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THE  
CALEHILL PARK  
ESTATE

Messrs. BURROWS, CLEMENTS,  
WINCH & SONS.  
Auctioneers, ASHFORD, KENT.

**45**

KNIGHT, FRANK & RUTLEY  
HUBERT F. FINN - KELCEY  
amalgamated with  
KING & ASHENDEN



FRONT ELEVATION

Lot 13



NORTH-EAST VIEW FROM CALEHILL MANSION

Lot 13

# KENT

Ashford about 4 miles. Maidstone 13 miles. London 47 miles.

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*Illustrated Particulars, Plan and Conditions of Sale*  
of the

Freehold Residential and Agricultural Property

## CALEHILL PARK ESTATE

comprising

*An Imposing Early Georgian Country Residence*

Set in beautifully timbered Parkland. Entrance Lodge. Garage Block. Ballroom. Walled Kitchen Garden. Ranges of Glasshouses.

**CALEHILL HOME FARM:** A capital T.T. Attested Dairy Holding with magnificent Range of Buildings, Three Cottages and about **194 acres.**

**CHART COURT FARM:** A first-class T.T. Attested Dairy and Hop Farm, carrying a Quota of 335 cwt., with a character Farmhouse, fine Range of Buildings, Eight Cottages and about **299 acres.**

Poultry Farm. Seven Cottages. Four Bungalows. Many Woodland Areas with valuable Timber.

**ALL WITH VACANT POSSESSION**

(subject to Service Occupations)

together with

Leacon and Hollybush Farms, about 204 acres. West Leacon Farm, about 32 acres. Modernised Country Cottage. Smallholding. Five Cottages. Agricultural and Accommodation Fields.

**LET AT LOW PRE-WAR RENTALS AND PRODUCING £778 PER ANNUM**

The whole extending to about

## 1,433 Acres

To be offered for Sale by Auction as a Whole or in 54 Lots by Messrs.

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## KNIGHT, FRANK & RUTLEY

in conjunction with

## HUBERT F. FINN-KELCEY

amalgamated with

## KING & ASHENDEN

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At THE SARACEN'S HEAD HOTEL, ASHFORD, KENT

on TUESDAY, the 1st day of JULY, 1952

at 2.30 p.m. (unless previously sold).

*Solicitors:* Messrs. PEARSONS & WARD, Malton, Yorkshire (Telephone: Malton 247/8).

*Auctioneers:* Messrs. HUBERT F. FINN-KELCEY, amalgamated with KING & ASHENDEN, Estate and Auction Offices, Lyminge, Folkestone, Kent (Telephone: Lyminge 87171). Also at 48 High Street, Canterbury, Kent (Telephone: Canterbury 4711).

Messrs. KNIGHT, FRANK & RUTLEY, 20 Hanover Square, London, W.1  
(Telephone: MAYfair 3771).

# GENERAL REMARKS

## SITUATION

The Calehill Park Estate is situated in the delightful rural surroundings just to the south of the North Downs, in a highly-favoured district renowned for its natural beauty and capital agricultural, hop-growing and fruit-growing qualities.

The Estate, one of several landed Properties in this area, lies within the Parishes of Little Chart, Westwell, Charing and Pluckley. The important Market Towns of Ashford, 4 miles to the south-east, and Maidstone, 13 miles to the north-west, are within easy motoring distance and afford excellent market, shopping and entertainment facilities.

The main road from London to Folkestone via Maidstone and Ashford (A.20) to which there is a small frontage, passes just to the north-east of the Estate.

Ashford Station on the main London-Folkestone line is about 4 miles distant whence there is a fast train service to London in about 1½ hours. There are also railway stations at Charing and Pluckley (main line) almost adjoining the Estate. The Maidstone and District, and the East Kent Omnibus Companies operate frequent services in the vicinity of the Estate.

The Estate is 47 miles from London, 20 miles from the coast at Folkestone, 13 miles from the County Town of Maidstone and 15 miles from the Cathedral Town of Canterbury. The Coast Towns of Whitstable and Herne Bay are readily accessible by road.

## TENURE AND AREA

The whole Estate is Freehold and extends to about 1,433 acres.

## SUMMARY OF THE ESTATE

The Estate includes the Principal Residence known as "Calehill" in its Parkland setting, Walled Kitchen Gardens, fine Ballroom, Garage Block, Entrance Lodge, small Character Residence, the Home Farm of 194 acres and Chart Court Farm of 299 acres both excellent T.T. attested holdings, and 143 acres of Woodland which will be offered with Vacant Possession. There are also a Poultry Farm, Seven Cottages and Four Bungalows which will be offered with Vacant Possession subject in most instances to service occupations.

The portions of the Estate which are let and produce £778. 3s. 3d. per annum extend to about 630 acres and include Leacon and Hollybush Farms of 204 acres, West Leacon Farm of 32½ acres, a Smallholding, modernised country Cottage, Five Cottages and numerous Accommodation Fields.

## ACCOMMODATION OF THE PRINCIPAL RESIDENCE

Spacious Hall and Inner Hall, Chapel, Seven Reception Rooms, Eleven Principal Bedrooms, Boudoir, Five Bathrooms, Thirteen Staff Bedrooms and Two Staff Bathrooms, Housekeeper's Room, Servants' Hall and complete Domestic Offices. Extensive dry Cellarage.

## SERVICES

**Main Electricity** is connected to the Residence, Farms and all of the other Properties on the Estate.

**Water.** The Mid-Kent Water Company's supply serves the whole of the Estate and is connected to the Residence, Farmhouses, all of the Cottages and many of the fields.

**Drainage.** The Principal Residence has a modern drainage system to a Septic Tank and Filter Beds. The Farmhouses and modern Cottages are mostly drained to Cesspools.

**Central Heating** is installed in Calehill House, the Ballroom, Chart Court Farmhouse and Rose Cottage.

## AGRICULTURAL HOLDINGS

**The Home Farm**, which extends to about 194 acres, is a T.T. attested Dairy Farm with Three Cottages, a magnificent range of modern Farmbuildings and productive well watered land with good road frontages.

**Chart Court Farm**, which extends to about 299 acres, is a valuable T.T. Attested Dairy and Hop Farm with a modern Character Farmhouse, Eight Cottages, fine sets of mostly modern Buildings, 27 acres of Hop Gardens with a basic hop quota of 335 cwt., and good yielding land.

Both of these holdings will be offered with **Vacant Possession** on completion.

Leacon and Hollybush Farms, which are now farmed as one dairy and mixed holding, extend to about 204 acres. They comprise a superior Farmhouse, secondary Farmhouse, Two Cottages, Two excellent ranges of Farmbuildings, and land in good heart.

Westwell Leacon Farm, which extends to about 32½ acres, includes an attractive Farmhouse and good pastureland, and Calehill Brooks Farm, of nearly 36 acres, comprises an excellent Farmhouse and well-watered grass and arable land.

There are in addition several other valuable parcels of agricultural and accommodation fields ranging from approximately 5 to 60 acres, mainly used for grazing or corn farming.

Most of these **Agricultural Holdings** are let to tenants of old standing at **low pre-war rentals**.

## COTTAGES

The Cottages on the Estate are principally of modern construction of brick and tile with partly tiled quoins according to an Estate design.

## SPORTING

The Estate affords excellent **Rough Shooting**, and the size and disposition of the woods and coverts are such that a first-class pheasant shoot could easily be developed. The Estate Shooting is let until February, 1953.

There are **Golf Courses** at Ashford and Bearsted, and a **Racecourse** at Wye, Kent.

## CAPITAL EXPENDITURE CLAIMS

Certain Lots will be sold with the benefit of the outstanding **Capital Expenditure Claims** as stated in the Particulars.

These Claims are very substantial and noteworthy in the following instances: **Lot 14, £11,694. 11s. 10d.; Lot 25, £1,754. 12s. 5d.** Further details respecting these Claims may be obtained from the Auctioneers.

## OUTGOINGS ON THE WHOLE ESTATE

Tithe Redemption Annuity: £405. 17s. 10d. p.a.

Fee Farm Rent: £18. 4s. 3d. p.a.

Land Tax: £27. 19s. 10d., which has been redeemed. (See Special Conditions of Sale No. 11.)

## VIEWING

Those portions of the Estate which are offered with Vacant Possession may be viewed by appointment to be made with the Calehill Estate Office (Tel.: Charing 180) or the Joint Auctioneers, and those which are let may be inspected at reasonable times by courtesy of the Tenants.

# STIPULATIONS

(which are deemed to form part of the Conditions of Sale)

## 1. SALE PARTICULARS

The Plan and quantities are based on the latest available edition of the Ordnance Survey as revised by the Auctioneers. They and these Particulars and Conditions are believed to be correct, but any error or omission or misstatement shall not annul the Sale nor entitle either party to compensation nor in any circumstances give grounds for an action at law. Notwithstanding that the Ordnance Survey areas are calculated to the centre of hedges, any Lot which is bounded by a hedge shall be deemed to include the width of a ditch, if any, on the outside of the boundary hedge and to exclude the width of such ditch on the inside of the hedge and no Purchaser shall raise any question regarding any discrepancy of area caused thereby.

## 2. BOUNDARIES AND DISPUTES

If within six months after completion of the sale of any Lot affected thereby or in regard to any Lot or Property still owned by the Vendor, a dispute shall arise between the Vendor and any Purchaser or between two or more Purchasers as to the boundaries of any Lot, the dispute shall be referred to the arbitration of the Auctioneers or their nominee, whose decision shall be final and binding on all parties and who shall also decide how the costs of such reference shall be borne.

## 3(A). TENANCIES

The Property is sold subject to and with the benefit of the existing Leases and Tenancies and all tenants' claims under Agreement, Custom, Agricultural Holdings Acts, or other Statute, or otherwise howsoever, whether or not the Lease or Tenancy expires or is otherwise determined on or before the date of the actual completion of the purchase. Available details of the Leases and Tenancies of the Properties are contained in these Particulars. Copies of the Agreements or Leases (where in writing) or correspondence creating the Tenancies or variations thereof may be inspected previous to the date of the Sale at the Calehill Estate Office by appointment and all Purchasers shall be deemed to have full notice of the nature and details of all Leases and Tenancies and the contents of all documents affecting the same whether they inspect them or not. The Purchaser of each Lot shall assume without requisition or objection that all rents paid are legally demandable and shall make no requisition or enquiry as to any matter arising under the Rent and Mortgage Interest (Restrictions) Acts or any amending supplemental or similar legislation.

## 3(B). SERVICE OCCUPANCIES AND TENANCIES AT WILL

In cases where the Particulars indicate that portions of the Estate are so occupied the Vendor will give the same occupier notice to vacate before completion but shall not be required to obtain Vacant Possession from any tenant or occupier who remains in possession and shall be under no liability to the Purchaser for failure to give Vacant Possession and the Purchaser shall not be entitled to delay completion on that account.

## 4. TENANT RIGHT VALUATION

The Purchaser of each Lot sold with the benefit of Vacant Possession will be required to take and pay for by Valuation (in addition to the purchase-money) to be made as hereinafter mentioned for all hay, straw, fodder and manure remaining on the premises at market price, for all young seeds and labour of sowing and seasoning, for leys on land described as arable, for cultivations to land after harvest, for labour, cultivations, seeds, fertilisers and farmyard manure applied to roots and other green crops and bare fallow land, and the estimated rental thereon (at 60s. per acre), the unexhausted manurial value of purchased feeding-stuffs and fertilisers consumed on or applied to the holding; for all apple, quince and cherry-root stocks and trees growing thereon on O.S. Pt. 699 (Lot 43), also for such other items as are usually taken by Valuation from an outgoing Tenant but subject to no counter-claims whatsoever.

The Purchasers of Lots 13, 14, 25 and 29 respectively shall also on completion take and pay for by Valuation (in addition to the purchase-money) all Landlord's and Tenant's fixtures and fittings as specified in Schedules which have been prepared by the Auctioneers (copies of which are available for inspection at their offices and at Calehill Estate Office) together with the wirework in the Hop Gardens. Any Tenant's fixtures in and about those parts of the Property which are let are expressly excluded from the Sale with the right of removal of same.

The Valuations aforesaid shall be made by two Valuers, namely, Mr. Hubert F. Finn-Kelcey (or in default one of his partners) on behalf of the Vendor and the other to be appointed by the Purchaser or their Empire to be chosen in the usual manner. If the Valuer appointed by the Purchaser shall die or neglect or refuse to appoint an Empire on request or to proceed in the Valuation the Valuer appointed by the Vendor shall make the Valuations alone and such Valuations shall be binding on the Purchaser.

## 5. FIXTURES AND FITTINGS

All fixtures usually denominated Landlord's fixtures on the Property belonging to the Vendor are included in the sale of the various Lots. Fixtures and fittings usually denominated Tenant's fixtures and fittings belonging to the Vendor whether mentioned in the Particulars or not shall be taken by the respective Purchasers of the Lots to which they are affixed according to Inventories prepared by the Auctioneers (copies of which are available for inspection at the offices of the joint Auctioneers and at Calehill Estate Office), and paid for at a Valuation to be made in the usual way and the decision of the Valuer or Empire as to what are Tenant's fixtures and fittings shall be conclusive in the event of any dispute. Tenant's fixtures, fittings, Buildings and additions not belonging to the Vendor are expressly excluded. Care has been taken in compiling the Particulars to omit any items which do not belong to the Vendor, but the Purchasers shall be responsible for making their own enquiries and shall have no claim against the Vendor if any items not belonging to him are included in the Particulars.

## STIPULATIONS—continued

### 6. TIMBER AND GROWING TREES

The Auctioneers have made a Valuation of the standing timber and growing trees on certain Lots. The amount of the Valuation is stated in the Particulars of each such Lot. Each Purchaser shall pay on completion in addition to his purchase-money, the stated amount of the Timber Valuation in respect of each Lot purchased by him, such amount to be deemed to be part of the purchase-money for all purposes, including payment of the deposit. Where no Valuation is stated the timber is included in the price of the Freehold.

### 7. THE TOWN AND COUNTRY PLANNING ACT, 1947

The Sales do not include the right to receive any payments under Part VI of the Town and Country Planning Act, 1947, in respect of the interests sold.

### 8. FENCES

Where new boundary fences are required between Lots, the fences shall belong as shown by 'T' marks on the Sale Plan, and the Purchasers of the Lots on which the 'T' marks are shown shall in their assurances covenant (1) to erect within three months after obtaining possession good and sufficient stock-proof fences to the satisfaction of the Auctioneers or their nominee in the position shown by the dotted lines on the Sale Plan, and (2) for ever after to maintain the same. The Vendor shall not be under obligation to fence any Lots remaining in his ownership.

### 9. CULTIVATIONS

The present state of cultivation of the various fields as shown in the detailed Schedules of Lots is believed to be correct, but Purchasers shall satisfy themselves as to the accuracy thereof.

### 10. RIGHTS, EASEMENTS AND OUTGOINGS

The Property is sold subject to and with the benefit of rights-of-way, water, support, drainage, light and other easements and wayleaves for electricity and telephone poles and cables, drains and pipes and subject to and reserving unto the Vendor and his assigns all rights, privileges and advantages at present enjoyed by way of

easement, quasi-easement or customary right over or against the Property sold for the benefit of or in connection with any Lot remaining unsold. The Vendor shall not be required to define any such rights, easements, privileges or advantages. Each Lot is also sold subject to and with the benefit of the rights and easements referred to in the footnotes to the Particulars.

### 11. MAINTENANCE AND REPAIR OF PRIVATE SUPPLY APPARATUS

The costs of maintenance and repair of any private water or electricity pipes, cables, mains and ancillary apparatus the use of which is shared by two or more Lots shall be borne by such Lots so jointly using the same in proportion to the respective rateable values thereof.

### 12. APPORTIONMENTS OF RENTS, WAYLEAVES AND OUTGOINGS

The rents and outgoings, where necessary, have been or will be apportioned by the Auctioneers for the purpose of this Sale, and no Purchaser shall require the consent of any tenant to be obtained to such apportionment nor require such rents to be legally apportioned. The wayleave rentals for poles and stays will be apportioned by the Auctioneers to the Lots on which they stand, but are not stated in these Particulars. Purchasers shall, if required by the Vendor, join in making application for a legal apportionment of any outgoings and pay proportionately the cost thereof.

### 13. SALES BY AUCTION

The right is reserved to hold a Sale or Sales by Auction on any portion of the Estate, prior to the date fixed for completion or within 21 days thereafter, and without payment of any compensation whatsoever.

### 14. ORDER OF SALE

The Vendor reserves the right to sell the whole Property or any Lots or part of it before the Auction, to alter the order of Sale, to amalgamate or divide Lots or withdraw the whole or any Lot or Lots without declaring the reserve prices.

### 15. STIPULATIONS AND CONDITIONS OF SALE

In case of any inconsistency between these Stipulations and the Special Conditions of Sale the latter shall prevail.

