

GLAPWELL, DERBYSHIRE

(5 miles from the town of Mansfield and 7 miles from the town of Chesterfield)

Plans and Particulars of Sale

OF A

**VALUABLE FREEHOLD AGRICULTURAL,
SPORTING and RESIDENTIAL PROPERTY**

KNOWN AS

THE GLAPWELL ESTATE

Situate in the Parishes of GLAPWELL, AULT HUCKNALL and SCARCLIFFE, in the County of Derby,
Containing a total area of about

Eight Hundred and Twenty-Seven Acres

[Cover of sale catalogue](#)

[General Remarks \(Sale conditions\).](#)

[Lot 1 - A Capital Small Holding \(House, Smithy and Farm Buildings\).](#)

[Lot 2 - Bramley Vale Farm \(An excellent Dairy Farm\).](#)

[Lot 3 - A First-class mixed farm \(Good house, set of farm buildings and cottage\).](#)

[Lot 4 - Glapwell Lane Farm \(A First-class mixed farm\).](#)

[Lot 5 - Glapwell Hall \(A Fine old country Mansion\).](#)

[Lot 6 \(part 1\) - Glapwell Farm \(A very desirable mixed farm\).](#)

[Lot 6 \(part 2\) - The Toll Bar Cottage and Garden](#)

[Lot 7 - Home Farm \(A very desirable mixed farm\).](#)

[Lot 8 - A Capital Small Holding \(House and a set of farm buildings\).](#)

[Lot 9 - The Young Vanish Inn \(Valuable licensed premises\).](#)

[Lot 10 - The Police House \(A well built cottage with garden\).](#)

[Lot 11 - The Estate Woodman's Cottage / Village Post Office
\(Capital cottage with orchard & kitchen garden\).](#)

[Lot 12 - Country Cottage \(Stone built, fronting to Mansfield Rd. \[with Garden\]\).](#)

[Lot 13 - Common Wood \(A valuable piece of woodland\).](#)

AUCTIONEERS' OFFICES. THURLAND STREET. NOTTINGHAM, and MARKET CHAMBERS, MANSFIELD

G. F. BARNES, Esq., Land Agent, NEW SQUARE, CHESTERFIELD

Messrs. HALLOWES & CARTER, SOLICITORS, 39 BEDFORD ROW, LONDON, W.C.I.

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THE GLAPWELL ESTATE

Situate in the Parishes of GLAPWELL, AULT HUCKNALL and SCARCLIFFE, in the County of Derby,
Containing a total area of about

Eight Hundred and Twenty-Seven Acres

and comprising the FINE OLD COUNTRY MANSION known as

"GLAPWELL HALL,"

Together with the STABLING, GARAGE, PLEASURE GROUNDS, GARDENS, GLASS HOUSES, GRASS LAND and
WOODLAND, containing a total area of

Forty-Nine Acres.

The Mansion will be Sold with VACANT POSSESSION.

Seven First-class Mixed Farms and Small Holdings

ranging in size from 16 acres up to 211 acres ;

The Well-known Licensed Premises

known as

"The Young Vanish Inn,"

Together with 19 acres of Grass and Arable Land ;

Three Capital Cottages and Gardens

and a Piece of WOODLAND known as the "COMMON WOOD," containing 5 acres 10 roods 6 perches ;
The whole of which will be divided into 13 Lots, and OFFERED FOR SALE BY AUCTION
(unless previously disposed of by Private Treaty) by

Messrs. JNO. H. BRADWELL & SONS

**At the TOWN HALL, MANSFIELD,
On THURSDAY, JUNE 3rd, 1920, at THREE o'clock in the Afternoon Precisely,
Subject to Conditions of Sale to be then produced.**

THE MINERALS UNDERLYING THE WHOLE OF THE ESTATE ARE RESERVED

Note:- The Lots may be viewed previous to the Sale by permission of the various tenants.
Further copies of the Particulars may be obtained from the
AUCTIONEERS' OFFICES, THURLAND STREET, NOTTINGHAM, and MARKET CHAMBERS, MANSFIELD:
from **G. F. BARNES, Esq.,** Land Agent, NEW SQUARE, CHESTERFIELD; or

**Messrs. HALLOWES & CARTER,
SOLICITORS, 39 BEDFORD ROW, LONDON, W.C.I.**

General Remarks

1. The Property offered for Sale is Freehold.
2. The Estate lies very compactly in a ring fence with Glapwell Village in the centre, and is situate in the County of Derby, 5 miles from the Town of Mansfield and 7 miles from the Town of Chesterfield.
3. Intending Purchasers may inspect the Lots, with an order to view, to be obtained from the Auctioneers or upon production of the Particulars of Sale, subject to the permission of the Tenant.
4. The Farms comprise some highly productive Corn growing Holdings together with one useful Dairy Farm. The subsoil on the higher portions of the Estate is of Limestone, while the bulk of the Grass land on the slopes and lower stretches is on Clay.
5. The Hall, and most of the Farm Houses, Buildings and Cottages are strongly built of Stone and in most cases will be found in good repair.
6. The Minerals underlying the whole of the Estate are reserved.
7. There are certain fixtures in the Hall (Lot 5) which are to be taken to at the Valuation as agreed upon between the Auctioneers and the Valuer acting on behalf of the late Tenant.
8. Landlord's Outgoings are very slight and the amounts payable in respect of Tithe and Land Tax on the various Lots are shown in the particulars.
9. Easements:-Each Lot is sold subject to all rights of way, water, drainage, and other easements and rights of other matters affecting the same, as more particularly set forth in the Particulars and Conditions of Sale.
10. Care has been taken to describe correctly, as far as possible, those buildings which are the property of the Vendor, and which will be included in the purchase, but in many cases some of the Buildings and Fixtures may possibly be the property of the Tenant and the sale of any Lot is subject to the Tenant's rights in that respect whether the buildings are described as the Tenant's property or not.
11. The Particulars and Plans have been carefully prepared and the quantities taken
12. The Vendor reserves the right of disposal by private treaty of any Lot included in the Particulars, prior to the date fixed for the Sale by Auction.
13. The Sporting rights, which are included in the Sale, are valuable, and comprise some capital Partridge Shooting.

