

By direction of the Rt. Hon. The Earl of Dudley, M.C., D.L.

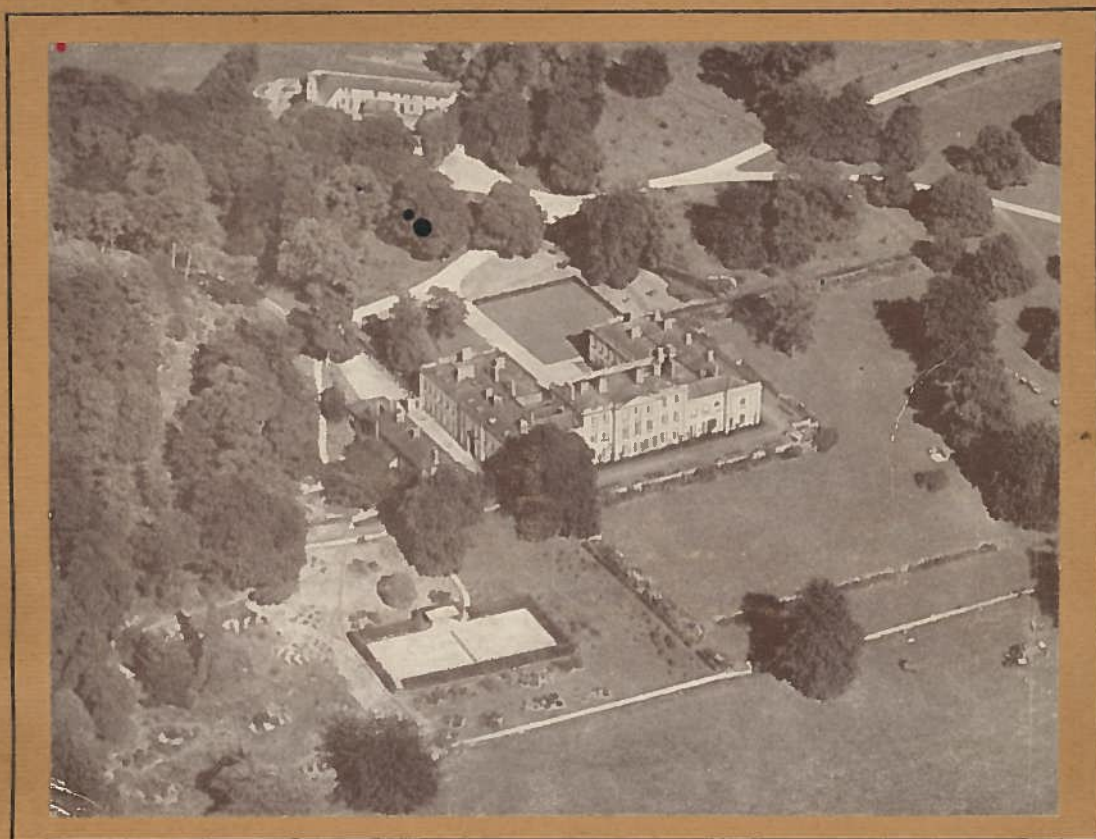
STAFFORDSHIRE

5 miles from Wolverhampton, Stourbridge and Dudley

Particulars, Plans and Conditions of Sale
of a portion of

THE HIMLEY ESTATES

including



HIMLEY HALL

To be Sold by Auction, by

EDWARDS, SON & BIGWOOD & MATHEWS

at

THE STATION HOTEL, DUDLEY

On **TUESDAY** and **WEDNESDAY**
JANUARY 14th and 15th, 1947

at 2-30 p.m. precisely each day.

Solicitors :

Messrs. TAYLOR & HUMBERT,
Burley House, 5-11 Theobalds Road,
London, W.C.1

Land Agent :

P. DUDDING, Esq.,
The Earl of Dudley's Estate Offices,
Dudley, Worcs.

Auctioneers' Offices : 158 Edmund Street, Birmingham 3

PRICE 2/6

Historical Notes

HIMLEY HALL

is the ancestral home of the Earls of Dudley and has associations going back to 1314, although the present building dates from 1740. It was reconstructed about 1820 and brought up to modern standards in 1926.

HOLBECH HOUSE

is notable as having been in 1605 the residence of Stephen Littleton, who with Robert Catesby, Guy Fawkes and others plotted to overthrow King and Parliament. After the arrest of Guy Fawkes, the other conspirators, reaching Holbeche on November 7th, made their last stand there, the end being hastened by the explosion of damp gunpowder being dried before a wood fire which blew off the roof and did other damage.

By direction of THE RT. HON. THE EARL OF DUDLEY, M.C., D.L.

STAFFORDSHIRE

Five miles from Dudley, Stourbridge and Wolverhampton, 14 miles from Birmingham.

FREEHOLD PROPERTIES

forming part of

The Himley Estates

including

HIMLEY HALL

with the beautifully timbered Park, Entrance Lodges, Keepers' and Gardeners' Houses, Lakes and Gardens,
together with

the well-equipped Home Farm
and the detached Residence known as "Himley House"

Area, 696a. 0r. 17p.

WITH VACANT POSSESSION

also

EIGHT FIRST CLASS FARMS

with exceptionally good Houses and Buildings

Greenhill Farm	...	...	...	103	acres	Hinksford Farm	...	...	...	75	acres
White Hall Farm	...	...	...	210	"	Ashwood Lodge Farm	...	...	...	233	"
Manor Farm	...	...	...	152	"	Ashwoodfield House Farm	...	...	...	56	"
Holbeche Farm	...	...	...	83	"	Stallings Farm	...	...	...	79	"

THREE RESIDENCES

HOLBECH HOUSE : DAWLEY HOUSE : ASHWOOD HOUSE

Numerous Cottages, Allotments, etc., in the Villages of Himley and Swindon

Well-situated Accommodation Land and Land suitable for Development

also

VALUABLE WOODLANDS

The whole having an area of about

2,711a. 3r. 14p.

To be Sold by Auction in 119 Lots by

EDWARDS, SON & BIGWOOD & MATHEWS

At the Station Hotel, Dudley

On Tuesday and Wednesday, January 14th and 15th, 1947

at 2-30 p.m. each day.

Solicitors : Messrs. TAYLOR & HUMBERT, Burley House, 5-11 Theobalds Road, London, W.C.1.

Land Agent : P. DUDDING, Esq., The Earl of Dudley's Estate Offices, Dudley, Worcs.

Auctioneers' Offices : 158 Edmund Street, Birmingham 3.

GENERAL REMARKS.

SITUATION.

The properties included in this sale comprise that portion of

THE HIMLEY ESTATES

lying on either side of the Wolverhampton—Stourbridge main road and extending from Beggars Bush on the north side, which is 5 miles from Wolverhampton, to Dawley Brook and Ridgehill Wood on the south side, which are only $3\frac{1}{2}$ miles and $2\frac{1}{2}$ miles from Stourbridge. They extend on the west side to the Staffordshire and Worcestershire Canal and on the east side to the Himley Mineral Railway, only $3\frac{1}{2}$ miles distant from Dudley.

TENURE.

The whole of the property is Freehold.

MINES AND MINERALS.

- (a) All coal in and under the land belongs to the Coal Commission and/or the National Coal Board.
- (b) All the mines of ironstone, iron ore, fireclays and normal pit refuse (if any) in and under Lots 1 to 7, 9 to 71, part Lot 74, part Lot 111, part Lot 112, part Lot 113, part Lot 114, Lots 118 and 119 belong to The Earl of Dudley's Baggeridge Colliery Limited, but are presumably being acquired by the National Coal Board under the Coal Industry Nationalisation Act, 1946.
- (c) In the case of all other Lots all mines and minerals (other than coal) are included in the sale.

TIMBER

The standing timber will be included in the sale of the various Lots. That in the Woods has been recently measured and the approximate number of trees and cubic contents are stated in the Particulars of the various Lots.

MORTGAGES.

The Vendor's Trustees are prepared to advance not more than one-half of the purchase price of any Lot, if the purchase price is £5,000 or more, at the rate of 3% per annum; the Mortgage to be prepared by the Lenders' solicitors at the expense of the borrower, and shall contain such provisions as the Lenders may require. (This note does not form part of the Contract.)

STIPULATIONS.

1. SALE PARTICULARS.

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

The various lots being open for inspection each purchaser shall be deemed to have knowledge of the various Lots but if any dispute arises between the Vendor and any Purchaser or between Purchasers as to the ownership of any tree, or the ownership or position of any hedge, ditch, gateway, arch, wall or other fence or boundary of any Lot, or the ownership of any other part of the estate or any point whatever arising out of the plans, stipulations or conditions or in the interpretation thereof the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the Auctioneers whose decision shall be conclusive and binding on all parties and whose costs shall be paid as they may decide and all parties shall accept as final the awards of the Auctioneers.

2. TOWN PLANNING.

Each Lot is sold subject to any Town Planning Resolution or Scheme, any Road or Street Improvement Line in force or which may come into force, the Restriction of Ribbon Development Act and any other Acts, Bye-Laws or statutory provisions affecting any lot or any part thereof, whether of general or local application and there shall be no obligation on the Vendor to specify the same.

Each Lot is also sold subject to :—

(a) all Local Land Charges whether registered at the date of the sale or thereafter and any requirements enforceable by any Local or other Public Authorities whether or not involving the expenditure of money;

(b) all encumbrances and other matters the existence of which can or ought to be discovered by enquiry of the Local or other Public Authorities including ways shown in the plan deposited under the Rights of Way Act, 1932;

and no purchaser shall be entitled to any compensation indemnity or right of rescission in respect thereof.

3. EASEMENTS.

(a) Where any advantage or privilege of the nature of an easement or quasi-easement in respect of access way water supply drainage light support or otherwise is mentioned in the Particulars as being enjoyed with any Lot over or against any other part of the estate such lot is sold with a right to enjoy such advantage or privilege together with any such liberties (as the Vendor may consider proper) of inspecting repairing renewing maintaining or cleansing the subject matter which expression herein means (as the case may be) the ground way pump well pipe line cesspool and/or other space or structure over or in respect of which such advantage or privilege is enjoyable together with any structure plant or apparatus appertaining thereto and properly usable in connection with the enjoyment of such advantage or privilege subject (as far as the Vendor may require) to the condition of making good any damage occasioned in the enjoyment of such advantage or privilege or the exercise of any liberty and (so far as the Vendor may require) to the condition of contributing a fair proportion of the expense of keeping the subject matter in good order and condition and any part of the estate affected by any such advantage or privilege is sold subject to the same and any such liberties in connection therewith as aforesaid.

(b) Electricity Wayleaves Sewers etc. Electricity Cables and Sewers are laid through or over parts of the Estate and the Purchaser of any lot buys the same subject to all easements and wayleaves in connection with all electric light cables wires poles stays and transformers (if any) and also all telegraph poles or other poles or sewers at present erected on or passing under or over the lots and subject to all existing and pending agreements affecting the same. Where written agreements exist a copy of the same may be inspected at the Dudley Estate Offices, Dudley, during office hours during the seven days preceding the sale, and a purchaser of any lot (whether availing himself of such opportunity of inspection or not) shall be deemed to buy with full notice thereof, shall raise no requisition in respect thereof and shall indemnify the Vendor in respect of any liability or claim thereunder.

(c) Each lot is sold subject to such public footpaths and rights of way (if any) as at present exist over such lot and to rights of water, drainage and other easements and rights affecting the same, including existing occupation ways, method of water supply and drainage, and other users of a similar nature now used or enjoyed by the Vendor and his tenants respectively or existing over the same in respect of any other Lot or other adjacent property, and to any payments in respect of the same, except as far as the Vendor may, by the Particulars or Conditions of Sale, otherwise prescribe.

4. DEFENCE AND OTHER REGULATIONS.

Each Lot is sold subject to :—

(a) any Order whether before or after the date hereof under the Defence Regulations, the Cultivation of Lands Order and/or any other Regulations or Orders as to the ploughing up of grasslands and/or other matters, and

(b) any requisition or notice of intention to requisition by any competent authority whether before or after the date of sale

and the Purchaser shall not be entitled to any compensation indemnity or right of rescission on account thereof.

5. FENCES.

Where all or any part of the boundary of any Lot is unfenced the Purchaser thereof may, if he so wishes, erect a fence along the unfenced boundary, and he shall thereafter be liable for the maintenance thereof, and he shall not require the Vendor or the Purchaser of any other Lot to erect such fence.

Boundary walls fences and hedges shall be repaired and maintained by the Purchasers of Lots as hitherto and no Purchaser shall be entitled to call upon the Vendor to maintain any existing hedge or fence

The Purchaser of Lot 1 will be liable to maintain all existing boundary walls, fences and hedges.

6. TENANT RIGHT, Etc.

The land is sold subject to all rights, statutory or otherwise, of the tenants and outgoing occupiers (if any) and each purchaser shall indemnify the Vendor against all claims (if any) in respect of the usual tenant right according to the custom of the country or the Agricultural Holdings Act, 1923, and any sum payable to the Vendors or tenants for unexhausted manorial values or disturbance shall be apportioned according to acreage between the lots, and no set-off for dilapidations or waste shall be made by any Purchaser against the Vendor.

The descriptions of the cultivation of the lands are believed to represent their present state, but are not intended to determine which lands are arable and which are permanent or temporary pasture within the meaning of the term of the tenancy conditions, and such descriptions shall not affect the rights of any tenants to alter such cultivation, or to compensation for laying down lands to permanent pasture, and the lands are sold subject to such rights (if any).

7. OUTGOINGS.

There is Tithe Redemption Annuity charged on parts of the Estate. As will be seen from the Particulars the Annuities have been apportioned over the various Lots by the Auctioneers and the approximate amounts are stated in the Particulars for the information of Purchasers (who should make their own enquiries from the Tithe Redemption Commissioners or Collectors) and no guarantee of accuracy is given or implied nor shall any legal apportionment be required.

Each Lot is sold subject to all tithe redemption annuities and extraordinary tithe redemption annuities and to all rates and all other outgoing whatsoever whether stated in the Particulars or not. Any error or omission in the Particulars shall not annul the sale nor give right to a claim for compensation.

8. APPORTIONMENT OF RENTS, Etc.

In various cases it has been found desirable for the purposes of sale to divide the property now in the occupation of one tenant between two or more Lots, and in such cases the existing rent has for the purposes of this sale been apportioned to the various Lots as stated in the Particulars thereof; each Purchaser shall purchase subject to and with the benefit of such apportionment, and the consent of the tenants thereto shall not be required, nor shall the Vendor be required to effect a legal apportionment thereof. The Purchaser of each Lot shall assume without requisition or objection that all rents paid are legally demandable and shall make no requisition or enquiry as to any matter arising under the Rent and Mortgage Interest (Restriction) Acts or any amending supplemental or similar legislation. Any dispute with regard to rents shall be settled by the Auctioneers whose decision shall be final.

9. FIXTURES.

All such fixtures as are usually denominated Landlord's fixtures and belonging to the Vendor are included in the sale, but Tenant's fixtures (and in particular electric light fittings) whether mentioned in the Particulars or shown on the plan or not are expressly excluded. Every effort has been made to omit any building or fixtures belonging to the various tenants from the description of the properties, but the properties are sold subject to the tenants' right of removal of or payment for, as the case may be, any building or fixture, etc., belonging to them, whether mentioned in the Particulars or not.

As regards Lot 1, many of the Tenant's fixtures (including in particular electric light fittings) will be removed by the Vendor before completion, and those not removed will be included in the sale of furniture, etc. referred to in Stipulation 10.

In the event of any dispute, whether before or after completion, as to whether any article is or is not a Tenant's fixture such dispute shall be determined by the Auctioneers, whose decision shall be final.

10. AUCTION SALE LOT 1.

The Vendor reserves the right to hold a sale by auction on this Lot of furniture, carpets, fittings and fixtures, etc., at any time before the date fixed for completion of the sale of this Lot.

11. TENANT RIGHT—LOTS 1, 118 and 119.

The Purchasers of these Lots will be required to take to growing crops and cultivations at a valuation, but no claim will be made for unexhausted manorial values, nor will any claim be admitted in respect of dilapidations.

12. ORDER OF SALE.

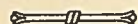
The Vendor reserves the right to sell the whole estate or part of it before the Auction, to alter the order of sale, to amalgamate or divide lots or withdraw any lot or lots without declaring the reserve price.

13. These stipulations shall be deemed to form part of the Contract, but in the case of any inconsistency between such stipulations and the Special Conditions of Sale, the latter shall prevail.

SUMMARY

FIRST DAY'S SALE

TUESDAY, JANUARY 14th, 1947.



Lot No.	Description.	Tenant.	Area Acres.	Page
1	Himley Hall, Himley House and Home Farm, with vacant possession	...	696.109	5
2	Land, Beggars Bush	Exors. H. Gittins	9.704	16
3	Greenhill Farm	A. Farquharson	103.122	16
4	Land, Sitch Lane	"	3.462	17
5	Land, Common Lane	"	1.977	18
6	Land, Bridgnorth Road	"	2.570	18
7	"	"	5.306	18
8	Cottages, Wombourn Common	J. Davis and others	.270	18
9	Himley Plantation (part)	In hand	49.529	19
10	"	"	11.769	19
11	Land, Bridgnorth Road	A. Farquharson	15.873	20
12	Himley Cricket Field	"	6.786	20
13	The Corner House, Himley, with vacant possession	...	.175	22
14	Cottage	J. Harvey	.215	22
15	Land, Wolverhampton Road, with vacant possession	...	1.085	22
16	Gardens, Himley	W. H. Butler and others	1.156	23
17	Cottage	J. B. Bassil	.264	23
18	"	G. Breakwell	.250	23
19	"	— Talbot	.200	23
20	Six Cottages	Miss Tongue and others	2.022	24
21	Cottage	W. Sneyd	.110	24
22	The Institute	"	.162	24
23	Allotments	Various	2.079	25
24	Two Cottages, Himley	J. H. Arthur and another	.512	25
25	Mill Pond & Land	"	2.040	25
26	Four Cottages	Representatives of J. J. Jordan and others	1.035	26
27	Two Cottages	W. Jordan and another	.187	26
28	Two Houses	Miss Ison and another	.326	27
29	Two Cottages	G. Taylor and another	.300	27
30	Garden and Smithy	J. J. Jordan and another	.440	27
31	Cottage and Land	G. Pilsbury and others	1.615	28
32	Land, Himley Lane	A. W. Cartwright	2.412	28
33	Seven House Row	W. J. Henworth and others	.758	28
34	Two Cottages, Bridgnorth Road	Mrs. M. Fellows and another	.580	29
35	Two Cottages, Plantation Lane	T. Corns and another	.456	29
36	Garden, Bridgnorth Road	J. Taylor	.545	29
37	"	T. Corns	.719	29
38	Three Cottages, Bridgnorth Road	G. H. Millward and others	1.433	30
39	Land	F. J. Brookes	.769	30
40	"	J. Rogers and another	.697	30
41	"	J. Rogers	.702	30
42	Three Cottages, Plantation Lane	G. Grainger and others	.843	31
43	Cottage	E. Deans	.289	31
44	Two Cottages	H. Pratley and another	1.634	31
45	Land	W. Jordan and another	.740	31
46	"	J. F. Newell	.768	32
47	"	A. Farquharson	1.477	32
48	The Keeper's House and Land, Plantation Lane	F. Butters and another	3.831	32
49	Land, Plantation Lane	A. Farquharson	2.740	32
50	Himley Plantation (Part)	In hand	47.353	33
51	Land, Bridgnorth Road	A. Farquharson	12.297	33
52	" Swindon Lane	Cartwright Bros.	18.522	33
53	" Bridgnorth Road	G. W. Reynolds	9.240	34
54	" Swindon Lane	"	7.792	34
55	" Botterham Lane	J. H. Palmer	6.026	34
56	" Bridgnorth Road	"	17.423	34
57	" Botterham Lane	H. Corns	13.373	35
58	"	G. W. Reynolds	13.295	35
59	Botterham Gorse	In hand	9.859	35
60	Cottage, Botterham Lane	N. Lindley	2.166	35
61	White Hall Farm	H. G. Jenkins	210.551	36

1309-940

SUMMARY

SECOND DAY'S SALE

WEDNESDAY, JANUARY 15th, 1947.

Lot No.	Description.	Tenant.	Area. Acres.	Page
62	Land, Wolverhampton Road	H. G. Jenkins	2-244	39
63	Hinksford Farm	W. G. Crump	75-788	39
64	Cottage, off Himley Lane	H. G. Jenkins ... ..	.659	40
65	Land, Himley Lane	W. G. Crump	6-562	40
66	" " " " " " " " " "	" " " " " " " " " "	7-413	42
67	Manor Farm " " " " " " " " " "	C."W. Munday	152-445	42
68	Cottage and Land, Himley Lane	" " " " " " " " " "	1-304	43
69	Three Cottages, Swindon	Miss Morgan and others ... ..	.460	43
70	Seven Cottages " " " " " " " " " "	J. Baker and others	1-310	44
71	Manor House " " " " " " " " " "	G. W. Reynolds	12-398	44
72	Cottage and Land, Hinksford	J. Chambers ... ..	.508	45
73	Land " " " " " " " " " "	W. G. Crump and others	18-763	45
74	Holbeche Farm	L. Leek	83-224	46
75	Grove Farm House	" " " " " " " " " "	1-545	48
76	Four Cottages, Maidens Bridge Road	" " " " " " " " " "	.270	48
77	Land " " " " " " " " " "	" " " " " " " " " "	3-750	48
78	Land, Enville Road " " " " " " " " " "	" " " " and others	39-440	49
79	" " " " " " " " " " " " " "	" " " " " " " " " "	8-665	49
80	" Swindon Road	" " " " " " " " " "	30-350	49
81	" Wallheath—Greensforge Road	" " " " " " " " " "	32-507	50
82	" " " " " " " " " " " " " "	" " " " " " " " " "	18-502	50
83	" Greensforge " " " " " " " " " "	" " " " " " " " " "	16-541	50
84	" Wallheath—Greensforge Road	" " " " " " " " " "	12-869	50
85	" " " " " " " " " " " " " "	" " " " " " " " " "	6-669	51
86	" Swindon Road " " " " " " " " " "	" " " " " " " " " "	5-641	51
87	" " " " " " " " " " " " " "	" " " " " " " " " "	34-346	51
88	" Enville Road " " " " " " " " " "	G."W." Winnall	10-927	51
89	" " " " " " " " " " " " " "	" " " " " " " " " "	.278	52
90	" Kidderminster Road with vacant possession	" " " " " " " " " "	7-290	52
91	" " " " " " " " " " " " " "	E. W. Newman	3-066	52
92	House, 13 High Street, "Wallheath	C. S. Bridgwater ... ..	.288	52
93	" Dawley House " " " " " " " " " "	W. Hoover	1-213	53
94	Corner Building Site, Holbeache Road	" " " " " " " " " "	.190	53
95	Building Estate, Wallheath	" " " " " " " " " "	8-190	53
96	Land, Dudley Road	F. R. Grey ... ..	.755	54
97	" Moss Brook	T. Baker	3-350	54
98	" Foundry Road	" " " " " " " " " "	24-098	54
99	" " " " " " " " " " " " " "	J. W. G. Slater ... ..	.050	54
100	" Kidderminster Road	C. Turner and another	2-705	55
101	" " " " " " " " " " " " " "	A. Bradley	14-670	55
102	" Ashwood " House " " " " " " " " " "	Dr. W. A. O'Connor	35-168	55
103	Ashwood Lodge Farm	C. A. Dickinson	233-260	56
104	Wharf House	A. H. Jones ... ..	.250	59
105	Ashwoodfield House Farm	A. Farquharson	56-476	59
106	Land, Kidderminster Road	" " " " " " " " " "	6-620	60
107	Ridgehill Wood	" " " " " " " " " "	62-312	60
108	Heathbrook Farm	A. Farquharson and others	16-102	61
109	Land, Heathbrook	" " " " " " " " " "	5-839	61
110	" " " " " " " " " " " " " "	" " " " " " " " " "	48-953	61
111	" Holbeche " House " " " " " " " " " "	R. D. Pitt " " " " " " " " " "	22-957	62
112	Land, Holbeache Lane	L. Leek	13-141	64
113	House and Land, Rounds Hill	" " " " " " " " " "	9-534	65
114	Stallings Farm	Mrs. E. E. Jones	79-513	65
115	Land, Stallings Lane	" " " " " " " " " "	3-187	66
116	" Dawley Brook	" " " " " " " " " "	7-144	66
117	" Wartell Bank	" " " " " " " " " "	1-635	66
118	" Gospel End Road, Sedgley	In hand	110-819	67
119	" " " " " " " " " " " " " "	" " " " " " " " " "	37-750	67

1401-903

Particulars

FIRST DAY'S SALE

LOT 1.

(Coloured Pink on Plan No. 1.)

The Valuable Freehold Estate

comprising

HIMLEY HALL

with the surrounding beautifully timbered Parkland and Woods, three Lodges, Gardener's House and Bothy with the adjoining Walled Gardens, Vineries, Greenhouses, etc., Stabling and Garages, Keeper's House and adjoining Cottage, High Arcal House,

the attractive Residence known as

"HIMLEY HOUSE"

and

THE HOME FARM

with modern House, excellent Farm buildings and four Cottages—the whole having an area of:—

696a. Or. 17p. or thereabouts.

THE MANSION occupies a choice position with delightful views across the Park and, on the south side, the picturesque Great Pool; steeply rising Woodland affords excellent protection on the north side. It was erected in the year 1740, and comprises a central block with two wings which form three sides of a square; the principal architectural feature being four columns and pediment forming a lofty Portico in the centre of the south front.

The Accommodation comprises:—

Spacious Entrance and Staircase Halls, a fine suite of six well-proportioned Entertaining Rooms; Dining Room; Billiards Room; Squash Rackets Court; Swimming Bath; fifteen Principal Bedrooms, and Nine Bathrooms; other Bedrooms and Bathrooms, with ample domestic and staff accommodation, as follows:—

ON THE GROUND FLOOR:—

THE ENTRANCE HALL

entered from the Courtyard by a pair of oak panelled doors with a small panelled Lobby, measures 45ft. by 22ft., and has a central ceiling beam, supported by oak coupled pilasters, fully fluted, and with Ionic capitals, richly moulded cornice, doors and panelled dado, all in unpolished oak, dog grate fireplace with stone mantel, hearth and curb, and iron fire back, three radiators and oak board floor. A pair of oak panelled doors at the south end lead to

THE HANDSOME MAIN OR STAIRCASE HALL

which measures 36ft. by 22ft., with an annexe 24ft. by 8ft., and has cross beams supported by four Ionic columns, a fireplace with a heavy moulding enclosing a white marble surround, marble hearth and curb, three radiators and an oak boarded floor. The 6ft. wide oak Principal Staircase has carved and turned balusters, oak handrail and panelled dado. The cornice column and pilaster heads and staircase balustrade have gilded decoration.