## SUMMARY OF LOTS

Lot No.	Description	Tenant	Area	Total Area	Rent	Remarks
					<b>£ s. d.</b>	
1.	West Leacon Farm	Mr. E. Page	32·518	32·518	60 0 0	
2.	No. 1 Leacon Cottages, Westwell Leacon	In Hand	·125		—	
	No. 2 Leacon Cottages, Westwell Leacon	Mr. A. J. Pilcher	·125	·250	1 0	
3.	Leacon and Hollybush Farms, Westwell Leacon	Mr. J. W. Boyd	196·188		230 0 0	Rent
	Woodland	In Hand	7·742	203·930	—	Interest on electrical installation
4.	Oskey Wood	In Hand	3·273	3·273	—	
5.	Round Wood	In Hand	2·606	2·606	—	
6.	Gable Cottage, Westwell Leacon Grass	In Hand Mr. J. W. Boyd	·170 ·120	·290	2 0	Apportioned informally
7.	Checksfield, Westwell Leacon Grass	In Hand Mr. J. W. Boyd	·183 ·150	·313	2 0	Apportioned informally
8.	Rose Cottage, Westwell Leacon Wood	Mrs. E. Beatty In Hand	9·736 1·259	10·995	1 0	
9.	Broadmead Cottage, Westwell Leacon Grass	Mr. T. S. Barnes Mr. J. W. Boyd	1·213 ·700	1·913	17 10 0 12 0	Rent equivalent to Net Sched. 'A' assessment Apportioned informally
10.	Block of Grass and Arable Land	Mr. J. W. Boyd	37·531	37·531	31 14 0	Apportioned informally
11.	Land adjoining Newcourt Wood	Messrs. G. Ellen & Sons	20·784	20·784	20 0 0	
12.	Newcourt Wood	In Hand	15·933	15·933	—	
13.	Calehill Mansion	In Hand	15·487	15·487	—	
14.	Calehill Home Farm	In Hand	194·258	194·258	—	
15.	New Wood	In Hand	4·766	4·766	—	
16.	Sheep Walk Shaw	In Hand	3·430	3·430	—	
17.	River Field Shaw	In Hand	5·631	5·631	—	
18.	Calehill Poultry Farm	In Hand	8·556	8·556	—	
19.	Calehill Brooks Farm Wood	Mr. W. Palmer In Hand	35·174 ·647	35·821	50 0 0	
20.	Hurstford Wood and Leacon Alders	In Hand	13·299	13·299	—	
21.	Calehill Park Cottages	In Hand	5·586	5·586	—	
22.	Part of Calehill Park	In Hand	22·690	22·690	—	
23.	No. 1 Hurstford Lane Cottages	In Hand	·258	·258	—	
4.	No. 2 Hurstford Lane Cottages	Mr. T. Hills	·245	·245	10 0 0	Apportioned informally

Lot No.	Description	Tenant	Area	Total Area	Rent	Remarks
					£ s. d.	
25.	Chart Court Farm ... .. Farmhouse and Gardens ... ..	In Hand ... .. Mr. H. L. Garnham ... ..	297·160 2·450	299·610	— 80 0 0	Rent equivalent to Net Sched. 'A' Assessment
26.	Small Copse ... ..	In Hand ... ..	·480	·480	—	
27.	Little Pipers Wood ... ..	In Hand ... ..	2·035	2·035	—	
28.	Fair View, Little Chart ... ..	In Hand ... ..	·350	·350	—	
29.	North Lodge ... ..	In Hand ... .. Mr. T. M. Hills ... ..	·452 ·126	·578	1 0	Apportioned informally
30.	Calehill Ballroom ... ..	In Hand ... ..	2·992	2·992	—	
31.	Calehill Garage Block ... ..	In Hand ... ..	1·165	1·165	—	
32.	Woodland, Calehill Park ... ..	In Hand ... ..	9·639	9·639	—	
33.	Timbered Parkland ... ..	In Hand ... ..	25·851	25·851	—	
34.	Block of Arable and Pasture Land	In Hand ... .. Mr. T. M. Hills ... ..	·655 51·854	52·509	36 9 0	Apportioned informally
35.	Part of Calehill Park ... ..	In Hand ... ..	20·100	20·100	—	
36.	Chart Court Brooks ... ..	Mr. T. M. Hills ... ..	18·943	18·943	13 5 0	Apportioned informally
37.	Pasture Enclosure ... ..	In Hand ... ..	1·568	1·568	—	
38.	Jennings Cottages and Land ... ..	In Hand ... ..	4·943	4·943	—	
39.	Shipland Piggeries and Small- holding ... .. Cottage and Garden ... ..	In Hand ... .. Mrs. Kettle ... ..	5·922 ·058	5·980	13 0 0	
40.	Garden and Broom Woods ... ..	In Hand ... ..	37·506	37·506	—	
41.	Hunger Hatch Bungalow, Estate Saw Mill and Underwood ... ..	In Hand ... ..	14·520	14·520	—	
42.	Calehill Heath ... ..	In Hand ... ..	11·382	11·382	—	
43.	Land at The Pincushion ... ..	In Hand ... ..	19·730	19·730	—	
44.	Part of Newlands Farm ... ..	Mr. T. M. Hills ... ..	60·923	60·923	20 0 0	Apportioned informally
45.	Violet Wood ... ..	In Hand ... ..	12·330	12·330	—	
46.	Part of Ray Wood ... ..	In Hand ... ..	4·080	4·080	—	
47.	Block of Grassland ... ..	Mr. G. Hopkins ... ..	24·674	24·674	25 0 0	
48.	Block of Grassland and Orchard	Messrs. Hickman Bros. ... ..	38·361	38·361	33 10 0	
49.	Accommodation Land ... ..	Messrs. Hickman Bros. ... ..	20·990	20·990	28 10 0 5 0	Apportioned informally Use of drying ground
50.	Two Accommodation Fields ... ..	Messrs. Hickman Bros. ... ..	10·990	10·990	15 0 0	Apportioned informally
51.	Small Copse ... ..	In Hand ... ..	1·455	1·455	—	
52.	Part Dog Kennel Land ... ..	Messrs. Hickman Bros. ... ..	36·842	36·842	41 10 0	Apportioned informally
53.	Part Dog Kennel Land ... .. Cottage and Garden ... ..	Mr. M. E. Fuller ... .. Mrs. E. Wills ... ..	27·605 ·239	27·844	28 0 0 16 18 0	
54.	Honeywood Rough ... ..	In Hand ... ..	25·063	25·063	—	
			Total A. ...	1433·796	£778 3 3	



## PARTICULARS

**LOT 1**

(Coloured *Blue* on Plan)

### WEST LEACON FARM

WESTWELL LEACON

**Area :** 32a. 2r. 3p. (See detailed Schedule, p. 30)

**Tenant :** Mr. E. Page.

**Tenancy :** Yearly, Michaelmas.

**Rent :** £60 per annum.

**Outgoings :**

Tithe Redemption Annuity, £6. 10s. 8d.  
(informally apportioned).

**Timber Valuation :** £282. 3s. 0d.

#### A VALUABLE AND COMPACT PASTURE HOLDING

on the outskirts of the hamlet of Westwell Leacon and having a considerable frontage to the road leading to Little Chart. The attractive **FARMHOUSE** is built of brick with a tiled roof, stands back from the road and contains :—

**GROUND FLOOR:** **Sitting Room**, 12ft. by 12ft., with modern tiled fireplace. **Dining Room**, 14ft. 6in. by 12ft., with bay window and modern tiled fireplace. **Kitchen**, 12ft. 9in. by 10ft. 4in., with "Crane" domestic boiler and two built-in cupboards. **Scullery** with sink (h. and c.) and kitchen dresser. **Larder** with shelving. **Large Dairy** with sink, brick copper and shelving. **Back Entrance Porch**.

**FIRST FLOOR:** **Bedroom No. 1**, 12ft. by 12ft., with built-in cupboard. **Bedroom No. 2**, 12ft. by 14ft. 6in., with fireplace and built-in cupboard. **Bathroom** with modern panelled bath (h. and c.), lavatory basin (h. and c.) and W.C. **Bedroom No. 3**, 12ft. 9in. by 10ft. 4in., with airing cupboard and built-in wardrobe. **Bedroom No. 4**, 12ft. 6in. by 10ft. 6in.

**OUTSIDE:** **Coal Lodge**. **Wood Lodge**. **Tool Shed** and **E.C.**

Main Electricity and Water. Cesspool Drainage.

**THE FARMBUILDINGS** comprise: Timber and corrugated-iron **2-bay Implement Shed**; brick, timber and corrugated-iron lean-to **Cattle Lodge**; brick and tile **Stable** for 3 with **Loft** over; brick and tile **Cowshed**; **Barn** of similar construction; lean-to **Cart Shed** with **Lodge** adjoining; timber and corrugated-iron **3-bay Bullock Lodge** and yard; timber and corrugated-iron **Cattle Lodge**; timber and tiled **Garage** and **Trap House**.

**THE LAND** lies in a compact block with convenient access. It comprises about 31 acres of fertile grassland watered by a stream on the south boundary and about 1½ acres of woodland.

**NOTE.**—**Drainage easement:** This Lot is sold subject to a drainage easement in favour of Lot 2.

SEE *Special Conditions* Nos. 16 (c) and 24.

**LOT 2**

(Coloured *Yellow* on Plan)

Nos. 1 and 2

### LEACON COTTAGES

WESTWELL LEACON

**Area :** 1r. 0p. (O.S. No. Pt. 346, Parish of Westwell).

**Occupier :** No. 1, Mr. F. W. Luckhurst.

**Tenant :** No. 2, Mr. A. J. Pilcher.

**Occupations :** No. 1, Service Occupation.

No. 2, Tenant for Life, at 1s. per annum for 21 years from 25/12/51, determinable on death of tenant.

**Outgoings :** Tithe Redemption Annuity, 1s. 5d. (informally apportioned).

#### A PAIR OF TERRACE COTTAGES

constructed of brick and tile, each containing :—  
**Sitting Room** with fireplace and two cupboards, **Living Room** with range and larder, and **Two Bedrooms**, one with fireplace.

**OUTSIDE:** Each Cottage has a timber and corrugated-iron **Washhouse** with sink. **W.C.**

These Cottages share a brick and tiled **Washhouse** with two coppers, fireplace and stoneware sink.

Small Flower and Kitchen Gardens.

Main Electricity and Water. Cesspool Drainage.

**VACANT POSSESSION of No. 1**  
(subject to Service Occupation)

**NOTE.**—**Easements:** This Lot is sold with the benefit of :

- (a) A drainage easement over Lot 1. (See Note under Lot 1.)
- (b) The right (in common with others) to use the Bakehouse and Washhouse at the rear of this Lot and adjoining Property.

This Lot is sold subject :

- (a) To the right of adjacent Terrace Cottages to drain into a disused well situated on this Lot for which an annual payment of 2s. is receivable.
- (b) To a right of footway for the owners and occupiers of four adjoining Cottages over this Lot to and from Little Chart Road as at present enjoyed, and :
- (c) To a right for the owners and occupiers of the said Four Cottages of access to and for the purpose of taking water from the well and rain-water tank in the Garden forming part of this Lot subject to the payment of two-thirds of the expense of keeping the said well and tank in good repair.

SEE *Special Conditions* Nos. 16 (a), 16 (b), 16 (d) and 24.

LOT 3

(Coloured *Pink* on Plan)

## LEACON & HOLLYBUSH

### FARMS

#### WESTWELL LEACON

Area: 203a. 3r. 29p. (See detailed Schedule, p. 30.)

Holding	Tenant	Tenancy	Area	Rent p.a.	
				£	s. d.
Leacon and Hollybush Farms	Mr. J. W. Boyd	Yearly— Michaelmas	196.188	236	1 33*
Woodland	In Hand	Vacant Possession	7.742	—	—
Total A.			203.930	£236	13 3

\* Apportioned informally

#### Outgoings:

Tithe Redemption Annuity, £44. 16s. 10d. (informally apportioned). Land Tax Redemption, £87. 1s. 8d. Owner's Drainage Rate, £7. 7s. 4d. for 1952/1953.

Timber Valuation: £562. 16s. 0d.

#### A FIRST-CLASS T.T. ATTESTED DAIRY FARM

Situated close to the hamlet of Westwell Leacon and having good frontages to public highways, including Hurstford Lane which intersects the land and gives direct access to Hollybush Farmhouse and Buildings.

#### THE LEACON FARMHOUSE

which is approached by a metalled drive through two white-painted gates, is a substantial brick and tiled Residence of much character and is partly creeper-clad. The accommodation comprises:—Entrance Hall with heavy wrought-iron studded door; Sitting Room, 11ft. 9in. by 11ft. 6in., with tiled fireplace and two cupboards; Dining Room, 18ft. 6in. by 12ft. 6in., with modern tiled fireplace and wooden mantel; Kitchen with stoneware sink (h. and c.), tiled floor and "Rayburn" cooker with domestic hot water unit (property of the tenant); Larder with quarry-tiled floor, slate and other shelves; Pantry with fitted shelves and cupboards; Bedroom (1), 14ft. 6in. by 12ft., with fireplace; Bedroom (2), 14ft. 6in. by 13ft., with fireplace and cupboard; Bedroom (3), 9ft. 3in. by 9ft., with cupboard; Bedroom (4), 15ft. 9in. by 9ft., with heated airing cupboard; Bathroom with bath, basin (h. and c.), heated towel-rail, and W.C. Cellar, with slate and other shelves.

Main Electricity and Water. Cesspool Drainage. Telephone at present connected.

Adjoining the House is a brick and tiled Wash-house with deep sink, copper, store room and hand-flush W.C.

There is an attractive Garden with lawns, herbaceous borders, shrubbery; Kitchen Garden; small Orchard, and brick pathways. Lean-to heated Greenhouse and cold frame.

**The Farmbuildings**, which are conveniently grouped close to the House, principally around a metalled yard, comprise:—Brick and tiled Range with mostly concrete floors, comprising Stabling with four stalls and one manger (now partly used as a corn store), and two sectioned corn stores; timber and tiled Kent Barn with stone base; Cattle Yard with water trough and 5-bay open Cattle Lodge; brick and tiled Garage with concrete floor, Egg Packing Room and Workshop, all with Loft over, with fruit racks; two timber and felt Stores; timber and tiled Granary with zinc and wooden corn bins; timber and tiled Workshop, Tool Shed, Fuel Store and Food Store; Range of Pigsties; two open Cattle Yards with 7-bay timber and tiled cattle shelter with two water troughs; 7-bay corrugated iron and timber Implement Shed; 5-bay Dutch Barn by "Mains."

#### HOLLYBUSH FARMHOUSE

(at one time Two Cottages) is of brick and tiled construction with tile-hung upper elevations, and contains:—Sitting Room with fireplace; Living Room with tiled fireplace and two cupboards; Lobby with sink; Kitchen with range; Scullery with range, sink and copper; Larder; Four Bedrooms, one with fireplace; separate hand-flush W.C.

Main Electricity and Water. Cesspool Drainage. Brick and tiled Fuel Store. Hand-flush W.C.

**The Farmbuildings**, compactly arranged close to the Farmhouse, comprise:—Modern Cowhouse of brick and asbestos tiled and boarded roof, with standings for 28, automatic drinking bowls, glazed troughs and concrete floor; Sterilising and Collecting Rooms; timber and tiled Barn; second Cowhouse of breeze block, roughcast and timber, and corrugated-iron roof, with standings for 19, concrete mangers, glazed-tile water troughs and tubular fittings; brick and tiled lean-to Bull Pen and Calving Box; Cattle Yard; brick and tiled Calf Boxes; small Silage Pit; Milk Loading Stage; galvanised rain-water tank attached to Bull Pen, extra underground rain-water tank of about 2,000 gallons capacity.

Main Electricity and Water are connected to the principal Farmbuildings and to several of the fields.

**THE LAND** extends to about 196 acres and includes some excellent pasture and productive arable land. A stream intersects the south-east portion of the Farm.

**THE WOODLAND**, which is in hand, extends to about 7½ acres and comprises small blocks of chiefly Oak and Ash timber.



Lot 3  
LEACON FARMHOUSE  
AND BUILDINGS



Lot 3  
HOLLYBUSH FARMHOUSE  
AND BUILDINGS



Lot 6  
GABLE COTTAGE

This Lot also includes **TWO TERRACE COTTAGES** at **Westwell Leacon**, of brick and tile construction, each containing: Living Room with fireplace and two cupboards; Kitchen with range and sink (c.); Larder; and Two Bedrooms. Wood and Fuel Store with copper. E.C. Garden with fruit trees. Main Electricity and Water.

**NOTE.—Rights-of-way:** *This Lot is sold:—*

(a) *With the benefit of such rights-of-way and passage at all times and for all purposes as the Vendor is able to grant (but in common with the owners and occupiers for the time being of Lot 4) over and along the road or way from Lot 4 to Hurstford Lane shown uncoloured on the Sale Plan.*

(b) *Subject to a right-of-way for all purposes in favour of Lot 20 between the points marked W-X on the Sale Plan. (See Note to Lot 20.)*

*SEE Special Condition No. 25 as to the right of this Lot to take water from a well on adjoining Property and liability to contribute towards maintenance. SEE also Special Condition No. 26 as to restriction on certain fencing. SEE also Special Condition No. 27 as to the roadway bisecting this Lot. SEE also Special Conditions Nos. 16 (c) and 24.*

**NOTE.—Capital Expenditure Claim:** *The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at £30. 13s. 8d.*

**LOT 4** (Coloured Green on Plan)

## OAKEY WOOD

**Area:** 3a. 1r. 4p. (O.S. No. 395, Parish of Westwell.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:** Tithe Redemption Annuity, 8s. 8d. (informally apportioned). Owner's Drainage Rate, 1s. 5d. for 1952/1953.

A Valuable Wood situated near the southern end of Leacon and Hollybush Farms (Lot 3). It contains matured Oak, Ash and Chestnut timber, together with Mixed underwood.

### VACANT POSSESSION

#### TIMBER SCHEDULE

Species	No. of Trees	Approx. cubic contents
Oak ... ..	26	939 cu. ft.
Ash ... ..	63	656 "
Chestnut ... ..	37	1,072 "

**NOTE.—***This Lot is sold with the benefit of such rights-of-way and passage at all times and for all purposes as the Vendor is able to grant (but in common with the owners and occupiers for the time being of Lot 3) over and along the road or way from this Lot to Hurstford Lane shown uncoloured on the Sale Plan.*

*SEE Special Condition No. 27 as to the above roadway.*

*SEE Special Condition No. 16 (a).*

**LOT 5** (Coloured Green on Plan)

## ROUND WOOD

**Area:** 2a. 2r. 17p. (O.S. No. 385, Parish of Westwell.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:** Tithe Redemption Annuity, 6s. 10d. (informally apportioned).

A Roadside Copse on the south side of the public road running through Leacon and Hollybush Farms. It contains some useful, well-grown Oak, Ash and Chestnut timber with mostly Chestnut underwood.

### VACANT POSSESSION

#### TIMBER SCHEDULE

Species	No. of Trees	Approx. cubic contents
Oak ... ..	11	420 cu. ft.
Ash ... ..	17	293 "
Chestnut ... ..	21	769 "
Birch ... ..	1	19 "

*SEE Special Condition No. 16 (a).*

**LOT 6** (Coloured Pink on Plan)

## GABLE COTTAGE

### WESTWELL LEACON

**Area:** 1r. 0p. (O.S. Nos. Pt. 352 and 353b, Parish of Westwell.)

Holding	Tenant	Tenancy	Area	Rent p.a.
Gable Cottage	In Hand	Vacant Possession	170	—
Grass	Mr. J. W. Boyd	Yearly—Michaelmas	129	2s. 0d.*
			<b>299</b>	<b>2s. 0d.</b>

\* Apportioned informally.

### AN ATTRACTIVE MODERN DETACHED BUNGALOW

built of brick with a tiled roof and containing:—  
 Small Entrance Hall; Lounge, 12ft. 6in. by 13ft., with modern brick fireplace and oak mantel; Dining Room, 15ft. by 12ft., with brick fireplace, built-in dresser with display shelves and cupboards; Kitchen with deep sink and "Ideal" boiler; Larder with tiled shelves; Bedroom (1), 12ft. 6in. by 12ft., with modern tiled fireplace and heated airing cupboard with shelves; Bedroom (2), 10ft. 9in. by 8ft. 6in., with fireplace and wardrobe cupboard; Bedroom (3), 10ft. 6in. by 7ft.; Bathroom with panelled bath (h. and c.), pedestal basin (h. and c.), low-down W.C. suite and white-tiled dado. Outside Wood and Coal Store.

Detached timber and shingle Garage.

Main Electricity and Water. Cesspool Drainage. Telephone at present connected.

This Lot also has a good Garden, which includes a small strip at the northerly end which is at present occupied by Mr. J. W. Boyd at an informally apportioned rent of 2s. per annum.

**VACANT POSSESSION (save as to such strip) ON COMPLETION to be on or before 31st March, 1953**  
(subject to Service Occupation)

**NOTE.—Drainage easement:** This Lot is sold with the benefit of a drainage easement over Lot 10 to a cesspool situated on Lot 8. (See Notes to Lots 8 and 10.)

SEE Special Conditions Nos. 10, 16 (a) and 16 (d).

**NOTE.—Capital Expenditure Claim:** The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at £7. 3s. 7d.

**LOT 7** (Coloured Blue on Plan)

## CHECKSFIELD WESTWELL LEACON

**Area: 1r. 10p.** (O.S. Nos. Pt. 352 and Pt. 353b, Parish of Westwell.)

Holding	Tenant	Tenancy	Area	Rent
Checksfield Grass	In Hand Mr. J. W. Boyd	Vacant Possession Yearly—Michaelmas	.183 .130	— <b>2s. 0d.*</b>
			<b>.313</b>	<b>2s. 0d.</b>

\* Apportioned informally.