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PARTICULARS

LOT 1

A Capital Small Holding

together with GOOD HOUSE, SMITHY, and FARM BUILDINGS, situate in the Parishes of Glapwell and Ault Hucknall, now let on a yearly March 25th Tenancy to Mr. C. W. Jennings (Blacksmith) at an annual rental of £34, and containing a total area of

16 acres 1 rood 23 perches
or thereabouts.

The House, which is pleasantly situated in the centre of the Village of Glapwell is strongly built of stone and brick with tiled roof, and contains Entrance, good sized Sitting Room, Living Room, large Dairy, Kitchen with Copper, Sink and Pump, four Bedrooms. Outside E.G. and Coalplace.

The Buildings, which are of stone with tiled roofs, include Mixing Place, Cow Shed for four Beasts, Lean-to Duck House, Loose Box, Open Cart Shed, Piggery and Calf Box with Hen Place over, Blacksmith's Shop and Shoeing Shed, Brick and Corrugated Iron Trap House. (The Wooden Lean-to Shed in Yard and also the Wooden Shed in Grass -Field are the property of the Tenant).

There is a good sized Kitchen Garden and Orchard adjoining the premises.

SCHEDULE.

No. on Ord.	Parish	Cultivation	Quantity
			a. r. p.
26	Ault Hucknall	Part Little Common Wood	0 0 21
27	„	Grass - - - - -	0 3 36
74	Glapwell	Part Little Common Wood	1 0 14
75	„	Grass - - - - -	2 3 19
85	„	House, Smithy and Buildings	0 1 19
87	„	Grass - - - - -	1 3 11
88	„	Arable - - - - -	5 2 33
93	„	Grass - - - - -	2 0 24
Part 97	„	Grass - - - - -	1 1 6
		<i>Total acreage</i> - -	16 1 23

The Timber on this Lot has been valued at the sum of £30 0s. 0d., and is to be taken to by the Purchaser at such sum in addition to the purchase price.

The Open Shed which now goes with Field No. 97 will be taken away from this holding and included with Lot 5.

Tithe Commutation (in Ault Hucknall)	£0 1 6
Land Tax (paid by Tenant)	£0 7 10

LOT 2

An Excellent Dairy Farm

situate in the Parishes of Glapwell and Ault Hucknall, together with GOOD HOUSE and SET of FARM BUILDINGS, etc., known as

"BRAMLEY VALE FARM,"

now let on a yearly March 25th Tenancy to Mr. F. Hallatt at an annual rental of £51, and containing a total area of

53 acres 2 roods 10 perches
or thereabouts.

The House, which is approached from the Chesterfield Main Road by an occupation lane known as Stockley Lane, is strongly built of stone with blue slate roof and contains Entrance, Sitting Room, Living Room, Kitchen with Copper, Sink and Hard Water Pump, Dairy, Cellar, three Bedrooms and Store Room. Outside Coalplace and E.C.

There is a Wall Garden fronting the House and a small enclosed Yard with Pump and Well.

The Farm Buildings comprise two Loose Boxes, Three-Stall Stable with Granary over, Engine House, Mixing Place, Turnip House, Cow House for ten beasts with feeding passage and concrete floor, Calf Box, Stirk Place for four, Poultry Place, Timber-built Open Cart Shed with corrugated iron roof, Crew Yard, Stackyard and a Two-Bay Open Cart Shed.

The Farm Lands lie compactly together in a ring fence and. include 36 acres of good Pasture and about 14 acres of Arable.

The grass land is well watered by a running stream which intersects the property.

SCHEDULE..

No. on Ord.	Parish	Cultivation	Quantity
			a. r. p.
10	Ault Hucknall	Grass - - - - -	4 0 10
11	„	Stockley Lane - - -	0 2 14
12	„	Grass - - - - -	4 0 11
13	„	Grass - - - - -	2 1 38
15	„	Stockley Lane - - -	0 0 26
16	„	House, Buildings, Orchard, &c.	1 0 26
17	„	Grass - - - - -	1 2 4
1	Glapwell (now in one)	Grass - - - - -	4 3 31
2	Glapwell (now in one)	Grass - - - - -	7 0 27
21	„	Arable - - - - -	7 0 9
22	„	Arable - -. - - -	4 2 28
23	„	Grass -. - - - -	0 0 28
24	„	Arable - - - - -	1 3 34
25	„	Grass -. - - - -	0 2 28
28	„	Grass - - - - -	5 3 37
29	„	Grass - -. - - -	5 0 30
49	„	Stockley Lane - - -	1 2 29
		<i>Total acreage</i>	53 2 10

Stockley Lane (Nos. 49, 15 & II) is offered .with this Lot subject to rights of way over it for all purposes for the Vendor, (his successors in ??? and assigns) and the Sheepbridge Coal and Iron Company

to the Reservoir, Sheep Wash and Field No. 27, for the Owner for the time being of Common Wood (No. 50) and the Owner for the time being of Fields Nos. 48 & 51 occupied by Mr. J. H. Pearce. Stockley Lane is a Public Footway, and Bridle Path, but not a public Cart Way.

Tithe Commutation (in Ault Hucknall)	£0 11 10
Land Tax (paid by Tenant)	£0 11 4

LOT 3

A First-class Mixed Farm

together with GOOD HOUSE, SET of FARM BUILDINGS and COTTAGE, situate in the Parishes of Glapwell and Ault Hucknall now let on a yearly March 25th Tenancy to Mr. T. J. Bausor at an annual rental of £118, and containing a total area of

111 acres 2 roods 36 perches
or thereabouts.

The Tenant has given Notice to Quit on March 25th, 1921.

The House, which is situate in the Village, is substantially built of stone with slated roof and contains the following accommodation: Entrance, Sitting Room with modern Grate, Living Room, Kitchen with Copper and Sink, Store Closet, Dairy, Larder, Passage, Store Closet under Stairs, and five Bedrooms approached by two separate Staircases. (The Stone Benches in Larder and Dairy have been put in by the Tenant).

