

Brochure Cover information

Lincolnshire Estates of  
Lady Allwyne Compton-Vyner

To be offered for Sale by Auction  
At Lincoln  
Tuesday December 2nd 1919

SOLICITORS  
MESSRS BIRCH, CULLIMORE AND COMPANY

LANDAGENT MR GREENBANK  
GAUTBY  
LNCOLN

AUCTIONEER MR. MR JOSEPH E. WALTER  
10 BANKS STREET  
HORNCastle;

BARCLAYS BANK CHAMBERS, LINCOLN;

AND AT WOODHALL SPA

# LINCOLNSHIRE.

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Particulars, Plans and Conditions of Sale  
OF VALUABLE

## Freehold Estates

CONTAINING ALTOGETHER

**6,000 ACRES**

(more or less) IN THE PARISHES OF

**Baumber, Bardney, Gautby, Topholme  
and Minting.**

and comprising :

*12 very productive Residential and Sporting Farms with  
commodious and convenient Farm Buildings and Cottages.*

*10 convenient and productive Small Holdings with good  
Houses and Buildings. Accommodation Lands and*

**1,000 Acres of well-stocked Woodlands**

which will be offered for Sale by Auction, by

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**MR. JOSEPH E. WALTER**

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**In the Drill Hall, Lincoln,**

**ON TUESDAY, DECEMBER 2nd, 1919,**

At 11.30 o'clock in the Forenoon precisely.

Full particulars and plans may be obtained from J. C. Greenbank, Esq., Estate Office, Gautby, Lincoln; the Auctioneer, 10 Banks Street, Horncastle, and Barclay's Bank Chambers, Lincoln; Messrs. Toynbee, Larken, Mason & Co., Solicitors, Lincoln; or of

**Messrs. BIRCH, CULLIMORE & Co.**  
Solicitors, CHESTER.

## General Remarks and Stipulations.

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An exceptional opportunity is offered by this Sale for acquiring Valuable Agricultural Holdings of a size and class for which there is at the present time a great demand. There can be no question that land, which is undeniably the premier security, still constitutes an attractive investment.

The Farm Houses, Cottages and Buildings are substantial, and the Land is in a good state of cultivation and comprises some of the most productive in the districts. The Farms are well situate, mostly abutting on good roads and are within easy access of Market Towns and Railway Stations.

The Tenure of all the Lots is Freehold.

The rent of any part or parts of a Lot held by a Tenant who also rents part or the whole of any other Lot shall be apportioned by the Auctioneer between the Lots respectively and his decision shall be binding on all parties.

All Minerals and Mineral rights will be included in or under each Lot.

The right is reserved to alter the order of or withdraw any Lot or part of a Lot from the Sale.

The Fences which have been maintained by the Tenants of the respective Lots will be sold subject to such liability, but the Vendor shall not be required to give any further information as to the ownership of the same.

All Roads, Paths and Passages are sold subject to all rights over or in respect to them, whether mentioned in the particulars or not.

The Apportioned Tithe has been informally apportioned to the separate Lots. No Purchaser shall require any Tithe or Land Tax to be formally or legally apportioned in any manner.

The Maintenance of Red Lane is to be borne by the purchasers of Lots 19, 20 and 44.

# Special Conditions of Sale.

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1. The property is sold subject to the following Special Conditions and also to the Common Form of Conditions of Sale of the Lincolnshire Incorporated Law Society, a copy of which is hereunto annexed, so far as the same are not inconsistent with these Special Conditions.

The annexed General Memoranda and Stipulations and any general remarks or provisions contained in the particulars shall have effect as if inserted in these Special Conditions.

2. The Deposit shall be at the rate of £10 per cent of the purchase money and the purchase shall be completed and the balance of the purchase money paid at the office of Messrs. BIRCH, CULLIMORE & Co., Friars, Chester, the Vendor's Solicitors, on the Fifth day of April next.

3. Objections and Requisitions on the Title shall be sent within 10 days from the delivery of the Abstract of Title and all further objections and requisitions arising out of the replies to any former requisitions shall be sent within 7 days from the delivery of such replies.

4. The Title shall commence as follows:—

As to any part of the property purchased by the late Robert Charles de Grey Vyner since the 31st July, 1893, with the conveyance to him, and as to all the remainder of the property with an Indenture of Mortgage dated the 31st July, 1893.

5. The Vendor of all the property is selling as Tenant for life, and her covenants for title will be qualified in the usual manner.

6. The property is subject to duties which became payable on the death of the late Robert Charles de Grey Vyner, Esq. The purchasers shall not require the respective Lots purchased by them to be discharged therefrom but shall be satisfied with the covenant of the Vendor to keep them indemnified against all claims in respect thereof.

7. The Particulars of Hancock's Charity stated in Lot 5 are based upon the average expenditure of the last 5 years and shall be deemed and accepted by the Purchaser as correct without any inquiry, requisition or objection.

8. The Vendor shall not be required to obtain any formal or legal apportionment of outgoing of any description affecting any part of the property. The purchasers shall be satisfied with an apportionment to be made by the Auctioneer.

9. Each Lot is sold and will be conveyed subject to such Easements of Way, Water Drainage, light or otherwise, as the occupier of any other Land may now enjoy in, through or over the same.

10. The respective purchasers of Lots 46, 47, 49, 50 and 51 shall make good all fences, gates, posts, rails and roadways damaged or injured by them in cutting and carrying away the timber, or pay reasonable compensation (to be settled, in case of difference, by the Auctioneer) for such damage or injury.

11. The standing timber except that comprised in Lots 18, 20 and 24 is included in the Sale.

12. The Purchasers shall keep the Vendors indemnified from all claims by the Tenants under the Agricultural Holdings Acts, 1908 and 1913, or any Act amending the same, or under any custom of the country for any compensation or otherwise.

13. Such fixtures and fittings as belong to the Vendor are included in the Sale, but all trade and other fixtures or fittings or temporary buildings which may be proved to belong to the tenant (whether mentioned in the particulars or not or shown upon the plan) are not included.

14. The Sale Plans have been prepared for reference only and are believed to be correct. They shall be so accepted by the Vendors and Purchasers but the areas have not been surveyed and the quantities are not guaranteed.

15. Any dispute that may arise with reference to boundaries or other like matters connected with this Sale shall be referred to the Auctioneer whose decision shall be final.

16. Such of the tenancy agreements as are in writing, or copies thereof, can be inspected at the offices of the Agent, Mr. J. C. Greenbank, at Gautby, on any day prior to the Sale during business hours.

17. The Cultivation given in the particulars are believed to be as at present existing but purchasers must satisfy themselves as to the same and as to any claims a tenant may consider he has for laying down land to permanent pasture, buildings or other improvements under his tenancy. The Sale is subject to any Orders or Regulations of the War Agricultural Committee as to ploughing up grass lands.

# BAUMBER

4 Miles from Horncastle and 6 Miles from Wragby Stations.

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## LOT 1.

Coloured Sepia on Plan.

### *The Baumber Park Stud Farm*

A Very Valuable and Desirable

FREEHOLD

### Residential and Sporting Farm

KNOWN AS

THE BAUMBER PARK FARM,

Situate in the Parish of Baumber, comprising—

An Excellent Residence, Two Sets Commodious  
Farm Buildings, Foreman's House, 9 Cottages and  
Gardens, and

**614·069 Acres**

Of Productive Arable and Pasture Land

As now in the occupation of Mr. GRANVILLE C. SHARPE, and as set out in the following Schedule.

# The Hungram Farm Premises

COMPRISING—

An excellent Pair of Brick and Slated

COTTAGES,

each containing Room, Kitchen, 2 Pantries, 3 Bedrooms, with  
Out-offices and good GARDENS.

## The Farm Buildings

are substantial and comprises, 3 Crewyards and Sheds, 4 Stall Stable, Chaff House,  
2 Boxes, Barn, Cake House, Waggon Shed, and Implement Shed.

N.B. The Boarded Buildings belong to the Tenant.

THERE ARE

SIX excellent and well-built COTTAGES

and GARDENS

well placed on the Farm. Also a

Brick and Tiled Cottage, Buildings and Paddock

adjoining, in the occupation of MR. GERVAS SPENCER.

## SCHEDULE.

No. on O.M.	Description.	Cultivation.	Acreage.
54	Hungram	Arable	15'882
69	Two Cottages & Gardens & Farm Buildings	-	1'062
70	Middle Hungram	Arable	13'704
80	West Hungram	do.	16'840
68	Dunstram Close	do.	34'764
79	The Seven Acres and Bratts	do.	28'927
73	The Nine Acres	do.	25'565
74	Bottom Westlands	do.	22'879
75	Westlands	do.	14'691
86	Lincoln Gate Hill	do.	36'048
234	-	Pasture	23'096
87	-	do.	13'639
76	-	do.	8'246
78	-	do.	6'077
74A	-	do.	10'447
73A	-	-	780
190	Jacks Wong	Arable	15'130
233	Ray Garth	Pasture	11'098
225	Two Cottages, Buildings and Gardens	-	218
187	Two Cottages and Gardens	-	502
191	Back Paddock	Pasture	1'390
167	Farm Buildings and Stackyard	-	1'040
166	Farm House, Buildings, Yard & Gardens	-	2'896
188	Home Close	Pasture	12'535
165	The Park	do.	18'513
189	Simmonds Walk	Arable	28'681
154	Beck Close Bottoms	Pasture	31'520
168	Curtis Corner	Arable	25'226
173	Beck Head Bottom	Pasture	28'468
175	Spinney	-	169
173A	Sheep Fold	-	1'393
153	Bracken Hill	Arable	33'830
151	Lincoln Gate Close	do.	27'106
143	Corn Hill Bottom	Pasture	41'500
150	Rawdnall	Arable	19'721
149	Rawdnall Close	do.	21'859
71	Hungram Gorse	-	15'925
193	Paddock and Building	Pasture	608
194	Plough Piece	Arable	1'60,
228 pt.	Cottage and Garden	-	200
229	Paddock	-	630
200	Road	-	257
<b>Total -</b>			<b>614·069</b>

Outgoings :—Nil.

