

WORCESTERSHIRE.

**GREAT WITLEY
AND
HOLT ESTATES**

Solicitors :
BIRD & ELDRIDGES,
10, Gt. James Street,
Bedford Row, W.C.1.

Auctioneers :
NORBURY SMITH & CO.,
5, George Street,
Hanover Square, W.1.

Great Witley and Holt Estates

8,500 ACRES

OF VERY RICH FREEHOLD

Pasture, Fruit, Hop and Arable Lands

NEAR

WORCESTER, STOURPORT & KIDDERMINSTER

192 LOTS

CONSISTING OF

41 HIGH CLASS FARMS

(SOME OF THE MOST FAMOUS IN THE COUNTY)

Several Capital Small Holdings

WELL-BUILT RESIDENCES & PREMISES IN GREAT
LITTLE WITLEY, HOLT, & SHELSLEY BEAUCHAMP

3 LICENSED HOUSES

THE CELEBRATED HUNDRED HOUSE, THE WELL-KNOWN HOLT FLEET HOTEL,
THE RED LION INN, HOLT HEATH.

VALUABLE ACCOMMODATION LANDS

About 100 Well-Built Cottages

FINELY GROWN WOODLANDS

To be offered for Sale by Auction in Lots by

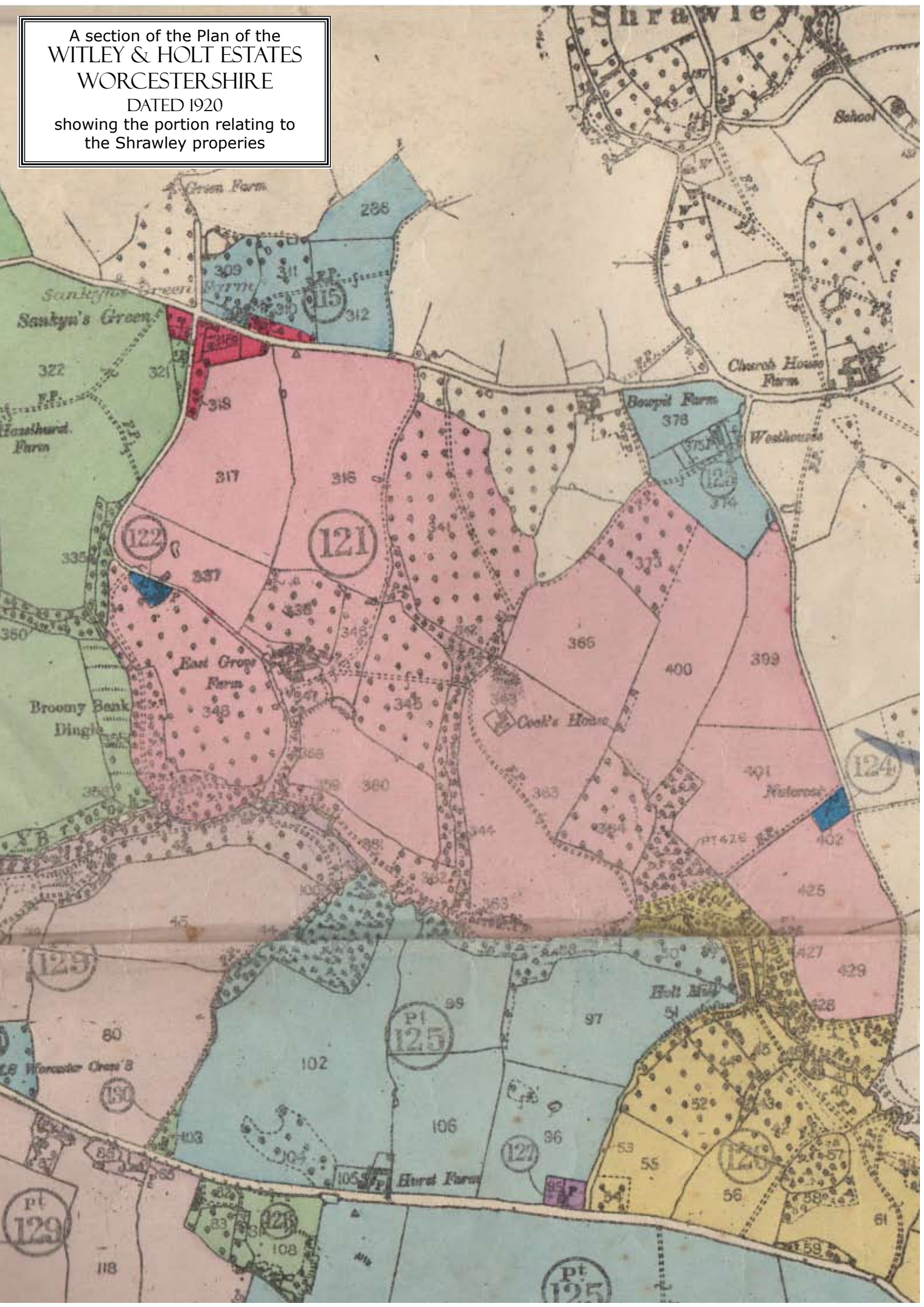
NORBURY-SMITH & CO.

