

The Freehold Estate

KNOWN AS

“Sutton Scarsdale,”

an area of about 5,176 acres

and a

Stately Historical Mansion

with Beautiful Gardens and well Timbered Deer Park

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The Sale Catalogue is fully searchable.

DERBYSHIRE.

The Particulars, Plans and Conditions of Sale
of

The Freehold Estate

KNOWN AS

“Sutton Scarsdale,”

well situate near Chesterfield, between Hardwick Hall and Chatsworth ; about 8 miles from Mansfield and 12 from Matlock ; within a short journey of Sheffield and easily accessible from London; in the Parishes of Sutton-cum-Duckmanton, Staveley, Heath, Temple Normanton, Calow, Bolsover and Scarcliffe

about 5,176 acres

in area, including 33 Farms, 70 Dwelling Houses, comprising a comfortable Family Residence, Licensed House, Shops, Cottages and Accommodation and Building Land, 19 Small Holdings and a

Stately Historical Mansion

with Beautiful Gardens and well Timbered Deer Park

WHICH

THURGOOD & MARTIN

(HOWARD MARTIN, HARRISON MARTIN and C. GERALD EVE)

Have received instructions to Sell by Auction.

At the MARKET HALL, CHESTERFIELD,

On THURSDAY, the 6th NOVEMBER, 1919.

At 11. 30 o'clock precisely, in 100 Lots.

There will be an Interval of half an hour at 1 o'clock for Luncheon.

Particulars and Conditions of Sale, with Plans, may be obtained of the Solicitors, Messrs. TREHERNE, HIGGINS & CO., 7, Bloomsbury Square, London, W.C. 1. ; of the Land Agent, A. O. WALKER, ESQ., Sutton Estate Office, Sutton Scarsdale, Chesterfield; and of the AUCTIONEERS, Lonsdale Chambers, 27, Chancery Lane, London, W.C. 2.

Notes and General Remarks

Tenure.

The property for sale is freehold.

Inspection.

Intending purchasers may inspect the Lots with an order to view obtained from the Agent or Auctioneers or upon the production of these particulars subject to the permission of the Tenants.

Tithe.

For the purposes of this Sale the Tithe Rent charge has been apportioned in respect of each Lot by the Auctioneers, and the amounts recorded in these particulars are believed to be fairly apportioned and correctly shown, but no guarantee of their accuracy is given or implied. The Vendor shall not be required to produce or obtain any legal re-apportionments that may be necessary: any such must be carried out at the purchaser's expense.

Land Tax.

The Land Tax chargeable on any Lots is stated in the particulars thereof.

Minerals.

These will not be included in the Sale.

The minerals under the whole Estate are for the most part let on Leases, the principal Lease affecting all the property except Lots 1, 3, 5, 8, 50, 61 to 73 (inclusive), 97, 101 and 102 and parts of Lots 2, 40, 41, 49, 51 and 60 being to the Staveley Coal and Iron Company, Ltd. and containing inter alia the following provisions :-

Let for 63 years from Lady-day 1882, the Lessees having the right to enter for "mining purposes" upon any part of the surface not within a radius of one mile from the Hall (subject to any objection on the part of the Owner to the places selected being decided by Arbitration), with rights :-

to open and sink shafts, their steam engines to consume their own smoke as far as practicable:

to get clay, sand and other substances for brickmaking ;

to make spoil banks, Cottages, brick kilns, etc. so constructed as to consume their own smoke so far as practicable ;

to make rail, road and tram-ways ;

to drive airways or roadways through reserved barriers or pillars (except boundary barriers), provided that no injury be done thereby to any buildings over the pillars and barriers ; and no airway or roadway shall be under Sutton Hall nor within one mile radius without the Reversioner's consent in writing:

No pit or shaft, or surface operation to be in or upon the site of any house or building, or any courtyard fold, garden, or orchard belonging to any house or building, and brick kilns or coke to be situated so as not to cause any damage or inconvenience to existing buildings;

Stone, sand, gravel and building or road material are reserved to the Lessors so far as required for use on the Estate ;

The Lessees to pay £2 per acre per annum surface rent for any land entered upon for mining purposes, until the surface is restored fit for cultivation, and to compensate the Tenants;

The Lessees can surrender any surface land so entered upon on giving 6 months' notice expiring any Lady-day or Michaelmas, but must first restore the surface or pay compensation in lieu thereof;

The Lessees to pay Tenants compensation for all damage to lands, crops, timber or buildings upon taking over any surface land;

to restore the surface for agricultural purposes, and pay compensation for all permanent damage to Surface, or at the rate of £50 per acre as liquidated damages for land permanently damaged ;

Not to put any surface works, pits or shafts within one mile radius of Sutton Hall:

to fill up or protect with walls all useless pits and shafts ;

to, so far as possible, stop poaching and trespassing

to leave sufficient pillars beneath all houses and buildings, existing or hereafter erected, and building land appropriated as such by the Lessors up to fifty acres ;

to pay for injury caused by fire or smoke ;

to work the coal with as little damage as possible.

The Lots are sold subject to and with the benefit of these covenants :-

to supply the reversioner with coal not to exceed 250 tons a year in quantity at the pit's mouth at 6/- a ton for the best, 5/- a ton for seconds and 2/6 a ton for slack.

NOTE:

The Vendor reserves to himself the right to take 90 tons of coal at the pit's mouth : the right to buy the remaining 160 tons at the pit's mouth being included in the Sale of Lot 37 (Sutton Scarsdale Hall.)

There is also a mining Lease to :-

The Grassmoor Company Ltd. affecting only Lots 62 to 67, 69 to 73 and lot 97.

Such Lessees cannot place spoil banks buildings, &c., except upon Ord. No. 35 (part) forming part of Lot 63.

If they enter upon any surface land they are to compensate the Tenants and pay £3 per acre per annum surface rent; pillars and supports to be left if so required.

There is also a mining Lease to :

The Sheepbridge Coal and Iron Co. Ltd. affecting Ord. Nos. 407, 430 and 579 in Lots 40 and 101 ; the Lessees have no power to enter upon the surface.

There is also a mining Lease to:-

The Staveley Coal and Iron Co. Lad. affecting certain seams of coal under Lots or parts of Lots 52, 60, 62 to 73 (inclusive) and Lot 97.

The provisions in this Lease which relate to the surface are for the most part similar to those in the Lease to the same Company above mentioned.

The rent in respect of surface taken for mining purposes is at the rate of £3 per acre.

Tenancies.

All Lots are sold subject to the existing leases, tenancies and rights of the Tenants thereunder, and under the Agricultural Holdings or other Acts, Common Law, Custom or otherwise.

Any existing agreements or copies of them may be inspected at the Estate Offices before the Auction, or at the place of Sale on the day of Sale.

Care has been taken to describe correctly those buildings, &c., which are the property of the Vendor and which will be included in the purchase. But in many cases some of the buildings on some of the Lots are probably the property of the Tenant and the Sale of any Lot is subject to the Tenant's rights in that respect whether the buildings &c. are described as the Tenant's property or not.

The Agricultural tenancies are all Lady-day tenancies and no notices to terminate them have been given except to the Tenant of Lodge Farm Lot No. 76, who was under notice to quit at Lady-day 1920 before it was decided to offer the Estate for sale. This notice is now subject to the provisions of the Agricultural Land Sales (Restriction of Notice, to Quit) Act 1919 if and so far as applicable.

The Tenant of Springwood Farm, Lot No. 52, is quitting at Lady-day 1920.

Some of the land scheduled as pasture in the agreements has been ploughed up under orders of the County War Agricultural Committee and is described as arable in the particulars of the respective Lots, and no objection shall be taken or claim made against the Vendor or Tenant in respect of land so broken up or any other acts done under any orders issued under the Defence of the Realm Acts or Regulations.

Fixtures.

All Vendors' fixtures will be included in the Sale (except certain marble seats, ornaments and vases in the grounds of the Hall, Lot 37).

Timber.

The Timber, Trees and Underwood such as is not already sold will be included in the Sale with the Lot concerned. Part of the timber still standing or lying on the Estate has been marked for Sale and is sold ; and the land is sold subject to the right of the purchasers of the timber to remove it, they making compensation for any damage that may be done thereby to fences gates, crops or cattle.

The Timber on Lot 37 is to be cleared by the timber merchants before 25th March, 1920.

Water Supply.

The greater part of the Estate is supplied with water through mains which are the property of the Chesterfield Rural District Council and their approximate positions are shown on the Sale Plans accompanying these particulars by thick black dotted lines.

All lots are sold subject to an easement for these mains and their branches and to the Chesterfield Rural District Council to enter upon the land for the repair of these mains and the branches.

All purchasers of Lots supplied with water from these mains will be required to pay the proper charges of the Chesterfield Rural District Council for the supply of water to their respective Lots.

Lotting.

The Vendor reserves the right to alter the Mode of lotting or to amalgamate any Lots, or to withdraw any Lots at or before the Auction.

Boundaries.

Should any dispute arise as to the boundary of any Lot the same shall be submitted to Mr. A. O. WALKER, whose decision shall be final and binding upon the Vendor and Purchaser.

Particulars and Plans.

These have been carefully prepared, with the areas taken from the maps (Editions of 1916 and 1918) of the Government Ordnance Survey with the consent of the Director.

They are believed to be correct but the Plans are only intended to enable intending purchasers to identify the lots for sale and the Vendor does not bind himself as to their accuracy. In the event of any inconsistency revealing itself between these particulars and the conditions of sale, the latter shall prevail.

Sporting.

The Barlow Foxhounds hunt the district, and the Estate affords good shooting.

The Sporting Rights are not included in the tenancies and are let over the whole Estate for the season ending 2nd February 1920.

Wayleaves.

A sum of £11 10s. 11d. per annum is received for the erection on the Estate of certain poles to carry wires and cables for telegraph, telephone and electric power.

The rent applicable to the poles on any Lot will be included in the sale of the Lots to which they apply.

Rights of Way, etc.

The whole of the land is sold subject to all existing Rights of Way, Water, Drainage, and other Easements (if any), and the severance or division of the land in any of the Lots shall not in any way disturb or affect the user in respect of the same which has until now existed.

Loans to Purchasers.

Arrangements can be made by the Vendor with any Tenant on the Estate to lend to him a portion not exceeding 60 per cent. of the Purchase-money of any Farm included in the Sale upon mortgage at 5 per cent. interest.

Fire Insurance.

Purchasers are informed that none of the properties are insured against fire except portions of Lots 37, 74 and 90.

General.

The majority of Farms are used for dairying purposes.

The Estate is advantageously situated in a most prosperous district of the County of Derbyshire and is intersected by good roads.

Excellent markets are easily accessible by road and railway.

A daily service of motor omnibuses passing through the Estate from Chesterfield to Bolsover is anticipated.

SUMMARY OF LOTS.

Lot No.	Property.	Tenants.	Acreage. A. R. P.	No. of Sale Plan
1	Cottage, Barrow Hill, Staveley	Mr. S. Brookes	0 2 13	1
2	Inkersall Farm	Mr. W. A. Bennett	232 0 28	1
3	West Croft House	Mr. B. Woodhead	6 0 38	1
4	Poplar Farm	Mr. W. Barker	166 2 37	1
5	Poolsbrook Farm, etc.	Mr. H. E. Wigley and others	128 2 2	1
6	Allotments, Poolsbrook	Poolsbrook Gardeners' Society	5 0 2	1
7	Accommodation Land, Poolsbrook	Mr. T. Downs .	6 2 39	1
8	Shop, Poolsbrook	Mr. G. T. Hickman	0 0 4	1
9	Far Duckmanton Farm	Mr. G. A. Vickers	142 3 29	1
10	The Oaks Farm	Mr. E. Widdowson	160 0 34	1
11	Middle Duckmanton Farm	Messrs. J. and L. Hole and others	70 2 21	1
12	Small Holding, Middle Duckmanton	Mr. W. Elliott	5 2 24	1
13	Sutton Mill Farm	Mr. F. Holmes	136 1 12	1
14	Manor Farm	Mr. L. Hallatt	133 1 37	1
15	Hill Top Farm	Messrs. L. Hallatt & Sons	175 3 8	1
16	Small Holding at Sutton-cum-Duckmanton	Mr. Globe	10 2 26	1
17	Rose Cottage, Long Duckmanton	Mr. C. F. Gething	5 0 33	2
18	The School House, Duckmanton	Mr. T. W. Webb	0 0 35	2
19	Accommodation Land, Long Duckmanton	Mr. A. Jones	3 1 11	2
20	Accommodation Land, Garden & Pasture	Rev. N. G. Robertson	2 0 6	2
21	Two Cottages. Long Duckmanton	Mr. Davis and Mr. A. Jones	0 0 32	2
22	Small Holding, Long Duckmanton	Mr. M. Bennett	4 3 26	2

Lot No.	Property.	Tenants.	Acreage. A. R. P.	No.of Sale Plan
23	Duckmanton Post Office	Mr.J. Bennett	5 1 31	2
24	The "Arkwright Arms Hotel," Long Duckmanton	Brampton Brewery Co.	1 2 5	2
25	Small Holding, Inkersall	Mrs.Watkinson	4 2 22	3
26	Two Cottages, Inkersall Road. Duckmanton	Messrs. A. Haynes and W. .Jones	0 0 21	3
27 -	House, Blacksmith's Shop, etc., Inkersall Road	Mr. R. Cowlshaw	1 0 6	3
28	Two Cottages, Bolsover Road	Messrs. C. Penny and A. Slater	0 1 34	3
29	Inkersall Lane Farm	Mrs. S. A. Longden	9 1 39	1
30	Blue Lodge Farm	Mr. A. H. Bennett and others	88 0 22	1
31	Cherry Tree Farm	Mr. J. F. Hodson	113 2 17	1
32	Primrose Farm	Mr. W. Wilmot	79 0 6	1
33	Brook Farm	Mr.J.Dunn	92 1 32	3
34	Works Farm	Mr. W. Spooner and others	50 3 6	3
35	Three Cottages, Works Farm	Messrs. Allen, Goucher and Willis	0 1 35	3
36	Seven Cottages, Duckmanton Works	Messrs. James and others	2 2 6	3
37	Sutton Scarsdale Hall and Lands	In Hand, etc.	594 2 2	1
38	Longcourse Farm	Mr. H.Lamb	336 0 32	1
39	Lodge Farm, Sutton	Messrs. J. and O. W. Wigley	157 1 7	1
40	Deepdale Farm	Messrs. E. W. and A. E. Mason	158 2 28	1
41	Park Farm	Mr. J. Lamb and others	128 0 2	1
42	New Lodge, Sutton Park	Ramcroft Colliery Co.	0 1 5	6
43	Cottage, Sutton Scarsdale	Mr. R. Hand	0 3 10	6
44	Two Estate Cottages, Sutton Scarsdale	Messrs. Oakley and Creasey	0 1 24	6
45	No Lot	—		

Lot No.	Property.	Tenants.	Acreage. A. R. P.	No.of Sale Plan
46	Three Cottages, Rock Lane	Messrs. Toft and others	0 3 2	6
47	Heath Cottages	Messrs. C. and J. Kidger	0 1 24	6
48	Small Holding, Wrang Farm, Heath Road	Mr. P. W. Davies	9 1 30	1
49	Owlcotes Farm	Mr. G. J. Welch	322 1 1	1
50	Three Cottages and Land, Shire Lane, Heath	Messrs. J. & W. Armstrong & W. Fry	4 0 14	6
51	High House Farm	Mr. T. A. Lamb	132 1 3	1
52	Springwood Farm and Hagg Cottage	Messrs. J. Hancock and C. Fletcher	154 2 19	1
58	Yew Tree Farm	Mr. M. Cowley	106 2 6	1
54	Sutton Rock	In Hand	23 1 1	1
55	Rock (or Coppice) Farm	Mr. F. E. Smith	124 1 26	1
56	Pemberton's Holding	Mr. J. Wilmot	36 3 5	1
57	Sutton Scarsdale Post Office and adjoining Cottage	Messrs. Cheetham and Hollingworth	0 2 37	6
58	Sutton Lane Farm	Mr. G. M. Cranfield	67 2 27	1
59	Oaktree Farm	Mr. J. A. Jackson	174 1 39	1
60	Woodnook Farm	Mr. C. Marriott	88 0 11	1
61	Accommodation Land, Deepsick Lane, Calow	Mr. R. Hulme	6 3 17	1
62	Hill Farm	Staveley Coal and Iron Co.	89 0 33	4
63	Accommodation Land Temple Normanton	Grassmoor Colliery Co.	24 0 30	4
64	Corbriggs, House and Land	Miss A. Farnsworth	4 3 37	4
65	Cottages Corbriggs	Mr. R. Bradley etc.	1 1 39	4
66	Church Farm, Temple Normanton	Mr. J. Marriott	93 1 2	4
67	Small Holding, Temple Normanton	E. Cooper	7 1 6	4
68	Garden Ground, Temple Normanton	Mr. J. T. Goodlad	0 0 8	4

Lot No.	Property.	Tenants.	Acreage.			No.of Sale Plan
			A.	R.	P.	
69	Dwelling House, Temple Normanton	Miss E. Watson	0	1	30	4
70	Small holding, Temple Normanton	Mr. J. Marriott	6	0	35	4
71	Shop, Mansfield Road (Ground Rent)	Hasland Co-operative Society, Ltd.	0	0	13	4
72	Musterbrook Cottages, Temple Normanton	Hardwick Colliery Co.	1	2	24	4
73	Accommodation Land, Temple Normanton	Miss E. Watson	4	0	38	4
74	Duckmanton Lodge	Mr. D. N. Turner	3	3	17	5
75	Moor Farm	Mr. I. Parker	121	3	33	1
76	Lodge Farm Duckmanton	Mr. D. G. Dearden etc.	118	0	19	1
77	Bungalow Cottage Works Lane	Mr. Jackson	0	0	23	3
78	Tollgate Cottage, Works Lane Duckmanton	Mr. Percival	3	1	7	3
79	Two Semi-detached Cottages Duckmanton	Mrs. Charlton and Mr. D. G. Dearden	0	1	8	5
80	Three Cottages, White Hart Row	Messrs. Hales, Turner and Jones	0	2	33	5
81	Sycamore Farm, Calow	Mrs. Mary A. Lamb	16	1	2	1
82	House and Smithy Calow	Mr. A. Smith	4	1	19	5
83	Moortop (or Stud) Farm	Mr. R. Bingham	26	1	24	1
84	Moor Cottage	Mrs. D. Marples	1	3	38	1
85	Building Land, Blacksmith Lane	Mr. A. Smith	7	2	19	5
86	Building Land, Blacksmith Lane	Mr. D. G. Dearden	3	0	2	5
87	Building Land, Duckmanton	Mr. D. G. Dearden	2	2	6	5
88	Goose Farm,	Mr. S. Burton and others	74	2	31	3
89	Nursery Farm	Exors. of Mr. J. Wigley and others	21	2	36	3
90	Three Shops and Three Cottages, Arkwright Town	Mrs. S. H. Coates and others	0	0	38	3
91	No Lot	-----	-----	-		

Lot No.	Property.	Tenants.	Acreage.			No.of Sale Plan
			A.	R.	P.	
92	Detached House, Arkwright Town	Mr. J. Barber	0	2	24	3
93	Freehold Ground Rent Station Hotel, Arkwright Town	Staveley & District Public House Trust, Ltd.	0	1	5	3
94	Accommodation Land, Sutton Lane, Arkwright Town	In Hand and Mr. Hancock	3	3	13	3
95	Plantation, Bolsover Road, Arkwright Town	Staveley Coal and Iron Co., Ltd.	2	2	22	3
96	Freehold Ground Rent on Methodist Chapel, Arkwright Town	Chapel Trustees	0	0	8	3
97	Freehold Ground Rent on Wesleyan Mission Chapel, Temple Normanton	Chapel Trustees	0	0	31	4
98	No Lot	-----	-----			
99	Allotment Gardens near Arkwright Town	Stavelev Coal and Iron Co. Ltd.	9	3	1	3
100	Freehold Ground Rent on Arkwright Town Schools	Staveley Coal and Iron Co., Ltd.	1	2	14	3
101	Light Railway Land at Heath and Sutton-cum-Duckmanton	Ramcroft Colliery Co.	9	3	22	1
102	Freehold Ground Rent on Weslevan Methodist Chapel, Poolsbrook	Chapel Trustees	0	0	27	1
Total Acreage			5,176	2	33	

Particulars

LOT 1

(Coloured **Red** on accompanying Sale Plan No. 1).

A Stone Built & Thatch Roofed Cottage

situate at Barrow Hill, Inkersall, in the Parish of Staveley,

containing Two Bedrooms, Sitting Room, Kitchen and Pantry, with Brick and Timber Built Wash House (with Water laid on), Fuel Store and E.C. Outside.

Also Outbuildings, including Stone Built Cow Lodge for Eight Cows; Pig Cote and Yard; Garden and Grass Land ; in all about

2 Roods 13 Perches in area ;

Let to **Mr. S. Brookes** upon a Quarterly Tenancy at a Rental of **£10 8s. 0d.** per annum, the Tenant keeping the interior of the premises in tenantable repair, and the Tenant paying Rates and Land Tax.

This Lot is subject to Tithe Rent Charge 9d. (commuted value).

The Timber and Iron Stable is the property of the Tenant.

Water Supply is provided from the Mains.

End of Lot 1

LOT 2

(Coloured **Blue** on the accompanying Sale Plan No. 1).

A VALUABLE FARM

known as

"Inkersall Farm"

including a

Stone Built and Slate Roofed Farm House, containing Range of Attics on the Top Floor; Six Bedrooms, Two Box Rooms and Bacon Room on the First Floor; Two Sitting Rooms, Kitchen, Scullery, Pantry, Larder on the Ground Floor: Cellarage in the Basement; with Coal Store and Wash House Outside; and Good Garden and Orchard; and

Useful Farm Buildings, Brick and Stone Built and Slate and Tile Roofed, consisting of Stable with Six Stalls, Two Loose Boxes and Granary over; Two Cow Houses for 27 Cows and Four Loose Boxes with Covered Yard; Implement and Wagon Sheds; Three Pig Cotes with Fodder and Mixing Stores; Engine House, Barn, and Dutch Barn; Yard and Rickyard;

ALSO

Three Stone Built and Slate Roofed Cottages,

each containing Two Bedrooms Kitchen Scullery, Pantry with Garden and Fuel Store

and

Arable, Pasture, and Woodland

in all about

232 Acres 0 Roods 28 Perches in area;

divided as follows :-

See over page

No. on Plan.	Description.	Area According to Ordnance Survey
	In the Parish of Sutton-cum-Duckmanton.	Acres
153	Woodland	69
	In the Parish of Staveley.	
1432	Arable	10'628
1433	Arable	6'603
1436	Pasture	7'798
1438	Pasture	13'464
1455	Pasture	5'183
1456	Pasture	'250
1439	Pasture	4'937
1422	Arable	4'068
1423	Arable	7'446
1424	Pasture	8'232
1425	Pasture	1'862
1426	Homestead	2'792
1403	Pasture	'396
1405	Pasture	2'012
1406	Arable	6'059
1394	Pasture	5'493
1395	Arable	6'411
1373	Arable	6'568
1206	Pasture	2'922
1207	Arable	3'159
1208	Arable	13'249
1181	Arable	10'001
1209	Arable	15'285
1372	Pasture	6'462
1397	Arable	8'402
1398	Pasture	4'501
1396	Pasture	6'526
1400	Pasture	12'539
1401	Pasture	11'544
1401A	Pasture	'534
1402	Orchard	'680
1402A	Three Cottages and Gardens	'567
Pt.1428	Arable	10'379
Pt.1428	Pasture	5'254
1429	Arable	10'779
1430	Pasture	1'619
1393	Woodland	'581
Pt.1390	Pond and Garden	'056

232'173

Nos. 153 and 1393, Woodland, are In Hand, and the remainder is Let to **Mr. W. A. Bennett** upon a Yearly Lady-day Tenancy at a Rent of **£274 5s. 0d.** per annum, the Landlord paying Water charges. Land Tax, which amounted last year to 2s..1d. is paid by the Tenant.

This Lot is subject to Tithe Rent Charges 3s. 10d. and £23 16s. 7d. (commuted values) for the Parishes of **Sutton-cum-Duckmanton** and **Staveley**, respectively.

Water Supply from Water Mains is provided to the Homestead and Cottages.

LOT 3

(Coloured **Orange** on the accompanying Sale Plan No. 1).

A Small Holding

known as

West Croft House

including Brick Built, Slate Roofed **House** containing :-

On the Top Floor, Three Bedrooms;

On the Ground Floor, Sitting Room, Kitchen, Scullery, Dairy ; with

Farm Buildings, Stone and Brick Built and Tile-roofed, consisting of Loose Box and Piggeries, Cowshed for Three Cows ; Timber Built Coach House : with Garden, Orchard and Two Pasture Fields, in all about

6 Acres 0 Roods 38 Perches in area;

Let to **Mr B. Woodhead** on a Yearly Lady-day Tenancy at the very low Rent of **£10** per annum, the Tenant paying Rates, also the Land Tax which amounted last year to 1s. 5d.

This Lot is subject to the Tithe Rent Charge 9s. 6d. (commuted value).

The **Wooden Mission Chapel** is the property of the Tenant.

End of Lot 3

LOT 4

(Coloured **Yellow** on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

“Poplar Farm”

including

Stone Built, Slate Roofed **Farm House**, Containing Five Bedrooms, Two Sitting Rooms, Kitchen, Scullery, Dairy, Large Cellar ; with

Stone Built, Slated and Tiled **Farm Buildings**, consisting of Stabling for Six Horses, Four Loose Boxes, Cow House for 24 Cows, Calf Lodge, Implement and Cart Sheds, Granary, Open Barn ; Yard and Rick Yard ; Orchard and Garden ; and

Pasture and Arable Land

in all about

166 Acres 2 Roods 37 Perches in area ;

Let to **Mr. W. Barker** on a Yearly Lady-day Tenancy at a Rental of **£126** per annum, the Tenant paying Land Tax which amounted last year to £1..14s. 9d.

This Lot is subject to Tithe Rent Charge of £4..19s..0d. (commuted value).