Excellent Drinking Water is obtained from a Pump and Well in the yard. Outside E.C. in Garden.

The Farm Buildings which are built of stone with tiled roof, comprise Open Cart Shed, Shed for tying up eight beasts and Fotherum, Three-stall Stable, Crew Yard, large Barn with Loft, two Piggeries, Loose Box and Two-bay Open Shed. In Stackyard: Three-bay Open Cart Shed with corrugated iron roof.

The Purchaser of this Lot will be required to brick up, at his own expense, within six calendar months, from the date of completion, the doorway on West side of the Barn opening on to the adjoining property (Lot 9) occupied by Mr. F. Potter.

There is a capital Kitchen Garden and large Orchard at the rear of the premises. The Farm Lands which are of a very productive character comprise 39 acres of Grass and 69 acres of Arable.

The STONE-BUILT COTTAGE situate in the Back Lane contains Pantry, Living Room, one Bedroom, with Garden and E.C. at rear.

SCHEDULE.

No. on Ord.	Parish	Cultivation	Quantity
			a. r. p.
28	Ault Hucknall	Grass - -- - -	0 2 38
66	Glapwell	Grass -- - - -	2 0 35
68	,,	Grass - - - --	1 2 15
76	,,	Grass - - -- -	3 1 31
78	,,	Grass - - -- -	1 0 8
79	,,	Grass - - - - -	0 3 35
80	,,	Grass -. - - -	2 3 8
81	,,	Grass - - - - -	1 2 29

SCHEDULE. - continued

No. on Ord.	Parish	Cultivation	Quantity
			a. r. p.
Pt. 84	Glapwell	House, Buildings, Orchard -	0 2 38
Pt. 84	Glapwell - - -	Cottage -	0 0 6
101	Glapwell - - -	Grass - -	0 3 14
106	Glapwell - - -	Arable - -	4 0 17
107	Glapwell - - -	Arable - -	4 0 20
111	Glapwell - - -	Arable - -	5 2 11
115	Glapwell - - -	Arable - -	6 1 36
116	Glapwell - - -	Arable - -	6 3 5
117	Glapwell - - -	Arable - -	4 0 18
119	Glapwell - - -	Arable - -	7 3 28
120	Glapwell - - -	Arable - - -	7 1 19
121	Glapwell - - -	Grass - -	14 3 8
122	Glapwell - - -	Grass - -	9 0 23
125	Glapwell - - -	Hardwick Dumble Plantation	2 0 10
126	Glapwell - - -	Arable - -	3 2 12
127	Glapwell - - -	Arable -	4 1 15
128	Glapwell - - -	Arable - -	7 0 19
129	Glapwell - - -	Arable - -	7 2 12
		<i>Total acreage</i>	111 2 36

The Timber on this Lot has been valued at the sum of £35 and is to be taken to by the Purchaser at such sum in addition to the purchase price.

This Lot will be sold subject to rights of drainage as at present enjoyed, for the owners for the time being of the Hall and the Houses and Buildings in the Village past the Farm House and Buildings (Part 84) and through Fields Nos. 66, 80 and 81, with rights of access for the purposes of inspection, cleaning, repairs and renewals.

The Water supply to Doe Lea is carried by pipe through Fields Nos. 66. and 68, and this Lot is sold subject to this easement and to rights of access for the purpose of inspection, repairs and renewals.

A right of way for all purposes as now enjoyed is reserved to the Owner for the time being of this Lot, across the front yard of Lot 11 to the Entrance gates of fields Nos. 101 and 107.

Tithe Commutation (in Ault Hucknall)	£0 0 10
Land Tax (paid by Tenant)	£1 6 0

LOT 4

A First - class Mixed Farm

together with old-fashioned RESIDENCE, SET of FARM BUILDINGS and COTTAGE known as

"GLAPWELL LANE FARM,"

in the Parishes of Glapwell and Scarcliffe, now let on a yearly March 25th Tenancy to Mr. H. P. Mellors at the apportioned annual rental of £185, and containing a total area of

174 acres 2 roods 30 perches
or thereabouts.

The House, which is an old-fashioned stone built Residence with slate stone roof, is situate fronting to Glapwell Lane and contains the following accommodation : - Entrance Porch, Sitting Room fitted with modern grate, Dining Room with modern grate, large Kitchen with " Excelsior " Range and Sink, having soft water laid on, Larder, Dairy, Cellar, three Bedrooms and two Garrets, small enclosed Flagged Yard with hard water Pump and Well. Outside Washhouse containing two Coppers and Sink, E.C., large Galvanised Water Tank to hold 500 gallons and smaller ditto.

The Farm Buildings, which are partly built of stone and brick with tiled and slated roofs, comprise Loose Box, Five-stall Stable, Passage, Harness Place and Loose Box with Granary over, large Barn with Loft (one Loft and the wooden divisions enclosing Engine have been put in by the Tenant), 2 Cow Sheds for five beasts each with

Feeding Passage, Three-bay Open Beast Shed and five Cattle Boxes with boarded fronts, (Lean-to Timber and Corrugated Iron Shed is the property of the Tenant), Lean-to Turnip House. In Stackyard : Two-bay Open Beast Shed and small Box (Wooden and Corrugated Iron Lean-to Shed is the property of the Tenant), Three-bay Open Cart Shed, Trap House, Piggery and Coalplace.

The Cottage, which is situate in Back Lane is occupied by Mr. Quibell and contains Living Room, Pantry with Sink, two Bedrooms, Outside Washhouse and Coalplace with Copper, E.C. and Garden at rear.

Also the Hearse House adjoining for which the Overseers of Glapwell pay an annual acknowledgment of one shilling.

