREDERICK RUST of the third part, ANN CLARKE of the fourth part, and RALPH WOOD of the fifth part.

As to Lot 5 with a Conveyance and Covenant to Surrender dated 11th day of December, 1865, made between MARTHA CHEATLE, Widow, and WILLIAM GLOVER of the first part, RALPH WOOD of the second part, and EDWARD ARYGLE of the third part.

As to Lots 7 and 8 with a Conveyance dated the 8th April, 1864, made between the Right Hon. JONATHAN PEEL and LAWRENCE PEEL of the first part, the Right Hon. Sir ROBERT PEEL of the second part, RALPH WOOD of the third part, and THOMAS ARYGLE of the fourth part.

12.—Lot 1 was formerly Copyhold held of the Manor or Lordship of Longdon, and was enfranchised on the 8th February, 1872. The Purchaser shall take subject to the reservations and matters contained in the Deed of Enfranchisement and to the rights of the Lord of the Manor in respect of minerals or otherwise.

13.—The expense attending the stamping or further stamping of any unstamped or insufficiently stamped document or documents (if any such there be) dated prior to the Customs and Inland Revenue Act, 1888, shall be borne by the Purchaser.

14.—The Vendors are Trustees under the Will of RALPH WOOD, deceased, and are selling under a Trust for Sale contained in such Will. They shall not be called upon to enter into any covenant other than the usual implied covenant by reason of their selling as Trustees, and the concurrence of the Beneficiaries under the Will shall not be called for or required.

15.—The quantities stated in the Particulars of Sale are taken from the Ordnance survey, and notwithstanding any variation from the quantity stated in any documents of Title shall be assumed and taken as correct.

KEY PLAN.





SCHEDULE.

| N ^o | DESCRIPTION. | CULTIVATION | ACREAGE. | |
|----------------------|--------------------------|-------------|----------|-------|
| | | | A. | R. P. |
| 282 | House, Garden, &c. _____ | | 1 | 31 |
| 586 | Croft _____ | Pasture | 2 | 20 |
| 585 | do. _____ | do. | 1 | 3 14 |
| <i>Total Content</i> | | | 2 | 3 25 |