THE RESIDENCE is of Red Brick and Slated, is commodious and substantially built, and picturesquely situated in a commanding position having a south aspect. It contains Inner and Outer Entrance Halls, Dining Room, Drawing Room, Breakfast Room, Linen Room, 2 Kitchens, Dairy, Pantry, Store Rooms, Larder, 7 Bedrooms, Dressing Room, Bath Room and W.C. (h. & c. w.), Lavatory, Wash House, Coal House, and the usual domestic offices.

In the Stable Yard there are Three-stall Nag Stable, 2 Loose Boxes, Motor Garage, Carriage House, and Saddle Room.

There are tastefully laid out Ornamental and Kitchen Gardens well stocked with choice shrubs and trees, also Tennis and Croquet Lawns.

THE HOME BUILDINGS are Brick and Tiled, and comprise Seven-bay Waggon Shed, Eight-stall Cart Horse Stable, 4 Covered Yards and Sheds, 10 Loose Boxes, Chaff House, Gear House, 2 Three-stall Cow Stables, 4 Feeding Boxes, Cake House, Pump House.

In the Small Yard there are 2 Crewyards and Sheds, and Barn.

This attractive Farm is well situate, being in the midst of the South Wold and Burton Hounds, and also offers good Shooting and forms an ideal Home and pretty Estate. It is renowned for the breeding of high-class Blood Horses, Lincoln Long-wool Sheep and Lincoln Red Cattle and is the home of many prize winners. The soil is a good loam and is noted for high-class Malting Barley and all kinds of Roots and Cereals.

A Very Valuable and Compact Freehold

# RESIDENTIAL FARM,

KNOWN AS

“The Chase Farm,”

In the Parish of Baumber, comprising a beautiful well-built Residence, 2 Sets of substantially-built Farm Buildings, Foreman's House, and 4 Cottages, and

**437'413 Acres** (more or less)

of productive **Arable and Pasture Land**, as now in the occupation of Mr. J. G. ELSEY, and as described in the following Schedule.

## SCHEDULE.

No. on O.M.	Description.	Cultivation.	Acreage.
162	Home Close & 2 Cottages & Gardens	Pasture	14'031
162	House, Garden, Buildings, Paddock and Stackyard	-	3'352
160	Home Close	Pasture	10'101
161	do.	do.	2'764
88	do.	Arable	24'239
122	Little Meadow	Pasture	3'049
130	The Nineteen Acres	Arable	20'278
137	Trancham Bottoms	Pasture	16'361
146	Mill Hill Bottom	do.	17'892
129	Mill Hill	Arable	24'041
112	The Twelve Acres	do.	13'067
147	Old Home Close	do.	12'932
148	Silk Ridge Bottom	Pasture	21'786
157	Silk Ridge Close	Arable	16'072
156	Two Cottages and Gardens	-	2'239
155	Townside Close	Arable	13'136
142	East Corn Hill	do.	19'699
140	West Corn Hill	do.	23'630
145	Dawswell	do.	17'297
144	Dawswell Close	do.	18'463
138	Dawswell Bottom	Pasture	33'927
139	Bottom Cone Hill	Arable	14'000
135	West Cone Hill	Pasture	16'530
133	Two Cottages and Buildings	-	1'000
136	Trancham	Arable	44'284
132	Stockber	do.	35'243
<b>Total</b>			<b>437'413</b>

*Pasture*  
 16 - 361  
 17 - 892  
 21 - 786  
 33 - 927  
 16 - 530  
 106  
 172  
 278  
  
*Arable*  
 19 - 699  
 23 - 630  
 17 - 297  
 18 - 463  
 14  
 44 - 284  
 35 - 243  
 142

*39 per acre*

3496

2616

437 15 000 (34)  
 1310  
 1890  
 1248



THIS CHARMING RESIDENCE is substantially built of Red Brick and Slated standing in well Timbered Grounds and surrounded by tastefully laid out Gardens approached from the Main Road by a Carriage Drive. It contains Drawing Room, Dining Room, Breakfast Room, Inner and Outer Entrance Halls, 6 Principle Bedrooms, 2 Dressing Rooms, Bathroom, (H. & C.W.), 2 Lavatories, Front and Back Kitchen, Store Room, Dairy, Pantries, 2 Cellars.

Near to the House are the following brick and tiled Buildings, Motor Garage to hold 3 Cars, Nag Stable for 3 Horses, Saddle House, Cow Stable, 3 Boxes, Carriage House and Loft over, Stick House and Poultry House.

THE FARM BUILDINGS are Commodious and well arranged and are well placed on the farm for convenience of working.

THE HOME FARM BUILDINGS are brick and tiled and comprise two covered and two open Crewyards and Sheds, Cake Houses, Barn and two Granaries, Cow Stable, Chaff House, 10-stall Cart Horse Stable, Loose Box, Cut House and 8-bay Waggon Shed.

THE STOCKBOROUGH YARD BUILDINGS are brick and tiled and comprise 4-stall Cart Horse Stable, Gear House, Chaff House, Cow Shed, 2 Crewyards and Sheds, Cake House, Barn, 2-bay Waggon Shed and Implement Shed. There is also a double Cottage at this Yard with Gardens.

THE OLD FARM HOUSE has been converted into a double Cottage with good Gardens and Orchard. There is also a pair of brick and tiled Cottages, with Garden near to the Road.

N.B. The Greenhouses belong to the Tenant.

Vacant possession can be given on 6th April, 1920.

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**LOT 3.**

Coloured Yellow Ochre on Plan.

An Excellent and Exceedingly Desirable and Picturesque

## Residential Holding

KNOWN AS

"THE LIMES,"

Situate in the Parish of Baumber, comprising

A Modern and Up-to-date Residence, Foreman's House, 5 Cottages, and Substantial Farm Buildings, together with

**543.456 Acres** (more or less)

of Productive Arable and Pasture Land

now in the occupation of Messrs. J. G. and C. F. ELSEY, and as to Nos. 113 and 114 Mr. Addelee and Mr. Ellis, as described in the following Schedule.

Handwritten calculations:  
15100  
108 6 (28)  
4240  
4344

Handwritten note: 28 per acre

## SCHEDULE.

No. on O.M.	Description.	Cultivation.	Acreage.
158	House, Stables, Coach House & Gardens	-	1'303
128	House and Buildings	-	1'339
126	Yard and Buildings	-	1'161
97	House and Garden	-	'299
77	Pond Bottom	Pasture	10'154
81	Lower Pond Bottom	do.	9'729
82	Blackwell Bank	Arable	13'126
83	Home Close	do.	14'884
89	Fox Hall Bottom	Pasture	16'192
90	Blackwell Bank	Arable	18'679
92	West Ling Croft	do.	13'876
93	Ling Hurst	do.	13'669
94	Top Paddock	Pasture	3'103
96	Hall Close	do.	8'945
95	Pond	-	'177
98	The Eleven Acres	Arable	11'304
99	Minting Bottom	Pasture	10'932
100	The Eleven Acres	Arable	12'125
101	Water Furrows	do.	14'654
102	Twelve Acres	do.	13'261
103	North Water Furrows	do.	19'610
105	North Ling Hurst	do.	21'929
106	Hungers	do.	11'262
107	Scrambling	Pasture	15'238
108	The Westings	do.	10'003
109	The Twenty Acres	Arable	19'708
110	Westings	Pasture	6'219
111	The Eight Acres	Arable	7'309
115	Gravel Pit Close	do.	17'413
116	Elmitt's Close	do.	15'698
118	Long Hurst	do.	10'490
118A	do.	do.	3'555
119	Far Twenty Acres	do.	19'705
121	The Sixteen Acres	do.	16'562
123	Langdale	do.	27'338
124	Three Cornered Close	do.	40'488
125	Sand Warps	do.	26'440
127	Bottom Paddock	Pasture	14'777
131	Great Land Warps	Arable	24'702
152	Cottage and Garden	-	'509
117	Vyner's Gorse	-	13'431
113	-	Meadow	5'814
114	-	do.	5'983
169	Two Cottages and Gardens	-	'361
<b>Total</b>			<b>543'456</b>

Outgoings :- Nil.

