

By direction of ARTHUR SAYER, Esq.

Sale, September 28th, 1920,
at Ashford.

AUCTIONEER'S BOOK

40

*Remaining portions of the
LIII, LIV, LXIII + LXVII*

*Remainder of the
LIV + LXIII*

KFR

The Remaining Portions of the
Pett Place Estate
Kent.

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

73

Solicitors:

Messrs. WALTERS & CO.,
9, New Square, Lincoln's Inn, W.C. 2.

Auctioneer:

ALFRED J. BURROWS, F.S.I.
amalgamated with
Messrs. KNIGHT, FRANK & RUTLEY,
Ashford, Kent, and 20, Hanover Square, London, W. 1.

Ellen's Treasury

—
Dorothy's box had 100

—
Dorothy's. Cambridge 10

—

20/7/40

Query:

Ellen a/c 5

ER'S NOTES

Notes

Received in work

to P.A.

Received

Sub included in work



ST. RADEGUND'S ABBEY, DOVER. (LOT 17).
THE TOWER (OR GATEHOUSE).

By direction of Arthur Sayer, Esq.

EAST KENT

In the Parishes of Charing, Egerton, Westwell, Smarden, Headcorn and Poulton; from six to nine miles from the Town of Ashford, and near Dover.

Particulars, Plans and Conditions of Sale

OF THE REMAINING AGRICULTURAL
— PORTIONS OF THE —

PETT PLACE ESTATE

extending to an area of about

799 a. 0 r. 4 p.

(the other Agricultural Properties,
totalling 703 acres, having been sold
to the Tenants).

Which

Mr. ALFRED J. BURROWS

amalgamated with

Messrs. KNIGHT, FRANK & RUTLEY

(Sir Howard Frank, Bt., K.C.B., John Frederick Knight, Alfred J. Burrows and Arthur Horace Knight)

Will Sell by Auction at the Elwick Auction Rooms, Ashford,

on Tuesday, 28th September, 1920, at 3 o'clock p.m.

IN 18 LOTS.

Particulars, Plans and Conditions of Sale of the:—

SOLICITORS - Messrs. WALTERS & Co., 9, New Square, Lincoln's Inn, W.C. 2.
AUCTIONER - ALFRED J. BURROWS, F.S.I., amalgamated with
Messrs. KNIGHT, FRANK & RUTLEY, Ashford, Kent, and 20, Hanover
Square, W. 1.

SUMMARY OF LOTS

Lot No.	Description	A.	R.	P.
1	Pierce Farm, Charing	27	2	23
2	Accommodation Pasture, Coppins Corner, Charing	5	1	20
3	Raywood Pastures, Charing	39	0	10
4	Pasture, Coppins Corner, Charing ...	4	1	15
5	Accommodation Pasture, The Broad- way, Charing	3	3	31
6	Arable Land, Charing Hill	5	0	29
7	Pasture, Westwell Leacon	9	2	25
8	Part Longbeech Wood, Westwell ...	1	1	17
9	Ditto	15	1	30
10	Ditto	8	2	31
11	Ditto	38	1	31
12	Ditto	38	0	22
13	Ditto	8	0	13
14	Ditto	112	1	31
15	Part Longbeech Wood, Dencher Wood and The Toll, Charing & Westwell	73	2	15
16	Watersheet Farm, Egerton	68	1	22
17	St. Radegund's Abbey, near Dover ...	324	0	27
18	Ingleton Wood, near Dover	15	0	12
Total A.		799	0	4

GENERAL REMARKS AND STIPULATIONS

which shall be deemed part of the Conditions of Sale
under which the properties are offered.

TENURE.—The lots are all Freehold.

ORDER OF SALE.—The Vendor reserves the right to sell any lot or parts by private treaty before the Auction, to alter the order of sale, to amalgamate lots or withdraw any lot or lots without declaring the reserve price.

PARTICULARS.—The particulars have been carefully prepared and are believed to be correct; but their accuracy is not guaranteed, and no claim can be admitted for errors, discrepancies or omissions.

PLANS AND SCHEDULES.—The Plans and Schedules have been prepared and the quantities taken from the latest Edition Ordnance Survey Maps, carefully revised upon the ground, but their accuracy is not guaranteed.

OUTGOINGS.—The properties are sold subject to all Tithe Rent Charges, Land Tax, Quit Rents and other Outgoings, whether mentioned in the particulars or not. For the convenience of purchasers, the approximate amount of outgoings is stated, but the accuracy of these figures is not guaranteed. In some instances the outgoings have been informally apportioned by the Auctioneer for the purpose of this Sale, but the Vendor shall not be required to give legal effect to these apportionments or to obtain formal apportionments.

TENANCIES.—The properties are sold subject to the existing tenancies affecting the same respectively, and all claims of the tenants by law, custom, agreement or otherwise. Agreements where in writing can be inspected at the Offices of the Auctioneer by appointment.

RENTS.—Where necessary the rents have been apportioned by the Auctioneer for the purpose of this Sale as between the respective lots, and each purchaser shall accept this apportionment and shall not require any rent to be legally apportioned or require the consent of the tenant or any other person to any apportionment of rent or liability.

FIXTURES AND BUILDINGS.—All Fixtures, Buildings, Fences and Fittings belonging to the Vendor are included in the Sale, but those belonging to the tenants, whether mentioned in the Particulars or shown upon the plan or not, are expressly excluded.

CULTIVATION.—The description of the cultivation of the lands represents their state at the time the particulars were compiled, but the property is sold subject to all rights of the tenants to vary these cultivations, and to all orders of the County Agricultural Executive Committee.

GENERAL REMARKS AND STIPULATIONS—Contd.