Half the width of the Roadway Pt. 73a in so far as it fronts this Lot is sold therewith subject to mutual rights of user and liability to repair by the respective purchasers of this Lot and **Lot 11**.

Divided as follows :—

See over page

No. On Plan.	Description.	Area According to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		
		Acres
73	Orchard	'550
Pt. 73A	Homestead and .Roadway	1'248
88	Pasture	5'727
91	Arable	4'300
90	Arable	6'856
89	Arable	4'898
113	Arable	4'335
114	Pasture	8'327
115	Pasture	13'832
116	Arable	6'456
117	Arable	11'626
68	Pasture	2'821
118	Pasture	5'134
119	Pasture	4'413
120	Arable	8'471
122	Pasture	20'008
125	Pasture	3'584
126	Pasture	7'648
126A	Shaw and Pasture	'794
128	Arable	5'714
130	Pasture	3'527
129	Pasture	8'596
139	Pasture	6'806
140	Arable	8'318
141	Pasture	4'876
165	Arable	7'343
52	Road	'026
127	Road	'497
		<u>166'731</u>

End of Lot 4

LOT 5

(Coloured **Pink** on the accompanying Sale Plan No. 1),

A FREEHOLD FARM

known as

“Poolsbrook Farm”

about Three-quarters of a Mile from **Staveley Town Railway Station**, including a

Stone Built and Slate Roofed **Farm House** containing Two Attics, Five Bedrooms (One fitted with Bath and Water Supply), Two Sitting Rooms, Kitchen, Scullery, Dairy, Cellarage, and Wash House Outside ; with

Well arranged Farm Buildings, Stone Built and Slate Roofed, consisting of Stable with Four Stalls, Loose Box and Granary over; Two Cow Lodges for 20 Cows ; Calf Lodge and Implement Shed; Cart Shed and Fowl Lodge; Dutch Barn; Two Pig Cotes and Loose Box; also

The Sites occupied by Three Timber Built Lock-up Shops, situate adjoining the **Wesleyan Chapel**, and

Arable and Pasture Land

In all about

128 Acres 2 Roods 2 Perches in area ;

divided as follows :-

See over page

No. on Plan.	Description.	Area according to Ordnance Survey.	
In the Parish of Staveley.		Acres	
	1351	Arable	10'877
Pt.	1352	Bridle Road	'368
	1353	Pasture	7'540
	1358	Pasture	2'821
Pt.	1360	Arable	7'847
Pt.	1360	Site of Shop	'002
	1356	Pasture	'536
	1357	Orchard	'447
	1216	Homestead	1'140
Pt.	1223	Pasture	'109
	1217	Pasture	4'753
Pt.	1361	Pasture	2'085
	1179	Arable	10'790
	1215	Pasture	5'295
	1212	Pasture	10'246
	1211	Pasture	12'191
Pt.	1213	Pasture	8'168
Pt.	1213	Arable	10'125
	1214	Arable	6'525
	1362	Pasture	3'182
	1370	Arable	4'911
	1371	Arable	10'709
	1399	Pasture	7'667
Pt.	1372	Pasture	'170
Pt.	1365	Sites of Two Shops	'011

			128'515

The Sites (Pt. 1360 and Pt. 1365) of the Three Timber Built Lock-up shops are Let direct by the Vendor to **Messrs. Willshaw, Hawksworth and Alton** upon Weekly Tenancies at Weekly Rentals, of **1s. 6d.**, **1s. 0d.**, and **1s. 6d.**, respectively, the Tenants paying; the Rates; making per annum £10 8 0

The Farm is Let to **Mr. H. E. Wigley** upon a Yearly Lady-day Tenancy at a Rent of per annum £110 0 0
the Tenant paying Land Tax which amounted last year to 19s. 6d.

Making a Total Rental of per annum **£120 8 0**

This Lot is subject to Tithe Rent Charges (commuted values) of £15 15s. 2d. payable to the **Vicar of Staveley**, and £1 18s. 5d. payable to the **Duke of Devonshire**.

By arrangement with the Vendor the **Staveley Coal and Iron Co. Ltd.** have, for the past few years paid the sum of £10 in respect of smoke damages accruing to this farm, and this sum has been paid over to the Tenant.

LOT 6

(Coloured **Yellow** on accompanying Sale Plan No. 1).

A Valuable Freehold Enclosure of Arable Land

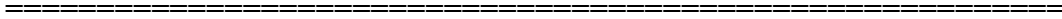
situate at **Poolsbrook** in the Parish of **Sutton-cum-Duckmanton**, No. 1 on Plan, and about

5 Acres 0 Roods 2 Perches in area;

Let as Allotment Gardens to the **Poolsbrook Gardeners' Society** on a Yearly Lady-day Tenancy at a Rent of **£15** per annum, the Tenants paying Rates, and Land Tax which amounted last year to 2s. 3d.

This Lot is subject to Tithe Rent Charge 2s. 11d. (commuted value).

This Field has a Frontage of about 390 feet to the Markham Colliery Road, and possesses considerable value as a Building Site.



LOT 7

(Coloured **Blue** on accompanying Sale Plan No. 1).

A Valuable Freehold Accommodation Holding

including **Two Enclosures of Pasture Land and a Small Piece of Garden Ground**, being Nos. 9, 10 and 10A on Plan and about

6 Acres 2 Roods 39 Perches in area;

situate at **Poolsbrook** within about Three-quarters of a mile of **Staveley Town Railway Station**.

Let to **Mr. T. Downs** upon a Yearly Tenancy at a Rent of **£12** per annum, the Tenant paying Rates, also the Land Tax which amounted last year to 2s. 8d.

This Lot is subject to Tithe Rent Charge 4s. 5d. (commuted value).

The Lot is of considerable value as Accommodation Land and for Building purposes.

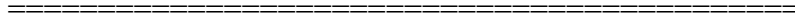
LOT 8

**A Freehold Lock-up Shop
WITH STORE**

built of Timber and Corrugated Iron, situate at **Poolsbrook** with Frontage to the **Markham Colliery Road**
and opposite the **Wesleyan Methodist Chapel**, about

4 Perches in area;

Let to **Mr. J. T. Hickman** upon a Quarterly Tenancy from 24th June, 1919, at a Rent of
£14 per annum, the Tenant paying Rates.



LOT 9

(Coloured **Green** on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

“Far Duckmanton”

including Stone Built, Slate Roofed **Farm House**, containing Four Attics, Six Bedrooms,
Two Sitting Rooms, Kitchen, Scullery, Dairy, Pantry, Cellarage ; with

Stone Built, Slate Roofed **Farm Buildings**, consisting of Stabling for Eight Horses and
Loose Box ; Cow House for 20 Cows ; Implement and Cart Sheds; Calf Lodge, Three Pig
Cotes, Granary, Open Cattle Lodge, Yard, Rickyard, Orchard and Garden; also

Two Cottages, Stone Built and Tile Roofed, each containing Two Bedrooms, Living Room,
Pantry, Scullery; Garden and E.C. ; and

Pasture and Arable Land

in all about

142 Acres 3 Roods 29 Perches in area;

divided as follows :

See over page

No. on Plan.	Description	Area according to Ordnance Survey
	In the Parish of Sutton -cum-Duckmanton.	Acres
I2	Pasture	4'344
13	Pasture	20'811
11	Pasture	8'849
15	Pasture	5'713
124	Pasture	5'734
123	Arable	4'181
16	Pasture	6'024
17	Pasture	6'509
31	Arable	6'399
32	Arable	6'840
33	Arable	9'853
34	Arable	5'958
35	Arable	3'200
36	Road	1'272
37	Arable	6'934
38	Arable	4'531
49	Arable	3'675
50	Arable	9'527
51	Pasture	4'304
53	Pasture	1,193
54	Pasture	3'064
55	Homestead, Two Cottages and Roadway	1763
55A	Orchard	'505
Pt. 64A	Buildings	'010
65A	Buildings	4'004
67	Buildings	2'360
121	Arable	5'040
75	Wood (In Hand)	'335

		142'932

One Cottage is Let to **Mr. Dicker** (an Estate Gamekeeper) upon
Fortnightly Tenancy at a low Rent of _____ per annum £5..4..0
the Landlord paying Outgoings.

The remainder is Let to **Mr. G. A. Vickers** upon a Yearly Lady-day
Tenancy at a Rent, of _____ per annum £121..1..2

the Tenant paying Land Tax, which last year amounted to £1..13s..4d.
Making a Total Rental of _____ per annum **£126..5..2**

This Lot is subject to Tithe Rent Charge £4..4s..3d. (commuted amount).

A Right of Way is reserved over the Roadway (Pt. 55) for the Lessees of **Markham Colliery**
and the Purchaser of **The Oaks Farm (Lot 10)**.

End of Lot 9

LOT 10

(Coloured **Brown** on accompanying Sale Plan No. 1).

A Freehold Farm

known as

“The OAKS”

situate adjoining **Markham Colliery No. 1** including

Brick Built and Slate Roofed **Farm House** containing Attics, Four Bedrooms, Two Sitting Rooms, Kitchen, Scullery, Dairy and Cellar; with Fuel Store, Wash House, and Stores in Yard Outside ; and

Useful Farm Buildings consisting of Brick Built and Slate Roofed Five-Stall Stable, Cow House for 29 Cows, Implement and Wagon Sheds, Granary, Fodder Store, Pig Cotes, Open Barn, Open Cattle Lodge; Yard, Rick Yard, Orchard and Garden ; also Brick and Stone Built and Thatch Roofed detached **Cottage** containing Two Bedrooms, Living Room, Wash House and Garden ; and

Arable and Pasture Land

in all about

160 Acres 0 Roods 34 Perches in area;

This Lot is subject to Tithe Rent Charge £4 16s. 6d. (commuted value).

Water is supplied to the Homestead and field opposite from the Public Main.

This Lot is Sold subject to the Right of Way of the Lessees of **Markham Colliery** and their tenants at **Markham House** and the house adjoining, over the Roadway (No. 46 on plan). A Right of Way over the roadway (Ord. No. 55) of **Lot 9** is reserved to this Lot.

The Lot will be sold subject to and with the benefit of the following :-

- (a) The site of the water pumping station (about 7 p.) on Ord. No. 2 is let to the **Staveley Coal and Iron Co. Ltd.** at a rental of **2s.** per annum.
- (b) The Vendor has agreed with the **Chesterfield Rural District Council** to grant an easement for a water pipe line to be laid in Ord. No. 2 the Council paying a rental of **£1** per annum. This tenancy can be terminated by either party giving 12 months' notice.

By arrangement with the Vendor the **Staveley Coal and Iron Co. Ltd.** have for the past few years paid the annual sum of **£10** in respect of smoke damages accruing to this farm and this sum has been paid over to the Tenant.

divided as follows :-

See over page

No. on Plan.	Description	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		
		Acres
2	Pasture	3'352
5	Pasture	14'588
7	Pasture	12'036
8	Arable	6'405
19	Arable	7'271
Pt.21	Roadway	'125
20	Arable	7'011
23	Arable	6'353
26	Pasture	12'871
27	Arable	8'080
28	Arable	4'850
29	Arable	6'444
30	Arable	2'605
39	Arable	11'741
40	Arable	5'231
41	Pasture	3'957
42	Pasture	1'603
61	Pasture	2'463
60	Pasture	2'012
43	Arable	6'108
44	Pasture	4'735
45	Homestead	'613
Pt.46	Road	2'366
47	Orchard	'766
48	Arable	2'634
58	Pasture	5'076
Pt.64A	Pasture	7'588
Pt.56	Pasture and Cottage	11'331

		<u>160'215</u>

The Cottage (part of No. 56) is Let to **Miss L. Slater** upon a Fortnightly Tenancy at a Rental at amounting to per annum £5.. 4..0 the Landlord paying all outgoings including Land Tax.

The Farm is Let to **Mr. E. Widdowson** on a Yearly Lady-day Tenancy at a Rental of per annum £132..13..0

the Tenant paying Land Tax which amounted last year to £1 16s. 5d.
Making a Total Rental of per annum **£137..17..0**

End of Lot 10

LOT 11

(Coloured Grey on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

“Middle Duckmanton”

including

Stone Built Tile Roofed **Farm House** containing Six Bedrooms, Box Room, Two Sitting Rooms, Kitchen, Scullery Pantry, Dairy and Cellar; with

Stone Built, Slate and Tile Roofed **Farm Buildings** consisting of Three-Stall Stable, Loose Box, Cow House for 26 Cows, Fodder Store, Root Store, Two Pig Cotes, Calf Lodge, Implement and Wagon Shed, Granary, Barn; Yard, Rick Yard, Orchard and Garden; and

Pasture, Arable and Wood Land

in all about

70 Acres 2 Roods 21 Perches in area;

divided as follows :

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Sutton-cum-Duckmanton.	Acres
66	Pasture	3'110
Pt.73A	Part Road and Homestead	1'544
74	Pasture	6'788
76	Pasture	'506
77	Pasture	6'237
63	Pasture	7'464
83	Arable	3'664
84	Pasture	3'188
85	Pasture	6'686
86	Pasture	9'917
87	Arable	7'250
Pt.92	Pasture	1'500
93	Arable	4'331
94	Pasture	8'446
		<u>70'631</u>

Let to **Messrs J. and L. Hole** on a Yearly Lady-day Tenancy at a Rental of **£64 7s. 0d.** per annum, the Tenant paying Land Tax which last year amounted to 19s. 7d. in respect of this Lot and of about 7 Acres of Glebe.

This Lot is subject to Tithe Rent Charge £2 6s. 3d. (commuted value).

Water is provided to a Field Trough from the public main.

The Roadway (Pt. 73A) is divided between this Lot and **Lot 4** and is Sold subject to mutual rights of user and liability to repair by the respective Purchasers of **Lots 4** and **11**.

Included with this Lot is the Site on Enclosure No. 63 of a Powder Store, and the Site together with the Right of Access thereto over a strip of Land 9 ft. wide along the hedge on the South side of the field is let to the **Staveley Coal and Iron Co. Ltd.** at **6s..3d.** per annum, the Company having the Right to Surrender by giving six months' notice or to retain it until their Mineral Lease determines.

This Lot is sold subject to a right in favour of the Owner of the Glebe Field No. 107 to the water in the pond at the S.E. corner of No. 87.

NOTE.

The parcel of the Rector's Glebe hitherto occupied with the above farm will be offered after this Lot.

End of Lot 11

LOT 12

(Coloured **Orange** on the accompanying Sale Plan No. 1).

A Compact Small Holding

situate at **Middle Duckmanton** in the Parish of **Sutton-cum-Duckmanton**
near the Bolsover Road

including a Stone Built, Slate Roofed **Pretty Gabled Dwelling House** containing

On the First Floor, Four Bedrooms ;

On the Ground Floor, Dining and Drawing Rooms, Kitchen and Dairy ; with

Stone Built, Tile Roofed **Outbuildings** consisting of Cow House for Four Cows ;
Coach House ; Fodder Store ; Open Barn, Pig Cote ; Good Garden and

Two Enclosures of Pasture Land

in all about

5 Acres 2 Roods 24 Perches in area.

No. on Plan	Description.	Area according to Ordnance Survey.
	In the Parish of Sutton-cum-Duckmanton.	Acres
72	House and Buildings	'257
70	Pasture	3'417
69	Pasture	1'975
		<u>5'649</u>

Let to **Mr. William Elliott** upon a Yearly Lady-day Tenancy at a Rental of **£20** per annum,
the Tenant paying Land Tax which amounted last year to 5s. 7d.

This Lot is subject to Tithe Rent Charge 3s. 3d. (commuted value).

End of Lot 12

Lot 13

(Coloured **Brown** on the accompanying Sale Plan No. 1).

A Valuable Freehold Farm

known as

“SUTTON MILL”

situate on the Bolsover Road about Three-quarters of a mile from **Bolsover** and close to **Bolsover Midland Railway** and **Great Central Railway Stations**

including Stone Built, Slate Roofed **Farm House** containing :-

On the Top Floor, Two Attics;

On the First Floor, Six Bedrooms;

On the Ground Floor, Two Sitting Rooms, Living Room, Kitchen, Scullery, Dairy, Cellar; Wash House in Yard ; with

Stone Built, Slate and Tiled Roofed **Farm Buildings** consisting of Four-Stall Stable, Six Loose Boxes, Cow Sheds for 25 Cows, Coach House, Wagon and Implement Sheds, Root Store, Granary, Open Barn ; Yard, Rick Yard and Garden; and

Pasture and Arable Land

in all about

136 Acres 1 Rood 12 Perches in area;

Part 476 (about 18 Perches) is included in **Mr. Globe's** hiring (see Lot 16), but no apportionment of Rent is made in respect of this Lot.

The remainder is Let to **Mr. F. Holmes** on a Yearly Lady-day Tenancy at a Rent of **£160..3s..0d.** per annum the Tenant paying Land Tax which amounted last year to **£2..6s..8d.**, in respect of this Lot and of about 8 1/2 Acres of Glebe.

This Lot is sold subject to Tithe Rent Charge (commuted value) **£5..8s. 6d.** for the Parish of **Sutton-cum-Duckmanton.**

This Lot is sold subject to and with the benefit of the Tenancy of the **Staveley Coal and Iron Co.** of the site of the pumping station at the S.E. corner of No. 450 and to the line of pipes running therefrom through this Farm to **Markham Colliery**, the Company paying an Annual Rent of **£1**, the apportioned Rent receivable in respect of this Lot being. **15s.. 0d.**

The Company can surrender their Tenancy by giving six months' notice or can retain it during the term of their Mineral Lease.

divided as follows:-

See over page

No. on Plan.	Description.	Area according to Ordnance Survey.	
		In the Parish of Bolsover.	Acres
980	Pasture	1'796	
999	Pasture	1'880	

**In the Parish of
Sutton-cum-Duckmanton.**

445	Arable	8'232
446	Pasture	5'971
447	Pasture	'215
448	Pasture	2'960
449	Arable	5'738
Pt.450	Pasture	9'176
451	Arable	5'647
452	Arable	5'204
456	Arable	3'534
458	Pasture	1'610
459	Pasture	1'340
476	Arable	2'602
478	Arable	6'135
479	Arable	'952
480	Pasture	1'836
481	Homestead	1'501
483	Pasture	2'064
Pt.484	Arable	6'336
Pt.484	Pasture	5'872
501	Pasture	4'908
515	Pasture	29'428
485	Pasture	3'870
Pt.486	Pasture	'437
Pt.486	Arable	4'087
487	Arable	3'183
488	Arable	4'870
189	Arable	4'939

136'323

The **Great Central Railway's** water pipe line runs through the property to convey Water from the **Bolsover U.D.C.** system to the water tank at Markham Junction, for which all Annual Wayleave Rent of **1s..0d.** is paid, the proportion receivable in respect of this Lot being **6d.**

The **Bolsover Colliery Company** have given yearly 80 loads of stable dung to the Tenant.

This Lot is sold subject to a Right of Way between the points A and B on Plan across No. 450, being from the high road to the Glebe Land.

NOTE:- The parcel of Rector's Glebe hitherto occupied with the above Farm will be offered after this Lot.

End of Lot 13

LOT 14

(Coloured **Green** on the accompanying Sale Plan No. 1).

A Freehold Farm

known as

“Manor Farm”

situate on the Bolsover Road at **Long Duckmanton** ; including

Brick and Stone Built Slate Roofed **Farm House** containing Attics, Four Bedrooms, Sitting Room, Living Room, Kitchen, Dairy, Pantry, Wash House and Cellar; with Stone Built Slate and Tile Roofed **Farm Buildings** consisting of Five-Stall Stable ; Cow Lodge for 30 Cows; Cart Shed, Fodder Store, Large Open Cow Lodge with Yard; Four Pig Cotes, Bullock Lodge, Cart Shed; Granary; Yard, Rick Yard, Garden and Orchard; and

Pasture and Arable Land

in all about

133 Acres 1 Rood 37 Perches in area;

divided as follows:- see next page

Let to **Mr. L. Hallatt** upon a Yearly Lady-day Tenancy at a Rent of **£115..7s..0d.** per annum, the Tenant paying Land Tax which amounted last year to £1 16s. 1d. A deduction of Rent for half an acre (Pt. 412) taken by the **Staveley Coal and Iron Co.** falls to be allowed to **Mr. Hallatt.**

This Lot is subject to Tithe Rent Charge £3. 4s. 10d. (commuted value).

Water is provided from the Water Main.

The line of pipes from **Sutton Mill Pumping Station** to **Markham Colliery** crosses this Farm and the apportioned Rent receivable from the **Staveley Coal and Iron Co.** in respect of this Easement is 5s. per annum.

This Lot is sold subject to the Right of Way from the Bolsover Road to the School and School House over Nos. 419 and 417 and the right of drainage from the School House **Lot 18** through the Orchard Pt. 399B to the Field No. 400 on this Lot.

See over page

**Area according to
Ordnance Survey.**

No. on Plan.	Description.	Acres
In the Parish of Sutton-cum-Duckmanton.		
465	Pasture	5'574
464	Arable	7'775
437	Arable	4'339
463	Arable	5'094
Pt.92	Pasture	'445
409A	Pasture	'577
Pt.103	Pasture	2'356
Pt.102	Pasture	1'687
Pt.101	Pasture	9'594
Pt.96	Pasture	'844
Pt.100	Pasture	6'581
104	Arable	9'950
105	Arable	4'517
106	Arable	3'555
108	Pasture	3'284
Pt.399A	Building	'025
Pt.399B	Orchard	'482
400	Arable	5'491
401	Pasture	2'993
Pt.412	Pasture	6'396
411	Arable	5'767
413	Arable	5'418
414	Pasture	2'032
415	Homestead	'616
416	Garden	'337
418	Pasture	1'695
419	Road	'134
408	Pasture	6'097
403	Pasture	5'201
404	Pasture	3'676
Pt.405	Pasture	3'237
406	Arable	11'064
417	Pasture	6'647

133'480

End of Lot 14

Lot 15

(Coloured **Blue** on the accompanying Sale Plan No. 1).

A Freehold Farm

known as

“Hill Top Farm”

situate on the Bolsover Road at **Long Duckmanton** including

Stone Built and Slate and Tile Roofed **Farm House** containing Six Bedrooms, Bath Room, Three Sitting Rooms, Kitchen, Scullery, Pantry, Cellar ; with

Farm Buildings, Stone Built, Slate and Tile Roofed, consisting of Six-Stall Stable, Two Loose Boxes, Coach House, Implement Shed, Cow House for 24 Cows with Four Calf Stalls, Carpenter's Shop, Coal Store, Granary, Open Cattle Lodge with Yard, Open Barn ; Yard and Rick Yard ; with

Pasture and Arable Land

in all about

175 acres 3 Roods 8 Perches in area;

divided as follows: see next page

As regards Ord. No. 460 the Vendor sells such right, title and interest therein as he possesses.

No. Pt. 494 ('518 acre, part of Longcourse Lane) and No. 434 ('531 acre) are In Hand. No. 460 ('346 acre) is included in **Mr. Globe's** hiring (see **Lot 16**), but no Apportionment of Rent in respect of this item will be made for the purposes of this Sale.

The remainder is Let to **Messrs. L. Hallatt & Sons** upon a Yearly Lady-day Tenancy at a Rental of **£148..19s..0d.** per annum the Tenant paying Land Tax which amounted last year to £2 1s. 1d.

This Lot is subject to Tithe Rent Charge £5. 4s. 8d. (commuted value).

The **Great Central Railway's** line of water pipe to the tank at **Markham Junction** crosses this farm (see **Lot 13**), and the apportioned rent of wayleave receivable in respect of this Lot is 6d. for the purposes of this Sale.

This Lot is Sold subject to public and other Rights of Way over Longcourse Lane. Water is provided from the Water Main.

See over page

**Area according to
Ordnance Survey**

No. on Plan	Description.	Acres
In the Parish of Sutton-cum-Duckmanton.		
434	Plantation	'531
Pt.435	Homestead	1'532
467	Pasture	3'860
468	Pasture	7'324
Pt.471	Arable	7'594
473	Pasture	14'712
474	Arable	6'247
Pt.461	Arable	8'794
Pt.461	Pasture	2'057
460	Arable	'346
Pt.475	Pasture	'631
Pt.475	Arable	10'067
462	Arable	15'234
438	Pasture	'263
490	Arable	16'759
498	Pasture	9'144
499	Pasture	26'786
504	Pasture	6'957
496	Pasture	19'244
491	Arable	6'357
492	Arable	6'049
493	Pasture	4'794
Pt 494	Longcourse Lane	'518
		<u>175'800</u>

End of Lot 15

LOT 16

(Coloured **Pink** on the accompanying Sale Plan No. 1).

A Useful Small Holding

situate with long frontage to the Bolsover Road in the Parish of **Sutton-cum-Duckmanton** comprising

Two Stone Built Slate Roofed **Cottages**, one occupied by **Mr. Globe**, containing
Two Bedrooms, Living Room, Pantry, Scullery, E.C.;

and one adjoining lately occupied by **Mrs. Wingfield**, containing
Three Bedrooms, Living Room, Pantry, Scullery, E.C.; each with Garden; and **Outbuildings**
including

Stone Built and Tile Roofed Cow Shed for Two Cows, Fodder Store, Cattle Shed; and

Five Enclosures of Pasture Land

in all about

10 Acres 2 Roods 26 Perches in area;

divided as follows:-

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Sutton -cum-Duckmanton.	Acres
410.	Pasture	3'507
440	Garden	'205
439	Pasture	'878
442	Pasture	'853
441	Two Cottages and Buildings	'524
442A	Pasture	2'411
444	Pasture	2'284
		<u>10'662</u>

The Cottage formerly occupied by **Mrs. Wingfield** (now deceased), is of the Estimated Gross Rental Value of _____ per annum £7 16 0

The remainder with Ordnance Nos. 460 (1r. 15p.) included with **Lot 15** and part No. 476 (18p.) included with **Lot 13** in all about 10a. 3r. 15p. is let to **Mr. Horace Globe** upon a Yearly Lady-day Tenancy at a rental of _____ per annum £15 4 0
the Tenant paying Land Tax which last year amounted to 5s. 10d.