THIS SUBSTANTIAL AND SUPERIOR RESIDENCE contains Inner and Outer Entrance Halls, Dining Room, Drawing Room, Breakfast Room, 2 Kitchens, 2 Pantries, Dairy, Cellar, 9 Bedrooms and Dressing Rooms, W. C. and Bathroom and other domestic Offices, together with most delightful and picturesque Gardens with luxurious Shrubberies, Tennis and Croquet Lawns and walled-in Kitchen Garden surrounded by well-timbered and Park-like Lands. Adjoining the House are brick and slated 2-stall Stable, 3 Boxes, Saddle House, Motor House, Pump and Boiling House and 2 Poultry Houses.

THE HOME FARM BUILDINGS are substantial and well built and comprise 8-stall Cart Horse Stable, 4-stall Cart Horse Stable, Chaff House, Chicken House, Granary, 3 large Crew Yards and Sheds, Barn with Granary over, Cow Stable, Cake House and a 6-bay Waggon Shed. Also boarded and tiled Crew Yards and Sheds.

THE ROGERSON FARM BUILDINGS are brick and tiled and comprise Barn, 4-bay Waggon Shed with Granary over, 4 Crew Yards and Sheds, Cart Horse Stable for 7 Horses, 3 Loose Boxes and Chaff House. Also brick and tiled Piggeries and 2 Boxes and brick and corrugated iron Reaper Shed, Shop and Trap House. There is also a brick and tiled Foreman's House on Rogerson's Farm containing 2 Rooms, 2 Kitchens, Dairy and Pantry, 4 Bedrooms, 3 Men's Bedrooms and the usual Out-offices together with a large productive Kitchen Garden. Also a brick and tiled Cottage containing Room, Scullery, Pantry, 2 Bedrooms and Out-offices together with a good Garden. Also a plaster and corrugated iron double Cottage and Gardens.

Two substantially-built brick and slated COTTAGES in the village.

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 This Farm presents an excellent opportunity for those on the look out for a first class Residential Holding with exceptionally productive Arable and Pasture Land in a splendid position, abutting on good Roads and 4 miles from Horncastle, 6 from Wragby and 17 from Lincoln.

**LOT 4.**

Coloured Pink on Plan.

All that Brick and Slated  
**FULLY LICENSED INN**

KNOWN AS

The "Red Lion" Inn,

Situate in the village of Baumber and containing Six Bedrooms, Tap Room Bar, Serving Counter, Parlour, Dairy, Pantry, Cellar, and the usual Domestic Out-offices. **BRICK and TILED BUILDINGS** comprise two-stall Stable, 2 Loose Boxes, Piggery, Poultry House, Large Kitchen Garden, and

**7.041 ACRES**

of Arable and Pasture Land, as now in the occupation of  
MR. WILLIAM HENRY ADDLESEE.

**SCHEDULE.**

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No. on O.M.	Description.	Cultivation.	Acreage.
231	Paddock	- Pasture	1.022
228 pt.	Red Lion Inn, Yard, and Garden	-	.360
192	Wray Garth	- Pasture	3.628
171	Curtis Corner	- Arable	2.031
		<b>Total</b>	<b><u>7.041</u></b>

Outgoings:—Nil.

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# BARDNEY.

## LOT 5.

Coloured Sepia on Plan.

### A Valuable Attractive Freehold, Residential and Sporting Estate

KNOWN AS

#### "The Manor Farm,"

Situate and being in the village of Bardney, and within 5 minutes walk from the Station, comprising AN EXCELLENT RESIDENCE known as "BARDNEY MANOR," together with Pleasure Grounds, Gardens, Lawns, Stabling, Motor Garage.

There are 3 Sets of FARM BUILDINGS, 3 COTTAGES and GARDENS, and

**376·400 Acres** (more or less)

of Productive ARABLE and PASTURE LAND, as set out in the following Schedule.

#### SCHEDULE.

No. on O.M.	Description.	Cultivation.	Acreage.
91	Buildings and Paddock	-	1'281
92	Paddock	Pasture	'290
93A	do.	do.	1'297
94	-	Arable	26'090
95	River Bank	Pasture	6'324
97	-	Arable	13'604
98	-	do.	15'951
433	House, Gardens and Buildings	-	5'185
445	Pasture	Pasture	2'707
456	-	do.	6'238
457	-	do.	20'962
459	Green Lane	do.	1'373
460	-	Arable	34'550
464	-	Pasture	1'781
463	Cottage and Buildings	-	'248
461	-	Pasture	5'285
505	-	Arable	13'661
506	Buildings and Yard	-	1'275
507	-	Arable	46'415
508	-	do.	21'895
508A	Buildings and Yard	-	'906
511	-	Arable	9'573
512	-	do.	71'264
513	-	do.	19'922
524	-	do.	33'327
523	-	Pasture	14'996
<b>Total</b>			<b>376·400</b>

This Lot is sold subject to certain annual payments to the Trustees of Hancock's Charity at Bardney, amounting to the sum of £46 8s. od. or thereabouts; a further payment or payments to the Trustees of the said Charity for the supply of certain clothing to 14 Alms people in accordance with the Will of Peter Hancock the Donor of the said Charity which have averaged about £6 10s. od. per annum, and also to the liability of repairing from time to time the Hospital and premises belonging to the said Charity."

	£	s.	d.
Outgoings :—Vicar's Tithe Charge	-	10	0 0
Tithe	-	46	0 3
Charity Charges	-	46	8 0
Land Tax	-	0	15 7

There are 166 a. 2 r. 18 p. of this Farm liable to Drainage Rate.

**THE MANOR HOUSE** is a modern substantial well built and picturesque Residence, standing in a commanding position, approached by a carriage drive from the village street and is nicely set back from the road (close to the Church), and in the centre of the village, surrounded by luxurious Grounds which include Large Croquet and Tennis Lawns with borders of Ornamental Shrubs, Rosaries and Herbaceous Borders and a productive and well-sheltered walled-in Kitchen Garden, well stocked with excellent Fruit Trees.

It contains Inner and Outer Entrance Halls, Drawing Room, Large Dining Room, Breakfast Room, 9 Bedrooms and Dressing Rooms, 2 Kitchens, Dairy, Butler's Pantry, Housemaid's Pantry, Bathroom, W.C., Box Room and Out-offices. The Entrance Hall opens out to the Conservatory and Grounds adjoining the Residence. There is a Large Motor Garage, Saddle House, Carriage House, Nag Stables, 6 Loose Boxes, Coal House, Wash-house and Cow Stables.

**THE FOREMAN'S HOUSE** is brick and slated, of recent construction, and contains 5 Bedrooms, 2 Sitting Rooms, Kitchen, Scullery, Pantry and Out-offices.

**THE BRICK AND TILED COTTAGES** adjoining the Farm Buildings contain 3 Bedrooms, 2 Living Rooms, Store Room, Dairy and Out-offices

**THE EXCELLENT COMMODIOUS AND WELL ARRANGED FARM BUILDINGS** are brick and tiled and comprise :—**The Home Buildings**—5-bay Waggon Sheds, Drill House, 8-stall Cart Horse Stable, Chaff House, Gear House, Large Barn, Granary, Covered in Yard, Piggeries, Loose Boxes, Poultry House, &c. **The Middle Farm Buildings**—3 Crewyards and Sheds, Drill House, Chaff House and Cake House. **The Southrey Wood Buildings**—2 Crewyards and Sheds, Waggon Shed, Cake House, Chaff House, &c.

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This Farm presents an excellent opportunity for those on the look out for a first-class Residential Estate with exceptional productive and well-farmed Lands in a splendid position within close proximity to Bardney Station where access can be obtained to all parts.

**NOTE** :—No. 94, Bardney Parish Council have a right of usage and easement to Filter Bed in this Field.

**LOT 5a.**

*The Manor or Lordship or Reputed Manor or  
Lordship of Bardney,*

With its Royalties, Rents, Rights, Members and Appurtenances.

**LOT 5b.**

*The Following Tithe Rent Charges in the Parish  
of Southrey.*

No.	Name.	Address.	Apportionment.			Present value.		
			£	s.	d.	£	s.	d.
1.	PUTTERGILL, J.	- Westfield House, Southrey, Lincoln	3	5	8	3	11	8
2.	BURR, C. H.	- Washingborough, Lincoln	0	2	1	0	2	3
3.	TWEED, STEPHEN & CO. (Medley's Trust).	- Saltergate, Lincoln	28	16	10	31	9	10
4.	SMITHSON, T.	- Southrey, Lincoln	10	12	9	11	12	3
5.	THE GREAT NORTHERN RAILWAY CO.	- Mr. A. J. Brickwell, Surveyor's Dept., King's Cross, N.	4	13	4	5	1	10
6.	CHAPMAN, G.	- 24, St. Andrew's St., Lincoln	0	11	7	0	12	7
7.	WELBY, MRS.	- J. Wigram, Esq., South Collingham, Newark	16	2	0	17	11	7
8.	TWIGG, A.	- Chevinside, Lancaster Park, Harrogate	0	2	7	0	2	9
			£64 6 10			£70 4 9		

## A Brick & Tiled Cottage with Garden

in the occupation of MISS ROWLAND, and a parcel of Accommodation PASTURE LAND, in the occupation of MR. G. EASTON, situate in the Parish of Bardney, and described as hereunder :—

No. on O.M.	Description.	Cultivation.	Acreage.
441	Cottage and Garden	-	·484
444	-	Pasture	1·694
		Total	2·178

This Property abutts on the Village Street, and affords admirable sites for the erection of Houses.