There is another staircase on the north side of the Entrance Hall, with oak treads, white enamelled balusters, mahogany handrail and panelled dado. A telephone exchange is formed under this staircase.

The Principal Cloakroom has two lavatory basins (h. and c.), hat and coat cupboard, radiator with towel airer, and separate w.c.

Another Cloakroom, under the Main staircase, has a pedestal basin (h. and c.), w.c., and urinal.

THE DINING ROOM

approached from the Entrance Hall, is situated in the centre of the west front and measures 31ft. by 21ft., with an Annexe 14ft. by 14ft. It has marbled pilasters and a modelled cornice, a handsome mantelpiece in white marble with carved panel depicting an episode from the Siege of Troy, a marble hearth, moulded dado rail, three radiators, service door and oak floor.

A Suite of Five Entertaining Rooms, all overlooking the Park, with south and west aspect,

comprise :—

THE WHITE DRAWING ROOM

22ft. by 18ft., has walls set out in panels with moulded cornice, panelled dado, carved mantelpiece and a pair of panelled doors to

THE LIBRARY

which measures 32ft. by 18ft., and has painted bookshelves on each wall, a handsome carved stone mantelpiece to the dog grate fireplace, and double doors to

THE BALL ROOM

a fine apartment, measuring 39ft. by 24ft., with ceiling having coving and border decorated with plaster modelling a pair of oak panelled doors from the Main hall, 3ft. 9in. panelled dado, handsome carved marble mantelpiece to a dog grate fireplace, with reeded iron back, marble hearth and curb, two radiators, polished oak board floor and a double pair of oak doors to

THE CHINESE ROOM

measuring 30ft. by 25ft., and having a coved ceiling; walls above dado painted with a charming Chinese design of flowering trees, birds, etc., carved mantelpiece with marble slips to a recess for dog grate, having a reeded iron back, marble kerb and hearth, two radiators, a polished oak floor and a door to

THE STUDY

25ft. by 24ft., which has oak bookshelves, 13ft. high all round, fireplace with black marble mantelpiece and two radiators.

THE BILLIARDS ROOM

is also in the South wing, but overlooks the Courtyard. It measures 34ft. by 23ft., and has a moulded and gilded cornice, 6ft. 6in. high carved and polished oak wall panelling, three mahogany panelled doors with carved overdoors, a handsome mantelpiece in oak with coved head and heavy moulding above, supported by pairs of fluted Ionic columns; marble surround to a dog grate fireplace with iron back, tiled sides and hearth, three radiators and oak boarded floor.

The remainder of the South wing consists of four Rooms converted during the recent occupation as a Hospital into Kitchens, Bathroom and lavatories.

In the North wing are:—

A SQUASH RACKETS COURT

measuring 30ft. by 21ft., with Gallery at end, adjoining which is a Cinematograph operating room. The floor is of maple boarding.

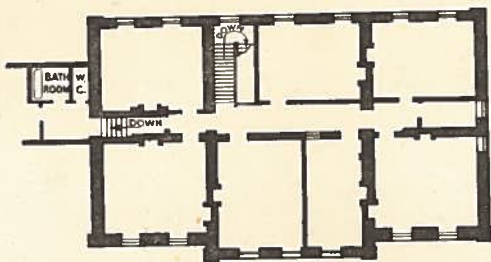
A MAGNIFICENT SWIMMING POOL

which occupies an apartment measuring 73ft. by 25ft. The Pool measures 47ft. by 18ft., and is 5ft. 6in. deep at the shallow end; the surround is paved with russet tiles and at the deep end is a diving platform.

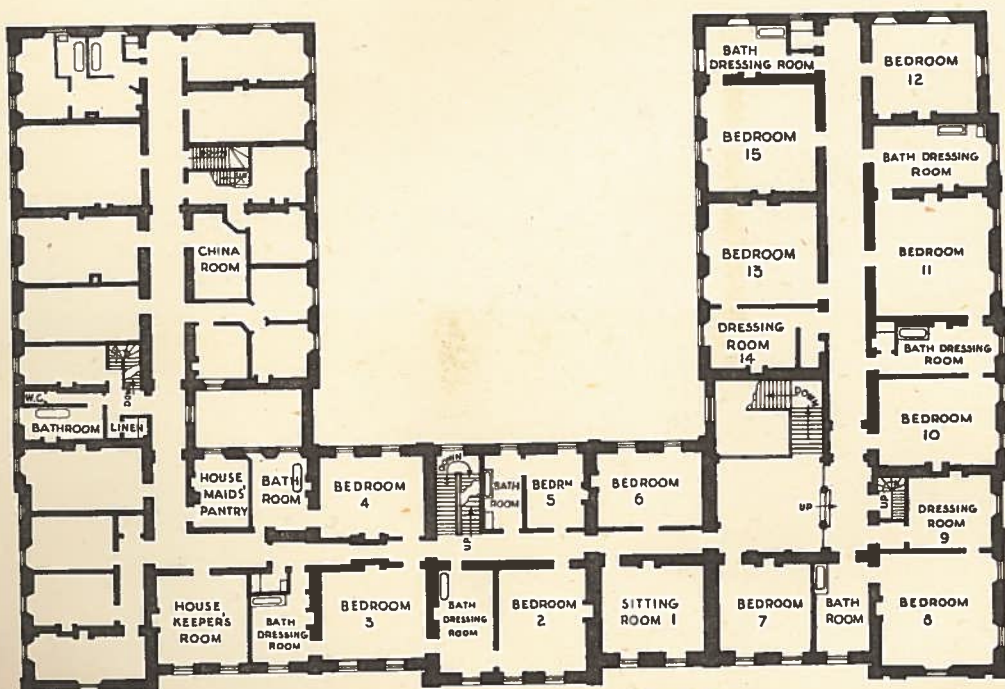
Under a Gallery, which has a well designed metal balustrade, are a Shower Bath and a range of four Dressing Cubicles.

The Domestic accommodation, which occupies the remainder of the north wing, includes Butler's Pantry with store cupboard, glass cupboards and strong room; Steward's Room; Servants' Hall; Store Room with cupboard and drawer fittings; Senior Staff Sitting Room with carved and panelled oak mantelpiece; Kitchen with 7ft. "Eagle" range; Scullery with double sink and drainers in stainless steel, white glazed sink, dresser and corner cupboard; Larder with slate shelving and cupboards; Flower Room with lead lined sink and drainers; Still Room with cupboards and annexe, fitted white glazed sink, drainers and shelving; Store Room.

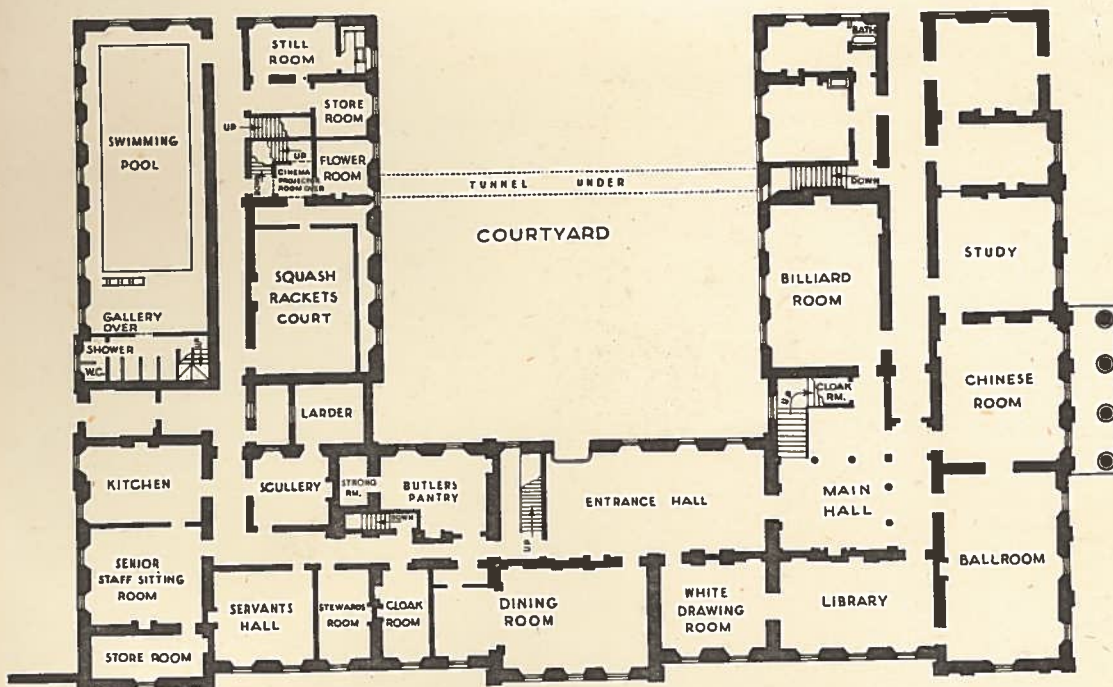
Himley Hall



Plan of Second Floor



Plan of First Floor



Plan of Ground Floor

SCALE 40 FEET TO ONE INCH.

EDWARDS SON & BIGWOOD & MATHEWS
SURVEYORS
158 EDMUND ST. BIRMINGHAM 3.

ON THE FIRST FLOOR,

which is approached by the Main Staircase and three other staircases, are

Fifteen Principal Bed and Dressing Rooms, Nine Bathrooms, also Staff Bedrooms and Bathrooms

as follows:—

The Main Landing, which has a carved ceiling with central octagonal lantern light, supported by four columns with gilded caps and cornice, and oak boarded floor,

The Principal Suite, occupying the centre of the west front, overlooking the Park and the Great Pool and served directly by the Staircase on the north side of the Entrance Hall, comprising:—

Sitting Room or Bedroom No. 1, 22ft. by 18ft., having panelled walls, fireplace with marble surround and carved mantelpiece and door to

Bedroom No. 2, 22ft. by 18ft., also with panelled walls, fireplace with dog grate recess, marble hearth and kerb, two radiators and door to

Bath Dressing Room, 22ft. by 11ft., having fireplace with carved mantel and marble surround, lavatory basin (h. and c.), porcelain enamelled bath (h. and c.), with panelled casing; plated towel rails, wardrobe fitment, w.c., glass-fronted shoe cupboards, radiator and door to

Bedroom No. 3, 22ft. by 19ft., with panelled walls, carved mantel and marble slips to fireplace, radiators, and door to

Bath Dressing Room, 14ft. by 12ft., having porcelain enamel bath (h. and c.), with marble panel front and end, lavatory basin (h. and c.), w.c., plated towel rails, bidet (h. and c.) and fireplace.

Opposite this suite, in the Centre Block overlooking the Courtyard, are:—

Bedroom No. 4 (the Delphinium Room), 22ft. by 17ft., with panelled walls, fireplace with mantelpiece, having reeded columns, and door to

Bath Room, having bath with mixer tap, w.c., bidet, and pedestal lavatory basin, all in blue glazed ware, plated towel rails and fireplace.

Bedroom No. 5, 16ft. by 12ft., with panelled walls, marble mantelpiece, and door to

Bathroom, with panel-fronted porcelain enamel bath (h. and c.), plated towel rails, lavatory basin (h. and c.), w.c. and drawers in window recess.

Bedroom No. 6 (The Larkspur Room), 22ft. by 16ft., having panelled walls, and fireplace with marble surround.

All the above described rooms open off the Main Corridor, which has radiators and fire hydrant; baize covered doors at either end giving access to the North and South wings.

In the South wing are Nine Bed and Dressing Rooms, and five Bathrooms, as follows:—

Bedroom No. 7, 20ft. by 18ft., with marble mantelpiece.

Bedroom No. 8, 24ft. by 24ft., with white marble mantelpiece, and door to

Bathroom, having bath with mixer tap, pedestal lavatory basin (h. and c.), and bidet (h. and c.), all in blue glazed ware, w.c. and fireplace.

Bedroom No. 9, or Dressing Room, 18ft. by 15ft., has a door to Bedroom No. 7.

Bedroom No. 10, 25ft. by 18ft., having fireplace, with white marble mantel and door to

Bathroom, with mahogany cased Rufford bath (h. and c.), and w.c., lavatory basin (h. and c.), plated towel rails and door to

Bedroom No. 11, 25ft. by 24ft., which also communicates with another

Bathroom, having panel fronted bath (h. and c.), lavatory basin (h. and c.), w.c., heated towel rails and fireplace.

Bedroom No. 12, 22ft. by 20ft., having fireplace with marble slips, hearth and curb.

Bedroom No. 13, 23ft. by 21ft., having marble mantel with coloured marble inlays communicating with

Dressing Room No. 14, 18ft. by 12ft., and the adjoining

Bathroom, with bath (h. and c.), basin (h. and c.), and w.c.

Bedroom No. 15, 23ft. by 23ft., with marble mantelpiece and door to

Bathroom, fitted porcelain enamel bath (h. and c.), lavatory basin (h. and c.) and fireplace. A separate w.c. adjoins, and off this Landing is also a Housemaid's Closet with sink.

In the North wing are seventeen Staff Rooms, two Bathrooms, China Room and Housemaids' Pantry with sink (h. and c.) and slop sink.



LOT 1. HIMLEY HALL—SOUTH-WEST ASPECT



LOT 1. HIMLEY HALL—GARDENER'S HOUSE AND MAIN ENTRANCE

ON THE SECOND FLOOR:—

In the centre block are **Seven Rooms**, formerly Nurseries, Schoolroom, and Bedrooms, also Bathroom, with panel-fronted bath (h. and c.), w.c., lavatory basin (h. and c.) and heated towel rails.

In the North wing are another Bathroom with bath, basin and heated towel rail; separate w.c.; large Store Room; Tank Room and Seven Bedrooms.

There are **Cellars** under the greater part of the building, including **Heating Chambers**, with sectional boilers serving the central heating system and for the heating of the Swimming Bath water.

Another **Heating Chamber** has a "Titan" vertical boiler and large cylinder for the domestic hot water service.

A Tunnel under the Courtyard connects the North and South wings.

A block of Buildings on the north side of the Hall, comprises, on the Ground Floor:—Laundry with eight-division washing trough, two boilers and water softening plant; Drying and ironing room and Store; Gun Room with range of cupboards, and Brushing Room. On the First Floor:—A large room (over the Gun Room, etc.), and excellent living accommodation consisting of Living Room with portable range; Sitting Room; two Bedrooms; Bathroom with bath, basin, fireplace and cupboard, also separate w.c.

Lean-to buildings comprise w.c., Carpenter's Shop and Electric Transformer House, and there are also a Garage, 24ft. by 14ft., Coal Store and Wood Shed.

The Stabling and Garages

form a substantial block of brick and slated buildings, surmounted by a Clock turret, lying to the east of the main drive.

Stabling consists of thirteen Loose Boxes; one Stall and two Saddle Rooms; there are **Garages** for seven cars; a **Cowhouse** for seven; and a Loose Box.

On the upper floor are a Recreation Room, Cloakroom, and three Men's Bedrooms; the remainder of the main block of buildings forming three Residential flats, two having a Ground floor Living Room and Scullery, with three Bedrooms, Bathroom and w.c., on the upper floor; the third Flat having Sitting Room, Kitchen, Pantry, two Bedrooms, Bathroom and w.c.

Two Flats are in the occupation of S. Gant and C. Butler, on service tenancies, and the third flat is let to Miss Hodges,

There are also Saddle Rooms, Dairy, another Cowhouse for three; Loose Box, Fodder Store, four Pigsties, etc., and a corrugated iron roofed Yard, 135ft. by 30ft., in part of which are six wooden Pens.

The Ornamental Grounds

include wide Terraces on the south and west fronts of the Hall, with balustrading in honeycomb brickwork and stone paved paths; these overlook spacious Lawns, dominated by finely grown tulip, lime and beech trees, with wide herbaceous borders, bounded by clipped yew hedges, which extend to a sunk fence which separates from the magnificently timbered Park, with the picturesque Great Pool, 16 acres in extent, to the west. This Pool has a well designed timber-built Boathouse with reed thatch roof. On the entrance front, yew hedges enclose Lawns, through which the main drive passes to the Courtyard.

There is also a **Hard Tennis Court** enclosed by a macrocarpa hedge and wire netting on angle iron supports. An open-fronted Pavilion has waney edged boarding externally, matchboard lining, and a shingled roof.

Between the Tennis Court and the Hall is an excellent collection of species roses and flowering shrubs.

Well timbered rising ground on the North side of the Hall, known as "The Hill," 23 acres in extent, is intersected with numerous paths affording pleasant walks, and a chain of three Pools, known respectively as Rock Pool, Island Pool, and Spring Pool, form a delightful feature of the Park. Water from Baggeridge Colliery now drains into these Pools.

Woody Park, which has an area of nearly 40 acres, contains a large number of well grown oaks and other timber trees.

There are also three areas of Covert and Plantation, which together have an area of about 36 acres.

Much of the Park land has been ploughed by order of the War Agricultural Executive Committee.

The Gardener's House and Kitchen Gardens are situated between the Great Pool and Himley Road, adjoining Himley Parish Church.

The Gardener's House and Bothy comprise the original single storey stone-fronted Lodge, and a modern two storey flat-roofed building adjoining. The House, in the occupation of Mr. A. Lowe, on a service tenancy, contains Hall, two Sitting Rooms; Kitchen with "Eagle" range; Scullery with sink and copper; Larder, w.c.; four Bedrooms; Dressing Room; Boxroom and Bathroom with bath, basin and w.c. The Bothy contains Kitchen; Scullery; Larder; four Bedrooms; and Bathroom with bath, basin and w.c.—the whole centrally heated from an independent boiler.

The Horticultural Buildings outside the Walled Garden, include:—

Nos. 1 and 2. Two Vineries, each 45ft. by 18ft., containing nine vines and five fig trees.

No. 3, Peach House, 50ft. by 16ft., containing nine trees.

Nos. 4 and 5, Two Peach Houses, each 30ft. by 17ft., with nine trees in each, and Mushroom house below.

Nos. 6, 7, 8, 9, and 10. Span-roofed Greenhouses, measuring respectively 48ft. by 18ft., 48ft. by 16ft., 48ft. by 28ft., 48ft. by 12ft., and 48ft. by 12ft.

No. 11. A lean-to Greenhouse, 48ft. by 9ft.

No. 12. A three-quarter span Greenhouse, 44ft. by 10ft.

A slate roofed lean-to range of Implement Sheds and Stores.

Heating Chamber with "Robin Hood Major" boiler, heating houses Nos. 4 to 12; Office, Pot Store, etc.

Houses, Nos. 1, 2 and 3, are heated by a separate system.

The Walled Garden measures 390ft. by 250ft. and includes the following buildings:—

Nos. 13 to 18. Six span roofed Greenhouses, each 42ft. by 18ft., and two span roofed Pits, each 40ft. by 9ft., heated by twin boilers.

Four ranges of brick built frames, each 49ft. by 7ft.

Three frames, each 49ft. by 5ft.

There are a large number of wall trained apple, pear and plum trees of choice varieties in full bearing, and a flourishing young orchard on the east side of the Gardens.

The New Lodges situate on the Himley Road, at the entrance to the main drive, comprise a pair of single storey stone buildings with slated roofs, flanking a pair of handsome wrought-iron entrance gates and with flank walls and railings on either side. Both Lodges have Portico entrance and each contains Hall; Living Room with Meridian combination grate; Kitchen with cupboards, boiler and sink (h. and c.); Pantry; and two Bedrooms. They are in the occupation respectively of A. Brown and J. Goodman on service tenancies.

High Arcal House is situated in Himley Road at the extreme east of the property. It is brick built with tiled roof, and contains Hall; Dining Room; Sitting Room; Kitchen with "Sunbeam" grate; Larder; Scullery; three Bedrooms, and Bathroom; with old Stable and other outbuildings and large Garden. It is in the occupation of Mr. C. H. Bulloch (Butler to the Earl of Dudley) and Mrs. A. A. Bulloch, on lease for 20 years from 29th September, 1944, at a peppercorn rent, landlord paying rates and all taxes, doing all repairs and insuring, the Lessees or a survivor having an option for a further term of years equal to the number of completed years Mr. Bulloch has been in the employment of Lord Dudley, dating from 10th October, 1944, on the same terms.

Park Lodge, situated in the northern part of the Park, is in the occupation of the Head Keeper, Mr. A. W. Spinks, on a service tenancy. It is brick built with cement front and slated roof, and contains two Sitting Rooms; Kitchen with Triplex range; two Pantries; Cellar; Scullery; four Bedrooms; Bathroom; separate w.c. and Boxroom. There is a central heating system serving three rooms.

A Cottage which adjoins is in the occupation of R. Lloyd on a service tenancy. It contains Hall; Living Room with "Eagle" combination grate; Scullery; three Bedrooms and Bathroom, with w.c. There are also a brick built and slated Boiler House; Mess Room; Coalhouse; Rabbit House; and four Kennels with walled and railed yards.

Agricultural Buildings near by are brick built and slated, and comprise three-bay Implement House, Garage, etc.

Beggars Bush Lodge, on the Wolverhampton Road, is occupied by W. Turner, a pensioner, who holds under a lease for 20 years from 29th September, 1946, at a peppercorn rent, determinable on the death of the survivor of Mr. and Mrs. Turner. It is brick built and slated and contains three Bedrooms; Sitting Room; Kitchen and Scullery.

THE HOME FARM

lies to the south of Himley Road—there being a valuable frontage of about 1,450 yards to this road and another frontage of about 300 yards to the Wolverhampton—Stourbridge main road.

The House, two Cottages and Farm Buildings are centrally situated and are approached by a good road.

The House, which is in the occupation of Mr. A. Hodgkins on a service tenancy, was erected in 1929, has elevations in rustic faced brickwork and tiled roof, and contains:—

On the Ground Floor:—Hall; Cloakroom with lavatory basin; w.c.; Dining Room, 18ft. into bay window by 12ft. 6in., with hearth fire in brickwork, and French casements to garden; Lounge, 13ft. 6in. by 11ft. 6in., having bay window and fireplace, with tiled surround and hearth; Kitchen with Triplex range and sink; Pantry and Coal Shed.

On the First Floor:—Three Bedrooms; Bathroom with bath and basin; separate w.c. and hanging cupboards.

There is a pleasant Garden with lawns, fruit trees and a lean-to Shed.

THE FARM BUILDINGS are arranged around a large Yard, and comprise:—

Brick built and asbestos roofed Boiler house; Sterilizing room; Dairy; **Cowhouse for 40** with concrete standings and mangers, tubular divisions and chains, and feeding passage; Mixing house and covered way.

Brick built and tiled Barn, with driftway, both bays floored over; Store with Granary over.

Cattle Yard, roofed in two spans with corrugated iron, and tile roof open Shedding adjoining; smaller covered Cattle Yard; range of four Loose Boxes, brick built with wooden fronts and corrugated asbestos roof.

Two brick and tiled Bull Pens; two Loose Boxes; Mixing room with grains tanks and boiler; two-stall Stable; Coke Shed; four-stall Stable; and Saddle Room.

A brick built and tiled Office stands in the centre of the Yard. There are also two lean-to slate roofed Loose Boxes; six timber built Loose Boxes with asbestos roofs; two e.c.'s; Transformer house; Tool Shed; six-bay corrugated Iron Implement Shed; five-bay and six-bay Dutch Barns; Root Shed with corrugated asbestos roof; Garage, 50ft. by 12ft., timber built and felted, on brick base, with three pairs of doors, also single car Garage adjoining.

THE TWO COTTAGES are brick built and tiled—one let to G. Childs on a service tenancy, contains Living Room; Pantry; and two Bedrooms; with outside Washhouse, e.c. and Coalhouse—the other in the occupation of W. Wall on a service tenancy, contains Sitting Room, two Kitchens; Scullery and two Bedrooms.

TWO BRICK BUILT AND TILED COTTAGES adjoining Himley Wood, each have Living Room; Scullery; Pantry; and two Bedrooms. One is let to W. H. Powell on a quarterly tenancy at a rent of £13. 0s. 0d. per annum; the other is let to E. Russell, together with an Allotment, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being £9. 18s. 0d. per annum, landlord paying rates and water rent amounting to £9. 7s. 2d. per annum.

Water is supplied from the Bilston Corporation and South Staffs. Water Works Co.'s mains; the supply of Electricity is now taken from Baggeridge Colliery—this service will be discontinued and the Purchaser will have to arrange for a supply from the Midland Electric Corporation's mains.

The Drainage from the Mansion is effectively dealt with by a septic tank and filter bed installed by Messrs. Tuke and Bell, Ltd.

Also included with this Lot is

The Detached Residence

known as

“HIMLEY HOUSE”

pleasantly situated in the Wolverhampton Road, built of brick with roughcast elevations and slated and tiled roofs, and having accommodation as follows :—

On the Ground Floor:—

Enclosed Porch.

Hall, 30ft. by 14ft., with hearth fire, having briquette surround and hearth; oak mantel and panelled overmantel with flanking columns, and radiator.

Morning Room, 14ft. by 12ft., with bay window fitted locker seat, fireplace with Dutch tile surround and cupboard.

Drawing Room, 26ft. by 17ft., average, with French casements to Terrace, fireplace with brick surround and hearth, and white marble mantel with flanking columns.

Dining Room, 26ft. by 17ft., having French casements to Terrace, arched fireplace with “Well” fire and “Contesse” anthracite stove, 4ft. lincrusta dado and serving hatch.

Study, 13ft. by 12ft. 6in. with corner fireplace in brickwork.

Cloakroom with lavatory basin (h. and c.), fireplace, radiator, and separate w.c.

China Pantry with sink (h. and c.), cupboards and fireplace; Servery; two Pantries; Servant's Hall with brick fireplace and radiator; Kitchen with double-over “Nairobi” range, copper and sink; two Larders.

On the First Floor:—

approached by a fine stone geometrical staircase, with mahogany newel and handrail, are:—

Bedroom No. 1, 18ft. by 18ft. average, with Dressing Room adjoining.

Bedroom No. 2, 18ft. by 18ft., with Dressing Room adjoining.

Approached by an Oak Staircase, with turned balusters, are

Bedroom No. 3, 27ft. by 9ft. 3in., with fireplace and hanging cupboard fitted with a sliding door.

Bedroom No. 4, 21ft. by 14ft. 6in.; **Bedroom No. 5**, 14ft. by 12ft., with hanging cupboard; **Bedroom No. 6**, 13ft. by 13ft. with corner fireplace; **Bathroom**, with porcelain enamel bath (h. and c.), Richmond's geyser, lavatory basin (h. and c.), heated towel rails and airing cupboard; separate w.c.; Housemaid's Pantry with sink (h. and c.); **Bedroom No. 7**, 17ft. 6in. by 14ft., and **Bedroom No. 8**, with ceiling light.