SCHEDULE

No. on Ord.	Parish	Cultivation	Quantity
			a. r. p.
3	Glapwell	Grass - -	6 0 12
4	Glapwell	Blunder Castle Plantation -	1 0 27
5	Glapwell	Grass	15 3 34
6	"	Grass, --	9 0 26
7	"	Roadway -	0 1 24
9	"	House, Buildings, Orchard, &c.	2 1 4
10	"	Arable - - - - -	6 1 0
11	"	Arable - - - - -	10 1 29
12	"	Arable - - - - -	5 0 12
14	"	Grass - - - - -	9 0 37
15	"	Grass - - - - -	11 0 14
16	"	Grass - - - - -	10 0 14
18	"	Grass - - - - -	5 1 37
19	"	Grass - - - - -	3 0 36
20	"	Grass - - - - -	9 0 22
32	"	Grass - - - - -	6 1 26
38	"	Arable - - - - -	4 0 20
Pt. 65	"	Cottage, Garden, and Hearse House - - - - -	0 0 12
139	"	Arable - - - - -	6 3 0
605	Scarcliffe	Palterton Holt Plantation	0 2 31
606	"	Grass - - - - -	7 0 5
626	"	Grass - - - - -	5 2 3
629	"	Grass - - - - -	2 3 3
630	"	Arable - - - - -	8 0 21
632	"	Arable - - - - -	2 3 18
633	"	Arable - - - - -	1 2 8
634	"	Arable - - - - -	2 3 11
635	"	Arable - - - - -	5 0 31
636	"	Arable - - - - -	5 2 19
682	"	Arable - - - - -	4 3 34
683	"	Arable - - - - -	4 2 11
686	"	Houghton Toll Bar Plantation	0 1 18
687	"	Arable - - - - -	0 0 33
		<i>Total acres - - - - -</i>	174 2 30

Nos. 12, 38, 633 and 634 are now in one field.

Nos. 636 and 682 are now in one field.

Nos. 139 and 687 are now in one field.

The Timber on this Lot has been valued at the sum OF **£86** and is to be taken to at such sum, in addition to the purchase price.

A right of road is reserved over the occupation road (No. 7) in favour of the Owner for the time being of the Terrace Wood to and from the North end of this Wood and the Bolsover Road.

Tithe Commutation (in Scarcliffe)		
Vicar of Scarcliffe	, ..	£0 14 7
Earl Bathurst	... ..	£0 16 0
Land Tax (paid by Tenant)	...	£1 17 6

THE FINE OLD COUNTRY MANSION

with COURT-YARD, STABLING, GARAGE, PLEASURE GROUNDS. WALLED-IN GARDEN, GLASS HOUSES, ORCHARDS, &c., together with the EXCELLENT PASTURE LAND, PLANTATIONS and WOODLANDS, known as

"GLAPWELL HALL,"

together with THREE COTTAGES in the Village, and containing a total area of

49 acres
or thereabouts.

The Hall

which stands on Limestone Subsoil, is a Residence of convenient size and plan, is most substantially built of stone from local Quarries and occupies a delightful situation adjoining the Village of Glapwell at an altitude of about 600 feet above sea level.

The Interior accommodation

of the house comprises:—On the Ground Floor—Inner Hall, large Billiard Room 30 ft x 18ft., with dome light and pair of double doors opening on to the Garden, Lavatory and W.C. adjoining, a very fine double DRAWING ROOM 34 ft. 9 in. x 17 ft. 6 in. including large recess measuring 21 ft. x 18ft. -6 in. The room is heated by two Radiators and two Fireplaces with old fashioned Dog Grates, one having a handsome carved Oak Overmantel, DINING ROOM of 'excellent proportions 24 ft. 3 in. x 18 ft., with Marble and Stone Fireplace and Dog Grate, Panelled Plaster Walls, lighted by two high windows and having glazed doorway opening into Garden; MORNING ROOM 17 ft. 6 in. x 14 ft., with panelled walls and fitted with enclosed "Eagle" Firegrate', Side Hall leading to STUDY, 15ft.6in. x 15 ft. 3 in. with Marble Fireplace and Dog Grate, having panelled walls and heated by Radiator. The MAIN STAIRCASE has a fine old Oak Balustrade and leads to TWO PRINCIPAL LANDINGS opening out from which are EIGHT PRINCIPAL BED and DRESSING ROOMS, two of which have the original old Oak Panelled Walls, Bathroom and two W.C.'s. The Second Landing adjoining leads to one Bedroom and Night Nursery, Housemaid's Closet and W.C. fitted with Radiator and Drying Rail. Back passage leads to four Bedrooms over the old Laundry. Also Bathroom-fitted with Bath, Lavatory Basin, Radiator and Drying Rail, with two Store Rooms over. This wing is approached by a separate Staircase. On the Second Floor, which is approached by the Main Staircase and also by a separate Staircase from the Domestic Offices, are two Bachelors' Bedrooms, five Servants' Bedrooms, Cistern Room with airing Cupboard Tank Room, Water Softening Room, and Housemaids' Sink with Water (H. & C.) laid on.

The "Domestic Offices

which are shut off from the Private Apartments, comprise Butler's Pantry fitted with ample Cupboards, Lead-lined Sink with Water (H. & C.) laid on, and Berkefeldt Filter, Servants' Hall, Back Entrance and Passage, large Kitchen with Household Range, Hot Plate, ample Cupboards, &c., Pantry and Dairy adjoining containing large Meat Safe, Scullery with Sink and Water (H. & C.) laid on, Housekeeper's Room, &c. In Basement:—three Wine Cellars, Beer Cellar, &c.

Central Heating

is obtained for the Hall by means of a Beeston Boiler in basement with Pipe and Radiator Connections all over the House.

The House

is wired throughout for Electricity and the Electric Fittings are to be taken to at a Valuation to be stated at time of Sale.

The Outbuildings

in Court Yard at rear of the Residence include Game Larder, Old Laundry, Washhouse Storeplace containing two large Tanks to hold 2,000 gallons of Soft Water, Fowl House, Accumulator House, Engine House, large Motor Garage with three pairs double doors containing Stove and Heating Apparatus, Loose Box and Two-stall Stable with Chambers over the whole, two Loose Boxes and Fotherum, four-stall Stable, Harness Room with Hay and Corn Chambers over the whole, small Enclosed Yard containing Men's E.C. and Tool Shed. (A portion of the Top Chamber is let off to Mr. L. Pearce along with the Stackyard adjoining the back of the Court Yard near to the Stables).