Outgoings :—Tithe Apportionment, 9/2

### LOT 7.

Coloured Blue on Plan.

## A Parcel of Building Land

Situate on the Main Street in the Parish of Bardney, as now in the occupation of MR. BOYES, having a Frontage of 100 feet and containing altogether

**·650 of an Acre**

being part of No. 79 on the Plan.

Outgoings :—Tithe, 3/7.

### LOT 8.

Coloured Green on Plan.

## An Enclosure of Meadow Land

Situate on the Gautby Road, in the Parish of Bardney, as now in the occupation of MR. R. BURRELL, known as " THE SECOND BELL " CLOSE and containing

**10·399 Acres** (more or less)

being No. 262 on the Ordnance Plan, and a small strip of PASTURE, adjoining Scotgrove Drain, No. 262a containing 1·433 Acres.

This Lot is subject to Rights of Way over No. 262a.

Outgoings :—Nil.

**LOT 9.**

Coloured Green on Plan.

# An Enclosure of Productive Arable Land

Situate near the Youngwood Farm, in the Parish of Bardney, as now in the occupation of Mr. R. BURRELL, and known as "THE FIRST BELL" CLOSE and containing

**10.394 Acres** (more or less)

and being No. 268 on the Ordnance Plan.

Outgoings:—Nil.

**LOT 10.**

Coloured Yellow Chrome on Plan.

# A Compact Holding

KNOWN AS

**"Thickthorn Farm,"**

Situate in the Parish of Bardney, as now in the occupation of Mr. W. BOOTH, and containing

**139.550 Acres** (more or less)

of ARABLE & PASTURE LAND, together with Substantial BRICK & SLATED FARM HOUSE and Suitable FARM BUILDINGS as per Schedule.

## **SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
307	Old Hall - - -	- Arable -	19.950
310	Yard Close - - -	- Pasture -	22.465
309	House, Garden and Buildings	- - -	1.000
308	Home Close - - -	- Pasture -	1.713
312	Eight Acres - - -	- Arable -	9.616
311	Beetree Close - - -	- do. -	8.799
313	None Acres - - -	- Pasture -	9.626
314	Long Acre - - -	- Arable -	9.644
315	Ten Acres - - -	- do. -	10.070

### **In Tupholme.**

1	Short Rode Close - - -	- Arable -	10.209
9	Fifteen Acres - - -	- do. -	15.708
10	Twenty Acres - - -	- Pasture -	20.750

**Total - 139.550**

Outgoings:—Nil.



**LOT 11.**

Coloured Mauve on Plan.

**A Close of Accommodation Pasture Land**

situate in Low Field, Bardney, as now in the occupation of MESSRS. BEAVIN & DAUBNEY,  
and containing

**7.441 Acres** (more or less)

as follows:—

No. on O.M.	Description.	Cultivation.	Acreage.
17	-	Pasture	7.361
370 pt.	Garden Land Frontage	-	.080
		Total	<u>7.441</u>

Outgoings:—Nil.

**LOT 12.**

Coloured Brick Red on Plan.

**A Close of Accommodation Pasture Land**

situate in the Low Field, Bardney, as now in the occupation of MESSRS. W. SMITHSON,  
and B. BEAVIN, and containing

**19.037 Acres** (more or less)

as follows:—

No. on O.M.	Description.	Cultivation.	Acreage.
18	-	Pasture	6.680
19	-	do.	12.034
370 pt.	Site of Frontage	-	.323
		Total	<u>19.037</u>

Outgoings:—Drainage Rate on 2a. 1r. 9p. at 6/- per acre in No. 19.  
Tithe, Nil.

# TUPHOLME.

## LOT 13.

Coloured Green on Plan.

### A COMPACT SMALL HOLDING

Adjoining TUPHOLME ABBEY FARM, near Bardney, in the Parish of Tupholme, comprising a Substantial FARM HOUSE, FARM BUILDINGS, and

**103.733 Acres** (more or less)

of ARABLE and PASTURE LAND as now in the occupation of MR. BENJAMIN BEAVIN, and OTHERS, and as set out in the following Schedule.

#### **SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
99	Little Pingle -	Pasture -	4.230
31	Espin Close and Horse Close	do. -	12.898
26	Butcher's Ground -	Arable -	17.543
25	Gall's Close and Middle Fen	do. -	14.035
27	Beck Close -	do. -	13.906
100	Pond Close -	Pasture -	8.048
102	Home Close -	do. -	4.854
101	Hoe Close -	do. -	3.322
105	Farmhouse, Garden, Yard and Buildings	-	8.78
103	Gravel Close -	Arable -	2.007
20	-	Pasture -	4.688
21	-	do. -	5.086
22	-	do. -	4.843
23	-	do. -	4.724
24	-	do. -	2.671
<b>Total</b> -			<b>103.733</b>

Outgoings :—Bardney Drainage Rate on 62 a. 3 r. 14 p. at 6/- per acre.

THE FARM HOUSE is brick built and slated and contains 2 Room, Kitchen, Scullery, Dairy, 5 Bedrooms and the usual Domestic Offices together with Productive Garden.

THE FARM BUILDINGS are brick built and tiled and comprise 4-stall Cart Horse Stable, Cut House, Crewyards and Sheds, Cow Stable, 2-bay Waggon Shed, 3-bay Waggon Shed and Trap House.

**Lot 14 has been Sold by Private Treaty.**

## FREEHOLD FARM

Situate in the Parish of Topholme and known as

“High Cell Farm,”

as now in the occupation of MRS. LAUGHTON & SON, and comprising Substantial FARM HOUSE, FARM BUILDINGS, and

**235.520 Acres** (more or less)

of Productive ARABLE and PASTURE LAND as described in the following Schedule.

**SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
44	Massey Close -	Arable -	16.692
42	The Nineteen Acres -	do. -	13.395
62	The Park -	Pasture -	46.975
60	Pond -	-	.117
61	do. -	-	.333
57	The Paddock -	do. -	5.336
58	House, Garden, Farm Buildings, etc. -	-	2.307
56	Stackyard Close -	Arable -	15.500
55	Pit Close -	Pasture -	8.204
54	Preest Close -	Arable -	16.202
78	Meadow Bottom -	Pasture -	9.166
59	The Seventeen Acres -	Arable -	17.102
77	Meadow Bottom and Shed -	Pasture -	6.433
76	Bust Hill -	do. -	10.383
94	High Wood Close -	Arable -	17.112
95	Syking Close -	do. -	18.141
40	The Twelve Acres -	Pasture -	12.721
41	The Nineteen Acres -	do. -	19.400
<b>Total -</b>			<b><u>235.520</u></b>

Outgoings :—Nil.

The HOUSE is substantially built of Brick and Slated, and contains 6 bedrooms, 2 Sitting Rooms, 2 Kitchens, 2 Dairies, Pantry, Coal House, and the usual domestic Offices, together with a productive Garden and Orchard.

The BUILDINGS are Brick-built and Tiled and comprise 6-bay Waggon Shed, Barn with Granary over, Implement Shed, covered-in Crew-yard, 6-pen Crewyard and Shed, Cart Horse Stable, Cow Stable, Boiling House, Harness Room, Poultry House, 20 Loose Boxes and Piggeries.

There is a Bridle Roadway through this Farm to Topholme Hall.

There is also a Right of Way over Nos. 42 and 44 to Lidgett's Farm, Lot 16 from the Main Road.

A Right of Cart Way is reserved over No. 54 to Bucknall Wood (Lot 40).

**LOT 16.**

Coloured Pink on Plan.

A Compact  
**SMALL HOLDING**

Situate in the Parish of Topholme, and comprising a brick and slated FARM HOUSE, brick-built and tiled FARM BUILDINGS and

**46.454 Acres** (more or less)

of ARABLE and PASTURE LAND as now in the occupation of MR. LIDGETT, and as described in the following Schedule.

**SCHEDULE.**

---

No. on O.M.	Description.	Cultivation.	Acreage.
50	Farm House, Garden, and Buildings	-	1.482
13	-	Pasture	6.318
49	-	Arable	4.255
51	-	Pasture	8.577
52	-	do.	7.125
8	-	do.	7.804
12	-	do.	10.893
		<b>Total</b>	<b>46.454</b>

---

Outgoings:—Nil.

---

The FARM HOUSE is Brick-built and Slated and contains 5 Bedrooms, 2 Sitting Rooms, Kitchen, 2 Dairies, and Coal House, together with a good Garden and Orchard.

The FARM BUILDINGS are Brick-built and Tiled and comprise Cart-horse Stable, Loose Box, Cow Stable, Meal House, Harness Room, Barn, Poultry House, and Crewyard.

There is a Right of Cart Way to this Farm through the Fox Cover No. 7 (Lot 44), and over Nos. 42 and 44 in Lot 15.

# Waddingworth and Gautby.

**LOT 17.**

Coloured Mauve on Plan.

## A Desirable SMALL HOLDING

known as "THE WESTERNS" situate in the Parishes of Waddingworth and Gautby, and comprising two brick and tiled DWELLING HOUSES, FARM BUILDINGS and

**115.838 Acres** (more or less)

of ARABLE and PASTURE LAND now in the occupation of MR. LIDGETT, and In Hand as described in the following Schedule.