On the Second Floor:—

Five Bedrooms, Boxroom and Bathroom.

There are also good Cellars; a first floor Laundry, approached from a back staircase, and outside w.c.

Electric lighting throughout. Main water supply.

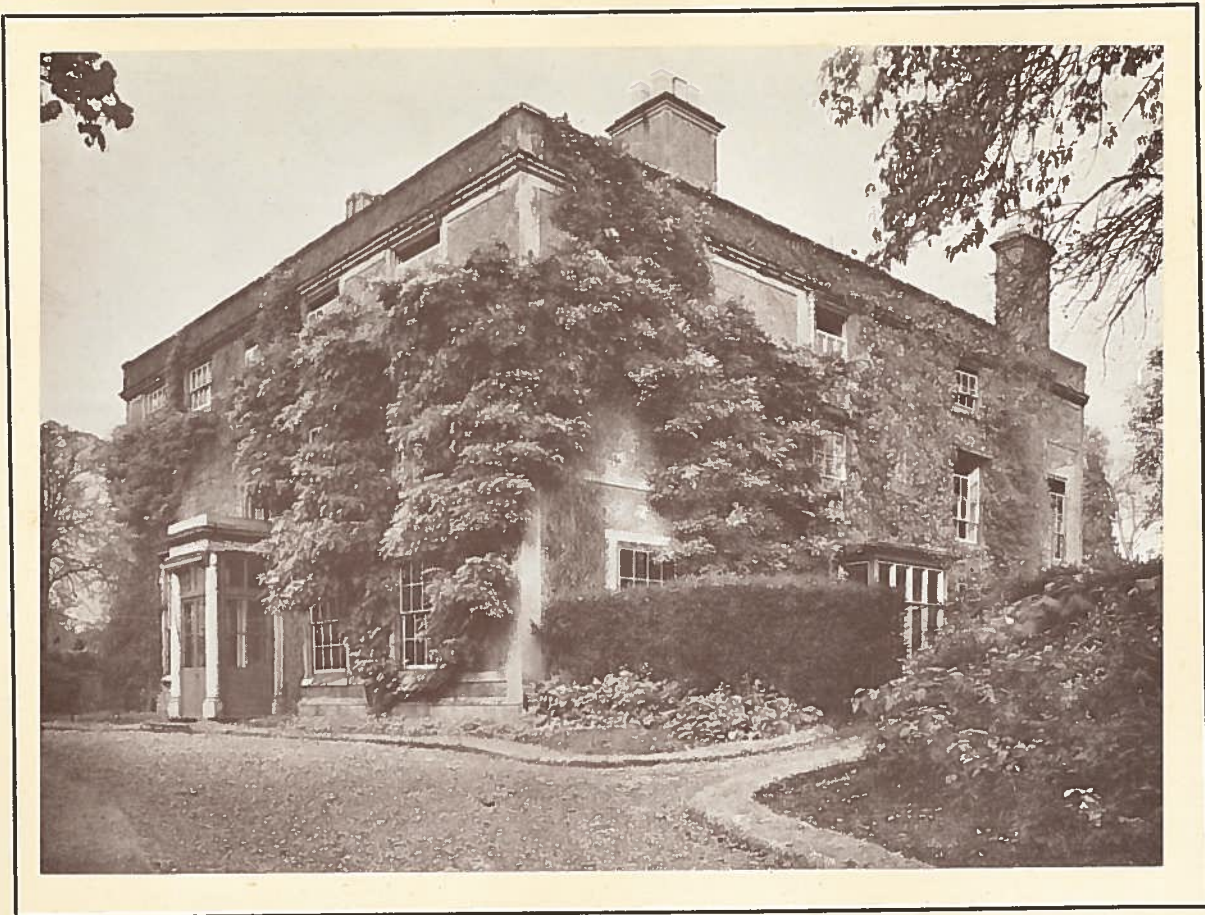
The radiators are served by a “John Bull” boiler in an outside stoke hold.

Outbuildings comprise brick built and slated Garage for two cars with covered wash in front; Harness Room; Stabling for six, with Loft over; Coalhouse; Loose Box; two Dog Kennels; and Cartshed; also a detached brick and slated Garage for two cars.

On the front of the House are three well grown Wistarias (blue, pink and white), Virginian creeper, etc.; the Terrace has herringbone brick paving and there are tennis lawn, formal Garden with box edged beds, flower borders, etc.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

of the whole of the property above described, with the exception of Cottages stated to be subject to tenancies or leases.



LOT 1. HIMLEY HOUSE



LOT 1. HOME FARM

SCHEDULE.

O.S. No.	Description.	Area. Acres.	O.S. No.	Description.	Area. Acres.
	<i>Parish of Himley.</i>			Brought forward ...	524.623
1	Plantation ... ..	.039	138	<i>Parish of Himley.</i>	
2	Yard ... ..	.048		Himley House	1.743
Pt. 3	Plantation	1.155		<i>Parish of Himley.</i>	
14	Plantation	3.831	36	Arable	12.151
Pt. 14a	Lodge ... ..	.375	37	Cottages and Gardens ... ..	.320
Pt. 15	Park... ..	70.697	69	Arable	7.865
Pt. 16	Park... ..	119.221	70	Arable	5.010
16a	Pool ... ..	.116	71	Arable	7.692
16b	Park... ..	13.159	72	Pasture	11.886
16c	Park... ..	.670	134	Pasture	7.899
16d	Park... ..	19.494	179	Arable	8.320
17	Part of Spring Pool ... ..	.136	180	Pasture	7.562
35	High Arcal House ... ..	.667	181	Pasture	8.665
74	Island Pool	3.419	182	Arable	10.896
75	Island ... ..	.273	184	Road ... ..	.799
76	Rock Pool	2.550	185	Arable	11.496
77	Stables ... ..	.961	186	Arable	11.857
78	Plantation ... ..	.386	207	Arable	9.054
79	House, Grounds and Wood	9.463	208	Arable and House and Garden	9.905
80	The Hill	20.717	209	Cottage, Buildings, etc.	2.408
80a	Stream ... ..	.141	210	Arable	4.534
Pt. 129	Plantation	1.174	211	Daffydingle Pool	1.005
129a	Dam... ..	.876	212	Plantation	1.303
130	Great Pool... ..	16.209	213	Pasture ... ..	.023
131	Islands ... ..	.133	214	Holbeche Osiers ... ..	.752
132	Park and Orchard	108.389	215a	Arable	2.326
133	Plantation	1.340		<i>Parish of Kingswinford.</i>	
136	Plantation	1.240	62a	... ..	.054
Pt. 137	Gardens	3.653	64a	Pasture	1.404
Pt. 178	Plantation ... ..	.270	Pt. 65	Road ... ..	.410
	<i>Parish of Sedgley.</i>		66	Pasture	1.001
620	Park... ..	24.746	67	Plantation	1.388
621	Park... ..	9.094	68	Daffydingle Pool ... ..	.420
622	Spring Pool	1.862	69	Rough	1.283
623	Park	37.365	70	Arable	3.095
624	Woody Park	35.054	286b	Mound ... ..	.812
Pt. 643	Plantation ... ..	.335		<i>Parish of Himley.</i>	
644	Plantation ... ..	.856	50c	Part of Himley Wood	13.738
645	Plantation ... ..	.424	50d	Pool ... ..	.198
Pt. 646	Plantation	6.207	51	Rough	2.212
647	Plantation	3.370			696.109
648	Plantation	1.189			or
649	Park Lodge ... ..	.454			696a. Or. 17p.
650	Farm Buildings ... ..	.253			
652	Park... ..	2.612			
	Carried forward	524.623			

NOTE.—This Lot is sold subject to an easement in favour of Dudley Corporation under the Dudley Sewage Act, 1879, for an outfall sewer and two outlet chambers, as shown on the Sale Plan.

The Purchaser of this Lot will be responsible for the maintenance of all boundary walls, fences and hedges.

Tithe redemption annuity, £8. 3s. 9d.

THE ESTATE IS SITUATED IN THE CENTRE OF AN INDUSTRIAL AREA HAVING A POPULATION OF MORE THAN A MILLION. THE WHOLE PROPERTY HAS BEEN WELL MAINTAINED AND ALTHOUGH IT IS EMINENTLY ADAPTABLE FOR MANY PUBLIC PURPOSES, IT IS PARTICULARLY SUITABLE FOR DEVELOPMENT AS A HOLIDAY AND RECREATION CENTRE.



LOT 1. HIMLEY HALL—STABLE BLOCK



LOT 3. GREENHILL FARM

LOT 2.

(Coloured Yellow on Plan No. 1.)

A VALUABLE

Freehold main road Property

comprising

An enclosure of well-cultivated Arable Land,
a Garden and small Spinney at Beggars Bush

abutting on to the northern boundary of Himley Park, with an important frontage of about 320 yards to the
Wolverhampton—Stourbridge Road.

Area, 9a. 2r. 32p. or thereabouts.

The Arable Land (O.S. No. 34) is let to the Exors. of H. Gittins, deceased, Greenhill Nurseries, on an annual Ladyday tenancy at a rent of **£16. 0s. 0d.** per annum.

The Garden is in the occupation of W. Turner on a lease for 20 years from 29th September, 1946, at a peppercorn rent, determinable on the death of the survivor of Mr. and Mrs. Turner; the Spinney (O.S. No. 32) is in hand.

SCHEDULE.

O.S. No.	Description.	Area. Acres.
<i>Parish of Wombourn.</i>		
32	Garden and Spinney ... ..	.240
33	Public footpath ... ..	.111
34	Arable	9.353
		<hr/>
		9.704
		or
		<u>9a. 2r. 32p.</u>

Tithe redemption annuity: 2d. (Queen Anne's Bounty).

LOT 3.

(Coloured Blue on Plan No. 1.)

THE VALUABLE

Freehold Agricultural Property

known as

GREENHILL FARM, WOMBOURN

**WITH A SUPERIOR HOUSE, SUITABLE FARM BUILDINGS,
and FOUR COTTAGES,**

the Land having long and valuable frontages to **Sitch Lane** and the **Wolverhampton—Stourbridge main road.**

Area, 103a. 0r. 19p. or thereabouts.

THE HOUSE—pleasantly situated in Sitch Lane—is well built of brick, with a stuccoed front elevation and slated roof. The excellent accommodation comprises :—

On the Ground Floor :—Vestibule, square Hall, Lounge, 14ft. 6in. by 12ft., having modern tiled fireplace, with oak mantelpiece ; Dining Room, 15ft. by 13ft., similarly fitted ; Kitchen with beamed ceiling, "Eagle" combination grate, and cupboard ; Back Kitchen with sink and copper ; Pantry ; back Hall with Cloak Room, fitted basin and w.c.

On the First Floor :—Five good Bedrooms ; Bathroom with bath (h. and c.), basin (h. and c.), w.c., and airing cupboard.

There are also usual Outbuildings in a paved Yard, and a well-cultivated walled Garden.

Electric light. Main water. Telephone.

FARM BUILDINGS adjoining the House include a brick and tiled Meal House ; brick and slated Loose Box and Garage ; brick and tiled Garage with paved washing place and stand tap ; and two stone-built Implement Sheds with felted roofs.

OTHER FARM BUILDINGS AND A COTTAGE, situate about 100 yards from the house, comprise brick and tiled four-stall Stable with Loft over ; Cowhouse for 15, with concrete standings, divisions and mangers ; Store ; 14-tie Cowhouse with corrugated iron roof, concrete standings and manger, "Salopian" tubular fittings and Feeding Passage ; Dairy with corrugated asbestos roof ; and an eight-bay Dutch Barn. The Cottage is brick-built and tiled, and contains Living Room, Pantry, back Kitchen, and two Bedrooms. Electric light and water.

THREE BRICK-BUILT AND TILED COTTAGES, near the house, are known as "Greenhill Cottages." No. 1 is detached and contains Living Room, Scullery with sink and copper, Pantry, Coalplace and three Bedrooms. Nos. 2 and 3 are semi-detached—each containing Living Room, Pantry and two Bedrooms, with jointly used Washhouse. Each has a Pigsty, e.c., and good Garden. Water is laid on. Electric light is installed in Nos. 1 and 2.

Let together with other Land to Mr. Alexander Farquharson on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale, being **£195. 14s. 6d. per annum.**

SCHEDULE.

O.S. No.	Description.	Area. Acres.	O.S. No.	Description.	Area. Acres.
<i>Parish of Wombourn.</i>			<i>Brought forward ...</i>		
566	Pasture	5.115	Pt. 81	Arable	4.911
567	Arable	8.839	82	Arable	8.322
569	Arable	11.655	83	Pasture	3.909
574	Pasture ... ..	.461	84	Pasture	2.917
575	Pasture	7.209	85	Pasture ... ..	.029
577	Pasture	2.894	92	Arable	4.542
579	House, Buildings, Garden, etc. ...	.589	93	Pasture	1.673
579a	Three Cottages and Gardens ...	.353	94	Pasture	5.292
581	Pasture	2.347	95	Pasture (ploughed by order) ...	2.748
582	Pasture	1.280	96	Arable	1.972
583	Cottage, Buildings and Yards ...	.748	Pt. 97	Arable	4.873
584	Pasture	1.164	103	Pasture	6.653
586	Pasture (ploughed by order) ...	3.097	104	Pasture	2.202
Pt. 588	Buildings ... ..	.030			
<i>Parish of Himley.</i>					
Pt. 13	Arable	7.298			
Carried forward ...					
					103.122
					or
					103a. 0r. 19p.

Tithe redemption annuity : 2/2 (Queen Anne's Bounty) ; 8/7 (Lord Wrottesley).

NOTE.—This Lot will be sold subject to a right of way in favour of the owner of Himley Plantation (Lot 9), at the point marked A on the Sale Plan. This Lot is also sold subject to a wayleave in favour of the Midland Electric Corporation in respect of overhead electric lines, 9 poles, 8 stays and two lengths of underground cable, and with the benefit of an acknowledgment of £1. 1s. 6d. per annum received.

LOT 4.

(Coloured Yellow on Plan No. 1.)

Valuable Freehold Arable Land

having a frontage of about 67 yards to **Sitch Lane, Wombourn**, and bounded on the west side by the G.W. Railway
O.S. Nos. 561 and 562, Parish of Wombourn. Area, 3.462 acres=

3a. 1r. 33p. or thereabouts.

Let (with Greenhill Farm) to Mr. Alexander Farquharson, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£4. 0s. 0d. per annum.**

Apportioned Tithe redemption annuity : 6/4 (Queen Anne's Bounty) ; £1. 2s. 9d. (Lord Wrottesley).

LOT 5.

(Coloured Pink on Plan No. 1.)

A CONVENIENTLY SITUATED ENCLOSURE OF
Freehold Building Land
COMMON LANE, WOMBOURN,

bounded on the east side by the G.W. Railway, and having access from Sitch Lane. O.S. Nos. 561a and 562a, Parish of Wombourn. Area 1.977 acres=

1a. 3r. 36p. or thereabouts.

Let (with Greenhill Farm) to Mr. Alexander Farquharson on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale, being **£2. 10s. 0d. per annum.**

Apportioned Tithe redemption annuity : $\frac{2}{4}$ (Queen Anne's Bounty) ; 8/- (Lord Wrottesley).

LOT 6.

(Coloured Blue on Plan No. 1.)

A WELL-SITUATED CORNER FIELD OF
Freehold Arable Land

with frontages of about 140 yards and 80 yards respectively to the **Bridgnorth Road and Swindon Lane, Wombourn Common.**

EMINENTLY SUITABLE FOR RESIDENTIAL DEVELOPMENT.

Part O.S. No. 592, Parish of Wombourn, Area, 2.570 acres=

2a. 2r. 11p. or thereabouts.

Let (with Greenhill Farm) to Mr. Alexander Farquharson on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£3. 5s. 0d. per annum.**

Electricity is available.

LOT 7.

(Coloured Yellow on Plan No. 1.)

THE ADJOINING
Freehold Field of Arable Land

having a frontage of about 180 yards to the **Bridgnorth Road, Wombourn Common,** and bounded on the east side by the G.W. Railway.

O.S. No. 587, Parish of Wombourn. Area, 5.306 acres=

5a. 1r. 8p. or thereabouts.

Let (with Greenhill Farm) to Mr. Alexander Farquharson on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale, being **£6. 10s. 0d. per annum.**

Tithe redemption annuity : $\frac{3}{3}$ (Queen Anne's Bounty) ; $\frac{13}{4}$ (Lord Wrottesley).

LOT 8.

(Coloured Pink on Plan No. 1.)

A CAPITAL BLOCK OF
Three Freehold Cottages
at WOMBOURN COMMON,

Brick-built with tiled roofs, each containing Sitting Room, Living Kitchen, two Bedrooms, and Cellar, with Shed, Pigsty and large Garden. There are two e.c.'s.

There is a wide entry at the side with pair of gates, and there are small foregardens.

Electric light and main water supply are connected.

Part O.S. No. 598, Parish of Wombourn. Area .270 acres=

1r. 3p. or thereabouts.

Let respectively to J. Davis, J. Deans and J. R. Deans, on quarterly tenancies at rents amounting to **£34. 19s. 0d. per annum,** landlord paying rates amounting to £9. 6s. 0d. per annum, and water rent, £1. 7s. 0d. per annum.

LOT 9.

(Coloured Pink on Plan No. 1.)

Valuable Freehold Woodland

comprising that portion of

HIMLEY PLANTATION

lying to the north of the Bridgnorth Road, to which there is a frontage of about 450 yards.

Area, 49a. 2r. 4p. or thereabouts.

The Standing Timber comprises :—

427 Oak	containing approx.	11,591 cu. ft.	114 Conifers	containing approx.	3,452 cu. ft.
45 Ash	" "	859 "	1 Poplar	" "	58 "
197 Sycamore	" "	3,922 "	625 Jap. Larch and Norways	" "	2,200 "
2,319 Larch and Scots Pine	" "	4,219 "	226 Jap. Larch and Scots Fir	" "	860 "
11 Beech	" "	826 "	3,300 Alder and Birch	" "	9,900 "
7 Chestnut	" "	389 "	47 Norways	" "	470 "
43 Lime	" "	1,331 "	1,408 Mixed Poles	" "	14,080 "
44 Elm	" "	1,285 "			

SCHEDULE.

O.S. No.	Description.	Area. Acres.
	Parish of Wombourn.	
578	Wood ... ..	.406
Pt. 588	Wood	38.521
	Parish of Himley.	
87	Wood	10.602
		49.529
		or
		49a. 2r. 4p.

This Lot is in hand.

NOTE.—This Lot will be sold with the benefit of a right of way into Sitch Lane, across land forming part of Greenhill Farm (Lot 3) at the point marked A on the Sale Plan.

LOT 10.

(Coloured Yellow on Plan No. 1.)

ANOTHER AREA OF

Freehold Woodland

comprising the triangular portion of

HIMLEY PLANTATION

situated on the south side of the Bridgnorth Road and bounded on the west side by the G.W. Railway.

Area, 11a. 3r. 3p. or thereabouts.

The Standing Timber comprises :—

205 Oak	containing approx.	6,684 cu. ft.	21 Sycamore	containing approx.	336 cu. ft.
5 Ash	" "	173 "	14 Lime	" "	474 "
1 Larch	" "	78 "	11 Conifers	" "	285 "
1 Poplar	" "	79 "	343 Mixed Poles	" "	3,400 "

SCHEDULE.						
O.S. No.	Description.					Area. Acres.
	<i>Parish of Wombourn.</i>					
590	Wood ...	...	...	...	...	4-885
	<i>Parish of Swindon.</i>					
87b	Wood ...	...	...	...	...	1-760
	<i>Parish of Himley.</i>					
115	Wood ...	...	...	...	...	5-124
						11-769
						or
						11a. 3r. 3p.

This Lot is in hand.

LOT 11.

(Coloured Blue on Plan No. 1.)

A VALUABLE FIELD OF

Freehold Arable Land

situate to the west of **Himley Village**, having an excellent frontage of about 335 yards to the **Bridgnorth Road** and a second frontage of about 115 yards to **Himley Lane**, adjoining **Himley Great Western Railway Station**.

Area, 15a. 3r. 19p. or thereabouts.

O.S. Nos. 117 and Pt. 159 are let (with Greenhill Farm) to Mr. Alexander Farquharson, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale, being **£11. 15s. 0d. per annum**, and O.S. Nos. 114 and Pt. 160 are let to Mr. A. Farquharson on an annual Ladyday tenancy at **£6. 8s. 0d. per annum**.

SCHEDULE.						
O.S. No.	Description.					Area. Acres.
	<i>Parish of Himley.</i>					
114	Arable ...	...	...	...	...	4-891
117	Arable ...	...	...	...	...	6-241
Pt. 159	Arable ...	...	...	...	...	3-253
Pt. 160	Arable ...	...	...	...	...	1-488
						15-873
						or
						15a. 3r. 19p.

LOT 12.

(Coloured Yellow on Plan No. 1.)

THE PLEASANTLY SITUATED

Freehold Property at Himley

for many years past known as

THE CRICKET FIELD.

having a valuable frontage of about 185 yards to the **Wolverhampton—Stourbridge main road**, and access at the rear from an occupation road.

O.S. No. 98, Parish of Himley. Area, 6-786 acres=

6a. 3r. 5p. or thereabouts.

The Land is in hand.

The Pavilion is the property of Himley Cricket Club and is excluded from the Sale.



LOT 13. THE CORNER HOUSE, HIMLEY (WITH VACANT POSSESSION)



LOTS 14-20. HIMLEY VILLAGE

LOT 13.

(Coloured Yellow on Plan No. 2.)

THE VERY ATTRACTIVE

Freehold Detached Residence

known as

"The Corner House," Himley

WITH VACANT POSSESSION ON COMPLETION OF PURCHASE.

THE HOUSE is brick-built, with stuccoed elevations and tiled roofs, and has accommodation as follows :—

On the Ground Floor :—Hall ; Lounge, 16ft. 6in. by 13ft. 6in., with modern style fireplace in brickwork ; Dining Room, 13ft. 6in. by 13ft., with fireplace having tiled surround and service door ; Kitchen with Triplex range and cupboards on either side ; Scullery with white glazed sink (h. and c.), copper, dresser and cupboard ; Pantry and Larder.

On the First Floor :—Five excellent Bedrooms, and Bathroom, with bath, basin, airing cupboard and w.c. There are also outside w.c. ; Coalhouse ; Store with Loft over ; Shed ; and pleasant Garden.

Electric light. Main water. Telephone.

Part O.S. No. 127. Parish of Himley. Area .175 acres=

28 perches or thereabouts.

On View only by Card from the Auctioneers.

LOT 14.

(Coloured Pink on Plan No. 2.)

THE ADJOINING

Freehold Cottage and Garden

SCHOOL ROAD, HIMLEY,

brick-built, with dormered tiled roof, containing Living Room with modern fireplace and cupboard ; Kitchen with oven-grate and cupboards ; Scullery with sink, basin and w.c. ; Coalplace and three Bedrooms. The large Garden extends to an occupation road at the rear.

Electric light and main water are installed.

Let to J. Harvey on a quarterly tenancy at a rent of **£11. 14s. 0d. per annum**, landlord paying rates amounting to **£5. 7s. 2d.**, and water rent, **12/- per annum**.

Part O.S. No. 127, Parish of Himley. Area .215 acre=

34 perches or thereabouts.

NOTE.—The timber-built Garage is excluded from the Sale.

Land Tax, 4/7.

LOT 15.

(Coloured Pink on Plan No. 2.)

A DELIGHTFULLY SITUATED

Plot of Freehold Land

having a frontage of about 150 yards to the **Wolverhampton—Stourbridge main road**, and a short return frontage to an occupation road ; forming an attractive site for residence, with views over Himley Park ; together with

THE OFFICE AND GARAGE

standing thereon—a timber framed structure, 20ft. x 10ft., on a concrete base, covered externally with asbestos sheets, lined internally with matchboarding, and having an asbestos slated roof.

Part O.S. No. 99, Parish of Himley. Area, 1.085 acre=

1a. 0r. 13p. or thereabouts.

The Land is in hand, and Vacant possession will be given.

NOTE.—The Nursery stock of flowering trees, shrubs, etc., is excluded from the Sale and will be removed before completion.

LOT 16.
(Coloured Yellow on Plan No. 2.)

Freehold Garden Ground

adjoining Lot 15, and having a long frontage to the occupation road leading out of the main road.

O.S. No. 100, Parish of Himley. Area, 1.156 acre=

1a. 0r. 25p. or thereabouts.

The greater part of the Land is in hand, the remainder being let — part to W. H. Butler, on an annual Ladyday tenancy at an apportioned rent of 10/- per annum, and part to G. Breakwell on a quarterly tenancy at an apportioned rent of 10/- per annum.

LOT 17.
(Coloured Blue on Plan No. 2.)

THE CAPITAL

Freehold Cottage and Garden SCHOOL ROAD, HIMLEY,

adjoining Lot 14, brick built with tiled roof, containing Living Room with combination grate, sink (h. and c.), and cupboards ; Pantry ; Sitting Room with modern fireplace ; small Sitting Room with modern boiler grate ; two Bedrooms and Bathroom with bath and basin.

There are also Dairy ; Pigsty ; e.c., and Garden.

Part O.S. No. 127, Parish of Himley. Area, .264 acre=

1r. 2p. or thereabouts.

The house, with part of the garden is let to J. B. Bassil at a quarterly tenancy at a rent of £20. 10s. 0d. per annum, landlord paying rates amounting to £4. 6s. 0d. per annum, and water rent, 17/6 per annum.

The remainder of the Garden is let to G. Breakwell on a quarterly tenancy at an apportioned rent of 5/- per annum.

LOT 18.
(Coloured Pink on Plan No. 2.)

Another Freehold Cottage and Garden SCHOOL ROAD, HIMLEY,

brick and stone built with tiled roof, containing Living Room with brick fireplace and cupboards ; Sitting Room with modern fireplace ; Kitchen with oven grate and sink ; Coalplace ; Pantry ; Cellar and three Bedrooms.

Electric light and main water. Large garden.

Part O.S. No. 127, Parish of Himley. Area, .250 acre=

1r. 0p. or thereabouts.

Let to G. Breakwell (with other land) on a quarterly tenancy, the rent apportioned to this Lot for the purpose of sale being £11. 9s. 0d. per annum, landlord paying rates amounting to £4. 6s. 0d. per annum, and water rent, 8/- per annum.

LOT 19.
(Coloured Yellow on Plan No. 2.)