### A MODERN DETACHED BUNGALOW

of similar construction to Lot 6 and containing:—

Porch; Living Room, 15ft. by 12ft., with modern brick fireplace and built-in dresser with drawers; Kitchen with sink (h. and c.) and "Crane" domestic boiler; Larder; Bedroom (1), 12ft. 6in. by 12ft., with modern tiled fireplace and wardrobe cupboard; Bedroom (2), 12ft. by 11ft. 3in., with tiled fireplace and wardrobe cupboard; Bathroom with bath (h. and c.), basin (h. and c.) and W.C. Outside Wood and Coal Store. Garden Tool Shed. W.C.

Main Electricity and Water. Cesspool Drainage. Telephone at present connected.

This Lot has a useful Garden, which includes a small strip at the northerly end which is at present occupied by Mr. J. W. Boyd at an informally apportioned rent of 2s. per annum.

**VACANT POSSESSION (save as to such strip)**

SEE Special Conditions Nos. 10 and 16 (a).

**LOT 8** (Coloured Blue on Plan)

## ROSE COTTAGE WESTWELL LEACON

**Area: 10a. 3r. 39p.** (See detailed Schedule, p. 30.)

Holding	Tenant	Tenancy	Area	Rent
Rose Cottage	Mrs. E. Beatty	Lease for 60 years from 7/9/50	9.736	<b>1s. 0d.</b>
Wood	In Hand	Vacant Possession	1.239	—
			<b>10.995</b>	<b>1s. 0d.</b>

**Outgoings:** Tithe Redemption Annuity, £1. 4s. 8d. (informally apportioned).

### A CHARMING MODERNISED COTTAGE RESIDENCE

built of brick with a tiled roof, tile-hung upper elevations and diamond leaded lights, is approached by a short drive terminating in a sweep. The accommodation comprises:—

**ON THE GROUND FLOOR:** Entrance Lobby with oak door and radiator; Lounge (S. & N.), 16ft. by 12ft. 6in., with modern brick fireplace, quarry-tiled mantel, oak floor and beamed ceiling, log cupboard and two radiators; Dining Room (S.), 16ft. 3in. by 12ft., open fireplace with tiled surround and mantel, exposed beams and radiator; Library or Study (E.) with brick fireplace, built-in oak writing desk with drawers, oak bookshelves and radiator; Cloak-room with basin (h. and c.), radiator, two cupboards and separate W.C. with low-down W.C. suite; Wine Store with racks; "Milner" safe; Kitchen with glazed tiled walls, quarry-tiled floor, stainless steel sink (h. and c.) with drainer, glazed china and other cupboards and "Ideal" boiler; Larder with slate and other shelves.

**ON THE FIRST FLOOR:** Approached by stairway to the Landing—Bedroom (1), 17ft. by 13ft. 3in., with modern tiled fireplace, built-in wardrobe and dressing cupboards, heated linen-cupboard and radiator; Dressing Room with pedestal basin (h. and c.), built-in cupboard and dressing cupboards and radiator; Bedroom (2), 11ft. 9in. by 10ft. 6in., with modern tiled fireplace, pedestal lavatory basin, radiator and linen cupboard; Bedroom (3), 12ft. 6in. by 8ft. 6in., with dressing alcove; Bathroom with fully tiled walls, panelled bath and pedestal basin (h. and c.), W.C. and bidet *en suite*, enclosed fully tiled showerbath with perspex door and radiator.

**OUTSIDE:** Brick and tiled Outhouse with concrete floor containing stove; Boiler House with oil-fired "Britannia" boiler and fuel bunker, and W.C.; oil fuel tank on brick pillars; timber and felt Garage with Lodge adjoining; Fuel Store.

Main Electricity and Water. Cesspool Drainage.

The attractive Garden comprises: small lawns; flower and rose borders; Kitchen Garden; timber and tiled Garden Store; Greenhouse; cold frame; small Orchard with mixed fruit trees; pond; copse; and three paddocks.

**NOTE.—Drainage easement:** This Lot is sold subject to the right of Lot 6 to drain into a cesspool on O.S. No. 353a situated on this Lot. (See Note under Lot 6.)

**Right-of-way:** This Lot is sold subject to a right-of-way for all purposes in favour of Lot 9 over the drive between the points marked C and D on the Sale Plan; and receiving therefor from the Purchaser of Lot 9 a reasonable contribution towards the repair and maintenance of such drive. (See Note under Lot 9.)

SEE Special Conditions Nos. 10 and 16 (b).

**LOT 9** (Coloured Pink on Plan)

## BROADMEAD COTTAGE WESTWELL LEACON

Area: 1a. 3r. 26p. (O.S. Nos. Pt. 352 and 352a, Parish of Westwell.)

Holding	Tenant	Tenancy	Area	Rent p.a. £ s. d.
Broadmead Cottage	Mr. T. S. Barnes	Yearly	1-213	17 10 0*
Grass	Mr. J. W. Boyd	Yearly— Michaelmas	.700	12 0†
				<b>1-913 £18 2 0</b>

\* Rent equivalent to Net Schedule "A" Assessment, at present £17. 10s. 0d.  
† Apportioned informally.

**Outgoings:** Tithe Redemption Annuity, 2s. 0d.

### A BRICK AND TILED COTTAGE

with two additions of timber and asbestos tiles, and timber and galvanised iron. It is approached by a drive (over Lot 8) from the Westwell Leacon-Little Chart road. The Accommodation comprises:—Entrance Porch; **Lounge**, 18ft. 9in. by 12ft., with fireplace, beamed ceiling and deep cupboard; **Dining Room**; interior Lobby with slow-combustion stove; **Kitchen** with deep sink (h. and c.), drainer, shelves, beamed ceiling and "Rayburn" cooker with domestic hot-water unit; Larder; large store cupboard; **Bedroom (1)** with wardrobe cupboard and tank cupboard; **Bedroom (2)** with two cupboards; **Bedroom (3)**, 14ft. 3in. by 11ft. 6in.; **Boxroom**; **Bathroom** with bath (h. and c.), basin (h. and c.), and low-down W.C. suite; separate W.C. with basin (h. and c.)

**OUTSIDE:** Double timber and tiled Garage, and Wood or Fuel Stores.

Main Electricity and Water. Cesspool Drainage.

Excellent Flower and Kitchen Garden. Orchard and small pond. This Lot includes a strip of land forming part O.S. 352, which is at present let to Mr. J. W. Boyd on an annual tenancy at an informally apportioned rent of 12s. per annum.

**NOTE.—Right-of-way:** This Lot is sold with the benefit of a right-of-way for all purposes over the drive on Lot 8 between the points marked C and D on the Sale Plan, and paying therefor to the owner of Lot 8 a reasonable contribution towards the repair and maintenance of such drive. (See Note under Lot 8.)

SEE Special Conditions Nos. 10 and 16 (c).

**LOT 10** (Coloured Yellow on Plan)

## A USEFUL BLOCK OF GRASS AND ARABLE LAND

Area: 37a. 2r. 5p. (See detailed Schedule, p. 30.)

**Tenant:** Mr. J. W. Boyd.

**Tenancy:** Yearly, Michaelmas.

**Rent:** £31. 14s. 0d. per annum (informally apportioned).

**Outgoings:**

Tithe Redemption Annuity, £2. 1s. 7d. (informally apportioned). Land Tax Redemption, £17. 1s. 8d.

**Timber Valuation:** £50. 0s. 0d.

**A COMPACT BLOCK OF GRASS AND ARABLE LAND** with access from a public highway and access to the main London-Folkestone road (A.20). The land is well watered on the north-west side by a stream.

Main Electricity and Water available.

**NOTE.—Drainage easement:** This Lot is sold subject to a drainage easement in favour of Lot 6. (See Note to Lot 6.)

SEE Special Conditions Nos. 10 and 16 (c).

**LOT 11** (Coloured Blue on Plan)

## AGRICULTURAL LAND ADJOINING NEWCOURT WOOD

Area: 20a. 3r. 5p. (O.S. No. 665, Parish of Charing, and 284, Parish of Westwell.)

**Tenant:** Messrs. Ellen & Sons.

**Tenancy:** Yearly, Michaelmas.

**Rent:** £20 per annum.

**Outgoings:**

Tithe Redemption Annuity, £2. 16s. 3d. (informally apportioned).

**A USEFUL AGRICULTURAL LOT**, bounded on the north-east by the railway, watered by a stream in the south-east corner and having easy access to the main London-Folkestone road (A.20). The land is principally arable with a small area of grassland.

**NOTE.—Right-of-way:** *This Lot is sold subject to a right-of-way for all purposes in favour of Lot 12 between the points marked E-F-G on the Sale Plan. (See Note under Lot 12.)*

SEE Special Condition No. 16 (c).

**LOT 12** (Coloured *Green* on Plan)

## NEWCOURT WOOD

**Area:** 15a. 3r. 38p. (O.S. No. Pt. 666, Parish of Charing.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:** Tithe Redemption Annuity, £3. 1s. 5d. (informally apportioned).

This Wood is situated immediately to the north-west of the previous Lot and contains a considerable quantity of Oak, Ash and Beech, and mixed underwood.

### VACANT POSSESSION

#### TIMBER SCHEDULE

Species	No. of Trees
Oak ... ..	198
Ash ... ..	44
Beech ... ..	4

**NOTE.—Right-of-way:** *This Lot is sold with the benefit of a right-of-way for all purposes over Lot 11 between the points marked E-F-G on the Sale Plan. (See Note under Lot 11) the Purchaser of this Lot making good all damage caused by the exercise of such right.*

SEE Special Condition No. 16 (a).

**LOT 13** (Coloured *Pink* on Plan)

## CALEHILL MANSION

occupies a commanding position on rising ground about 250ft. above sea-level, and enjoys extensive views embracing the North Downs and a fine expanse of countryside. The Residence with its well-timbered pleasure grounds extends to an area of about

15a. 1r. 38p.

and is centrally situated on the Estate.

The approach through the parkland is by a tree-lined entrance drive, guarded by the South Gates with brick and stone pillars surmounted by lions passant supporting double wrought-iron gates, with two side gates flanked by brick walls. A semi-circular drive leads to the wide terrace of the North-East Front.

## THE GEORGIAN MANSION

is of imposing elevation with two bell turrets and is built in mellowed brick with slated roof. It was erected in 1740. A wide terrace with stone balustrading and steps lead to the columned Porch of the Main Entrance, and the Accommodation is as follows:

### ON THE GROUND FLOOR:

**Entrance Hall**, about 22ft. by 32ft. 6in., with stone-flagged floor, moulded-plaster panelled walls, carved overdoors and decorative plaster ceiling. The fireplace has a carved marble mantelpiece.

**Inner Hall**, adjoining, is divided by a pair of columns and double doors at the end give access to the Gardens on the south-west.

**The Music Room** (N.E.), about 22ft. by 20ft., with decorative plaster ceiling, fireplace and marble mantelpiece.

From this room an oak stairway, with two fluted oak pillars surmounted by abacus and acanthus leaf carvings, leads down a short flight of steps to the

**Dining Room**, about 52ft. by 25ft., a lofty room, with fine oak floor, decorative moulded-plaster ceiling in Tudor design and recessed open fireplace with carved-stone mantelpiece and stone hearth.

**The Drawing Room** (S.W.), about 28ft. 6in. by 19ft. 6in., with plaster-moulded panelled walls, decorative ceiling and cornice, and fireplace with finely carved and marble mantelpiece, and hob grate of Adam design.

**The Snuff-Bottle Room** (S.W.), about 18ft. 6in. by 16ft. 9in., with open fireplace. Next to this room is the **Side Hall** with **Cloakroom** and W.C. **The Chinese Room** (N.E.), about 20ft. by 15ft., with fireplace.

**The Armour Hall** is reached by a short staircase from the Inner Hall and gives access to the

**Library** (S.W.), about 30ft. by 18ft. 6in., with recessed alcoves, fireplace and carved marble mantelpiece. Communicating with the Library is a small **Office**, and also

**The Den** (S.W.), about 20ft. by 15ft., with fireplace and marble mantelpiece.

**The Chapel** is entered from the Armour Hall. It has stained-glass windows, gilt and painted Altar with marble rails, and Vestry adjoining.

### ON THE FIRST FLOOR:

Approached from the Hall by a well-lit wide main staircase, leading to a spacious landing off which are:—

**The Silk Room**, about 20ft. by 15ft., with fireplace.

**The Oak Room**, about 20ft. by 18ft. 6in., with fireplace.

**The Walnut Room**, about 19ft. 6in. by 15ft., with fireplace.

**Main Double Bedroom**, about 20ft. by 14ft. 9in., with fireplace.

**Boudoir**, about 21ft. by 20ft., with alcove and fireplace, communicating with

**Bathroom (1).**

**Bathroom (2)** with bath, basin and W.C.

Off second corridor is **Bathroom (3)** with bath, basin and W.C., and Linen Room.

#### ON THE SECOND FLOOR:

(The staircase to this floor has been removed.)

**Six Bedrooms**, measuring:—

(1) 20ft. by 15ft. 6in.; (2) 18ft. by 15ft. 6in.;

(3) 20ft. by 15ft. 6in.; (4) 17ft. 6in. by 15ft. 6in.;

(5) 16ft. by 15ft. 6in.; (6) 18ft. 6in. by 15ft. 6in.

Two Bathrooms, each with bath, basin and W.C. Sewing Room with cupboards and sink; housemaids' cupboard.

All the principal Bedrooms, except those next to a Bathroom, have recesses fitted with marble-topped basins.

**The Staff Accommodation:** Three Men's Bedrooms and a Bathroom with W.C. on the First Floor. In the First Floor Wing: Ten Maids' Bedrooms and a Bathroom with W.C.

**The Domestic Offices** consist of: Back Entrance and Passage; large light Kitchen with tiled walls, double oven range; Scullery with tiled walls and three deep sinks; Serving Room (next to Dining Room); Housekeeper's Room with fireplace. On a lower level, off a wide corridor: Butler's Pantry, Servants' Hall, Larders, Cellarage, Strong Room, and Boiler Rooms for central heating and hot water service.

**OUTSIDE:** Yard and Outhouses.

**Services:** Main Water and Electricity; Septic Tank Drainage.

## THE GARDEN AND GROUNDS

have charming natural features forming a setting in character with the Mansion. To the north-east front, overlooking the Park and with views extending across to the Hills above Charing, is a terrace with sloping lawn, wooded banks and shrubbery. On the south-west side are spreading lawns shaded by ornamental trees and park-like timbering,

a gravelled terrace, an old walled garden with flagged path leading to a brick and tiled **Out-building** divided into three rooms.

Lower lawns with pond, and a

**Swimming Pool**, about 80ft. by 20ft., having depths of from 4ft. to 8ft., with its own boiler house. The Water Main connects the Swimming Pool to the fire hydrants around the House. There is a brick-built Pumping Station adjoining the River Great Stour on Lot 35, which provides an auxiliary supply through a main to the Swimming Pool.

**The Kitchen Garden** is entirely walled, with espalier and other fruit trees, Peach House and cold frames.

Other Buildings include Two Ranges of teak Glasshouses, Boiler House and Potting and Store Sheds.

The Mansion, together with its Gardens and Grounds, extends to about

15a. 1r. 38p.

(see detailed Schedule, p. 30)

## VACANT POSSESSION

**NOTE.—Rights-of-way:** This Lot is sold subject to a right-of-way for all purposes over the drive:

(i) In favour of Lot 14 as to that part of the drive which is co-extensive with the South Lodge and its entrance. (See Note under Lot 14.)

(ii) In favour of Lot 22 between the points marked L and M on the Sale Plan. (See Note under Lot 22.)

(iii) In favour of Lot 35 between the points marked N O L.

(iv) In favour of Catehill Farmhouse between the points marked H and L on the Sale Plan.

**Water supply:** This Lot is sold with the benefit of receiving a pumped water supply from the River Great Stour over Lot 35 to the swimming pool situated on this Lot. (See Note under Lot 35.)

**Drainage:** This Lot is sold with the right to discharge the overflow from the septic tank on this Lot into the dyke forming the westerly boundary of Lot 35.

SEE Special Conditions Nos. 8 and 16 (a).

### Outgoings:

Tithe Redemption Annuity, £3. 19s. 1d. (informally apportioned). Fee Farm Rent, £2. 5s. 2d. (informally apportioned). Land Tax Redemption, £381. 15s. 5d.

**Timber Valuation:** £1,092. 0s. 0d.



## CALEHILL HOME FARM

**Area : 194a. 1r. 1p.** (See detailed Schedule, p. 31.)

**Tenant :** In Hand. Vacant Possession.

**Outgoings :** Fee Farm Rent, £4. 0s. 6d. (informally apportioned). Tithe Redemption Annuity, £38. 6s. 6d. Land Tax Redemption, £52. 7s. 11d. Owner's Drainage Rate, £7. 19s. 0d. for 1952/1953.

**Timber Valuation :** £2,706. 0s. 0d.

### A FIRST-CLASS T.T. ATTESTED DAIRY FARM

being at present the home of the Calchill Pedigree Herd of Friesians, is situated in the centre of the Estate, principally in the Parish of Little Chart, and having long frontages to the public road from Charing to Little Chart, which intersects the Farm.

#### The Excellent Model Set of MODERN DAIRY FARMBUILDINGS

mostly erected in 1948 and 1949 to a Ministry of Agriculture design, is built of brick, pre-cast concrete pillars and trusses, corrugated asbestos and perspex roofs, and sliding doors. The Buildings comprise :—

*In one block:*

**Cowhouse** with standings for 28, concrete floor, drainage channels and mangers, tubular fittings with chain ties, automatic drinking bowls and feeding passage; **Cloakroom** with basin and medicine cupboard; **Dairy and Washing-up Room**; **Engine Room** (containing milking-machine plant, with pump, electric motor and "Frigidaire" gas cooling plant with electric motor—see Valuation Clause); **Food Store** with concrete floor and **Hay and Corn Loft** over with lagged Water Storage Tank and double loading door; **Six Single and Four Double Calf Pens**; **Two Bull Pens** with exercise yards adjoining. Other Buildings comprise: **Milling Shed** with Grain Loft over; **Corn and Fertiliser Store** with loading platform; double Cattle Yard with 5-bay open-fronted Lodge, with tubular fencing set in dwarf brick walls; 5-bay **Dutch Barn** bricked on three sides.

The additional Farmbuildings comprise :—

Rendered brick and corrugated-iron **Implement Shed**; rendered brick and asbestos Range of **Two Calving or Loose Boxes** with concrete floors, automatic water bowls and feeding troughs; timber and corrugated-iron Range of Buildings comprising: Fuel Store, single **Garage**, 7-bay **Implement Store**. Double **Lorry and Tractor Garage, Workshop, Timber Store** and lean-to Cattle Hovel at rear.

Main Electricity and Water are connected to the principal Buildings and to certain fields.

Opposite the approach to the metalled Farmyard is situated, in Hurstford Lane,

### A PAIR OF EXCELLENT MODERN COTTAGES

built in 1949 of brick with tiled roofs and metal casement windows. Each Cottage comprises: Entrance Porch; Hall; Sitting Room with brick fireplace; Living Room with "Rayburn" cooker (with hot-water unit); Kitchen with deep sink (h. and c.), drainer, store cupboards, larder and broom cupboard; Three Bedrooms, each with cupboard, one with fireplace and one with heated linen-cupboard; Bathroom with panelled bath (h. and c.), basin (h. and c.), and W.C.

**OUTSIDE:** Lean-to Outhouse containing Wash-house with deep sink (c.), drainer and family boiler, W.C. and Coal Bunker.

Main Electricity and Water. Septic Tank Drainage. The Gardens comprise lawns, flower borders, Kitchen Garden and concrete paths.