On the South and West sides of the Residence are the PLEASURE GROUNDS and Carriage Drive enclosed on two sides by a high wall with pair of ornamental iron gates. The Grounds are laid out principally in well-kept Grass Lawns with Rosery and Pergola. There are also two full sized Tennis Lawns and a large Conservatory with Heating Apparatus.

North of the Pleasure Grounds is a productive walled-in Garden planted with an excellent variety of Apple and Pear Trees, &c.

East of the Wall Garden is a long Grass Bowling Green with a border of Wall Fruit Trees and leading to Gardener's Bothy. Beyond this is an excellent Kitchen Garden and Orchard, adjoining which are Boiler House containing Beeston Boiler with piping connections to Conservatory, Plant and Stove House, Stoke Hole, Lean-to Potting Shed and two E.C.'s.

The Water Supply

to the Hall is collected from Springs in Wellsecks into Feed Tanks connected with the Ram adjoining a good sized Reservoir, the water being forced by the Ram through piping connections across the park (No. 56) and part 65 to a tank in the Hall supplying the whole premises. Aright of access to the piping for inspection, repairs and renew is reserved to the (the Vendor his successors in ? and) the Purchaser of the Hall.

The Purchaser of this Lot will have the benefit. of a right of drainage through Lots 3, 6, 7 and 8, with rights of access for the purposes of inspection, cleansing, renewals and repairs.

A Stone-built and Slate-roof Cottage

occupied by Mrs. Froggatt, situate in Back Lane, containing Living Room, Scullery with Copper and Sink, two Bedrooms, Pantry. Outside Wood Piggery and Coalplace. Small Garden and E.C. at rear.

A Stone and Slate-built Cottage

occupied by Mr. J. W. Dear, situate near the Chesterfield Road, containing Sitting Room, Living Room, Pantry under Stairs, Scullery with Copper and Sink, three Bedrooms. Outside E.C. and Coalplace.

A Stone and Tile-built Cottage

situate fronting to the Chesterfield Road, occupied by Mr: Smith, containing Sitting Room, Living Room, Scullery with Copper and Sink, three Bedrooms. Outside Coalplace and Fowlhouse. Small Garden with well in front of House. Good sized Kitchen Garden and E.C. at rear.

The occupiers of the above 3 Cottages have been served with notices to quit, but Vacant Possession of the Cottages cannot be guaranteed to the purchaser.

The Old Building and Shed

adjoining, a portion of which is now let to Mr. Jennings together with a piece of enclosed Garden Ground and Orchard are included in this Lot.

On the East side of the Residence and Grounds is a capital field of Pasture Land with a number of well-grown timber trees and two s-nall plantations known as the Hovel Plantation and Half Moon Plantation.

The Woodlands

containing about 32 acres, included with the Lot comprise the Terrace Wood, which contains some very fine Beech Trees, the Carr Wood and the Wellsecks.

Portions of the timber in the Carr Wood have been cut down at different times during recent years, but the cleared plots have been re-planted as they were cleared and have now produced well-grown plantation of young Ash, Sycamore, Beech, Elm, &c.

The Timber and Plantations on this Lot have been valued at the sum of £1,235 and are to be taken to at such sum in addition to the purchase price.

SCHEDULE

No. on Ord.	Description	Quantity
		a. r. p.
17	Terrace Wood - - - - -	8 1 15
55	Carr Wood, including Rain and Reservoir	21 3 33
57	Glapwell Hall, Buildings, Gardens, &c. -	4 3 22
58	Grass - - - - -	10 2 16
59	Half Moon Plantation - - - -	0 1 36
63	Hovel Plantation - - - - -	0 1 0
Pt. 65	Wellsecks - - - - -	0 3 30
Pt. 84	Cottage - - - - -	0 0 12
Pt. 98	Cottage, with Garden and Orchard -	1 0 11
Pt. 100	Cottage, Garden, &c. - - - -	0 0 35
Pt. 100	Toll Bar Plantation - - - -	0 0 30
	<i>Total acres</i>	49 0 0

The Stackyard and Corn Chambers over the Hall Stables (part of No. 57 on Plan) will be offered with this Lot, subject to Mr. Leonard Pearce's Tenancy of them.

The Open Shed, together with a small portion of Field No. 97, now let to Mr. Jennings will be included in this Lot subject to the existing Tenancy.

The Purchaser of this Lot will be required to erect and maintain a substantial fence from the Road to the Garden patch along the dotted line on plan between the points marked "A" and "B."

The Shed standing in the Hovel Plantation, No. 63, will be included in this Lot, subject to Mr. L. Pearce's existing Tenancy.

The Carr Wood and the Wellsecks will be offered subject to existing rights of drainage from the Hall and Houses and Buildings in the Village with rights of access for inspection, cleansing, renewals and repairs, and subject to the rights of the Vendor (and his successors ????) and assigns and his and their) Tenants, The Sheepbridge Coal and Iron Co. Ltd., to take the supply of water as now enjoyed by them for the use of the Glapwell Colliery,

Bramley Lane Farm, Houses and Cottages at Doe Lea after the required supply by rams to the Hall and service tank by Mr. L. Pearce's buildings have been met, with rights of access to the pipes and connections for inspection, renewals and repairs.

A right of Road for all purposes is reserved over along the North side of No. 58 to the Purchaser of adjoining lands on the North and East sides forming part of Lot 7.

For the benefit of the Purchaser of the Hall, the Purchaser of the Park No. 56 (part of Lot 7) will be restricted from erecting buildings of any kind on it East of the footpath from Mr. J. H. Pearce's garden to the South-West corner of Field No. 35, and from erecting any Dwelling House on the same field on the West side of the said footpath.