AN ATTRACTIVE

Detached Freehold Cottage and Garden CHERRY LANE, HIMLEY,

approached from the occupation road at the rear of Lots 13, 14 and 17—brick-built with tiled roof, containing Sitting Room ; Living Room with sink, copper and ovengrate ; Pantry ; and two Bedrooms.

There are also Coalplace, e.c., and good Garden.

Electric light and main water are installed.

Part O.S. No. 127, Parish of Himley. Area, .200 acre=

32 perches or thereabouts.

In the occupation of — Talbot, on a service tenancy.

LOT 20.
(Coloured Blue on Plan No. 2.)

A CAPITAL

Freehold Property of Six Cottages

known as

The Fold, School Road, Himley,

together with adjacent

GARDEN GROUND AND BUILDING LAND.

The houses are brick-built with tiled roofs, and have varying accommodation, with outbuildings and gardens at the rear.

They are let as follows :—

	Rent per annum.
No. 1 to Mr. A. Farquharson, Greenhill Farm	£11 14 0
No. 2 to Miss Miriam Tongue	8 10 0
No. 3 to W. F. Pengilley	11 5 4
No. 4 to Mrs. S. J. Butler	10 15 0 appd.
No. 5 to T. Pilsbury	10 2 6
No. 6 to Mrs. Newell	10 12 4
Total annual income	£62 19 2

Landlord paying rates and Water rent amounting to £17. 5s. 0d. per annum.

Plots of Garden ground are let to J. Arthurs at a rent of 10/- per annum, and to T. Jordan with other premises, the rent apportioned to this Lot for the purpose of sale being 10/- per annum.

The plot of frontage land on the west side of the Institute is in hand.

Parts O.S. Nos. 126 and 127, Parish of Himley, Area, 2.022 acre=

2a. 0r. 3p. or thereabouts.

NOTE.—This Lot will be sold with the benefit of a right of way over the roadway, part of Lot 23, between the points marked B and C on the Sale Plan, and over Lot 21 at the point marked D on the Sale Plan.

Land Tax, 11/3.

LOT 21.
(Coloured Yellow on Plan No. 2.)

ANOTHER

Freehold Detached Cottage and Garden

SCHOOL ROAD, HIMLEY,

brick-built with tiled roof, containing Living Room with modern grate and cupboards ; Kitchen with sink ; Cellar ; and two Bedrooms. Electric light. Main water.

There are also Pigsty, e.c., wooden Shed and good Garden.

Part O.S. No. 127, Parish of Himley. Area, .110 acre=

17 perches or thereabouts.

Let to W. Sneyd (together with other land), the rent apportioned to this Lot for the purpose of sale being £11. 1s. 6d. per annum, landlord paying rates amounting to £3. 13s. 6d. per annum, and water rent 8/- per annum.

NOTE.—This Lot will be sold subject to the existing right of way in favour of the owner and occupiers of Lot 20 at the point marked D on the Sale Plan.

LOT 22.
(Coloured Pink on Plan No. 2.)

THE CAPITAL

Freehold Property

known as

THE INSTITUTE, SCHOOL ROAD, HIMLEY,

well built of brick with stone dressings and tiled roof, the accommodation comprising :—

Porch ; Main Hall, 42ft. by 17ft., with lofty open roof, two fireplaces, sliding partition and wood block floor ; Billiards Room, 24ft. by 18ft., with wood block floor ; w.c. and urinal ; Kitchen with sink. Electric light. Main water. There are a stone wall and railings on the road frontage.

Part O.S. No. 127, Parish of Himley. Area, .162 acre=

25 perches or thereabouts.

LOT 23.

(Coloured Pink on Plan No. 2.)

Freehold Allotment Gardens

CHERRY LANE, HIMLEY,

at the rear of Lot 20, forming part of O.S. No. 126, Parish of Himley, and having an area of 2.079 acres=

2a. 0r. 12p. or thereabouts.

The Gardens are let as follows:—	W. Lester (two)	Rent	£1. 0s. 0d.	per annum.
	W. Sneyd (three)	"	1. 2s. 6d.	"
	H. Shotton	"	14s. 0d.	"
	J. F. Newell (two)	"	16s. 0d.	"
	Mrs. Boulton	"	10s. 0d.	"
	E. Russell	"	10s. 0d.	"
	In hand (four)	"	—	"

LOT 24.

(Coloured Yellow on Plan No. 2.)

A CAPITAL

Pair of Freehold Cottages

situated on the south side of **School Road, Himley**, near "The Dudley Arms."

The Houses are brick-built, with tiled roofs, and each contains Living Room ; Kitchen ; Washhouse with sink and copper ; and two Bedrooms ; with e.c., ashplace and good Garden.

Water is laid on to both houses, and electric light is installed in one.

O.S. No. 146, Parish of Himley. Area, .512 acre=

2r. 1p. or thereabouts.

One is let to J. H. Arthur on a quarterly tenancy at a rent of **£11. 1s. 0d.** per annum, and the other to Mrs. Boulton with an Allotment, the rent apportioned to this Lot for the purpose of sale being **£15. 2s. 0d.** per annum, landlord paying rates amounting to **£6. 3s. 0d.** and water rent, 16/- per annum.

Land Tax, 2/11.

LOT 25.

(Coloured Pink on Plan No. 2.)

A Valuable Freehold Property

comprising

**THE MILL POND and adjacent GARDEN GROUND,
SCHOOL ROAD, HIMLEY.**

The Pool is in hand, the Land has been cultivated by Mr. H. Challenor, free of rent, on a permissive arrangement.

Area, 2a. 0r. 6p. or thereabouts.

SCHEDULE.

O.S. No.	Description.	Area. Acres.
<i>Parish of Himley.</i>		
147	Garden ... ..	.489
148	Mill Pond	1.348
Pt. 149	Dam ... ..	.168
Pt. 144	... ..	.035
		<hr/>
		2.040
		or
		<u>2a. 0r. 6p.</u>

NOTE.—This Lot will be sold with the benefit of a right of way over Lot 26 to the gate at the point marked E on the Sale Plan.

LOT 26.

(Coloured Blue on Plan No. 2.)

THE ADJOINING

Freehold Property

comprising

**A pair of Roadside Cottages and two Cottages at the rear,
with old Mill Buildings, Barn, etc.,
School Road, Himley.**

The Front Houses are brick-built with tiled roofs, and each contains Sitting Room ; Living Room ; Pantry ; Washhouse with sink and copper, and three Bedrooms. One also has a Workshop. Both have water laid on and one has electric light. There are large Gardens.

One is let to the Representatives of J. J. Jordan, together with other land, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£12. 17s. 0d.** per annum ; the other is let to G. Brookes, on an annual Ladyday tenancy at **£13. 0s. 0d.** per annum ; landlord paying rates amounting to **£7. 7s. 0d.** and water rent, 18/- per annum.

The two houses lying at the rear are brick-built with tiled roofs. One contains Living Room ; Kitchen with sink and copper ; three Bedrooms and Boxroom ; the other contains two rooms up and two down, each with outbuildings and Garden.

Let respectively to J. Parton and Miss M. Simper on quarterly tenancies at rents of **£11. 2s. 0d.** and **£20. 16s 0d.** per annum, landlord paying rates amounting to **£6. 3s. 0d.** and water rent, 16/- per annum.

An excellent brick-built and tiled Barn, and old two and three-storey Mill Buildings are in hand.

Part O.S. No. 149, Parish of Himley. Area, 1.035 acre=

1a. 0r. 5p. or thereabouts.

NOTE.—This Lot is sold subject to a right of way in favour of the owner and occupier of Lot 25 to the gate at the point marked E on the Sale Plan.

Land Tax, 10/-.

LOT 27.

(Coloured Pink on Plan No. 2.)

THE ADJOINING

Freehold pair of brick-built and tiled Cottages SCHOOL ROAD, HIMLEY,

each containing Living Room with tiled fireplace and cupboards ; Kitchen with oven grate ; Cellar ; and two Bedrooms. Each has Pigsty, e.c. and good Garden, and there is a jointly used Washhouse with sink and copper. Electric light and main water are laid on.

Part O.S. No. 149, Parish of Himley. Area, .187 acre=

29 perches or thereabouts.

One is let, with other land, to W. Jordan, on a quarterly tenancy at a rent apportioned for the purpose of this sale, of **£12. 18s. 8d.** per annum, and the other to Mrs. Horton at **£11. 3s. 0d.** per annum, landlord paying rates amounting to **£6. 15s. 0d.** per annum and Water rent, 16/- per annum.

Land Tax, 6/8.

LOT 28.

(Coloured Yellow on Plan No. 2.)

AN ATTRACTIVE

Pair of Freehold Houses

on the north side of School Road, Himley,

with Gardens on the opposite side of the road.

The houses are brick-built with slated roofs. One contains Living Room ; Kitchen with sink and copper ; and three Bedrooms. The other (known as "The Cottage") has Porch ; Sitting Room ; Living Room ; Pantry ; Kitchen with range, copper and sink ; three Bedrooms and Bathroom with bath and basin.

There are also usual outbuildings.

Parts O.S. No. 149 and 151, Parish of Himley. Area, .326 acre=

1r. 12p. or thereabouts.

Let respectively to Miss E. E. Ison on an annual Ladyday tenancy at **£17. 5s. 6d.** per annum, and to Miss M. E. Brookbanks, on a quarterly tenancy at **£26. 16s. 6d.** per annum, landlord paying rates amounting to **£9. 4s. 0d.** and water rent, 16/- per annum.

NOTE.—This Lot is sold subject to a right of way in favour of the owner and occupiers of Lot 29 as at present enjoyed.

Land Tax, 12/11.

LOT 29.

(Coloured Blue on Plan No. 2.)

The adjoining Freehold Pair of Cottages

School Road, Himley,

with Gardens opposite.

The Houses are brick-built with slated roofs, and each contains Living Room, Kitchen ; Cellar and two Bedrooms ; with e.c., Coalhouse and jointly used Washhouse. Electric light. Main water.

Parts O.S. Nos. 149 and 151, Parish of Himley. Area, .300 acre=

1r. 8p. or thereabouts.

One Cottage is in the occupation of G. Guy, on a service tenancy, the other is let, together with other land, to H. Shotton at a rent apportioned for the purpose of sale, of **£12. 12s. 0d.** per annum, landlord paying rates amounting to **£6. 3s. 0d.**, and water rent, 16/- per annum.

NOTE.—This Lot is sold with the benefit of the existing right of way across the front garden of Lot 28.

Land Tax, 2/6.

LOT 30.

(Coloured Pink on Plan No. 2.)

Freehold Garden Ground

**and useful brick and tiled Buildings (formerly The Smithy),
School Road, Himley.**

Part O.S. No. 149, Parish of Himley. Area, .440 acre=

1r. 30p. or thereabouts.

The Garden is let (with other premises) to J. J. Jordan at an apportioned rent of 10/- per annum.

The range of buildings comprising Blacksmith's Shop ; Stabling, etc., is in hand, and vacant possession will be given.

LOT 31.

(Coloured Yellow on Plan No. 2.)

A Capital Freehold Detached Cottage

WITH GARDEN GROUND AND SPINNEY adjoining,

situate in Himley Lane at its junction with School Road and the Bridgnorth Road.

O.S. Nos. 165, 166, pt. 167 and 168, Parish of Himley. Area, 1.615 acre=

1a. 2r. 18p. or thereabouts.

THE HOUSE is brick-built with tiled roof and contains Hall, Living Room ; Kitchen with sink and copper ; Pantry ; and three Bedrooms ; with e.c., Pigsty, and large Garden.

Let to G. Pilsbury (with other land) on a quarterly tenancy at a rent apportioned for the purpose of sale, of **£12. 17s. 0d.** per annum, landlord paying rates amounting to **£2. 9s. 0d.**, and water rent, 8/- per annum.

One Garden is let, (with other premises) to J. J. Jordan on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£1. 12s. 6d.** per annum.

The other Garden is let to T. Pilsbury on an annual Ladyday tenancy at a rent of 7/6 per annum.

The Spinney is in hand.

NOTE.—This Lot is sold subject to a right of way in favour of the owner and occupier of White Hall Farm, between the points marked F and G on the Sale Plan.

LOT 32.

(Coloured Pink on Plan No. 2.)

Valuable Freehold Arable Land

with a frontage of about 130 yards to **Himley Lane**, adjoining Lot 31 on the east side and the Great Western Railway on the west side.

O.S. Nos. 161, 162, 163 and 164, Parish of Himley. Area, 2.412 acres=

2a. 1r. 25p. or thereabouts.

Let to Charles S. Cartwright and Arthur W. Cartwright on an annual Ladyday tenancy at a rent of **£3. 11s. 6d.** per annum.

Tithe redemption annuity, 10/5.

LOT 33.

(Coloured Blue on Plan No. 2.)

A CAPITAL

Freehold Property of Seven Cottages

known as

**SEVEN HOUSE ROW,
BRIDGNORTH ROAD, HIMLEY.**

The houses are brick-built with tiled roofs, and have Garden in front and rear. Each contains Living Room ; Kitchen with copper and sink ; Pantry ; and two Bedrooms ; with Pigsty and e.c.

Nos. 1, 2, 4 and 6 are let with White Hall Farm to Mr. H. G. Jenkins, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale, being **£12. 0s. 0d.** per annum, tenant paying rates.

No. 3 is let to W. J. Henworth on a quarterly tenancy at **£12. 14s. 0d.** per annum, landlord paying rates amounting to **£3. 1s. 6d.**, and water rent, 8/- per annum.

No. 5 is let to J. A. Connolly on a service tenancy, the landlord paying outgoings as No. 3.

No. 7 is let to W. Elcock's representatives at **£6. 6s. 0d.** per annum, landlord paying outgoings as No. 3.

O.S. Map No. 158, Parish of Himley. Area, .758 acre=

3r. 1p. or thereabouts.

LOT 34.
(Coloured Pink on Plan No. 2.)

Two Freehold brick and tile built Cottages **BRIDGNORTH ROAD, HIMLEY.**

One known as "Rose Cottage," contains Sitting Room, Living Room, Back Kitchen with sink and copper, and three Bedrooms ; and is let to Mrs. J. Fellows at **£16. 18s. 0d.** per annum ; the other contains Living Room ; Kitchen ; and two Bedrooms ; with Washhouse and e.c., and is let to Mrs. Grainger at **£5. 17s. 0d.** per annum, landlord paying rates amounting to **£7. 3s. 0d.** per annum, and water rent, 16/- per annum.

Part O.S. Nos. 154 and 155, Parish of Himley. Area, .580 acre=

2r. 12p. or thereabouts.

LOT 35.
(Coloured Blue on Plan No. 2.)

Two Freehold Cottages and Gardens **PLANTATION LANE, HIMLEY,**

(adjoining Lot 34), brick-built, with tiled roofs. One having two Living Rooms ; Pantry ; Scullery with sink and copper ; two Bedrooms ; with usual outbuildings ; let to T. Corns (together with Lot 37), on annual Ladyday tenancy at a rent apportioned for the purpose of sale of **£9. 8s. 0d.** per annum ; the other containing Porch ; Living Room ; Pantry ; Washhouse with sink and copper ; and two Bedrooms ; with usual outbuildings ; let to J. Evans on a weekly tenancy at **£20. 16s. 0d.** per annum.

Landlord pays rates amounting to **£7. 7s. 0d.**, and water rent, 16/- per annum.

Part O.S. No. 154, Parish of Himley. Area, .456 acre=

1r. 32p. or thereabouts.

LOT 36.
(Coloured Yellow on Plan No. 2.)

A VALUABLE

Freehold Plot of Garden Ground

situate at the corner of **Bridgnorth Road and Plantation Lane, Himley.**

Part O.S. No. 155, Parish of Himley. Area, .545 acre=

2r. 7p. or thereabouts.

Let to J. Taylor on an annual Ladyday tenancy at a rent of **£1. 0s. 0d.** per annum.

LOT 37.
(Coloured Pink on Plan No. 2.)

ANOTHER

Freehold Plot of Garden Ground

BRIDGNORTH ROAD, HIMLEY,

situate on the opposite corner of **Plantation Lane.**

O.S. No. 121 and 121a, Parish of Himley. Area, .719 acre=

2r. 35p. or thereabouts.

Let (with other premises) to T. Corns on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£1. 10s. 0d.** per annum.

NOTE.—The Greenhouse and Shed are the property of the Tenant.

LOT 38.

(Coloured Blue on Plan No. 2.)

AN EXCELLENT

Freehold Property of Three Cottages and Gardens

known as

"WOOD COTTAGES," BRIDGNORTH ROAD, HIMLEY.

The houses are brick-built with tiled roofs, and each has a large Garden.

Nos. 1 and 3 contain Living Room with modern grate ; Kitchen ; Cellar ; and three Bedrooms. No. 2 has Living Room ; Sitting Room ; Kitchen ; Cellar ; and two Bedrooms. Each has Pigsty and e.c.

Let on quarterly tenancies, as follows :—

No. 1, G. H. Millward, at £11. 14s. 0d. per annum.

No. 2, T. Blackham, at £11. 14s. 0d. „

No. 3, F. J. Brookes, at £16. 15s. 0d. „

Landlord pays rates amounting to £11. 13s. 6d. per annum, and water rent, £1. 4s. 0d. per annum.

A plot of Garden Ground is let to J. F. Newell on an annual Ladyday tenancy at a rent of £1. 10s. 0d. per annum.

O.S. Nos. 118, 119 and 120, Parish of Himley. Area, 1.433 acre=

1a. 1r. 29p. or thereabouts.

LOT 39.

(Coloured Yellow on Plan No. 2.)

A Freehold Field of Arable Land

with Valuable frontage to **Bridgnorth Road, Himley**, adjoining Lot 38, and being

O.S. No. 110, Parish of Himley. Area, .769 acre=

3r. 3p. or thereabouts.

Let to F. J. Brookes on an annual Ladyday tenancy at a rent of £1. 15s. 0d. per annum.

LOT 40.

(Coloured Blue on Plan No. 2.)

THE ADJOINING

Freehold Field of Arable Land BRIDGNORTH ROAD, HIMLEY,

O.S. No. 111, Parish of Himley. Area, .697 acre=

2r. 31p. or thereabouts.

Part let to J. Rogers on an annual Ladyday tenancy at a rent of £1. 0s. 0d. per annum ; the remainder let to G. Pilsbury with other premises on a quarterly tenancy, the rent apportioned to this Lot for the purpose of sale being £1. 0s. 0d. per annum.

LOT 41.

(Coloured Pink on Plan No. 2.)

ANOTHER

Freehold Enclosure of Arable Land BRIDGNORTH ROAD, HIMLEY.

O.S. No. 112, Parish of Himley. Area, .702 acre=

2r. 32p. or thereabouts.

Let to J. Rogers on an annual Ladyday tenancy at a rent of £1. 10s. 0d. per annum.

LOT 42.

(Coloured Pink on Plan No. 2.)

**A Freehold Property of Three Cottages
PLANTATION LANE, HIMLEY,**

brick-built with tiled roofs—two are similar and each contains Living Room with brick fireplace ; Pantry ; Kitchen with ovengrate and sink ; and two Bedrooms ; the other has two Living Rooms with modern fireplaces ; small Kitchen ; and two Bedrooms. Each has usual outbuildings and Garden.

No. 1 is let to G. Grainger on an annual Ladyday tenancy at a rent of **£7. 9s. 0d.** per annum.

No. 2 is let to W. Jordan (with other land) on a quarterly tenancy, the rent apportioned to this Lot for the purpose of sale being **£12. 13s. 8d.** per annum.

No. 3 is let to J. W. Cashmore (with other land), on a quarterly tenancy, the rent apportioned to this Lot for the purpose of sale being **£15. 5s. 0d.** per annum.

Landlord pays rates amounting to £9. 4s. 0d. per annum, and water rent, £1. 4s. 0d. per annum.

O.S. No. 123, Parish of Himley. Area, .843 acre=

3r. 14p. or thereabouts.

LOT 43.

(Coloured Yellow on Plan No. 2.)

**A Detached brick and tile Freehold Cottage
PLANTATION LANE, HIMLEY,**

containing Living Room with modern tiled grate ; Sitting Room ; Kitchen with ovengrate and sink and three Bedrooms ; with Coalhouse, e.c. ; and large Garden.

O.S. No. 123a, Parish of Himley. Area, .289 acre=

1r. 6p. or thereabouts.

Let to E. Deans, on a quarterly tenancy at a rent of **£11. 18s. 4d.** per annum, landlord paying rates amounting to £4. 6s. 0d. per annum, and Water rent, 8/- per annum.

LOT 44.

(Coloured Blue on Plan No. 2.)

**Two Detached Freehold Cottages
WITH ADJOINING GARDEN AND ARABLE LAND,**

situate in

PLANTATION LANE, HIMLEY.

O.S. Nos. 90, 91 and 91a, Parish of Himley. Area, 1.634 acres=

1a. 2r. 21p. or thereabouts.

One Cottage—brickbuilt and tiled—contains Living Room ; Scullery with sink and copper ; and two Bedrooms ; with Coalhouse ; Pigsty ; e.c. ; and Garden, and is let to H. Pratley, on a quarterly tenancy at a rent of **£15. 12s. 0d.** per annum.

The other Cottage, also brick-built and tiled—contains Lobby ; Sitting Room ; Living Kitchen ; Washhouse with sink and copper ; and two Bedrooms ; and together with a brick-built and asbestos roofed Shed, e.c., detached pigsty, Garden, and adjoining Arable Land is let to J. F. Newell on an annual Ladyday tenancy at a rent of **£13. 0s. 0d.** per annum.

Landlord pays rates amounting to £6. 15s. 0d. per annum, and water rent, 16/- per annum.

This Lot has a frontage of over 200 yards to Plantation Lane.

LOT 45.

(Coloured Pink on Plan No. 2.)

AN EXCELLENT

**Freehold Field of Arable Land
IN PLANTATION LANE, HIMLEY.**

being O.S. No. 109, Parish of Himley. Area, .740 acre=

2r. 38p. or thereabouts.

Let to W. Jordan and J. W. Cashmore (with other premises) on quarterly tenancies, the rents apportioned to this Lot for the purpose of sale being **15/-** per annum each.

LOT 46.

(Coloured Yellow on Plan No. 2.)

**The adjoining Freehold Arable Field
PLANTATION LANE, HIMLEY.**

O.S. No. 108, Parish of Himley. Area, .768 acre=

3r. 2p. or thereabouts.

Let to J. F. Newell on an annual Ladyday tenancy at a rent of **£2. 0s. 0d.** per annum.

LOT 47.

(Coloured Blue on Plan No. 2.)

**Two Freehold Enclosures of Pasture Land
IN PLANTATION LANE, HIMLEY.**

O.S. Nos. 107 and part 106, Parish of Himley. Area, 1.477 acre=

1a. 1r. 36p. or thereabouts.

Let with other land to Mr. A. Farquharson, Greenhill Farm, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£2. 5s. 0d.** per annum.

LOT 48.

(Coloured Yellow on Plan No. 2.)

THE VERY ATTRACTIVE

Freehold Detached Cottage

known as

"THE KEEPER'S HOUSE," PLANTATION LANE, HIMLEY,

with Buildings, Garden and Pasture Land, which, in addition to a long frontage to **Plantation Lane**, has a frontage of about 13 yards to the **Bridgnorth Road**, adjoining Himley Plantation.

O.S. Nos. 88, 89 and part 106, Parish of Himley. Area, 3.831 acres=

3a. 3r. 12p. or thereabouts.

The House is substantially built of stone with tiled roofs, and contains Porch ; Sitting Room ; Living Room with ovengrate and cupboards ; Pantry ; Scullery with sink and copper ; and three Bedrooms ; Main water supply.

Outbuildings comprise brick and tiled Shed ; Dog Kennel and run ; Coalhouse and e.c. There is also a large timber-built and felted Shed.

The House is in the occupation of F. Butters on a service tenancy.

Land forming the site of old Pheasantries is in hand.

Field O.S. No. 88 is let (with other land) to Mr. A. Farquharson on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£3. 5s. 0d.** per annum.

LOT 49.

(Coloured Pink on Plan No. 2.)

A Useful Freehold Pasture Field

adjoining Lot 48, with a long frontage to **Plantation Lane**, and bounded on the west side by Himley Plantation.

O.S. No. 86, Parish of Himley. Area, 2.740 acres=

2a. 2r. 38p. or thereabouts.

Let (with other land), to Mr. A. Farquharson on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£4. 0s. 0d.** per annum.

LOT 50.

(Coloured Blue on Plan No. 1.)

Valuable Freehold Woodland

consisting of the southern portion of

Himley Plantation

with frontages to **Bridgnorth Road** and **Himley Lane**, and bounded on the east side by the Great Western Railway.

The Standing Timber comprises :—

622 Oak	containing approx.	13,796 cu. ft.	29 Larch	containing approx.	636 cu. ft.
27 Ash	" "	625 "	8 Beech	" "	430 "
252 Sycamore	" "	4,376 "	1 Poplar	" "	63 "
263 Lime	" "	4,866 "	3 Chestnut	" "	110 "
5 Elm	" "	116 "	2,690 Mixed Poles	" "	20,687 "
68 Conifers	" "	1,104 "			

Area, 47a. 1r. 16p. or thereabouts.

O.S. No.		SCHEDULE.				Area.
		Description.				Acres.
		<i>Parish of Swindon.</i>				
87	Wood ...	...	...	...	...	36.168
		<i>Parish of Wombourn.</i>				
3	Wood ...	...	.....	...	...	5.266
		<i>Parish of Himley.</i>				
116	Wood ...	...	...	...	...	5.919
						47.353
						or
						47a. 1r. 16p.

This Lot is in hand.

LOT 51.

(Coloured Pink on Plan No. 1.)

THE VALUABLE CORNER FIELD OF

Freehold Arable Land

with frontages of about 275 yards and 240 yards respectively to **Bridgnorth Road** and **Swindon Lane, Wombourn Common**.

Pt. O.S. No. 591, Parish of Wombourn. Area, 12.297 acres=

12a. 1r. 7p. or thereabouts.

Let (with Greenhill Farm), to Mr. Alexander Farquharson, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale, being **£15. 0s. 0d.** per annum.

Electric lighting and main water are available.

LOT 52.

(Coloured Yellow on Plan No. 1.)

WELL CULTIVATED

Freehold Arable Land

adjoining Lot 51, with a frontage of about 320 yards to **Swindon Lane, Wombourn Common**, bounded on the east side by Himley Plantation, and being

O.S. Nos. 85, 85a and 86, Parish of Swindon. Area, 18.522 acres=

18a. 2r. 3p. or thereabouts.

Let to Messrs. Charles S. Cartwright and Arthur W. Cartwright, on an annual Ladyday tenancy at a rent of **£27. 12s. 0d.** per annum.