In Service Occupation of Mr. S. W. Lukehurst and Mr. P. R. Carpenter.

### THE SOUTH LODGE

which is an attractive modern Detached Bungalow, is situated on the west side of the main entrance drive, close to the fine South Park Entrance Gates. It is built of brick, with a tiled roof, partly tiled quoins and leaded lights, and contains: Entrance Passage; Sitting Room with fireplace; Living Room with range (with hot-water unit) and dresser; Kitchen with sink (h. and c.), drainer and copper; Back Porch; Two Bedrooms, each with fireplace and wardrobe cupboard; Bathroom with bath (h. and c.) and basin (h. and c.), W.C.

**OUTSIDE:** Coal Store and Garden Tool Shed. Main Electricity and Water. Cesspool Drainage. Garden with flower beds and large Kitchen Garden with fruit trees.

In Service Occupation of Mr. C. J. Newing.

**THE LAND**, which is a medium loam, comprises some well-managed temporary pastures, parkland, and arable enclosures, many of which slope slightly southwards and are watered by the River Gt. Stour.

**THE WOODLANDS** included with this Lot comprise, in addition to the timbered parkland, Freeds Alders, Chart Meadow Alders and Bishop Wood, containing mostly Oak, Ash and Elm, with some mixed underwood and a plantation of Larch and Spruce extending to about 1½ acres.

### VACANT POSSESSION

(subject to the Service Occupations of the South Entrance Lodge, and Two Cottages).

**NOTE.—Rights-of-way:** This Lot is sold:

(a) With the benefit of a right-of-way for all purposes over part of the drive. (See Note under Lot 13.)



Lot 8  
ROSE COTTAGE

Lot 14  
HOME FARMBUILDINGS



Lot 14  
A PAIR OF COTTAGES ON  
THE HOME FARM

(b) With the benefit of a right-of-way as at present enjoyed over the south-east corner of Lot 16.

(c) With the benefit of a right-of-way for all agricultural purposes including the removal of timber and underwood over and along the existing accommodation roadway from point Q on the Sale Plan across Forstal Farm to the public road; the Purchaser of this Lot maintaining (in common with the owner of Lot 16) such part of the said accommodation roadway as lies between the points marked Q and Q1 on the Sale Plan according to their respective user thereof.

(d) With the benefit of a full and free right and liberty from time to time and at all times for Agricultural and Forestry purposes (in common with the owner of Lot 17) to pass and repass with or without animals, carriages, carts, motor-cars and other vehicles over and along the strip of land 15ft. in width lying between the points marked V and V1 on the Sale Plan.

(e) Subject to rights-of-way for all purposes:

(1) In favour of Lot 16 between the points marked P-Q and R-Q on the Sale Plan. (See Note under Lot 16.)

(2) In favour of Lot 17 between the points marked S-T and U-V on the Sale Plan. (See Note under Lot 17.)

**Drainage easements:** This Lot is sold:

(a) With the benefit of a drainage easement as at present enjoyed in respect of a pair of Cottages in Hurstford Lane on O.S. No. Pt. 6 over Lot 18. (See Note under Lot 18) in which Lot is the septic tank.

(b) Subject to a drainage easement in favour of Lot 28 and the Bungalow to the south thereof and other Cottage Property.

(c) Subject to the right of the West Ashford R.D.C. to:

(1) Enter on Field O.S. No. 48 to lay and maintain a drain therefrom to the stream on the western boundary of such field.

(2) Construct an inspection chamber at a point along the length of such drain.

(3) Enter on the said land for inspection and repair; and

(4) The free and undisturbed right of passage of purified effluent from a drainage system on adjoining land through the proposed drain as aforesaid to the said stream.

SEE Special Conditions Nos. 8, 16 (a), 29, 30, 36 and 38.

**NOTE.—Capital Expenditure Claim:** The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at £11,694. 11s. 10d.

**LOT 15** (Coloured Green on Plan)

## NEW WOOD

**Area:** 4a. 3r. 4p. (O.S. No. 94, Parish of Little Chart.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:** Tithe Redemption Annuity, 17s. 11d. (informally apportioned). Owner's Drainage Rate, 1s. 5d. for 1952/1953.

**A Roadside Wood**, being on the east side of the public road from Little Chart, and containing mainly matured Oak, Ash and Chestnut.

**VACANT POSSESSION**

## TIMBER SCHEDULE

Species	No. of Trees	Approx. cubic contents
Oak ... ..	51	1,456 cu. ft.
Ash ... ..	24	260 ..
Chestnut ... ..	7	248 ..

SEE Special Condition No. 16 (a).

**LOT 16** (Coloured Green on Plan)

## SHEEP WALK SHAW

**Area:** 3a. 1r. 29p. (O.S. Nos. 124 and 124a, Parish of Little Chart.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:** Tithe Redemption Annuity, 12s. 2d. (informally apportioned). Owner's Drainage Rate, 1s. 5d. for 1952/1953.

**A Similar Wood**, situated to the south-east of the previous Lot and bounded on the north by the River Great Stour. It contains some well-matured Oak, Ash and other timber.

**VACANT POSSESSION**

## TIMBER SCHEDULE

Species	No. of Trees	Approx. cubic contents
Oak ... ..	57	2,378 cu. ft.
Turkey Oak ... ..	40	2,927 cu. ft.
Ash ... ..	22	397 ..
Beech ... ..	7	68 ..
Elm ... ..	4	162 ..
Alder ... ..	1	31 ..

**NOTE.—Rights-of-way:** This Lot is sold with the benefit of:

(i) A right-of-way for all purposes over Lot 14 between the points marked P-Q and R-Q on the Sale Plan. (See Note to Lot 14) the Purchasers of this Lot making good all damage caused by the exercise of such right.

(ii) A right-of-way for all agricultural purposes including the removal of timber and underwood over and along the existing accommodation roadway from point Q on the Sale Plan across Forstal Farm to the public road the Purchaser of this Lot maintaining (in common with the owner of Lot 14) such part of the said accommodation roadway as lies between the points marked Q and Q1 on the Sale Plan according to their respective user thereof.

(iii) A right-of-way as at present enjoyed for agricultural purposes only as indicated by a red dotted line on the Sale Plan over the adjoining Property O.S. No. 91 such way not to exceed 12ft. in width.

This Lot is sold subject to a right-of-way in favour of Lot 14 as at present enjoyed over the south-east corner of this Lot.

**General:** SEE Special Conditions Nos. 16 (a) and 30.

**LOT 17**

(Coloured Green on Plan)

**RIVER FIELD SHAW**

**Area :** 5a. 2r. 21p. (O.S. No. 49, Parish of Little Chart.)

**Tenant :** In Hand. Vacant Possession.

**Outgoings :** Tithe Redemption Annuity, £1. 3s. 2d. (informally apportioned). Fee Farm Rent, 16s. 5d. (informally apportioned). Owner's Drainage Rate, 2s. 10d.

**This Timber Block** is situated about 300 yards to the north of the Village of Little Chart, bounded on the west side by the River Great Stour, and contains some matured Oak, Ash, Chestnut, and other timber, together with Chestnut and mixed underwood.

**VACANT POSSESSION**

**TIMBER SCHEDULE**

Species	No. of Trees	Approx. cubic contents
Oak ... ..	20	559 cu. ft.
Ash ... ..	83	1,355 ..
Chestnut ... ..	25	656 ..
Poplar ... ..	8	450 ..

**NOTE.—Right-of-way :** This Lot is sold with the benefit of a right-of-way for all purposes over Lot 14 between the points marked S-T and U-V on the Sale Plan. (See Note to Lot 14) the Purchaser of this Lot making good all damage caused by the exercise of such right. See also Note (d) to Lot 14.

**General :** See Special Conditions Nos 8 and 16 (a).

**LOT 18**

(Coloured Pink on Plan)

**CALEHILL POULTRY FARM**

**Area :** 8a. 2r. 8p. (O.S. Nos. Pt. 6 and Pt. 6a, Parish of Little Chart.)

**Tenant :** In Hand. Vacant Possession.

**Outgoings :**

Tithe Redemption Annuity, £2. 11s. 8d. (informally apportioned). Land Tax Redemption, £8. 0s. 5d. Owner's Drainage Rate, 8s. 6d. for 1952/1953.

**Timber Valuation :** £48. 19s. 0d.

**A CAPITAL SMALL POULTRY FARM**

comprising

**Attractive Modern DETACHED BUNGALOW** built of brick with tiled roof and tiled quoins, and containing Entrance Porch with quarry-tiled floor ; Lounge, 12ft. by 11ft. 6in., with fireplace ; Dining Room, 15ft. 6in. by 12ft., with brick fireplace and hearth, dresser, meter cupboard, and separate larder ; Kitchen with sink (h. and c.), drainer, "Ideal" boiler, broom and store cupboard ; Bedroom (1), 12ft. by 10ft. 6in., with fireplace, wardrobe cupboard and linen cupboard ; Bedroom (2), 12ft. by 10ft., with fireplace and wardrobe cupboard ; Bedroom (3) or Office, with fireplace and separate side door ; Bathroom with bath (h. and c.), basin (h. and c.), and W.C.

Main Electricity and Water. Cesspool Drainage. Detached brick and tiled Garage. Small Garden. The Bungalow and Garage are approached by a metalled drive and forecourt.

**THE POULTRY FARMBUILDINGS**, to which there is a separate side drive, comprise : Timber and felted Brooder House, standing on brick piers, of six bays ; Four timber and felted Chicken Houses ; large 2-sectioned Poultry House of timber and felted construction, standing on brick piers, measuring about 60ft. by 16ft., and divided into compartments for poultry and one compartment for food store and egg packing ; two brick hut bases suitable for manure pits.

Main Water connected to stand pipes.

**THE LAND** includes an arable field, undersown this spring with a ley mixture, and a small grass enclosure watered by a stream on the east side.

**VACANT POSSESSION**

**NOTE.—Capital Expenditure Claim :** The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at £87. 14s. 11d.

**Drainage easement :** This Lot is sold subject to a drainage easement in favour of Lot 14 in respect of a Pair of Cottages in Hurstford Lane on O.S. No. Pt. 6. (See Note under Lot 14.)

**General :** See Special Condition No. 16 (a).

**LOT 19**

(Coloured Blue on Plan)

**CALEHILL BROOKS FARM**

**Area :** 35a. 3r. 11p. (See detailed Schedule, p. 31.)

**Tenant :** Mr. W. Palmer.

Holding	Tenant	Tenancy	Area	Rent p.a. £ s. d.
Calehill Brooks Farm	Mr. W. Palmer	Yearly— Michaelmas	35-174	50 0 0
Coppice	In Hand	Vacant Possession	-647	—
			<b>35-821</b>	<b>£50 0 0</b>

**Outgoings :**

Tithe Redemption Annuity, £9. 14s. 3d. (informally apportioned). Land Tax Redemption, £9. 17s. 11d. Owner's Drainage Rate, 5s. 8d.

**Timber Valuation :** £110.

**AN ATTRACTIVE SMALLHOLDING**

with long frontage to two public roads and comprising :

**A Modern DETACHED HOUSE**, brick built with tiled roof and partly tiled quoins, containing : Entrance Porch ; Sitting Room, 12ft. 3in. by 11ft., with fireplace ; Living Room, 22ft. by 12ft., with brick fireplace and dresser ; Kitchen with sink

(h. and c.), copper, brick fireplace and larder; Bedroom (1), 12ft. by 11ft., with fireplace and wardrobe cupboard; Bedroom (2), 12ft. by 11ft., with fireplace and wardrobe cupboard; Bedroom (3), 12ft. by 10ft., with fireplace; Bedroom (4), 10ft. by 8ft.; and Bathroom with bath (h. and c.), basin, electric immersion heater, and W.C.

Main Electricity and Water. Cesspool Drainage. **OUTSIDE:** Brick and tiled Outhouse or Store Room and separate W.C.; timber and felt Garage and timber and galvanised-iron stabling (erected by the tenant).

Small Garden with lawns, flower borders, Kitchen Garden and Orchard.

**THE LAND**, which lies principally to the north of the House, is bounded on the east and well watered by a stream. It comprises two brookland meadows, a smaller meadow, an arable field, and a small Chestnut coppice.

SEE Special Condition No. 16 (c).

**NOTE.—Capital Expenditure Claim:** The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at £18. 19s. 6d.

**LOT 20** (Coloured Green on Plan)

## HURSTFORD WOOD AND LEACON ALDERS

**Area:** 13a. 1r. 8p. (O.S. Nos. 387 and 387a, Parish of Westwell.)

**Tenant:** In Hand. Vacant Possession

### Outgoings:

Tithe Redemption Annuity, £1 15s. 10d. (informally apportioned). Owner's Drainage Rate, 1s. 5d. for 1952/1953.

**A Long Woodland Belt** on the west side of Leacon and Hollybush Farms (Lot 3), and having frontage at each end to two public roads. The west boundary is a stream.

This block contains Oak, Turkey Oak and Ash, together with some Birch, Elm and Scots Pine, and some Chestnut and other coppice.

### VACANT POSSESSION

#### TIMBER SCHEDULE

Species	No. of Trees	Approx. cubic contents
Oak ... ..	60	1,905 cu. ft.
Turkey Oak ... ..	64	2,007 "
Ash ... ..	74	1,517 "
Elm ... ..	3	142 "
Poplar ... ..	1	56 "
Scots Pine ... ..	11	391 "
Alder ... ..	4	61 "
Spruce ... ..	8	153 "

**NOTE.—Right-of-way:** This Lot is sold with the benefit of a right-of-way for all purposes over Lot 3 between the points marked W-X on the Sale Plan (See Note under Lot 3.) The Purchaser of this Lot making good all damage caused by the exercise of such right.

**Drainage:** This Lot is sold subject to the rights of Lots 23 and 24 to maintain the existing cesspool and ancillary pipes and apparatus on this Lot including rights of entry for inspection, cleansing, repair and replacement.

**General:** SEE Special Condition No. 16 (a).

**LOT 21** (Coloured Pink on Plan)

## CALEHILL PARK COTTAGES

**Area:** 5a. 2r. 14p. (O.S. Nos. 3 and Pt. 7, Parish of Little Chart.)

**Occupiers:** Mr. C. W. Selling and Mr. D. J. Selling.

Service Occupations. Parkland: In Hand.

**Outgoings:** Tithe Redemption Annuity, £1. 3s. 2d. (informally apportioned). Land Tax Redemption, £1. 0s. 10d. (informally apportioned).

**Timber Valuation:** £162. 13s. 6d.

### A PAIR OF COTTAGES

in Calehill Park, due east of the Mansion (Lot 13), and approached by a grass driveway from the Little Chart to Charing Road. These Cottages are suitable for conversion into a small residence.

They are built of brick with a tiled roof. The accommodation of each is similar, being arranged on three floors and comprises: Living Room with range (with hot-water unit) and two cupboards; Sitting Room with cupboard; Scullery with sink (h. and c.), range and copper; Three Bedrooms, one with fireplace and cupboard; and Bathroom with bath (h. and c.) and basin (h. and c.)

**OUTSIDE:** "Elsan" Closets; Coal and Fuel Store

Main Electricity and Water.

Brick and tiled Range of Kennels.

Small Kitchen Gardens.

The Parkland extends to 4 acres and is In Hand.

### VACANT POSSESSION

(subject to the Service Occupations of the Two Cottages).

SEE Special Conditions Nos. 8, 16 (a), 16 (d) and 38.

**NOTE.—Capital Expenditure Claim:** The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at £18. 9s. 7d.

LOT 22

(Coloured Blue on Plan)

## PART OF CALEHILL PARK

**Area:** 22a. 2r. 30p. (O.S. No. Pt. 7, Parish of Little Chart.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:**

Tithe Redemption Annuity, £3. 14s. 6d. (informally apportioned). Land Tax Redemption, £5. 12s. 6d. (informally apportioned).

**Timber Valuation:** £183. 0s. 0d.

A Central Block of Parkland, situated to the north-east of, and overlooked by, the Mansion (Lot 13).

Main Water connected.

### VACANT POSSESSION

**NOTE.—Right-of-way:** This Lot is sold with the benefit of a right-of-way for all purposes over Lot 13 between the points marked M-L on the Sale Plan. (See Note under Lot 13.)

**Water Meter:** SEE Note to Lot 21.

**General:** SEE Special Conditions Nos. 8 and 16 (a).

LOT 23

(Coloured Blue on Plan)

## No. 1, HURSTFORD LANE COTTAGES

**Area:** 1r. 1p. (O.S. Nos. Pt. 387b and Pt. 390b, Parish of Westwell.)

**Occupier:** Mr. A. V. Fuller.

Service Occupation.

**Outgoings:** Tithe Redemption Annuity, 11d. (informally apportioned).

### AN ATTRACTIVE MODERN COTTAGE

built of brick with a tiled roof and partly tiled quoins. It contains: Sitting Room with fireplace; Living Room with "Bell" portable range and dresser; Kitchen with sink (c.), drawer, copper, cupboard and larder; and Three Bedrooms, two having fireplaces and wardrobe cupboards.

Main Electricity and Water.

**OUTSIDE:** Brick and tiled "Elsan" closet and Fuel Store. Store Shed.

The Gardens comprise lawns and flower borders, with a Kitchen Garden on the opposite side of Hurstford Lane.

**VACANT POSSESSION**  
(subject to Service Occupation)

**NOTE.—Right-of-way:** This Lot is sold subject to a right-of-way for all purposes in favour of Lot 24 over the Kitchen Garden between the points marked Y-Z on the Sale Plan. (See Note to Lot 24)

**Drainage:** This Lot is sold with the right (in common with Lot 24) to maintain the existing cesspool and ancillary pipes and apparatus on Lot 20 including rights of entry for inspection, cleansing, repair and replacement, the Purchaser of this Lot making good all damage caused by his exercise of such rights.

**General:** SEE Special Conditions Nos. 16 (a), 16 (d) and 38.

**NOTE.—Capital Expenditure Claim:** The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at £17. 1s. 9d.

LOT 24

(Coloured Yellow on Plan)

## THE ADJOINING COTTAGE

**Area:** 39p. (O.S. Nos. Pt. 387b and Pt. 390, Parish of Westwell).

**Tenant:** Mr. T. Hills.

**Tenancy:** Yearly, Michaelmas.

**Rent:** £10 per annum (apportioned). Tenant paying Rates.

**Outgoings:** Tithe Redemption Annuity, 9d. (informally apportioned).

**This Semi-Detached Cottage** adjoins Lot 23 and is similar.

**NOTE.—Right-of-way:** This Lot is sold with the benefit of a right-of-way for all purposes over Lot 23 over the Kitchen Garden between the points Y-Z on the Sale Plan. (See Note under Lot 23.)

**Drainage:** This Lot is sold with the right (in common with Lot 23) to maintain the existing cesspool and ancillary pipes and apparatus on Lot 20 including rights of entry for inspection, cleansing, repair and replacement, the Purchaser of this Lot making good all damage caused by his exercise of such rights.

**General:** SEE Special Conditions Nos. 16 (c) and 38.

**NOTE.—Capital Expenditure Claim:** The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at £17. 1s. 9d.



Lot 18  
THE POULTRY FARM

Lot 19  
BROOKS FARMHOUSE



Lots 23 and 24  
Nos. 1 and 2  
HURSTFORD LANE COTTAGES

## CHART COURT FARM

### LITTLE CHART

Area : 299a. 2r. 18p. (See detailed Schedule, p. 31.)