### **SCHEDULE.**

No on O.M.	Description.	Cultivation.	Acreage.
72	House and Buildings	-	.415
73	-	Pasture	1.093
74	-	Arable	4.771
69	-	do.	11.234
68	-	do.	12.551
36	-	do.	9.980
37	-	do.	12.630
20	-	Pasture	20.376
<b>In Gautby.</b>			
133	-	Pasture	10.728
144	-	do.	22.240
145	-	do.	9.820
<b>Total</b>			<b>115.838</b>

Outgoings:—Tithe Apporitonments, (Waddingworth) £8 os. 3d.  
do. (Gautby) — £6 7s. 8d.

THE FARM HOUSES are brick-built and tiled and each contains 3 Bedrooms, Parlour, Kitchen, Pantry, Dairy, Coal House, Boiling House, together with a good Garden.

THE FARM BUILDINGS are brick and tiled and comprise 2 Waggon Sheds, 3 Crewyards and Sheds, Cart Horse Stable, Loose Box, Barn, Cut House, 3-stall Cow Stable and 4 Boxes.

A Right of Way is reserved over No 145 to Waterdroops Spinney for the purpose of Carting Timber or other legitimate purpose.

# GAUTBY.

LOT 18.

Coloured Green on Plan.

## A Very Desirable Compact SMALL HOLDING (CHIEFLY GRASS)

Situate in the Parish of Gautby, comprising FARM HOUSE, OUTBUILDINGS,  
GARDENS and PREMISES and

**70.066 Acres** (more or less)

of ARABLE and PASTURE LAND as now in the occupation of MR. RHOADES, and as  
described in the following Schedule.

### SCHEDULE.

No. on O.M.	Description.	Cultivation.	Acreage.
126	House, Buildings, Garden, and Blacksmith's Shop	-	.417
125	Little Hull Close and Lane	- Pasture	14.734
120	Paddock and Garden	- do.	4.545
118	First and Second Gravel Pits	- do.	4.056
87	Rush Close	- do.	9.551
86	Harts Close	- do.	7.667
62	Sheep Close	- Arable	17.057
121	Cad Holt (site of)	- Woodland	.866
126A pt.	The Rookery	Grass & Woodland	9.978
116	Pond	-	.148
117	Road	-	1.047
		<b>Total</b>	<b>70.066</b>

Outgoings:—Tithe Apportionment, £9 11s. 4d.

*Possession on the 6th April, 1920.*

The Timber in Cad Holt (No. 121) is sold separately (Lot 50) with the right to clear and lead  
away within 12 months.

A Right of Way is reserved over Nos. 126a and 117 for the purpose of Carting Timber  
from "The Rookery" Nos. 126a and 135.

**LOT 19.**

Coloured Pink on Plan.

A Productive  
**SMALL HOLDING**

(CHIEFLY GRASS)

Situate in the Village of Gautby, comprising FARM HOUSE, BUILDINGS and

**39·828 Acres** (more or less)

o ARABLE and PASTURE LAND as now in the occupation of MR. JACKSON and MR. S. S. WRIGHT, and as described in the following Schedule.

**SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
81	Home Close -	Pasture -	2·430
111	Pond -	-	·181
73	The Fifteen Acres -	Pasture -	15·862
82 pt.	House, Garden, Yard, and Buildings -	-	·725
82 pt.	Garden (School) -	-	·444
63	West Beck Bottom -	Pasture -	9·077
286	do. (in Minting) -	do. -	·348
90	Chiswick Close and Spinney -	do. -	10·445
91	Garden and Buildings -	-	·316
		<b>Total -</b>	<b>39·828</b>

Outgoings:—Tithe Apportionment, £3 8s. 10d.

*Possession on the 6th April, 1920.*

There is a Right of Way to Nos. 81 and 82 in this Lot over the Glebe Land, No. 80 on O. M.

There is a Right of Way to No. 73 in this Lot over No. 74 in Lot 20.

There is a Right of Way to No. 73 in this Lot over Glebe Land, No. 83 on O. M.

**LOT 20.**

Coloured Sepia on Plan.

A Compact and Convenient  
**FREEHOLD FARM**

KNOWN AS

**“ Marshall’s Farm,”**

Situate in the Parishes of Gautby and Minting, and comprising brick and slated HOUSE,  
6 COTTAGES, 2 Sets of FARM BUILDINGS, and

**487·926 Acres** (more or less)

of ARABLE and PASTURE LAND as now in the occupation of MR. J. E. HARRIS, and  
as described in the following Schedule.

---

The HOUSE is brick and slated and contains Dining Room, Drawing Room, Entrance, 2 Kitchens, Pantry, Dairy, 5 Bedrooms, and the usual domestic offices. There is a good Kitchen Garden and well-stocked Orchard.

There are Three double-brick and slated COTTAGES in convenient positions on the Farm.

The BUILDINGS are commodious and well built of brick and tiled and comprise Carriage House, Boiling House, Nag Stable, Saddle House, 6-stall Cart Horse Stable, Barn, 3-bay Waggon Shed, Implement Shed, Cut House, Gear House, 2 Crew-yards and Sheds (covered), Cow Stable, Cake House and 2 Piggeries. There are also Boarded and Corrugated Fowl House and Implement Shed.

This FARM is in a Ring Fence. There are about 250 acres of grass on the Farm.

The Outgoings are Tithe Apportionments :—

Gautby	-	£16	1s.	6d.
Minting	-	£27	6s.	11d.

There is a Right of Way to No. 73 in Lot 19 over No. 74 in this Lot.

The Growing Timber on Nos. 133 and 142 is reserved from this Lot and forms Lots 46 and 51 with a Right of Way over No. 129 in Lot 20 for cutting and carrying away the same up to October 31st, 1920.



# SCHEDULE.

No. on O.M.	Description.	Cultivation.	Acreage.
141	Raspberry Meadow	Pasture	13.722
140	do.	Arable	15.623
139	do.	do.	13.938
142	Site of Three-cornered Plantation next Hoodless		1.039
128, 129 & 130	Big Park	Pasture	135.575
132	Site of Raspberry Holt		10.287
79	Home Meadow	Pasture	14.765
52	Home Close	Pasture	17.824
53	Two Cottages and Gardens		.402
54	Road		.693
74	Poor House Close	Arable	8.383
58	Eleven Acres	do.	11.632
285 & 60	Ten Acre Meadow (part)	Pasture	8.646
284 & 59	Hovel Close (part)		.110
283 & 57	Home Paddock (part)	Pasture	2.109
56	Yard and Paddock	Pasture	.960
55	House and Yard		2.065
50	Cottages and Garden		.684
49	Paddock	Pasture	.412
285 & 60	Ten Acre Meadow (part)	do.	2.046
284 & 59	Hovel Close (part)	do.	22.276
283 & 57	Home Paddock (part)	do.	.228
281	Twenty-eight Acres	Arable	28.465
282	Sixteen Acres	do.	16.381
277	Black House Close	do.	24.392
278	Thirty Acres	do.	30.165
279	Seventeen Acres	Pasture	22.666
202	Seven Acres	Arable	7.407
242	House and Buildings		.998
243	Paddock	Pasture	2.664
241	Fifteen Acre Meadow	do.	15.873
204	Larch Holt	Arable	8.435
203 & 203A	Seventeen Acres	do.	18.077
280	Road		.849

### In Minting.

198			10.829
106			14.364

**Total - 487.926**

*Handwritten calculations:*  
 487 / 6100012  
 487  
 1230  
 274 25  
 256

*Handwritten notes:*  
 6100  
 4870  
 1230  
 4870  
 12.10 per acre

**LOT 21.**

Coloured Blue on Plan.

A very desirable  
**Residential Freehold Farm**

KNOWN AS

“The Minting Park Farm,”

Situate in the Parishes of Minting and Gautby, comprising

An Excellent Farm House, 4 Cottages, Commodious  
 Farm Buildings. and

**519.476 Acres** (more or less)

of Arable and Pasture Land.

now in the occupation of MR. W. E. STANSER, and as described in the following

**SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
190	Cooper's Close	Pasture	17.510
177	Hussel Coates	Arable	19.897
179	Larnes	do.	16.640
178	Lamb Close	Pasture	8.224
172	Fifteen Acre	Arable	15.197
8	Thirteen Acre	do.	13.727
169	Eleven Acre	do.	11.040
180	Samson's Walk	Pasture	24.462
188	Best Close	do.	18.580
189	do.	do.	1.368
187	The Park	Pasture	15.231
193	Minting Park Spinney	-	1.775
194	Struncheons	Arable	34.984
196	Tiddler's Green	Pasture	4.291
197	Long Struncheon	Arable	6.450
192	Long Meadow	Pasture	4.750
170	Dry Hills House, Buildings, and Garden	-	1.309
171	Dry Hills Sheperd's Paddock	Pasture	1.340
201	Big Meadow	do.	28.492
200	Glarg Hole	do.	16.736
175	Spinney	-	.384
199	Glarg Hole	Pasture	6.955
280	Green Lane (half)	-	.849

Carried forward 271.051

SCHEDULE—Continued.