Making a Total Rental Value of _____ per annum **£23.. 0.. 0**

No apportionment of rent for the purposes of this Sale will be made in respect of this Lot.

This Lot is subject to Tithe Rent Charge 5s. 6d. (commuted value).

LOT 17

(Coloured **Red** on accompanying Sale Plan No. 2).

A Freehold Dwelling House

known as

“Rose Cottage”

Brick Built and Slate Roofed, situate adjoining **Hill Top Farm**, fronting the Bolsover Road, in the Parish of **Sutton-cum-Duckmanton** containing

Attic, Two Bedrooms and Box Room, Living Room, Scullerv (with Water laid on), Pantry, Yard and Garden : with

Useful Outbuildings consisting of Coal Store, Cow Lodge and Pig Cote, and

Two Enclosures of Pasture Land

in all about

5 Acres 0 Roods 33 Perches;

divided as follows :-

No. on Plan	Description	Area according to Ordnance Survey.
		Acres
435	House and Garden	'331
436	Pasture	2'380
466	Pasture	9'160
Pt.435	Orchard	'337
		<u>5'208</u>

Let to **Mr. C. F. Gething** upon a Half-Yearly Tenancy at a Rent of **£20** per annum, the Tenant paying Land Tax which last year amounted to 5s. 6d. This Lot is subject to Tithe Rent Charge 2s. 5d. (commuted value).

End of Lot 17

LOT 18

(Coloured **Blue** on accompanying Sale Plan No. 2).

A Freehold Dwelling House

known as

“The School House”

situate near **St. Peter's Church, Long Duckmanton**, Brick and Stone Built and Slate Roofed, containing :

On the First Floor, Four Bedrooms, Bath Room fitted with Bath, Lavatory Basin (with Water Supply from the main) ;

On the Ground Floor, Dining and Drawing Rooms, Kitchen and Pantry; E.C. and Fuel Store Outside : good Garden ; in all about

35 Perches in area.

Let to **Mr. T. W. Webb** upon a Quarterly Tenancy from 1st. July, 1919, determinable by Six Months Notice expiring on any Quarter-day at a Rent **£16..5s..0d.** per annum, the Landlord paying Rates and Water Charges.

No Tithe Rent Charge is apportioned to this Lot, but there is a small charge for Land Tax. Rights of Way in favour of this Lot is reserved over the approach to Church and School on **Lot 37** and over Ord. Nos. 417 and 419 in **Lot 14 (Manor Farm)**.

LOT 19

(Coloured **Orange** on accompanying Sale Plan No. 2).

Three Enclosures of Accommodation Land

situate with Frontages to Bolsover and Rectory Roads at **Long Duckmanton** being Nos. 109, 421, and 395 on Plan ; Pasture and Garden Ground; in all about

3 Acres 1 Rood 11 Perches in area ;

let to **Mr. A. Jones**, upon a Half-yearly Lady-day Tenancy at a Rental of **£3..19s..0d.**

per annum, the Tenant paying Land Tax which amounted last year to 1s. 2d.

This Lot is subject to Tithe Rent Charge, 1s. 2d. (commuted value).

There is a Frontage of about 200ft. to the Bolsover Road, available for building purposes.

LOT 20

(Coloured **Brown** on accompanying Sale Plan No. 2).

Three Enclosures of Garden Ground & Pasture Land

situate adjoining and opposite to the Rectory at **Long Duckmanton**, with Frontages to Rectory Road; numbered 397, 422 and Pt. 425 on the Plan, in all about

2 Acres 0 Roods 6 Perches in area.

Let to the **Rev. N. C. Robertson** upon a Half-yearly Tenancy at a Rent of **£4 7s. 10d.** per annum, the Tenant paying Land Tax which amounted last year to 4s. 5d.

This Lot is subject to Tithe Rent Charge 10d. (commuted value).

This Lot is Sold subject to any Rights of Drainage from Cottages **Lot 21** adjoining.

LOT 21

(Coloured **Red** on accompanying Sale Plan No. 2).

A Pair of Freehold Cottages

situate at **Long Duckmanton**, with Frontage of about 87 ft. to the Bolsover Road, opposite **Hill Top Farm** ; in all about

32 Perches in area;

Brick and Stone Built and Tile Roofed ;

One Occupied by **Mr. H. Davis** as Fortnightly Tenant at a Rental amounting to **£9..2s..0d.** per annum, contains Two Bedrooms, Living g Room, Pantry and Wash House ; with Garden and E.C.;

and the other Let to **Mr. A. Jones** a Fortnightly Tenant at a Rental amounting to **£6..10s..0d.** per annum, contains Three Bedrooms, Living Room, Scullery, Dairy ; with Garden and E.C.

Water is laid on from the Water Main.

Total Rentals **£15..12s..0d.** per annum.

The Landlord pays all Outgoings including a small amount for Land Tax.

LOT 22

(Coloured **Green** on accompanying Sale Plan No. 2).

A USEFUL SMALL HOLDING

situate on the South side of the Bolsover Road at **Long Duckmanton** ; including Stone Built and Slate and Tile Roofed **Dwelling House**, containing Three Bedrooms, Living Room, Kitchen (with Water Supply) and Dairy ; with Good Garden and Orchard ;
and

Outbuildings consisting of Brick Built Loose Box ; Timber Built open Lodge and Stabling with Two Loose Boxes ; Brick Built Store and Pig Cote ; and

Three Enclosures of Good Grass Land

in all about

4 Acres 3 Roods 26 Perches ;

divided as follows :-

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Sutton-cum-Duckmanton.	Acres
469	Pasture	1'536
433	Pasture	1'477
432	Pasture	'982
430	House, Garden and Buildings	'487
Pt. 494	Road	'135
Pt. 431	Orchard	'294
		<u>4'911</u>

Let to **Mr. M. Bennett** upon a Yearly Lady-day Tenancy at a rent of **£16** per annum, the Tenant paying Land Tax which amounted last year to 4s..5d., and the Landlord paying water charges.

This Lot is subject to Tithes Rent Charge 2s..2d. (commuted value), and is sold subject to private Rights of Way of adjoining owners over Longcourse Lane.

Water is provided from the Water Main.

End of Lot 22

LOT 23

(Coloured **Yellow** on the accompanying Sale Plan No. 2).

A Freehold Dwelling House

known as

Duckmanton Post Office

situate on the Bolsover Road at **Long Duckmanton,**

Stone Built, Slate Roofed, containing
Two Attics; Four Bedrooms ; Sitting Room, Living Room and Scullery, with Post Office,
E.C., Yard and Garden ; with

Outbuildings consisting of Stone Built and Slate Roofed Cow Lodge for Two Cows ;
Loose Box, Pig Cote ; and

Three Enclosures of Pasture and Orchard Land

in all about

5 Acres 1 Rood 31 Perches in area;

Divided as follows:

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Sutton-cum-Duckmanton.	Acres
389	Pasture	2'211
390	Pasture	1'947
Pt. 391	House and Garden	'687
Pt. 391	Two Cottage Gardens	'208
Pt. 431	Orchard	'391
		<u>5'444</u>

The Two Cottage Gardens Pt.391 ('208 Acre) are Let with the Cottages described in
Lot 26, but no apportionment of rent is made in respect of this Lot.

The remainder is Let to **Mr. John Bennett** upon a Yearly Lady-day Tenancy at the low
Rent of **£12..10s.. 0d.** per annum, the Tenant paying Land Tax which amounted
last year to 3s. 4d.

Water is laid on from the Water Main the Landlord paying Water charges.

This Lot is subject to Tithe Rent Charge 2s..9d. (commuted value).

LOT 24

(Coloured **Pink** on the accompanying Sale Plan No. 2).

A Valuable Freehold Fully-Licensed Public House

known as the

“Arkwright Arms” Hotel

situate on the North side of the Bolsover Road within Three-quarters of a mile of **Arkwright Town,**

Stone Built and Slated, containing :-

On the Top Floor, Two Bedrooms;

On the First Floor, Club Room and Two Bedrooms;

On the Ground Floor, Commercial Room, Tap Room, Mix, Bar, Parlour, Living Room, Kitchen (with Water laid on), Dairy, W.C. ;

On the Basement, Beer and Wine Cellarage ;
with Garden, Good Yard and Meadow; and

Outbuildings, consisting of stone and Slated Three-stall Stable with Coach House;
Two brick Built Pig Cotes ; stone and Slated Cow House for Four Cows with Loose Box;
Urinal and Two w.c's. ; in all about

1 Acre 2 Roods 5 Perches in area.

Let to **The Brampton Brewery Co.** upon a Yearly Tenancy (determinable at six months' notice expiring on any 25th March or 29th September) at a Rent of **£150** per annum, plus an additional rent equal to half the variable Compensation Fund Charge, the Tenants doing inside repairs and paying Land Tax which amounted last year to £2..1s..5d. The Landlord pays Water Charges.

This Lot is subject to Tithe Rent Charge 9d. (commuted value).

Water is supplied from the Water Main.

End of Lot 24

LOT 25

(Coloured **Green** on accompanying Sale Plan No. 3).

FREEHOLD SMALL HOLDING

situate at the Southern end of Inkersall Road, including

Brick Built and Tile Roofed **House** containing Four Bedrooms, Sitting Room, Kitchen, Pantry, Scullery (with Water supply) ; Coal Store, E.C. : Orchard and Garden ; and

Outbuildings consisting of Stone Built Duck House and Pig Cote, and Cow Lodge for Two Cows, Fodder store; with

Two Enclosures of Pasture Land

in all about

4 Acres 2 Roods 22 Perches in area.

Let to **Mrs. Emma Watkinson** upon a Yearly Lady-day Tenancy at the very low Rent of **£8..10s..0d.** per annum, the Tenant paying Land Tax which amounted last year to 2s..3d., and the Landlord paying Water Charges and all Rates.

Water is supplied from the Water Main.

This Lot is subject to Tithe Rent Charge 2s. commuted value).

End of Lot 25

LOT 26

(Coloured **Yellow** on accompanying Sale Plan No. 3).

A Pair of Freehold Cottages

situate on the Inkersall Road at **Duckmanton** ;

Brick Built and Slated ; each containing Two Bedrooms, Living Room, Scullery
(with Water laid on), Larder ; E.C. and Wash House outside ; Small Garden ; in all about

21 Perches in area.

Let to **Messrs.A. Haynes and W. Jones** as Fortnightly Tenants at Rentals amounting to
£19..10s..0d. per annum, the Landlord paying all Outgoings, including a small
amount for Land Tax.

The Garden Ground at **Duckmanton Post Office**, Let with these Cottages, is included with
Lot 23, and no apportionment of rent will be made in respect of same for the purposes of
this Sale.

Water is supplied from the Water Main.

End of Lot 26

LOT 27

(Coloured **Red** on accompanying Sale Plan No. 3).

A Freehold Dwelling House

with

Blacksmith's Shop and Buildings

conveniently situated at the Junction of Inkersall Road with the Bolsover Road,
Duckmanton.

The **House**, Brick Built and Slated, contains Three Bedrooms and Box Room, Two Sitting Rooms, Scullery, Dairy, Pantry ; and Outside Wash House, Fuel Store, Trap House, Small Yard and Good Garden ; with the adjoining

Range of Brick and Stone Built and Tiled **Buildings** including Pig Cote, Cow House for Four Cows, Fodder Room, Two-Stall Stable, Coal Store, Store Room, Shoeing; Shop and Blacksmith's Shop ; and on the opposite side of the road

Two Enclosures of Orchard and Pasture Land

in all about

1 Acre 0 Roods 6 Perches in area.

Let to **Mr. R. Cowlshaw** upon a Yearly Tenancy at a Rental of **£14** per annum, the Tenant paying Land Tax which amounted last year to 3s..7d.

There is a public Right of Way over the Footpath Pt. No. 232 included with this Lot.

This Lot is subject to Tithe Rent Charge 4d. (commuted value).

This Lot is sold subject to Rights of Drainage of the Cottages **Lots 26** and **28** over this Lot to the brook opposite.

The Kitchen Stove and the Fire Grates are the property of the Tenant.

Water is supplied from the Water Main.

End of Lot 27

LOT 28

(Coloured **Blue** on accompanying Sale Plan No.3).

Two Valuable Freehold Cottages

conveniently situate adjoining **Lot 27** on the Bolsover Road at **Duckmanton** ;

Brick Built and Slated, each containing Three Bedrooms, Sitting Room, Kitchen
(with water laid on), Pantry; and E.C. outside ; good Gardens each with pump in all about

1 Rood 34 Perches in area.

Let to **Messrs. C. Penny and A. Slater** as Fortnightly Tenants at Rentals amounting to
£23..8s..0d. per annum, the Landlord paying all outgoings including. a small amount
for Land Tax.

Water is provided from the Water Main.

LOT 29

(Coloured **Red** on accompanying Sale Plan No. 1).

A Freehold Small Holding

known as

Inkersall Lane Farm

including

Brick Built and Slate Roofed **Dwelling House** containing :-

On the Top Floor, Two Bedrooms and Box Room ;

On the Ground Floor, Sitting Room, Kitchen, Scullery (with Water laid on) ; E.C. Outside;
and

Farm Buildings consisting of Brick and Stone Built and Tile Roofed Trap House and
Wagon Lodge, Two Loose Boxes, Cow Lodge for Three Cows, Two Pig Cotes, Root Store;
Garden ; and

Arable and Pasture Land

in all about

9 Acres 1 Rood 39 Perches in area ;

divided as follows : see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Sutton-cum-Duckmanton.	Acres
145	Buildings and Pasture	'721
116	House and Garden	'239
147	Pasture	'832
148	Arable	3'568
152	Pasture	1'847
154	Pasture	1'904
Pt. 156	Road	'385
		<u>9'496</u>

Let to **Mrs. S. A. Longden** upon it Yearly Lady-day Tenancy at a Rental of **£18..11s..10d.** per annum, the Tenant paying Land Tax which last year amounted to 5s..0d.

Water is supplied from the Water Main.

This Lot is subject to Tithe Rent Charge (6s..2d. (commuted value)).

The whole of the Inkersall Lane Roadway was included in the Agreement of this Farm, but only so much of half the Roadway (Pt. No. 156 about '385a.) as borders the North side of Ordnance Nos. 14:5, 146 and 148 is included with this Lot, and no apportionment of rent is made in respect, of same for the purposes of this Sale.

This Lot is Sold subject to the Public Right of Way and to the Rights of the Purchasers of **Lots 30** and **34** over the Roadway (Pt. No. 156).

End of Lot 29

LOT 30

(Coloured **Brown** on the accompanying Sale Plan No. 1).

A COMPACT FARM

known as

“BLUE LODGE”

Situate in Inkersall Road, including

Stone and Brick and Slate Roofed **Farm House** containing Three Bedrooms, Box Room, Sitting Room, Kitchen, Dairy, Store Room and Cellar ; Garden and Orchard ; with Stone Built and Tile Roofed **Farm Buildings** consisting of Three-Stall Stable, Cow House for 16 Cows, Two Loose Boxes, Pig Cotes, Fodder Store, Barn, Boiling House, Implement and Wagon Shed, Granary ; Yard and Rick Yard and

Pasture and Arable Land

in all about

88 Acres 0 Roods 22 Perches in area ;

divided as follows :-

No. on Plan.	Description.	Area according to Ordnance Survey
	In the Parish of Sutton-cum-Duckmanton.	Acres
150	Pasture	5'330
151	Pasture	5'446
155	Arable	3'761
140	Pasture	8'670
133	Arable	3'741
157	Pasture	13'173
158	Arable	4'465
159	Arable	4'987
160	Arable	5'501
131	Arable	3'757
136	Arable	1'790
137	Pasture	1'785
143	Arable	3'897
144	Pasture	'769
163	Pasture	3'564
163	Arable	4'588
132	Arable	3'818
134	Arable	2'768
135	Arable	5'243
Pt. 156	Road	1'083

88'136

Nos. 132, 134 and 135 (about 11'829 Acres) Three Enclosures of Arable Land are Let with **Primrose Farm (Lot 32)**, in all about 90a. 1r. 16p. to **Mr. W. Wilmot** on a Yearly Tenancy at a Rental of £81 per annum, the apportionment of rent in respect of this Lot being per annum £10..12..0

Pt. No. 156 (Roadway) is Let with Inkersall Lane Farm (**Lot 29**), but no apportionment of rent is made in respect of this Lot.

The remainder is Let to **Mr. A. H. Bennett** on a Yearly Lady-day Tenancy at a Rent of per annum £80..0..0 the Tenant paying Land Tax which last year amounted to £1 2s. 4d.

Making a Total Rent of per annum **£90..12..0**

This Lot is subject to Tithe Rent Charge of £2..11s..9d. (commuted value).

This Lot is sold subject to the Rights of Way of the Public and the Owners of **Lots 29** and **34** over the Roadway (Pt.No. 156) known as Inkersall Lane.

Water is supplied from the Water Main.

End of Lot 30

LOT 31

(Coloured **Purple** on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

“Cherry Tree”

situate on the Bolsover Road at **Long Duckmanton** ; including

Stone Built and Slate Roofed **Farm House** containing Two Attics, Five Bedrooms, Two Sitting Rooms, Kitchen, Scullery (with water supply), Pantry and Dairy ; Coal Store Outside; with Stone and Brick Built and Slate Roofed **Farm Buildings**, consisting of Stabling, Six Stalls, Five Loose Boxes; Cow Lodge for 18 Cows, Calf Lodge ; Wagon and Implement Shed, Granary, Dutch Barn, Pig Cotes, Cattle Shed with Covered Yard ; Yard, Rick Yard, Orchard and Garden; also

Two Brick and Stone Built **Cottages** containing Four and Five Rooms respectively ; each having Pantry and Cellarage ; Gardens and E.C. ; and

Pasture and Arable Land

in all about

113 Acres 2 Roods 17 Perches in area ;

divided its follows : -

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
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**In the Parish of
Sutton-cum-Duckmanton.**

		Acres
190	Pasture	11'085
191	Arable	11'047
192	Arable	4'578
168	Arable	7'780
193	Pasture	5'736
164	Pasture	2'831
194	Arable	5'208
195	Pasture	2'250
166	Pasture	'973
197	Pasture	5'261
111	Arable	6'800
112	Pasture	7'693
205	Pasture	5'390
203	Arable	3'062
202	Arable	2'964
198	Pasture	4'660
393	Pasture	4'631
392	Pasture	2'883
429	Pasture	'702
428	Homestead	1'009
427	Pasture	2'572
394	Pasture	'556
110	Arable	6'899
423	Two Cottages	'217
Pt. 204	Road	'821

113'608

One Cottage is Let to **Mr. Bennett**, a Fortnightly Tenant at a Rental amounting to _____ per annum £13..0..0
the Landlord paying outgoings and a small charge for Land Tax.

The remainder is Let to **Mr. J. F. Hodson** on a Yearly Lady-day Tenancy at a Rental of _____ per annum £102..10..0
the Tenant paying Land Tax which amounted last year to £1..10s..1d.

Making a Total Rental of _____ per annum **£115..10..0**

This Lot which includes one half of the width of the Lane leading from Inkersall Road to Works Farm (**Lot 34**) is sold subject to the Rights of Way over such Lane for **Lots 33, 34, 35 and 36.**

The Rectory House has a right of drainage through Nos. 128, 392 and 198 into Pools Brook.

This Lot is subject to Tithe Rent Charge £3..7s..5d. (commuted value).

End of Lot 31

LOT 32

(Coloured **Brown** on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

“PRIMROSE FARM”

situate on the Bolsover Road near **Long Duckmanton**, including

Stone (part Stucco) Built and Slated **Farm House** containing Three Bedrooms and Box Room; Entrance Hall, Sitting Room, Parlour, Kitchen, Good Pantry and Dairy with Stairs to Two Good Store Rooms over ; Yard with Wash House and E.C. ; Garden and Orchard;
and

Useful Farm Buildings consisting of Stone and Slated Stable with Four Stalls, Loose Box and Wagon Lodge ; Cow Lodge for 12 Cows, Fodder Store with Barn over ; also Oil Engine House (the Corrugated Iron Roof of which is the Tenant's property); Brick Built Cow Lodge for Eight Cows and Pig Cote ; Brick and Timber Built Cow Lodge for Nine Cows, Boiling Shed, Dutch Barn, Timber Built Wagon and Implement Lodge ; Yard and Rick Yard;
and

Arable and Pasture Land

in all about

79 Acres 0 Roods 6 Perches in area;

divided as follows:-

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		Acres
383	Arable	6'016
384	Arable	3'478
385	Pasture	4'427
386	Arable	5'358
70	Arable	4'714
330	Pasture	9'152
329	Pasture	6'852
328	Pasture	2'268
331	Pasture	2'850
288	Pasture	1'976
289	Pasture	1'515
287	Pasture	6'905
285	Pasture	4'044
286	Pasture	2'655
387	Pasture	2'101
388	Pasture	2'334
239	Pasture	1'751
238	Homestead	'646
238A	Homestead	'849
240	Pasture	3'431
237	Pasture	5'197
Pt. 494	Road	'518
		<u>79'037</u>

Three Enclosures on Inkersall Road (Nos. 132, 134 and 135, about 11'829a.) are included in the Tenancy Agreement of this Farm but will be Sold with **Lot 30 (Blue Lodge Farm)**, and with the remainder comprised in this Lot, in all about 90a. 1r. 16p., are Let to **Mr. Wm. Wilmot** upon a Yearly Tenancy at a Rental of **£81** Per annum, the Tenant paying Land Tax.

The Rent Apportioned in respect of this lot is **£70..8s..0d.** per annum.

This Lot is subject to Tithe Rent Charge, £2..7s..3d. (commuted value).

Part of Longcourse Lane abutting on this property (to the centre of the Road) is included and is Sold subject to Public Rights of Way (if any) and to the Rights of the adjoining owners of **Lots 21, 22, 37, 38 and 58.**

End of Lot 32

LOT 33

(Coloured **orange** on the accompanying Sale Plan No. 3).

A Valuable Farm

known. as

“BROOK FARM”

conveniently situate on the Bolsover Road near **Arkwright Town**, including Stone Built, Slate Roofed **Farm House** containing Four Bedrooms, Sitting Room, Kitchen, Scullery, Pantry, Cellar; Garden and Orchard ; with

Stone Built, Tile Roofed **Farm Buildings** consisting of Four-Stall Stable with Loft over; Cow Lodge for 16 Cows with Thatched Covered Yard; Calf Lodge with Six Stalls ; Dairy, Fodder Store, Granary, Wagon and Implement Shed, Two Pig Cotes, Fowl Lodge, Barn ; Yard and Rick Yard ; and

Arable and Pasture Land

in all about

92 Acres 1 Rood 32 Perches in area;

divided as follows :

See over page

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		
		Acres
233	Pasture	1'443
241	Pasture	'815
243	Pasture	4'846
284	Pasture	6'688
283	Arable	5'254
245	Pasture	2'083
242	Homestead	1'137
255	Pasture	2'007
Pt. 254	Pasture	2'313
Pt. 254	Arable	3'854
253	Pasture	6'965
Pt. 299	Pasture	6'237
276	Arable	1'803
252	Pasture	5'660
226	Pasture	2'904
227	Pasture	1'747
228	Arable	7'020
229	Arable.	5'115
231	Arable	5'582
230	Pasture	6'754
247	Pasture	3'485
248	Arable	4'962
Pt. 204	Road (Works Lane)	'820
277	Pasture	2'954

92'448

Let to **Mr. J. Dunn** as Yearly Lady-day Tenant at a Rental of **£97..2s..8d.** per annum, the Tenant paying Land Tax which amounted last year to £1..10s..11d., in respect of this Lot and of about 12 Acres of Glebe.

Water is supplied from the Water Main.

This Lot is sold subject to Rights of Way over No. 277 in favour of Sewage Works, and of the Owner of the Glebe Land (Fields Nos. 251 and 250B), and subject to the Sewer easement over and through No. 299.

This Lot which includes one half of the width of the Lane leading from Inkersall Road to Works Farm (**Lot 34**) is sold subject to the Rights of Way over such Lane for **Lots 31, 34, 35 and 36.**

This Lot is subject to Tithe Rent Charge £2..2s..2d. (commuted value).

NOTE.- The parcel of Rector's Glebe hitherto occupied with the above Farm will be offered after this Lot.

End of Lot 33.

LOT 34

(Coloured **Green** on accompanying Sale Plan No. 3).

A FREEHOLD FARM

known as

“Works Farm”

situate on the site of the **Duckmanton Iron Works** (disused), **Sutton-cum-Duckmanton**, including

Brick Built and Slated **Farm House** containing Three Bedrooms, Living Room, Sitting Room, Wash House, Good Dairy; Brick Built Fuel Store and W.C. in Yard; and Garden ;

with

Useful Brick Built **Farm Buildings** (adapted from the Iron Works buildings), consisting; of Stabling for Eight Horses with Harness Room, Store, Fodder Store, and One Loose Box; Two Cow Lodges for 12 Cows, Calf and Loose Boxes and Two Fodder Stores; Cart Shed, Implement Store, Bullock Lodge, Granary, Three Pig Cotes, Store; Yard and Premises;

also

Old Brickworks and Two Brick Built Cottages

each containing One Bedroom, Kitchen, Store Room, Pantry, Wash House, Coal Store, Pig Cote and Garden; and

Arable and Pasture Land

in all about

50 Acres 3 Roods 6 Perches ;

divided as follows :

See over page

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Sutton -cum-Duckmanton.	Acres
172	Pasture.	3'846
187	Pasture	8'360
188	Pasture	6'951
171	Arable	5'538
170	Pasture	6'617
Pt. 156	Road	'448
Pt. 189	Refuse Tip	1'375
Pt. 189	Garden	'087
Pt. 189	Two Cottages	'187
Pt. 189	Brickworks (disused)	3'037
Pt. 189	Pasture	10'123
Pt. 225	Homestead	1'235
Pt. 225	Old Works, &c.	'425
224A	Pasture	'656
Pt. 223	Road	'310
Pt. 221	Pasture	'826
207	Arable	'767
		<u>50'788</u>

The two Cottages are Let to **Messrs. Taylor and Harrington** as Fortnightly Tenants at Rentals amounting to per annum £10..8..0
The Landlord paying Rates and Land Tax.