LOT 53.

(Coloured Yellow on Plan No. 1.)

ANOTHER WELL SITUATED

Freehold Field of Arable Land

having three valuable road frontages totalling about 535 yards, viz. :—about 235 yards to Swindon Lane ; 105 yards to Bridgnorth Road ; 195 yards to Botterham Lane.

Part O.S. No. 636, Parish of Wombourne. Area, 9.240 acres=

9a. 0r. 38p. or thereabouts.

Let to Mr. G. W. Reynolds, Manor House, Swindon, on an annual Ladyday tenancy, at a rent of £9. 10s. 0d. per annum.

NOTE.—This Lot is sold subject to a wayleave in favour of the Central Electricity Board for an overhead electric line and one pylon, and with the benefit of an acknowledgment of 5/- per annum received.

LOT 54.

(Coloured Blue on Plan No. 1.)

A Freehold Enclosure of Arable Land

adjoining Lot 52, with a frontage of about 220 yards to Swindon Lane.

O.S. No. 84, Parish of Swindon. Area, 7.792 acres=

7a. 3r. 6p. or thereabouts.

Let to Mr. G. W. Reynolds, on an annual Ladyday tenancy, at a rent of £15 0s. 0d. per annum.

NOTE.—This Lot is sold subject to a wayleave in favour of the Central Electricity Board for an overhead electric line and one pylon, and with the benefit of an acknowledgment of 5/- per annum received.

LOT 55.

(Coloured Pink on Plan No. 1.)

ANOTHER

Freehold Field of Arable Land

abutting on to Lots 53 and 54, with a frontage of about 200 yards to Botterham Lane, Wombourn Common.

O.S. No. 637, Parish of Wombourn. Area, 6.026 acres=

6a. 0r. 4p. or thereabouts.

Let to Mr. J. H. Palmer, on an annual Ladyday tenancy, at a rent of £8. 18s. 0d. per annum.

LOT 56.

(Coloured Blue on Plan No. 1.)

Well-situated Freehold Arable Land

in Four Enclosures, with

valuable frontages of about 250 yards and 315 yards respectively to Bridgnorth Road and Botterham Lane, Wombourn Common.

Area, 17a. 1r. 27p. or thereabouts.

Let to Mr. J. H. Palmer, on an annual Ladyday tenancy, at a rent of £25. 19s. 0d. per annum.

SCHEDULE.						
O.S. No.	Description.					Area. Acres.
	<i>Parish of Wombourn.</i>					
605	Arable	...	...	...	...	3-123
606	Arable	...	...	...	...	3-171
632	Arable	...	...	...	...	6-008
633	Arable	...	...	...	...	5-121
						<hr/> 17-423
						or
						17a. 1r. 27p.

LOT 57.
(Coloured Pink on Plan No. 1.)

Two Freehold Fields of Fertile Arable Land

adjoining Lot 56 and having a frontage of about 240 yards to **Botterham Lane**.

O.S. Nos. 630 and 631, Parish of Wombourn. Area, 13.373 acres=

13a. 1r. 19p. or thereabouts.

Let to Mr. Herbert Corns, on an annual Ladyday tenancy at a rent of **£18. 9s. 0d.** per annum.

NOTE.—This Lot is sold subject to a wayleave in favour of the Midland Electric Corporation in respect of an overhead electric line, one pole and one stay, and with the benefit of an acknowledgment of 2/- per annum received.

LOT 58.
(Coloured Blue on Plan No. 1.)

Two Freehold Arable Fields and an Enclosure of Garden Ground **BOTTERHAM LANE,**

bounded on the east side by the Staffordshire and Worcestershire Canal, and being

O.S. Nos. 627, 628 and 629, Parish of Wombourn. Area, 13.295 acres=

13a. 1r. 7p. or thereabouts.

The two Arable fields are let (with the Manor House, Swindon), to Mr. G. W. Reynolds, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£20. 0s. 0d.** per annum.

The plot of Garden ground is let (with other premises) to J. W. Holford, the rent apportioned to this Lot for the purpose of sale being 10/- per annum.

NOTE.—This Lot is sold subject to a wayleave in favour of the Midland Electric Corporation in respect of an overhead electric line, five poles and two stays, and with the benefit of an acknowledgment of 6/6 per annum received.

LOT 59.
(Coloured Yellow on Plan No. 1.)

A Capital Freehold Woodland Property

known as

BOTTERHAM GORSE,

with a frontage of about 450 yards to **Botterham Lane**.

The Standing Timber comprises :

134 Oak	containing approx.	2,947 cu. ft.	22 Elm	containing approx.	435 cu. ft.
5 Ash	" "	112 "	184 Mixed Poles	" "	692 "
1 Chestnut	" "	82 "			

O.S. No. 639, Parish of Wombourn. Area, 9.859 acres=

9a. 3r. 17p. or thereabouts.

This Lot is in hand.

LOT 60.
(Coloured Blue on Plan No. 1.)

The Attractive Freehold Cottage and Garden

pleasantly situated at the foot of **Botterham Lane**, adjoining the Canal, and being

O.S. Nos. 640, 641 and 642, Parish of Wombourn. Area, 2.166 acres=

2a. 0r. 26p. or thereabouts.

The House is brick built with tiled roof, and contains Sitting Room, Living Room, Pantry, Washhouse with sink and copper ; two Bedrooms and Boxroom. There are also a Shed and e.c.

Let to N. Lindley, at **£13. 0s. 0d.** per annum, landlord paying rates amounting to **£3. 2s. 0d.** per annum.

NOTE.—Water is obtained from a spring on the opposite side of the Canal, and this Lot will be sold with the benefit of a continuance of this right (so far as the Vendor is able to grant the same) and in common with others entitled thereto, until such time as a main supply is available.

LOT 61.

(Coloured Yellow on Plan No. 1.)

THE FIRST CLASS

Freehold Agricultural Holding

known as

WHITE HALL FARM, HIMLEY,

well situated on the west side of the **Wolverhampton—Stourbridge Road**, leading out of which hard roads give easy access to all parts of the property, including

**A VERY ATTRACTIVE RESIDENCE
AND EXCELLENT, WELL ARRANGED FARM BUILDINGS,
the whole having an area of 206a. 1r. 38p. or thereabouts**

Let (together with Cottages, part Lot 33, and a detached Field, Lot 62), to Mr. H. G. Jenkins, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£274. 0s. 0d.** per annum.

Included with this Lot are also a walled Garden adjoining the House, and an enclosure of Pasture Land, with a valuable frontage to the **Wolverhampton—Stourbridge** main road. Area 4.059 acres ; these areas are in hand.

Total Area, 210a. 2r. 8p. or thereabouts

THE RESIDENCE has an attractive elevation in brickwork with stone dressings and tiled roofs and has accommodation as follows :—

On the Ground Floor:—Porch ; **Lounge Hall**, 21ft. by 17ft. 6in., with well fireplace, marble mantel and Minton tiled floor ; **Lounge**, 16ft. by 14ft., with tiled fireplace and white marble mantel ; **Dining Room**, 18ft. by 13ft. with bay window, fireplace having oak mantel, overmantel formed of carved panelling, oak panelled dado, and service door to back lobby ; **Morning Room**, with modern all-tile fireplace and cupboards ; Cloakroom with sink (h. and c.) ; Kitchen with "Triplex" range, cupboard and sink (h. and c.) ; China Pantry ; w.c. ; Cellar ; Larder ; Scullery with sink (h. and c.), and copper ; old Dairy and Coalplace.

On the First Floor, approached by two staircases:— Five good Bedrooms, all with fireplaces and one with useful cupboard and drawer fitment and hanging cupboard ; Bathroom with bath (h. and c.), lavatory basin (h. and c.) and airing cupboard ; separate w.c., with ventilating lobby.

On the Second Floor:—Four Bedrooms.

There is a pretty Garden in front of the house, bounded by a stone wall and containing several interesting specimen trees ; also a productive Kitchen Garden with Toolhouse. (The Greenhouse is the property of the tenant.)

Electric lighting. Main water. Telephone.

THE FARM BUILDINGS, which are arranged around a large double yard, comprise brick built and tiled six-stall Stable and Harness Room, with Loft and Granary over ; brick and tiled Barn with driftway ; another four-bay Barn with driftway and Mill, also lean-to Tractor House with corrugated iron roof, and at the rear, three stone walled Feeding yards, each with Shed, having asbestos roof ; brick and tiled three-bay Implement House ; and a timber built Garage ; brick and tiled Garage with lean-to extension ; ten-tie Cowhouse with Feeding Passage ; Loose Boxes with Loft over, and Saddle Room ; range of three Pig Pens ; Meal House with boiler ; four steel framed Pig Pens, with corrugated iron roofs and backs, and boarded fronts ; four brick and tiled Pigstys.

THE LAND is intersected by the Great Western Railway ; that part lying to the north, with the house and buildings has (including a walled garden, which is in hand), a **valuable main road frontage of about 160 yards**, and is bounded on the north side by a useful stream. At the western end there is a roadway from Himley Lane which joins a roadway leading out of the main road and by means of a bridge under the railway, gives easy access to the remainder of the Farm. This southern portion (which includes Field O.S. 217, in hand), has **an excellent frontage of about 240 yards to the main road**, and the same stream forms the north-western boundary ; another good stream forms (except for a short distance), the southern boundary.



LOTS 13-20. HIMLEY VILLAGE



LOT 61. WHITE HALL FARM

SCHEDULE.											
O.S. No.	Description.				Area. Acres.	O.S. No.	Description.				Area. Acres.
Pt. 143	<i>Parish of Himley.</i>						Brought forward ...				130.932
143a	House and Garden	...	...	...	1.400		<i>Parish of Himley—(contd.)</i>				
Pt. 144	Buildings and Yards	...	...	...	1.093	226	Pasture	...	...	...	6.031
145	Pasture	...	...	...	3.016	232	Arable	...	...	...	11.131
Pt. 167	Orchard	...	...	...	.489	233	Arable	...	...	...	7.096
169	Pasture	...	...	...	.198	234	Road	...	...	...	.296
170	Pasture	...	...	...	.230	235	Pasture (ploughed by order)	...	...	...	9.591
171	Arable	...	...	...	9.094	236	Arable	...	...	...	8.436
172	Pasture	...	...	...	5.470	237	Arable	...	...	...	8.031
174	Road	...	...	...	1.129	238	Road	...	...	...	.414
190	Pasture	...	...	...	.777	239	Rough	...	...	...	.837
190b	Arable	...	...	...	5.212	Pt. 243	Pasture	...	...	...	.100
191	Arable	...	...	...	3.508	244	Pasture	...	...	...	4.381
192	Road	...	...	...	.784	244a	Pasture	...	...	...	.652
192a	Pasture	...	...	...	2.372	245	Pasture	...	...	...	3.125
202	Pasture	...	...	...	2.703	246	Arable	...	...	...	5.340
203	Spinney	...	...	...	6.497	247	Pasture	...	...	...	2.204
204	Arable	...	...	...	.357	248	Pasture	...	...	...	5.593
204a	Arable	...	...	...	10.786		<i>Parish of Kingswinford.</i>				
205	Arable	...	...	...	.305	46	Pasture	...	...	...	.199
218	Arable	...	...	...	13.813	51	Pasture	...	...	...	2.103
219	Arable	...	...	...	14.312		<i>Parish of Himley. (In hand).</i>				
220	Arable	...	...	...	6.918	Pt. 143	Garden	...	...	...	.350
221	Arable	...	...	...	10.366	Pt. 217	Pasture	...	...	...	3.709
222	Road	...	...	...	.723						
223	Arable	...	...	...	11.089						
224	Arable	...	...	...	8.979						
	Arable	...	...	...	9.312						
Carried forward ...					130.932						210.551
										or	
										210a. 2r. 8p.	

NOTE.—This Lot is sold with the benefit of a right of way from Himley Lane, across Lot 29, between the points marked F and G on the Sale Plan.

This Lot is sold subject to a lease to the Midland Electric Corporation of a site for a Transformer house opposite Himley House for 21 years from March 13th, 1927, and thereafter terminable by either party giving six calendar months notice; also to a wayleave in favour of the Midland Electric Corporation in respect of an overhead electric line, eleven poles and length of underground cable and with the benefit of an acknowledgment of 11/- per annum received; also to a right of way 15ft. wide in favour of the Midland Electric Corporation at the point marked H on the Sale Plan.

This Lot is also sold subject to an easement in favour of Dudley Corporation under the Dudley Sewage Act, 1879, for an outfall sewer and five outlet chambers, as shown on the Sale Plan.

Tithe redemption annuity : £14. 1s. 10d.

END OF FIRST DAY'S SALE.

SECOND DAY'S SALE.

LOT 62.

(Coloured Blue on Plan No. 1.)

VALUABLE

Freehold Main Road Frontage Land

situated on the west side of the **Wolverhampton—Stourbridge Road**, and on the north side of the Great Western Railway.

O.S. No. 206, Parish of Himley. Area, 2.244 acres=

2a. 0r. 39p. or thereabouts.

The frontage measures approximately 125 yards.

Let (as Arable) to Mr. H. G. Jenkins, together with White Hall Farm, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£3. 0s. 0d.** per annum.

Tithe redemption annuity, 14/10.

LOT 63.

(Coloured Blue on Plan No. 1.)

THE

Excellent Freehold Mixed Farm

known as

Hinksford Farm,

having valuable road frontages of about 500 yards to **Hinksford Lane** and another frontage on the north side of about 250 yards to **Himley Lane**, close to the railway station, with

A WELL DESIGNED, RECENTLY ERECTED RESIDENCE,

occupying a pleasant site near the Swindon Road ; also the **original Farm House and adjoining Buildings**, situated in the centre of the property and approached by a hard road, which intersects the farm from north to south.

Area, 75a. 3r. 6p. or thereabouts.

The Farm is let, together with Lots 65 and 66, to Mr. W. G. Crump, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£142. 10s. 0d.** per annum.

THE NEW FARMHOUSE is brick built with tiled roofs, and contains Hall with tiled floor and cupboard under stairs ; Sitting Room, 22ft. by 13ft., with fireplace in brickwork ; Living Room with "Aurora" combination grate and cupboards ; Pantry ; back Kitchen with sink and copper ; three Bedrooms ; and Bathroom with bath, basin, w.c., and airing cupboard. Water is laid on and the telephone is installed.

THE OLD FARMHOUSE is brick built and tiled and contains Passage Hall ; Sitting Room ; Living Room with oven grate ; Pantry ; back Kitchen with sink (water laid on) ; old Dairy ; three Bedrooms ; Bathroom with bath (no water laid on) ; outside w.c., and Coalhouse with boiler.

THE BUILDINGS comprise three-bay brick and tiled Shedding ; Loose Boxes ; old Cowhouse ; Barn ; Stabling for six ; Harness Place ; Tractor House with Loft over ; Granary with concrete roof ; an excellent Cowhouse for ten, with tubular yoke fittings, feeding passage, and corrugated asbestos roof ; Milk Room ; three-bay brick and tiled Shed in a fenced yard ; and in the Rickyard a four-bay Dutch Barn.

Excellent streams bound and intersect the Farm, and it includes an old Mill Pond.

O.S. No.	Description.	Area. Acres.	O.S. No.	Description.	Area. Acres.
<i>Parish of Himley.</i>			<i>Brought forward ...</i>		
195	Arable	6-696	187	Pasture	431
196	Arable	7-582	Pt. 192	Garden	126
199	Arable	7-547	Pt. 204	Arable	4-023
Pt. 200	Arable	7-032	205	Pasture	024
227	Arable	4-923	206	Pasture	123
228	Arable	4-553	207	Pasture	562
229	Pasture	1-002	208	Pasture	1-319
230	Pasture	3-181	209	Pasture	792
231	Pasture	547	<i>Parish of Kingswinford.</i>		
249	Pasture	457	Pt. 7	Arable	559
250	Mill Pond	606	8	Arable	1-900
251	Buildings and Yard	190	43	Arable	14-930
252	Pasture	1-403	44	Pasture	2-485
253	Pasture	171	45	Pasture	1-481
<i>Parish of Swindon.</i>					
185	House, Buildings, Yard, etc. ...	453			
186	Pasture	690			
Carried forward ...		47-033			
			75-788 or 75a. 3r. 6p.		

This Lot is also sold subject to a wayleave in favour of the Central Electricity Board in respect of an overhead electric line and one pylon, and with the benefit of an acknowledgment of 5/- per annum received ; also to a wayleave in favour of the Midland Electric Corporation in respect of an overhead electric line and eight poles and with the benefit of an acknowledgment of 8/- per annum received.

Freehold Detached Cottage and Garden

NOTE.—This Lot is sold with the benefit of a right of way for all purposes from Himley Lane across Lot 66, between the points marked J and K on the Sale Plan.

Freehold Arable Land

Tithe redemption annuity, £1 0s. 6d.



LOT 63. HINKSFORD FARM



LOT 67. MANOR FARM, SWINDON

LOT 66.
(Coloured Yellow on Plan No. 1.)

ANOTHER WELL SITUATED

Freehold Field of Arable Land

on the south side of **Himley Lane**, adjoining the Great Western Railway.

O.S. No. 194, Parish of Himley. Area, 7.413 acres=

7a. 1r. 26p. or thereabouts.

Frontage, about 150 yards.

Let (with Hinksford Farm), to Mr. W. G. Crump, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£8. 0s. 0d.** per annum.

Tithe redemption annuity, **£2. 1s. 6d.**

NOTE.—This Lot is sold subject to a right of way for all purposes in favour of the owner and occupier of Lot 64, between the points marked J and K on the Sale Plan.

LOT 67.
(Coloured Pink on Plan No. 1.)

THE IMPORTANT

Freehold Agricultural Holding

known as

MANOR FARM, SWINDON,

with long and valuable frontages to **Swindon Lane**, **Himley Lane**, and **Hinksford Lane**, and having

**A SUPERIOR RESIDENCE, CONVENIENTLY SITUATED IN SWINDON VILLAGE,
EXCELLENT FARM BUILDINGS, and TWO COTTAGES.**

Area, 152a. 1r. 31p. or thereabouts.

Let (with the exception of Field, O.S. Nos. 77 and 78) to Mr. C. W. Munday, together with other land on and annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£245. 0s. 0d.** per annum.

Field, O.S. Nos. 77 and 78 is let to Mr. C. W. Munday with Church Farm, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£10. 0s. 0d.** per annum.

THE HOUSE is substantially built of brick with tiled roofs, is set well back from the road, with lawn and flower borders in front; is approached by a gravelled drive and has excellent accommodation, as follows:—

On the Ground Floor:—Porch; Hall with tiled floor; Lounge, 21ft. into bay window by 14ft., with all-tile fireplace; Dining Room, 21ft. into bay window by 17ft., with fireplace in brickwork; Office with cupboards; side door from Garden; back Hall; Kitchen; back Kitchen with sink (h. and c.), copper and oven grate; Dairy and China Pantry.

On the First Floor, approached by two staircases:—Three good Bedrooms, measuring respectively 16ft. 6in. by 16ft.; 16ft. by 13ft., and 16ft. by 15ft.; Bathroom; separate w.c.

On the Second Floor, also approached by two staircases:—Four Bedrooms.

There are also two Cellars and usual Outbuildings. Company's water is laid on.

NOTE.—The anthracite stove in the hall, the Triplex range in the kitchen, the Bathroom fittings, the electric light fittings, and other fixtures belonging to the Tenant are excluded from the Sale.

THE BUILDINGS are conveniently arranged around two walled yards and include Garage and old Cowhouse for seven with Granary over; Stabling for seven; Covered way and double-bay Barn with Driftway; three Pigsties and boiler; seventeen-tie Cowhouse with tubular divisions, concrete mangers, drinking bowls and feeding passage; Dairy and old ten-tie Cowhouse (Tenants' water bowls.)

In the Rickyard is a capital eight-bay Dutch Barn.

OTHER BUILDINGS adjoining Swindon Bridge consist of Stable for two with Loft over; two large Barns; and a four-bay Feeding Shed.

TWO COTTAGES which adjoin these buildings are brick built with tiled roofs, each containing Living Room; Pantry; and two Bedrooms, with jointly used Washhouse and e.c.

THE ROAD FRONTAGES of more than $1\frac{1}{2}$ miles afford many sites eminently suitable for building; the Staffordshire and Worcestershire Canal bounds the property for a distance of about 500 yards.

SCHEDULE.													
O.S. No.		Description.				Area.	O.S. No.		Description.				Area.
						Acres.							Acres.
Parish of Swindon.													
77	Arable	1-380	130	Arable	84-945
78	Arable	9-633	131	Arable	16-304
Pt. 79	Arable	11-221	133	Rough	6-431
80	Arable	9-401	134	Pasture	507
81	Arable	6-146	Pt. 135	Arable	3-951
82	Arable	4-950	137	Arable	12-482
Pt. 90	Pasture (ploughed by order)	4-372	138	Arable	9-904
Pt. 90c	Pasture (ploughed by order)	3-529	Pt. 139	Garden	2-378
91	Arable	4-235	Pt. 140	Arable	252
92	Arable	6-278	Pt. 144	Cottages and Buildings	5-659
93	Arable	10-164	Pt. 184	Arable	380
99	Arable	2-276							8-006
123	House, Buildings, Garden, etc.	1-310							
124	Pasture	765							
125	Arable	7-321							
126	Arable	317							
127	Pasture	1-015							152-445
128	Orchard	632							or
Carried forward...						84-945							152a. 1r. 31p.

NOTE.—This Lot is sold subject to an easement in favour of Dudley Corporation under the Dudley Sewage Act, 1879, for an outfall sewer and outlet chambers, as shown on the Sale Plan.

This Lot is also sold subject to a wayleave in favour of the Central Electricity Board in respect of overhead electric lines and four pylons, and with the benefit of £1. 0s. 0d. per annum acknowledgment received; and to a wayleave in favour of the Midland Electric Corporation in respect of overhead electric lines and eight poles, and with the benefit of 8/- per annum acknowledgment received.

LOT 68.

(Coloured Yellow on Plan No. 1.)

THE DELIGHTFULLY SITUATED

Freehold Cottage, Garden, and Land

situated on the north side of **Himley Lane**, adjoining Himley Plantation.

The House is brick built with tiled roof, and contains Porch; Sitting Room; Kitchen; back Kitchen; Dairy; and three Bedrooms; and has Coal Shed, Pigsty; e.c. and good Garden. Water is obtained from a well.

In the occupation of J. Haining, who until recently held under a service tenancy.

Land between the road and the cottage is in hand.

O.S. Nos. 88 and 90a, Parish of Swindon. Area, 1-304 acres=

1a. 1r. 10p. or thereabouts.

LOT 69.

(Coloured Yellow on Plan No. 1.)

A Freehold Property of Three Cottages and Gardens IN SWINDON VILLAGE,

brick built, with tiled roofs, each containing Living Room; Pantry; back Kitchen; and three Bedrooms, and having a large Garden in front, and a pigsty.

Water is laid on to a stand tap, one house has electric light, and there are two e.c.'s.

No. 3 is Swindon Post Office.

No. 1 is let to Miss Hannah Morgan, at £14. 11s. 0d. per annum. No. 2 to A. Crooke at £15. 0s. 0d. per annum, and No. 3 to Mrs. M. E. Palmer at £14. 11s. 0d. per annum.

Total income **£44. 2s. 0d.** per annum, landlord paying rates and water rent amounting to £14. 14s. 0d. per annum.

Pt. O.S. No. 122, Parish of Swindon. Area, .460 acre=

1r. 33p. or thereabouts.

LOT 70.
(Coloured Blue on Plan No. 1.)

The adjoining Freehold Property of Seven Cottages and Gardens IN SWINDON VILLAGE,

brick built with tiled roofs, having varying accommodation ; all with outbuildings and good Gardens.

They are let as follows :—

Mr. C. W. Munday, Manor Farm	...	£8 19 6
Mr. C. W. Munday, Manor Farm	...	8 19 6
J. Baker	... ..	14 6 0
W. Evans	... ..	14 6 0
A. Harley	... ..	13 5 0
Mrs. Perry	... ..	10 12 4
Mr. C. W. Munday, Church Farm	...	3 0 0 apportioned.
Garden, let to Mr. G. W. Reynolds, with Manor House, apportioned rent	...	10 0
Two Gardens, let to Mr. C. W. Munday, with Manor Farm	... ..	10 0 apportioned.
Total annual income	...	<u>£74 8 4</u>

Landlord paying rates and water rent amounting to £19. 15s. 8d. per annum.

There are also the remains of a derelict Cottage included in Mr. Munday's tenancy of Church Farm.

Part O.S. No. 122, Parish of Swindon. Area, 1.310 acres=

1a. 1r. 9p. or thereabouts.

LOT 71.
(Coloured Yellow on Plan No. 1.)

THE WELL SITUATED Freehold Residence, Buildings and Land known as

“THE MANOR HOUSE,” SWINDON,

with valuable frontages to two roads.

Area, 12a. 1r. 23p. or thereabouts.

THE HOUSE is brick built with cemented front and tiled roofs. It contains :—

On the Ground Floor:—Sitting Hall with corner cupboard ; Sitting Room ; Dining Room with corner cupboard and service door ; Kitchen with range ; Coalhouse and w.c. ; Store ; back Kitchen with sink (h. and c.).

On the First Floor, approached by an old oak staircase, are Four Bedrooms and Bathroom with basin, bath and airing cupboard.

On the Second Floor:—Three Attic Rooms.

There is also a second staircase giving access to four disused rooms.

THE BUILDINGS are brick built with slated roofs, and comprise:—Mixing House ; Stable for four ; Saddle Room ; four-tie Cowhouse and two Pigsties. There is also a corrugated iron Cart Shed. (Other erections are the property of the tenant.)

There is a good Garden with fruit trees, and the land is bounded on the west by the Staffordshire and Worcester-shire Canal.

Let (except O.S. No. 182), to Mr. G. W. Reynolds, on an annual Ladyday tenancy, together with other land, the rent apportioned to this Lot for the purpose of sale being **£51. 16s. 0d.** per annum.

Field, O.S. No. 182 is let to Mr. C. W. Munday, with Church Farm, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£4. 0s. 0d.** per annum.

SCHEDULE.

O.S. No.	Description.	Area. Acres.
<i>Parish of Swindon.</i>		
Pt. 142	Pasture	·150
Pt. 143	Pasture	3·176
Pt. 144	House, Buildings, Garden, etc. ...	1·721
180	Pasture	1·489
181	"	1·806
182	Arable	4·056
		<hr/> 12·398
		or
		<hr/> 12a. 1r. 23p. <hr/>

NOTE.—This Lot is sold subject to an easement in favour of Dudley Corporation under the Dudley Sewage Act, 1879, for an outfall sewer, as shown on the Sale Plan.