*At the Public Hall, Worcester, on Monday
and Tuesday, September 27th and 28th, 1920,
Commencing at Two o'clock each day.*

Illustrated Particulars, with Plans and Conditions of Sale (Price 5s.) may be obtained from:
The Solicitors, Messrs BIRD & ELDRIDGES, 10, Gt. James Street, Bedford Row, W.C.1, and of the Auctioneers,
Messrs. NORBURY-SMITH & CO., 5, George St., Hanover Square, London, W.1. Telephone No.: Gerrard 7822.

Wardlaw & Sons Ltd., Birchlin Lane, London

A section of the Plan of the
WITLEY & HOLT ESTATES
WORCESTERSHIRE
DATED 1920
showing the portion relating to
the Shrawley properies



LOT 112. *not sold at 35,000*

(Coloured Green on Plans Nos. 1 and 10.)

PARISH OF SHRAWLEY.

The Very Useful Mixed Farm

KNOWN AS

HAZELHURST FARM

having an Area of about

181 acres

of which about 55 acres are Grass, 80 acres Arable, and 34 acres Orchard.

It occupies a good position West of the Village of Sankyn's Green, the larger portion being South of Road leading from Sankyn's Green to the main Worcester-Great Witley Road.

The FARM HOUSE is built of Brick, with Tiled Roof, and affords the following Accommodation:—Entrance Hall; Drawing Room, with Grate; Back Kitchen, with open Range; Kitchen, with Range; Pantry; Cellar underneath.

ON THE FIRST FLOOR:—Four Bedrooms; Dressing Room.

ON THE SECOND FLOOR:—Three Bedrooms.

OUTSIDE:—Washhouse, with Sink, Copper and Fireplace; Closet; Coal Shed.

Garden.

Water from a Pump in the Court Yard.

The excellent FARM BUILDINGS, built in Brick, with Tiled Roofs, comprise:—Cow House for six, with Feeding Passage; ditto, with Calves' Cot; Root House, with Loft over; Large Barn; Stabling for five, with Loft over; three-bay open Cattle Shed, with Yard; Bull House; two-stall Nag Stable; Garage, with Granary over; Trap House; two Fowl Houses; four-bay Cart and Wagon Shed; four Pigstyes; Rick Yard.

In Field No. 296 there are some further BUILDINGS, as follows:—Two Brick and Tiled Barns; ditto Cow House for seven, with Fireplace; Brick-built, with Slate Roof, nine-bay Cattle Shed, with Yard.

There are also TWO COTTAGES (known as Nos. 1 and 3, Sankyn's Green), each built of Brick, with Tiled Roofs, and containing:—Living Room, with open Range; Back Kitchen, with Grate and Sink; two Bedrooms.

OUTSIDE:—Washhouse, with Copper; Pigstye; Closet.

Garden.