**In Gautby.**

No. on O.M.	Description.	Cultivation.	Acreage.
		Brought forward	271'051
		Pasture	10'947
24	Schoolhouse Close	Arable	12'357
16	Partridge Ground	do.	3'123
16A	do.	Pasture	17'335
10	Cowrails	do.	1'770
11	Road	Pasture	8'900
9	Home Close	do.	3'347
9A	Long Bottom	Arable	25'257
21	Boundary Field	do.	'240
20	Spinney	Pasture	19'955
19	Park Railings	do.	9'395
13	Paddock Hill	Arable	24'854
12	Washdyke	Pasture	4'925
1		do.	1'979
1A		do.	9'320
2	Horse Close	do.	1'268
3	Stackyard and Buildings		'790
4	Orchard	Pasture	'568
5	Drying Ground	do.	'405
6	House and Garden		'388
6A	Orchard and Garden		'892
7	Orchard		'351
8	Water		'471
14	Park Gate, Cottages, and Garden		2'389
18	Bush Close	Pasture	5'579
18A	do.	do.	

**In Minting.**

186		Pasture	16'103
181		do.	17'036
168	Brickfield	do.	13'901
167	Pond		'329
5		Pasture	13'381
7		do.	12'621
191	Young Plantation		6'047

**In Gautby.**

2A	Young Plantation		2'202
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**Total - 519'476**

Outgoings:—Tithe Apportionment—Minting, £45 2s. 7d.  
Gautby, 10s. 11d.

THE HOUSE is well-built and commodious, built of brick and slated and contains Dining Room, Drawing Room, Breakfast Room, 2 Kitchens, Dairy, Entrance Hall, Pantry, Bathroom and Lavatory, 5 Bedrooms and the usual Domestic Offices.

There are 3 well-built COTTAGES conveniently situated on the Farm.

Near to the HOUSE there is a brick and slated RANGE OF BUILDINGS comprising Large Carriage House, Saddle House, Cake House, Boiling House and Loose Box with Granary over all.

THE FARM BUILDINGS are well and substantially built, well situated, and are ample for the proper working of the Farm. They comprise 4-stall Nag Stable, 5-stall Cart Horse, Stable, Separator House, etc., 2 Cart Horse Stables, Loose Box, Covered Crew and Large Barn.

There is also a RANGE OF BUILDINGS, comprising 10-stall Cow Stables, 12 loose Boxes, with a large covered Crewyard.

ANOTHER RANGE comprises Large Loose Box, Chicken House, Implement Shed and 4-bay Waggon Shed.

# A Valuable and Compact FREEHOLD FARM

KNOWN AS

## “The Gautby House Farm,”

Situate in the Parish of Gautby, comprising brick and tiled HOUSE, 3 COTTAGES (two newly erected), substantial FARM BUILDINGS and

**392·911 Acres** (more or less)

of ARABLE LAND now in the occupation of MR. R. RUTTER, and as described in the following Schedule.

### SCHEDULE.

No. on O.M.	Description.	Cultivation.	Acreage.
69	Home Close	Pasture	18·003
92	Farm House, Yard, and Buildings	-	1·142
93	Paddock	Pasture	1·413
94	-	-	·558
95	Minting End	Arable	10·362
100	Baumber Field	Pasture	12·188
101	Top Raven Wong	Arable	15·728
102 & 102A	Great Raven Wong	do.	15·408
105 & 105A	Everson Wong	do.	24·422
106	Waddingworth Close	do.	16·896
85	The Becks	Pasture	42·300
70	Paddock	do.	·593
71	Cottage and Garden	-	·289
84	Gautby Bottom	Pasture	33·638
122	Little Dales	do.	31·727
137	Great Hall Close	do.	8·640
123	Houlden's Plantation	-	2·288
136	Great Hall Close	Pasture	27·625
124	Fish Pond	Arable	2·193
97	Minting Park	do.	·834
99	Thorofare	do.	4·153

3·8  
2·0  
33 11 60  
11 76 13

### In Minting.

333	Minting Park	Arable	18·330
334	Thorofare	do.	12·108
332	Third Minting End	do.	11·495
321	Baumber Field	do.	30·749
319	Labourer's House Close	do.	15·151
302	The Four Acres	do.	5·146
289	Cow Bottom	Pasture	9·282
292	Home Close	do.	10·391
296	Stackyard	-	·583
329	Garden and Cottages	-	·312
267	Minting Bottom	Pasture	8·040

2 1/2  
15 10  
per acre

3943 25  
25  
47

**Total - 392·911**

Outgoings :—Tithe—Gautby, £35 17s. 6d.  
Minting, £22 18s. 5d.

224704 (233)  
12  
10

The HOUSE is substantial and well built of brick and tiled and contains Dining Room, Drawing Room, Entrance, 5 Bedrooms, 2 Kitchens, Dairy, Pantry, Store Room, Bacon Chamber with the usual Out-offices together with good Garden and Orchard.

There are two newly erected brick-built and slated COTTAGES on the Farm each containing Parlour, Kitchen, 3 Bedrooms and Out-offices with good Gardens. There is also a stone and tiled COTTAGE with Garden.

The BUILDINGS are well situated on the farm, substantially built and ample for the proper working of the Farm. They comprise Trap House, 4-stall Nag Stable with Granary over, Barn, Covered Crewyard, 3 large open Crewyards and Sheds, 8-stall Cart Horse Stable, 5-bay Waggon Shed, Chaff House with Piggeries and Poultry Houses.

There is a large proportion of Pasture on this Farm.

**LOT 23.**

Coloured Blue on Plan.

# An Excellent Walled-in Garden and Two Plots of Garden Ground

together with brick built and tiled COTTAGE and OUT-BUILDINGS situate in the  
Village of Gautby (near the Church) known as

“The Old Hall Garden,”

as now in the occupation of MRS. W. LONG, and containing

**4.352 Acres** (more or less)

as follow :—

No. on O.M.	Description	Acreage
77	-	'954
75	-	'362
114	Gardens	3'036
Total		4'352

Outgoings :—Tithe, 7s. 6d.

The above GARDENS are well stocked with all kinds of Fruit Trees, and, being surrounded by a high wall, are well sheltered ensuring good crops of early produce.

There is also a good supply of water.

A Right of Way is reserved to Lot 24 over No. 114 in this Lot.

Possession April 6th, 1920.

392) 6050 (1  
 392  
 2130  
 1960  
 1170

392) 6050 (18  
 392  
 2130  
 1960  
 1170

**LOT 24.**

Coloured Brick Red on Plan.

TWO CLOSES OF  
**Accommodation Pasture Land**

with the

**Site of Two Parcels of Woodland**

Situate in the Parish of Gautby, as now in the occupation of Messrs. C. HARRISON and S. S. WRIGHT and containing altogether

**85.112 Acres** (more or less)

as follows—

**SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
134	The 45 Acres	Pasture	45.373
127a	The Garden Close	Pasture	28.315
127	Old Hall Plantation (site of)	-	1.191
110a	Belt of Trees	-	1.029
126 a pt.	Rookery (site)	-	4.000
135	Do. do.	-	6.204
		<b>Total</b>	<b>86.112</b>

Outgoings:—Tithe Apportionment, £11 18s. 3d.

The Timber in Nos. 126a, 127 and 135 is sold as separate Lots with the right to Fell and lead the Timber, and this Lot is sold subject to such Right.

There is a Right of Way reserved to this Lot through the Yard No. 114 in Lot 23 (Long's).

# A Close of Rich Old Pasture Land with a Small Strip of Woodland

Situate in the Village of Gautby (near the Church), now in the occupation of  
MR. J. E. HARRIS, containing

**7.779 Acres** (more or less)

as under:—

No. on O.M.	Description.			Acreage.
115	Pasture	-	-	7.211
114a	Woodland	-	-	.568
				<u>7.779</u>

This Close is rich Feeding Land and is well situate in the Village.

A Right of Way is reserved to this Lot into the Hall Road, No. 117 on Map.

Outgoings:—Tithe Apportionment, 19/-

## LOT 26.

Coloured Mauve on Plan.

# A CLOSE Accommodation Pasture Land

Situate in the Parishes of Gautby and Minting, now in the occupation of  
MR. W. CHATTERTON and containing altogether

**9.989 Acres** (more or less)

as follows:—

No. on O.M.	Description		Cultivation		Acreage
64	In Gautby	-	Pasture	-	8.465
287	In Minting	-	Pasture	-	1.524
			Total	-	<u>9.989</u>

Outgoings:—Tithe Apportionment—Gautby, 15s. 6d.  
Do. Minting, 6s. 3d.

**LOT 27.**

Coloured Green on Plan.

A CLOSE OF EXCELLENT

Accommodation Pasture Land

Situate in the Parish of Gautby, as now in the occupation of MR. W. CHATTERTON, and

being No. 66 on the Ordnance Map containing altogether

**5.506 Acres** (more or less)

Outgoings:—Tithe apportionment, 14/11.

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**LOT 28.**

Coloured Pink on Plan.