TIMBER AND UNDERWOOD.—The growing Timber and the Underwood (where belonging to the Vendor) has been valued on Lots 2, 3, 17 and 18, and shall be paid for by the respective purchasers in addition to the purchase-money at the sums stated in the particulars. On the remainder of the lots the timber (and underwood where belonging to the Vendor) is included in the Sale.

MINES AND MINERALS.—All Mines and Minerals are included in the Sale.

BOUNDARIES AND INTERPRETATION.—Should any dispute arise as to the boundaries of any lot or any point arising on the Stipulations, Particulars, Plans and Conditions of Sale, or the interpretation of any part of them, the question shall be referred to the arbitration of the Auctioneer, whose decision shall be final and binding upon the parties.

SPORTING RIGHTS.—The Sporting Rights over Lots 1, 2, 3, 4, 5, 7 and 8 to 15 inclusive are let to Brigadier General T. M. S. Pitt on lease for the term of 21 years from 24th June, 1913, but such term is determinable by the Lessee by notice on the 24th day of June, 1927. The Sale, so far as such lots are concerned, is subject to such lease, but no purchaser shall be entitled to any portion of the rent thereby reserved, the whole of which shall continue payable to the Vendor during the remainder of the said term.

CONTRACTS.—Contracts for Sale will be made upon these Particulars, Conditions of Sale, Stipulations and the Revision Notes (if any) which may be issued before the Sale, and subject to any alterations announced at the Sale.

WOODS—LOTS 9 TO 15.—The purchaser of each lot shall have the right of access thereto over the rides adjoining his purchase for all purposes and all the lots are sold subject to such rights, each purchaser being liable to contribute towards the cost of upkeep calculated proportionately to the frontage to the rides of their respective purchases. Half the width of each ride is sold with the Lot adjacent thereto.

LOTS 17 AND 18 are situated 1 mile from Kearsney Station and 3 miles from the important town and Port of Dover, and adjacent to the site of the proposed Channel Tunnel. **The Mineral Rights are of considerable importance** as Coal is now being raised in the immediate vicinity.

St. Radegund's Abbey

HISTORICAL NOTE

ST. RADEGUND'S ABBEY, Bradsole in Polton, one of the oldest ecclesiastical settlements in Kent, dates from about 1191. It belonged to the PRÆMONSTRATENSIAN order of the White Canons or Norbertines, one of the four privileged orders exempted from the payment of Tithes. The early history of the Abbey is obscure; shortly after its foundation it appears to have fallen into great distress, for the General of the Order proposed to unite the Abbeys of Bradsole and Langdon, but later it increased in wealth and importance and in the time of Edward I. the Abbot was regularly summoned to Parliament among the Barons of the Realm.

The Abbey was suppressed in 1538 with the lesser monasteries, its clear annual value being £98 9s. 2½d., and its total value £142 8s. 9d. The site was granted by the King to Archbishop Cranmer, but shortly afterwards returned by him to the King by way of exchange. Leases for lives were subsequently granted to various tenants, and to one of these, Simon Edolph, Queen Elizabeth sold and granted in fee the Abbey and its appurtenances. Edolph altered the buildings and lived there, and the flint chequer-work, the picturesque porch and the carved door on the north side of the Fratry are his work. The Abbey continued in the Edolph family till 1719, when it passed by purchase to Sir Peter Eaton, and subsequently, by marriage with one of his descendants in 1750, to George Sayer, of Pett Place, Charing, an ancestor of the present owner.

All the existing buildings date from the foundation in 1191 and are of the earliest type of pointed architecture. The ivied ruins of the tower (often wrongly called the Gatehouse) still stand, and remains of the nave, transept, Chapter House and Cellarer's Buildings, Infirmary and Cloister Quadrangle. The Refectory, with its quaint sixteenth century alterations, is the present Farmhouse. In what was the outer or Base Court is a very perfect specimen of a Tithe Barn, and traces of the Almonry, Porter's Lodge, and Two Gatehouses.

A full account, with Plans of the Abbey, is to be found in Vol. XIV. of the *Archæologia Cantiana*.

Particulars

LOT 1

(Coloured Yellow on Plan No. 1)

Situate in the centre of the Village of Charing, close to Church, Shop and Station.

PIERCE FARM

Comprising a substantially erected

Brick, Cement, Timber and Tiled Farm House

containing Living Room with kitchener (fitted into old open chimney), Parlour, Kitchen, Pantry, Three Bedrooms and Box Room, Outside Lean-to Wood Lodge and W.C.

There is a Good Garden.

The Water Supply is from a pump, to which adjoining Owners and Occupiers have a joint right.

Ample Farm Buildings

chiefly brick, weather-boarded timber and tiled, including Trap House, Stable, Large Barn, Cart and Waggon Lodges, and Cow Sheds for six cows.

The remainder of the Buildings belong to the Tenants.

The Land

consists of rich Pasture and fertile Arable, extending to an area of about

27 a. 2 r. 23 p.

SCHEDULE

No. ON ORDNANCE MAP (1007 EDITION).	PARISH.	CULTIVATION.	EXTENT.		
			a.	r.	p.
Pt. 543a	Charing ...	House, Buildings, etc. ...	0	2	7
549	" ...	Pasture ...	3	2	34
485	" ...	Arable ...	5	1	27
484	" ...	Pasture ...	4	3	12
550	" ...	" ...	5	3	19
551	" ...	" ...	7	1	4
TOTAL A.			27	2	23

LOT 1

Holding Pierce Farm Charing

Area 27 · 2 · 23
A. r. p.

Tenant Messrs G. Ellen & Sons.

Rent £ 54. apportioned
£ s. d.

Outgoings:

Tithe 7. 10.