Nos. 172, 187, 207 and Pt.221 (about 13'799 Acres) are included with other Lands (**Moor Farm**) in all about 136a. 2r. 23p. in area, Let to **Mr. J. Parker** at a Yearly Rent of £105..6s..Od., the apportioned Rent in respect of this Lot being per annum £10..6..0

No. Pt.189 (about 1'375 Acre) is Let to the **Chesterfield Rural District Council** for the purpose of a refuse tip upon a Tenancy which either party, may determine at One Month's Notice at a Rent"of per annum £7..10..0
The Council paying Rates and Taxes. The Council to restore the Land upon determination of the Tenancy.

The Detached Garden Ground Pt. No.189 adjoining refuse tip and let with Allen's Cottage (**Lot 35**) is included in this Lot, but no apportionment of Rent is made in respect of this Lot.

Nos. Pt.156, Pt. 189, Pt. 225, and 223 (about 3'452 Acres), Old Buildings, Brick yard and Roads are In Hand, the apportioned Rent in respect of this Lot being per annum £1..10..0

Part of No. 189 is Let to **Mrs. Willis**, a Tenant on suffrance, for use as Fowl Run, etc., at an Annual Rent of £1..0..0

See over page

The remainder (about 31'120 Acres) with other Land, included with **Lot 76**, in all about 34a. 1r. 15p., is Let to **Mr. William Spooner** upon a Yearly Lady-day Tenancy at a Rent of £34..4s..0d. per annum, the Tenant paying Land Tax which last Year amounted to 9s..1d., the apportioned Rent in respect of this Lot being per annum £31..4..0

Making a Total Rental Value of per annum **£61..18..0**

This Lot is Subject to a total Tithe Rent Charge of £1..11s..9d. (commuted value) ; and an acknowledgment Rent of 1s..0d. per annum payable to the **Great Central Railway Co.** for Wayleave across Railway property of the water pipe line from the Pump on **Moor Farm Lot 75** (No. on Plan 220) to the Well on No. 221 referred to hereafter.

This Lot is sold subject to the Rights of the Purchaser of **Lot 36** or his Tenants to use the Well on Part No. 221 ; and of the Purchasers of **Lots 33, 34, 35 and 36** to use the Roadway No. 223 on Plan.

Note:- The Owner reserves, with power to remove within three months after the date fixed for completion of purchase, all loose drain pipes, loose bricks and loose material and all dross heaps, and the same shall be deemed to be excluded from the Sale of this Lot.

End of Lot 34

LOT 35

(Coloured **Red** on accompanying Sale Plan No.3).

A Group of Three Detached Freehold Cottages

situate at **Works Farm, Sutton-cum-Duckmanton** having an area of about **1r. 35p.**;
Brick Built and Tiled, viz. :-

- | | |
|---|-------------------------|
| (i) Let to Mr. F. Allen as Fortnightly Tenant at a Rental amounting to | |
| per annum | £13..0..0 |
| containing Three Bedrooms, Parlour, Kitchen, Scullery, Pantry ;
With E.C. and Coal Lodge outside. Water laid on. Good Garden
adjoining House. The Detached Garden Pt. No. 189 let with this
Cottage, is included with Lot 34 but no apportionment of rent is
made in respect of same for this Lot. | |
| (ii) Let to Miss Goucher as Fortnightly Tenant at a Rental amounting | |
| to | per annum |
| containing Two Rooms and Lean-to to Wash House with E.C. in
Garden | £5..4..0 |
| (iii.) Let to Mrs. Willis as Fortnightly Tenant at a Rental amounting | |
| to | per annum |
| containing Two Bedrooms, Scullery, Dairy and Living Room ; with
Coal Store in Garden. Water is laid on and the Tenant of
adjoining Cottage (Miss Goucher) has joint use of the Stand Pipe
in the Garden. | £5..4..0 |
| Making a Total Rental of | per annum |
| | <u>£23..8..0</u> |

Note. The Landlord pays all Rates and Taxes; including a small amount for Land Tax.

End of Lot 35

LOT 36

(Coloured **Blue** on accompanying Sale Plan No. 3).

A Block of Seven Freehold Cottages

situate near **Duckmanton Works** in the Parish of **Sutton-cum-Duckmanton** ;

Brick and Stone Built and Tile Roofed ; the Cottage at East End, Let to **Mr. James**, has Four Bedrooms, Living Room, Parlour, kitchen, Scullery and Pantry ; the remaining Six each contain Four Rooms and Pantry; with a Detached Building containing Four W.C.'s and Ashpits ; also

Enclosures of Allotment and Pasture Land

(Nos. 224, Pt.221 and 222 on Plan)

in all about

2 Acres 2 Roods 6 Perches in area.

Nos. 224 and Pt.221 Pasture Land (about 1a. 3r. 14p.) are included with other lands (Moor Farm) in all about 136a. 2r. 23p. Let to Mr. J. Parker upon a Yearly Tenancy at a Rent of £105..6s..0d. per annum, the apportionment of Rent in respect of this Lot being	per annum	£1..10..0
The Cottages and Gardens (about 2r. 32p.) are let to Messrs. James, Allison and others as Fortnightly Tenants at Rentals amounting to	per annum	£50..14..0
the Landlord paying Rates and Taxes including a small amount for Land Tax.		
Making a Total Rental of	per annum	<u>£52..4..0</u>

This Lot is subject to Tithe Rent Charge 1s. 8d. (commuted value).

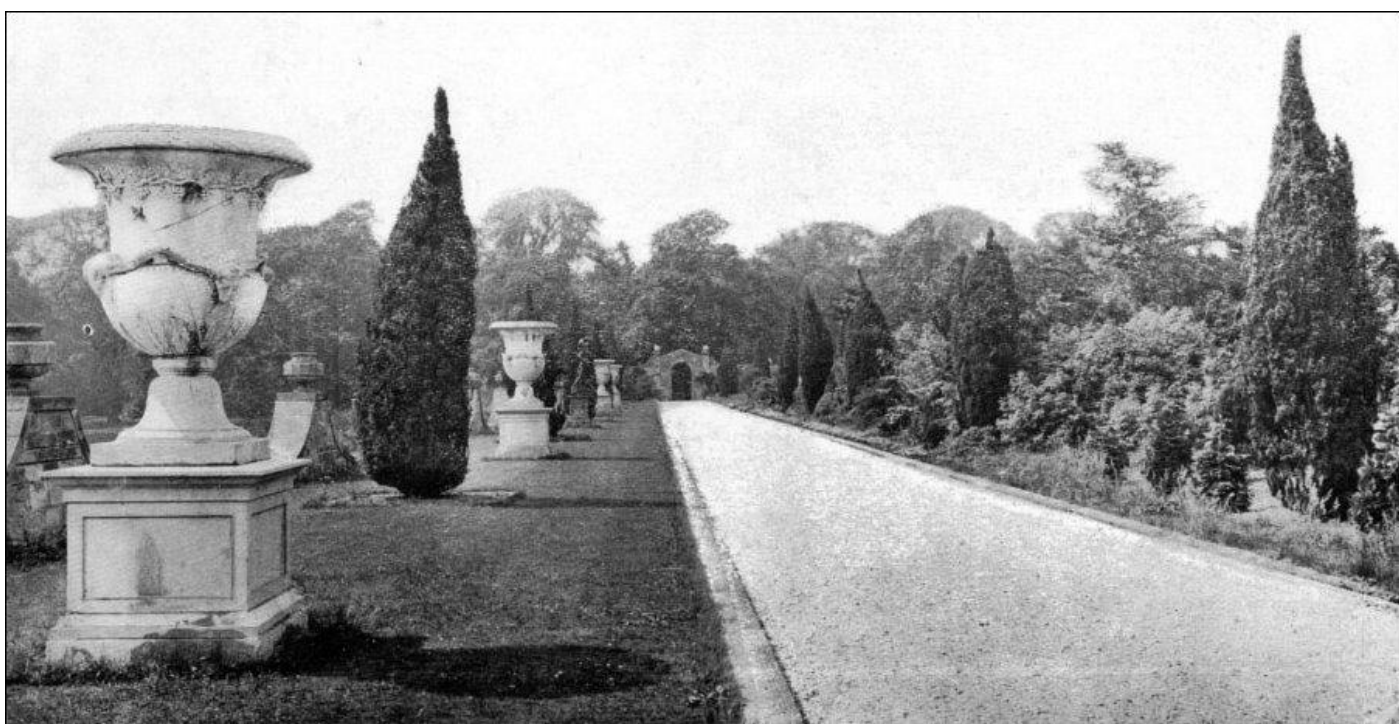
A Right of Way over part of Works Lane included in this Lot is reserved to the Owners of **Lots 31, 33, 34 and 35.**

A Right is reserved to the Owner of this Lot to use the Well on part No. 221 (**Lot 34**) adjoining and the Pump on No. 220 (**Lot 75 Moor Farm.**)

End of Lot 36



The Entrance Hall



The Terrace

LOT 37

(Coloured **Pink** on accompanying, Sale Plans Nos.1 and 2).

NOTE.- If this Lot is not Sold, Lots 42, 44, 47 and 57, being Six Cottages, will not be offered.

“Sutton Scarsdale Hall”

A STATELY HISTORICAL MANSION,

Built at the end of the 17th Century on the site of an important Residence of a much earlier date; surrounded by beautiful Gardens and a fine Well Timbered Deer Park, with an Avenue of Lime Trees, and containing fine Reception Rooms and ample accommodation for the Establishment of a wealthy family of high position ; including

“Sutton Spring,” “ The Coppice,”

“BAGSHAW PLANTATION”

AND OTHER WOODS,

in all about

594 Acres 2 Roods 2 Perches in area;

also

**All those Manors and Reputed Manors of
“Sutton Duckmanton” and "Normanton,”**

The Advowson of the Parish of Sutton-cum-Duckmanton

See over page

THE HALL

is well situate on high ground with fine views, and is a Handsome Classical Building with fine Elevations, built of Stone with Lead and Slate Roof,

and contains:-

On the Top Floor, Nine Bedrooms ; Box Room, Clock Room, and Back Staircase down to the Ground Floor ;

On the First Floor (approached by a Wide Oak Main Staircase and a Secondary Staircase from Centre and Inner Halls) Landing about 23ft. 6in. by 24ft. 0in ; Beautiful Ball Room with Carved Oak Ornamentation, and Gold and White Decoration, about 25ft. 8in. by 39ft. 8in. with Coved Ceiling and Columns ; Six Principal Bedrooms about 22ft. 10in. by 23ft. 2in., 22ft. 2in. by 20ft. 7in., 18ft. 0in. by 24ft. 2in., 21ft. 2in. by 21ft. 2in., 23ft. 0in. by 22ft. 0in. and 22ft. 10in. by 22ft. 3in. respectively ; Three Dressing Rooms, Five Secondary Bedrooms, about 19ft. 2in. by 17ft. 4in., 18ft. 8in. by 16ft. 4in., 19ft. 9in. by 18ft. 7in.; 17ft. 7in. by 18ft. 2in. and 18ft. 11in. by 16ft. 8in. respectively; Eight Smaller Bedrooms, Four Bath Rooms, Housemaid's Cupboard, Four W.C's.; Iron Spiral Emergency Staircase to Ground Floor ;

On the Ground Floor, Fine Entrance Hall about 40ft. 0in. by 25ft. 10in. and Two Inner Halls ; Two Drawing Rooms about 34ft. 10in. by 23ft. 6in. and 21ft. 0in. by 21ft. 0in. respectively ; Dining Room about 27ft. 7in. by 24ft. 1in. with Strong Room ; Morning Room about 22ft.5in. by 20ft. 7in. ; Smoking Room about 23ft.2in.by 22ft.10in.; Library about 23ft. 0in. by 14ft. 10in. ; Lavatory and W.C's. ; Billiard Room about 23ft. 0in. by 22ft. 4in. with Lavatory adjoining; also

Servants' Hall about 27ft. 7in. by 22ft. 10in. ; Housekeeper's Room, Servants' Sitting Room, Butler's Pantry with Bedroom and Silver Closet, Kitchen, Scullery, Three Larders, Laundry, Four Store Rooms, Drying Room, Boot Room, Gun Room, Lamp Room, &c., with

Courtyard and Outbuildings

consisting of Bakehouse, Wash House, Dairy, Oil and Fuel Stores and Lean-to Greenhouse; Stone Built Brew House containing Nine, Rooms used for Storage purposes ;

Stone Built and Slate Roofed Stabling

containing Thirteen Stalls, Six Loose Boxes, Two Harness Rooms, Three Store Rooms with Seven Rooms over; Large Coach House and Garage fitted with Furnace, Boiler and Hot Water Piping; Four Rooms used as Estate Offices; Good Stable Yard with Archway approach and

Brick and Stone Built Estate Workshops, Farm & Park Buildings

consisting of Boat House, Deer Barn, Ice House, Park Kennels, Brick Built well-fitted Poultry House ; Range of Four Loose Boxes with Paddock ; Three Stores, Carpenter's Shop, Paint Shop, Saw Lodge and Engine House; Stable with Two Stalls and Loft over ; Two Loose Boxes with Small Yard ; Cow Lodge for Twelve Cows, Fodder Store; Two Implement and Wagon Sheds; Dutch Barn; Brick Built Range of Nine Dog Kennels; Large Yard and Covered Stock Yard; with

See over page

FINELY TIMBERED DEER PARK

With Avenue and well stocked Fish Ponds;

Plantations, Beautiful Grounds

and well planned

Terraced Pleasure Gardens

with Archery Ground, Croquet and Tennis Lawns, Octagon Garden, Cedar Garden, Gold and Silver Borders, Italian Yew Pergola;

WALLED KITCHEN GARDEN

with Excellent Fruit Trees; Six Hot Houses and Cucumber Pit Frame heated from Two Furnaces; Five Cold Frames and Alpine House; also

a Brick Built Bothy with Three Bedrooms, Kitchen, Wash House and E.c.; Brick Built Fruit Store, Mushroom House, Tool House and Potting Shed.

The Kennels

adjoining the Kitchen Garden comprise a series of Brick Built (on Arches) and Slate Roofed Buildings with Fourteen Kennels, Dog Hospital, Fuel Store, Food Boiling Store with Water laid on.

PARK GATE COTTAGES

situate at the North Gate of the Park in Longcourse Lane being a Pair of Stone Built and Tile Roofed Six-Roomed **Cottages** with detached Wash Houses, E.C.'s and Coal Stores; Kennel House with Two Kennels, Runs and Food Store; respectively Let to **Mr. Gascoyne** (Estate servant) a Fortnightly Tenant at a nominal Rent of **2s..0d.** per week; and **Miss Ind** a Fortnightly Tenant at a Rental amounting to **£13** per annum, the Landlord paying Rates and Taxes;

Also PARK COTTAGES situate on Mill Hill;

being two Stone Built and Slate Roofed **Cottages**, each containing Four Rooms and Pantry, occupied respectively by **Mr. Faircloth**, a Fortnightly Tenant, at a Rent of **3s. .0d.** per week; and by **Mr. Chapel**, a Fortnightly Tenant, at **4s.. 6d.** her week, the Landlord paying Rates and Taxes ;

The Advowson

Donation, Free Disposition, Nomination and Right of Patronage and Presentation of and to the Rectory of Parish Church of Sutton otherwise **Sutton-cum-Duckmanton**. The Rectory is at present held by the **Rev. N. C. Robertson**, believed to be about 60 years of age.

There is an **Excellent Parsonage House**.

The Total Tithe Rent Charge (not included in the Sale) chargeable upon Lands in the Parish according to the Tithe Award and awarded to the Rector amounts to £303 (commuted value) per annum. There are 57 acres of Glebe Land of which about 55 acres are at present Let to the Vendor (who sublets to his Estate Tenants).

The Estimated Rental Value of the Glebe Land exclusive of the Rectory House is **£65** per annum.

Also the Vendor's right, title and interest in "**St. Peter's Church**," situate near the Rectory House, and in The Schools at **Long Duckmanton** (Ord. No. Part 399A) ; also

the right to purchase up to 160 tons of coal per annum at the pit's mouth at 6s. 0d. a ton for the best, 5s. 0d. for seconds and 2s. 6d. for slack from the **Staveley Coal and Iron Co. Ltd.**

The Lands comprised in this Lot are divided as follows :-

No. on Plan.	Description.	Area according to Ordnance Survey
In the Parish of Sutton -cum-Duckmanton.		Acres
356	Wood	11'737
357	Osier Bed	1'319
376	Wood	4'339
379	Wood	2'866
366	Wood	9'482
596	Wood	1'938
651	Wood	147'977
Pt. 642	Wood	32'712
639	Wood	2'125
617	Wood	'766
622	Wood	'629
629	Wood	'752
592	Wood	9'617
624	Pond	'474
593	Wood	6'664
625	Deer Barn and Yard	'462
626	Pond	'404
627	Pond	'255
628	Pond	'584
659A	Pond	'237
Pt. 540	Arable	20'000
Pt. 540	Pasture	206'935
Pt. 591	Kennels and Kitchen Gardens	4'199
591A	Plantation	2'171
540E	Pasture	'140
562B	Plantation	1'277

562C	Stable and Estate Yard	1'262
562A	Pond	'132
Pt. 562	Plantation	14'021
560	Hall and Grounds	6'684
566	ditto	2'060
Pt. 561	ditto	'701
567	Pasture	2'675
Pt. 569	Buildings.	'164
540D	Paddock	'292
540C	Pasture	1'992
558	Park Cottages (2)	'189
537	Wood	12'978
541	Pasture	'848
539	Wood	2'833
538	Pond	1'785
530	Pond	6'126
529	Pond	3'303
528A	Plantation	4'698
528	Plantation	6'528
540A	Wood	'665
540B	Arable	'791
524	Wood	2'564
527	Wood	1'735
523	Park Gate Cottages (2)	'501
518	Wood	10'221
519	Wood	6'985
590	Pasture	12'616
668	Pasture	11'061
623	Pasture	7'088
399	St. Peter's Church	'672
Pt. 399A	Schools (Long Duckmanton)	'283

594'514

Nos. 569 (Part), 540D and 623 (about 7'544a.) are Let with other Lands, in all about 140a. 3r. 28p., to **Mr. J. Lamb** upon a Yearly Lady-day Tenancy at a Rental of £140..15s..0d. per annum, the Tenant paying Land Tax which amounted last year to £1..18s..11d. the apportioned Rent in respect of this Lot being per annum £10..0..0

Part No. 540 (about 20a.), the Arable Land in the Park, is Let to **Mr. Lamb** upon a Yearly Lady-day Tenancy at a Rental of per annum £20..0..0

The Eatage of the Grass in the Park was Let to **Mr. J. Lamb** for the 1918-19 Season for £78..2..0

The Estimated Gross Rental Value of the Mansion and Park (with the Woodland) In Hand is per annum £600..0..0

The Estimated Gross Rental Value of two Park Cottages and two Park Gate Cottages is per annum £49..8..0

Making a Total Estimated and Actual Gross Rental Value of per annum **£757..10..0**

This Lot is subject to Tithe Rent Charge (commuted value) £54..11s..2d.

The Land Tax paid last year in respect of this Lot (exclusive of Four Cottages) amounted to £6..1s..8d.

This Lot is Sold subject to:-

- (i) Rights of Drainage to Cesspools in the Grounds and Park Lands in favour of **Lots 42** and **44** respectively.
- (ii) Right of Way over Roadway from the Mansfield Road, **Temple Normanton** through **Sutton Spring Wood** to Railway Bridge at **Springwood Farm** in favour of **Lot 52**;
- (iii) Right of Way over Occupation Road in **Kennel Plantation** (No. 376 on Plan) in favour of **Lot 58**;
- (iv) Right of Drainage from House occupied by **Mr. Bacon** (situate East of **Lot 46**) into Cesspool in No. 668;
- (v) Right of Drainage from Stables and Outbuildings at **Park Corner** to the Park on this Lot in favour of the Owner of such buildings.

The following Rights of Way, &c. are reserved to the Purchaser of this Lot :-

- (i) Over the Yard of **Lot 42** front the Main Road to the Grounds;
- (ii) Over **Woodnook Farm (Lot 60)** Field No. 649 from **Sutton Spring Wood** to **Hassocky Lane**;
- (iii) Over Roadway Pt. No. 653, 678 and 673 from **Sutton Spring Wood** to **Rock Lane** and **Main Road**;
- (iv) Over Fields Nos. 367 and 365 **Oak Tree Farm** and **Lodge Farms** from **Coppice Tongue** to **Deepsick Lane**;
- (v) Over Fields Nos. 380 and 594 **Sutton Lane Farm (Lot 58)** between the points A and B and also between C and D on Plan from **Bagshaw** and **Kennel Plantations**.
- (vi) Over Farm Yard of Park Farm (**Lot 41**) from main Road to Paddock (No. 540D) and to Loose Boxes adjoining and to the West of such Paddock.
- (vii) Over Fields Nos. 419 and 417 (**Lot 14**) from the Public Road Northwards to the Schools at **Long Duckmanton**.
- (viii) Right to draw Water from the Pond (No. 671) on **Yew Tree Farm (Lot 53)** and when necessary to enter on the Farm to inspect and repair the Water pipe line from the Pond to the Hall Kitchen Gardens.

GENERAL REMARKS.

Water is laid on to the **Mansion**, Grounds, Park, Farm Buildings, and **Park Gate Cottages** and there are Tanks for the collection of Rainwater; also Water from the Pond (No. 671) at **Yew Tree Farm (Lot 53)** is piped to the Kitchen Gardens.

Gas Pipes are laid on to the **Hall** which has also been Wired for Electric Light.

The Hall is fitted with Hydrants on each Floor for the purpose of extinguishing fire, and an annual sum of £1 13s. 7d. has been paid to the **Chesterfield Corporation** to retain the services of the **Fire Brigade** in the event of fire.

All Fixtures are included in the purchase (except certain Marble Garden Seats, Vases and other Garden Ornaments in the Grounds, an inventory of which will be produced at the Sale, which the endor reserves power to remove within six months after the date fixed for completion unless the Purchaser elects to purchase them by valuation and so notifies the Vendor's Agent within one month after signing the Contract).

The Vendor reserves the Right to remove certain Shrubs before 1st. January, 1920.

LOT 38

(Coloured **Yellow** on accompanying Sale Plan No. 1).

A

VALUABLE FREEHOLD FARM

known as

“Longcourse Farm”

situate adjoining **Sutton Park** on the North side, including

Large **Farm House**, Brick Built, Slate Roofed, containing Six Bedrooms, Dressing Room, Bath Room (fitted Bath, Lavatory Basin, and Hot and Cold Water Service), w.c., **on the Top Floor;**

Dining, Drawing and Breakfast Rooms, Kitchen, Scullery, Larder, Dairy **on the Ground Floor;** Large Cellar **on the Basement;**

with ample well-arranged **Farm Buildings**, principally Stone Built and Slate or Tile Roofed, consisting of Stabling with Nine Stalls, 12 Loose Boxes and Two Coach Houses; Cow Houses for 38 Cows ; Two Wagon and Implement Lodges ; Two Pig Cotes, Root Store and Granary ; Dutch Barn, Open Bullock Lodge with Covered Yard ; Yard and Rick Yard; and at Burton Barn Stone and Tiled Bullock Lodge and Lambing Shed, each with Yard; also

Two Stone and Brick Built Labourers' Cottages containing Six and Seven Rooms with Larders respectively ; and

Pasture and Arable Land

in all about

336 Acres 0 Roods 32 Perches in area ;

divided as follows :

See over page

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		
		Acres
382	Pasture	16'474
381	Arable	8'911
521	Arable	10'975
520	Pasture	13'403
519A	Arable	6'720
518A	Pasture	12'564
511	Pasture.	27'220
510A	Yard	'589
510	Homestead	2'885
509	Cottage and Pasture	'900
508	Pasture	4'895
495	Arable	16'142
507	Arable	23'328
506	Pasture	1'236
505	Pasture	8'711
503	Arable	14'442
502	Pasture	16'701
516	Pasture	37'404
513	Arable	18'993
512	Arable	16'231
517	Arable	31'083
531	Pasture	24'674
532	Pasture	20'879
Pt. 494	Road (Longcourse Lane)	'840
		<u>336'200</u>

Let to **Mr. Lamb** on an Annual Lady-day Tenancy at the Low Rent of **£200** per annum, the Tenant paying Land Tax which amounted last year to £2..15s..2d.

There is an excellent Water Supply from the Water Main.

This Lot is subject to Tithe Rent Charge £24..15s..9d. (commuted value).

Part of **Longcourse Lane** is included with this Lot and is sold subject to Rights of Way to the Public and to the Owner of **Lot 37**.

End of Lot 38

LOT 39

(Coloured **Green** on Plan No. 1).

A COMPACT FREEHOLD FARM

known as

“Lodge Farm”

situate adjoining **Sutton Park** on the East side with long frontage to **Palterton Lane** ;

including

Stone Built and Slate Roofed Farm House containing Two Attics, Four Bedrooms, Two Sitting Rooms, Two Kitchens, Larder and Dairy; Garden and Orchard, and

Useful Farm Buildings

Brick and Stone Built and Tile and Slate Roofed, consisting of Four-Stall Stable, Three Loose Boxes, Cow House for 12 Cows, Granary, Calf House, Cart and Implement Shed, Open Cattle Lodge, Two Pig Cotes and Fodder Store, Two Dutch Barns ; Yard and Rick Yard ; and

Arable and Pasture Land

in all about

157 Acres 1 Rood 7 Perches in area;

divided as follows:

See over page

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		Acres
533	Pasture	7'396
534	Pasture	35'206
535	Pasture	13'821
536	Arable	8'298
Pt. 542	Arable	5'103
Pt. 542	Pasture	22'456
544	Orchard	'879
544A	Homestead	'682
545	Pasture	14'153
546	Arable	10'803
547	Arable	11'172
548	Pasture	9'232
553	Pasture	10'295
555	Arable	7'795

157'291

Let to **Messrs. J. and O. W. Wigley** on an Annual Lady-day Tenancy at a Rental of £156 per annum, the Tenants paying Land Tax which amounted last year to £2..3s..1d.