A Compact and Convenient Freehold

Residential and Sporting Farm

KNOWN AS

“The Moat House Farm” & Estate Offices,

Situate in the parish of Gautby and abutting on the main road from Gautby to Bardney, now in the occupation of Mr. J. C. Greenbank, comprising a substantial and well built Residence, Three Cottages, Farm Buildings, together with

**475.095 Acres** (more or less)

of Arable and Pasture Land described in the following schedule:—

1000 1000 1000



No. on O.M.	Description.	Cultivation.	Acreage.
			2'137
30	House, Offices, Yard, Garden, and Buildings		116
31	Moat		343
29	Front Drive	Pasture	6'492
22	Paddock	Arable	11'112
23	Dry Pond Field	do.	9'343
17	do.	Pasture	13'068
25	School House Close	do.	29'063
32	Patchett Bottom	do.	31'211
33	Home Close		761
26	Spinney		383
27	Two Cottages and Gardens	Arable	20'025
34	Crab Tree Close	Pasture	39'282
39	Forty Acre	do.	21'486
41	Meadow	Arable	16'055
40	Box Close	Pasture	49'025
42	Part Deer Park	do.	13'307
43	First Horse Close	do.	19'497
44	Second Horse Close	Arable	5'723
45	Six Acre	Pasture	34'573
47	Part Deer Park	do.	11'454
107	White Cottage Close		270
108	Cottage and Garden		14'044
46	Bramble Hill Plantation		21'124
35	Rough Grass (Austacre)		22'061
36	do.		16'215
37	do.		15'697
38	do.		595
78			
<b>In Topholme.</b>			
3	Grindstone Ride Close	Pasture	16'115
4	do.	do.	10'018
5		do.	12'950
6	(Rough)		11'370
<b>Total</b>			<b>475'095</b>

THE RESIDENCE is substantially built and pleasantly situated, approached by a carriage drive from the main road, and contains Dining Room, Drawing Room, Library, Servant's Hall, Butler's Pantry, Dairy, Game Larder, 7 principal Bedrooms, 2 Servant's Rooms, 2 Store Rooms, Bath Room and W.C., Coal House, Wash House, 2 Cellars, and Lean-to Conservatory, and is surrounded by well laid out Gardens with Rosaries, Herbaceous Borders, and Croquet and Tennis Lawns, together with large and well stocked Orchard and Kitchen Gardens.

Adjoining the Residence are excellent and well arranged buildings, comprising Estate Offices, Motor Garage, Coach House, 3 Loose Boxes, Saddle Room, Petrol and Potting Shed, Large Barn with Granary over, Five-bay Implement Shed, Six-stall Cow Stable, Four-stall Cow Stable, 2 Crewyards and Sheds, Cart Horse Stable, Joiner's Shop, Poultry Houses, Large Boarded Implement Shed, and Dog Kennels.

THE LAND is principally Pasture and Meadow and is situate in a ring fence abutting on a good road and within three miles of Bardney Station.

The Sale of this Lot presents an excellent opportunity for those requiring a first-class Residential and Sporting Estate with an exceptionally picturesque Residence and well equipped Farmstead and Cottages in a convenient and pleasant position.

This Lot is in hand and will be sold subject to the purchaser paying the Tenant-right Valuation in accordance with the custom of the county (but without any deductions for dilapidation), in addition to the purchase money.

Outgoings:—Tithe £1 13s. 7d.

45) 1479 (32 15  
 135x  
 725  
 190  
 135  
 135  
 20  
 45) 450 | 15  
 450  
 225  
 225  
 125

**LOT 29.**

Coloured Yellow Ochre on Plan.

ALL THAT  
**Close of Rich old Pasture Land**

Situate in the Parishes of Minting and Gautby, as now in the occupation of  
 Mr. J. G. ELSEY, and containing altogether

**45.245 Acres** (more or less)

as follows:—

**SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
276	South Becks (in Minting)	Pasture	43.700
61	Part of Hall Close (in Gautby)	do.	1.545
		<b>Total</b>	<b><u>45.245</u></b>

Outgoings:—Tithe Apportionment—Minting, £10 15s. 11d.  
 Gautby, 4s. 1d.

*Possession April 6th, 1920.*

# MINTING.

## LOT 30.

Coloured Blue on Plan.

### ALL THAT CLOSE OF Accommodation Pasture Land

Situate in the Parish of Minting, now in the occupation of MESSRS J. G. & C. F. ELSEY,  
and containing

**36.065 Acres** (more or less)

as follows:—

No. on O.M.	Description.	Cultivation.	Acreage.
275	-	Pasture	36.065

Outgoings:—Tithe, £9 6s. 9d.

## LOT 31.

Coloured Brick Red on Plan.

### ALL THAT Accommodation Pasture Land

Situate in the Parish of Minting, now in the occupation of MESSRS. J. G. & C. F. ELSEY,  
and containing altogether

**40.243 Acres** (more or less)

as follows:—

#### **SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
269	Dove Cote	Pasture	3.709
273	Cottage and Garden	-	.427
274	-	Pasture	33.886
288	-	do.	2.221
		<b>Total</b>	<b>40.243</b>

Outgoings:—Tithe, £11 14s. 9d.

# A Productive SMALL HOLDING

Situate in the Parish of Minting, comprising a COTTAGE and BUILDINGS,  
together with

**15.437 Acres** (more-or-less)

of PASTURE and MEADOW LAND, now in the occupation of MRS. R. PINNING,  
and set out in the following Schedule.

## **SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
295	Home Close Yard	Pasture	7.537
294	The Six Acres	Meadow	5.584
266	Rout Yard		.929
310	Pingle		1.166
328pt.	Cottage, Garden, etc.		.221
<b>Total</b>			<b>15.437</b>

Out-goings:—Tithe, £3 10s. 5d.

The COTTAGE contains Parlour, 2 Bedrooms, Dairy, Kitchen and Coal House, together with a productive Garden.

The BUILDINGS are brick and tiled and comprise 6-stall Cow Stable, Piggery, Calf House and Implement Shed.

**LOT 32.**

Coloured Blue on Plan.

A Desirable

**SMALL HOLDING**

Comprising a brick and slated HOUSE (newly erected), together with brick and tiled BUILDINGS, GARDEN and ORCHARD, and

**14.008 Acres** (more or less)

of ARABLE and PASTURE LAND, now in the occupation of MR. A. GOODYEAR, and described in the following Schedule.

**SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
328pt	House, Garden and Buildings	-	'244
326	Home Close	Pasture	2'681
293	Johnson's Close	do.	5'806
264	Pingle	do.	1'934
325	House Yard	Arable	1'496
270	Allotments	do.	1'847
		<b>Total</b>	<b>14.008</b>

Outgoings — Tithe, £3 11s. 10d.

The HOUSE contains 3 Bedrooms, Sitting Room, Kitchen, Dairy, Pantry, Back Kitchen, and Out-offices.

The BUILDINGS are substantial and comprise Cart Shed, Stables, 2 Piggeries, Cake House, Fowl House, etc.

The SMALL HOLDING is well situate and is most productive. The House and Buildings being of recent construction, and with exceptionally good Grass forms a first-class occupation.

There is a Right of Way to No. 264 in this Lot over No. 263 in Lot 34.

**LOT 34.**

Coloured Mauve on Plan.

A Convenient  
**SMALL HOLDING**

Situate in the Parish of Minting, comprising a brick and tiled COTTAGE, brick and tiled BUILDINGS, and

**13.537 Acres** (more or less)

of RICH PASTURE LAND, now in the occupation of MESSRS. GEORGE HEWITT and  
A. GOODYEAR, described in the following Schedule.

**SCHEDULE.**

No. on O.M.	Description.	Cultivation.	Acreage.
308	Cottage and Garden	-	.239
220	Garden	-	.278
297	Lincoln Wong	Pasture	5.403
222	Home Close	do.	7.086
223	Garden	-	.306
259 pt.	Road	-	.225
<b>Total</b>			<b>13.537</b>

Outgoings:—Tithe, £1 17s. 10d.

**LOT 35.**

Coloured Dark Red on Plan.

**Three Plots of Garden Land**

Situate in the Parish of Minting, now in the occupation of Mr. F. Hewitt, containing

**1.044 Acres** (more or less)

as described hereunder:—

**SCHEDULE.**

No. on O.M.	Cultivation.	Acreage.
261	Garden	.423
268 pt.	do.	.206
263 pt.	Road and Pasture	.375
260 pt.	Garden	.040
<b>Total</b>		<b>1.044</b>

No. 263 is sold subject to all existing Rights of Way and other easements.

# THE Valuable & Extensive Woodlands

## LOT 36.

Coloured Yellow Chrome on Plan.

### SCOTGROVE WOOD, BARDNEY.

## A Valuable and well-timbered parcel of WOODLAND

KNOWN AS

### “Scotgrove Wood”

Situate in the Parish of Bardney, being No. 293 on Plan and containing

111.161 Acres (more or less)

Stocked chiefly with excellent well-grown OAK TREES and BASS POLES.

A 12-foot Right of Way is reserved to this lot over No. 366 on the O.M.,  
belonging to Mr. G. Daubney.

Outgoings:—Nil.

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## LOT 37.

Coloured Blue on Plan.

### SOUTHREY WOOD, BARDNEY.

## A Valuable and Extensive well-grown OAK WOODLAND

KNOWN AS

### “Southrey Wood,”

Situate in the Parish of Bardney, being No. 527 on Plan and containing

191.692 Acres (more or less)

The following

## TWO PARCELS OF PASTURE LAND

will be sold with this Lot.