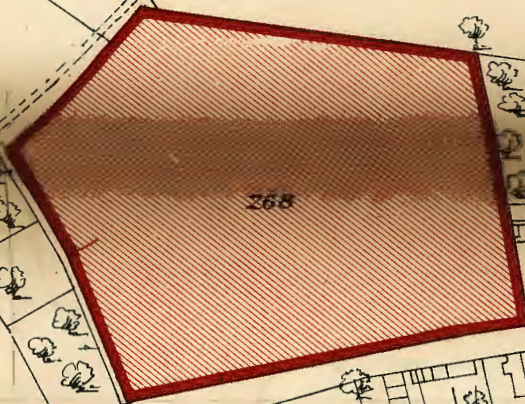
COVENTRY

CANAL

Swan Bridge

Passes Bridge

Swan Inn



268

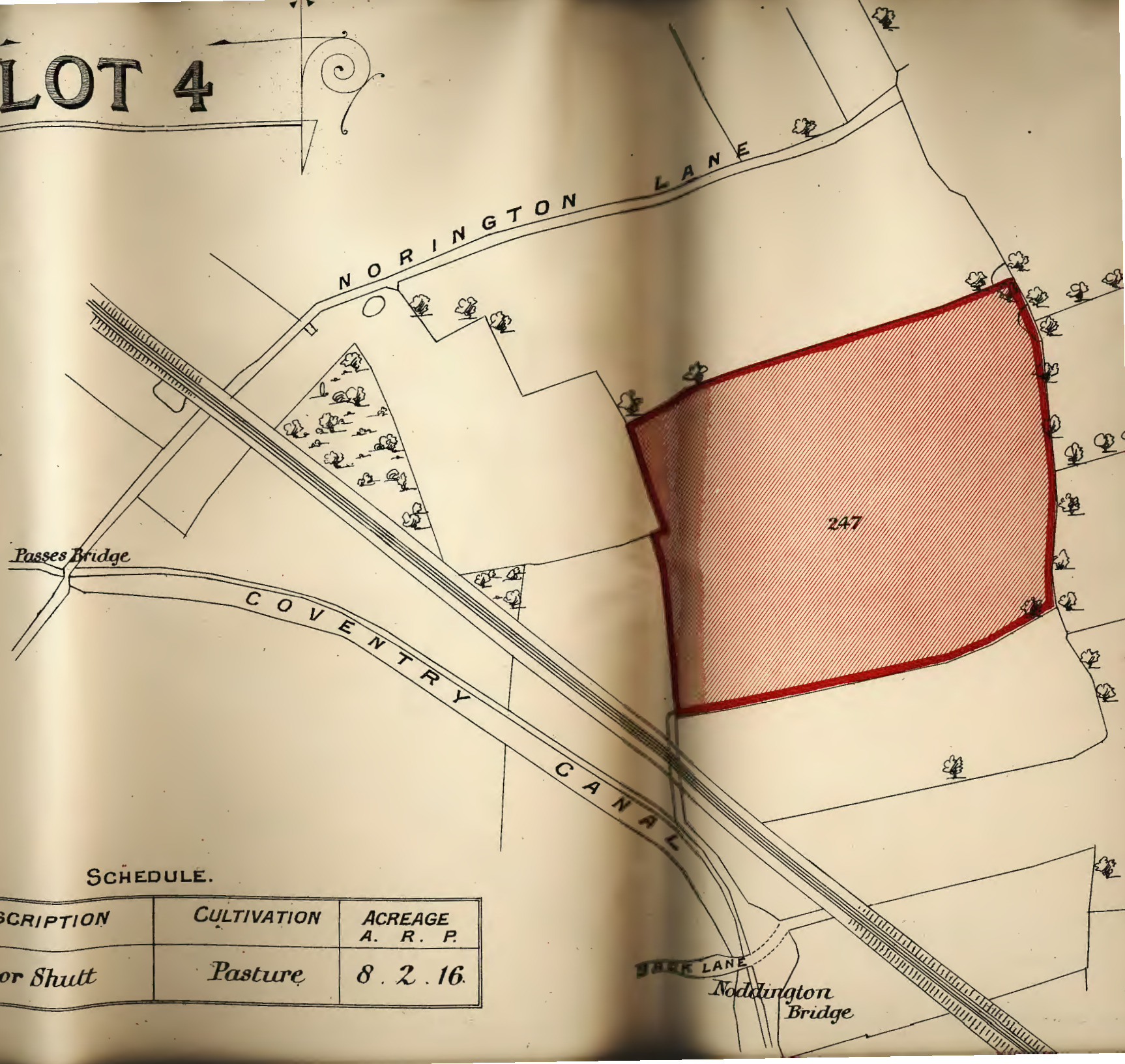
Rockhouse Farm

Rock Farm

Whittington

Green Farm

LOT 4



SCHEDULE.

| N ^o | DESCRIPTION | CULTIVATION | ACREAGE A. R. P. |
|----------------|-------------------|----------------|---------------------|
| 247 | <i>Moor Shutt</i> | <i>Pasture</i> | 8 . 2 . 16. |



LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

Whittington

Whittington Hall

Nottingham Bridge

Swan Bridge

Bricklin Cottage

Railway Cottages

Cheddles Bridge

DOWNINGTON LANE

Whittington Brook

Whittington Brook

Fisherwick Wood

Fisherwick Farm

Erbon Lease

The Grove

Whittington Hurst

Old Gravel Pit

Hurst Farm

RIVER

LANE

The Belfry

ROAD

To London



to Burton upon Trent
Streethay Bridge
Bearshay Bridge
WESTERN RAILWAY (South Stafford Line)

LOT 8

LOT 7

LOT 6

COVENTRY

WILLIFORD
STOCKFORD LANE

Huddlesford Bridge

Huddlesford
Bowmans Bridge

PARK LANE

LANE

LANE

LANE

Thatchmoor

Hurst Farm

Whittington Hurst

Old Gravel Pit

Broom Lease

The Grove

The Belle P...

Fisher...

Septic House

Guide Post