Land Tax 1 19 2½

Total £ 9 9 2½

Tenancy For ~~ten~~ years
yearly Michaelmas (11th Oct.)

Value of Timber £

LOT 1

Reserve £ H E N

Per Acre £ F R A N

Sold at £ 1400

NOTES

In Village - all cows kept in
Kilns

Boys - couple 1 ragged lodge and
is to be kept

Land - all grass etc.
5 1/2 (road
ploughed)

Accountant
Drain Rd for the farm

Purchaser

Edwin Cheesman,
Acton,
Charing

LOT 2.

Holding Pasture. Coppin's Corner.

Area 5 A. 1 r. 20 p.

Tenant Messrs G. Allen & Sons.

Rent £ 5 appraised.
£ s. d.

Outgoings:

Tithe 10 l. 11 s. 9 d.

Land Tax 3 s. 8 d.

Quit Rents as this sold by

Total £ 15 s. 2 d.

Tenancy yearly ^{for ten years} Michs. (11th Oct.)

Value of Timber £ 15

LOT 2

Reserve. £ A E M

Per Acre £ L O A

Sold at £ 210

NOTES

Cover - main Rd.
Clear all
not available

Purchaser

Peray Hickm
Chavering

for 2 years

Let to Messrs. G. Ellen & Sons, with Lots 2, 4 and 6, ~~on a Yearly Michaelmas (11th October) Tenancy~~ (by whom the House, Garden and one Building are sublet), at a rental of £70 per annum, the apportioned rent of this Lot being **£54** per annum.

This Lot possesses a Valuable Frontage of about 840 feet to the main road.

Tithe Rent Charge (Commuted Value) ... £7 10 0
 Land Tax 1 19 2½

LOT 2

(Coloured Pink on Plan No. 1)

Two Pieces of Freehold

Accommodation Pasture Land

Situate at Coppin's Corner, Charing, possessing Valuable Frontages to two roads, and containing an area of

5 a. 1 r. 20 p.

SCHEDULE

No. on ORDNANCE MAP (1907 EDITION).	PARISH.	DESCRIPTION.	EXTENT.		
			a.	r.	p.
634 Pt. 469	Charing ...	Pasture	2	3	35
	" ...	"	2	1	25
TOTAL A.			5	1	20

for two years

Let, with Lots 1, 4 and 6, to Messrs. G. Ellen & Sons ~~on a Yearly Michaelmas (11th October) Tenancy~~, the apportioned rent of this Lot being **£5** per annum.

Timber Valuation, £15.

Tithe Rent Charge (commuted value) £1 11 9
 Land Tax (about) 0 3 8
 Quit Rent on this and Lot 4—Manor of Charing ... 0 13 8
 " " Burleigh 0 1 6

LOT 3

(Coloured Yellow on Plan No. 1)

The Compact Block of Capital
Freehold Pasture and Wood Land

KNOWN AS

“RAYWOOD”

Near Coppin's Corner, Charing, approached from the main road through
 Pepper Alley, containing

39 a. 0 r. 10 p.

SCHEDULE

No. of ORDNANCE MAP (1907 EDITION).	PARISH.	DESCRIPTION.	EXTENT.		
			a.	r.	p.
640	Charing	Pasture	2	3	32
641	"	"	2	1	22
642	"	"	2	0	8
643	"	"	1	0	10
672	"	Grubbed Wood	0	1	30
671	"	Pasture	2	3	8
638	"	"	9	3	6
676	"	"	6	2	30
674	"	"	2	1	29
673	"	Wood	0	1	37
639	"	"	1	1	38
619	"	"	2	1	11
637	"	Beesmount Wood	2	2	36
620	"	Wood	1	1	33
TOTAL A.			39	0	10

11. 2. 30

The Pasture Land is let to Mr. T. Hopkins on a Yearly Michaelmas
 (11th October) Tenancy at the moderate rental of **£25** per annum.

Beesmount Wood and No. 620 are in hand.

Timber and Underwood Valuation, £155.

*This does not include all
 Underwood in Pepper
 Alley*

Tithe Rent Charge (commuted value)	...	£5	16	9
" " on Woods	...	0	15	5
Land Tax	...	0	10	1

LOT 3

Holding Raywood Coppin's Corner

Area A. r. p.
39 0 10.

Tenant M₁ T. Hopkins

Rent £ 25

Outgoings: £ s. d.

Tithe 6 12 2

Land Tax 10 1

Total £ 7 2 3

Tenancy Yearly Michs. (11th Oct.)

Value of Timber £ 155 2. W. offer
£65

NOTES

Chow chery
Just off main rd.
toe gears

✓ LOT 3.

Reserve £ DJE

Per Acre £ AJ. D.

500
20
600
20

nothing

privately after Auction

Sold at £ 400

200
250
550
150
600

Purchaser

Thos Hopkins,
Hardinge Road
Ashford
(Tenant).

LOT 4.

Holding Accommodation Pasture.

A. r. p. Coppin's Corner.

Area 4. 1. 15.

Tenant Messrs. G. Allen & Sons.

Rent £ 5 appraised.
£ s. d.

Outgoings: 1 2 6

Tithe 3 8

Land Tax Small Unit Rent on this & Lot 2

Total £

|| Tenancy for two years
yearly ~~blids.~~ (11th October)

Value of Timber £

NOTES

Close Str. & Town
Long frontage
Site - water

✓ LOT 4.

Reserve £ ALN

Per Acre £ LO

Sold at £ 160

Purchaser

D. Dickman
Charing

LOT 5

Holding Accommodation Pasture.

Area A. r. p. Broadway

Area 3 3 31

Tenant M. Exas. F. A. Riggs.

Rent £ 7 apporportioned.