This Lot is subject to Tithe Rent Charge £20..4s.. 10d. (commuted value).

There is a Spring on Enclosure No. 556 (**Lot 40**) the water from which is piped to this Lot, and the Right is reserved to the Purchaser of this Lot to enter on and repair the pipe line on **Lot 40** when necessary.

End of Lot 39

LOT 40

(Coloured **Brown** on the accompanying Sale Plan No. 1).

A VALUABLE FREEHOLD FARM

known as

“Deepdale Farm”

situate adjoining **Sutton Park** on the East side with long Frontage to the South side of **Palterton Lane**, including

Good Brick Built Slate Roofed **Farm House** containing Four Bedrooms, Two Sitting Rooms, Kitchen, Scullery, Dairy, Coal Store; Garden and Orchard; with

Convenient Brick Built Slate Roofed **Farm Buildings** consisting of Five-Stall Stable with Three Loose Boxes, Cow Houses for 40 cows, Fodder Store and Calf Lodge; Cart and Implement Sheds, Granary, Four Pig Cotes, Duck House, Open Cattle Lodge, Two Dutch Barns ; Yard and Rick Yard ; and

Arable and Pasture Land

in all about

188 Acres 2 Roods 28 Perches in area;

divided as follows :

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		
		Acres
550	Pasture	4'342
551	Pasture	6'607
Pt. 552	Pasture	1'062
Pt. 552	Arable	14'335
554.	Arable	7'755
556	Pasture	16'461
573	Arable	11'019
574	Pasture	20'605
574A	Pasture	5'469
575	Arable	8'670
576	Homestead	'887
577	Pasture	23'389
578	Pasture	10'204
Pt. 579	Pasture	4'185
Pt. 580	Pasture	'586
581	Arable	13'614
744	Arable	9'974
In the Parish of Scarcliffe.		
430	Pasture	5'296
407	Pasture	24'211

188'671

Let to **Messrs. E. W. and A. E. Mason** on an Annual Lady-Day Tenancy at a Rent of £171..13s..0d. per annum, the Tenants paying Land Tax which amounted last year to £2..19s..10d. in respect of this Lot and of about 22 Acres of Glebe.

This Lot is subject to Vicarial Tithe Rent Charge in the Parishes of **Sutton-cum-Duckmanton** and **Scarcliffe** £21..1s..2d. and 8s..8d. respectively (commuted values).

Also an annual payment in respect of Lamb and Wool Tithe of 10s..6d. for the
Parish of Scarcliffe.

This Lot is sold subject (1) to the Easement of the Pipe Line running from the Spring in Field No.556 to Lodge Farm and the right of the Owner of **Lot 39** to enter on and repair Pipes, etc., when necessary ; (2) subject to a Right of Way to the Glebe along the North side of the Southern hedges of Ord. Nos. 574 and 575 and along the South of the Northern hedge of Ord. No. 581.

NOTE. - The parcel of Rector's Glebe hitherto occupied with the above Farm will he offered after this Lot.

LOT 41

(Coloured **Yellow** on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

situate on the South side adjoining **Sutton Park** with long Frontage to the **Palterton Road**,
known as

“Park Farm”

including

Good Farm House, Brick and Stone Built and Tile Roofed, containing Attic, Five Bedrooms, Bathroom (fitted with Bath and hot and cold water supply), Two Sitting Rooms, Kitchen, Scullery, Larder, Dairy, Cellars, w.c., Garden ; with

Useful Farm Buildings

Brick and Stone Built, Slate and Tile Roofed (consisting on the North side of **Palterton Lane**) of Ten-stall Stable with Harness Room, Coach House and Four Loose Boxes ; Calf Shed, Granary, Wagon and Implement Shed, Tool Shed. Blacksmith's shop. Engine House with Engine and Boiler; Yard ; also (on the South side of the Lane).

Brick and stone Built, Slate and Tile Roofed Buildings, Two Loose Boxes, Barn with Engine connected with Boiler on North side of Road ; Cow House for 22 Cows with Covered Yard ; Calf House, Mixing House ; Pig Cotes, Granary, Timber Built Implement Shed, Two Dutch Barns ; Yard, Rick Yard, Orchard ; also

Two attractive well Built Stone and Slate Roofed Cottages each containing Three Bedrooms, Sitting Room, Kitchen (with Water supply laid on), Pantry ; w.c. Outside and

Pasture and Arable Land

in all about

128 Acres 0 Roods 22 Perches in area ;

divided as follows

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		
		Acres
587A	Two Cottages	'380
Pt. 569	Homestead	'897
568A	Homestead	'555
568	Orchard	1'719
589	Pasture	16'706
588	Pasture	6'635
587	Pasture	22'112
570	Pasture	5'571
Pt. 586	Arable	7'436
Pt. 586	New Plantation	'500
Pt. 585	Arable	6'993
Pt. 585	New Plantation	3'419
584	Pasture	20'981
572	Arable	6'688
583	Arable	10'428
582	Arable	11'189

In the Parish of Heath.

83	Pasture	5'931
----	---------	-------

128'140

The two Cottages are Let respectively to **Mr. Stubbins** on a Quarterly Tenancy, and to **Mr. J. Gittos** on a Monthly Tenancy at Rents of £16..5s..0d. and £13..13s..0d. respectively. Total Rents per annum £29..18..0. The Landlord pays Rates and Taxes including a small charge for Land Tax.

By arrangement with the present Owner, upon giving him one month's notice the Tenant of this Lot (**Park Farm**) has the option of hiring rent free the Cottage occupied by **Mr. Stubbins**.

The remainder of this Lot is Let with other Lands, in all about 140a. 3r. 28p. in area, to **Mr. J. Lamb** upon a Yearly Lady-day Tenancy at a Rent of £140..15s..0d. per annum. the apportioned Rent in respect of this Lot being

	per annum	£121..15..0.
Making a Total Rental of	per annum	£151..13..0.

The Tenant pays Land Tax which amounted last year to £1..18s..11d.

This Lot is subject to Vicarial Tithe Rent Charge for the Parishes of **Sutton-cum-Duckmanton** and **Heath** £16..18s..8d. and 16s..6d. (commuted values) respectively.

A Right is reserved to **Lot 49** to Cart Timber, etc. over this Lot from **Wrang Plantation**.

A Right of Way try is reserved to **Lot 37** through the Farmyard to the Paddock, No. 540D, and Loose Boxes adjoining.

A Right of Way over the Roadway (No.572) the East side of **Park Corner Cottage** is reserved to the Vendor, the Owner of such Cottage ; also a Right of Drainage from **Park Corner Cottage** Over Field No. 586 to the Stream in the New Plantation.

The overflow from the cesspool from **Lot 42** is drained to this Lot which is sold subject to this Right of Drainage.

A Right of Cartway to the Paddock at the rear over Enclosure No. 587 is reserved to the Purchaser of **Lot 43**.

A Right of Way to the Glebe (Ord. No. 580) is reserved along the South side of the Northern hedge of Ord. No. 584.

The Water Supply to the Farm and Cottages is from the Water Main.

LOT 42

(Coloured **Orange** on accompanying Sale Plan No. 6).

NOTE:- This Lot will not be offered if Lot 37 (The Hall, &c.) is not Sold.

An Attractive Detached Dwelling House

known as

NEW LODGE

situate in **Sutton Park** on the **Palterton Road**, Stone Built and Slate Roofed, containing :-

On the First Floor, Three Bedrooms, Box Room, Bath Room (fitted with Bath and Lavatory Basin and Hot and Cold Water Supply) ;

On the Ground Floor, Entrance Hall, Dining Room, Drawing Room, Kitchen (fitted with Hot and Cold Water Supply from the Water Main), Pantry, W.C. and Fuel Store in Kitchen Yard, with Front Garden also Kitchen Garden situate adjoining **Lot 43** opposite ;

the whole being about

1 Rood 5 Perches in area;

Let on Lease for 10 years (expiring 29th September, 1927) from 29th September, 1917 to the **Ramcroft Colliery Co. Ltd.** at a Rental of **£28** her annum, plus **£2** yearly for Supply of Water, the Lessees paying all Rates and Taxes (excluding Tithe) and keeping the interior of premises in good tenantable repair.

This Lot is subject to Tithe Rent Charge 6d. (commuted value).

A Right of Way over the Yard is reserved to the Owner of **Lot 37** for Cartway from the **Palterton Road** to the Hall Grounds ;

The cesspool belonging to this House is dug in the Hall Grounds at the rear and a Right is reserved to the Purchaser of this Lot to enter on **Lot 37** for the purpose of repairs to and cleansing same ; and for the effluent to be drained to **Park Farm Lot 41**.

LOT 43

(Coloured **Blue** on accompanying Sale Plan No. 6).

A Freehold Detached Cottage

situate on the **Palterton Road** opposite **Lot 42**.

Brick Built and Slated, containing, Two Bedrooms, Sitting Room, Kitchen and Dairy, with Good Garden on West side and rear ;

Outbuildings including Wash House (with Water laid on from the Water Main), Coal Store and E.C. and Kennel Buildings with Small Paddock, in all about

3 Roods 10 Perches in area ;

Let to **Mr. R. Hand** upon a Monthly Tenancy at a Rental amounting to **£15..10s..0d.** per annum, the Landlord paying Rates.

The Triangular Garden on the West side of the Cottage is occupied by the Caretaker of the Hall, during the continuance of his present engagement.

A Right of Cartway is reserved to the Owner of this Lot over Enclosure No.587 of **Lot 4**.

This Lot is subject to Tithe Rent Charge 1s..11d. (commuted value).

LOT 44

(Coloured **Yellow** on accompanying Sale Plan No. 6).

NOTE.-This Lot will not be offered if Lot 37 (the Hall, etc.) is not sold.

A Pair of Well Built Attractive Estate Cottages

situate on the **Sutton Road** adjoining Sutton Hall Kitchen Gardens

Stone Built and Tile Roofed, each containing Three Bedrooms, Porch Entrance, Hall Passage, Parlour (Bay Window), Living Room (with water laid on from the Water Main), Pantry ; Passage Way to Rear and Detached Wash House, Fuel Stove and E.C. ; Good Garden ; about

1 Rood 24 Perches in area.

Let to **Mr. Oakley** (Head Gardener) Rent Free and to **Mr. Creasey** (Estate workman) at the Nominal Rent of **2s..0d.** Weekly.

The Estimated Rental Value of this Lot is **£31..4s..0d.** per annum, the Landlord paying Rates and Outgoings.

The Cottages are Drained on to Land included with **Lot 37** and the Right of Drainage is reserved.

LOT 45 - (No Lot).

LOT 46

(Coloured **Red** on the accompanying Sale Plan No. 6).

NOTE. - This Lot will be offered after Lot 54 and will be withdrawn from the Sale if Lot 54 (the Residence, "Sutton Rock") is not sold.

Three Freehold Cottages

situate in **Rock Lane, Sutton Scarsdale** ;

Stone Built, Tile Roofed, each containing Three Bedrooms, Sitting Room, Kitchen (with Water laid on from the Water Main), Scullery, Larder; Wash House, Coal Store and Good Garden : in all about

3 Roods 2 Perches in Area.

Let to **Messrs. Toft, Butcher and Airey**, as Fortnightly Tenants at Rentals amounting to £35..2s..0d. per annum, of which sum **Mr. Toft** (an Estate servant) pays a nominal Rent of £6..10s..0d. per annum, the Landlord paying the Rates.

The Estimated Gross Rental Value of the Lot is **£42..18s..0d.**

There is a Right of Drainage through the Back Gardens in favour of the adjoining house to the East, occupied by **Mr. Bacon.**

LOT 47

Coloured **Brown** on the accompanying Sale Plan No. 6).

NOTE.--This Lot will not be offered if Lot 37 (the Hall, etc.) is not sold.

Two Excellent Freehold Cottages

known as

“Heath Cottages”

situate on the Heath Road, **Sutton-cum-Duckmanton** ;

Brick Built, Tile Roofed, each containing Three Bedrooms, Sitting Room, Kitchen, Pantry, Wash House (with water laid on from the Water Main), E.C. ; Good Garden ; in all about

1 Rood 24 Perches in area.

Let to **Messrs. C. and J. Kidger** (Estate workmen) as Fortnightly Tenants at nominal Rents amounting to £13 per annum, the Landlord paying Rates.

Estimated Gross Rental Value **£28..12s..0d.** per annum.

LOT 48

(Coloured **Red** on accompanying Sale Plan No. 1).

A Small Accommodation Holding

known as

“Wrang Farm,”

situate on the Heath Road, **Sutton-cum-Duckmanton** including

Stone Built and Slate Roofed **Dwelling House** containing Two Bedrooms, Parlour, Kitchen, Scullery, Pantry, Dairy, E.C. Garden with

Useful Outbuildings consisting of Stone Built Cow Houses for Four Cows, Two Stores, Pig Cote, Calf Pen, Cart Lodge : and

Four Enclosures of Pasture Land

in all about

9 Acres 1 Rood 30 Perches in area

divided as follows :

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Sutton-cum-Duckmanton.	Acres
738	Pasture	'813
710	House and Buildings	'204
739	Pasture	1'669
741	Pasture	1'934
742	Pasture	4'811
		<u>9'431</u>

Let to **Mr. P. W. Davies** upon a Half-yearly Lady-day Tenancy at a Rent of **£21** per annum, the Tenant paying Rates and Land Tax which latter amounted last year to 5s..9d.

This Lot is subject to Tithe Rent Charge £1..5s..8d. (commuted value).

A Right of Way is reserved to the Owner of **Lot 49** over this Lot for the purpose of carting Timber, &C. from **Wrang Plantation**.

LOT 49

(Coloured **Purple** on accompanying Sale Plan No. 1).

“Owlcotes Farm”

situate adjoining **Park Farm (Lot 41)** with access from the Heath Road in the
Parish of Heath, including

Good Stone Built Farm House containing Attic, Six Bedrooms, Bath Room (fitted Bath and Hot and Cold Water Supply), W.C., on the First Floor;

Dining and Drawing Room, Kitchen, Scullery, Large Dairy, on the Ground Floor;

Good Cellarage on the Basement;

Coal Store and w.c. Outside; Garden and Orchard; also

Two Cottages, Stone and Brick Built, each containing Four Rooms, Scullery and Pantry,
Garden ; and

Useful Farm Buildings, Brick and Stone Built and Tile and Slate Roofed, consisting of
Stabling for 13 Horses, Cow Houses for 60 Cows, Granary, Cake Store, Coach House, Cart
and Implement Sheds, Pig Cotes, Boiling House, Dutch Barn, Engine Room ; Yard, Rick
Yard and Covered Stock Yard; and

Arable, Pasture and Woodland

in all about

322 Acres 1 Rood 1 Perch in area;

divided as follows :

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		
		Acres
75	Pasture	21'272
76	Pasture	2'906
77	Wood	2'277
78	Pasture	15'531
79	Arable	19'392
Pt. 80	Arable	6'787
Pt. 80	New Plantation	1'743
Pt. 81	Arable	8'806
Pt. 81	New Plantation	'990
82	Arable	11'911
Pt. 84	Pasture	59'537
85	Arable	10'738
86	Pasture	12'231
87	Road	2'231
88	Pasture	12'171
89	Homestead	3'410
89A	Homestead	1'193
89B	Orchard	'136
74	Wood	1'901
73	Pasture	8'105
72	Arable	14'462
90	Wood	1'230
91	Pasture	8'781
92	Arable	10'736
93	Wood	21'717
107	Arable	11'114
Pt. 108	Arable	8'941
Pt. 108	Pasture	4'397
109	Wood	2'585
110	Arable	13'261
111	Arable	10'527
Pt. 112	Road	'075
Pt. 112	Wood	6'200
6	Two Cottages	'196
In the Parish of Sutton-cum-Duckmanton.		
740	Wood	'002
743	Wood	4'762
		<u>322'254</u>

see over page

The Woodland (Nos. 74, 77, Pt. 80, Pt. 81, 93, 109, Pt. 112, 740 and 743 about 42'177 Acres) is In Hand, and the amount paid last year for Land Tax was 3s..2d. in respect of same.

The remainder is Let to **Mr. G. J. Welch** on an Annual Lady-day Tenancy at a Rent of **£250** per annum, the Tenant paying Land Tax, which amounted last year to £2..2s..3d.

This Lot is subject to Tithe Rent Charge (commuted values) for the **Parish of Heath** £39..12s..10d., and 8s..0d. for the **Parish of Sutton-cum-Duckmanton**.

The **Ramcroft Colliery Company** have hitherto had an understanding with the present Owner that Artificial Manures, Oil Cake, Corn, etc., will be delivered at **Ramcroft Sidings** at a special low rate.

The Timber Trees and Underwood in the Woodlands Nos. 93, 109, and Part 112 are reserved from the Sale with power to the Vendor to fell and remove the same from time to time. But if the Purchaser of this Lot prefers to purchase such Timber, &c. so reserved he can do so, by valuation, upon giving notice to the Vendor's Agent at any time within 6 months after the date fixed for completion of purchase.

Rights of Way to Cart Timber from **Wrang Plantation** over **Lots 41** and **48** are reserved to the Purchaser of this Lot.

The Right to abstract Water from the Pond (No. 69) on **Lot 51** and to enter on the Lot to repair Pipes, &c. when necessary is reserved to the Purchaser of this Lot.

End of Lot 49

LOT 50

(Coloured **Pink** on accompanying Sale Plan No. 6).

THREE COTTAGES

and

Two Enclosures of Accommodation Land

situate at Shire Lane, in the **Parish of Heath**.

The Cottages each contain Four Rooms with E.C. and Good Garden, and are Let to **Messrs. J. Armstrong, W. Armstrong, and W. Fry** as Fortnightly Tenants at Rentals amounting to £30..10s..10d. per annum, the Landlord paying Rates and a small amount for Land Tax;

also

Two Enclosures of Pasture with Old Cottage Buildings

and Garden Ground, and Stone Built Two-Stall Cow House, Three Pig Styes, and Tool Store; in all about

4 Acres 0 Rood 14 Perches in area.

Let to **Mr. J. Armstrong** upon a Yearly Tenancy at a Rental of £4 per annum, the Landlord paying Rates and Land Tax which latter amounted last year to 5s..3d.

Total Rent **£34..10s..10d.** per annum.

This Lot is subject to Tithe Rent Charge 10s..1d. (commuted value).

Part of the Land adjoining this Lot fronting the **Mansfield Road** and belonging to the **Duke of Devonshire** has hitherto been hired by the Vendor and Let to the above Tenants.

End of Lot 50

Lot 51

(Coloured **Brown** on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

“High House”

situate on the Heath Road in the **Parish of Heath** ; including.

Excellent Farm House, Stone Built and Slate Roofed, containing Four Good Attics, Five Bedrooms, Lavatory, W.C., Store Room, Drawing Room, Dining Room, Breakfast Room, good Entrance Hall with Fireplace, Large Dairy, Kitchen, Cellar, Coal Store and Wash House ; Garden ; with

Farm Buildings, Stone Built, Slate and Tiled Roof, consisting of Stabling, Six Stalls, Two Loose Boxes, Pony Stall, Harness Room, Coach House ; Cow House for 19 Cows and Calf Lodge ; Cart and Implement Sheds, Pig Cotes, Granary, Fodder Store and Mixing Shed, Barn, Dutch Barn, Yard and Rick Yard ; also

Stone Built and Slated Four Roomed **Cottage** with Stores, Wash House and Garden,

known as

“Sutton Pit Cottage”

and

Pasture and Arable Land in all about

132 Acres 1 Rood 3 Perches;

divided as follows :

see over page

**Area according to
Ordinance Survey.**

No. on Plan.

Description.

Acres

In the Parish of Heath

1	Arable	11'706
2	Arable	7'537
3	Arable	7'520
4	Arable	6'156
5	Pasture	6'975
12	Pasture	11'328
13	Arable	5'507
8	Pasture	6'289
9	Homestead	1'836
10	Pasture	3'516
18	Arable	21'992
Pt. 20	Pasture	11'831
21	Pasture	7'846
22	Pasture	8'045
69	Pond	'268
Pt. 68	Pasture	'064
71A	Shaw	'574
71	Arable	12'660

**In the Parish of
Sutton-cum-Duckmanton.**

Pt. 737	Cottage and Garden	'616
737A	Cottage and Garden	

132'266

"Sutton Pit Cottage" is Let to **Mr. John Abbey** as Fortnightly Tenant at a Rental amounting to _____ per annum the Landlord paying Rates and a small charge for Land Tax. £6..10..0

The Pond (No. 69) is In Hand, and this Lot is Sold subject to the Right of the Purchaser of **Lot 49 (Owlcotes Farm)** to abstract water which is piped from the pond to the Farm and to enter on this Lot to repair pipes, etc. when necessary.

No. 71A (about '574a.) is also In Hand, but no apportionment of Rent is made for Land In Hand in respect of this Lot.

The remainder is Let to **Mr. T. A. Lamb** upon a Yearly Lady-day Tenancy at a Rental of _____ per annum the Tenant paying Land Tax which amounted last year to £1..1s..10d. £110..7..0.

Making a Total Rental of per annum £116..17..0

This Lot is subject to Tithe Rent Charge (commuted value) £17..12s..11d. for the **Parish of Heath**, and 1s..4d. for the Parish of **Sutton-cum-Duckmanton**.

A Right of Way over the roadway leading to **Sutton Pit Cottage on Yew Tree Farm (Lot 53)** is reserved to the purchaser of this Lot.

LOT 52

(Coloured **Yellow** on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

With Vacant Possession at Lady-day, 1920 (except the 13.5 acres let to Mr. Fletcher).

known as

“Springwood”

situate adjoining **Sutton Spring Wood**, including

Brick Built and Slate Roofed **Farm House** containing Attic, Six Bedrooms, Three Sitting Rooms, Kitchen, Two Dairies, Cellar, Wash House; Garden and Orchard; with

Stone Built and Slate Roofed **Farm Buildings** consisting of Four-Stall Stable, Two Loose Boxes, Cow House for 18 Cows, Four Calf Stalls, Trap House, Pig Cotes, Wagon and Implement Sheds, Lambing Shed, Granary, Fodder Store, Tool House, Dutch Barn; Yard and Rick Yard; also

“Hagg Cottage,”

a Small Holding, including Stone Built **Dwelling House** with Two Bedrooms, Sitting Room, Parlour and Living Room, and Yard with Stone Built Cow House for Six Cows, Two Pig Cotes, Boiling House, Dutch Barn; and

Arable and Pasture Land

in all about

154 Acres 2 Roods 19 Perches in Area;

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		
SPRINGWOOD FARM.		
Pt. 653	Lane	'363
680	Arable	6'434
681	Road	'212
Pt. 673	Road	'734
691	Pasture	13'068
692	Arable	6'477
693	Arable	5'354
694	Pasture	6'864
695	Pasture	1'678
699	Homestead	1'250
698	Pasture	1'651
700	Pasture	4'491
701	Road	'244
702	Arable	7'250
719	Pasture	8'241
716	Arable	2'794
718	Arable	5'287
733	Pasture	5'642
734	Arable	4'355
735	Arable	5'489
721	Pasture	1'573
722	Pasture	3'646
723	Arable	11'308
725	Arable	5'178
726	Arable	6'185
727	Pasture	1'647
728	Pasture	'590
729	Pasture.	19'248
732	Pasture	3'786
HAGG COTTAGE.		
703	Pasture	3'131
704	Pasture	3'562
705	Pasture	3'470
715	Cottage and Buildings	'440
714	Pasture	2'977
		<u>154'619</u>

see over page

Springwood Farm (about 139'942a.) is Let to **Mr. J. Hancock** who is
quitting at Lady-day, 1920, at a Rental of per annum £100 0 0
the Tenant paying Land Tax, which amounted last year to £1..7s..8d.

Hagg Cottage (about 13'580a.) is Let to **Mr. C. Fletcher** upon a Yearly
Lady-day Tenancy at a Rental of per annum £23 0 0
the Tenant paying Land Tax which amounted last year to 6s..4d.
Making a Total Rental per annum £123 0 0

Half of the width of Rock Lane, adjoining this Lot fronting Nos. 680 and 692 and the whole width of the Roadway fronting Nos. 693 and 694 are included with this Lot which is Sold subject to the Rights of Way of adjoining Owners and the public (if any) over such Lane, and to the right of the Owner of **Lot 37** including the drawing of Timber from **Sutton Spring Wood.**

A Right of Way is reserved to the Purchaser of this Lot over the Roadway from the Mansfield Road through **Sutton Spring Wood** (Pt. **Lot 37**) to the Railway Bridge adjoining this Lot.

This Lot is subject to Tithe Rent Charge (commuted values), viz. :-

Springwood Farm	£18..2s..10d.
Hagg Cottage	£1..14s..2d
	<u>£19..17s..0d.</u>

Water is supplied to a field stand pipe from the Water Main.

LOT 53

(Coloured **Green** on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

“Yew Tree Farm”

situate on the Heath Road in the Parish of **Sutton-cum-Duckmanton** : including Stone Built and Slate Roofed **Farm House** containing Two Attics. Four Bedrooms, Two Sitting Rooms, Kitchen, Scullery, Dairy, Cellar: Garden and Orchard ; with Stone Built, Slate and Tile Roofed **Farm Buildings** consisting of Four-Stall Stable, Two Loose Boxes, Cow House for 12 Cows, Fodder Store, Calf Lodge, Pig Cotes, Wagon and Implement Sheds, Granary, Engine Room; Yard and Rick Yard; also Brick Built Four Roomed **Cottage** situate in Rock Lane adjoining; and

Pasture and Arable Land in all about

106 Acres 2 Roods 6 Perches in area ;

divided as follows :

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		Acres
Pt. 670	Cottage and Garden	'118
671	Arable	6'148
682	Arable	8'315
683	Arable	8'511
685	Pasture	1'745
684	Pasture	10'535
684A	Pond	'131
687	Pasture	12'614
688	Pasture	7'258
689	Pasture	'804
690	Pasture	6'905
706	Pasture	8'351
706A	Pasture	'869
713	Arable	5'908
712	Pasture	9'302
Pt. 737	Pasture	9'930
736	Pasture	8'357
Pt. 673	Road	<u>'734</u>
		<u>106'535</u>

Nos. 684A, Pt. 737 (old Pumping Station) and 685 are In Hand; and Pt. No. 673 (In Hand) Rock Lane, adjoining this Lot, is sold subject to Rights of Way of adjoining Owners and the public (if any), and to the Owner of **Lot 37** including the drawing of Timber from **Sutton Spring Wood**. A small proportion of Land Tax is payable in respect of these items, but no apportionment of rent is made in respect of this Lot.