A right of way for all purposes is reserved to the Purchaser with Copper and Fields Nos. 56 and 46 over the Roadway dividing Terrace Wood (No. 17) and Carr Wood (No. 55).

The Purchaser of this Lot will have the benefit of a right of way for all purposes to and from the Bolsover Road over the Cart Track across the Park Field (No. 56) and along the East side of No. 46 to the Carr Wood and Terrace Wood, with liability to pay to the Purchaser of Lot 7 the extra cost of road repair to the purchaser of Lot 7.

The Wellsecks (Part 65) is offered subject to the right of the inhabitants of Glapwell to fetch water from the Spring there, as now enjoyed and subject to rights of drainage as now enjoyed from the Houses and Buildings in the Village, with rights of access for the purposes of inspection, cleansing, renewals and repairs.

The Rams, Feed Tanks, and Reservoir in Carr Wood and Wellsecks as before mentioned are included in the Sale of this Lot, subject to the rights reserved to the Vendors and the Sheepbridge Coal and Iron Co.

For the benefit of the Owner for the time being of this Lot a right of road is reserved over the Occupation Road No. 7 (part of Lot 4) to and from the North end of the Terrace Wood and the Bolsover Road.

Tithe Commutation	...	...	...	.....	none paid
Land Tax	...	...	...	.....	£1 4 6

LOT 6

A Very Desirable Mixed Farm

together with GOOD HOUSE, COTTAGE, and SET of FARM BUILDINGS situate in the Village and Parish of Glapwell, known as

"GLAPWELL FARM."

now in the occupation of Mr. H.. P. Mellors on a yearly March 25th Tenancy at the apportioned annual rental of **£169 5s. 6d.**, and containing a total area of

147 acres 3 roods 13 perches
or thereabouts.

THE HOUSE

which is situate in Back Lane in the centre of the Village is substantially built of stone with slated and tiled roof, and contains Sitting Room, Living Room, small Breakfast Room, large Kitchen with "Excelsior" Range, Copper, Sink, Pump for drinking water and soft water tap connected with outside Tank, Larder, two Cellars, four Bedrooms and two large Attics. Outside Lean-to Shed and Copper, Small Garden in front of House with Well and large Kitchen Garden adjoining.

The Farm Buildings which are principally stone-built with part tiled and part slated roofs include Cake House, Four-stall Stable, Chop House, Cattle Box, Chop House with double doors, Cattle Box with Loft over, Turnip House with corrugated iron roof, Cow House for eight beasts with Feeding Passage, 2 Fold Yards each with a Four-bay Open Shed, Open Implement Shed, Barn, Open Lean-to and small Calf Yard (The Lean-to timber and corrugated iron Binder Shed is the property of the Tenant). Large Six-bay Dutch Barn on iron girders with semi-circular corrugated iron roof 90 ft. long, Trap House and Two-bay Cart Shed, Poultry House, Stackyard. &c.

THE TOLL-BAR COTTAGE

now in the occupation of Mr Allen contains two Bedrooms, Sitting Room, Living Room, Scullery, Pantry, with small Garden at rear, E.C., &c.

SCHEDULE		
No. on Ord.	Cultivation	Quantity
		a. r. p.
13 (with 41)	Arable - - - - -	7 0 10
35	Arable - - - - -	11 3 13
36}	Arable - - - - -	6 1 37
37} now in one	Arable - - - - -	7 3 10
41 (with 13)	Arable - - - - -	11 3 17
47	Grass - - - - -	7 2 35
52 (with 53)	Grass - - - - -	3 3 20
53 now in one	Grass - - - - -	2 2 12
Pt. 65	House, Buildings, &c. -	1 0 12
Pt. 65	Toll Bar, Cottage, and Garden	0 0 16
69 (with 70)	Grass - - - - -	1 3 2
70 now in one	Grass - - - - -	2 2 7
71	Plantation - - - - -	0 1 8
Pt. 83	Grass - - - - -	1 3 34
90	Arable - - - - -	10 0 6
91	Arable - - - - -	7 3 39
92	Arable - - - - -	5 2 31
114	Arable - - - - -	16 3 4
130	Arable - - - - -	12 0 14
132 (with 133)	Arable - - - - -	6 2 2
133 (now in one)	Arable - - - - -	5 1 11
134	Arable - - - - -	10 0 16
135	Arable - - - - -	6 1 17
	<i>Total acreage</i>	147 3 13

This Lot is sold subject to the existing water pipe to Doe Lea through Fields Nos. 69 and 70, with rights of access to vendor (and his successors ?? and assigns) and the Sheepbridge Coal and Iron. Coy. at any time for inspection, repairs and renewals.

A right of drainage is also reserved to the Purchaser of the Hall (Lot 5) and also to the purchaser of the House and Buildings now occupied by Mr. L. Pearce (Lot 7) with rights of access for inspection, cleansing, renewals and repairs.

Tithe Commutation	...	—	...	...	...	none paid
Land Tax (paid by Tenant)	...	...	...	...	...	£1 17 11

LOT 7

A Desirable Mixed Farm

together with GOOD HOUSE, SET of FARM BUILDINGS and COTTAGE situate in the Village and Parish of Glapwell, known as the "HOME FARM," now let on a yearly March 25th Tenancy to Mr. Leonard Pearce at an annual rental of **£229 15s. Od.**, and containing an area of

211 acres, 0 roods 20 perches
or thereabouts.

The House, which is situate in Back Lane in the Centre of the Village is partly built of Stone and Brick with tiled roof and contains two Sitting Rooms and Living Room fitted with modern grates, Dairy, Kitchen with "Excelsior" Range, Sink with Hard Water Pump, four Bedrooms and Man's ditto, Washhouse with Copper and Soft Water Tap laid on to Sink connected with outside Tank. Outside Coalhouse, E.C. and Fowlplace..