Outgoings:

Quit Rent 3 10

Tithe C.O. 1 0 9

Land Tax 4 4 1/2

Total £ 1 8 11 1/2

Tenancy yearly Michaelmas.

Value of Timber £ _____

NOTES

*a small part
of river along
Butcher's occupation*

✓ LOT 5

Reserve £ AFE

Per Acre £ FD

Sold at £ 2/10

Purchaser

*David How
High Street
Charing*

LOT 4

(Coloured Blue on Plan No. 1)
No. 626 on Ordnance Map.

THE VALUABLE ENCLOSURE OF FREEHOLD
Accommodation Pasture Land

situate at Coppin's Corner, opposite Lot 2, containing

4 a. 1 r. 15 p.

for 2 years

Let with Lots 1, 2 and 6 to Messrs. G. Ellen & Sons ~~on a Yearly~~ Michaelmas (11th October) Tenancy, the apportioned rent of this Lot being **£5** per annum.

Tithe Rent Charge (Commuted Value) ...	£1 2 6
Land Tax	0 3 8
Quit Rent (see Lot 2).	

LOT 5

(Coloured Green on Plan No. 1)
No. 625 on Ordnance Map.

AN ENCLOSURE OF FREEHOLD RICH
Accommodation Pasture Land

situate at the Broadway, Charing, containing

3 a. 3 r. 31 p.

This Lot forms an excellent site for the erection of a small Country Residence or the creation of a small Pleasure or Poultry Farm.

It is let to the Executors of the late Mr. F. A. Biggs, with other property, on a Yearly Michaelmas Tenancy, the apportioned rent being **£7** per annum.

Tithe Rent Charge (Commuted Value) ...	£1 0 9
Land Tax	0 4 4½
Quit Rent to the Manor of Charing ...	0 3 10

LOT 6

(Coloured Green on Plan No. 1)
No. 501 on Ordnance Map.

Situate on Charing Hill, close to the Village, occupying an elevated position about 450 feet above sea level, with excellent views of the adjacent country.

AN ENCLOSURE OF FREEHOLD ARABLE LAND

containing

5 a. 0 r. 29 p.

possessing a main road frontage of about 880 feet, ripe for immediate development.

Let with Lots 1, 2 and 4 to Messrs. G. Ellen & Sons, ^{for eleven years} on a ~~Yearly Michaelmas~~
~~(11th October) Tenancy~~, the apportioned rent of this Lot being **£6** per annum.

Tithe Rent Charge (Commuted Value) ...	£1 18 7
Land Tax (about)	0 3 8
Quit Rent Manor of Charing	0 3 1

LOT 7

(Coloured Green on Plan No. 1)
Part No. 351 on Ordnance Map.

9 a. 2 r. 25 p.

Freehold superior Pasture Land

situate at Westwell Leacon, adjoining the road to Little Chart, to which it has a frontage of about 830 feet.

Let to Mr. Wm. Thornby on Yearly Michaelmas (11th October) Tenancy at a rental of **£13 5s. 0d.** per annum.

No Tithe or Land Tax have been paid.

LOT 6

Holding Arable. Charing Hill.

Area A. r. p.
5. 0. 29.

Tenant Messrs G. Allen & Sons.

Rent £ 6 apportioned.
£ s. d.

Outgoings:

Tithe C.V. 1 18 7

Land Tax 3 8

Quit Rent 3 1

Total £ 2. 5. 4

For two years

Tenancy yearly rents (11th Oct.)

Value of Timber £

NOTES

*Iron Pipe, 1 to
—
— 500 ft.
—
—*

✓ LOT 6

Reserve £ A E N

Per Acre £ FN

Sold at £ 170

Purchaser,

*Wm Lindridge,
Butcher,
High Street,
Charing.*

LOT 8.

Holding Pt. Longbeech Wood.

A. r. p.

Area 1 - 1 - 17

Tenant M. In Hand.

Rent £ —

£ s. d.

Outgoings:

Tithe —

Land Tax —

Total £ —

Tenancy — Possession.

Value of Timber £ 20. included.

NOTES

main part of...

✓ LOT 8.

Reserve £ LN

Per Acre £ —

n/c

lots 8 to 14

Sold at £ 1,050

*including
Timber
& Underwood.*

Purchaser

*Mr C. Downes,
St. Margaret,
at Cliffe,
Dover*

LOT

9

Holding

Pt. Longbeech Wood.

A. r. p.

Area

15 1 30

Tenant

~~M~~ in Hand

Rent

£ _____

£ s. d.

Outgoings:

Tithe _____

Land Tax _____

Total £ _____

Tenancy

Possession.

Value of Timber &

147 included.

& Underwood.

NOTES

LOT

9

Reserve

£ ALN

Per Acre

£ 0

Sold at £ _____

See Lot 8.

Purchaser

9
ALN

Lots 8 to 15 occupy the Southern slope of Charing Hill, and are within one to two miles from Charing village and station; many of them have valuable frontages to the County main road and offer a number of fine timbered building sites.

The timber is principally Beech and Oak.

VACANT POSSESSION of all these Lots may be had on completion of the purchase.

LOT 8

(Coloured Green on Plan No. 1)
Pt. No. 65 on Ordnance Map. (Westwell Parish.)

Situate adjoining the main London to Dover road, to which it has a frontage of about 500 feet.

PART OF LONGBEECH WOOD

containing about

1 a. 1 r. 17 p.

The Property is in hand and will be sold with VACANT POSSESSION.

Timber and Underwood Valuation (included in the purchase), £20.

No Tithe or Land Tax have been paid.

LOT 9

(Coloured Pink on Plan No. 1)
Part No. 65 on Ordnance Map. (Westwell Parish.)