The remainder (about 103'508 acres) is Let to **Mr. Mark Cowley** on a Yearly Lady-day Tenancy at a Rental of **£83..1s..0d.** per annum, the Tenant paying Land Tax which amounted last year to £1..0s..9d.

This Lot is subject to Tithe Rent (commuted value) £13..13s..11d.

A Right of Way to **Sutton Pit Cottage** (Pt.Ord. No.737) over the roadway leading thereto is reserved to the Owner of **Lot 51, High House Farm**.

The water from Pond (No.671) is piped to the Kitchen Gardens of the Hall (**Lot 37**) and this Lot is sold subject to the continuance of this right to draw water and enter on and repair the pipe line on this Lot when necessary.

Water is supplied to a field trough from the Water Main.

End of Lot 53.

LOT 54

(Coloured **Orange** on the accompanying Sale Plan No. 1).

NOTE.- If this Lot is not sold Lot 46 (Three Cottages) will not be offered.

A Gentleman's Country Residence

known as

“Sutton Rock”

situate about Four and a half miles from **Chesterfield** with entrance from Rock Lane, **Sutton Scarsdale**.

The House

which is approached by a Carriage Drive is Stone Built and Slate and Lead Roofed, and contains :

On the Top Floor, Four Attic Bedrooms fitted with Slow Combustion Stoves ; with Two Staircases to First Floor ;

On the First Floor, Three Principal Bedrooms about 13 ft. 7 In. by 15ft. 10in., 21 ft. 11 in. by 16ft. 3in. and 16 ft. 11 in. by 18 ft. 9 in. respectively ; Six Bedrooms varying from about 23ft. 10in. by 12ft. 4in. to about 14ft. 3in. by 10ft. 10in. ; Dressing Room, Bath Room fitted with Mahogany Enclosed Bath (with Hot and cold Water Supply) ; Two w.c's., Housemaid's Cupboard ; Large Landing with Main and Secondary Staircases to Ground Floor ;

On the Ground Floor, Entrance Hall, Dining Room about 15ft. 11in. by 21ft. 8in. Drawing Room about 21ft. 11in. by 17 ft. 0in. ; Morning Room about 14ft. 11in. by 10ft. 10in. ; Library about 16 ft. 11 in. by 13ft. 10in. ; Conservatory fitted with Hot-water Pipes ; Lavatory and w.c., Back Hall (Tiled) ; also Kitchen ; Scullery with Two Cupboards ; Butler's Pantry fitted with Sink, Dresser and Range of Cupboards ; Pantry, w.c. ; Two Larders, Housemaid's Pantry, Servants' Sitting Room ;

On the Basement, Wine and Beer Cellars.

Paved Kitchen Yard with Stone and Brick Built and Slate Roofed Building, containing Laundry, Drying Room; Fuel Store with Acetylene Gas Generating Plant as fixed.

Range of Stable Buildings

Stone Built and Slate Roofed, consisting of Three Stalls, Three Loose Boxes with Loft and Man's Room over, Harness Room, Garage with Pit, Coach House ; Stable Yard approached by separate Roadway ; Washing Yard with Glazed Roof.

Attractive Grounds

including Well Laid-out Terraced Pleasure Gardens ; Tennis Lawn; Sunk Rose Garden, Lawns well Screened by Shrubs, Pines and a Well-chosen Variety of Trees.

Excellent Kitchen Garden with Hothouse fitted with Hot-water Pipes; Stokehole and Furnace.

Paddock with Fenced Laundry Drying Ground.

Useful Outbuildings

including Cow House and Fodder Store for Eight Cows, Two Pig Cotes ; Pig Pound with Yard; Potting Shed, Two Store Rooms ; Brick Built and Slate Roofed Stable with Two Loose Boxes and Granary over; and

Four Enclosures of Pasture Land

in all about

23 Acres 1 Rood 4 Perches in area;

divided as follows : -

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Sutton-cum-Duckmanton.	Acres
672	House, Buildings and Grounds	5'914
674	Pasture	2'148
675	Pasture	2'133
666	Pasture	5'263
667	Pasture	6'854
Pt. 673	Road	'854
Pt. 670	Shaw	'112
		<u>23'278</u>

At present unoccupied (the Grazing is Let), but is of the Estimated Rental Value of **£160** per annum, and Vacant Possession may be had upon Completion of the Purchase.

The Tenant's Fixtures will be included in the Purchase.

This Lot is subject to Land Tax which amounted last year to £1..3s..6d. and Tithe Rent Charge £2..17s..9d. (commuted value).

Water is provided from the Water Main.

The Occupation Road (Pt. 673) is divided among the Lots bordering thereon. and the part included with this Lot is Sold subject to the Rights of Way of the Public (if any) and the Owners of the adjoining Lots, and to the Owner of **Lot 37** including the Right of Drawing Timber from **Sutton Spring Wood**.

NOTE:- Lot 46 will be offered immediately after this Lot, and if Lot 54 is not sold, Lot 46 will not be offered.

LOT 55

(Coloured **Blue** on the Accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

“ Rock (or Coppice) Farm ”

situate adjoining **Sutton Rock, Sutton-cum-Duckmanton** including

A Stone Built Slate Roofed **Farm House** containing Two Attics, Four Bedrooms, One Sitting Room, Kitchen, Scullery, Dairy, Cellar, Garden and Orchard; with

Farm Buildings, Brick and Stone Built and Slate and Tile Roofed, consisting of Four Stall Stable, Cow House for 15 Cows, Calf House, Fodder Store, Implement and Cart Shed, Barn, Granary, Pig Cotes, Hen House, Open Cattle Lodge ; Yard and Rick Yard; and

Pasture and Arable Land

in all about

124 Acres 1 Rood 26 Perches in area ;

divided as follows:

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
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In the Parish of Sutton-cum-Duckmanton.		Acres
--	--	-------

	616	Road	'292
Pt.	638	Pasture	11'989
Pt.	638	Arable	5'604
	637	Arable	4'942
	635	Pasture	2'341
	654	Arable	13'179
	656	Pasture	13'396
	657	Pasture	5'878
	658	Arable	8'029
	661	Pasture	8'469
	662	Homestead	1'058
	663	Pasture	2'856
	665	Pasture	2'347
	664	Arable	3'197
Pt.	653	Pasture	23'697
	679	Arable	9'028
	678	Road	'767
Pt.	673	Road	'438
	677	Arable	4'402
	676	Pasture	1'915
	636	Wood	'587

124'411

No. 636 ('587 acre) Woodland is In Hand.

One half the width of the enclosed portion of the roadway (**Rock Lane**) bordering on this Farm is included with this Lot subject to the Rights of Way of the adjoining Owners and the Owner of **Lot 37** and the public (if any).

The remainder is Let to **Mr. F. E. Smith** on a Yearly Lady-day Tenancy at a Rental of **£88** per annum, Tenant paying Land Tax which last year amounted to £1..4s..4d.

This Lot is sold subject to the Tithe Rent Charge £16..1s..9d (commuted value).

This Lot is sold subject to the Rights of Way (i) to the Owner of **Lot 59** over the roadway (No.616A) and (ii) to the Owner of **Sutton Spring Wood** over such roadway and also over the roadway North of 653, 678 and 673 for all purposes including the Drawing of Timber.

End of Lot 55.

LOT 56

(Coloured **Brown** on the accompanying Sale Plan No. 1).

An Excellent Grass Accommodation Farm

known as

Pemberton's Holding

situate with Long Frontage to **Sutton Lane** at **Sutton Scarsdale**, including;

a Stone Built, Slate Roofed **Farm House** containing Three Bedrooms, Box Room,
Two Sitting Rooms, Kitchen, Pantry, Cellar; Garden; with

Useful Farm Buildings, Stone Built, Tiled Roofed, consisting of Stable with Loose Box ;
Cow Shed for 14 Cows and Three Calf Stalls ; Pig Cote, Fodder Store, Wash House,
Cart Shed, Barn; and

Pasture Land

in all about

35 Acres 3 Roods 5 Perches in area ;

divided as follows:

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Sutton-cum-Duckmanton.	Acres
618	Pasture	3'408
619	Pasture	7'444
620	Pasture	4'046
621	Homestead	'620
631	Pasture	3'355
633	Pasture	3'584
634	Pasture	4'203
659	Pasture	5'808
660	Pasture	3'311
		<u>35'779</u>

Nos. 659 and 660 (about 9'119 Acres) are Let with **Park Farm (Lot 41)**,
in all about 140a. 3r. 28p., on a Yearly Lady-day Tenancy at a
Rental of £140..15S..0d. per annum, the Tenant paying Land Tax,
the apportioned Rent in respect of this Lot being per annum £9..0..0.

The remainder is Let to **Mr. J. Wilmot** upon a Yearly Lady-day Tenancy
at a Rental of per annum £40..0..0.
the Tenant paying Land Tax which amounted last year to 12s..5d.
Making a Total Rental of per annum £49..0..0.

This Lot is subject to Tithe Rent Charge £4..11s..10d. (commuted value).

LOT 57

(Coloured **Green** on the accompanying Sale Plan No. 6).

NOTE.- This Lot will not be offered if Lot 37 (The Hall, &c.) is not sold.

Two Well Built Cottages

(One occupied as **Sutton Scarsdale Post Office**)
situate in **Sutton Lane** adjoining **Lot 56** ;

Stone Built Slate Roofed, each containing Three Bedrooms, Sitting Room, Kitchen, Pantry;
with E.C. and Pig Cote and Good Garden; about

2 Roods 37 Perches in area.

Let to **Messrs. Cheetham** (Estate servant) and **Hollingworth** as Fortnightly Tenants at low
Rentals amounting to £20..16s..0d. per annum the Landlord paying Rates.

Estimated Gross Annual Value £26.

LOT 58

(Coloured **Dark Green** on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

“Sutton Lane Farm”

situate adjoining **Sutton Park** (North side) **Sutton Scarsdale** ; including

Farm House, Stone and Brick Built and Tile Roofed, containing Three Bedrooms, Sitting Room, Kitchen, Scullery, Pantry, Dairy, Entrance Lobby ; Garden and Orchard; with Stone Built Tile Roofed **Farm Buildings** consisting of Two Stall Stable ; Loose Box, Cow House for 16 Cows ; Cart Shed, Barn, Fodder Store, Pig Cotes ; Yard and Rick Yard ; and

Pasture and Arable Land

in all about

67 Acres 2 Roods 27 Perches in area ;

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		
		Acres
377	Pasture	5'249.
378	Arable	11'863
380	Pasture	19'853
594	Pasture	6'582
595	Pasture	5'828
522	Pasture	4'656
597	Pasture and Roadway	1'534
599	Homestead	'573
599A	Pasture	'690
598	Pasture	10'150
600	Wood	'691
		<u>67'669</u>

No. 600 (about '691 acre) Woodland is in Hand.

The remainder is Let to **Mr. G. M. Cranfield** upon a Yearly Lady-day Tenancy at a Rent of **£86..14s..6d.** per annum, the Tenant paying Land Tax which amounted last year to £1..2s..1d.

This Lot is subject to Tithe Rent Charge £8..5s..9d. (commuted value).

This Lot is sold subject to the Rights of Way between the points **A** and **B** and also between **C** and **D** on Plan reserved to the Owner of **Lot 37** to Cart Timber, &c. from **Bagshaw** and **Kennel Plantations**.

A Right of Way over the occupation road in **Kennel Plantation** (No. 376 - **Lot 37**) is reserved to the purchaser of this Lot.

End of Lot 58.

LOT 59

(Coloured **Green** on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

Oaktree Farm,

situate near **Arkwright Town Station**, including

Farm House, Brick Built, Slate Roofed, containing Five Bedrooms, Bath Room (fitted with Bath and hot and cold water service), Two Sitting Rooms, Kitchen, Scullery, Dairy, Cellar; Garden and Orchard; with

Stone Built, Slate Roofed **Farm Buildings** consisting of Four-Stall Stable, Three Loose Boxes, Cow House for 35 Cows; Fodder, Root and Chaff Stores ; Granary, Calf Shed, Implement and Wagon Sheds, Dutch Barn ; Yard, Rick Yard; and

Arable and Pasture Land

in all about

174 Acres 1 Rood 39 Perches in Area ;

divided as follows :

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
--------------	--------------	---------------------------------------

**In the Parish of
Sutton-cum-Duckmanton.**

Acres

367	Pasture	23'774
369	Arable	6'427
371	Pasture	25'365
372	Pasture	7'702
373	Pasture	3'390
374	Arable	5'882
359	Arable	4'745
358	Arable	9'439
355	Arable	4'986
354	Arable	6'663
360	Arable	4'860
361	Pasture	2'380
375	Pasture	11'148
601	Pasture	1'431
602	Pasture	'652
603	Homestead	1'329
604	Pasture	6'617
605	Arable	6'527
606	Arable	9'213
607	Arable	2'903
614	Pasture	2'193
615	Pasture	8'098
616	Pasture	17'099
368	Pasture	'825
608	Pasture	'845

174'493

Let to **Mr. J. A. Jackson** upon a Yearly Lady-day Tenancy at a Rental of **£145** per annum, the Tenant paying Land Tax which amounted last year to £2..15s.. 2d.

This Lot is subject to Tithe Rent Charge £22..12s..0d. (commuted value).

A Right of Way across the North end of Road No. 616A (**Lot 55**) is reserved to the Owner of this Lot.

A Right of Way over No. 367 on this Lot between points **A** and **B** on Plan is reserved to the Owner of **Lot 37** including the Drawing of Timber from **Coppice Tongue**.

End of Lot 59.

LOT 60

(Coloured Grey on the accompanying Sale Plan No. 1).

A FREEHOLD FARM

known as

“Woodnook Farm”

situate in **Moor Lane** and **Hassocky Lane**, **Sutton-cum-Duckmanton** and **Temple Normanton**, including

Farm House, Brick Built, Slate Roofed, containing Five Bedrooms on the First Floor ; Two Sitting. Rooms, Kitchen, Scullery, Dairy, Cheese Room on the Ground Floor ; Cellar ; Garden and Orchard; with

Useful Farm Buildings, Brick Built, Slate Roofed, consisting of Two-Stall, Stable, Cow House for 23 Cows, Calf Box, Fodder Store, Granary, Mixing Room, Cart and Implement Shed, Pig Cotes ; Yard, Rick Yard ; and

Arable and Pasture Land

in all about

88 Acres 0 Roods 11 Perches in area ;

divided as follows:

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
---------------------	---------------------	---

In the Parish of Sutton-cum-Duckmanton.	Acres
--	--------------

610	Pasture	8'441
611	Arable	6'265
612	Pasture	6'603
646	Pasture	4'709
643	Arable	5'787
644	Pasture	'972
645	Pasture	'745
647	Homestead	'745
648	Homestead	'226
Pt. 649	Pasture	4'231
Pt. 649	Reservoir and Land	'225
650	Pasture	15'629
696	Pasture	2'647

In the Parish of Temple Normanton.	
---	--

1	Pasture	5'432
2	Pasture	4'016
3	Arable	9'917
5	Pasture	'357
6	Pasture	5'683
Pt. 7	Arable	5'310
Pt. 7	Pasture	'849

88'069

Part No. 649 (about 36 Perches) is Let on Lease to the **Chesterfield Rural District Council** for a term of 50 years front 25th March, 1915, at a Rental of £1..17s..6d. per annum in respect of site of reservoir, a Right of Way thereto and Pipe Lines thereto and therefrom.

The Lessee also covenants to lay pipes up to the Farm House and to Two Cattle Troughs and supply Water by meter at 3d. per 1,000 gallons. This Lot is sold subject to and with the benefit of such Lease.

The Lessee pays all Outgoings.

The remainder is Let to **Mr. C. Marriott** upon a Yearly Lady-day Tenancy at a Rent of **£70** until Lady-day, 1923, and thereafter £88 per annum, the Tenant paying Land Tax, which amounted last year to 2s..9d.

This Lot is subject to Tithe Rent Charge as under :-	Commuted amount
	£ s. d.
Sutton-cum-Duckanton (Vicarial) 	7 6 6
Temple Normanton (Vicarial) 	0 16 1
Temple Nornianton (Rectorial) 	3 7 5

£11 10 0

A Right of Way between points A and B on Plan in favour of Lot 37 is reserved for all purposes including Drawing Timber from **Sutton Spring Wood**.

Lot 61

(Coloured **Orange** on the accompanying Sale Plan No. 1).

Three Enclosures of Accommodation Grass Land

situate in **Deepsick Lane** in the **Parish of Calow**,

in all about

6 Acres 3 Roods 17 Perches in area ;

divided as follows :

No. on Plan.	Description.	Area according to Ordnance Survey. Acres
222	Pasture	2'529
238	Pasture	1'656
239	Pasture	2'669
		<u>6'854</u>

Let to **Mr. R. Hulme** upon a Yearly Lady-day Tenancy at a Rental of **£7** per annum.

No charge for Land Tax was paid on this property last year.

This Lot is subject to Tithe Rent Charge 13s. 5d. (commuted value).

There is a Well of Water on the Property.

The Vendor's right, title and interest (if any) in the Lane at the South (Ord. No. 240) are included in this Lot.

End of Lot 61.

LOT 62

(Coloured **Green** on the accompanying Sale Plan No. 4).

A FREEHOLD FARM

known as

“Hill Farm”

situate close to the Mansfield Road, **Temple Normanton** ; including

Good **Farm House**, Stone Built and Slate roofed, containing Four Bedrooms, Two Sitting Rooms, Kitchen (with water laid on from the Public Main), Dairy and Two good Cellars; Wash House ; Garden and Orchard ; with

Well-arranged **Farm Buildings**, Brick and Stone Built and Tile Roofed, consisting of Four-Stall Stable with Loose Box, Coach House ; Cow House for 42 Cows ; Timber Built Cow Shed for Eight Cows; Pig Cotes; Implement and Wagon Sheds, Fodder Store, Granary; Yard, Rick Yard; and

Pasture and Arable Land

in all about

89 Acres 0 Roods 33 Perches in area ;

divided as follows:

see over page

No. on Plan.	Description.	Area according to Ordnance Survey.
In the Parish of Sutton-cum-Duckmanton.		
		Acres
14	Pasture	9'819
16	Pasture	13'436
51	Pasture	1'177
50	Pasture	'821
49	Homestead	'906
16	Pasture	2'346
24	Arable	3'775
48	Pasture	4'297
51A	Pasture	'862
13	Pasture	10'241
11	Pasture	6'260
54	Arable	5'745
55	Arable	3'576
8	Arable	10'049
9	Arable	5'580
Pt.56	Arable	1'287
10	Pasture	8'669
Pt.4 & Pt.52	Pasture (Road)	'362
		<u>89'208</u>

Let with Part No. 21 and No. 22 to the **Staveley Coal and Iron Co. Ltd.** on a Yearly Lady-day Tenancy at a Rent of **£91. 8s. 0d.** per annum, the Tenants paying Land Tax which last year amounted to £1 1s. 8d.

Part No. 21 (about '195 acre) and No. 22 (about 1'213 acre) included in the Tenancy are to be sold with Lot 65, for which the apportionment of rent made for the purposes of this Sale is £1 15s. 0d.

Pt. No. 4 and Part No. 52 ('362 acre) are In Hand being part of the Estate "Roads and Waste."

This Lot is subject to Tithe Rent Charge (commuted values) :

			£	s	d
Vicarial	....	....	2	14	10
Rectorial	....	....	10	10	9
			<u>£13 5 7</u>		

End of Lot 62.

LOT 63

(Coloured **Purple** on accompanying Sale Plan No. 4).

Four Enclosures of Accommodation Land

situate on the main Chesterfield - Mansfield Road at **Temple Normanton** adjoining **Grassmoor Colliery**,

containing in all about

24 Acres 0 Roods 30 Perches in area ;

divided as follows :

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Temple Normanton.	Acres
27	Pasture	3'875
46	Arable.	4'672
43	Pasture	4'806
35	Pasture, Railway Sidings and Yard	10'475
31	Roadway	'192
63	Roadway	'169
		<u>24'189</u>

Nos. 31 and 63 (about '361 Acre) is an Occupation Road, In Hand, forming part of the Estate "Roads and Waste," and this Lot is sold subject to the Right of Way of the Owner of Lot 67 over the road.

The remainder is Let to the **Grassmoor Colliery Co. Ltd.** upon a Yearly Lady-day Tenancy at a Rental of **£35..16s..8d.** per annum.

This Lot is subject to Tithe Rent Charge (commuted values) :	£	s.	d.
Vicarial	0	14	7
Rectorial	3	1	11
	<u>£3</u>	<u>16</u>	<u>6</u>

End of Lot 63.

LOT 64

(Coloured **Brown** on accompanying Sale Plan No. 4).

A USEFUL SMALL HOLDING

known as

“Corbriggs”

situate with Frontages to both sides of the Mansfield Road at **Temple Normanton**, including Stone and Brick Built and Slate and Tile Roofed **Cottage** containing Three Bedrooms, Sitting Room, Parlour, Kitchen (with Water laid on from the Public Main) ; Garden and Yard ; with

Brick Built **Outbuildings** consisting of Cow House for Two Cows, Fuel Store, Two-Stall Stable, Trap House, Two Pig Cotes, E.C.; and

Two Enclosures of Pasture Land

in all about

4 Acres 3 Roods 37 Perches in area ;

Divided as follows :-

No. on Plan.	Description.	Area according to Ordnance Survey.
		Acres
28	Pasture	3'820
20	Pasture	'858
Pt.21	Cottage, &c. and Garden	'156
Pt.35	Pasture	'147
		<u>4'981</u>

Let to **Miss A. Farnsworth** on a Yearly Lady-day Tenancy at a low Rental of **£8 16s. 4d.** per annum, the Tenant paying Land Tax which amounted last year to 7s. 2d.

This Lot is subject to Tithe Rent Charge (commuted values) :

	s.	d.
Vicarial	3	4
Rectorial 	<u>14</u>	<u>2</u>
	<u>17</u>	<u>6</u>

This Lot is sold with a Right of Way over the Roadway included with **Lot 65**; and subject to a Right of Drainage over this Property in favour of the Owner of **Lot 65** adjoining.

NOTE.- The area 4a. 3r. 37p. is doubtful owing to the diversion of the brook (the original boundary) on the South-west.

LOT 65

(Coloured **Red** on Sale Plan No. 4).

FREEHOLD COTTAGE

situate at **Corbriggs**, adjoining Lot 64 on the Mansfield Road, **Temple Normanton**;

Stone Built and Slated, containing Two Bedrooms, Living Room and Pantry ; with the Good Garden and Cartway Entrance from the main road.

Water is laid on.

Note.-The Timber Built addition of Wash House and Fuel Store was erected by the present Tenant.

About 1 Acre 1 Rood 39 Perches in area.

The Cottage and Garden is let to **Mr. R. Bradley** upon a Fortnightly Tenancy at a Rental amounting to **£6 10s. 0d.** per annum, the Landlord paying Rates and Land Tax, which latter amounted last year to 1s..4d.

Water is laid on from the Public Main.

Part No. 21 and No. 22 (about 1a. 1r. 25p.) included with this lot are let with **Hill Farm (Lot 62)** and the apportioned rent in respect of same for the purposes of this Sale is **£1..15s..0d.**

A Right of Way from the Public Road to the Cottage adjoining do the West (**Lot 64**) is reserved.

This Lot is sold with a Right of Drainage over **Lot 64** adjoining.

End of Lot 65.

LOT 66

(Coloured **Blue** on the accompanying Sale Plan No. 4).

A FREEHOLD FARM

known as

“Church Farm”

situate at **Temple Normanton** with Extensive Frontage to the Mansfield Road; including Stone Built and Slate Roofed **Farm House** containing Four Bedrooms, Box Room, Two Sitting Rooms, Kitchen (with Water laid on) ; Dairy, Cellar, Garden and Orchard; with Farm Buildings, Stone and Brick Built and Slate and Tile Roofed, consisting of Stabling, Three Stalls and Two Loose Boxes; Cow House for 24 Cows, Calf Lodge, Two Pig Cotes, Cart and Implement Sheds; Yard and Rick Yard; and

Arable and Pasture Land

in all about

93 Acres 1 Rood 2 Perches in area ;

divided as follows:

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Temple Normanton.	Acres
94	Pasture	6'969
95	Arable	12'865
96	Pasture	2'711
71	Pasture	5'623
118	Arable	9'846
116	Arable	6'250
97	Pasture	5'907
98	Pasture	4'538
92	Shaw	'517
Pt. 99	Arable	11'219
91	Arable	6'626
101	Pasture	13'718
Pt. 85	Homestead	'921
Pt. 77	Pasture	4'013
Pt.103	Pasture	'958
Pt.103	Site of Reservoir	'500
	In the Parish of Sutton-cum-Duckmanton.	
730	Pasture	'085
		<u>93'266</u>

No.92 (about '517 acre) Woodland is in Hand.

Part No. 103 (about '500 acre) used as the site of a reservoir is held by the **Chesterfield Rural District Council** on Lease for a term of 50 years from 25th March, 1915, at a rental of **£3** per annum, the Lessees paying all outgoings.

The remainder (about 92.249 acres) is Let to **Mr. J. Marriott** on a Yearly Lady-day Tenancy at a Rental of **£82..7s..0d.** per annum, the Tenant paying Land Tax which last year amounted to £1..3s..1d.

The Land Tax paid on No. 92 last year was 4d.

This Lot is subject to Tithe Rent Charge (commuted values) :-

						£.. s.. d
Vicarial	.....	.....	.....	.....	.....	...3 4 0
Rectorial	.....	.....	.....	.....	.....	<u>12 15 10</u>
						<u>£15 19 10</u>

This Lot possesses some excellent Sites for Building Purposes.