The Buildings, which are stone and brick built with tile and slated roofs, include Six-stall Stable with board lined roof, Crew Yard, Mixing Place, Chop House, Turnip House, Cake Store, Cow Shed for eight beasts with Feeding Passage. Covered Yard with timbered roof and Loose Box, large Barn, Shed for six beasts with Feeding Passage, Open Shed, Three-bay ditto, converted into three Loose Boxes, two Piggeries, Boiling House, Implement Shed with Chamber over, Three-bay Cart Shed, Loose Box, Lambing Yard, Open Shed or Lambing Pen, Lean-to Timber Store, four Lambing Pens, old Kennel Yard adjoining, Estate Workshop with pair of double doors, Men's E.C., &c. At rear of the Buildings is a large Tank connected with Ram to hold about 800 gallons.

The continuance of the existing water supply from the Ram in Lot 5 is not guaranteed. The purchaser of Lot 7 must make his own arrangements as to this water supply with the purchaser of Lot 5.

The Labourer's COTTAGE which is stone-built with tiled roof, contains Living Room, Scullery with Copper and Sink, Pantry, two Bedrooms, Outside E.C. and Garden plot, Store Place and Coalhouse, Well, &c.

A right of drainage is reserved to the purchaser of the Hall, &c. (Lot 5), with rights of access for inspection, cleansing, renewals and repairs.

SCHEDULE

No. on Ord.	Cultivation	Quantity
		a. r. p.
30	Grass - - - - -	9 1 24
31	Pond - - - - -	0 1 12
33	Grass - - - - -	12 0 11
34	Arable - - - - -	13 1 14
39	Arable - - - - -	9 3 10
40	Arable - - - - -	4 0 23
42	Nursery Plantation. -	0 1 19
43	Arable - - - - -	5 1 37
44	Arable - - - - -	5 1 4
46	Grass - - - - -	11 2 26
54	Grass - - - - -	15 2 26
56	Grass - - - - -	22 2 39
60	Arable - - - - -	15 3 2
61	Arable - - - - -	10 3 22
62	Arable - - - - -	10 0 12
Pt. 65	Buildings - - - - -	0 1 27
67	Grass - - - - -	11 2 30
Pt. 84	House, Cottage, &c. - -	0 2 17
86	Grass - - - - -	4 2 13
102	Arable	2 3 0
112	Arable - - - - -	5 0 7
113	Arable - - - - -	10 3 38
136	Arable - - - - -	5 3 16
137	Arable - - - - -	17 0 19
138	Arable - - - - -	4 3 25
140	Losk Corner Plantation -	0 0 27
	<i>Total acreage</i>	211 0 20

The Timber and Plantations included in this Lot have been valued at the sum of **£145**, and are to be taken to by the purchaser at such sum in addition to the purchase price.

The Purchaser of this Lot shall brick up at his own expense, within six calendar months from the date of completion, the large doors on the South side of Barn now giving access to the Glapwell Farm Yard and Buildings (Lot 6).

This Lot is sold subject to an easement for the benefit of the purchaser of Lot 5, for pipes connected with Rams in Carr Wood through the Park (No. 56) with rights of access to the pipes and connections for inspection, renewals and repairs.

The Purchaser will have the benefit of a right of way along the North side of the Hall Field (No. 58) to Fields adjoining on the North and East sides.

A right of way for all purposes is reserved to the Purchaser of the Carr and Terrace Woods (part of Lot 5) over the Park (No. 56) and along the East side of No. 46 to and from the Bolsover Road.

The Purchaser of this Lot will have the benefit of a right of way for all purposes from Field No. 56 over the Road between the Carr and Terrace Woods to Field No. 46.

The Purchaser of this Lot is restricted from erecting Buildings of any kind on the Park (No. 56) on the East side of the footpath from Mr. J. H. Pearce's Garden to the South-West corner of Field No. 35, and from erecting any Dwelling House on the same field on the West side of the said footpath.

Tithe Commutation	...	.....	...	none paid
Land Tax (paid by Tenant)	...	.....	...	£2 10 6

LOT 8

A Capital Small Holding

together with HOUSE and SET of FARM BUILDINGS in the Village of Glapwell, now let on a yearly March 25th Tenancy to Mr. J. H. Pearce at an annual rental of £51, and containing a total area of

38 acres 3 roods 25 perches
or thereabouts.

The House, which is stone-built and slated, contains Sitting- Room, Living Room, kitchen with Sink, &c., Cellar, Dairy, three Bedrooms, two Attics. Outside E.C. and Ashpit, Pump and Well.

The Range of Buildings comprise Loose Box, Mixing Place, Cow Shed for four Beasts, Calf Box, Small Box, Crew Yard, Open Cart Shed, Loose Box with large Chamber over the whole, Stack Yard, &c.

The Purchaser of this Lot will have the benefit of a right of way for all purposes over the South end of Stockley Lane to Fields Nos. 48 and 51, with liability to pay to the Purchaser of Lot 2 a due proportion of the cost of road repair.

SCHEDULE:

No. on Ord.	Cultivation	Quantity
		a. r. p.
48	Grass - - - -	3 2 19
51 now in one Pt. 65	Grass -	5 0 17
89	House, Buildings, &c. -	1 1 16
95	Arable - - -	9 0 35
96	Grass - -	3 0 23
99	Grass - - -	0 2 21
108	Grass - - - -	1 2 8
109	Arable - - -	6 2 34
110	Grass - - - -	1 2 7
	Arable - - -	6 0 5
	<i>Total acreage</i>	38 3 25

This Lot is sold subject to a right of Easement for the Purchaser of Lot 5 through Part No. 65 for Water pipes connected with Rams in Carr Wood with rights of access to them for inspection, renewals and repairs.

A right of drainage as now enjoyed is also reserved to the Purchaser of the Hall and Houses and Buildings in the Village, through Part No. 65 with rights of access to the pipes for the purposes of inspection, cleansing, renewals, and repairs.

Tithe Commutation	..	...	...	...	none paid
Land Tax (paid by Tenant)		...	...	.....	£0 11 2

LOT 9

THE VALUABLE LICENSED PREMISES

known as

“THE YOUNG VANISH INN,”

together with the AGRICULTURAL LANDS situate in the Parish of Glapwell, now let on a yearly March 25th Tenancy to Mr. F. Potter at an annual rental of **£54**, and containing a total area of

19 acres 0 roods 7 perches
or thereabouts.