Situate adjoining Lot 8,

PART OF LONGBEECH WOOD

containing an area of

15 a. 1 r. 30 p.

The Lot possesses a valuable frontage to the main road of about 1,030 feet and a frontage to the road at Squids Gate of 1,300 feet.

VACANT POSSESSION.

Timber and Underwood Valuation (included in the purchase), £147.

No Tithe or Land Tax have been paid.

LOT 10

(Coloured Blue on Plan No. 1)
Part No. 65 on Ordnance Map. (Westwell Parish.)

Situate adjoining Lot 9.

PART OF LONGBEECH WOOD

containing about

8 a. 2 r. 31 p.

This Lot possesses a main road frontage of about 810 feet and is sold with a right of way for all purposes to the road at Squids Gate.

VACANT POSSESSION.

Timber and Underwood Valuation (included in the purchase), £48.

No Tithe or Land Tax have been paid.

If Lot 11 is unsold Lots 11 and 12 will be offered together. //

They contain in all

76 a. 2 r. 13 p.

LOT 11

(Coloured Yellow on Plan No. 1)
Part No. 65 on Ordnance Map. (Westwell Parish).

Situate adjoining Lots 10 and 12.

PART OF LONGBEECH WOOD

38 a. 1 r. 31 p.

Possessing a frontage of about 560 feet to a good road at Squids Gate.

VACANT POSSESSION.

Timber and Underwood Valuation (included in the purchase), £304.

No Tithe or Land Tax have been paid.

LOT 10

Holding Pt. Longbeech wood.

Area A. r. p.
8 2 31

Tenant ~~M~~ in hand

Rent £ —

 £ s d.

Outgoings:

Tithe —

Land Tax —

Total £ —

Tenancy Possession

Value of Timber & ~~304~~^{£48} included.
+ Underwood.

NOTES

Green Rd. purchase

LOT 10.

Reserve & R N

Per Acre & R - AN - N

Sold at & —

See lot 8

Purchaser

LOT 11.

Holding Pt. Longbeech Wood.

A. r. p.

Area 38 1 31.

Tenant ~~M~~ in hand

Rent £ —

£ s. d.

Outgoings:

Tithe —

Land Tax —

Total £ —

Tenancy Possession.

Value of Timber £ 304 included.
(Underwood)

NOTES

LOT 11.

Reserve £ LEN

Per Acre £ D·AN

Sold at £ —

See lot 8

Purchaser

of Lot 11 unsold.

BLOCK Lots 11 & 12.

Holding Parts Longbeech Wood.

A r. p.

Area 76 . 2 . 13

Tenant M in hand

Rent £ —

£ s. d.

Outgoings: —

Tithe —

Land Tax —

Total £ —

Tenancy Possession.

Value of Timber & 543 included
& underwood

NOTES

*one block
long pasture*

✓ BLOCK 11012.

Reserve £ REN

Per Acre £ E.AJ.N

Sold at £ —

See lot 8.

Purchaser

LOT 12 if not sold in Block.

Holding Part Langbeech Wood.

A. r. p.

Area 38 - 0 - 22

Tenant M in Hand

Rent £ —

£ s. d.

Outgoings:

Tithe —

Land Tax —

Total £ —

Tenancy Possession.

Value of Timber £ 239 included.
& Underwood.

NOTES

John Red. p. 1/2

✓ LOT 12

Reserve £ LNZ

Per Acre £ E.E.N

Sold at £

See lot 8

Purchaser

LOT 13

Holding Pt. Langbeek Wood

A. r. p.

Area 8 - 0 - 13

Tenant M in hand

Rent £ —

£ s. d.

Outgoings:

Tithe —

Land Tax —

Total £ —

Tenancy Possession

Value of Timber £ 65 included

NOTES

Sold at
£ 65

✓ LOT 13

Reserve £ DE

Per Acre £ 0

Sold at £ —

see lot 8

Purchaser

LOT 12

(Coloured Green on Plan No. 1)
Part No. 65 on Ordnance Map. (Westwell Parish.)

PART OF LONGBEECH WOOD

containing

38 a. 0 r. 22 p.

with a frontage to the main London to Dover road of about 1,510 feet.

VACANT POSSESSION.

Timber and Underwood Valuation (included in the purchase), £239.

No Tithe or Land Tax have been paid.

38. 0. 22
P 0 13
112 1 31

158. 2. 26
3

155

LOT 13

(Coloured Yellow on Plan No. 1)
Part No. 65 on Ordnance Map. (Westwell Parish.)

Situate adjoining Lot 12, with a frontage to the main road of about 1,100 feet,

PART OF LONGBEECH WOOD

containing

8 a. 0 r. 13 p.

VACANT POSSESSION.

Timber and Underwood Valuation (included in the purchase), £65.

No Tithe or Land Tax have been paid.

LOT 14

(Coloured Blue on Plan No. 1)
Part No. 65 on Ordnance Map. (Westwell Parish.)

The Valuable Sporting Property

situate adjoining the main London to Dover road (to which it has a frontage of about 490 feet), about 1¼ miles from Charing Village and Station, being the major

PART OF LONGBEECH WOOD

containing

112 a. 1 r. 31 p.

VACANT POSSESSION.

Timber and Underwood Valuation (included in the purchase), £577.

No Tithe or Land Tax have been paid.

LOT 15

(Coloured Pink on Plan No. 1)

In the Parishes of Westwell and Charing. Situate adjoining the main London to Dover road and Lot 15.

The Valuable Sporting Property

BEING

PART OF LONGBEECH, THE TOLL AND DENCHER WOODS

containing an area of

73 a. 2 r. 15 p.