Water is provided from the Water Main.

End of Lot 66.

LOT 67

(Coloured **Yellow** on accompanying Sale Plan No. 4).

NOTE.- This Lot will be Sold with Lot 68.

A USEFUL SMALL HOLDING

situate on the Mansfield Road at **Temple Normanton** ; including Stone Built and Thatch Roofed **Cottage** containing Four Rooms, Dairy ; with good Garden and Yard; with

Outbuildings consisting of Brick Built and Slate Roofed Cow House for Three Cows and Fodder Store; Pig Pound, Corn Store and Calf Lodge; and

Four Enclosures of Pasture Land

in all about

7 Acres 1 Rood 6 Perches in area ;

divided as follows:

No. on Plan.	Description.	Area according to Ordnance Survey.
		Acres
Pt.85A	Cottage and Buildings	'501
86	Pasture	1'520
45	Pasture	2'012
47	Pasture	1'690
26	Pasture	<u>1'566</u>
		<u>7'289</u>

Let to **Mr. E. Cooper** upon a Yearly Lady-day Tenancy at a Rental of **£11.13s..6d.** the Tenant paying Land Tax which amounted last year to 3s. 8d.

This Lot is sold subject to the Right of water pipe line laid across No. 86 to the Schools adjoining, the annual acknowledgement rent of Is. per annum being receivable from the **Temple Normanton School Managers** in respect of this Easement.

A Right of Way is reserved to this Lot over the Roadway (Nos.31 and 63) included with **Lot 63.**

This Lot is subject to Tithe Rent Charge (commuted values) :-

	s.	d.
Vicarial	3	11
Rectorial	<u>6</u>	<u>4</u>
	<u>10</u>	<u>3</u>

Water is laid on from the Water Main.

LOT 68

(Coloured **Orange** on accompanying Sale Plan No. 4).

NOTE.-This Lot will be Sold with Lot 67.

An Enclosure of Garden Ground

on the South side of the Mansfield Road, **Temple Normanton**, having a Frontage thereto of about 100ft. ; and an average depth of about 23ft. ; containing in extent **8 Perches** or thereabouts.

Let to **Mr. J. T. Goodlad** upon a Half-yearly Tenancy at a Rental of **7s..6d.** per annum.

This Lot is not subject to Tithe Rent Charge.

LOT 69

(Coloured **Red** on accompanying Sale Plan No. 4).

A Freehold Dwelling House

situate opposite the Church at **Temple Normanton** :

Stone Built, containing Three Bedrooms, Box Room, Parlour, Sitting Room Kitchen (with Water laid on from the Water Main) ; Dairy ; Good Garden ; Orchard and Small Yard: with **Outbuildings**, including Pig Cote, E.C., and Stone Built Cow House for Three Cows

in all about

1 Rood 30 Perches in area ;

being Part No. 85 on Sale Plan.

Let to **Miss E. Watson** on a Yearly Tenancy, together with Two Enclosures of Pasture Land about 4a. 0r. 38p. comprised in **Lot 73**, at a low Rental of **£9..15s..6d.** per annum, the Tenant paying Land Tax which amounted last year to 2s. 9d.

The apportioned Rent for the purposes of this Sale for this Lot is £5..10s..6d.

This Lot is not subject to Tithe Rent Charge.

The Greenhouse and Four Timber Built Buildings are the property of the Tenant.

End of Lot 69.

LOT 70

(Coloured **Pink** on accompanying Sale Plan No. 4).

A Useful Small Holding

situate on the North side of the Mansfield Road at **Temple Normanton**, including
Stone Built Slate Roofed **Cottage** containing Two Bedrooms, Parlour, Kitchen, Two
Cellars, E.C. ; Garden and Orchard : Yard with Stone built Cow Lodge, Pig Cote : Dutch
Barn ; and

Four Enclosures of Pasture Land

in all about

6 Acres 0 Roods 35 Perches in area ;

divided as follows :

No. on Plan.	Description.	Area according to Ordnance Survey.
		Acres
100	Pasture	'914
89	Pasture	'700
88	Homestead	'472
75	Pasture	'406
Pt. 99	Pasture	<u>3'726</u>
		<u>6'218</u>

Let to **Mr. John Marriott** upon a Yearly Lady Lady-day Tenancy at a Rental of **£16** per annum,
the Tenant paying Land Tax which amounted last year to 2s..9d.

This Lot is subject to Tithe Rent Charge (commuted values) :-

	£.. s.. d.
Vicarial	0.. 4.. 2
Rectorial	<u>0..17.. 7</u>
	<u>£1.. 1.. 9</u>

Water is provided from the Water Main.

LOT 71

A Freehold Ground Rent

Of £3 10s. 0d. per annum

secured by a Lease for 89 years from 25th December, 1911 (having about 81 1/4 years unexpired) on a

Brick Built and Slated Double Fronted **Grocery and Drapery Shop** occupied by the **Hasland Co-operative Society**, situate on the Mansfield Road, **Temple Normanton** (as Coloured **Red** on the accompanying Sale Plan No. 4).

This Lot has a Frontage of about 34ft. 10in. and an average depth of about 68ft. (including forecourt) about **13 Perches** in area.

LOT 72

(Coloured **Orange** on accompanying Sale Plan No.4).

A Block of Eight Freehold Cottages

known as

“Musterbrook Cottages”

situate on the North side of the Mansfield Road, **Temple Normanton**.

Each **Cottage** contains Four Rooms, Coal Store and Pantry. E.C.; with Garden, Allotments and Common Yard and Drying Ground : Water is laid on ; about

1 Acre 2 Roods 24 Perches in area.

Let to the **Hardwick Colliery Company** on a Yearly Tenancy at a Rental of **£57 17s. 6d.** per annum, the Tenants doing Repairs and paying Rates and Taxes. This Lot is subject to Tithe Rent Charge (commuted values) :

	s	d
Vicarial	1	1
Rectorial	4	5
	<u>5</u>	<u>6</u>

Water is provided front the Public Main.

LOT 73

(Coloured **Green** on accompanying Sale Plan No. 4).

Two Enclosures of Accommodation Grass Land

situate adjoining **Lot 74** being No's. 113 and 114 on Plan ; in all about

4 Acres 0 Roods 38 Perches

according to the Ordnance Survey.

Let with **Lot 69** to **Miss E. Watson** on a Yearly Lady-day Tenancy at a low Rental of £9..15s..6d. per annum, the Tenant paying Land Tax which amounted last year to 2s. 9d.

The apportioned Rent of this Lot for the purposes of this Sale is **£4 5s. 0d.**

This Lot is subject to Tithe Rent Charge (commuted values) :-

	s.	d.
Vicarial	2	8
Rectorial	11	10
	<u>14</u>	<u>6</u>

End of Lot 73.

LOT 74

(Coloured Grey on the accompanying Sale Plan No.5).

A Comfortable Family Residence

known as

“Duckmanton Lodge”

situate about Two miles from Chesterfield on the North side of the Bolsover Road near
Calow, in the **Parish of Sutton-cum-Duckmanton**,

Stone and Brick Built and Slate Roofed, containing :-

On the Top Floor, Two Good Attics (one fitted with Bath and Hot and Cold Water Service) ;

On the First Floor, Four Bedrooms about 16ft. 1in. by 17ft. 0in., 16ft. 1in. by 14ft. 3in., 16ft. 5in. by 10ft. 8in., 14ft. 7in. by 14ft. 2in. respectively ; Two Dressing Rooms, Work Room, Three Small Bedrooms, Two Bath Rooms (each fitted with Bath, Lavatory Basin and Hot and Cold Water Service), w.c., Housemaid's Cupboard fitted with Sink, Landing with Main and Secondary Stairs to Ground Floor;

On the Ground Floor, Dining Room about 19ft. 1in. by 16ft. 3in., Drawing Room about 19ft. 1in. by 16ft. 1in., Morning Room about 14ft. 8in. by 14ft. 3in. Inner Lounge Hall with French Windows to Garden and Entrance Hall, Kitchen (fitted with Range, Dresser, Cupboards and Sink), Butler's Pantry (fitted with Sink), Pantry, Scullery, Larder, Maids' Sitting Room, w.c. ;

On the Basement, Wine and Beer Cellars and Larder, Kitchen Yard With E.C. and Fuel Store;

Brick Built Stabling with Four Stalls, Loose Box, Coach House. Workshop and Loft over;

Brick Built Laundry (fitted with Sink and Copper), Garage with Loft over, Harness Room, Two Larders, Store Loft over;

Paved Stable Yard with separate approach from main road; Excellent Part Walled Pleasure Garden with Tennis Lawn ; Kitchen and Fruit Gardens with Two Lean-to Hot Houses (one being the Lessee's property); Brick Built Potting Shed with Furnace;

Paddock with Two Pig Cotes and Covered Stock Yard.

The Residence, Yard and Buildings are Lighted by Electric Light
(by arrangement between the Tenant and the Staveley Colliery Co.).

The Grounds are Walled on the Road Frontage and well screened by Shrubs;

in all about

3 Acres 3 Roods 17 Perches in area;

Let (with One Cottage in **White Hart Row** included with Lot 80) on Lease to **Mr. D. N. Turner** for a term of 12 years from 25th March, 1912, determinable by the Lessee at nine years by giving Six Months' Notice to expire at Lady-day, 1921, at the low Rental of **£75 12s. 0d.** per annum.

The Lessee has certain powers of determining the Lease in case of insufficient Water Supply.

The Lessee to pay Fire Insurance premium, Land Tax (1918, 17s. 2d.) and the Rates (except the Water Rate), and to maintain the premises in tenantable repair (fair wear and tear excepted).

The apportioned Rent of this Lot for the purposes of this Sale is **£69 2s. 0d.** per annum.

A Right of Way from the Public Road over the Roadway (part of **Lot 76**) to the Paddock forming the West side of this Lot is reserved to the Owner of this Lot.

A Right of Drainage through and into **Lot 76** is reserved to this Lot.

Water is laid on direct from the **Calow** Main Supply.

This Lot is subject to Tithe Rent Charge (commuted value) 2s. 2d.

LOT 75

(Coloured **Pink** on accompanying Sale Plan No.1).

A COMPACT FARM

known as

“Moor Farm”

well-situate close to **Calow** with Long Frontage to Works Lane, **Sutton-cum-Duckmanton**, including

Large Farm House, Stone and Brick Built and Slate Roofed, containing Store Attic on the Top Floor; Three Bedrooms and Box Room on the First Floor; Two Sitting Rooms, Entrance Lobby, Kitchen, Wash House, Pantry on the Ground Floor; Dairy and Cellarage in the Basement; Garden and Orchard ; with

Useful Farm Buildings, Stone Built and Tile Roofed, consisting of Stabling (Five Stalls), Entire Loose Box, Harness Room ; Cow Houses for 3 Cows, Loose Box, Loft and Eight Calf Stalls, Fodder Store: Barn, Three Pig Cotes and Store; Timber Built Cart and Implement shed and Open Bullock Lodge; also

Brick Built Four-roomed Labourer's Cottage with Wash House and Store ; and

Arable and Pasture Land

in all about

121 Acres 3 Roods 33 Perches;

Divided as follows:

No. on Plan.	Description. In the Parish of Sutton-cum-Duckmanton.	Area according to Ordnance Survey. Acres
174	Pasture	6'294
175	Pasture	6'160
176	Pasture	5'850
181	Pasture	10'981
182	Arable	6'985
183	Arable	9'950
184	Pasture	7'286
185	Arable	2'056
209	Pasture	3'973
210	Pasture	4'378
208	Arable	5'214
217	Pasture	4'618
218	Arable	14'112
219	Pasture	1'941
220	Pasture and Road	8'161
258	Pasture	4'871
259	Pasture	5'320
260	Homestead	1'886
261	Pasture	6'844
270	Pasture	4'571
Pt. 272	Road	<u>505</u>
		<u>121'956</u>

Part No. 272 is that part of Works Lane dividing **Moor** and **Lodge Farms** bordering the South side of this Lot to the Centre of the Road and has hitherto been included in the Estate's "Roads and Waste."

The remainder (about 121'451 acres) is Let with other Lands, about 136a. 2r. 23p. in all to **Mr. J. Parker** on a Yearly Lady-day Tenancy at a Rental of **£105 6s. 0d.** per annum, the Tenant paying Land Tax which amounted last year to £1 9s. 0d.

The Apportioned Rent in respect of this Lot is **£93 10s. 0d.**

This Lot is subject to Tithe Rent Refit Charge (commuted value) £3 13s. 10d.

Rights of Way are reserved to the Owners of **Lots 76 (Lodge Farm)**, 77, 78, 34, 35 and 36 over the Roadway (Pt. No. 272) Works Lane.

This Lot is sold subject to the right of the Owner of **Lot 36** to use the pump on No. 220.

LOT 76

(Coloured **Yellow** on accompanying Sale Plans Nos.1 and 3)

A VALUABLE FARM

known as

“Lodge Farm”

situate near **Calow** on the Chesterfield - Bolsover Road, **Sutton-cum-Duckmanton**; including Excellent **Farm House**, Brick Built and Slate Roofed, containing:-

On the Top Floor, Two Attics

On the First Floor, Four Bedrooms, Two Staircases to Ground Floor;

On the Ground Floor, Dining and Drawing Rooms; Kitchen, Pantry, Scullery (with Water laid on), Dairy, Workshop;

On the Basement, Larder and Cellarage ; Garden and Orchard; Kitchen Yard with Fuel Store, E.C. Loose Box and Two Pig Cotes;
and

Well-arranged **Farm Buildings**, Brick and Stone Built and Slate Roofed, consisting of Five-Stall Stable with Barn over; Cow Houses for 28 Cows with Loose Box; Three Fodder Stores, Mixing Store, Cart Lodge, Two Dog Kennels, Two Pig Cotes; Timber Built Implement and Wagon Lodge and Open Store; Good Yard and Rick Yard ; also Detached Yard with Brick Built Cow Lodge for Six Cows, Two Loose Boxes and Fodder Store; and

Arable and Pasture Land

in all about

118 Acres 0 Roods 19 Perches in area;

divided as follows :-

No. on Plan.	Description. In the Parish of Sutton-cum-Duckmanton.	Area according to Ordnance Survey. Acres
309	Pasture	1'546
308	Homestead	1'050
271	Pasture	8'340
Pt.272	Road	'660
307	Pasture	10'818
273	Arable	8'936
274	Pasture	'763
304	Pasture	2'621

305	Arable	2'500
317	Pasture	8'308
302	Pasture	3'652
Pt.318	wood	'450
Pt.319	Arable	3'105
339	Arable	6'053
350	Arable	10'887
365	Pasture	3'626
349	Arable,	3'343
178	Wood	'726
179	Pasture	4'962
180	Pasture	4'813
211	Arable	3'707
212	Arable	2'883
213	Arable	2'960
314	Pasture	2'813
215	Arable	3'761
216	Pasture	3'709
262	Pasture	2'781
263	Road	'814
264	Pasture	3'321
265	Pasture	3'239
Pt.266	Garden	'433
267	Pasture and Buildings	<u>'539</u>
		<u>118'119</u>

Nos. 318 and 178 (about 1'187 acre) are Woodlands in Hand.

Part No.272 (about '660 acre) is that part of Works Lane dividing **Lodge** and **Moor Farms** on the North side of this Lot to the centre of roadway, and has hitherto been included with the Estate's "Roads and Waste."

No. 365 (about 3'626 acres) is Let to **Mrs. Lamb** with **Sycamore Farm** (**Lot 81**), the Rent apportioned in respect of this Lot being per annum £4 19 0

Pt. No.266 (about '200 acre) is Let to **Mr. Dearden** with the Cottage (**Lot 79**), but no Rent is apportioned in respect of this Lot.

The remainder (about 112'457 acres) **Lodge Farm** is Let with other lands, about 123a. 1r. 33p. in all, on a Yearly Tenancy expiring Lady-day, 1920, to **Mr. D. G. Dearden** at the Rental of £108 per annum, the Tenant paying the Land Tax which amounted last year to £1 9s. 10d.; the Rent apportioned in respect of this Lot being per annum £98 8 0
 Making a Total Rental (excluding Woodland, etc.) of per annum **£103 7 0**

This Lot it subject to Tithe Rent Charge (commuted value) £3 8s. 6d.

This Lot is sold subject (i) to Rights of Way of the Owners of Lots 74 and 79 over the roadway No.263 on Plan and of the Owners of Lots 74, 75, 77, 78, 34 and 35 over the roadway Pt. No.272 (Works Lane), (ii) to the Easement of water pipe line over Enclosure No. 319, (iii) to a Right of Way between the points **B** and **C** on Plan to the Owner of Lot 37 including the drawing of timber from Coppice Tongue, (iv) to a Right of Drainage through and into this Lot in favour of Lot 74.
 Water is provided from the Water Main.

LOT 77

(Coloured **Orange** on accompanying Sale Plan No. 3).

A Brick Built Detached Bungalow Cottage

situate on the North side of Works Lane near **Moor Farm, Duckmanton**,
containing :-
Bedroom, Living Room and Pantry, E.C., and Scullery Outside: Good Garden ;

in all about

23 Perches in area ;

Let to **Mr. Jackson**, a Fortnightly Tenant, at a Rental amounting to **£5 4s. 0d.** per
annum, the Landlord paying Outgoings.

The Right of Drawing Water from the Well on **Lot 78** is reserved to the Owner of this Lot
jointly with the Owner of **Lot 78**.

LOT 78

(Coloured **Red** on accompanying Sale Plan No. 3).

A Brick Built Bungalow Cottage

known as

Toll Gate Cottage

situate opposite **Lot 77** on the South side of Works Lane near **Lodge Farm, Duckmanton**,
containing :

Two Bedrooms, Living Room, Pantry, Scullery and E.C. ; Good Garden;
also

An Enclosure of Pasture Land

(No. 256) adjoining;

in all about

3 Acres 1 Rood 7 Perches in area;

the Cottage being Let to Mr. Percival , a Fortnightly Tenant, at a Rental amounting to	per annum	£5 4 0
the Landlord paying Outgoings (including Land Tax) ; and		
the Pasture Field being Let to Mr. W. Spooner with Works Farm (Lot 34) ,		
the Apportioned Rent for No. 256 being	per annum	<u>£3 0 0</u>
making a Total of	per annum	<u>£8 4 0</u>

This Lot is subject to the Joint Right of the Owner of **Lot 77** to Draw Water from the
Well on this Lot.

This Lot is subject to Tithe Rent Charge 2s. 0d. (commuted value).

LOT 79

(Coloured **Green** on accompanying sale Plan No. 5).

Two Semi-Detached Cottages

situate on the West side of Duckmanton Lodge on the Calow Road at **Duckmanton**,

Stone Built and Tile Roofed, each containing Four Rooms and Dairy (one having an addition of Scullery and Fuel Store), with Yard and Garden;

in all about

1 Rood 8 Perches in area ;

Let to **Mrs. Charlton**, as Fortnightly Tenant, at a Rental of **£6 1s. 10d.** per annum, the Tenants paying Rates

and **Mr. D. G. Dearden**, on a Fortnightly Tenancy at a Rental amounting to **£6 10s.** per annum, the Landlord paying Rates.

There is a small charge for Land Tax on this Lot.

A Right of Way over the Roadway No. 263 on Plan is reserved to this Lot.

The Detached portion of Garden Let with the Cottage to **Mr. Dearden** is included with **Lot 76, Lodge Farm**. No apportionment of Rent is made in respect of same.

This Lot is subject to Tithe Rent Charge (commuted value) 2d.

The Lessee of **Duckmanton Lodge (Lot 74)** by the terms of his Lease has the option of hiring the Cottage Let to **Mrs. Charlton** so soon as it becomes vacant, in lieu of the Cottage at present leased to him.

End of Lot 79.

LOT 80

(Coloured **Red** on accompanying Sale Plan No. 5).

A Block of Three Cottages

situate adjoining the "**White Hart**" Inn, Calow, and known as

White Hart Row

Brick Built, Two each containing Five Rooms and Dairy, and the remaining One Six Rooms and Dairy ; Three E.C's., Common Wash House (with Two Coppers and Water laid on) ;
Good Garden Ground; Pump ;

in all about

2 Roods 33 Perches in area;

Let to (i.) **Mr. C. Hales** (an Estate servant) as Fortnightly Tenant Rent free;
(ii.) **Mr. D. N. Turner** on Lease with **Duckmanton Lodge (Lot 74)**, apportioned Rent
£6 10s. 0d. per annum.
(iii.) **Mr. Jones**, a Fortnightly Tenant, at 3s. 0d. per week.

Estimated Gross Rental Value **£24 14s. 0d.** per annum, the Landlord paying Rates.

This Lot is subject to Tithe Rent Charge (commuted value) 5d. and Land Tax 5s. 3d.
(1918 charge).

There is a public footpath passing through this Lot.

Water is provided from the Water Main.

There is a Right in favour of the Owner of the adjoining property (the "**White Hart**" Inn)
to use the Pump and Well on this Lot.

End of Lot 80.

LOT 81

(Coloured **Blue** on accompanying Sale Plan No. 1).

A Useful Small Holding

known as

“Sycamore Farm”

situate on the Chesterfield - Bolsover Road at **Calow**, including

Stone Built and Slate Roofed **House** containing Three Bedrooms, Sitting Room, Kitchen, Pantry, E.C., Garden; with

Outbuildings comprising Wash House, Cow Lodge for Two Cows, Fodder Store and Pig Cote

(Note:- The Timber Built Buildings belong to the Tenant.)

and

Five Enclosures of Pasture Land

in all

16 Acres 1 Rood 2 Perches in Area;

divided as follows :

No. on Plan.	Description.	Area according to Ordnance Survey.
	In the Parish of Calow.	Acres
Pt.181	House, Garden, &c.	'321
182	Pasture	2'129
184	Pasture	2'623
7	Pasture	4'946
17	Pasture	2'942
18	Pasture	3'116
Pt.183	Gardens	<u>'184</u>
		<u>16'261</u>

Let with other Land, in all about 19a. 3r. 17p., to **Mrs. Mary A. Lamb** upon a Yearly Tenancy at a Rental of **£27 3s. 6d.** per annum, the apportioned Rent in respect of this Lot being **£22 4s. 6d.** per annum.

No Land Tax was paid in respect of this Holding last year.

This Lot is subject to Rectorial Tithe Rent Charge (commuted value) £2..7s..6d.

A Right of Way over the occupation Road on the South boundary of **Lot 85** is reserved to the Purchaser of this Lot.

LOT 82

(Coloured **Orange** on accompanying Sale Plan No. 5).

A Valuable Freehold Property

situate on the Chesterfield - Bolsover Road at **Calow** ; including

Modern Detached **Dwelling House**, Brick Built and Slated, containing g Four Bedrooms on the First Floor; Dining and Drawing Rooms ; Kitchen (with Water laid on), Store Cupboard, Dairy on the Ground Floor; Kitchen Yard ; with

Outbuildings comprising Cow Lodge for Four Cows; Fodder Store, Calf Box, Pig Cote., E.C. ; Garden; also

The **Smithy Premises** consisting of Brick Built and Tile Roofed Shoeing House, Fuel Store, Blacksmith's Shop, Forge, and Store addition ; Good Yard ; and

Two Enclosures of Grass Land

in all about

4 Acres 1 Rood 19 Perches in area ;

divided as follows :

No. on Plan.	Description. In the Parish of Calow.	Area according to Ordnance Survey. Acres
Pt.181 & Pt.183	House, Buildings and Garden	'105
185	..... ditto	'175
32	Pasture	2'476
	Smithy and Pasture	<u>1'614</u>
		<u>4'370</u>

Let with other Land (about 7'621 acres) in all about 12a. 0r. 6p. to **Mr. A. Smith** on a Yearly Lady-day Tenancy at a Rental of **£23 10s. 0d.** per annum, the Rent apportioned in respect of this Lot being **£18** per annum the Tenant paying Rates.

No Land Tax was paid on this Property last Year.

This Lot is subject to Tithe Rent Charge (commuted value) 12s. 7d.

A Right is reserved to the Adjoining Owners of the "**White Hart**" Inn to drain into the cesspool on Enclosure No. 185.

Having considerable Frontages to the Main Chesterfield Road and Blacksmith Lane, this property has an additional value for Building Purposes.

LOT 83

(Coloured **Purple** on accompanying Sale Plan No. 1).

A Valuable Accommodation Holding

known as

“Moortop (or Stud) Farm”

well situate with Long Frontage to the South side of the Chesterfield - Bolsover Road,
Duckmanton, including

Stone and Brick Built and Tile Roofed **Farm House** containing Four Bedrooms, Box Room,
Two Sitting Rooms, Kitchen, Wash House (Water laid on), Pantry, Cellarage ; Garden,
Yard with Coach House; with

Farm Buildings, Stone and Brick Built, consisting of Stable with Four Loose Boxes and
Two Loose Boxes with Covered Stud Yards; Cow House for Four Cows and Loose Box;
Barn with Loose Box; Blacksmith's Shop and Granary over ; Dutch Barn; Yard and

Arable and Pasture Land

in all about

26 Acres 1 Rood 24 Perches in area ;

divided as follows :-

No. on Plan.	Description. In the Parish of Sutton-cum-Duckmanton.	Area according to Ordnance Survey. Acres
Pt.311	Arable	3'500
Pt.311	Pasture	'815
312	Homestead	'830
313	Pasture	1'027
314	Pasture	'436
315	Pasture	2'700
341	Pasture	2'840
343	Pasture	'571
342	Pasture	'588
344	Pasture	'492
340	Pasture	2'351
346	Arable	4'837
347	Pasture	5'415
		<u>26'402</u>

No. 347 (about 5'415 Acres) is Let with other Lands, Lodge Farm, in all about 123a. 1r. 33p. to **Mr. D. G. Dearden** upon a Yearly Tenancy expiring Lady-day, 1920, at a Rental of £108 per annum, the Tenant paying Land Tax which amounted last year to £1 9s. 10d. on Lodge Farm, the apportioned Rent in respect of this Lot being per annum £4 15 0

The remainder is Let with other Land (about 14'579 Acres), in all about 35a. 2r. 31p., to **Mr. R. Bingham** at a Rental of £45 per annum, the Tenant paying Land Tax which amounted last year to 12s. 4d., the apportioned Rent in respect of this Lot being per annum £27 0 0

Making a Total Apportioned Rent of per annum £31 15 0

This Lot is subject to Tithe Rent Charge (commuted value) 18s. 0d.