LOT 72.

(Coloured Pink on Plan No. 1.)

THE ATTRACTIVE

Freehold Cottage, Garden and Land

situated at **HINKSFORD**, opposite the Old Bush Inn.

The House is brick built with tiled roof, and contains Hall ; Sitting Room ; Living Room with sink (water laid on); and three Bedrooms.

There are also Pigsty, e.c. and a brick built Shed.

Part O.S. No. 7, Parish of Kingswinford. Area, ·508 acre=

2r. 1p. or thereabouts.

Let to J. Chambers, on an annual Ladyday tenancy at **£18. 0s. 0d.** per annum, tenant paying rates.

(The portable building used as a Café is the property of the tenant, who has also installed electric light.)

NOTE.—This Lot is sold subject to rights of way in favour of the owner and occupier of Hinksford Farm from the road to Fields, O.S. Nos. 7 and 209.

LOT 73.

(Coloured Yellow on Plan No. 1.)

Freehold Pasture and Arable Land

AT HINKSFORD,

with a valuable road frontage of about 85 yards to the south of the Old Bush Inn.

O.S. Nos. 11, 12 and 24, Parish of Kingswinford. Area, 18·763 acres=

18a. 3r. 2p. or thereabouts.

Fields, O.S. Nos. 11 and 24, are let as Arable to Mr. W. G. Crump, with Hinksford Farm, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£20. 0s. 0d.** per annum.

Field, O.S. No. 12, is let to Mrs. York and others, as Camping sites, at rents amounting to **£41. 12s. 0d.** per annum.

LOT 74.
(Coloured Pink on Plan No. 1.)

THE IMPORTANT

Freehold main road Property

known as

HOLBECHE FARM, WALL HEATH,
WITH AN EXCELLENT RESIDENCE, MALTHOUSE,
AMPLE, WELL-ARRANGED FARM BUILDINGS, AND A COTTAGE.

the Land having valuable frontages to both sides of the Wolverhampton—Stourbridge main road, and to Holbeache Road, Maiden's Bridge Road and Holbeache Lane.

Area, 83a. Or. 35p. or thereabouts.

THE HOUSE is brick built with tiled roofs, and has the following accommodation:—

On the Ground Floor:—Porch ; flagged Hall ; Dining Room with fireplace, having stone mantelpiece; Lounge with fireplace, having carved stone mantelpiece ; Office; Cellar; China Pantry ; Kitchen with double oven range, cupboards, and sink (h. and c.) ; cool Larder ; old Dairy ; back Kitchen with sink (h. and c.), and copper ; and back Lobby.

On the First Floor, approached by two staircases:—Five good Bedrooms, one of which has a useful cupboard and drawer fitment ; Bathroom with bath (h. and c.), basin (h. and c.) and airing cupboard ; Lavatory with basin and w.c., and another separate w.c.

On the Second Floor :—Five Attic rooms.

NOTE.—The tenant has installed a central heating system, and electric lighting and power.

Outbuildings include a Store; Coalplace and e.c., and there is a good **Garage** with inspection pit.

THE FARM BUILDINGS comprise a brick built and asbestos roofed **Cowhouse for 39**, with concrete standings and mangers, tubular divisions and yokes, brick paved central roadway and feeding passages, with **Dairy** adjoining ; brick and tiled Cart Shed with Granary over; thirteen-tie Cowhouse with tubular divisions and a similarly fitted sixteen, tie Cowhouse; Chaff Room and Loft over; Mixing House; Engine House; two-bay Implement Shed; Cowhouse for ten with tubular fittings, and Bull Pen; old Cow Shed for eleven; Stable; Harness Room; and Hackney Stable

In a separate Cattle yard is useful shedding.

There are also a brick built and tiled Malthouse and Kiln.

NOTE.—Waterbowls in the cowhouses have been installed by the tenant, who has also erected a large Dutch Barn and installed a Petrol Pump—these are excluded from the Sale.

THE COTTAGE, approached from the main road—is brick built and tiled, and contains Living Room; back Kitchen with copper and sink (water laid on); and two Bedrooms; and has e.c. and a large Garden.

The valuable road frontages total approximately 1,800 yards,

as follows:—

Wolverhampton—Stourbridge main road, west side ...about	350	yards.
Holbeache Road	250	„
Maiden's Bridge Road	330	„
Main Road—east side	380	„
Holbeache Lane	490	„

Public services are available to some of the frontages.

The House, Buildings and 62.735 acres are let to Mr. Leonard Leek (together with other land) on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£164. 11s. 6d.** per annum.

The remaining 20.489 acres fronting to Holbeache Road and Maiden's Bridge Road are let with Grove Farm to Mr. Leonard Leek, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£19. 15s. 0d.** per annum.

SCHEDULE.					
OS. No.	Description.	Area. Acres.	O.S. No.	Description.	Area. Acres.
<i>Parish of Kingswinford.</i>					
54	Pasture	6.564	Pt. 119	Brought forward ...	52.950
55	Pasture ... ..	.771		Pasture (ploughed by order) ...	9.785
Pt. 56	Cottage and Garden ... ..	.360	52	Pasture	1.033
82	Pasture (ploughed by order) ...	8.599	53	Pasture	7.990
Pt. 83	Pasture (ploughed by order) ...	7.732	86	Pasture	5.302
Pt. 84	Pasture (ploughed by order) ...	8.094	Pt. 112	Pasture	3.320
85	Pasture (ploughed by order) ...	4.756	113	Pasture	1.470
115	Pasture	1.852	<i>Parish of Himley.</i>		
116	Pasture	3.316	241	Pasture ... ..	.096
Pt. 117	Buildings, Rick Yard, etc. ...	1.018	242	Pasture ... ..	.498
Pt. 117a	House and Garden ... ..	.742	Pt. 243	Pasture ... ..	.780
Pt. 118	Pasture (ploughed by order) ...	9.146			
Carried forward ...		52.950			
					83.224
					or
					83a. Or. 35p.

Land Tax, £1 8s. 3d.



LOT 74. HOLBECHE FARM



LOT 93. "DAWLEY HOUSE"

LOT 75.
(Coloured Blue on Plan No. 1.)

THE ATTRACTIVE
FREEHOLD RESIDENCE
known as
GROVE FARM HOUSE, WALL HEATH,
WITH FARM BUILDINGS, GARDEN AND LAND ADJOINING.

O.S. No. 111, Parish of Kingswinford. Area, 1.545 acres=

1a. 2r. 7p. or thereabouts.

THE HOUSE occupies a pleasant position at the corner of Holbeache Road and Maiden's Bridge Road ; it is brick built with tiled roofs, and contains:—

On the Ground Floor:—Hall with oak staircase; Dining Room with fireplace in brickwork; Lounge with brick fireplace; Kitchen with "Eagle" combination grate, and sink (h. and c.); Cellar; Larder.

On the Second Floor:—Two large Bedrooms.

There are also a Washhouse with sink and copper, and an outside w.c.

There is a large walled garden.

THE BUILDINGS comprise a brick built and corrugated asbestos roof, Cowhouse for seven, and Mixing House; two-bay Implement Shed; Barn; two slate-roofed Garages and Tractor Shed; Stabling for seven with Loft over; four Pigsties and Tool House; Cart Shed. In a brick walled Cattle Yard is open-fronted, tile-roofed Shedding.

Let (with other land) to Mr. Leonard Leek, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of Sale being £30. 0s. 0d. per annum.

Land Tax, 11/4.

LOT 76.
(Coloured Yellow on Plan No. 1.)

AN EXCELLENT
Freehold Property of Four Modern Cottages
MAIDEN'S BRIDGE ROAD, WALL HEATH,

built of brick, with tiled roofs (in two pairs), each containing Living Room ; Kitchen with sink and copper; Pantry ; Coalplace; three Bedrooms and Bathroom with bath, basin and w.c. Each has a good Garden.

Pt. O.S. No. 112, Parish of Kingswinford. Area, .270 acres=

1r. 3p. or thereabouts.

Let to Mr. Leonard Leek, Holbeche Farm, on an annual Ladyday tenancy, at rents amounting to £62. 1s. 4d. per annum, tenant paying rates.

LOT 77.
(Coloured Blue on Plan No. 1.)

Valuable Freehold Building Land

having a frontage of about 200 yards to the west side of **Maiden's Bridge Road, Wall Heath**, of convenient building depth. The road is sewered and other public services are available.

Pt. O.S. Nos. 88 and 110, Parish of Kingswinford. Area, 3.750 acres=

3 $\frac{3}{4}$ acres or thereabouts.

An area of 27p. is let to Mr. E. V. Johns as a site for the Scouts Hut, on an annual Ladyday tenancy at a rent of £1 per annum; the remainder is being cultivated by Mr. Leonard Leek, free of rent.

LOT 78.
(Coloured Pink on Plan No. 1.)

Six Enclosures of Freehold Pasture and Arable Land

situated on the north side of Enville Road, Wall Heath, including a valuable Sand Pit, the whole having an area of

39a. 1r. 30p. or thereabouts.

This Land has a valuable frontage of about 480 yards to Enville Road, adjoining a recently developed Housing Estate, and it is intersected by a lane leading to Wall Heath Forge.

The Sand Pit (area, 5.245 acres) is in hand; 2½ acres, part of O.S. No. 97, is let to Mr. G. W. Winnall on an annual Ladyday tenancy at a rent of £1 0s. 0d. per annum; the remainder is let with Holbeche Farm, to Mr. Leonard Leek, the rent apportioned to this Lot, for the purpose of sale, being £50. 0s. 0d. per annum.

SCHEDULE.

O.S. No.	Description.	Area. Acres.
<i>Parish of Kingswinford.</i>		
47	Pasture	2.718
48	Pasture	5.758
Pt. 94	Pasture	3.543
95	Pasture (ploughed by order) ...	9.567
Pt. 98	Pasture (ploughed by order) ...	6.782
100	Pasture	2.736
Pt. 101	Pasture ... ..	.300
Pt. 97	Arable	2.250
Pt. 94	Sand Pit	1.180
Pt. 97	Sand Pit	2.455
Pt. 98	Sand Pit	1.610
Pt. 99	Part of Forge Lane ... ..	.541
		39.440
		or
		39a. 1r. 30p.

LOT 79.
(Coloured Yellow on Plan No. 1.)

THE WELL SITUATED

Freehold Corner Field of Arable Land

having valuable frontages of about 120 yards and 270 yards respectively to Enville Road and Swindon Road opposite the Waggon and Horses P.H.

O.S. No. 42, Parish of Kingswinford. Area, 8.665 acres=

8a. 2r. 26p. or thereabouts.

Let, with Holbeche Farm, to Mr. Leonard Leek, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale, being £14. 0s. 0d. per annum.

LOT 80.
(Coloured Pink on Plan No. 1.)

Valuable Freehold Arable Land

with frontages of about 300 yards and 550 yards respectively to Swindon Road and the Wall Heath—Greensforge Road (the flat mile).

O.S. Nos. 25, 40 and 41, Parish of Kingswinford. Area, 30.350 acres=

30a. 1r. 16p. or thereabouts.

Let, with Grove Farm, to Mr. Leonard Leek, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being £24. 0s. 0d. per annum.

NOTE.—This Lot is sold subject to a wayleave in favour of the Central Electricity Board for an overhead electric line and two pylons and with the benefit of an acknowledgment of 10/- per annum received.

LOT 81.

(Coloured Blue on Plan No. 1.)

AN EXCELLENT

Freehold Arable Field

of **32a. 2r. 1p.**

having a frontage of about 335 yards to the **Wall Heath—Greensforge Road** (the flat mile), and being
O.S. No. 27, Parish of Kingswinford. Area, 32.507 acres.

Let, with Holbeche Farm, to Mr. Leonard Leek on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£50. 0s. 0d.** per annum.

LOT 82.

(Coloured Yellow on Plan No. 1.)

A VALUABLE CORNER FIELD OF

Freehold Arable Land

at **GREENSFORGE,**

also adjoining Garden ground, with an excellent frontage of about 460 yards to the **Greensforge—Wall Heath Road**, and about 65 yards to the **Greensforge—Ashwood Road**—adjoining the Navigation Inn; the western boundary being formed by the Staffordshire and Worcestershire Canal.

Area, 18a. 2r. 0p. or thereabouts.

The Field, O.S. No. 32, Parish of Kingswinford, area 18.352 acres, is let, with Grove Farm, to Mr. Leonard Leek on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale, being **£15. 0s. 0d.** per annum.

A plot of Garden ground at the rear of the Navigation Inn, part O.S. No. 1048, area .100 acre, is let to A. Wood, at a rent of 1/- per annum; a roadside Garden, part O.S. No. 1048, area, .050 acre, is in hand.

LOT 83.

(Coloured Pink on Plan No. 1.)

ANOTHER EXCELLENT CORNER FIELD OF

Freehold Arable Land

at **GREENSFORGE,**

bounded on the east side by Ashwood Canal Basin, and having valuable frontages of about 375 yards and 275 yards respectively to the **Wall Heath—Greensforge Road** and the **Greensforge—Ashwood Road**.

O.S. No. 1046, Parish of Kingswinford. Area, 16.541 acres=

16a. 2r. 6p. or thereabouts.

Let (with Grove Farm), to Mr. Leonard Leek on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale, being **£12. 0s. 0d.** per annum.

NOTE.—This Lot is sold subject to a wayleave in favour of the Midland Electric Corporation for an overhead electric line and three towers, and with the benefit of an acknowledgment of 12/- per annum received.

LOT 84.

(Coloured Yellow on Plan No. 1.)

THE ADJOINING

Freehold Arable Field

having a frontage of about 445 yards to the **Wall Heath—Greensforge Road**.

O.S. No. 34, Parish of Kingswinford. Area, 12.869 acres=

12a. 3r. 19p. or thereabouts.

Let (with Grove Farm), to Mr. Leonard Leek on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£10. 0s. 0d.** per annum.

LOT 85.

(Coloured Blue on Plan No. 1.)

ANOTHER ENCLOSURE OF

Freehold Arable Land

having a frontage of about 350 yards to the **Wall Heath—Greensforge Road**, of convenient building depth.

O.S. No. 39, Parish of Kingswinford. Area, 6.669 acres=

6a. 2r. 27p. or thereabouts.

Let (with Grove Farm) to Mr. Leonard Leek, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£5. 0s. 0d.** per annum.

NOTE.—This Lot is sold subject to a wayleave in favour of the Central Electricity Board for an overhead electric line and one pylon, and with the benefit of an acknowledgment of 5/- per annum received.

LOT 86.

(Coloured Yellow on Plan No. 1.)

A VALUABLE

Freehold Corner Field of Arable Land

having a frontage of about 160 yards to **Swindon Road**, opposite the Waggon and Horses P.H., and a return frontage of about 200 yards to the **Wall Heath—Greensforge Road**.

O.S. No. 162, Parish of Kingswinford. Area, 5.641 acres=

5a. 2r. 22p. or thereabouts.

Let (with Grove Farm) to Mr. Leonard Leek, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£4. 0s. 0d.** per annum.

LOT 87.

(Coloured Pink on Plan No. 1.)

FOUR ENCLOSURES OF WELL CULTIVATED

Freehold Arable Land

having a frontage of nearly 250 yards to **Swindon Road**, adjoining Heathbrook Pumping Station, and bounded on the north-west side by a mineral railway.

O.S. Nos. 37, 213, 214 and 215, Parish of Kingswinford. Area, 34.346 acres=

34a. 1r. 15p. or thereabouts.

Let (with Grove Farm), to Mr. Leonard Leek, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£26. 0s. 0d.** per annum.

LOT 88.

(Coloured Blue on Plan No. 1.)

Freehold Pasture and Arable Land

having a valuable frontage of about 251 yards to **Envile Road, Wall Heath**, to the west of "Windmill House," and a short frontage to Swindon Road, adjoining the mineral railway which forms the boundary on the south side.

Area, 10a. 3r. 28p. or thereabouts.

Let to Mr. G. W. Winnall (with other land), on an annual Michaelmas tenancy, the rent apportioned to this Lot for the purpose of sale being **£15. 15s. 0d.** per annum.

		SCHEDULE.					
O.S. No.		Description.					Area. Acres.
		<i>Parish of Kingswinford.</i>					
Pt. 157	Yard ...	...	...	...	...	...	.050
158	Pasture	...	...	...	...	...	4.458
163	Arable	...	...	...	...	...	2.286
163a	Old Sand Pit	...	...	...	...	...	.600
164	Pasture	...	...	...	...	...	3.533
							<hr/>
							10.927
							or
							10a. 3r. 28p.

LOT 89.

(Coloured Yellow on Plan No. 1.)

A Plot of Freehold Building Land

having a frontage of about 16 yards to **Enville Road, Wall Heath**, and being

O.S. No. 155, Parish of Kingswinford. Area, .278 acre=

1r. 4p. or thereabouts.

Let, as Garden ground, to Mr. Leonard Leek, with Holbeche Farm, the rent apportioned to this Lot for the purpose of sale being 10/- per annum.

LOT 90.

(Coloured Pink on Plan No. 1.)

Freehold Land

having a valuable frontage of about 190 yards to the **Kidderminster Road at Wall Heath**, opposite the Kingfisher Lido, formerly worked as a Sandpit—part until recently used as a tip by the Brierley Hill U.D.C.

Part O.S. No. 165, Parish of Kingswinford. Area, 7.290 acres=

7a. 1r. 6p. or thereabouts.

LOT 91.

(Coloured Yellow on Plan No. 1.)

A TRIANGULAR SHAPED AREA OF

Freehold Land

adjoining Lot 90, bounded on the north side by the mineral railway, and having a valuable frontage of about 190 yards to the **Kidderminster Road at Wall Heath**, adjoining the level crossing.

Area, 3a. 0r. 10p. or thereabouts.

O.S. No. 166, Parish of Kingswinford, area, 1.066 acre is let to E. W. Newman on an annual Ladyday tenancy at a rent of £2. 0s. 0d. per annum.

The remaining two acres is let, with other land, to Mr. G. W. Winnall, on an annual Michaelmas tenancy, the rent apportioned to this Lot for the purpose of sale being £1. 0s. 0d. per annum.

LOT 92.

(Coloured Blue on Plan No. 1.)

The Capital Freehold House and Garden

known as

“WALL HEATH COTTAGE,”

No. 13 HIGH STREET, WALL HEATH

occupying a valuable site at the corner of High Street and Foundry Road, adjoining the railway level crossing; brick built with tiled roof, and containing two Sitting Rooms; Kitchen; Pantry; Cellar; Scullery and three Bedrooms; with w.c., Pigsty, and large Garden.

Let to C. S. Bridgwater, on an annual tenancy at a rent of £26. 0s. 0d. per annum, landlord paying rates and water rent amounting to £7. 3s. 4d. per annum.

Part O.S. No. 103, Parish of Kingswinford. Area, .288 acre=

1r. 6p. or thereabouts.

Land Tax, 2/10.

LOT 93.

(Coloured Blue on Plan No. 3.)

THE ATTRACTIVE

Freehold Detached Residence

known as

"DAWLEY HOUSE,"

WOLVERHAMPTON ROAD, KINGSWINFORD,

brick built with stuccoed front and tiled roofs; the conveniently arranged accommodation comprising:—

On the Ground Floor:—Flag paved Hall; Lounge, 25ft. by 16ft. average, with oak mantelpiece; Small Lounge, 19ft. by 13ft. 6in.; Dining Room, 16ft. by 16ft., with stone mantel and service door; China Pantry with sink (h. and c.) and cupboards; Larder; Kitchen with Triplex range, sink (h. and c.) and broom cupboard; Maid's Sitting Room with cupboards; Lavatory with basin (h. and c.), and w.c. adjoining Garden door.

On the First Floor, approached by two staircases, both of oak construction:—Bedroom No. 1, 16ft. by 16ft., with fireplace and door to Bathroom, with porcelain enamel bath (h. and c.), basin (h. and c.), and airing cupboard; separate w.c.; Bedroom No. 2, 15ft. by 10ft., with corner fireplace; Bedroom No. 3, 18ft. by 13ft. 6in.; Bedroom No. 4, 18ft. by 14ft., with door to a Dressing Room.

On the Second Floor, also approached by an oak staircase, are three Bedrooms and Boxroom.

There are also a Man's room, approached by a separate staircase; Cellar and Wine Cellar; Washhouse with copper, and Coalhouse.

A detached group of brick and tiled Buildings comprise Garage with inspection pit; Man's Room; old Stable with Loft over; Garage; Store and Fowlhouse; also a lean-to Greenhouse and Vinery.

A Lawn and flower borders are dominated by a finely grown Beech tree, and there is a productive Kitchen Garden.

Area, 1a. 0r. 34p. or thereabouts.

Electric light and power are installed throughout, and there are Gas and Water services and Main drainage.

Let to William Hoover, Esq., on a quarterly tenancy, together with a small orchard, part of Lot 95; the rent apportioned to this Lot for the purpose of sale being **£59. 0s. 0d. per annum**, tenant paying rates and doing inside repairs.

LOT 94.

(Coloured Blue on Plan No 3.)

THE WELL SITUATED

Freehold Corner Building Site

at the junction of the **WOLVERHAMPTON ROAD** and **HOLBEACHE ROAD, WALL HEATH.**

Part O.S. No. 143, Parish of Kingswinford. Area, .190 acre=

920 square yards or thereabouts.

With Vacant Possession on completion of purchase.

LOT 95.

(Coloured Pink on Plan No. 3.)

THE VALUABLE

Freehold Building Estate

situate at **WALL HEATH,**

with access from the **Wolverhampton Road, Dudley Road,** and a new road leading out of **Grove Park,** together with a tree planted strip of land reserved for the improvement of **Holbeache Road.**

Part O.S. Nos. 143, 144, 146, 147 and 178, Parish of Kingswinford.

Area, 8a. 0r. 30p. or thereabouts.

The whole ripe for development for residential purposes.

All public services available.

An area of 1.52 acres is let to the Brierley Hill Urban District Council as Allotment Gardens on an annual Ladyday tenancy at a rent of 5/- per annum; also an adjoining 2 acres at a rent of £2. 11s. 0d. per annum.

An area of .26 acre is let, with "Dawley House," to Mr. W. Hoover on a quarterly tenancy, the rent apportioned to this Lot for the purpose of sale being £1. 0s. 0d. per annum.

An area of 60 sq. yards is let to Mr. S. Richards, "Bridgcroft," Wolverhampton Road, at a rent of 5/- per annum; and an area of 155 sq. yards to Mr. G. Drake, "Glencairn," Wolverhampton Road, at a rent of 5/- per annum.

The Spinney, part O.S. No. 146, is let to Mr. Newey at a rent of 10/- per annum.

NOTE.—This Lot is sold subject to the right of Annie Louisa Hingley and her successors in title, the owners and occupiers for the time being of the houses situated between this Lot and Dudley Road:—

- (a) To pass and re-pass for all purposes over the strips of land 15 feet wide between the points marked A, B, and C.D. on the Sale Plan No. 3, until the proposed road on the southern boundary of this Lot has been dedicated to the public.
- (b) The right to lay services for heating, lighting, water and sewage and any other service used in connection with the said houses in and through the triangular shaped piece of land marked C.D. and E. on Sale Plan No. 3, and to make, repair and maintain connections with such services as are reasonable and proper.

The Lot is sold with the benefit of—

- (a) The right to make connections to the 9 inch diameter sewer between points marked B. and C. on Sale Plan No. 3, and for that purpose to enter on, break up and open the service road on the Southern boundary of this Lot and the strip of land adjoining which is intended as a verge to the said service road subject to the Purchaser and the persons exercising this right restoring the surface after the exercise thereof.
- (b) Full and unrestricted rights of way at all times and for all purposes over the roadway or land between the points marked F.G.H. and G.I. on the Sale Plan until the roads and sewers are constructed between those points and taken over by the local authority as public highways.
- (c) The agreement with the Midland Electric Corporation dated 12th February, 1932, with regard to electric mains and cables in and under the strip of land fronting Holbeache Road.

LOT 96.

(Coloured Blue on Plan No. 2.)

A Plot of Freehold Building Land

triangular in shape, having a frontage of about 70 yards to **Dudley Road, Wall Heath.**

O.S. No. 176, Parish of Kingswinford. Area, .755 acre=

3r. 0p. or thereabouts.

A Hut standing on the land is let to F. R. Grey at **£1. 4s. 0d.** per annum, otherwise the land is in hand.

LOT 97.

(Coloured Pink on Plan No. 1.)

Well-situated Freehold Accommodation Land

at the rear of houses at **Moss Brook, Kingswinford**, adjoining Dawley Brook Wharf, and bounded on the north side by the mineral railway.

Part O.S. No. 201, Parish of Kingswinford. Area, 3.350 acres=

3a. 1r. 16p. or thereabouts.

Let (with other land) to Mr. T. Baker, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£10. 0s. 0d.** per annum.

LOT 98.

(Coloured Yellow on Plan No. 1.)

Valuable Freehold Pasture and Arable Land

having a long frontage to **Foundry Road, Wall Heath** (just off High Street and Dudley Road).

Area, 24a. 0a. 15p. or thereabouts.

11.239 acres are let, with Lot 97, to Mr. T. Baker, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£36. 4s. 0d.** per annum.; the remaining 12.859 acres are let to Mr. Baker on an annual Ladyday tenancy at a rent of **£14. 1s. 6d.** per annum.

		SCHEDULE.				
OS. No.		Description.				Area.
						Acres.
	<i>Parish of Kingswinford.</i>					
172	Arable	...	...	...	...	2.595
173	Arable	...	...	...	...	3.502
203	Pasture	...	...	...	...	1.072
204	Pasture	...	...	...	...	4.070
		<hr/>				
171	Arable	...	...	...	...	9.289
Pt. 205	Arable	...	...	...	...	3.570
						<hr/>
						24.098
						or
						24a. 0r. 15p.

NOTE.—This Lot is sold subject to a wayleave in favour of the Shropshire, Worcestershire and Staffordshire Electric Power Co., in respect of an overhead electric line and two towers, and with the benefit of an acknowledgment of 8/- per annum received.

Land Tax, 3/10.

LOT 99.
(Coloured Pink on Plan No. 1.)

A Plot of Freehold Garden Ground

at the junction of Foundry Road and Foundry Street, Wall Heath.

Part O.S. No. 103, Parish of Kingswinford. Area, .050 acre=
8 perches.

Let to J. W. G. Slater, on an annual Ladyday tenancy, at a rent of 7/6 per annum.

LOT 100.
(Coloured Pink on Plan No. 1.)

AN ENCLOSURE OF

Freehold Building Land

having a frontage of about 38yds., 2ft. to Kidderminster Road, Wall Heath, near the Congregational Church.