SCHEDULE

No. on ORDNANCE MAP (1867 EDITION).	PARISH.	DESCRIPTION.	EXTENT.		
			a.	r.	p.
Pt. 65	Westwell ...	Wood	62	0	9
522	Charing ...	"	5	3	12
521	" ...	"	5	2	34
TOTAL A.			73	2	15

The Lot possesses a main road frontage of about 230 feet and has an excellent clearing way into the Pilgrim's Road, Charing.

VACANT POSSESSION.

Timber and Underwood Valuation (included in the purchase), £1,165.

Tithe Rent Charge (Commuted Value)—Charing ...	£1	9	6
Westwell ...	2	18	6
Land Tax—Westwell... ..	0	6	0

LOT

14

Holding

Pt. Longbeech Wood.

A. r. p.

Area

112 - 1 - 31

Tenant

M in Hand

Rent

£ —

£ s. d.

Outgoings:

Tithe

—

Land Tax

—

Total £

—

Tenancy

Possession

Value of Timber £

577 included

& Underwood.

NOTES

Drudge

also - many

✓

LOT

14

Reserve £

RJE

Per Acre £

R.R.N

Sold at £

See lot 8.

Purchaser

LOT 15

Holding Pt. Longbeed The Toll &

Area A. 73. 2. 15. r. Dencher Woods. p.

Tenant M in Hand

Rent £ —

Outgoings: £ s. d.

Tithe 4. 8. 0

Land Tax 6. 0.

Total £ 4. 14. 0

Tenancy Possession.

Value of Timber £ 1,165 included.
& Underwood.

NOTES

Imrye
Imrye

Withdrawn from
sale.

✓ LOT 15

Reserve £ HEN

Per Acre £ AH

Sold at £

Purchaser

LOT 16

Holding Watersheet Farm Egerton

A. r. p.

Area 68. 1. 22.

Tenant M^r. T. Tuck

Rent £ 55.

£ s. d.

Outgoings:

Tithe c.v.	10	4	9
Extraordinary Tithe	1	2	5
Land Tax	2	13	1
Quit Rent		15	1 $\frac{1}{2}$
Total	£ 14	18	3 $\frac{1}{2}$

Tenancy Yearly Michs 11th Oct.

Value of Timber £ —

NOTES

P lease at 10s.
Subsidiary at 10s.
all but about 20 acres
to rain
would cut up well

✓ LOT 16.

Reserve £ ALNZ

Per Acre £ AJ. AZ

1225
50

Sold at £ 1225

Purchaser

D. J. Pearson

LOT 16

(Coloured Pink on Plan No. 2)

Situate adjoining the road from Egerton to Smarden, about 2½ miles from Headcorn Station, and 9 miles from Ashford.

The Productive Freehold Property

KNOWN AS

WATERSHEET FARM

EGERTON

Comprising a pleasantly situated

Brick, Stone and Tiled Farm House

containing Living Room, Parlour, Wash-house, Dairy, Pantry and Four Bedrooms. Outside E.C.

Ample Farm Buildings

chiefly brick, timber and tiled, including Cart and Waggon Lodges, Bullock Lodges and Yards, Three-stall Stable, Cow Shed, Good Barn and Granary.

THE LAND consists of

68 a. 1 r. 22 p.

of Superior PASTURE AND ARABLE LAND

SCHEDULE

No. ON ORDNANCE MAP (1907 EDITION).	PARISH.	DESCRIPTION.	EXTENT.		
			a.	r.	p.
329	Egerton	House, Buildings, etc.	1	1	4
333	"	Pasture	3	2	5
334	"	Shaw	0	0	2
332	"	Pasture	2	3	1
23	Smarden	"	3	0	33
24	"	Water, etc.	0	1	2
44	"	Arable	3	3	10
25	"	Pasture	2	2	39
41	"	"	5	0	24
43	"	Shaw	0	2	15
42	"	Arable	6	0	5
40	"	Pasture	1	3	38
69	"	Arable	3	2	11
49	"	Pasture	6	1	25
19	"	Arable	5	3	11
18	"	Pasture	3	2	17
7	"	"	3	3	10
8	"	"	2	2	35
2	"	"	5	0	8
443	Headcorn	"	6	0	7
TOTAL A.			68	1	22

Let to Mr. T. Turk on a Yearly Michaelmas (11th October) Tenancy at a rental of **£55** per annum.

Tithe Rent Charge (Commuted Value)—Smarden ...	£7	4	6
Headcorn ...	1	15	0
Egerton ...	1	8	3
Extraordinary Tithe	1	2	5
Land Tax	2	13	0
Quit Rent—Manor of Charing	0	15	1½

Lots 17 and 18 together containing 339 a. 0 r. 29 p. will first be offered as a whole and if unsold as follows:—

LOT 17

(Coloured Blue on Plan No. 3)

Situate in the Parish of Poulton, one mile from Kearsney Station and three miles from the important Town and Channel Port of Dover.

The well-known Freehold, Historical and
Agricultural Property,

St. Radegund's Abbey Farm

occupying an elevated position 400 feet above sea level, overlooking Dover town and possessing panoramic views of the Channel and French Coast, comprising

The Stately Ruins of the Old Abbey

founded in the Twelfth Century; the outer North and South Gateways are in ruins, but the Inner Tower or Gatehouse, which is of great thickness and strength, built of flint, yet remains entire. This and the old Earth Works near are of considerable archaeological interest and a subterranean passage is supposed to have at one time connected the Abbey with Dover Castle.

The Refectory of the original Abbey has been converted into an interesting and superior

FARM HOUSE

containing:—

On Ground Floor—Porch, Entrance Hall with an exceptionally fine old Tudor door, DRAWING ROOM with casement windows, DINING ROOM, Back Hall, KITCHEN, Scullery, W.C. Large WASHHOUSE with brick oven, Coal Store and DAIRY.