This Lot possesses considerable Building Value being close to Arkwright Town Railway Station and having Valuable Frontages to the main Bolsover Road, Deepsick Lane and Bolehill Road.

Water is provided from the Water Main.

LOT 84

(Coloured **Red** on accompanying Sale Plan No. 1).

An Attractive Small Holding

known as

“Moor Cottage”

situate near Arkwright Town on the Bolsover Road, **Duckmanton** ; including

Stone Built **Cottage** containing Two Bedrooms, Box Room. Living Room, Scullery (with Water laid on), Pantry, with Good Garden, Yard and Paddock ; and

Stone Built **Outbuildings** consisting of Pig Cote, Cow Lodge for Two Cows, Two Stores; in all about

1 Acre 3 Roods 38 Perches in area.

Let to, **Mrs. D. Marples** upon a Yearly Tenancy at a Rent of **£15** per annum, the Tenant paying Rates and Land Tax (5s. 10d. for 1918).

This Lot has a Frontage of about 650ft. to the main road and a mean depth of about 150ft.,

The Paddock being a suitable Site for Building Purposes.

This Lot is subject to Tithe Rent Charge (commuted value) 11d.

Water is provided from the Water Main.

LOT 85

(Coloured **Brown** on accompanying Sale Plan No. 5).

Valuable Accommodation Pasture Field

situate on the East side of Blacksmith Lane, **Calow**, on the road to **Brimington** ;

in all about

7 Acres 2 Roods 19 Perches in area ;

being No. 16 on Plan.

This Lot has a Building value with a Frontage of about 690ft. to Blacksmith Lane, with Depths varying from 180ft. to 700ft., and is Let to **Mr. A. Smith** with other Land, in all about 12a. 0r. 6p., on a Yearly Lady-day Tenancy at a Rent of £23 10s. Od. per annum, the Tenant paying Rates, the Rent apportioned in respect of this Lot being **£5 10s. 0d.** per annum.

No Land Tax was paid on this Property last year.

This Lot is subject to Rectorial Tithe Rent Charge (commuted value) £1 1s. 6d.

A Right of Way over the Occupation Road on the South Boundary of this Lot is reserved to the Purchaser of **Lot 81, Sycamore Farm.**

LOT 86

(Coloured **Green** on accompanying Sale Plan No. 5).

BUILDING LAND

situate in Blacksmith Lane, **Calow**,
being

An Enclosure of Grass Land

about

3 Acres 0 Roods 2 Perches in area ;

and having a Frontage of about 270ft. and an average Depth of 400ft.

Good supply of Water for Cattle.

Let with other Lands (**Lodge Farm, Lot 76**), in all about 123a. 1r. 33p., to **Mr. D. G. Dearden** on a Yearly Tenancy expiring Lady-day, 1920, at a Rental of £108 per annum, the Tenant paying Land Tax which amounted last year to £1 9s. 10d., the apportioned Rent for this Lot being **£2 12s. 0d.** per annum.

This Lot is subject to Rectorial Tithe Rent Charge (committed value) 5s. 11d.

LOT 87

(Coloured **Brown** on accompanying Sale Plan No. 5).

A Plot of Valuable Freehold Building Land

situate on the South side of the Chesterfield-Bolsover Road opposite Duckmanton Lodge,
Duckmanton, close to **Calow** ;

being

An Enclosure of Grass Land

about

2 Acres 2 Roods 6 Perches in area ;

with a Frontage of about 700ft., of which about 498ft. has Depths varying from 230ft.
to 150ft.

Let with other Lands (**Lodge Farm, Lot 76**), in all about 123a. 1r. 33p., to **Mr. D. G. Dearden** on a Yearly Tenancy expiring Lady-day, 1920, at a Rental of £108 per annum, the Tenant paying Land Tax which amounted last year to £1 9s. 10d ; the apportioned Rent in respect of this Lot being £2 5s. 0d. per annum.

This Lot is subject to Tithe Rent Charge (commuted value) 1s. 6d.

There is a Water Trough in the Field supplied from the Water Main.

End of Lot 87.

LOT 88
(Coloured Grey on accompanying Sale Plan No. 3).

A Compact and Valuable Farm and Accommodation Holding

known as

“Gorse Farm”

very well situate adjoining **Arkwright Town Railway Station**, with long Frontages to the Bolsover Road and Sutton Lane, **Sutton-cum-Duckmanton** ; including

Farm House, Stone and Brick Built and Slate Roofed, containing Four Bedrooms, Dining Room, Sitting Room, Kitchen, Scullery (with Water laid on), Dairy (with Fruit Store over); Garden; with

Useful **Farm Buildings**, Stone and Brick Built, consisting of Two-Stall Stable, Loose Box and Loft over; Barn with Wagon Lodge ; Cow Houses for 20 Cows, Fodder Store and Calf Lodge; Yard and Rick Yard; also Two Stores with Cart and Implement Shed on the Nursery Ground ; and

Arable and Pasture Land and Cricket and Tennis Ground

in all about

74 Acres 2 Roods 31 Perches in area;

divided as follows:-

No. on Plan.	Description. In the Parish of Sutton-cum-Duckmanton.	Area according to Ordnance Survey. Acres
296	Arable	4'818
Pt.278	Arable	1'904
295	Arable	2'082
379	Pasture	2'010
280	Pasture	2'173
294	Pasture	1'605
282	Pasture	2'902
290	Pasture	3'135
292	Homestead	'738
293	Pasture	1'900
291	Pasture	1'616
325	Pasture	1'121
333	Arable	9'600
332	Pasture	16'617
322	Arable	4'267
334	Arable	7'606
353	Arable	3'382

323	Cricket Ground	2'783
323A	Arable	2'936
323B	Arable	<u>1'498</u>
		<u>74'693</u>

Let to **Mr. S. Burton** upon a Yearly Lady-day Tenancy at a Rent of **£86** per annum, the Tenant paying Land Tax which amounted last year to £1 4s. 7d. in respect of this Lot and of about 3 Acres of Glebe.

Nos. 323, 323A and 323B (about 7'217 acres) are Let at £8 16s. 0d. per annum to the **Staveley and District Public House Trust, Ltd.**, who are surrendering their Tenancy at Christmas, 1919, subject to the Yearly Lady-day Sub-tenancy of **Mr. S. Burton** who pays a Rent of £6 per annum inclusive of Rates.

The **Great Central Railway Co.** pay an acknowledgement Rent of **1s. 6d.** per annum for a Right of Way across this Farm.

This Lot is subject to Tithe Rent Charge (commuted value) £2 18s. 1d.

Water is provided from the Water Main.

Considerable Building Value attaches to this Lot possessing as it does land with upwards of 1,400ft. Frontage to the South side of the Bolsover Road, close to the Railway Station and within easy reach of Chesterfield and Mining Centres, ripe for Immediate Development.

Note.- The parcel of Rector's Glebe hitherto occupied with the above Farm will be offered after this Lot.

LOT 89

(Coloured Brown on accompanying Sale Plane No. 3).

A VALUABLE ACCOMMODATION HOLDING

known as

“NURSERY FARM”

well situate adjoining **Arkwright Town Railway Station** with Frontages to both sides of Sutton Lane, **Sutton-cum-Duckmanton** including

Farm House, Brick Built, containing Three Bedrooms, Two Box Rooms; Two Sitting Rooms, Living Room, Scullery, Pantry and Dairy, E.C.; Good Garden and Orchard; with

Brick Built Farm Buildings, consisting of Three Four-Stall Stables, Cow Lodge for Four Cows, Three Stores, Loose Box, Pig Cote, Cart Shed and Fodder Store ; Dutch Barn ; and

Pasture and Allotment Land

in all about

24 Acres 2 Roods 36 Perches in area;

divided as follows:-

No. on Plan.	Description. In the Parish of Sutton-cum-Duckmanton.	Area according to Ordnance Survey. Acres
335	Homestead	'860
362	Pasture	3'577
363	Pasture	3'508
363A	Pasture	'191
351	Pasture	14'579
338	Allotments	1'802
336	Allotments	<u>'209</u>
		<u>24'726</u>

No. 351 is Let with other Lands (**Moortop Farm, Lot 83**), in all about 35a. 2r. 31p., to **Mr. R. Bingham** upon a Yearly Lady-day Tenancy at a Rental of £45 per annum, the Tenant paying Land Tax which amounted last year to 12s. 4d., the apportioned Rent for this Lot being per annum £18 0 0

Nos. 338 and Pt. 336 (about 1a. 3r. 23p.), Allotments, are Let to **Mr. J. E. Smith** upon a Yearly Lady-day Tenancy at a Rent of per annum £3 5 0 the Tenant paying Land Tax which amounted last year to 10d. and the Rates.

Part No. 336 (about 25 perches), Allotments, is Let with the Shops and Cottage (Lot 90) on a Half-Yearly Tenancy to **Mrs. S. E. Coates** at a Rental of £51..19s..0d. per annum, the Tenant paying Rates. A small proportion of Land Tax is chargeable. The apportioned Rent in respect of this Lot is £0 19 0

The remainder is Let to Exors of **J. Wigley** on a Yearly Tenancy at a Rental of per annum £30 0 0 the Tenant paying Land Tax which amounted last year to 5s. 10d.

Making a Total Rental of per annum **£52 4 0**

This Lot is subject to Tithe Rent Charge (commuted value) £1 2s. 4d.

An Acknowledgment Rent of **1s. 0d.** per annum is paid to the **Great Central Railway Company** for access to No's. 338 and 336 over the Company's land on the road frontage.

End of Lot 89.

LOT 90

(Coloured **Purple** on the accompanying Sale Plan No. 3).

A Valuable Block of Shop & Cottage Property

situate on the Bolsover Road at **Arkwright Town** ; including

Three Brick Built and Slate Roofed **Cottages** each containing Three Bedrooms, Living Room, Scullery (with Water laid on), Pantry ; Gardens, Common Yard, E.C's. ; and

Three Timber Built Lock-up **Grocer's, Draper's and Butcher's Shops and Stores**, the Centre Shop being fitted with Baker's Oven and having a Basement Store; with Passage Way and Cart Way to Rear ;

The whole occupying a Site with about 76ft. Frontage (expanding to about 92ft. at the Rear) and an average Depth of about 108ft., about 38 Perches in Area.

The Three Shops are Let with One Cottage and a Piece of Allotment Ground (about 25p.) included with Lot 89, to Mrs. S. E Coates on a Half-yearly Tenancy at a Rental of £51 9s. 0d. per annum, the Rent apportioned in respect of this Lot being £51 0 0

The Tenant pays Rates on the Shops and the Landlord those on the Cottage.

The Two adjoining Cottages are Let to Messrs. **Hancock and Spooner** as Fortnightly Tenants at Rentals amounting to £24 1 0 per annum the Landlord paying Outgoings.

Making a Total Gross Rental of per annum **£75 1 0**

Water is provided from the Water Main.

LOT 91

NO LOT

LOT 92

(Coloured **Yellow** on accompanying Sale Plane No. 3).

A Detached Dwelling House

situate at **Arkwright Town** with roadway approach from the Bolsover Road, Brick Built and Slate Roofed, containing :-

On the Top Floor, Attics ;

On the First Floor, Four Bedrooms ; Bath Room (fitted with Bath, Lavatory Basin and Hot and Cold Water Service), W.C. ;

On the Ground Floor, Three Sitting Rooms, Kitchen (with Water laid on) ;

On the Basement, Good Cellarage ;

Wash House and Fuel Stores; Yard and Good Garden; in all about

2 Roods 24 Perches in area ;

Let to **Mr. J. Barber** (excluding the roadway from the Bolsover Road which is included with this Lot) upon a Fortnightly Tenancy at a Rental amounting to **£20 16s. 0d.** per annum, the Landlord paying Rates.

There is a small charge for Land Tax upon this Property.

This Lot is sold subject to the Rights of Way of the Owners and Tenants of adjoining Property over the roadway above referred to.

This Lot is subject to Tithe Rent Charge (commuted value) 5d.

Water is provided from the Water Main.

End of Lot 92.

LOT 93

A Freehold Ground Rent

Of £5 5s. 0d. per annum

amply secured by a Lease for 99 years from 24th June, 1902 (having about 81 3/4 years unexpired), on the

Fully Licensed Public House

known as

The “Station Hotel”

in the occupation of the **Staveley and District Public House Trust. Ltd.** ;

situate adjoining the **Railway Station at Arkwright Town**, with a Frontage of about 116 ft. to Sutton Lane ;

Brick Built and Tile Roofed, containing Six Bedrooms, Bath Room and Club Room on First Floor; Dining Room, Smoking Room, Tap Room, Public Bar on the Ground Floor ; Cellarage on the Basement ; with good Walled Yard: and

Three-Stall Stable with Coach House, Harness Room and Loft over : Pig Cote : Fuel Stores ; Public Conveniences;

having an area of about

1 Rood 5 Perches

(as Coloured **Green** on accompanying Sale Plan No. 3).

End of Lot 93.

LOT 94

(Coloured **Blue** on accompanying Sale Plan No. 3).

A VALUABLE

Enclosure of Accommodation Pasture & Building land

being No. 320 (part) situate opposite the **Station Hotel** at **Arkwright Town**, with a Frontage of upwards of 310 ft. to Sutton Lane ;

At present In Hand; Vacant Possession may be had upon Completion of the Purchase;
Also

The Site of the Timber Built Lock-up Shop
adjoining ;

Let to **Mr. Hancock** upon a Quarterly Tenancy at a Rental of **£2** per annum, the Tenant paying the Rates ; in all about

3 Acres 3 Roods 12 Perches in area.

This Lot is subject to Tithe Rent Charge 2s. 2d.

LOT 95

(Coloured **Red** on accompanying Sale Plan No. 3).

An Enclosure of Plantation Land

used as a Recreation Ground being No. 298 (part) situate with a Long Frontage to the North side of the Bolsover Road at **Arkwright Town**, about,

2 Acres 2 Roods 22 Perches in area;

Let to the **Staveley Coal and Iron Co. Ltd.** at a Rental of **£3** per annum.

The Company can surrender their Tenancy at six months' notice at any time or retain it during the term of their Mineral Lease.

This Lot is sold subject to the Sewer Easement over and through the Land.

LOT 96

A FREEHOLD GROUND RENT

Of £1 10s. 0d. per annum

secured by a Lease for 99 years from 24th June 1899 (having about 78 1/2 years unexpired) on the **Primitive Methodist Chapel at Arkwright Town** or that portion built upon Land belonging to this Estate, about

8 Perches in Area.

(Coloured **Orange** on Sale Plan No. 3).

The **Great Central Railway Company** claim a small part (about 110 sq. ft.) of the Site on its North boundary) originally granted to the Trustees of the **Primitive Methodist Chapel**, and an acknowledgement Rent of 1s. 0d. per annum is paid by the Vendor to the Company, and this Lot is sold subject to this charge.

The Rent reserved in the Lease is £3 per annum, but this has been reduced to **£1 10s. 0d.** per annum.

LOT 97

FREEHOLD GROUND RENT

OF

£3 PER ANNUM

secured by a Lease for 99 years from 25th March, 1903 (having about 82 1/2 years unexpired) ; on a

Wesleyan Mission Chapel

situate near **Bond's Main** on the South side of the Mansfield Road at **Temple Normanton** ;

Timber Built and Iron Roofed, also Two Brick Built Buildings, and Grass Enclosure in Front ; the whole having a Frontage of about 75 ft. and an average Depth of about 123 ft.; in all about

34 Perches in Area;

being No. 47A and Coloured **Blue** on accompanying Sale Plan No. 4.

LOT 98

(No Lot).

LOT 99

(Coloured **Green** on accompanying Sale Plan No. 3).

Two Enclosures of Arable Land

Used as Allotment Gardens

situate on the Bolsover Road at **Arkwright Town** ; in all about

9 Acres 3 Roods 1 Perch in area.

Let the **Staveley Coal and Iron Co. Ltd.** at a Rental of **£17 12s. 6d.** per annum.

The Company can surrender the Tenancy by six months notice at any time or retain it during the term of their mineral Lease.

This Lot is subject to Tithe Rent Charge (commuted value) 6s. 3d.

LOT 100

A Nominal Freehold Ground Rent

Of 1s. per annum

secured by a Lease for 95 years from 1st January, 1901, to the **Staveley Coal and Iron Co. Ltd.** on the Schools at **Arkwright Town** ; a Brick Built and Slate Roofed **Building** containing Eight Class Rooms with accommodation , for about 400 Scholars and Play Ground; in all about

2 Roods 14 Perches in area.

(Coloured **Pink** on accompanying Sale Plan No. :3.)

The Company have Let the Schools to the Education Committee of the **Derbyshire County Council.**

LOT 101

(Coloured **Orange** on accompanying Sale Plan No. 1).

Two Enclosures of Land

situate at **Owlcotes Farm** and **Deepdale Farm**, in the Parishes of **Heath** and **Sutton-cum-Duckmanton** respectively ;

in all about

9 Acres 3 Roods 22 Perches in area

Let upon Lease to the **Ramcroft Colliery Company Ltd.** for a term of 21 years from 25th March 1919, at a Yearly Rent of **£37 2s. 4d.**, the Lessees paying all Outgoings; to have full right to construct and use a Railway and Sidings on the Land ; to restore surface for Agricultural purposes or at the Lessee's option to pay for any part permanently damaged and not reinstated within three months of termination of lease, at the rate of £70 an acre, as liquidated damages.

Tithe Rent Charge (commuted values):-

	£	s.	d.
Parish of Heath	0	8	0
Parish of Sutton-cum-Duckmanton	0	13	2
	£1	1	2

LOT 102

A Ground Rent

OF

£2 PER ANNUM,

secured by a Lease for 99 years from 29th September, 1892, of the Site of the Brick Built and Slated **Wesleyan Methodist Chapel, Poolsbrook**, in the Parish of **Staveley**, the site having about 96 ft. frontage to the road to **Staveley** and about 95 ft. return frontage, and an

Area of about 27 Perches,

being part of Ord. No. 1365.

(Coloured **Orange** on accompanying Sale Plan No. 1.)

Conditions of Sale.

1. The highest bidder for each lot shall be the Purchaser and if any dispute arises as to any bidding the lot shall be put up again at the last undisputed bidding. The Vendor reserves the right to withdraw consolidate and re-arrange lots. There will be a reserve price for each lot and the Vendor or his Agents shall be at liberty to bid up to such reserve. The amount of the advance of each bidding shall be regulated by the Auctioneer and no bidding shall be retracted.

2. Each Purchaser shall immediately after the sale pay to the Auctioneer a deposit of £10 per cent. on his Purchase-money and sign an Agreement in the form subjoined and shall pay the residue of the Purchase-money on the 9th day of February next at the Office of the Vendor's Solicitors **Messrs. TREHERNE HIGGINS & Co.** 7, Bloomsbury Square London W.C. at which time and place the purchase shall be completed.

3. The rents and profits or possession will be received or retained and the outgoings discharged by the Vendor up to the said 9th day of February next as from which day all outgoings including any rates made before but not demanded till after that day shall be discharged by and the rents and profits or possession shall belong to the Purchaser and the rents profits and outgoings shall if necessary be apportioned for the purpose of this provision but the Purchaser of any lot shall not be let into the actual possession or receipt of the rents and profits until the completion of the purchase and each Purchaser shall on completion pay to the Vendor his proportion of the current rents, less his proportion of current outgoings. If from any cause whatever other than the wilful default of the Vendor the purchase of any lot shall not be completed on or before the said 9th day of February next, the Purchaser shall pay to the Vendor interest on the balance of the Purchase-money at the rate of £5 10s. per cent. per annum from that day until the completion of the purchase, and shall not be entitled to any compensation for the Vendor's delay or otherwise, but this stipulation is without prejudice to the Vendor's rights under any other of these Conditions.

4. The property is sold subject to all chief quit and other rents and outgoings and to all incidents of tenure, rights of way, water, lights, drainage and other easements, if any, affecting the same and all rights of adjacent owners and to any liability to repair or contribute to the repair of roads, ways, passages, bridges, dykes, sewers, drains, gutters, fences and other like matters and subject also to the existing tenancies and all allowances to and claims for compensation and other rights of the tenants by virtue of any Lease or Agreement or the custom of the country or the Agricultural Holdings Acts or otherwise. The counterparts or copies of the Leases or written Agreements with the tenants (including the shooting tenant) will be produced at the sale and may be inspected at the Estate Office of the Vendor at Sutton Scarsdale near Chesterfield at any time previously and the respective Purchasers (whether availing themselves of such opportunity of inspection or not) shall be deemed to have full notice of the contents thereof (notwithstanding any partial or incomplete statement of such contents or of the terms of the tenancies in the Particulars, or these Conditions, or any inaccuracy in any such statement) and also of the state of the property as to repairs, insurance, party walls and all other matters. In any case in which the Vendor has no counterpart of the Lease or Agreement of tenancy, or there is no written Agreement the Purchaser shall be satisfied with such evidence of the terms of the tenancy as the Vendor may be able to adduce.

5. Each Purchaser shall be satisfied with the statements in the Particulars as to the amount of Land Tax Tithe Rent Charge or apportioned part thereof or other outgoings to which any lot or part of a lot is subject or is for the purpose of this sale to be taken as subject and shall not make any objection on the ground of any Land Tax Tithe Rent Charge or other outgoing not having been on any former occasion legally apportioned or require the same to be so apportioned. The respective Purchasers shall also be satisfied with any arrangement made by the Particulars for the apportionment of rents payable by the tenants in the case of properties held by one tenant being separated into one or more lots or parts of lots and shall not require any legal apportionment of such rents or make any requisition in respect thereof.

6. The title shall commence as to the greater part of the property with the Will made for the disposal of real estate only of the late Robert Arkwright who died in the year 1859. Such part of the property is therein described as all his manor mansion house and estate of Sutton-cum-Duckmanton in the County of Derby and all his freehold messuages cottages tenements closes of land tithes estates and hereditaments with their and

and any of their appurtenances in the said Parish of Sutton-cum-Duckmanton and in Beeley and also in Brampton Calow Palterton and elsewhere in the hundred of Scarsdale in the said County of Derby and no proof shall be required of his seisin or ownership. As to part of Lot 80 the title shall commence with a Conveyance on Sale dated the 6th of October 1887. As to the Fields Numbered 1206 and 1455 (parts of Lot 2) with a Deed of Exchange dated the 12th day of August 1895 and the Vendor shall not be required to deduce or produce evidence of the title of the Duke of Devonshire from whom the same was taken in exchange. As to Lot 61 with a Conveyance on Sale dated the 25th day of March 1911 and as to Lots 51, 50, part of Lot 49 and part of Lot 101 with another Conveyance on Sale of the same date. Both the last-mentioned Conveyances were taken from Earl Manvers and comprised parts of the Manvers Settled Estates and contain reservations of minerals, copies of which will be produced at the sale and may be inspected previously thereto at the Estate Office aforesaid. In every case the respective documents with which it is above stipulated that the title to the respective parts of the property shall commence shall be accepted as good roots of title and the prior title shall not be required, enquired into or objected to whether the same shall appear to be in the Vendor's possession or power or not and no requisition or objection shall be made respecting anything contained or appearing in any of such documents.

7. The various lots are sold with an exception and reservation of all mines and minerals thereunder of which the Vendor has power to dispose and subject as to the Lots affected thereby to the Mining Leases referred to in the Particulars so far as such Leases affect the surface of such Lots and to the reservation of the reversions expectant on the said Leases and of the rents and royalties reserved thereby and the benefit of the Lessees' covenants therein contained except such as appertain to the surface of the land sold but with the benefit of such Leases so far as they affect the surface of the said lands except the right to determine whether or where or how pillars or barriers shall be left for support but so that sufficient support shall be left for all existing buildings and the right to wayleave for any foreign coal brought up any shaft all which rights notwithstanding that the surface shall have been disposed of are reserved to the Vendor and his successors in title and subject as aforesaid all lots are sold subject to the right of the Vendor and his successors in title and persons claiming under him or them to search for win get work and carry away the excepted mines and minerals by instroke and underground workings and to use make or grant any wayleaves in or through the same without leaving support to the surface but making good or paying compensation for any damage done by subsidence to any existing buildings on such surface. Provided always that in the event of the surrender expiration or sooner determination of any Mining Lease before the minerals demised thereby shall have been fully gotten and carried away the Vendor and his successors in title and persons claiming under him or them shall be entitled to exercise the same or similar powers in regard to the working and carrying away of the ungotten minerals and the same or similar surface rights as the Lessees were entitled to exercise under the said Leases at the time of the cessation thereof.

8. The counterparts or copies of the said Mining Leases and any documents varying the same or any of them will be produced for inspection as stated in the Fourth of these Conditions and every Purchaser whether he inspects the same or not shall be deemed to have had notice of all the contents thereof and shall not make any requisition or objection in respect of the same notwithstanding any incomplete or inaccurate statement of or reference to such contents in the Particulars or otherwise and no Purchaser shall be entitled to any Abstract or copy of any Mining Lease or document varying any Mining Lease except at his own expense.

9. In the event of a Lessee of any lot or lots becoming the Purchaser thereof the Conveyance to him shall if the Lease under which he holds was originally granted for a term exceeding 21 years contain a declaration that such Lease shall not merge in the reversion.

10. The Vendor shall not be required to show the boundaries extent nature or constituents or any manor or reputed manor or to furnish any evidence or information in relation thereto other than what may appear from manorial books or documents (if any) in his possession and no objection shall be taken on account of all or any of such books or documents being defective or missing.

11. In the case of any lot or lots fetching less than £500 the Abstract will consist of a short epitome of the title only but any Purchaser may have a full Abstract at his own expense. No Purchaser of more than one lot held under the same title shall be entitled to more than one Abstract.