Holding	Tenant	Tenancy	Area	Rent
Chart Court Farmhouse	Mr. H. L. Garnham	21 years from 22/3/48 with power to break by either party in 1955 or 1962	2.450	£86*
Chart Court Farm	In Hand	Vacant Possession	297.160	—
			Total A.	299.610 £86

\* Rent equivalent to Net Schedule "A" Assessment, at present £80.

#### Outgoings :

Tithe Redemption Annuity, £107. 0s. 8d.  
 Owner's Drainage Rates, £10. 9s. 8d. for 1952/1953.

Timber Valuation : £2,825. 6s. 0d.

#### THE NOTED FIRST-CLASS

### Hop, Dairy and Mixed Farm

adjoining Little Chart Church and midway between Charing and Pluckley, and being at present the home of the

**Calehill Pedigree Attested Guernsey Herd.  
 The Superior**

#### WELL-APPOINTED RESIDENCE

is built of brick, stone and weather-tile, with a tiled roof. The Accommodation comprises:—

Entrance Lobby with tiled floor and swing doors, opening on to :

**Entrance Hall** with oak floor, cupboard under stairs and built-in cupboard, communicating with **Dining Room** (N. & W.), 20ft. 6in. by 16ft., into bay window, with oak floor.

**Drawing Room** (S.), 21ft. 9in. by 15ft. 3in., with oak floor and modern tiled fireplace with mahogany mantel.

From the Back Hall is reached the :

**Morning Room** (S.), 16ft. 6in. by 14ft. 10in., with oak floor.

**Cloakroom** with tiled floor and basin (h. and c.), and separate W.C.

**Fine Billiards Room or Lounge** (S. & E.), 24ft. by 18ft., with oak floor, panelled walls, half-timbered ceiling and wide ingle-nook, with stone fireplace and cupboards. On the east is a semi-circular bay window and on the south three French casements opening to the

**Loggia** with stone floor. The Loggia also can be entered from the Back Hall.

The Domestic Offices comprise:—

**Butler's Pantry** with sink (h. and c.) and cupboards.

**Kitchen** with deep sink, tiled floor and cupboard ; Large Larder ; secondary stairs with cupboards under ; Servants' Lobby with boiler recess and " Glow-worm " boiler for domestic hot water.

**Rear Yard** with tradesmen's entrance ; brick and tiled Game Room ; Outside W.C. ; and Cloak-room and Fuel Store.

**THE FIRST FLOOR**, approached by a modern oak staircase to the **Principal Landing** (S. & W.), comprises:—

**Bedroom No. 1** (N. & W.), 19ft. 6in. by 15ft. 9in., with basin (h. and c.) and built-in cupboard.

**Bedroom No. 2** (S.), 15ft. 3in. by 14ft. 9in., communicating with Bathroom.

**Bedroom No. 3** (S.), 21ft. overall by 14ft. 9in., with fitted wardrobe cupboard and access to a short flight of stairs leading to a Boxroom.

**Bathroom No. 1** with glazed-tiled walls and glazed-tiled panelled bath, basin (h. and c.), and bidet (h. and c.), with tiled recesses adjoining, and heated chromium towel-airer ; separate W.C.

**Bedroom No. 4** (N.), 16ft. by 14ft. 6in., with basin (h. and c.).

**Bedroom No. 5** (N.), 15ft. by 11ft., with wardrobe cupboard.

**Bathroom No. 2** with panelled bath (h. and c.), pedestal basin (h. and c.), W.C., and heated linen-cupboard.

**Services** : Main Water and Electricity ; Modern Cesspool Drainage ; Central Heating System with radiators in all principal rooms.

#### THE GARDEN AND GROUNDS

extend in all to about 2½ acres and mainly comprise lawns with flower beds and borders ; in front of the House is an ornamental pool. Kitchen Garden divided by path and include a small rose garden. Greenhouse, Store, small Orchard and former air-raid shelter. Brick and concrete Garage for three cars with sliding doors and cement wash-down.



**THE FARMBUILDINGS** comprise :—

Four brick and tiled **Oast Houses**, three of which are fitted with **Shew's Patent Hot-Air Drying Plant** and Electric Fan, together with Cooling Room and Storage under of brick, weatherboarding and corrugated-asbestos roof.

The main Buildings are principally brick, stone and timber, with tiled, cedar shingle or corrugated-iron roofs. They comprise :—

**Two Loose Boxes ; Single Stable and Harness Room ; Calf Boxes with Granary over ; Two Newly-Constructed Cattle Yards** with oak post and rail fencing set in dwarf brick walls and **2-bay Hay Store** adjoining ; **Carthorse Stabling for 4** with **Store** adjoining ; **3-bay Open Shed ; Workshop ; 3-bay Implement and Tractor Shed ; Barn** with Loft, Engine Room and concrete floor ; and **3-bay Implement Shed. Range of Calf Pens** with tubular partitions and gates, and **Two Loose Boxes. Two Implement Stores and Hay Shed.**

**Range of Two Calving or Loose Boxes, Hay Store and Bull Box** with manger, **Open-fronted Lodges and Yard** adjoining.

A short distance from the above building is a **Cowshed for 50**, built of concrete with steel supports and corrugated-asbestos roof, fitted with tubular single stall fittings and yoke holders, automatic water bowls and salt-lick holders, concrete mangers, drainage channels, wide centre floor and feeding passages.

It is also fitted for a "Simplex" milking machine (see valuation clause) and has overhead rails to the centre floor and feeding passages for dung and food carriers.

On the north side are : white-tiled recess with lavatory basin ; **Dairy** with white-tiled walls and concrete floor ; **Sterilizing Room** with concrete floor and galvanised rack for milking pails. Adjoining is a milk loading stage direct on to the accommodation road, and at the north end of the Cowshed is a **Food Store** with large galvanised water storage tank in the roof ; **Two Bull Pens** with fittings, including corner mangers and automatic water bowls. Exercise Yards adjoining. The centre overhead rail is carried on galvanised supports to a covered Manure Store away from the Cowshed, and there is a concrete road and pathway approaching and surrounding the Cowshed. Pre-cast concrete, brick and asbestos-corrugated roof **5-bay Dutch Barn**, enclosed in brick on three sides.

Main Water and Electricity are connected to the Cowshed and Dairy.

There is a private Water Supply pumped from a spring in O.S. No. 40 by an electric motor, to a storage tank in the Barn. This supply is connected

to a number of Farmbuildings. Main Electricity is also connected to all the principal buildings.

**Hop-Pickers' Accommodation** comprises a range of 10 Huts, built of timber on brick foundations, with corrugated-iron roof and two further ranges totalling 25 Huts, similarly constructed with timber and felt roofs, wooden floors, sleeping bunks; five lavatories and four cookhouses ; breeze-block, timber and corrugated-iron ablution shed of three bays.

**THE FARM MANAGER'S HOUSE** stands at the entrance to the Homestead and is built of brick and stone with a tiled roof. The Accommodation comprises :—

**ON THE GROUND FLOOR:**

Entrance Passage with cupboard under stairs ; **Front Sitting Room** with modern tiled register stove ; **Living Room** with fireplace and dresser ; **Large Kitchen** with "Ideal" domestic boiler supplying hot water, and sink (h. and c.) ; **Bathroom and W.C.** with porcelain-enamelled bath and lavatory basin (both h. and c.) ; **Store Room ; Another Store Room** (or Office) with outside access ; Larder. *Outside:* Tool Shed.

**ON THE FIRST FLOOR:**

**Three Bedrooms**, two having fireplaces.

**Services :** Main Water and Electricity. Cesspool Drainage.

Small Front Garden and Kitchen Garden.

**SEVEN COTTAGES**

together with brick, timber and galvanised-iron lean-to Implement Shed, are situated in O.S. No. 133 at Jennings Farm.

The Cottages comprise :—

**A Pair of brick and tiled Cottages** containing Entrance Hall ; Sitting Room ; Living Room with range, sink and copper ; and Three Bedrooms, one with a fireplace.

**A Pair of Modernised Cottages**, built of brick, stone, plaster and tiled. The East Cottage contains : Back Kitchen with fitted range, copper and sink ; Living Room with modern tiled fireplace with back boiler ; Larder ; Three Bedrooms ; Bathroom ; and separate W.C. The West Cottage contains : Back Kitchen with "Rayburn" cooker, and sink ; Living Room with modern tiled fireplace ; Larder ; Three Bedrooms ; Bathroom ; and separate W.C.

**A Block of Three Cottages**, built of stone with tiled roofs. The West Cottage contains : Living Room with cupboard under stairs ; Back Kitchen with range, copper and sink ; and Two Bedrooms. The other Two Cottages contain : Living Room with range, copper, sink and built-in cupboard ; Sitting Room ; and Two Bedrooms.

**Services:** Main Water and Electricity. Cesspool Drainage.

All the above Cottages and the Farm Manager's House are in Service Occupation.

**THE LAND** is in a compact block and intersected by a public road running from Shipland Corner to Charing. The 27 acres of hops comprise Fuggles, Bramblings, Eastwell Goldings and Tutshams, and **the present basic hop quota is 335 cwt.**

The Land is mostly medium loam and the remainder comprises about 92 acres of good working arable in a high state of fertility and well suited for the production of cereal and market garden crops, together with 70 acres of capital grazing pastures and 62 acres of well established leys which have been successfully used for the grazing of the dairy herd. There are 39 acres of Woodland, some of which contain valuable timber.

The River Great Stour, which forms the north-east boundary of the Farm, provides excellent watering facilities.

#### VACANT POSSESSION

(except as stated and subject to Service Occupations)

**NOTES.**—This Lot is sold subject to a Requisition Notice dated the 2nd day of June, 1942, from West Ashford R.D.C., affecting a small area of land forming part of Ordnance No. Pt. 129—Pluckley—under which an annual acknowledgment rent of 2s. 6d. is receivable. A drainage easement is enjoyed by the Huts at present standing on this land.

There is included in this Lot the right to abstract water from the spring in O.S. No. 40 (Lot 36) and for this purpose to maintain the pump (the property of this Lot) in its present position with all ancillary pipes and apparatus with rights of entry for purposes of inspection, repair, cleansing and replacement, the owner of this Lot making good all damage caused by the exercise of such rights. SEE Special Condition No. 32.

**General:** SEE Special Conditions Nos. 16 (a), 16 (c), 31, 33, 36 and 39.

**NOTE.**—Capital Expenditure Claim: The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at £1,754. 12s. 5d.

**LOT 26** (Coloured Green on Plan)

### A SMALL COPSE

**Area:** 1r. 37p. (O.S. No. 66, Parish of Little Chart.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:** Tithe Redemption Annuity, 3s. 6d. (informally apportioned).

This Lot adjoins Chart Court Farm and is approached via Nettlepole Lane. It contains some young trees, together with mixed underwood.

#### VACANT POSSESSION

SEE Special Conditions Nos. 16 (a) and 33.

**LOT 27** (Coloured Green on Plan)

### LITTLE PIPERS WOOD

**Area:** 2a. 0r. 5p. (O.S. No. Pt. 39, Parish of Little Chart.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:** Tithe Redemption Annuity, 14s. 2d. (informally apportioned.)

A Valuable Parcel of Woodland about 50 yards to the north-west of the previous Lot, and containing well-grown Oak.

#### VACANT POSSESSION

##### TIMBER SCHEDULE

Species	No. of Trees	Approx. cubic contents
Oak ... ..	46	991 cu. ft.

SEE Special Conditions Nos. 16 (a) and 33.

**LOT 28** (Coloured Pink on Plan)

### FAIR VIEW

### LITTLE CHART

**Area:** 1r. 16p. (O.S. No. Pt. 93; Parish of Little Chart.)

**Occupier:** Mr. F. W. Down.

Service Occupation.

**Outgoings:** Tithe Redemption Annuity, 1s. 6d. (informally apportioned).

#### An Attractive

#### MODERN DETACHED BUNGALOW

of brick and tiled construction and having frontage to the village street of Little Chart. The Accommodation comprises: Entrance Porch; Sitting Room with fireplace; Living Room with range (with hot-water unit) and dresser; Kitchen with sink (h. and c.), drainer, copper and larder; Two Bedrooms, each with cupboard and one with fireplace; Bathroom with bath (h. and c.), basin (h. and c.), heated airing cupboard and W.C.

**OUTSIDE:** Iron and timber Garden Store Shed and Fuel Store.

Main Electricity and Water. Cesspool Drainage.

Well-kept Flower and Kitchen Garden with fruit trees.

**NOTE.—Drainage easements :** *This Lot is sold :—*

- (a) *With the benefit of a drainage easement, in common with the Bungalow on the south side and not now being sold, over Lot 14.*  
 (b) *Subject to a drainage easement in favour of the Bungalow on the south side over the Garden of this Lot.*

**General :** *SEE Special Condition No. 16 (a) and (d).*

**NOTE.—Capital Expenditure Claim :** *The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at 3s. 7d.*

**LOT 29** (Coloured Blue on Plan)

## NORTH LODGE

**Area :** 2r. 12p. (See detailed Schedule, page 31.)

Holding	Tenant	Tenancy	Area	Rent p.a.
North Lodge, Garden, Drive and Wood	In Hand	Vacant Possession	.452	—
Arable	Mr. T. M. Hills	Yearly—Michaelmas	.126	1s.0d.*
Total A.			.578	1s.0d.

\* Apportioned informally.

**Outgoings :** Fee Farm Rent, 1s. 8d. (informally apportioned).

### A CHARMING MODERN DETACHED RESIDENCE

in the Georgian style, situated just to the south-west of the drive, close to the handsome North Entrance Gates. It is constructed of brick with stone quoins and tiled roof, and has six dormer windows. The Accommodation comprises :—

#### ON THE GROUND FLOOR:

**Entrance Porch ; Entrance Hall** with glazed front door and coat cupboard under stairs ; **Lounge**, 18ft. by 14ft., with modern brick fire-place ; **Dining Room** with modern brick fire-place and wine cupboard ; **Kitchen** with brick floor, "Leisure" sink unit with stainless-steel deep sink (h. and c.), four double drainers, cupboards, drawers and dresser, and inset domestic boiler ; **Larder** with shelves ; **Rear Porch** ; and separate W.C.

#### ON THE FIRST FLOOR:

**Bedroom (1)**, 18ft. by 14ft., with brick fire-place, quarry-tiled mantel and wardrobe cupboard ; steps lead to **Bathroom** with panelled bath (h. and c.), pedestal basin (h. and c.), heated airing cupboard with electric immersion heater, and low-down W.C. suite ; **Bedroom (2)**, 18ft. by 14ft., with brick fireplace, pedestal basin (h. and c.) and wardrobe cupboard ; **Bedroom (3)**, 11ft. by 10ft., with corner basin (h. and c.).

**OUTSIDE:** Wood and Coal Store.

Main Electricity and Water. Cesspool Drainage.

The Garden includes a small area of Chestnut stools, a strip of arable land, and part of the entrance drive with its grass verges.

Included in this Lot are the handsome North Entrance Gates of wrought iron hung on two brick and stone piers, with small wrought-iron side gates and wing walls on each side.

**NOTES.—Right-of-way :** *This Lot is sold subject to a right-of-way for all purposes in favour of Lots 30, 31, 32 and Calehill Farmhouse over the drive between the points marked J-K on the Sale Plan.*

**Drainage easement :** *This Lot is sold with the benefit of a drainage easement over Lot 34 with rights of entry for purposes of inspection, repair, cleansing and replacement, the owner of this Lot making good all damage caused by the exercise of such easement.*

**General :** *SEE Special Conditions Nos. 8 and 16 (a).*

**Curtains and carpets :** *The fitted carpets and curtains are not included in the Sale, but if so desired may be taken over by the Purchaser at a Valuation.*

**LOT 30** (Coloured Blue on Plan)

*Calehill Manor*

## CALEHILL BALLROOM

**Area :** 2a. 3r. 38p. (See detailed Schedule, page 31.)

**Tenant :** In Hand. Vacant Possession.

**Outgoings :** Tithe Redemption Annuity, 15s. 3d. (informally apportioned). Fee Farm Rent, 8s. 9d. (informally apportioned).

### AN INTERESTING AND PICTURESQUE LOT

comprising a handsome detached building built of mellowed brick with a tiled roof, and having stone-mullioned windows and labels with diamond leaded lights, and lead guttering and down-pipes decorated with Tudor designs. There are two dormer windows and brick chimney-pieces of the Elizabethan pattern. This Ball and Banqueting Room was converted from old stabling and now presents an intriguing subject for conversion into a small character residence.

It comprises a fine Ballroom, entered through double oak doors or an oak side door with wrought-iron furniture, and having two large stone Tudor-designed, recessed fireplaces with firebacks of tile creasing and stone-flagged hearths, oak flooring and



Lot 25  
CHART COURT FARMHOUSE

Lot 29  
NORTH LODGE



Lot 30  
THE BALLROOM

lofty beamed ceiling. There is concealed lighting and central heating radiators enclosed by alcove seats. There is an oak-panelled dado, 18in. high, to the plastered walls. An oak screen can be utilised to partition off one end of the room if so desired.

The Ballroom measures about 84ft. by 18ft. 6in.

A finely carved oak staircase leads to a First-floor Dining or Banqueting Room of the same dimensions with polished oak floor, a hammer-beamed roof and concealed central heating.

To the south of the Ballroom is a stone-flagged terrace beyond which are flower beds, lawns, formal gardens, and the site of two hard Tennis Courts.

Outside the Ballroom is an underground Boiler House with boiler for the central heating to the Ballroom.

**NOTE.—Rights-of-way:** *This Lot is sold:*

(a) *Subject to a right-of-way for all purposes in favour of Lot 32 and Calehill Farmhouse over the drive between the points marked H-I on the Sale Plan.*

(b) *With the benefit of rights-of-way over the drive—*

(i) *over Lot 31 between the points marked I-J on the Sale Plan.*

(ii) *over Lot 29 between the points marked J-K on the Sale Plan.*

**Drainage easement:** *This Lot is sold subject to a drainage easement in favour of adjoining Properties not now being sold.*

**General:** *SEE Special Conditions Nos. 8, 16 (a) and 40.*

**LOT 31** (Coloured *Pink* on Plan)

## CALEHILL GARAGE BLOCK

**Area:** 1a. 0r. 26p. (O.S. Nos. Pt. 7 and Pt. 8, Parish of Little Chart.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:** (informally apportioned).

**USEFUL RANGE OF GARAGE PREMISES** with partly concreted yard, comprising:—

The Principal Block, about 60ft. by 20ft., arranged on one floor with space for six cars, built of brick with a tiled roof and with sliding doors along the entire front.

The Secondary Block, also brick built with tiled roof, comprises: Double Loose Box; open-fronted Trap Shed; Fuel Store with brick floor; Single Garage with concrete floor.

Also a detached brick and tiled Lorry or Horsebox Garage.

Disused petrol pump and 500-gal. underground storage tank.

Main Water and Electricity.

**NOTE.—Rights-of-way:** *This Lot is sold:*

(a) *Subject to a right-of-way for all purposes in favour of Lots 30, 32 and adjoining Properties between the points marked I-J on the Sale Plan.*

(b) *With the benefit of a right-of-way for all purposes over the drive over Lot 29 between the points marked J-K on the Sale Plan.*

**General:** *SEE Special Conditions Nos. 8, 16 (a) and 40.*

**LOT 32** (Coloured *Green* on Plan)

## WOODLAND—CALEHILL PARK

**Area:** 9a. 2r. 22p. (O.S. Nos. Pt. 7 and Pt. 8, Parish of Little Chart.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:** Tithe Redemption Annuity, 5d. (informally apportioned).