BLOCK Lots 17 & 18

✓ BLOCK 17 & 18

Holding St. Radesund's Abbey

Reserve £ DNHN

Area 339 A. 0 r. 29 p. Ingleton Wood

Per Acre £ AO

Tenant M₁ H. Newman & Wood in Hand

6000

Rent £ 193
£ s. d.

Outgoings:

Tithe Free

Land Tax 7. 7. 6

Total £

Tenancy yearly, Michs 11th Oct

Value of Timber £ 0 10 3 (included in rent)

Sold at £ 6000
£6,000

4200
500
700
500
500
500
700
6000

NOTES

3m. Doves - young in pasture

400ft. of

Low - good sand - sheep & cows

Eastern Bay - 30 cows Dairy

Wt. - of great arch + white compact masonry - Ruins

Water - 2 low bridges & 2 others

Wells - Included

J.A. Hopkin,
Bellfield,
Purchaser Lynton

LOT

17

✓ LOT

17.

Holding

St. Radegund's Abbey Farm

Reserve

£ DNZN

A. r. p.

Area

324 0 - 27

Per Acre

£ AO. AN. N

Tenant

M^r H. Newman.

Rent

£ 193

£ s. d.

Outgoings:

Tithe

—

Land Tax

7. 2. 6.

Total

£

Tenancy

Leachy tithes. 11th Oct.

Sold at

£

Value of Timber

£ 103.

NOTES

Purchaser



LOT 17.—ST. RADEGUND'S ABBEY.
THE FARMHOUSE.



LOT 17.—ST. RADEGUND'S ABBEY.
THE FARMHOUSE SHOWING THE XVI. CENTURY FLINT CHEQUER-WORK.

On First Floor—FIVE BEDROOMS.
 Large underground Cellars with Gothic vaulting.
 Pleasant Garden and Lawns.

The Farm Buildings

are substantially erected of flint, brick, timber and galvanized iron and some have been converted from the ABBEY REMAINS; they include Large BARN, FOUR PIGGERIES, CART-HORSE STABLE for Six, NAG STABLE and LOOSE BOX, CART and WAGGON LODGES and COW SHED for 30 cows.

Near the Entrance to the Farm is

A Pair of Modern Cottages

brick, rough-cast and tiled, each containing FIVE ROOMS; with water laid on from the mains.

Near the Reservoir is another pair of brick, cement and tiled

Cottages

each containing Kitchen, Scullery, Pantry, Coal Lodge and Three Bedrooms. Outside E.C. and large Garden. Water from a rain-water tank.

The Land

which is level, free-working ARABLE and useful PASTURE extends to an area of

324 a. 0 r. 27 p.

SCHEDULE

NO. ON ORDNANCE MAP (1907 EDITION)	PARISH	DESCRIPTION	EXTENT		
			a.	r.	p.
68	Poulton	House, Buildings, remains of St. Radegund's Abbey, etc.	2	2	4
72	"	Pasture and remains of St. Radegund's Abbey	3	0	8
73	"	Pasture	17	0	25
67	"	"	7	0	27
69	"	"	19	3	26
70	"	Cottages and Gardens	0	1	3
64	"	Wood	5	1	14
66	"	Pasture	9	2	3
55	"	"	10	1	7
65	"	"	24	2	16
59	"	"	26	3	32
61	"	Pasture and Arable	51	3	15
62	"	Wood	3	3	5
63	"	Pasture	8	0	35
74	"	Wood	1	1	14
77	"	Arable	85	3	14
Pt. 53	"	Wood	5	1	7
78	"	Arable	35	2	9
79	"	Wood	0	2	39
Pt. 80	"	"	3	2	17
81	"	Quarry	1	0	27
TOTAL A.			324	0	27

Let to Mr. Henry Newman, a Yearly Michaelmas (11th October) tenant, at the moderate rental of **£193** per annum.

The Valuable Mineral Rights will be included in the Sale.

Timber Valuation, £103.

Tithe Rent Charge	...	Nil.
Land Tax	...	£7 2s. 6d.

LOT 18

(Coloured Pink on Plan No. 3)
No. 9 on Ordnance Map.

Situate near Lot 17, adjoining the road to Alkham.

INGLETON WOOD

Poulton, containing

15 a. 0 r. 12 p.

The Property is in hand and will be sold with VACANT POSSESSION.

The Valuable Mineral Rights will be included in the Sale.

Timber and Underwood Valuation (included in the purchase), £92.

Tithe Rent Charge	Nil.
Land Tax	5s.

LOT 18

Holding Ingleton Wood.

A. r. P.

Area 15 0 12.

Tenant M in Hand.

Rent £ —

£ s. d.

Outgoings:

Tithe —

Land Tax 5 0.

Total £

Tenancy Possession

Value of Timber £ 92 ^{yes} included.

NOTES

✓ LOT 18.

Reserve £ HN

Per Acre £ D.

Sold at £

Purchaser

CONDITIONS OF SALE

1. The properties are sold subject to the Conditions following, and to the Conditions known as the National Conditions of Sale (4th Edition, issued 14th June, 1911) so far as such latter conditions are not inconsistent with the General Remarks and Stipulations contained in the foregoing Particulars and the Conditions following. A print of the said National Conditions of Sale may be inspected at the office of the Vendor's Solicitors or at the Auctioneer's Office at Ashford during business hours for fourteen days prior to the sale and in the Auction Room at the time of sale and the respective purchasers whether they inspect the same or not shall be deemed to have purchased with full knowledge of the contents thereof.