Area, 2a. 2r. 32p. or thereabouts.

The front portion, part O.S. No. 168, Parish of Kingswinford, area .767 acre, is let to C. Turner, on an annual Ladyday tenancy at a rent of £1. 7s. 0d. per annum.

The remainder, O.S. No. 170, area 1.938 acres, is let to Henry Hough, on an annual Lady-day tenancy at a rent of £5. 10s. 0d. per annum.

LOT 101.
(Coloured Blue on Plan No. 1.)

Freehold Land

with a frontage of about 175 yards to Kidderminster Road, Wall Heath, the greater part of which has been worked as a Sand Pit.

Area, 14a. 2r. 27p. or thereabouts.

An area of about 1a. 3r. 11p. is let as Garden ground to Albert Bradley, on an annual Ladyday tenancy at a rent of £2. 8s. 0d. per annum; the remainder is in hand.

SCHEDULE.		
O.S. No.	Description.	Area. Acres.
<i>Parish of Kingswinford.</i>		
169	Garden ... ..	.463
Pt. 205	Part Arable, Part old Sand Pit	4.062
Pt. 205a	Old Sand Pit	3.562
Pt. 206	Old Sand Pit	5.175
206a	Garden	1.376
Pt. 207	Old Sand Pit ... ..	.032
		14.670
		or
		14a. 2r. 27p.

LOT 102.
(Coloured Pink on Plan No. 1.)

THE PLEASANTLY SITUATED

Freehold Residence

known as

"Ashwood House,"

SUMMER HILL, KINGSWINFORD,

occupied for many years past as a Private Mental Home, having a valuable frontage of about 660 yards to Swindon Road, and a return frontage of about 90 yards to Kidderminster Road.

THE HOUSE is built of brick with stuccoed elevations and slated roof, and contains:—

On the Ground Floor:—Vestibule Porch; Hall, 25ft. by 16ft., with a very fine oak staircase, having the ends of each step finished in inlaid mahogany veneer, mahogany balustrade and inlaid handrail; **Study**, 23ft. by 19ft., having "Adam" style doors and white marble mantelpiece; **Lounge**, 30ft. by 19ft., having polished oak floor and white marble

mantel, with flanking columns; **Dining Room**, 23ft. by 19ft., having oak floor, marble mantelpiece and door to **Pantry** with sink and cupboards.; **Ladies' Dining Room**, 27ft. by 21ft.; **Nurses' Pantry**; **Ladies' Sitting Room No. 1**, 20ft. by 14ft.; **Ladies' Sitting Room No. 2**, 24ft. by 14ft.; **Ladies' Small Dining Room**, 21ft. by 15ft., with serving hatch; **Kitchen**, 30ft. by 14ft., with sink and cupboards; **Gent's Sitting Rooms**, 12ft. by 13ft., and 21ft. by 15ft., with lavatories adjoining; **Pantries**; **Dairy** and two **Sculleries**.

On the First Floor:—**Bedroom No. 1**, 20ft. by 15ft. average; **Dressing Room**, 20ft. by 13ft.; **Bedroom No. 2**, 16ft. by 11ft., having "Adam" style fireplace and oak floor; w.c.; **Four Dormitories**, measuring respectively, 16ft. by 16ft., 16ft. by 13ft., 17ft. by 15ft., and 22ft. by 14ft.; w.c.; **Bathroom**, with bath (h. and c.) and pedestal lavatory basin (h. and c.); **Ladies' Bathroom**, with bath and two lavatory basins; **Dormitory**, 19ft. by 19ft.; **Matron's Office**, 16ft. by 11ft.; **two Dormitories**, 20ft. by 19ft. and 23ft. by 20ft. respectively, and **Billiards Room**, 22ft. by 21ft.

On the Second Floor:—Three **Staff Rooms**; **Sewing Room**; **Linen Room**; **Bathroom**; and five **Dormitories**. There are also excellent **Cellars**.

At the main entrance is a **brick built Lodge** with scalloped tile roof, containing two **Sitting Rooms**; **Kitchen**; **Bathroom** and three **Bedrooms**.

Adjoining the entrance to the back drive is a **brick built and slated Cottage**, containing two **Living Rooms**; **Pantry**; and two **Bedrooms**; with usual outbuildings.

On a **Lawn** in front of the house, and bordering the drive, are exceptionally fine **beech** and other trees.

On the west side of the House is a productive walled **Kitchen Garden** containing a number of fruit trees and two lean-to **Greenhouses**.

Other Buildings include brick and tiled **Coalhouse**; **Shedding**; and old **Stabling** with Loft over; **Garages** for five cars with Loft over; **Garage** and **Store** with Loft over; **Laundry**; **Cowhouse** for seven; **Pigsties** and **Shedding**.

THE LAND—all well timbered pasture—is intersected by **Dawley Brook**, which is dammed near the **Kidderminster Road** to form a **Pool**, having an area of $1\frac{1}{4}$ acres.

Area, 35a. 0r. 26p. or thereabouts.

Let to Dr. W. A. O'Connor, on lease for 21 years from 25th March, 1935, at a rent of **£295. 0s. 0d.** per annum, plus **£17. 0s. 0d.** per annum interest on the cost of the electric installation. The Lessee covenants to well and sufficiently maintain the property and to insure.

SCHEDULE.							
O.S. No.	Description.						Area. Acres.
<i>Parish of Kingswinford.</i>							
220	Pool ...	...	...	...	...	1.246
221	Garden	...	...	...	...	1.263
222	Pasture	...	...	...	...	.384
223	Pasture	...	...	...	...	5.284
225	Plantation	...	...	...	...	.524
250	Pasture	...	...	...	...	8.541
251	Pasture	...	...	...	...	7.358
252	Pasture	...	...	...	...	.236
253	Pasture	...	...	...	...	5.460
267	House, Buildings and Garden					...	4.345
267a	Pasture	...	...	...	...	.527
						<hr/>	35.168
							or
							35a. 0r. 26p.

NOTE.—The trees on enclosures Nos. 225, 250, 251, 252, 253, 267, and 267a have been scheduled by the **Brierley Hill U.D.C.** under the **Town and Country Planning Acts, 1932 and 1943**, and included in a **Preservation Order**.

LOT 103.

(Coloured Blue on Plan No. 1.)

THE IMPORTANT

Freehold Agricultural Holding

known as

ASHWOOD LODGE FARM,

having long and valuable main road frontages, with

AN EXCEPTIONALLY ATTRACTIVE RESIDENCE,
EXCELLENT FARM BUILDINGS, and THREE COTTAGES.

Area, 233a. 1r. 1p. or thereabouts.

THE HOUSE is delightfully situated on the north side of a **bridle road**, which intersects the northern portion of the property.



LOT 102. "ASHWOOD HOUSE"



LOT 103. ASHWOOD LODGE FARM

It is substantially built of brick with tiled roofs, with gravelled drive approach, and has accommodation as follows:—

On the Ground Floor :—Tile floored Porch; Lobby; tile floored Lounge Hall, 18ft. by 16ft., with two bay windows, brick fireplace and two-way staircase; Lounge, 17ft. by 14ft., having fireplace with tiled surround; Dining Room, 13ft. by 13ft., having corner fireplace and store cupboard adjoining; two Larders; two Cellars; Kitchen; Storeroom with fireplace and cupboard; back Lobby; back Kitchen with sink and copper; and Dairy.

On the First Floor, approached by two staircases, are:—Five good Bedrooms; Bathroom and separate w.c.

On the Second Floor :—Two Attic Rooms.

Another staircase leads to a Wool Room, with Pigeon Loft over.

Electric light is installed throughout.

There are the usual outbuildings and a pleasant Garden.

NOTE.—The Triplex range in the Kitchen and the Bath and hot water system have been installed by the tenant.

THE FARM BUILDINGS, which are placed on the south side of the Bridle road, comprise brick built and tiled Meal House and boiler; Loose Box; Stable for two with Loft over; Barn with driftway; Tool House and Garage with Loft over; Stable for eight with Loft over; Fowlhouse and old Weighbridge Office; Mixing House and Mill House with Loft over; four-bay Implement Shed with corrugated iron roof; brick built and tiled Wagon House; eight-tie Cowhouse with feeding passage; fenced Yard, with three-bay corrugated iron roofed Shed; Loose Box; fourteen-tie Cowhouse with concrete divisions and mangers, water bowls, and chequered concrete floor; walled Yard with four-bay, corrugated iron roofed Shed; Bull Pen and three Pigsties.

TWO COTTAGES adjoining the Ashwood entrance to the Bridle road are brick built with tiled roofs, and each contains Living Room; Pantry; Kitchen with sink and copper; and three Bedrooms. Electric light is installed.

THE THIRD COTTAGE, known as "Bramble Cot," is situated on the west side of the mineral railway, which intersects the property adjoining Ashwood Canal Basin—it is brick built and tiled and contains Living Room with oven grate; Kitchen with sink; Pantry and two Bedrooms. There are also an old Stable with Loft over, and e.c.

THE LAND has exceptional frontages to three good roads, besides the Bridle road which crosses the property, as follows:—

To the Wolverhampton—Kidderminster Road, about 1,300 yards.

„ Ashwood—Kingswinford Road, „ 1,600 „

„ Greensforge—Prestwood Road, „ 700 „

ASHWOOD LODGE FARM, with TWO COTTAGES, is let to Mr. C. A. Dickinson, with other land, on an annual Ladyday tenancy, the rent apportioned for the purpose of sale being **£406. 2s. 0d. per annum**.

THE THIRD COTTAGE is let to Mr. Leonard Leek, on a quarterly tenancy, at a rent of **£26. 0s. 0d. per annum**, tenant paying rates.

Gorse Corner—O.S. No. 931, is in hand, but subject to the rights of the public.

SCHEDULE.

O.S. No.	Description.	Area. Acres.	O.S. No.	Description.	Area. Acres.
<i>Parish of Kingswinford.</i>			<i>Brought forward ...</i>		
36	Arable	7.605	1058	Arable	3.803
36a	Arable	12.867	1059	Pasture	6.872
1033	Arable	11.399	1060	Pasture	6.241
1034	Arable	12.402	1061	House and Garden	{ .512
1035	Arable	19.267	1062		
1036	Arable	15.471	1063	Pasture	1.177
1036a	Arable	1.703	1064	Buildings and Rickyard	1.612
1037	Arable	6.730	1065	Pasture	5.648
1037a	Arable ... ..	.136	1066	Road ... ..	.857
1038	Arable	22.929	1067	Arable	6.510
1039	Arable	18.817	1069	Arable	9.969
1040	Arable	19.187	1085	Arable	15.077
1041	Pasture ... ..	.396	1086	Arable	6.875
1042	Arable	14.801			
1044	Pasture	2.426	931	Gorse Corner	1.030
Pt. 1057	Two Cottages and Gardens ...	.599			
Carried forward...		166.735			233.260
					or
					233a. 1r. 1p.

NOTE.—This Lot is sold subject to wayleaves in favour of the Central Electricity Board in respect of an overhead electric line and four pylons, and with the benefit of an acknowledgment of £1. 0s. 0d. per annum received; also to a wayleave in favour of the Midland Electric Corporation in respect of a transformer station site, underground cable and overhead lines, and with the benefit of an acknowledgment of 1/- per annum received; and to a wayleave in favour of the Shropshire, Worcestershire and Staffordshire Electric Power Co., in respect of an overhead electric line and three towers, and with the benefit of an acknowledgement of 12/- per annum received.

NOTE.—By an agreement with the South Staffordshire Water Works Co., dated 24th December, 1890, this property has a right to water for domestic use, for farm stock and other purposes for which water is ordinarily required in connection with a Farm (but not for irrigation of the farm) **free of cost**.

Tithe redemption annuity, 4/6.

LOT 104.
(Coloured Yellow on Plan No. 1.)

THE EXCELLENT
Freehold House and Garden
known as

"WHARF HOUSE,"

situate on the Greensforge—Ashwood Road, adjoining Ashwood Basin, brick built with cemented elevations and slated roof, containing Sitting Room; Living Room; Kitchen; and three Bedrooms; with e.c., Pigsty, and long Garden. Water is laid on. Electric light is available.

Part O.S. No. 1057, Parish of Kingswinford. Area, .250 acre=

1r. 0p. or thereabouts.

Let to A. H. Jones on a monthly tenancy, at a rent of **£23. 8s. 0d.** per annum, landlord paying rates amounting to **£4. 16s. 4d.** per annum.

LOT 105.
(Coloured Yellow on Plan No. 1.)

ANOTHER
Valuable Freehold Main Road Agricultural Holding
known as

ASHWOODFIELD HOUSE FARM,
WITH AN EXCELLENT RESIDENCE, CAPITAL FARM BUILDINGS,
and TWO MODERN COTTAGES.

Area, 56a. 1r. 36p. or thereabouts.

This well situated property has an excellent frontage of about 680 yards to the Wolverhampton—Kidderminster main road, and another valuable frontage to the Wordsley Road of about 300 yards, and it is bounded on the east side by Ridgehill Wood.

THE HOUSE is built of brick with tiled roofs, and contains:—

On the Ground Floor:—Portico entrance; Hall; Lounge, 16ft. by 11ft.; Dining Room, 15ft. by 16ft. 6in., with brick arched fireplace and alcoves on either side; China Pantry; Cellar; China Pantry with sink (h. and c.); Kitchen with beamed ceiling, Triplex range and cupboards; Washhouse with sink.

On the First Floor, approached by two staircases:—Three excellent Bedrooms (Nos. 1 and 3 each with two hanging cupboards, and No. 2 with fitted basin (h. and c.)); Bathroom with bath (h. and c.), basin (h. and c.) and airing cupboard, also separate w.c.

On the Second Floor:—One Bedroom with two cupboards; and a Boxroom, approached by one staircase; two Bedrooms and a Dressing Room, approached by another staircase.

Water is laid on. Electric light and power are installed

There are also usual outbuildings and Garden with lawn.

THE FARM BUILDINGS comprise brick and tiled Dairy; Loose Box; old six-tie Cowhouse and Calf Pen; Mixing House; Root House; tying for four cows and Loose Box; sixteen-tie Cowhouse with concrete floor and mangers, feeding passage, and tubular divisions and chains (tenant's water bowls), with Granary and Loft over; Garage; three-bay Implement Shed and Store, with Loft over; eight-bay Dutch Barn; four Pigsties; Loose Box with small Granary over; four-stall Stable and Harness Room, with Loft over.

THE COTTAGES each contain Lobby; Living Room with "two-room" grate, cupboard and airing cupboard; Kitchen with sink (h. and c.); Pantry; Bathroom with bath (h. and c.) and w.c.; and three Bedrooms. There are also outside Washhouse; Coalhouse and good Garden.

Let (with other land) to Mr. Alexander Farquharson, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£138. 11s. 0d.** per annum.

O.S. No.	SCHEDULE.				Area. Acres.
	Description.				
	<i>Parish of Kingswinford.</i>				
927	Pasture	...	...	...	11.479
928	Pasture	...	...	...	1.946
929	House, Buildings and Garden	...	...	...	1.687
930	Arable and Cottages	...	...	...	1.919
Pt. 932	Arable	...	...	...	13.653
933	Pasture	...	...	...	16.206
999	Arable	...	...	...	9.586
					56.476
					or
					56a. 1r. 36p.

NOTE.—This Lot is sold subject to a wayleave in favour of the Midland Electric Corporation in respect of a Transformer site and underground cable, also to a right of way for all purposes 20ft. wide adjoining the southern boundary of Fields O.S. Nos. 933 and 999 in favour of the owners or occupiers of Lot 107.

NOTE.—By an agreement with the South Staffordshire Water Works Co., dated 24th December, 1890, this property has a right to water for domestic use, for farm stock and other purposes for which water is ordinarily required in connection with a farm (but not for irrigation of the farm) free of cost.

LOT 106.
(Coloured Pink on Plan No. 1.)

THE VALUABLE
Freehold Arable Field

occupying an important corner position with frontages of about 125 yards and 170 yards respectively to the **Wolverhampton—Kidderminster Road and the Kingswinford Road.**

Part O.S. No. 103, Parish of Kingswinford. Area, 6.620 acres=

6a. 2r. 19p. or thereabouts.

Let, with Ashwoodfield House Farm, to Mr. A. Farquharson, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£8. 0s. 0d.** per annum.

LOT 107.
(Coloured Blue on Plan No. 1.)

AN IMPORTANT
Freehold Woodland Property

comprising
RIDGEHILL WOOD, THE KEEPER'S HOUSE, and an Area of ARABLE LAND,
with a frontage of about 70 yards to the **Ashwood—Kingswinford Road.**

Area, 62a. 1r. 9p.

The Valuable Standing Timber comprises:—

148 Oak	containing approx.	3,411 cu. ft.	11 Larch	containing approx.	264 cu. ft.
307 Beech	" "	10,309 "	9 Conifers	" "	165 "
215 Chestnut	" "	6,608 "	3 Elm	" "	87 "
121 Sycamore	" "	2,091 "	1 Lime	" "	20 "
4 Ash	" "	53 "	760 Mixed Poles	" "	7,600 "

THE KEEPER'S HOUSE is brick built, with roughcast elevations and tiled roof. It contains Sitting Room with tiled grate and cupboards; Living Room with oven grate; Pantry; Scullery with sink (water laid on), and three Bedrooms. There are also brick and tiled Pigsty; Shed; and Fowl House.

The Wood and the Keeper's House are in hand; and the Arable Land is let with Ashwoodfield House Farm, to Mr. A. Farquharson on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale, being **£11. 0s. 0d.** per annum.

O.S. No.	SCHEDULE.				Area. Acres.
	Description.				
	<i>Parish of Kingswinford.</i>				
Pt. 884	Arable	...	...	...	9.990
997	Ridgehill Wood and Keeper's House	...	...	...	52.322
					62.312
					or
					62a. 1r. 9p.

NOTE.—This Lot is sold with the benefit of any right of way the Vendor may have across O.S. No. 1026 into Prestwood Road, between the points marked L and M on the Sale Plan, also with the benefit of a right of way 20ft. wide adjoining the southern boundary of Lot 105.

LOT 108.
(Coloured Yellow on Plan No. 1.)

THE WELL SITUATED
Freehold Property

known as
Heathbrook Farm

comprising two brick-built and tiled Cottages, Farm Buildings and Pasture and Arable Land with valuable frontages of about 220 yards and 440 yards respectively to **Kidderminster Road and Swindon Road**, opposite the Kingfisher Lido.

Area, 16a. 0r. 16p. or thereabouts

ONE COTTAGE contains Sitting Room; Living Room; back Kitchen with sink and copper; old Dairy; and two Bedrooms; with w.c. and Pigsty, and is let, with a Garden, part of Lot 109, to H. Shakespeare, the rent apportioned to this Lot for the purpose of sale being **£13. 8s. 6d.** per annum, tenant paying rates.

THE OTHER COTTAGE contains Living Room; back Kitchen; Cellar; two Bedrooms and w.c., and is let to Mr. C. A. Dickinson, Ashwood Lodge Farm, with a Garden, part of Lot 109—apportioned rent, **£5. 0s. 0d.** per annum.

THE FARM BUILDINGS consist of brick and tiled Barn; three Pigsties; Cattle Shedding; part with Loft over; five-bay Implement Shed and Cart Hovel; and with the land are let to Mr. A. Farquharson, with Ashwoodfield House Farm, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£25. 0s. 0d.** per annum.

		SCHEDULE.				
O.S. No.		Description.				Area. Acres.
	<i>Parish of Kingswinford.</i>					
209	Arable	...	...	...	...	5.083
210	Arable	...	...	...	...	2.418
211	Pasture	...	...	...	...	4.869
218	Pasture	...	...	...	...	3.016
219	Cottages and Buildings	...	...	...	...	.716
						<hr/>
						16.102
						or
						16a. 0r. 16p.

NOTE.—This Lot is sold subject to a wayleave in favour of the Midland Electric Corporation in respect of an overhead electric line, three poles and two stays, and with the benefit of an acknowledgment of 4/- per annum received.

LOT 109.
(Coloured Blue on Plan No. 1.)

Valuable Freehold Arable Land and Garden Ground

occupying a prominent main road corner position at Heathbrook, with frontages of about 170 yards and 110 yards respectively to **Kidderminster Road and Swindon Road**.

Parts O.S. Nos. 256 and 257, Parish of Kingswinford. Area, 5.839 acres=

5a. 3r. 14p. or thereabouts

The Arable Field, O.S. No. 257, is let (with Ashwoodfields House Farm) to Mr. A. Farquharson, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£7. 0s. 0d.** per annum.

The Gardens are let with the Houses on the opposite side of Swindon Road (Lot 108)—one to H. Shakespeare, the other to Mr. C. A. Dickinson, Ashwood Lodge Farm—the rent apportioned to this Lot for the purpose of sale being 10/- per annum each.

LOT 110.
(Coloured Yellow on Plan No. 1.)

Freehold Arable and Pasture Land

having a valuable frontage of about 485 yards to the **Kidderminster Road at Heathbrook**.

Area, 48a. 3r. 32p. or thereabouts

Let (with Ashwoodfield House Farm) to Mr. A. Farquharson, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£58. 0s. 0d.** per annum.

SCHEDULE.							
O.S. No.	Description.						Area. Acres.
<i>Parish of Kingswinford.</i>							
216	Pasture	...	...	...	...	.903
258	Pasture	...	...	...	...	1.161
259	Pasture	...	...	...	...	2.222
260	Pasture	...	...	...	...	1.252
261	Arable	...	...	...	...	8.887
262	Arable	...	...	...	...	15.657
263	Arable	...	...	...	...	7.796
882	Arable	...	...	...	...	11.075
						48.953	
						or	
						48a. 3r. 32p.	

NOTE.—This Lot is sold subject to a wayleave in favour of the Shropshire, Worcestershire and Staffordshire Electric Power Co. in respect of overhead electric lines and three towers, and with the benefit of an acknowledgment of 12/- per annum received.

LOT 111.

(Coloured Blue on Plan No. 1.)

THE INTERESTING, HISTORICAL

Freehold Residence

known as

"Holbeche House"

approached by a gravelled drive from **Wolverhampton Road, Kingswinford**, to which there is a valuable frontage of more than 400 yards: also by a back drive from Holbeache Lane, to which there is a frontage of nearly 400 yards; including **charming Gardens, Garages, Stabling, Farm Buildings, Entrance Lodge, old Mill House and buildings**, with fertile Pasture and Arable land, the whole having an area of

22a. 3r. 33p. or thereabouts

THE HOUSE, built generally of brick, has a stone front with Jacobean gables and tiled roofs. The excellent accommodation comprises:—

On the Ground Floor:—Porch; **Hall**, 20ft. by 16ft., with black and white flagged floor, two radiators and an annexe with a **very fine stone geometrical staircase**, with moulded soffits and mahogany handrail; **Cloakroom** with Ruabon tiled floor, lavatory basin (h. and c.) and separate w.c.; Store cupboard; **Lounge**, 25ft. by 20ft., having fireplace recess lined herringbone brickwork for dog grate, oak panelled mantelpiece with flanking three-quarter columns, oak floor and heating pipes; **Drawing Room**, 25ft. by 15ft. 6in., with modern tiled fireplace, carved mantelpiece, bracket shelf and radiator; **Dining Room**, 24ft. 6in. by 13ft. 3in., having old oak panelled walls with carved frieze and modern stone Tudor arched fireplace—an annexe, 11ft. by 8ft. also having fully panelled walls. There are also a radiator and double doors to the **Study**, 19ft. into bay window by 12ft., having door to Garden, and radiator; Back Hall and secondary staircase; well fitted China Pantry; Kitchen with double oven range; Larder with slate shelving; Scullery with sink (h. and c.); Maid's Sitting Room with brick built fireplace, cupboards and heating pipes.

On the First Floor, approached by principal and secondary staircases, are **Nine excellent Bedrooms, three Bathrooms, etc.**, as follows:—Landing with cupboards; **Bedroom No. 1** (now used as Billiards Room), 22ft. 3in. by 15ft. 6in., with fireplace, radiator, cupboards and door to **Bathroom No. 1**, with modern Rufford bath (h. and c.), lavatory basin (h. and c.), radiator and towel airer; Housemaids' Pantry, with sink (h. and c.) and radiator; **Bedroom No. 2**, or Sewing Room, 12ft. 6in. by 12ft. 6in., with radiator; **Bedroom No. 3**, 17ft. by 13ft., with Adam style fireplace, and radiator; **Bedroom No. 4**, 11ft. 6in. by 11ft., with fireplace and radiator; separate w.c., with radiator; **Bedroom No. 5**, 18ft. by 15ft., with fireplace, having tiled surround and hearth, radiator and door to **Bedroom No. 6**, 20ft. by 17ft., with modern tiled fireplace, radiator and door to **Bathroom No. 2**, with panel fronted bath (h. and c.), pedestal lavatory basin (h. and c.) and plated towel rails; **Bedroom No. 7**, 18ft. 6in. by 13ft. 3in., with fireplace and radiator; **Maid's Bathroom No. 3**, with bath, basin and airing cupboard; Linen Room with cupboards; **Maids' Bedrooms Nos. 8 and 9**, 13ft. 6in. by 11ft. 6in. and 13ft. 6in. by 12ft. 6in. respectively, with radiators.

On the Second Floor:—Three communicating Attic Rooms.

There are also Cellar; Wine Cellar; and Heating Chamber, with "Robin Hood Junior" boiler serving the central heating system and an independent boiler for the domestic supply.

Electric lighting throughout and main water supply.

A range of Outbuildings comprises w.c., Wood Store; Workshop; Coalhouse and two Store Sheds.



LOT 105. ASHWOODFIELD HOUSE FARM



LOT 111. "HOLBECH HOUSE"

Another block of brick buildings with tiled roofs comprise three-tie Cowhouse; Saddle Room; two Garages; and two Loose Boxes with Loft over; there are also two Pigsties and Boiler Shed.

The Garden is a delightful feature of the property. There are well grown rhododendrons and other flowering shrubs on either side of the entrance drive, spacious Tennis and other Lawns, bordered by well grown ornamental trees and shrubs; flower borders, and across a stream which intersects the property, a charming Rock garden.

There is also a large Kitchen Garden with Greenhouses and range of Frames.

The Entrance Lodge is stone built and contains Living Room, Pantry and two Bedrooms, with w.c. and Shed.

The Mill House is brick built with tiled roofs and contains Hall; two Sitting Rooms; Kitchen; Scullery; Pantry; three Bedrooms; Bathroom with bath and basin, and separate w.c. An old three-storey Mill Building adjoins and there are also a detached Garage; old Bakery; and a large Garden.