**This Block of Timber** borders the park drive and the Pluckley-Charing Road. The timber is mainly Oak, Ash, Sycamore and Beech with valuable Chestnut underwood.

### TIMBER SCHEDULE

Species	No. of Trees	Approx. cubic contents
Oak ... ..	60	1,305 cu. ft.
Ash ... ..	1	22 "
Chestnut ... ..	34	1,170 "
Scots Pine ... ..	5	185 "
Beech ... ..	11	352 "
Elm ... ..	4	117 "

**NOTE.—Right-of-way:** *This Lot is sold with the benefit of a right-of-way for all purposes over the drive between the points marked H-I (Lot 30) between the points marked I-J (Lot 31) and between the points marked J-K (Lot 29). The Purchaser of this Lot making good all damage caused by the exercise of such right.*

*SEE Special Conditions Nos. 8 and 16 (a).*

LOT 33

(Coloured *Pink* on Plan)

## TIMBERED ROUGH PARKLAND

Area: 25a. 3r. 16p. (See detailed Schedule, page 32.)

Tenant: In Hand. Vacant Possession.

Outgoings: Tithe Redemption Annuity, 10d. (informally apportioned). Land Tax Redemption, £3. 10s. 10d.

An Adjoining Lot to Lot 32, being immediately to the north-east, extending along the Pluckley-Charing Road, with a fringe of Chestnut under-wood as far as The Pincushion, and comprises an area of timbered parkland with chiefly Chestnut and Coniferous trees.

### TIMBER SCHEDULE

Species	No. of Trees
Oak ... ..	29
Chestnut ... ..	82
Scots Pine ... ..	13
Larch ... ..	28

SEE Special Conditions Nos. 8 and 16 (a) *152*

LOT 34

(Coloured *Yellow* on Plan)

## A VALUABLE FERTILE BLOCK OF ARABLE AND PASTURE LAND

Area: 52a. 2r. 1p. (See detailed Schedule, p.32.)

Holding	Tenant	Tenancy	Area	Rent p.a.
Arable & Grass	Mr. T. M. Hills	Yearly-Michaelmas	51.854	36 8*
Grass & Wood	In Hand	Vacant Possession	0.35	—
			Total A.	52.509 £36 9

\* Apportioned informally.

### Outgoings:

Tithe Redemption Annuity, £16. 6s. 5d. (informally apportioned). Fee Farm Rent, £7. 13s. 1d. (informally apportioned). Land Tax Redemption, £20. 10s. 5d. Owner's Drainage Rate, £1. 1s. 3d. for 1952/1953.

Timber Valuation: £548. 0s. 0d.

This Compact Lot is bounded on the west by the Pluckley-Charing Road with Calehill Mansion (Lot 13) on the east, and watered on the south by the River Great Stour. The Land comprises some excellent arable enclosures.

NOTE.—Drainage easement: This Lot is sold subject to a drainage easement in favour of Lot 29. (See Note to Lot 29.)

General: See Special Conditions Nos. 8 and 16 (c).

LOT 35

(Coloured *Blue* on Plan)

## PART OF CALEHILL PARK

Area: 20a. 0r. 16p. (O.S. Nos. Pt. 7 and Pt. 45, Parish of Little Chart.)

Tenant: In Hand. Vacant Possession.

### Outgoings:

Tithe Redemption Annuity, £7. 1s. 10d. (informally apportioned). Fee Farm Rent, £2. 18s. 8d. (informally apportioned). Land Tax Redemption, £17. 16s. 3d. Owner's Drainage Rate, 1s. 1d. for 1952/1953.

Timber Valuation: £495. 1s. 0d.

The Timbered Parkland has a southerly slope, is well sheltered and affords excellent sheep and cattle grazing, and is situated to the south of the Mansion (Lot 13) and approached by way of the south drive and bordered on the south-west by the River Great Stour.

This Lot contains some useful timber, including Chestnut and Oak.

NOTES.—Rights-of-way: This Lot is sold with the benefit of a right-of-way for all purposes over Lot 13 between the points marked N-O-I. on the Sale Plan.

Drainage: This Lot is sold subject to the right for Lot 13 to discharge the overflow from the septic tank on Lot 13 into the dyke forming the westerly boundary of this Lot.

Water supply: This Lot is sold subject to the right for Lot 13 to maintain the pumping station and ancillary pipes and apparatus belonging to that Lot with rights of access for inspection, repair, cleansing and replacement.

General: SEE Special Conditions Nos. 8 and 16 (a).

LOT 36

(Coloured *Blue* on Plan)

## CHART COURT BROOKS

Area: 18a. 3r. 31p. (See detailed Schedule, page 32.)

Tenant: Mr. T. M. Hills.

Tenancy: Yearly, Michaelmas.

Rent: £13. 5s. 0d. per annum (informally apportioned).

### Outgoings:

Tithe Redemption Annuity, £6. 11s. 10d. (informally apportioned). Owner's Drainage Rate, £4. 19s. 2d. for 1952/1953.

A Useful Parcel of Brookland Meadows, well watered and partly bounded on the north by a stream, and having an access to the Charing-Pluckley Road. Adjoining on the south is Chart Court Farm (Lot 25).

SEE Notes to Lot 25.

SEE Special Conditions Nos. 16 (c) and 33.

LOT 37 (Coloured Yellow on Plan)

AN

### ENCLOSURE OF PASTURE

Area: 1a. 2r. 11p. (O.S. No. 41, Parish of Little Chart.)

Tenant: In Hand. Vacant Possession.

Outgoings: Tithe Redemption Annuity, 9s. 8d. (informally apportioned). Owner's Drainage Rate, 11s. 4d. for 1952/1953.

This Lot adjoins the previous Lot, has frontage to the Charing-Pluckley Road, and is bounded by a stream, and includes a brick and concrete sheep-dipping tank and penning.

SEE also Special Conditions Nos. 16 (a) and 33.

LOT 38 (Coloured Blue on Plan)

### JENNINGS COTTAGES

AND

### AN ARABLE FIELD

Area: 4a. 3r. 31p. (See detailed Schedule, page 32.)

Tenant: In Hand. Vacant Possession.

Outgoings: Tithe Redemption Annuity, 12s. 10d. (informally apportioned).

### A PICTURESQUE PAIR OF OLD-WORLD COTTAGES

unimproved, but ideally suitable for conversion, constructed of brick, ragstone and lath and plaster, with partly tile-hung and partly half-timbered upper elevations, and having a tiled roof. The South-east Cottage contains: Entrance Lobby; Sitting Room with open fireplace and cupboard; Kitchen with sink (c.), range and copper; large Larder; Three Bedrooms and Boxroom. *Outside:* "Elsan" Closet and Store Shed.

The North-west Cottage contains: Entrance Lobby; Living Room with fireplace; Scullery with sink; Three Bedrooms. *Outside:* "Elsan" Closet and Store Shed.

Main Electricity and Water.

There is a large Garden with fruit trees and an Arable Field with long road frontage.

### VACANT POSSESSION

SEE Special Conditions Nos. 16 (a), 31, 33 and 39.

LOT 39 (Coloured Blue on Plan)

### SHIPLAND PIGGERIES

AND

### SMALLHOLDING

Area: 5a. 3r. 37p. (See detailed Schedule, page 32.)

Holding	Tenant	Tenancy	Area	Rent p.s. & d.
Cottage and Garden	Mrs. Kettle	Weekly	-038	13
Cottage and Garden	In Hand	Vacant Possession	-300	—
Farmbuildings and Arable Land	In Hand	Vacant Possession	5-622	—
Total A.			5-980	£13

### Outgoings:

Tithe Redemption Annuity, £2. 15s. 8d.

### A Valuable

### SMALLHOLDING AND PIG FARM

comprising

### A PAIR OF COTTAGES

built of brick and ragstone with a tiled roof. The South-west Cottage contains: Living Room with range, and Three Bedrooms. *Outside:* "Elsan" Closet and Fuel Store.

Occupied by Mrs. Kettle on a Weekly Tenancy.

The North-east Cottage contains: Sitting Room; Living Room with range and cupboard; and Two Bedrooms. *Outside:* E.C.; lean-to Fuel and Coal Store.

### VACANT POSSESSION

Main Electricity and Water.

### AN EXTENSIVE RANGE OF PIGGERIES

built of brick and timber with tiled and corrugated-iron roofs, grouped around two communicating concrete yards, and comprising 33 Pigsties with wooden partitions, Fodder and Meal Stores.

Main Electricity and Water.

A Good Arable Field in a corner position with frontages to two public roads.

SEE Special Conditions Nos. 16 (a), 31, 33 and 39.

LOT 40 (Coloured Green on Plan)

### GARDEN AND BROOM

### WOODS

Area: 37a. 2r. 1p. (O.S. Nos. 163, Parish of Pluckley, and Pt. 71a, Parish of Little Chart.)

Tenant: In Hand. Vacant Possession.

### Outgoings:

Tithe Redemption Annuity, £4. 17s. 4d. (informally apportioned).

A **First-Class Stand of Timber**, much of which is mature, and includes some of the best-grown timber on the Estate. The predominant hardwoods comprise Oak, Ash and Chestnut with valuable Chestnut coppice. This Lot has a considerable frontage to the Little Chart-Pluckley Road.

#### VACANT POSSESSION

##### TIMBER SCHEDULE

Species	No. of Trees	Approx. cubic contents
Oak ... ..	151	2,909 cu. ft.
Ash ... ..	128	1,261 ..
Chestnut ... ..	469	12,051 ..
Birch ... ..	7	110 ..
Sycamore ... ..	3	40 ..
Cherry ... ..	9	334 ..
Beech ... ..	3	171 ..
Scots Pine ... ..	30	594 ..
Hornbeam ... ..	121	1,055 ..
Lime ... ..	29	983 ..

SEE Special Conditions Nos. 16 (a), 31, 32 and 33.

**LOT 41** (Coloured Green on Plan)

### HUNGER HATCH BUNGALOW, ESTATE SAWMILL AND UNDERWOOD

**Area : 14a. 2r. 3p.** (O.S. Nos. Pt. 718 and Pt. 723, Parish of Charing.)

**Service Occupier :** Hunger Hatch Bungalow, Mr. S. J. Trigg.

The Estate Sawmill and Underwood are In Hand.

#### VACANT POSSESSION

**Outgoings :** Tithe Redemption Annuity, 5d. (informally apportioned)

A Desirable Lot comprising :—

#### A MODERN DETACHED BUNGALOW

brick built with a tiled roof. It contains : Entrance Lobby ; Sitting Room with modern tiled fireplace ; Living Room with range, dresser and larder ; Kitchen with sink (c.), drainer, bath and copper ; and Two Bedrooms, each with fireplace and one having wardrobe cupboard.

Main Electricity and Water. Cesspool Drainage.

**OUTSIDE :** Large Outhouse with Fuel Store and Two Store Rooms ; W.C. ; Wood Store ; small Garden.

**The ESTATE TIMBER YARD**, comprising : brick and galvanised-iron Lorry Garage with lean-to galvanised-iron spile-maker's Lodge ; lean-to galvanised-iron Store Shed at rear ; timber and galvanised-iron Saw Shed with 24in. circular saw-bench (electric motor on hire) and portable sunken cast-iron tar dipping tank with furnace).

**THE VALUABLE COPPICE**, chiefly Chestnut, has been well managed and surrounds the buildings. This Lot has considerable frontages to two public roads and is situate to the west of The Pincushion.

**NOTE.**—This Lot is sold subject to a right-of-way as at present enjoyed in favour of Lot 4A.

**General :** SEE Special Conditions Nos. 16 (a), 16 (d) and 38.

**NOTE.**—**Capital Expenditure Claim :** The Purchaser of this Lot will be entitled to claim the benefit of the unexpired portion of a Capital Expenditure Claim under Section 314 of the Income Tax Act, 1952, the amount of which as at the 5th day of April, 1952, was agreed with H.M. Inspector of Taxes at **£33. 15s. 0d.**

**LOT 42** (Coloured Pink on Plan)

### CALEHILL HEATH

**Area : 11a. 1r. 21p.** (O.S. Nos. 17, Parish of Little Chart and 722, Parish of Charing.)

**Tenant :** In Hand. Vacant Possession.

**Outgoings :** Tithe Redemption Annuity, 6d. (informally apportioned).

A Valuable Area of Chestnut Coppice, which has been carefully managed and which has long road frontages. It is situate opposite the North Entrance Gates and south of Lot 41.

##### TIMBER SCHEDULE

Species	No. of Trees	Approx. cubic contents
Chestnut ... ..	10	258 cu. ft.

SEE Special Condition No. 16 (a).

**LOT 43** (Coloured Blue on Plan)

### A PARCEL OF LAND AT THE PINCUSHION

**Area : 19a. 2r. 37p.** (See detailed Schedule, page 32.)

**Tenant :** In Hand. Vacant Possession.

**Outgoings :** Tithe Redemption Annuity, £4. 0s. 8d. (informally apportioned).

**Timber Valuation :** £12. 19s. 0d.

A Valuable Area of Agricultural Land, highly suitable for a Smallholding, having long frontages on the south and west to public highways opposite The Pincushion, and comprising excellent pasture and arable fields and a small strip of woodland. In the north-east corner of O.S. No. 699 is a small fruit nursery. (See Valuation Clause.)

Main Electricity and Water available.

#### VACANT POSSESSION

SEE Special Condition No. 16 (a).



LOT 44 (Coloured *Pink* on Plan)

PART OF  
NEWLANDS FARM

Area: 60a. 3r. 27p. (See detailed Schedule, page 32.)

Tenant: Mr. T. M. Hills.

Tenancy: Yearly, Michaelmas.

Rent: £20 per annum (informally apportioned).

Outgoings: Tithe Redemption Annuity, £5. 4s. 5d. (informally apportioned). Land Tax Redemption, £12. 7s. 11d. Owner's Drainage Rate, £2. 18s. 1d. for 1952/1953.

Timber Valuation: £36. 0s. 0d.

A Block of Arable and Pasture on the west side of the public road between Charing and Pluckley, with a short road frontage, including a Coniferous belt and sheltered by a Chestnut plantation (Lot 41).

The Land comprises some Arable and Grass enclosures, and is intersected by a stream.

Main Water is connected.

NOTE.—(1) This Lot is sold with the benefit of a right-of-way as at present enjoyed over Lot 41.

(2) This Lot is sold with the benefit of (so long as this Lot and Lot 47 are in common ownership, but not otherwise) full rights-of-way over the eastern end of the track or way separating O.S. Pt. 465 from Lot 47.

General: SEE Special Condition No. 16 (c).

LOT 45 (Coloured *Green* on Plan)

VIOLET WOOD

Area: 12a. 1r. 13p. (O.S. No. 730, Parish of Charing.)

Tenant: In Hand. Vacant Possession.

Outgoings:

Tithe Redemption Annuity, £1. 12s. 3d. (informally apportioned). Owner's Drainage Rate, 4s. 3d.

An Area of Mixed Hardwoods, containing some well-grown Oak, Ash and Chestnut, and Chestnut and mixed coppice, with frontage to a public highway, bounded on the east by a stream and being on the west side of Lot 44.

VACANT POSSESSION

TIMBER SCHEDULE

Species	No. of Trees	Approx. cubic contents
Oak ...	90	1,755 cu. ft.
Ash ...	98	1,107 "
Chestnut ...	5	74 "
Birch ...	1	24 "
Poplar ...	1	16 "

SEE Special Condition No. 16 (a).

LOT 46 (Coloured *Green* on Plan)

PART OF RAY WOOD

Area: 4a. 0r. 13p. (O.S. Nos. Pt. 686 and 687a, Parish of Charing.)

Tenant: In Hand. Vacant Possession.

Outgoings: Tithe Redemption Annuity, 8s. 10d. (informally apportioned).

A Small Wooded Area, being the northern part of Ray Wood, having frontage to the Charing-Pluckley Road, and containing some mixed underwood.

VACANT POSSESSION

SEE Special Condition No. 16 (a).

LOT 47 (Coloured *Yellow* on Plan)

A CAPITAL  
BLOCK OF GRASSLAND

forming part of Newlands Farm

Area: 24a. 2r. 28p. (See detailed Schedule, page 32.)

Tenant: Mr. G. Hopkins.

Tenancy: Yearly, Michaelmas.

Rent: £25 per annum.

Outgoings: Tithe Redemption Annuity, £5. 2s. 5d. (informally apportioned). Land Tax Redemption, £5. 0s. 0d.

A Good Parcel of Pasture Land, well watered by an intersecting stream and comprising some excellent grazing.

NOTE.—(1) This Lot is sold with the benefit of a right-of-way across O.S. No. 466 (Lot 49) between the points marked AA and BB on the Sale Plan.

(2) This Lot is sold with the benefit of (so long as this Lot and Lot 44 are in common ownership but not otherwise) full rights-of-way over the eastern end of the track or way separating this Lot from O.S. Pt. 465.

General: SEE Special Condition No. 16 (c).

LOT 48 (Coloured *Blue* on Plan)

A BLOCK OF  
GRASSLAND AND ORCHARD

forming part of Newlands Farm

Area: 38a. 1r. 19p. (See detailed Schedule, page 32.)

Tenant: Messrs. Hickman Bros.

Tenancy: Yearly, Michaelmas.

Rent: £33. 10s. 0d. per annum.

**Outgoings :**

Tithe Redemption Annuity, £12. 19s. 10d. (informally apportioned). Land Tax Redemption, £7. 14s. 2d.

**A Block of Agricultural Land** with considerable frontages to public highways, partly watered by a stream on its eastern boundary, and comprising a large enclosure of pasture, and a mixed Orchard of about 4 acres.

Main Water is connected.

SEE Special Conditions Nos. 16 (c) and 34.

**LOT 49** (Coloured *Pink* on Plan)

**A VALUABLE BLOCK OF  
ACCOMMODATION LAND**

forming part of Newlands Farm

**Area :** 20a. 3r. 38p. (See detailed Schedule, page 33.)

**Tenant :** Messrs. Hickman Bros.

**Tenancy :** Yearly, Michaelmas.

**Rent :** £28. 10s. 0d. p.a. (informally apportioned).

**Outgoings :** Tithe Redemption Annuity, £4. 1s. 8d. (informally apportioned). Land Tax Redemption, £7. 7s. 11d.

**A Useful Lot**, comprising excellent grazing land, having long frontages to public roads at Coppins Corner, being on the southern outskirts of Charing and watered by a stream on the east boundary.

Main Electricity and Water available.

**NOTE.**—This Lot is sold with the benefit of a right-of-way in favour of Lot 47 across O.S. 466 between the points marked AA and BB on the Sale Plan. This Lot is sold subject to the right of the owners or occupiers for the time being of Brook Cottages to use part of this Lot as a drying ground in respect of which an annual acknowledgment of 5s. is receivable.

**General :** SEE Special Conditions Nos. 16 (c) and 35.

**LOT 50** (Coloured *Blue* on Plan)

**TWO  
ACCOMMODATION FIELDS**

**Area :** 10a. 3r. 38p. (O.S. Nos. Pt. 626 and 636, Parish of Charing.)

**Tenant :** Messrs. Hickman Bros.

**Tenancy :** Yearly, Michaelmas.

**Rent :** £15 per annum (informally apportioned).

**Outgoings :** Tithe Redemption Annuity, £2. 8s. 8d. (informally apportioned). Land Tax Redemption, £9. 3s. 4d.

**The Excellent Grazing Land** with valuable building frontages to the Charing-Pluckley Road, situated on the south side of Charing, close to Coppins Corner and opposite the Pumping Station, and bounded by Pepper Alley on the north.