2. The day for the completion of the purchases shall be the 30th November, 1920.

3. The expression "the Office of the Vendor's Solicitors" in the National Conditions of Sale shall mean the office at No. 9, New Square, Lincoln's Inn, London, W.C.2, of Messrs. Walters and Co., the Vendor's Solicitors.

4. The deposit of £10 per cent. to be paid by the Purchasers in accordance with the National Conditions of Sale shall be paid to the Auctioneer.

5. The properties form part of the Pett Estate which (with the exception of the portions thereof hereinafter mentioned) has for many years been in the possession of the Sayer family, and the title (except as to portions of Lot 3) shall commence with the Will of the Vendor's father, the late John Sayer, who died in the year 1886. The properties were not specifically described in the said Will, but no proof shall be required of the said testator's seisin or ownership or of the identity or boundaries of the properties. At the death of the said testator part of the Pett Estate was subject to an annual rent charge of £100 payable to his eldest son, John Sayer, for life, but as the latter subsequently succeeded to the Pett Estate for his life and is now dead, no enquiry or requisition with regard to the said rent charge shall be made by any Purchaser. The enclosure numbered 640, forming part of Lot 3, was in 1907 acquired as an addition to the Estate and the title thereto shall commence with a Conveyance on Sale dated 3rd November, 1903. The enclosures numbered 619, 638 and 639, forming other part of Lot 3, were in 1914 acquired as an addition to the estate. They were a portion of the Darell-Blount Estate, the title to which is well known in the neighbourhood, and the title to such enclosures shall commence with an Indenture of Conveyance on sale, dated the 11th November, 1913, and made between Ethel Margaret Mary Darell-Blount, of the first part, Cyril Young and William Hodges Bishop, of the second part, Catherine Langdale and Philip Langdale, of the third part, Sebastian Henry Petre, of the fourth part, and Sir Henry Edward Dering, Bart., Charles Arthur Bovill and George Kenyon Benton, of the fifth part. The Purchaser shall be entitled to have at his own expense a copy of the abstract of the earlier title, but shall not be entitled to take or make any objection or requisition thereon.

6. By his Will the said Testator charged all his real estate in the County of Kent with the payment of such a sum of money (if any) as should be required to make his residuary personal estate sufficient to pay certain sums by way of portions therein mentioned. These portions were satisfied more than eighteen years ago, and the production of the receipts for the same, whether signed by the person entitled thereto or his or her Marriage Settlement Trustees shall be accepted as conclusive evidence of such satisfaction without proof that the persons signing such receipts were entitled to the said portions.

7. The Vendor will in the Conveyance to each Purchaser covenant with such Purchaser to pay all the duties which became payable in respect of the property purchased upon the deaths on the 19th January, 1917, and 29th April, 1920, respectively, of the Vendor's brothers, John Sayer and George Sayer (who under the limitations of the above-mentioned Will were successively entitled to such property for their respective lives) and to indemnify the Purchaser and the said property against the same, and no objection or requisition shall be taken or made on the ground that such duties have not been fully paid prior to the said day fixed for completion.

8. The said John Sayer (the brother of the Vendor) under a power contained in the above-mentioned Will charged the Pett Estate with a capital sum for (in the events which happened) the portions of his daughters and interest thereon pending the raising of the same, and created a term of 800 years for securing the said capital sum and interest. All the said portions have been paid with the exception of the sum of £744 raisable for the portion of the youngest daughter, who has not yet attained a vested interest. The said sum of £744 and the interest thereon will remain charged on other property of ample value and no Purchaser shall be entitled to require such portion and interest to be released but shall be satisfied with the Vendor's covenant of indemnity against such portion and interest and against all claims, demands and expenses on account of the non-payment thereof. No Purchaser shall be entitled to make any objection on account of the existence of the said term of 800 years nor to require the Vendor to obtain a surrender thereof.

9. No Purchaser shall be entitled (except at his own expense) to any information with regard to the Indenture of Lease dated the first day of April, 1914, under which the shooting and sporting rights over certain of the lots are let to Brigadier-General T. M. S. Pitt, as mentioned in the Particulars, beyond what is afforded by the Particulars and this condition, nor to production of the counterpart thereof. The said rights were by the said lease demised subject only to the concurrent rights of the tenants under the Ground Game Act, 1880.

10. The Vendor will, after the sale at the request in writing of any Purchaser, give notice to determine the tenancy or tenancies affecting the lot or lots purchased by such Purchaser, and the consent of the Purchaser or Purchasers of any other lot or lots affected by the same tenancy or tenancies to the giving of such notice shall not be required. The Vendor also reserves the right to determine any tenancy affecting property retained by him, as also property disposed of at the Auction. Every Purchaser shall, as regards the lot or lots purchased by him, indemnify the Vendor against all claims of the tenant or tenants whether for compensation, disturbance or otherwise.

11. The Vendor shall not be required to prove the redemption of land tax or tithe-rent-charge in any case, nor to show the circumstances under which any lot is free or believed to be free of such outgoings.

12. The Vendor shall not be required to show title to any right of way or other easement over any adjoining land which may be appurtenant to or enjoyed with any lot.

13. Any right of way given or reserved by the foregoing Particulars over any lot shall (except where otherwise stated) be deemed to be a full and free right for all purposes connected with the use and enjoyment of the property for the benefit of which the same is reserved. The properties are also respectively sold subject to the reservation as legal easements of all privileges or quasi-easements used or enjoyed thereover in respect of any adjoining or neighbouring property of the Vendor whether included in the sale or not.

Layer of 9400 \$7605

35
50
175

31
50
155
120
275

3100
—

31-1-18

Religious 33
Nov 2

675
155

830

600

offered
not £700

~~100~~
400
200