The Public House, which has a six days' Licence, is an old-fashioned House and is licensed for the sale of Spirits, Wine and Beer. It is stone-built with tiled roof, and contains the following interior accommodation :- Side Entrance and Passage leading to Tap Room, Bar with Serving Bar adjoining, Spirit Store, Private Sitting Room, Kitchen, Scullery with Sink, Cellar, two Staircases leading to four Bedrooms, Boxroom, Clothes Closet and large Clubroom, Outside Washhouse with Copper and Sink, Storeroom, Privy and Private E.C.. Lean-to Shed.

The Buildings comprise Four-horse Stable, Two-horse Stable used as Coalplace Open Cart Shed, Carriage House, with pair of large sliding doors, two Lean-to Piggeries, Urinal, two old Piggeries.

(NOTE :- The large Water Tanks in Yard at back of the House are the Property of the Tenant. The brick paving to Yard has been put down by 'the Tenant also the brick floors to Piggeries. The boarded floor in carriage house is the property of the Tenant.)

Fronting to the Road and adjoining the House on the West side is a well cultivated Kitchen Garden. North of the House and premises is a Grass Paddock with small Orchard beyond fronting to Back Lane.

SCHEDULE:

No. on Ord.	Cultivation	Quantity
		a. r. p.
77 (now with 104)	Grass	1 1 29
Pt. 83	Grass - - - -	1 0 14
Pt. 84	Young Vanish Inn, Buildings and Garden	0 2 8
Pt. 84	Orchard - - - -	0 0 22
103	Arable - - - -	4 0 19
104 (now with 77)	Grass - - - - -	6 0 33
105	Grass - - - - -	3 1 2
123 now in one	Grass - - - - -	1 3 29
124	Hardwick Dumble Plantation - - - -	0 1 11
	<i>Total acreage</i>	19 0 7

The Timber on this Lot has been valued at the sum of **£10** and is to be taken to by the Purchaser at such sum in addition to the purchase price.

The Wooden Buildings and the Yard Fence in Field No. 104 are the property of the Tenant.

A right of drainage as now enjoyed is reserved to the Purchasers of the Houses and Buildings in the Village through Part No. 83 with rights of access to the pipes for the purposes of inspection, cleansing, renewals and repairs.

Tithe Commutation	...	...	...	...	none paid
Land Tax (paid by Tenant)					£ 0 10 5

LOT 10

A Well-Built Cottage with Garden

situate fronting to the South side of the Mansfield and Chesterfield Main Road, now let on a yearly March 25th Tenancy to the Superintendent of Police at an annual rental of **£13**, and occupied by the Sergeant-in-charge, Glapwell, Nod. Pt. 98 on Plan and containing

14 perches
or thereabouts.

The House, which is most substantially built of Stone, contains Living Room, Scullery with Copper, Sink and Pump, Pantry, Sitting Room, three Bedrooms, Outside Cycle and Store Shed, E.C. and Piggery in large Kitchen Garden at rear. There is also a nicely kept Garden fronting the House.

Tithe Commutation	...	...	...	.	none paid
Land Tax	...	...	...	...	£ 0 2 0

LOT II

Another Capital Cottage

with ORCHARD and GARDEN situate near the Chesterfield Main Road, now let on a monthly Tenancy to Mr. J. Goucher (the Estate Woodman) at an annual rental of **£7 16s. Od.**, Nod. Part 100 on Plan and containing

3 roods 19 perches
or thereabouts.

The House, which is stone and the-built is also the Village Post office, and contains Living Room with " Excelsior " Range, Sitting Room with modern grate, Scullery with Copper and Sink, Cellar and three Bedrooms. Outside Lean-to Tool Place, Motor Cycle Shed, Coalplace, small Cow House, E.C. and Pump and Well.

This Lot is sold subject to rights of way for all purposes to the purchaser of Lot 3 as now enjoyed across the front yard of this Lot to the Entrance gates of fields Nos. 101 and 107. Also subject to a right of way as now enjoyed to the purchaser of Lot 5 across the front yard to the hand-gate entrance to the Gardener's Cottage (part of Lot 5).

At the rear of the House is an extensive Orchard and Kitchen Garden.

Tithe Commutation	...	...	...	...	none paid
Land Tax	...	...	...	...	£ 0 1 3

LOT 12

A Very Desirable

Country Cottage and Garden

situate fronting to the Mansfield Road in the Village of Glapwell, now let to Mr. C. W. Jennings at an annual rental of £10, Nod. 94 on Plan, and containing an area of

1 rood 3 perches
or thereabouts.

The Cottage is at present in the occupation of Mr. Scott.

The House, which is stone-built with slated roof, contains Sitting Room, Living Room, Pantry, Scullery with Copper. and Sink, having soft water tap laid on and connected with large Tank outside to hold 300 gallons, two Bedrooms, Lean-to Pail Closet and Coal-shed. (The Wooden Piggery and also Wooden Shed in Garden are the Property of the Tenant).

There are long strips of Kitchen Garden and Orchard on either side of the Cottage.

Tithe Commutation	...	...	...	...	...	none paid
Land Tax (paid by Tenant)						£ 0 1 7

LOT 13

A Valuable Piece of Woodland

situate on the West side of Stockley Lane near the Mansfield and Chesterfield Road, known as

"COMMON WOOD,"

now in hand, Nod. 50 on Plan, and containing an area of

5 acres 0 roods 6 perches
or thereabouts.

The Timber is included in the Sale.

The Purchaser of this Lot will have the benefit of a right of way for all purposes over part of Stockley Lane to give access to the Wood, with liability to pay to the Purchaser of Lot 2 a due proportion of the cost of road repair.

Tithe Commutation	none paid
Land Tax	"

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J. HOWITT AND SON, PRINTERS, ASHFORTH STREET. NOTTINGHAM