Let (except O.S. 215), to R. D. Pitt, Esq., on lease for 21 years from 25th March, 1937, at a rent of £175. 0s. 0d. per annum, the Lessee covenanting to repay to the Landlord £4. 10s. 0d. per annum insurance premium, to pay rates and to keep the interior in good and tenantable repair. The Lessee has the option to determine the lease at the expiration of the 9th, 12th, 15th, and 18th years on giving six months' notice.

Field, Part O.S. 215, forms part of the Home Farm, and Holbeche Osiers, O.S. 214a and part 216 are in hand, and vacant possession will be given on completion.

		SCHEDULE.				
O.S. No.		Description.				Area. Acres.
<i>Parish of Kingswinford.</i>						
Pt. 57	Pasture	...	...	...	...	4.586
58	House and Grounds	...	...	...	...	3.947
58a	Pasture	...	...	...	...	.578
59	Arable	...	...	...	...	.859
60	Arable	...	...	...	...	4.317
<i>Parish of Himley.</i>						
214a	Holbeche Osiers	...	...	...	...	1.002
215	Pasture and Rock Garden	...	...	...	...	6.047
216	Plantation	...	...	...	...	1.141
216a	Holbeche Mill, Garden, etc.	...	...	...	...	.480
						22.957
						or
						22a. 3r. 33p.

NOTE.—This Lot is sold subject to a wayleave in favour of the Midland Electric Corporation in respect of an overhead electric line and five poles, and with the benefit of an acknowledgment of 5/- per annum received.

This Lot is also sold subject to an easement in favour of Dudley Corporation under the Dudley Sewage Act, 1879, for an outfall sewer, as shown on the Sale Plan.

Tithe redemption annuity, £2. 9s. 6d.

LOT 112.

(Coloured Yellow on Plan No. 1.)

THREE ENCLOSURES OF

Freehold Arable Land

adjoining Lot 111,

having a frontage of about 460 yards to Holbeache Lane, Kingswinford, and being bounded on the north side by the Great Western Railway.

Area, 13a. 0r. 22p. or thereabouts

Let, with Holbeche Farm, to Mr. Leonard Leek, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being £22. 0s. 0d. per annum.

		SCHEDULE.				
O.S. No.		Description.				Area. Acres.
<i>Parish of Kingswinford.</i>						
	61	Arable	...	...	...	5.671
Pt.	63	Arable	...	...	...	4.737
	64	Arable	...	...	...	2.733
						<hr/>
						13.141
						or
						13a. 0r. 22p.

NOTE.—This Lot is sold subject to a wayleave in favour of the Midland Electric Corporation in respect of an overhead electric line and five poles, and with the benefit of an acknowledgment of 5/- per annum received.
Tithe redemption annuity, £3 13s. 10d.

LOT 113.
(Coloured Blue on Plan No. 1.)

AN EXCELLENT

Freehold Property

comprising the brick built and slated house known as

Rounds Hill

together with adjoining land having a total frontage of about 500 yards to Holbeache Lane, and the road leading to Shut End.

Area, 9a. 2r. 5p. or thereabouts

THE HOUSE contains Hall; two Sitting Rooms; two Kitchens; Pantry; Cellar; four Bedrooms; and two Attics; with tile roofed Washhouse, old slate roofed Shedding, and e.c. It is let, with a large Garden and rough land on the south side, O.S. 75, 76 and 77, to Mr. Leonard Leek, on an annual Ladyday tenancy at a rent of £25. 0s. 0d. per annum.

The remainder of the land, principally an old Sand Pit, is in the occupation of the Admiralty, to whom all erections belong. The Admiralty, however, have undertaken to leave the unclimbable fence round the old Sand Pit when this is given up.

		SCHEDULE.				
O.S. No.		Description.				Area. Acres.
Parish of Kingswinford.						
	75	Pasture	...	...	...	2.754
	76	Pasture	...	...	...	3.482
	77	House and Garden	...	...	...	.633
Pt.	81	Garden	...	...	...	.260
<hr/>						
Pt.	80	Sand Pit	...	...	...	1.063
Pt.	81	Pasture and Sand Pit	...	...	...	1.342
<hr/>						
						9.534
						or
						9a. 2r. 5p.

NOTE.—This Lot is sold subject to an easement in favour of the Midland Electric Corporation for an overhead electric line and two poles, and with the benefit of an acknowledgment of 2/- per annum received.

LOT 114.
(Coloured Yellow on Plan No. 1.)

The Very Valuable Freehold Property

known as

Stallings Farm, Kingswinford

the greater part

PARTICULARLY ELIGIBLE FOR BUILDING DEVELOPMENT,

with roadway and footway access from the Wolverhampton—Stourbridge main road, and a long frontage to Stallings Lane.

Area, 79a. 2r. 2p. or thereabouts

THE HOUSE AND FARM BUILDINGS are situated at the eastern end of the property, in the most advantageous position from the development standpoint.

THE HOUSE is brick built and contains Hall; two Sitting Rooms; Pantry; Kitchen; Dairy; back Kitchen; Cellar; and four Bedrooms, with Coalplace and Garage adjoining. Electric light and main water are laid on.

THE FARM BUILDINGS comprise a brick and tiled Garage and Tractor House, with Granary over; brick built with corrugated asbestos roof, ten-tie Cowhouse with feeding passage, and Mixing House; brick built Barn, with corrugated iron roof; Stable for three with Loft over; Chaff House; Loose Box; four Pigsties, and Boiling House.

A BRICK AND SLATED COTTAGE on the detached area to the south of Stallings Lane contains, Sitting Room; Living Room and two Bedrooms; with Washhouse, having sink and copper (water laid on); brick and tiled Shedding with Loft over, adjoins.

O.S. Nos. 130 and 189 to 192 are let to Mrs. E. E. Jones on an annual Ladyday tenancy at a rent of £20. 0s. 0d. per annum; the remainder is let (with other land), to Mrs. E. E. Jones, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being £123. 0s. 0d. per annum.

SCHEDULE.					
O.S. No.	Description.	Area. Acres.	O.S. No.	Description.	Area. Acres.
<i>Parish of Kingswinford.</i>					
120	Arable	8.265	137	Arable	2.559
Pt. 121	Arable	8.901	138	Arable	1.904
122	Arable	3.753	139	Arable	3.236
122a	Spinney ... ..	.284	Pt. 140	Arable	1.926
123	Rough ... ..	.581	Pt. 141	Arable	4.791
Pt. 124	Arable	3.550	Pt. 179	Arable ... ..	.770
Pt. 125	Rough	7.409	Pt. 180	Arable	3.268
130	Rough ... ..	.740	181	Arable	3.287
131	Rough ... ..	.336	189	Arable	4.867
132	Pasture	3.905	190	Cottage, Buildings and Garden ...	.300
132a	Pool ... ..	.135	191	Arable	4.907
133	House, Buildings, Garden, etc. ...	1.098	192	Arable	1.843
135	Pasture (ploughed by order) ...	2.735			
136	Arable	4.163			
Carried forward ...		45.855			79.513 or 79a. 2r. 2p.

Tithe redemption annuity, 16/4. Land Tax, 6/6.

NOTE.—This Lot is sold subject to a wayleave in favour of the Shropshire, Worcestershire and Staffordshire Electric Power Co., in respect of an overhead electric line and one tower, and with the benefit of an acknowledgment of 4/- per annum received, also to a wayleave in favour of the Midland Electric Corporation in respect of an overhead electric line, three poles and three stays and with the benefit of an acknowledgment of 4/6 per annum received.

LOT 115. (Coloured Pink on Plan No. 1.)

A Valuable Enclosure of Freehold Land

having a frontage of about 210 yards to **Stallings Lane, Kingswinford**, just off the **Wolverhampton—Stourbridge** main road and bounded on the south side by the mineral railway.

O.S. No. 182, Parish of Kingswinford. Area, 3.187 acres==

3a. 0r. 29p. or thereabouts

Let as Pasture, but now ploughed by order (with Stallings Farm), to Mrs. E. E. Jones, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£3. 0s. 0d.** per annum.

NOTE.—This Lot is sold subject to a wayleave in favour of the Midland Electric Corporation in respect of an overhead electric line and two poles, and with the benefit of an acknowledgment of 2/- per annum received.

LOT 116. (Coloured Blue on Plan No. 1.)

Freehold Pasture Land

with a 36ft. wide access from the **Wolverhampton—Stourbridge** main road, bounded on the north side by the mineral railway and on the south side by Dawley Brook, of convenient width for building development ; all public services available.

O.S. No. 199 and part 200, Parish of Kingswinford. Area, 7.144 acres==

7a. 0r. 23p. or thereabouts

Let (with Stallings Farm), to Mrs. E. E. Jones, on an annual Ladyday tenancy, the rent apportioned to this Lot for the purpose of sale being **£7. 0s. 0d.** per annum.

NOTE.—This Lot is sold with the benefit of a right of way over the strip of land on the eastern boundary, in common with all other users thereof.

Tithe redemption annuity, 5d.

LOT 117.

(Coloured Pink on Plan No. 1.)

Freehold Pasture Accommodation Land

approached from **Wartell Bank, Kingswinford**, bounded on the south side by Dawley Brook and being O.S. No. 197 and part 270, Parish of Kingswinford. Area, 1.635 acres=

1a. 2r. 21p. or thereabouts

Let to Mr. F. Roberts on an annual Ladyday tenancy, at a rent of **£1. 10s. 0d.** per annum.

Tithe redemption annuity, 1/6.

NOTE.—This Lot is sold with the benefit of a right of way over the strip of land on the western boundary, in common with all other users thereof.

LOT 118.

(Coloured Blue on Plan No. 1.)

Valuable Freehold Arable Land

(formerly part of Baggeridge Wood),

having an excellent frontage of about 750 yards to **Gospel End Road, Sedgley**, adjoining Gospel End Common, and being O.S. No. 453 and part 625, Parish of Sedgley. Area, 110.819 acres=

110a. 3r. 11p. or thereabouts

This land is being cultivated with the Home Farm, and **Vacant Possession will be given on completion of purchase.**

NOTE.—A right of way for all purposes, with or without vehicles, is reserved to the Vendor and his successors in title, over the roadway between the points marked P and Q on the Sale Plan.

LOT 119.

(Coloured Yellow on Plan No. 1.)

Freehold Arable Land

(formerly Nash's Coppice),

having a frontage of about 700 yards to **Gospel End Road, Sedgley**, opposite Lot 118, and being part O.S. No. 190, Parish of Sedgley. Area, 37.750 acres=

37a. 3r. 0p. or thereabouts

This land is being cultivated with the Home Farm, and **Vacant Possession will be given on completion of purchase.**

SPECIAL CONDITIONS OF SALE

1. The property is sold subject to the Law Society's Conditions of Sale (1934 Edition) so far as they are not varied by or inconsistent with these Conditions or the Stipulations and Particulars of Sale.

2. The Vendor's solicitors are Messrs. Taylor & Humbert, whose office is at Burley House, 5/11 Theobalds Road, London, W.C.1.

3. The dates fixed for completion are as follows :—

Lot 1	30th April, 1947
Lots 2, 3, 4, 5, 6, 7, 11, 16 and 23	5th March, 1947
Lots 32, 36, 37, 38, 39, 40, 41, 45 and 46	7th March, 1947
Lots 47, 49, 51, 52, 53, 54, 55, 56 and 57	10th March, 1947
Lots 58, 61, 62, 63, 65, 66, 67, 71 and 73	12th March, 1947
Lots 74, 75, 77, 78, 79, 80, 81, 82 and 83	14th March, 1947
Lots 84, 85, 86, 87, 88, 89, 91, 95 and 97	17th March, 1947
Lots 98, 99, 100, 101, 103, 105, 106 and 107	19th March, 1947
Lots 108, 109, 110, 112, 114, 115, 116 and 117	21st March, 1947
Lots 118 and 119	31st March, 1947
Lots 8, 9, 10, 12, 13, 14, 15 and 17	9th April, 1947
Lots 18, 19, 20, 21, 22, 24, 25 and 26	16th April, 1947
Lots 27, 28, 29, 30, 31, 33, 34 and 35	23rd April, 1947
Lots 42, 43, 44, 48, 50 and 59	30th April, 1947
Lots 60, 64, 68, 69, 70, 72, 76 and 90	7th May, 1947
Lots 92, 93, 94, 96, 102, 104, 111 and 113	14th May, 1947

If any Purchaser buys more than one Lot, the date for completion shall be the date applicable to the first Lot purchased.

The balance of purchase money (credit being given for the deposit of 10 per cent. payable on the sale) is to be paid on the date for completion and if not so paid will carry interest at the rate of 5 per cent. per annum until payment.

4. The Vendor is selling as tenant for life under the Settled Land Act 1925 and any other powers thereunto enabling him and he shall not be required to enter into any covenants for title other than those implied by his conveying as trustee.

5. (a) The title to all Lots (except part of Lot 3 and Lot 60) shall commence with a Vesting Deed dated the 9th June 1926 made between Sir Thomas Herbert Cochrane Troubridge and John Tryon of the one part and The Right Honourable William Humble Earl of Dudley of the other part and no objection or requisition shall be raised with regard to the earlier title.

(b) The title to Lot 60 shall commence with a Subsidiary Vesting Deed dated the 31st July 1935 made between James Henry Payton of the first part The Right Honourable William Humble Eric Earl of Dudley of the second part and Constantine Evelyn Benson and Michael Hornby of the third part.

(c) The title to part of Lot 3 shall commence with a Subsidiary Vesting Deed dated the 24th day of November 1930 made between The Official Trustee of Charity Lands of the first part the Reverend Harold Smith Zachariah Cartwright and Samuel Wilkes of the second part Sir Thomas Herbert Cochrane Troubridge and John Tryon of the third part and The Right Honourable William Humble Earl of Dudley of the fourth part. This Deed was made in pursuance of an Order of the Charity Commissioners and was executed in the usual way by the Vendors in the name and on behalf of the Official Trustee and no objection or requisition shall be raised with regard thereto or to the earlier title.

6. Each Lot is sold subject to any tithe rent charge or tithe redemption annuity charged thereon and to all rights of way and water and all other rights easements quasi-easements liabilities occupation ways drainage and public rights affecting the same and to tenancies and leases whether mentioned in the Particulars of Sale or not and to rights and claims of tenants and there shall be excepted and reserved out of the Conveyance to each Purchaser all such roads pathways rights of support light and drainage and other easements advantages and privileges for the benefit of any other property and the tenants and occupiers thereof as the Vendor may deem necessary or proper for the protection or enjoyment of such other property all such reservations being in fee simple. In case of any dispute arising between the Vendor and any purchaser (whether before or after completion) as to the existence of any easement quasi-easement or privilege or advantage as above mentioned or as to the area or boundaries of any lot the same shall be referred to and settled by the Auctioneers whose decision shall be binding on all parties and who shall decide how the costs of such reference shall be borne. A Purchaser shall be deemed to purchase with full notice of any lease or tenancy affecting the lot or lots purchased by him and shall not make any requisition or objection in respect thereof nor ask for a copy of any such lease or tenancy agreement.

The Leases or Agreements may be inspected at the Dudley Estate Office by appointment during office hours during the seven days preceding the sale.

7. Each Lot is sold subject to the restrictions stipulations and conditions specified in the Particulars and in the Stipulations and these Conditions and the Conveyance to each Purchaser shall contain all proper clauses covenants and conditions so as to give effect thereto and (where applicable) so as to make the same binding on the lot into whosoever hands the same may come and enforceable by the owner or owners for the time being of the Dudley Estate or the part thereof remaining unsold. In the event of any dispute as to the wording of such clauses covenants and conditions the same shall be settled by the Vendor's solicitors.

8. Upon payment of the balance of the purchase money at the time and place aforesaid each Purchaser shall have one Conveyance of all Lots purchased by him from the Vendor (in which the trustees for the purposes of the Settled Land Act will join to acknowledge receipt of the purchase money). The Conveyance shall be in the form of the Estate Conveyance amended where necessary. A print of the form of Conveyance will be supplied by the Vendor to each Purchaser.

9. Each Lot is as regards all coal or mines of coal as defined in the Coal Act 1938 and the Coal Industry Nationalisation Act 1946 (if any) in or thereunder sold and will be conveyed subject to all estates interests and rights therein or in any property and rights annexed thereto vested in the Coal Commission and/or the National Coal Board or persons deriving title under the said Commission or Board under or by virtue of the said Acts.

10. The Conveyance of each Lot shall include a proviso that the Purchaser and his successors in title shall not be or become entitled to any right of light air drainage or other easement which would restrict interfere with or prejudicially affect the free user for building or other purposes by the Vendor or his successors in title of any adjoining or neighbouring land forming part of the Vendor's estates.

11. Lots 1 to 7, 9 to 71, part 74, part 111, part 112, part 113, part 114, 118 and 119 are sold subject to the following provisions contained in a Conveyance of the underlying coal ironstone iron ore fireclay and normal pit refuse dated the 21st May 1937 and made between The Right Honourable William Humble Eric Earl of Dudley (therein called "the Vendor") of the first part Constantine Evelyn Benson and Michael Hornby of the second part and The Earl of Dudley's Baggeridge Colliery Limited (therein called "the Company") of the third part.

In the Conveyance of 21st May 1937 the mines first thereby conveyed and the surface thereof coloured pink on Plan No. 1 thereto and the mines thereby thirdly conveyed and the surface thereof coloured blue on Plan No. 1 thereto affect this sale.

Extracts from Conveyance of 21st May 1937.

"2. (1) In this clause :

"The expression 'the Company' shall where the context so admits include the Company's successors in title to and assigns of the mines and minerals lands and rights hereby conveyed and any Leases granted to the Company in pursuance of this clause.

"Every covenant by the Company in this clause contained shall be construed and take effect as a covenant by the Company that the Company its successors and assigns will observe or perform the covenant.

"Any reference to arbitration means a reference to a single arbitrator agreed upon by the parties to the difference or in default of agreement nominated jointly by the President for the time being of the Institute of Mining Engineers and the President for the time being of the Law Society. The Arbitration Act 1889 and any statutory modification thereof for the time being in force shall apply to any such reference.

"(2) As to the mines first and thirdly hereinbefore described :—

"(i) There is granted to the Company power for the Company but . . . by underground workings only and without entering upon or exercising any powers over the surface of the lands to sink drive make construct set up and use such underground pits shafts levels watercourses aircourses buildings engines plant machinery railways tramways and roads and to do all such other things underground in the mines and minerals first and thirdly hereinbefore described (in this present sub-clause (2) of Clause 2 hereinafter referred to as 'the sold mines') as may be necessary or convenient for working and getting the sold mines and any other mines and minerals now or hereafter owned or leased by the Company or for disposing of the produce thereof respectively without leaving support for the surface of the lands under which the sold mines or any of them lie or for any building thereon other than and except Himley Hall as hereinafter provided and without paying compensation for any damage or injury to the surface of any such lands except reasonable compensation for any damage to any houses buildings or erections on the surface at the date hereof . . . but subject to the Company indemnifying and keeping indemnified the Vendor or other the owner or owners for the time being of the surface of the sold mines as provided by sub-clause (6) of this Clause 2.

"(ii) For the benefit of Himley Hall the Company covenants with the Vendor not to work any mines or minerals within an area of 350 yards from Himley Hall which area is shown coloured pink and striped yellow on the said plan No. 1 without the consent in writing of the Vendor or other the owner or owners of Himley Hall or his or their agent but is granted the right to drive headings not less than 50 yards apart through the mines and minerals which shall be left as support for the aforesaid area adjoining Himley Hall on the East side thereof in order to obtain access to the mines and minerals lying on the West South and East sides of Himley Hall."

"(iii) There are excepted and reserved to the Vendor in fee simple all surface gravel and sand and surface clay and all other mines and minerals respectively on or under the lands respectively (a) coloured pink (b) coloured pink and striped yellow (d) coloured blue on the said plan No. 1 hereto annexed other than the sold mines with liberty and power for the Vendor the owner or owners of the said excepted mines and minerals and all persons authorised by him or them in that behalf at all times to work and get the said excepted mines and minerals provided that the same shall be so worked as not to interfere materially with the working and getting of the sold mines."

The covenant for indemnity in the said Conveyance is in the following terms :—

"(6) The Company hereby covenants with the Vendor to indemnify and keep indemnified the Vendor or other the owner or owners for the time being of the surface of the mines and minerals first and thirdly hereinbefore described against all claims by third parties (including tenants of the surface of any parts of the lands under which the mines and minerals first and thirdly hereinbefore described lie whose tenancies are in existence at the date hereof but not including tenants whose tenancies arise hereafter) arising from acts of the Company in working the mines and minerals first and thirdly hereinbefore described and to pay to the Vendor or other the owner or owners aforesaid the compensation provided for by Sub-clause (2) (i) of this Clause 2 the amount of the compensation for damage to any houses buildings or erections on the surface at the date hereof to be settled in case of difference by arbitration."

A copy of the said Conveyance of the 21st day of May 1937 will be available for inspection at the Earl of Dudley's Estate Offices, Dudley, during the seven days immediately preceding the sale and the Purchaser of any lot affected thereby whether or not he inspects the same shall be deemed to purchase with full knowledge thereof and shall not be entitled to any further copy extract from or abstract of the said Conveyance or the plans thereon (except at his own expense) and shall not make any objection or requisition in respect thereof.

12. (a) The Purchaser of Himley Park (Lot 1) shall have the benefit of the following covenant and on the terms therein contained by the Earl of Dudley's Baggeridge Colliery Limited contained in the said Conveyance of the 21st May 1937—

"For the benefit of the lakes hereinafter mentioned the Company covenants with the Vendor that no solid or injurious matter shall be permitted by the Company to flow into any of the lakes on the lands of the Vendor adjoining or near to the lands shown edged pink on the Plan No. 3 hereto annexed but so that the Company shall not be liable for breach of this covenant if the Company has taken all steps reasonably possible to prevent any such flow and so far as required to carry out this covenant the Company is hereby granted access to the lands surrounding such lakes and permission to do therein any works previously approved by the Vendor or other the owner or owners for the time being of such lands which may be required to prevent any risk of water in the said lakes becoming contaminated."

(b) The Purchaser of Lot 1 shall enter into a covenant for the benefit of the Vendor and his successors in title that the Purchaser and his successors in title will not do or permit anything which would interfere with obstruct or decrease the existing flow of water to the Memory Garden which adjoins Himley House and in particular not to alter the existing sluice or overflow controlling the flow of water.

13. Several Lots are sold subject to and with the benefit of the provisions of Wayleave Agreements with regard to electricity towers appliances and cables. The sums payable in respect thereof are informally apportioned for the purposes of the sale between the Lots affected thereby at the amount given in respect of each Lot in the Particulars.

The Agreements will be available for inspection at the Estate Office, Dudley, by any intending Purchaser during the seven days immediately preceding the sale and any Purchaser whether or not he avails himself of the opportunity of inspecting the same shall be deemed to have full knowledge and notice of the contents of the said Agreements and shall not be entitled to a copy or abstract thereof (except at his own expense) nor shall any objection or requisition be raised in respect thereof.

14. Lots 1, 61, 63, 67, 71 and 111 are affected by and are sold subject to the rights of the Dudley Corporation in respect of their sewer thereunder and of sewage disposal. The position of the said sewer is shown approximately on the sale plan.

These rights arise under the Dudley Sewage Act 1879. A copy of the said Act will be available for inspection by Purchasers at the Dudley Estate Office during office hours for the seven days immediately preceding the sale and the Purchasers of the Lots affected thereby are deemed to have full notice and knowledge of such matters and to buy subject thereto whether or not they inspect the said Act and shall raise no objection or requisition or be entitled to any further information in respect thereof.

The Purchaser of any or all of Lots 1, 61, 63, 67, 71 and 111 shall in his Conveyance enter into a covenant with the Vendor for the benefit of the Vendor's Estate that the Purchaser and his successors in title will not exercise any right to take sewage or waste water from the said sewer except with the consent in writing of the Vendor or his successors in title or his Estate Agent for the time being.

15. Each Purchaser shall in his Conveyance enter into a covenant with the Vendor and his successors in title not to interfere with impede or obstruct in any way the flow of water through any stream brook-course ditch or other watercourse which flows through or adjoins his Lot and to take all steps necessary from time to time to cleanse the same so far as the same may run through or adjoin the Lot purchased by him.

16. The Conveyance of any Lot through which or adjoining which runs the Mineral Railway known as the Pensnett Railway shall contain—

(a) Where the boundaries of the said railway are not clearly defined by a fence or otherwise, an exception and reservation to the Vendor and his successors in title the owner or owners lessee or lessees of the said railway of a strip of land on both sides thereof 6 feet in width measured from the rail on each side.

(b) A reservation for the benefit of the Vendor and his successors in title the owner or owners lessee or lessees of the said railway and his and their licensees to enter on the Lot with workmen and all necessary appliances and materials to carry out from time to time works of repair renovation or reconstruction of the said railway and the fences walls embankments and bridges thereof.

(c) A covenant by the Purchaser for himself and his successors in title not to interfere with obstruct or damage the said railway or the embankments cuttings sleepers or track thereof nor to interfere with or impede in any way the traffic over the same.

17. Each Lot is believed to be and is to be taken as being correctly described as to quantity and otherwise and any error omission or mis-statement found in the Particulars Sale Plan General Remarks and Stipulations or Conditions shall not annul the sale or entitle any Purchaser to be discharged from his purchase nor shall the Vendor or any purchaser claim or be allowed compensation in respect thereof. Provided that nothing in this condition shall entitle the Vendor to compel any Purchaser to accept or any Purchaser to compel the Vendor to convey property which differs substantially whether in quantity quality tenure or otherwise from the property agreed to be sold and purchased. This Condition shall take effect in substitution for Clause 31 of the said General Conditions.

Clauses 7 (2), (3), 20 (1) and sub-paragraphs (2) and (3) of Clause 22 of the said General Conditions shall not apply to this sale.

MEMORANDUM.

AN AGREEMENT made the _____ day of _____ 1947
BETWEEN THE RIGHT HONOURABLE WILLIAM HUMBLE ERIC EARL OF DUDLEY (hereinafter
called "the Vendor") by his Agents Messrs. EDWARDS SON & BIGWOOD & MATHEWS of the
one part and

(hereinafter called "the Purchaser") of the other part.

WHEREBY IT IS AGREED that the Vendor shall sell and the Purchaser shall purchase Lots
described in the above Particulars at the price of _____
(independently of any
valuation money) subject to the foregoing Stipulations and Conditions of Sale and The Law Society's
Conditions of Sale (1934 Edition).

AS WITNESS the hands of the parties or their agents.

	£	s.	d.
Purchase Money ...	:	:	
Deposit ...	:	:	
Balance ...	:	:	

As Agents for the Vendor we hereby acknowledge the receipt of the above mentioned deposit.

Abstract of Title to be sent to