Main Electricity and Water are available.

SEE Special Condition No. 16 (c).

**LOT 51** (Coloured *Green* on Plan)

**A SMALL COPSE**

**Area :** 1a. 1r. 33p. (O.S. No. 620, Parish of Charing.)

**Tenant :** In Hand. Vacant Possession.

**Outgoings :** Tithe Redemption Annuity, 5s. 9d. (informally apportioned).

This Lot contains a quantity of mature Oak with mixed underwood.

**VACANT POSSESSION**

**TIMBER SCHEDULE**

Species	No. of Trees
Oak ... ..	26

SEE Special Conditions Nos. 16 (a) and 28.

**LOT 52** (Coloured *Pink* on Plan)

**PART DOG KENNEL LAND**

**Area :** 36a. 3r. 14p. (See detailed Schedule, page 33.)

**Tenants :** Messrs. Hickman Bros.

**Tenancy :** Yearly, Michaelmas.

**Rent :** £41. 10s. 0d. p.a. (informally apportioned).

**Outgoings :**

Tithe Redemption Annuity, £8. 14s. 9d. (informally apportioned). Land Tax Redemption, £30. 16s. 8d.

**Timber Valuation :** £61. 10s. 0d.

**The Arable and Pasture Land**, bounded and sheltered by Pepper Alley on the south and the railway on the north-east, affords excellent grazing, and is watered by an intersecting stream and a pond. The Land comprises 10 acres of Arable and 26 acres of Pasture.

**NOTE.**—(1) This Lot is sold subject to a right-of-way in favour of Lot 54 at all times and for all purposes over a strip of land 20ft. in width along the southerly boundary of this Lot between the points marked CC and DD on the Sale Plan.

(2) This Lot is sold with the benefit of a right-of-way at all times and for all purposes over and along the track or way across Lot 53 between the points marked EE and FF on the Sale Plan.

**General :** SEE Special Conditions Nos. 16 (c) and 28.

LOT 53 (Coloured *Blue* on Plan)

PART DOG KENNEL LAND  
AND COTTAGE

Area: 27a. 3r. 15p. (See detailed Schedule, page 33.)

Holding	Tenant	Tenancy	Area	Rent p.a.
Arable and Grassland	Mr. M. E. Fuller	Yearly-Michaelmas	27.605	£ 28 0
Cottage and Garden	Mrs. F. Wills	Weekly inclusive of Rates	.239	16 18
			Total A.	27.844 £44 18

**Outgoings:** Tithe Redemption Annuity, £8. 8s. 2d. (informally apportioned). Land Tax Redemption, £22. 10s. 0d.

This Excellent Lot comprises:—

**A USEFUL AGRICULTURAL HOLDING**

bounded on the north-east by the railway and having access from the main road under the railway line, and being watered by an intersecting stream, springs and ponds. The Land is a mixture of Arable and Grass. Timber and corrugated-iron Loose Box and Cattle Hovel.

**DOG KENNEL COTTAGE**, which is built of brick with a tiled roof, contains:—

**Entrance Lobby; Sitting Room** with fireplace; **Kitchen** with range; Larder; Coal Cupboard; **Three Bedrooms.**

*Outside:* E.C. and Store.

**Main Water.** Underground rain-water tank with pump.

**NOTE.**—This Lot is sold subject to a right-of-way in favour of Lot 52 at all times and for all purposes over and along the track or way across this Lot between the points marked *EE* and *FF* on the Sale Plan.

**General:** SEE Special Condition No. 16 (c).

LOT 54 (Coloured *Green* on Plan)

HONEYWOOD ROUGH

Area: 25a. 0r. 10p. (See detailed Schedule, page 33.)

**Tenant:** In Hand. Vacant Possession.

**Outgoings:**

Tithe Redemption Annuity, £3. 16s. 0d. (informally apportioned).

**A Valuable Woodland Area** containing a good quantity of Oak, Ash and mixed underwood.

**VACANT POSSESSION**

**TIMBER SCHEDULE**

Species	No. of Trees	Approx. cubic contents
Oak ... ..	202	4,050
Ash ....	71	801 ..
Chestnut ... ..	2	16 ..
Birch ... ..	1	9 ..

**NOTE.**—This Lot is sold with the benefit of a right-of-way at all times and for all purposes over a strip of land 20ft. in width along the southerly boundary of Lot 52 between the points marked *CC* and *DD* on the Sale Plan, the Purchaser of this Lot making good all damage caused by the exercise of such right.

**General:** SEE Special Conditions Nos. 10, 16 (a) and 28.

## DETAILED SCHEDULES OF LOTS

### LOT 1

Parish of Westwell			
No. on Plan	Tenant	Description	Area
348	Mr. E. Page	Wood	·435
Pt. 371	do.	Pt. Cowlees Wood	1·350
341	do.	Grass	1·820
342	do.	do.	6·466
345	do.	do.	4·611
Pt. 346	do.	Farmhouse, Buildings, and Paddock	1·111
347	do.	Grass	6·235
349	do.	do.	·551
369	do.	do.	6·060
370	do.	do.	3·879
<b>Total A.</b>			<b>32·518</b>

### LOT 8

Parish of Westwell			
No. on Plan	Tenant	Description	Area
353a	In Hand	Wood	1·259
353	Mrs. E. Beatty	Grass	1·297
354	do.	Pond	·244
355	do.	Orchard	·868
355a	do.	Cottage & Garden	·173
356	do.	Grass	5·291
357b	do.	do.	1·863
<b>Total A.</b>			<b>10·995</b>

### LOT 3

Parish of Westwell			
No. on Plan	Tenant	Description	Area
Pt. 371	In Hand	Pt. Cowlees Wood	3·800
383	do.	Wood	1·556
390a	do.	do.	2·016
391	do.	do.	·370
Pt. 296	Mr. J. W. Boyd	Two Cottages & Gardens	·437
Pt. 350	do.	Rough	·420
Pt. 358	do.	Grass	4·620
359	do.	Farmhouse & Buildings	1·793
359a	do.	Grass	5·761
359a	do.	do.	·749
361	do.	Pond	·191
362	do.	Grass	4·513
363	do.	do.	6·393
364	do.	Farmhouse & Garden	·473
Pt. 365	do.	Grass	·040
366	do.	do.	2·191
367	do.	do.	7·652
368	do.	do.	1·293
378	do.	do.	4·360
379	do.	do.	5·519
380	do.	do.	14·702
381	do.	Arable and Grass	13·017
382	do.	Arable	14·592
384	do.	Grass	7·353
386	do.	Arable and Wood	26·596
390	do.	Arable	14·508
390c	do.	do.	13·149
390d	do.	Grass	10·968
394	do.	do.	·848
396	do.	do.	3·023
397	do.	do.	4·287
398	do.	do.	6·052
399	do.	do.	14·077
400	do.	do.	6·271

Parish of Little Chart			
No. on Plan	Tenant	Description	Area
108	Mr. J. W. Boyd	Grass	·340
<b>Total A.</b>			<b>203·930</b>

### LOT 10

Parish of Westwell			
No. on Plan	Tenant	Description	Area
286	Mr. J. W. Boyd	Grass	·007
287	do.	do.	4·081
288	do.	do.	4·077
289	do.	do.	2·787
290	do.	do.	2·487
293	do.	Grass & Arable	11·065
Pt. 351	do.	Grass	·087
351a	do.	Arable	3·784
Pt. 352	do.	Grass	6·528

  

Parish of Charing			
No. on Plan	Tenant	Description	Area
664	Mr. J. W. Boyd	Grass	1·962
667	do.	do.	·666
<b>Total A.</b>			<b>37·531</b>

### LOT 13

Parish of Little Chart			
No. on Plan	Tenant	Description	Area
Pt. 7	In Hand	Parkland	3·794
10	do.	Garden & Kitchen Gdn.	4·494
11	do.	Mansion & Garden	2·860
12	do.	Orchard	2·744
13	do.	Rough	·435
Pt. 45	do.	Parkland	1·160
<b>Total A.</b>			<b>15·487</b>

LOT 14

Parish of Charing

No. on Plan	Tenant	Description	Area
713	In Hand ...	Wood ... ..	.922
Pt. 714	do. ...	Parkland and Arable ...	9.343
Pt. 715	do. ...	Wood ... ..	.502

Parish of Little Chart

Pt. 6	In Hand ...	Two Cottages and Gardens ...	.335
Pt. 7	do. ...	Parkland and 8 acres Arable (Temporary Pasture) ...	45.439
Pt. 45	do. ...	Parkland ... ..	9.018
46	do. ...	Lodge and Garden ... ..	.915
Pt. 48	do. ...	Arable ... ..	11.580
92	do. ...	Grass ... ..	12.446
Pt. 93	do. ...	Arable (Temporary Pasture) ...	11.754
95	do. ...	do. do. ... ..	13.594
95a	do. ...	Farmbuildings ... ..	1.586
96	do. ...	Wood ... ..	1.252
99	do. ...	Grass ... ..	4.689
100	do. ...	Freed's Alders ... ..	3.454
102	do. ...	Grass ... ..	1.494
103	do. ...	do. ... ..	3.764
104	do. ...	Chart Meadow Alders ... ..	3.000
106	do. ...	Bishop Wood ... ..	4.463
107	do. ...	Grass ... ..	6.186
107a	do. ...	do. ... ..	2.168
Pt. 120	do. ...	Arable ... ..	11.227
123	do. ...	Grass and 1½ acres Conifer Plantation ... ..	24.459

Parish of Westwell

389	In Hand ...	Grass ... ..	4.529
392	do. ...	do. ... ..	5.857
393	do. ...	do. ... ..	.282

Total A. 194.258

LOT 19

Parish of Little Chart

No. on Plan	Tenant	Description	Area
2	In Hand ...	Wood ... ..	.096

Parish of Charing

710	In Hand ...	Wood ... ..	.551
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Parish of Little Chart

5	Mr. W. Palmer ...	Grass ... ..	6.786
5a	do. ...	Arable ... ..	13.647
5b	do. ...	Grass ... ..	12.466
5c	do. ...	Villa & Garden ... ..	.209
Pt. 6	do. ...	Arable ... ..	1.270
Pt. 6a	do. ...	Grass ... ..	.796

Total A. 35.821

LOT 25

Parish of Little Chart

No. on Plan	Tenant	Description	Area
37	In Hand ...	Wood ... ..	1.159
Pt. 38	do. ...	Arable and Grass ... ..	64.100
Pt. 39	do. ...	Wood ... ..	1.361
42	do. ...	Grass ... ..	11.046
50	do. ...	do. ... ..	11.742
Pt. 51	do. ...	Black Bushes Wood ... ..	7.294
52	do. ...	Arable ... ..	4.549
53	do. ...	Hops ... ..	10.771
54	do. ...	Little Black Bush Wood ...	3.723
55	do. ...	Arable (20½ acres Temporary Pasture) and Grass ... ..	22.350
56	do. ...	Orchard ... ..	.912
56a	do. ...	do. ... ..	1.191
56b	do. ...	do. ... ..	.519
Pt. 57	do. ...	do. ... ..	2.225
Pt. 59	do. ...	Farmbuildings ... ..	1.497
60	do. ...	Ashen Grove Wood ... ..	3.702
Pt. 62	do. ...	Hops ... ..	9.169
Pt. 64	do. ...	Wood ... ..	1.137
69	do. ...	Grass ... ..	1.686
70	do. ...	Arable (Temporary Pasture) ...	31.854
71	do. ...	Haddock Wood ... ..	20.132
73	do. ...	Hops ... ..	7.013
128	do. ...	Grass ... ..	.502

Parish of Pluckley

Pt. 129	In Hand ...	Arable ... ..	17.056
130	do. ...	Grass ... ..	5.318
131	do. ...	Wood ... ..	.709
132	do. ...	Grass ... ..	4.410
133	do. ...	Seven Cottages ... ..	1.197
134	do. ...	Grass ... ..	2.183
135	do. ...	Arable (9.250 acres Temporary Pasture) ... ..	17.778
Pt. 140	do. ...	Arable ... ..	28.875

Parish of Little Chart

Pt. 59	Mr. H. L. Garnham.	House and Buildings	2.450
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Total A. 299.610

LOT 29

Parish of Little Chart

No. on Plan	Tenant	Description	Area
Pt. 7	In Hand ...	Drive and Wood ... ..	.160
Pt. 8	do. ...	Wood ... ..	.012
Pt. 16	do. ...	Lodge, Garden & Wood	.280
Pt. 15	Mr. T. M. Hills ...	Arable ... ..	.126

Total A. .578

LOT 30

Parish of Little Chart

No. on Plan	Tenant	Description	Area
Pt. 7	In Hand ...	Garden ... ..	.470
Pt. 9	do. ...	Ballroom & Garden ... ..	.562
Pt. 14	do. ...	Rough ... ..	1.960

Total A. 2.992

**LOT 33**

**Parish of Charing**

No. on Plan	Tenant	Description	Area
Pt. 714	In Hand ...	Wood ...	9.850
Pt. 715	do. ...	do. ...	1.859

**Parish of Little Chart**

Pt. 7	In Hand ...	Wood ...	13.770
Pt. 8	do. ...	do. ...	.372

**Total A. 25.851**

**LOT 34**

**Parish of Little Chart**

No. on Plan	Tenant	Description	Area
Pt. 7	In Hand ...	Grass Verge ...	.220
Pt. 16	do. ...	Wood ...	.435
Pt. 14	Mr. T. M. Hills ...	Arable ...	8.262
Pt. 15	do. ...	do. ...	17.756
23	do. ...	do. ...	9.273
43	do. ...	do. ...	6.626
44	do. ...	do. ...	9.937

**Total A. 52.509**

**LOT 36**

**Parish of Little Chart**

No. on Plan	Tenant	Description	Area
Pt. 33	Mr. T. M. Hills ...	Grass ...	4.135
35	do. ...	do. ...	6.082
40	do. ...	do. ...	5.196

**Parish of Pluckley**

117	Mr. T. M. Hills ...	Grass ...	3.530
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**Total A. 18.943**

**LOT 38**

**Parish of Pluckley**

No. on Plan	Tenant	Description	Area
136	In Hand ...	Arable ...	2.338
137	do. ...	do. ...	2.055
Pt. 138	do. ...	Two Cottages & Gardens	.550

**Total A. 4.943**

**LOT 39**

**Parish of Pluckley**

No. on Plan	Tenant	Description	Area
Pt. 140	In Hand ...	Arable ...	5.622
Pt. 158	do. ...	Cottage & Buildings ...	.300
Pt. 158	Mrs. Kettle ...	Cottage & Garden ...	.058

**Total A. 5.980**

**LOT 43**

**Parish of Charing**

No. on Plan	Tenant	Description	Area
698	In Hand ...	Wood ...	.522
Pt. 699	do. ...	Arable ...	8.716
Pt. 700	do. ...	Bank ...	.224
Pt. 701	do. ...	do. ...	.136
716	do. ...	Arable (Temporary Pasture)	9.672
717	do. ...	Wood ...	.460

**Total A. 19.730**

**LOT 44**

**Parish of Charing**

No. on Plan	Tenant	Description	Area
Pt. 465	Mr. T. M. Hills ...	Grass ...	.390
Pt. 718	do. ...	Wood ...	.521
Pt. 719	do. ...	Arable & Grass ...	46.456
Pt. 724	do. ...	Grass ...	4.677
Pt. 725	do. ...	do. ...	8.879

**Total A. 60.923**

**LOT 47**

**Parish of Charing**

No. on Plan	Tenant	Description	Area
Pt. 465	Mr. G. Hopkins ...	Grass ...	15.094
Pt. 466	do. ...	do. ...	1.324
Pt. 467	do. ...	do. ...	8.256

**Total A. 24.674**

**LOT 48**

**Parish of Charing**

No. on Plan	Tenant	Description	Area
Pt. 464	Messrs. Hickman Bros.	Grass & Orchard ...	34.556
726	do. ...	Pond ...	.816
Pt. 727	do. ...	Grass ...	2.929
Pt. 728	do. ...	do. ...	.060

**Total A. 38.361**

LOT 49

Parish of Charing

No. on Plan	Tenant	Description	Area
439	Messrs. Hickman Bros.	Rough ... ..	.248
Pt. 466	do.	Grass ... ..	13.442
Pt. 467	do.	do. ... ..	2.500
Pt. 469	do.	do. ... ..	4.800
<b>Total A.</b>			<b>20.990</b>

LOT 52

Parish of Charing

No. on Plan	Tenant	Description	Area
610	Messrs. Hickman Bros.	Grass ... ..	.237
613	do.	do. ... ..	12.034
614	do.	do. ... ..	.599
615	do.	do. ... ..	1.679
640	do.	do. ... ..	2.973
641	do.	do. ... ..	7.237
645	do.	Arable ... ..	10.047
670	do.	Grass ... ..	1.595
672	do.	Wood ... ..	.441
<b>Total A.</b>			<b>36.842</b>

LOT 53

Parish of Charing

No. on Plan	Tenant	Description	Area
568	Mr. M. E. Fuller	Arable & Grass ... ..	5.834
609	do.	Grass ... ..	5.986
611	do.	Arable & Grass ... ..	11.299
616a	do.	Arable ... ..	2.800
644	do.	Grass ... ..	1.686
608	Mrs. E. Wills	Cottage and Garden ...	.239
<b>Total A.</b>			<b>27.844</b>

LOT 54

Parish of Charing

No. on Plan	Tenant	Description	Area
Pt. 639	In Hand	Pt. Honeywood Rough...	.700
Pt. 690	do.	do. ... ..	3.215
Pt. 691	do.	do. ... ..	21.148
<b>Total A.</b>			<b>25.063</b>

## SPECIAL CONDITIONS OF SALE

1. The Property is sold subject to the Special Conditions following and all matters mentioned in the Particulars (or in the Stipulations included therein) as affecting the same and also to the edition and revision of the Law Society's Conditions of Sale current at the date of this Contract so far as they are not varied by or inconsistent with these Conditions. In case of any inconsistency between these Conditions and the Stipulations the former shall prevail.

2. The Vendor's Solicitors are Messrs. Pearsons & Ward whose office is at Malton, Yorkshire.

3. The deposit shall be at the rate of £10 per cent. on the purchase-money and shall be paid to the Vendor's Solicitors as Agents for the Vendor.

4. The date fixed for completion is the 11th day of October, 1952, or earlier by mutual arrangement.

5. The Vendor is selling as Trustee.

6. The whole of the Estate is registered land and is registered at Her Majesty's Land Registry under Title Nos. K7568, K22667, K23682, K24613 and K29445. The Title to be deduced to the Purchaser of each Lot shall consist of a copy of the subsisting entries in the Land Certificate or Certificates, and of the Filed Plan or Plans which affect such Lot together with an Authority to inspect the Register at Her Majesty's Land Registry. It is believed that all material entries in these Land Certificates are contained or referred to in the Stipulations, Particulars or Special Conditions but office copies of such Land Certificates may be inspected previous to the date of Sale at the offices of the Auctioneers by appointment and all Purchasers shall be deemed to buy with full knowledge of the contents thereof whether they inspect them or not.

7. The Tenure of the Property is Freehold.

8. Lots 13 Pt. 14, 17, 29, 30, 34 and 35 are subject to a Fee Farm Rent of £18. 4s. 3d. (which has been informally apportioned by the Auctioneers amongst the Lots affected thereby and the Purchaser of each such Lot shall take subject thereto) payable or formerly payable to the Dean and Chapter of Canterbury and to such Quit Rents and manorial incidents (if any) as may affect the same.