No. 526	-	-	5.327
.. 528	-	-	6.836
Total Acres	-	-	<u>12.163</u>

Stocked chiefly with excellent well-grown OAK TIMBER TREES.

**LOT 38.**

Coloured Yellow Chrome on Plan.

BIRCH WOOD, SOUTHREY.

**A Valuable and well-timbered Parcel of  
WOODLAND**

Situate in the Parish of Bardney, and known as

**“ Birch Wood,”**

and being No. 529 on the Plan, and containing

**49'824 Acres (more or less)**

**Also Two Plots of Land.**

No. 530	-	-	1'966
“ 542	-	-	‘140
Total Acres			<u>2'106</u>

Outgoings :—Nil.

Stocked with very good OAK.

**LOT 39.**

Coloured Mauve on Plan.

AUSTACRE WOOD, BARDNEY.

**All that Valuable and excellent well-timbered  
WOODLAND**

KNOWN AS

**“ Austacre Wood,”**

Situate in the Parish of Bardney, and being No. 306 on the Plan, containing

**122'890 Acres (more or less)**

The Wood is well-stocked with well grown OAK.

A Right of Road to the Bardney Road is reserved over this Lot to Lot 42.

Outgoings :—Nil.



**LOT 40.**

Coloured Yellow Chrome on Plan.

*BUCKNALL WOOD, TUPHOLME.*

**All that Valuable Parcel of WOODLANDS**

Situate in the Parish of Tupholme, and known as

**“The Bucknall Wood,”**

and being No. 79 on the Plan, and containing

**42·758 Acres (more or less)**

Well stocked with good OAK.

Right of Cart Road is reserved to this Lot on the W. Side of No. 55 in Lot 14.

Outgoings:—Nil.

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**LOT 41.**

Coloured Green on Plan.

*NEW PARK WOOD, TUPHOLME.*

**A most Valuable and extensive Parcel of  
WOODLAND**

Situate in the Parish of Tupholme, and known as

**“The New Park Wood,”**

being No. 11 on the Plan and containing

**195·936 Acres (more or less)**

The Wood is well stocked with excellent OAK.

A Right of Way is reserved to this Lot over Lot 44.

Outgoings:—Nil.

**LOT 42.**

Coloured Blue on Plan.

KNOWLES' AND THICKTHORN WOOD, BARDNEY.

**A well-timbered Parcel of WOODLAND**

KNOWN AS

**"Knowles' Wood,"**

Situate in the Parish of Tupholme, and joining "THE NEW PARK WOOD," being

No 2 on the Plan, containing

**24'282 Acres (more or less)**

Chiefly stocked with well grown OAK.

A Right of Way through Austacre Wood (Lot 39) is reserved to this Lot to  
the Bardney Road.

Outgoings :—Nil.

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**LOT 43.**

Coloured Mauve on Plan.

NORTH SPRINGS, TUPHOLME.

**A well-timbered Parcel of WOODLANDS**

Situate in the Parish of Tupholme, and known as

**"The North Springs Wood"**

being No. 65 on the Plan, and containing

**43'887 Acres (more or less)**

**Also a Close of Rough Pasture Land**

being No. 64 on the Ordnance Plan, and containing 6'010 Acres.

Stocked with good Straight OAK.

Outgoings :—Nil.

**LOT 44.**

Coloured Blue on Plan.

FOX COVER OR GORSE PLANTATION, TUPHOLME.

**A well-timbered Parcel of WOODLAND**

Situate in the Parishes of Tupholme and Gautby, known as

**“Gorse Plantation or Fox Cover,”**

and containing

**25.771 Acres (more or less)**

as follows:

No. on O.M.	Description.	Acreage.
7	In Topholme	21.321
143	In Gautby	4.450
		<hr/> 25.771

Stocked with well-grown OAK and ASH and other POLES, being near NEW PARK WOOD.

A Right of Way is reserved over this Lot to Lots 41, 16 and to Mr. Hoodless' House.

Outgoings:—Tithe Apportionments—Gautby, 6/10.  
Tupholme, Nil.

**LOT 45.**

Coloured Yellow Chrome on Plan.

MINTING WOOD.

**A Valuable and extensive Parcel of WOODLAND**

Situate in the Parish of Minting, and known as

**“Minting Wood,”**

being Nos. 36 and 105 on the Plan, and containing

**104.268 Acres (more or less)**

**Also a Parcel of Pasture Land.**

No. 176 containing 15.546 Acres.

The Wood comprises well grown OAK.

Outgoings:—Tithe Apportionment, £2 14s. 4d.

**LOT 46.**

Coloured Sepia on Plan.

RASPBERRY HOLT, GAUTBY.

**The Valuable growing Timber in a Parcel of  
WOODLAND**

Situate in the Parish of Gautby, and known as

**“The Raspberry Holt,”**

being No. 132 on the Plan and containing

**10.287 Acres (more or less)**

Stocked with very good OAK.

The Site of this is sold with Lot 20.

A Right of Way is reserved for this Lot across No. 129 in Lot 20.

The Timber to be felled and cleared by 31st October, 1920.

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**LOT 47.**

Coloured Brick Red on Plan.

OLD HALL PLANTATION, GAUTBY.

**The Valuable Growing Timber**

on a Parcel of Woodland, known as

**“The Old Hall Plantation,”**

Situate in the Parish of Gautby.

Comprising chiefly good straight OAK, ASH and BEECH, being No. 127 on the Ordnance Plan, and containing

**1.191 Acres (more or less).**

The Site of this Lot is sold with Lot 24.

There is a Right of Way for the purpose of Carting Timber over No. 127a in

Lot 24 and No. 114 in Lot 23.

The Timber to be felled and cleared by 31st October, 1920.

**LOT 48.**

Coloured Yellow Chrome on Plan.

WATERDROOPS SPINNEY, GAUTBY.

**A Valuable and Compact Parcel of  
well-timbered WOODLAND**

Situate in the Parish of Gautby, and being No. 138 on the Plan and containing

7·877 Acres (more or less)

and known as

**“Long Plantation,”**

and stocked with well grown OAK.

A Right of Way is reserved to this Lot over No. 145 in Lot 17.

Outgoings:—Tithe Apportionment. 17/-.

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**LOT 49.**

Coloured Green and Brick Red on Plan.

ROOKERY, GAUTBY.

**The Valuable Growing Timber**

on a Parcel of Woodland, known as

**“The Rookery,”**

Situate in the Parish of Gautby, comprising good straight OAK, being  
No. 126a pt. and 135 on the Ordnance Plan, and containing

10·204 Acres (more or less)

SMALL OAKS.

The Site of this Lot is sold in Lot 24.

The Timber to be felled and cleared by 31st October, 1920.

A Right of Road is reserved to this Lot over Nos. 126a and 117 in Lot 18.

**LOT 50.**

Coloured Green on Plan.

CAD HOLT, GAUTBY.

**The Valuable Growing Timber**

on a Piece of Woodland, known as

**“Cad Holt,”**

Situate in the Parish of Gautby, comprising chiefly good OAK TREES, and ASH POLES,

and being No. 121 on the Ordnance Plan, and containing

**·866 of an Acre.**

The Site of this Lot is sold with Lot 18.

The Timber to be felled and cleared by 31st October, 1920.

A Right of Road is reserved to this Lot over Lot 18.

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**LOT 51.**

Coloured Sepia on Plan.

THREE-CORNER PLANTATION, GAUTBY.

**The Valuable Growing Timber**

in a Plot of Woodland, known as

**“The Three-corner Plantation,”**

(Near HOODLESS),

Situate in the Parish of Gautby,

Comprising chiefly good OAK TREES, being No. 142 on the Ordnance Plan,  
and containing

**1·039 Acres (more or less).**

The Site of this Lot is sold in Lot 20.

**Memorandum.**

*THIS AGREEMENT made the                      day of                      1919,  
BETWEEN THE RIGHT HONOURABLE MARY EVELYN  
COMPTON-VYNER, of Newby Hall, in the County of York,  
widow (commonly called Lady Alwyne Compton-Vyner)—the  
Vendor—of the one part and*

*the Purchaser—of the other part, WITNESSETH that the  
Vendor agrees to sell and the Purchaser agrees to purchase  
the property described as Lot                      in the annexed Particulars  
at the price of £                      subject to the annexed Conditions.*

*And the Vendor and Purchaser do on their respective parts  
agree to complete the sale and purchase according to the said  
Conditions.*

*AS WITNESS the hands of the parties.*

*Purchase money    £            :            :*

*Deposit                    £            :            :*

*Remaining unpaid £            :            :*

*As agents for the Settled  
Land Act Trustees we  
acknowledge the receipt of  
the above-mentioned deposit*

*Abstract to be sent to*

# Lincolnshire.

ESTATES OF  
ALWYN COMPTON VYNER.

To be offered for Sale by Auction,  
on **TUESDAY, DECEMBER 2nd, 1914,**  
**at LINCOLN.**

Messrs. **WILKINSON, GILBERT & CO.**

Land Agents,  
**MR. C. GREENWOOD,**

15, Market Street,  
LINCOLN.

Auctioneers

**MR. JAMES E. WATSON,**

10, Bridge Street, LINCOLN,  
Enrolays Bank Chambers, Lincoln;  
and at Woodhall Spa.