9. Certain Lots are sold subject to Tithe Redemption Annuity. The amounts of tithe stated as applicable to the various Lots have been calculated by the Auctioneers and are believed to be correct but absolute accuracy is not guaranteed. No legal apportionment of tithe shall be required by the Purchaser of any Lot.

10. Lots 6, 7, 8, 9, Pt. 10 and 54 are stated in the Charges Register of the Land Certificate relating to such Lots to be subject to a Quit Rent referred to in a Conveyance of such land dated the 1st day of May, 1925, by Percy Amos Hickman to Alfred Chester Beatty. The amount of such Quit Rent is not stated nor has the Vendor any knowledge concerning the same. No requisition or objection shall be made in respect thereof.

11. Certain Lots were formerly subject to Land Tax which has been redeemed at a cost of £699. 15s. 10d.; this amount will be informally apportioned by the Auctioneers amongst the Lots affected thereby and shall be payable by the Purchaser of any Lot in addition to the purchase-price of that Lot. No legal apportionment of Land Tax shall be required.

12. If it shall appear that any Lot or part thereof was formerly the site of a public road or consists of enclosed waste, common or open land, it shall be assumed without enquiry, that such road was duly closed or that such enclosure was rightly made and that the Vendor has a good title thereto; and all Purchasers shall take subject to the rights (if any) of the Crown or the public or others in any such enclosed land.

13. All Lots are sold on the footing that there is no development thereon in contravention of the Town and Country Planning Act, 1947, and that the permitted uses under the said Act are use as agricultural estates, business premises, residences and cottages as the case may be.

14. The Sale does not include the right to receive any payments under Part VI of the Town and Country Planning Act, 1947, in respect of the interest sold.

15. All Lots are sold subject to:—

(a) All building and improvement lines which have been or are intended to be prescribed by the County Council, District Councils or the Planning or any other competent Authority.

(b) All Notices, Resolutions, Orders (if any) issued by any Local or other Authority and found to affect the Properties including Planning Resolutions.

16. (a) Vacant Possession of the following Lots will be given on completion (save as hereinafter mentioned): Lot 2 (subject to the service occupation of No. 1 Cottage); Lots 4, 5 and 6 (subject to service occupation except as mentioned in the Particulars); Lots 7, 12, 13, 14, 15, 16, 17, 18 (subject to service occupation of the Cottage), 20 and 21 (subject to service occupations of the Two Cottages); Lots 22 and 23 (subject to service occupation); Lots 25 (subject to service occupations of the Cottages and the Farm Manager's House and to the Lease of the Farmhouse and Gardens), 26, 27 and 28 (subject to service occupation); Lots 29, 30, 31, 32, 33, 35, 37, 38 and 39 (except of One Cottage and Garden); Lots 40 and 41 (subject to service occupation of the Bungalow); Lots 42, 43, 45, 46, 51 and 54.

(b) Lots 2 (No. 2 Cottage) and 8 are sold subject to the existing life tenancies at nominal rents particulars whereof are given in the Particulars and to all rights and claims of the Tenants in respect thereof.

(c) Lots 1, 3, 9, 10, 11, 19, 24, Pt. 25, 34, 36, Pt. 39, 44, 47, 48, 49, 50, 52 and 53 are sold subject to the existing tenancies, particulars whereof are given in the Particulars and to all rights and claims of the respective Tenants. Purchasers of any of the foregoing Lots are referred to Stipulation 3(A).

(d) Parts of Lots 2, 6, 18, 21, 23 and 28 and part of Lot 41 are at present occupied by service occupiers. Purchasers of any of the foregoing Lots are referred to Stipulation 3(B).

17. All Requisition Notices and all other Orders or Requirements which are or may be served by Government Departments, Agricultural Executive Committees or Local Authorities, affecting the Lots shall be complied with by the Purchasers whether or not such Requisition Notices, Orders or Requirements are mentioned in the Particulars, and the Purchasers shall keep the Vendor indemnified against the same.

18. Where any Lot is unsold or is sold but the sale thereof not completed, the Vendor shall stand in the place of the Purchaser for the purpose of these Conditions.



19. No Purchaser of any Lot shall make any claim against the Vendor in respect of dilapidations.

20. The Purchaser shall submit at his own expense three copies of his Draft Transfer including for each of such copies a copy of any plan referred to therein (unless such plan be an exact copy of the material part of the Sale Plan).

21. The Transfer to each Purchaser shall contain all such exceptions, reservations, grants, covenants and provisions for giving effect to the Particulars of Sale, the Stipulations and these Conditions and in such wording as the Vendor's Solicitors shall reasonably require.

22. It is believed that the Particulars and Stipulations have made express provisions for any necessary means of access or drainage or for the supply of water or electricity or other services to one Lot over another Lot or Lots, but all Lots are sold subject to the following provisions, viz. :—

(i) Where any advantage or privilege of the nature of an easement or quasi-easement in respect of access, way, bridge, water or electricity supply, drainage or otherwise is expressly mentioned in the Particulars, Stipulations or the Special Conditions as being enjoyed or to be enjoyed in connection with any Lot over or against any part of the Estate or other Property, such Lot is sold with a right to enjoy such advantage or privilege together with any such liberties as the Vendor may consider proper of inspecting, repairing, renewing, maintaining or cleansing the subject-matter thereof (including as the case may be ground, way, pump, well, pipeline, cesspool and other space, structure or matter over or in respect of which such advantage or privilege is enjoyable), together with any structure, plant apparatus or matters appertaining thereto and properly useable in connection with the enjoyment of such advantage or privilege, subject (so far as the Vendor may require) to the condition of making good any damage occasioned in the enjoyment of such advantage or privilege, or the exercise of any such liberty and subject also (where such advantage or privilege is enjoyable in connection with such Lot in common with other Property and so far as the Vendor may require) to the condition of paying a fair proportion of the expense of keeping the subject-matter of such advantage or privilege in good order and condition, and any part of the Estate affected by any such advantage or privilege is sold or if unsold shall be deemed to be retained subject to and with the benefit of the same and any such liberties in connection therewith as aforesaid. Where any right-of-way is reserved in the Particulars, Stipulations or the Special Conditions it shall be reserved for the owner for the time being of the Lots to which the same pertains and shall be for all times and all purposes unless otherwise stated. Each Lot is sold subject to any public footpath crossing such Lot.

(ii) Each Lot is sold and so far as required by the Vendor will be transferred subject (by way of reservation or otherwise) to all such privileges and advantages whether as regards way, support, water, drainage, light or of laying and maintaining water or other pipes or mains of any nature whatsoever (and whether referred to or shown in the Particulars, Stipulations or the Special Conditions or not) for the benefit of any Property forming part of the Vendor's Calchill Park Estate (whether still retained by the Vendor or not) or any other adjacent Property as the owners, tenants or occupiers thereof are now or have been accustomed to enjoy by way of easement, quasi-easement, profit à prendre or otherwise (whether subject to payment or not) or as the Vendor may at any time before the completion of the Sale deem reasonably necessary or expedient for the benefit, enjoyment or protection of any such other

Property and so that the subjection of any Property to any such privileges and advantages shall be expressed in such manner and form in all respects as the Vendor may require, and so that any such privileges and advantages shall be enjoyed subject to such terms (if any) as the Vendor may think fit and shall for the purpose of any assurance or reservation be specifically defined or mentioned merely in general terms as the Vendor shall determine. No Purchaser of any Lot shall be entitled to the continuance of any such privileges or advantages now enjoyed by such Property over or in respect of any part of the Estate except so far as may be specifically provided in the Particulars, Stipulations or Special Conditions or as the Vendor may in his discretion determine and no Purchaser shall be entitled to any privileges by way of easements or otherwise in respect of light or air which might restrict or interfere with the free use of any adjacent land (whether retained by the Vendor or not) for building or other purposes, and the Transfer to any Purchaser shall, so far as the Vendor may require, expressly exclude the implication of or grant of any such privilege. But except as hereinbefore appears the Vendor shall not be bound to enforce this Stipulation in favour of the Purchaser of any other Lot.

(iii) The Properties are sold and will so far as required by the Vendor be transferred subject as stated in the Particulars, Stipulations and Special Conditions and to all liabilities and incidents affecting the same as follows :—

(a) Any public rights in respect of way or otherwise and any rights of the public or the Government or any Company or Local or other Authority in respect of cables, wires, poles, conduits or apparatus for telegraph, telephone or electricity supply purposes, sewers, drains (including manholes connected therewith) or water mains, pipes or apparatus, and subject to and with the benefit of the agreements affecting the same (if any) so far as they may affect any Property.

(b) Any liability to repair or contribute to the repair, upkeep and maintenance of roads, footpaths, bridges, ways, passages, watercourses, pipelines, sewers, drains, gutters, ditches, dykes, hedges or fences and all agreements or other arrangements with respect to any such repair, upkeep or maintenance as aforesaid and all rights of adjacent owners as regards the same respectively or as regards the supply of water, drainage or other like matters.

(iv) The Vendor shall not be required to define any such liabilities and incidents.

(v) Without prejudice to the generality of the foregoing conditions the existing water and electricity routes of supply are shown on a Plan which may be inspected previous to the date of the Sale at the Calchill Estate Office by appointment.

23. All Lots are sold subject (so far as respectively affected) to the rights of the Post Office Authorities and the South Eastern Electricity Board whose cables and/or wires traverse parts of the Estate under agreements (if any). All Purchasers whether or not they actually inspect the agreements shall be deemed to purchase with full knowledge of the terms and conditions thereof.

24. Lot 1, part of Lot 2 and part of Lot 3 are stated in the Charges Register to the Land Certificate relating to such Lots to be subject to the following covenants (so far as they can be enforced) : " The Purchaser to the intent that the burden of this covenant may run with the land and Property hereby granted into whosoever hands the same may come so far as the rules of law and equity allow for the benefit of the other Property of the Vendor described in the First Schedule to the hereinbefore recited Vesting Deed but not so as to be personally liable for any

breach of this covenant occurring after he shall have parted with Property in respect of which the breach shall occur hereby covenants with the Vendor to perform and observe the Acts, Restrictions and Stipulations mentioned in the Third Schedule hereto.

**THE THIRD SCHEDULE** above referred to  
Acts, Restrictions and Stipulations which the  
Purchaser covenants to perform and observe.

That no hut or temporary dwelling, tent, caravan, house on wheels or encampment (except for temporary agricultural workers) shall be placed on the Property and that if any dwelling-houses hereafter shall be erected on the Property the exterior walls thereof shall be of brick, stone, concrete or other similar material or partly of weather-board or weather-tiling and the roofs shall be of tiles or slates."

25. There is appurtenant to the Two Terrace Cottages forming part of Lot 3 the right (in common with others) to use the well situate on the adjoining land to the north-east and the right to use the passage five-feet wide leading from such Cottages to the said well for getting water therefrom but for no other purpose subject to the payment of one-fourth part of the expense of keeping in good repair and condition the said well and the kerb bucket and rope thereof.

26. Lot 3 is sold subject to a covenant not at any time hereafter to erect any wall, hedge or fence along that part of the northerly boundary of O.S. Pt. 358 which is marked with a dotted line on the Sale Plan which will obstruct the view of persons driving on the adjoining highway.

27. The road or way from Hurstford Lane shown uncoloured on the Sale Plan which bisects Lot 3 and in part bounds Lot 4 is not included in the Sale and no requisition or objection shall be made in respect thereof. The Vendor will transfer to the Purchasers of Lots 3 and 4 (in common with each other) such rights-of-way and passage only as he is able to grant over and along such roadway.

28. The road or way uncoloured on the Sale Plan from the point marked CC on the Sale Plan leading to the Highway to Coppins Corner is not included in the Sale and no requisition or objection shall be made in respect thereof. The Vendor will transfer to the Purchasers of Lots 51, 52 and 54 (in common with each other) such rights-of-way and passage only as he is able to grant over and along such roadway.

29. The northern Cottage on Lot 14 was erected under Licence No. 48/NFU/48/204 and it was a condition of such Licence that the maximum selling price of such Cottage should be £1,330. This Cottage is sold subject to such condition.

30. Lot 16 and so much of Lot 14 as lies to the south of the River Great Stour are sold (a) Subject to the following provision: The Purchaser and his successors in title shall not be entitled in respect of the transferred premises to any privileges by way of easement or otherwise in respect of light or air which might in any manner restrict or interfere with the free use of any adjacent land for building or any other purpose. (b) Subject to a covenant that no brick-field shall be allowed upon any part thereof in direct communication with any railway or upon any lands adjoining any railway. (c) Subject to a covenant that no hut or temporary dwelling-house, caravan, house on wheels or encampment (except for temporary agricultural workers) shall be placed on the said premises or any part thereof and that the exterior walls of any dwelling-house shall be of brick, stone, concrete or other similar material

or partly of weather-board or weather-tiling and the roofs shall be of tiles or slates.

31. Parts of Lot 25 (Field Nos. 69, 128, 134 and 140) and Lots 38, 39 and 40 are sold subject to:—

(a) A covenant that no brick-field shall be allowed upon any lands forming part thereof in direct communication with any railway or upon any lands adjoining any railway.

(b) An Agreement and Declaration for the benefit of the Surrenden Dering Estate that no hut or temporary dwelling-house, caravan, house on wheels or encampment (except for temporary agricultural workers) should be placed on the land or any part thereof and that exterior walls of all dwelling-houses to be built should be of brick, stone or concrete or other similar material or partly of weather-board or weather-tiling and roofs should be of tiles or slates and in particular that no buildings other than private houses should be erected on Garden Wood and Broom Wood (Lot 40) and that such private residences should be of brick or stone construction with tiled or slated roofs.

32. Hassock Wood (part of Lot 25) and Broom Wood (part of Lot 40) are sold subject to such rights as are held by the owner for the time being of the Paper Mill at Little Chart to draw water from certain springs in Broom Wood and Hassock Wood.

33. Lots 25, 26, 27, 36, 37, 38, 39 and 40 are sold subject to a covenant preventing the use of the Property for the purpose of working, quarrying or getting Kentish ragstone.

34. Lot 48 is sold subject to:—

(a) An exception and reservation unto the owners or occupiers for the time being of a dwelling-house on the west side of Field No. Pt. 727 of the right to drain into the cesspool in such field as heretofore used and enjoyed and also the right for such owners and occupiers and all persons authorised by them at all reasonable times to enter on the said premises to empty the cesspool and keep the cesspool, drains and overflow in good working order and condition.

(b) A covenant not at any time hereafter to erect a wall, hedge or fence along the northerly boundary of Field No. Pt. 464 on the Sale Plan which will obstruct the view of persons driving on the adjoining highway.

(c) The right of the owners and occupiers of the dwelling-house referred to in 34 (a) *supra* to maintain and draw water from the pipe or main now traversing this Lot together with all ancillary rights of entry for the purposes of inspection repair and renewal in accordance with the terms of a Licence dated the 22nd day of February 1938.

35. Lot 49 is sold subject to a covenant not at any time hereafter to erect any wall, hedge or fence along the northerly boundary of Field No. Pt. 466 on the Sale Plan which will obstruct the view of persons driving on the adjoining highway.

36. (i) Lots 14 and 25 are sold subject to the following reservations in favour of Alfred Chester Beatty the Younger (the Vendor's predecessor in title):—

(a) The right to use (free of charge) a reasonable proportion of the Property including a Granary until the 1st day of March, 1953, for the purpose of stacking, threshing and storing corn and until the 1st day of April, 1953, for lifting, clamping, storing, inspecting and marketing

potatoes and sugar beet and until the 31st day of December, 1952, for picking fruit and storing the same in a suitable building on the Estate together with all necessary rights of access for the purposes aforesaid and for removing the said crops and the right to take water for threshing.

(b) The right to hold a Sale by Auction of live and dead stock and effects upon the Property at any time prior to the 1st day of November, 1952, without being responsible for any damage that may be occasioned thereby except any damage (other than of a trivial nature) which may be caused to fences, gates or posts.

(ii) Lot 14 is also sold subject to the right of the owners or occupiers for the time being of (a) the Property known as "The Institute" and (b) the Cottages known as "The Terrace" both situate to the west of O.S. No. 93 for the passage of effluent from the cesspool situate on the said Property known as "The Terrace" over and across O.S. No. 93 to the stream situate on the east side thereof together with all ancillary rights of entry for the purpose of inspection repair and renewal in accordance with the terms of two Licences dated respectively the 28th day of December 1948 and the 3rd day of March 1949.

37. The sporting rights over the whole of the Estate until and including the 1st day of February, 1953, are reserved to the said Alfred Chester Beatty the Younger free of all rent and outgoings except rates (if any).

38. Lots 41, 14, 21, 23 and 24 are sold subject to and with the benefit of Agreements with the South Eastern Electricity Board under which the following rental charges are payable:—

Lot 41, £10. 0s. 0d. per annum for 25 years from the 1st day of April, 1932.

Lot 14 (in respect of the Dairy and Two Cottages in Hurstford Lane) and Lots 23 and 24, £20. 0s. 0d. per annum for 10 years from the 1st day of January, 1949, to be apportioned by the Auctioneers.

Lot 21 (in respect of Calchill Park Cottages), £22 10s. 0d. per annum for 10 years from the 1st day of January, 1948.

39. As the result of further Agreements with the South Eastern Electricity Board certain Lots are subject, in respect of an Assisted Wiring Scheme, to a surcharge of 2d. per unit. The Lots affected and the number of units outstanding (i.e., in respect of which the surcharge is payable) as at the end of the March quarter, 1952, are as follows:—

Lot	Occupier or former occupier	Units outstanding
39	Kettle ... ..	330
39	Howland ... ..	236
25	Millas ... ..	44
25	Luckhurst ... ..	355
25	Lawrence ... ..	278
25	Smith ... ..	226
25	Page ... ..	253
38	Kilby ... ..	291
25	Shotten ... ..	273
25	A. E. Smith ... ..	250
38	Burchell ... ..	300

40. Lots 30 and 31 at present obtain their supply of electricity from a private cable. Arrangements have been made with the South Eastern Electricity Board to allow the owner of these Lots to take a supply of electricity from the Company's cable in substitution for the present means of supply. Immediately upon the completion of the sale of these Lots the rights at present attaching thereto shall cease and the owners of such Lots shall make their own arrangements to connect with and take their electricity from the Company's cable.

41. As from the date of the Contract the Property shall be at the sole risk of the respective Purchasers and they shall effect their own insurances.

42. No Purchaser shall make any requisition or objection as to the ownership of the boundary fences nor as to the standard rent or otherwise in relation to the various tenancies affecting any Lot or Lots.

43. Each Purchaser shall admit the identity of the Property comprised in the Lot purchased by him with that comprised in the Land Certificate or Certificates offered as the title thereto upon the evidence afforded by a comparison of the descriptions in the Sale Particulars and the Certificate or Certificates and such other evidence (if any) as the Vendor can supply and the Vendor shall not be required to explain or reconcile differences or discrepancies in the descriptions as to names, quantities, boundaries or otherwise.

44. Should any dispute arise between the Vendor and any Purchaser or between respective Purchasers on any point whatsoever arising out of the Sale Particulars, Special Conditions of Sale or Plans or as to the interpretation on any point thereon the matter in dispute shall be referred to Messrs. Knight, Frank & Rutley whose decision shall be binding and conclusive on all parties and who shall also decide how the cost of such reference shall be borne.