Both get Water Supply from a Pump on side of Road.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	AREA.
240	Arable	39.496 ✓
273	Apple Orchard	3.491 ✓
296	Grass	13.142 ✓
Pt. 298	Buildings, &c. .. .. .	.247 ✓
324	Grass	6.453
323	Cherry Orchard	3.734
322	Grass	31.813
329	Apple Orchard	15.675
332	Cherry Orchard	1.933
333	Buildings, &c.	1.385
331	Grass	2.351
334	Mixed Orchard	4.184
339	Pond .. .. .	.276
350	Wood	2.250
335	Do.	1.504
355	Rough	4.619
356	Do. .. .. .	.284
354	Orchard	1.654
351	Arable	40.905
352	Apple Orchard	3.624
353	Rough Grazing	1.897
Pt. 321	Cottages, &c. .. .. .	.414
TOTAL ..		<u>A. 181.331</u>

Let to Mr. E. CRANE, on a Yearly (Christmas) Tenancy, at a Rental of £220 per annum.

The Timber, Timber-like Trees and Underwood in Nos. 335 and 350 are reserved to the Vendor, together with the right to fell, stack, cart and remove same, but the Purchaser of this Lot will be required to pay, in addition to his purchase-money, the sum of £254 for the remainder of the growing Timber.

Commuted Tithe Rent Charge

Land Tax as assessed.

LOT 113. *Sold*

(Coloured Brown on Plan No. 1.)

PARISH OF SHRAWLEY.

The Very Excellent Small Holding

COMPRISING A HOUSE

KNOWN AS

“THE KNOWLE,”

BUILDINGS, six Enclosures of fertile ORCHARD, ARABLE and PASTURE LAND,

the whole having an Area of about

9a. 3r. 19p.

Situate on the South side of the Road from Great Witley to Shrawley, and adjoining Dingle and Hazelhurst Farms.

The HOUSE is built of Stone, with Thatched Roof, and contains:—Three Bedrooms; Sitting Room; Kitchen, with open Range; Cellar; Dairy; lean-to Back Kitchen, fitted Sink and Copper.

The OUTBUILDINGS are Timber-built, and comprise:—Two Pigstyes; Cow House for two; Closet.

Garden.

Water from a Well on the Premises.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	AREA.
300	Grass	1.397
301	Arable	2.042
303	Apple Orchard	1.359
304	Pear Orchard .. .. .	.821
326	Grass	1.434
327	Do.	1.038
328	Do. .. .. .	.435
325	Orchard .. .. .	.773
302	Cherry Orchard .. .. .	.570
TOTAL ..		<u>A. 9.869</u>

Let on a Yearly (Lady Day) Tenancy, to the Exors. of the late Mr. W. H. ROWLEY, at a Rental of £20 per annum.

The Purchaser of this Lot will be required to pay, in addition to the purchase-money, the sum of £15 for the growing Timber.

Commuted Tithe Rent Charge
Land Tax as assessed.



LOT 114. *not sold at 2600*

(Coloured Pink on Plan No. 1.)

PARISH OF SHRAWLEY.

Four Tenements and Gardens

KNOWN AS

Nos. 17, 18, 19, 20 and 21, Dodack

having an Area of nearly

1½ acres

(Numbered Pt. 298 on Plan.)

They are situated close to the Road, between the Lands of Dingle Farm and Hazelhurst Farm, opposite the preceding Lot.

The BUILDING is erected of Brick, with Slate Roof.

Nos. 17 and 18 contain :—

ON THE GROUND FLOOR :—Porch ; Entrance Hall ; Drawing Room, with Grate ; Pantry ; Kitchen, with open Range and Sink, having Soft Water Tap ; Sitting Room, with Grate ; Cellar in basement.

ABOVE :—Six Bedrooms, four with Grates and one with Wardrobe Cupboard.

OUTSIDE :—Closet ; Coal House ; Pigstye ; Outhouse.

Large Garden.

Let to Mr. F. HILL, on a Quarterly Tenancy, at a Rental of £12 per annum, Tenant paying Rates.

No. 19 contains :—

ON THE GROUND FLOOR :—Sitting Room, with Grate ; Living Room, with open Range ; Pantry.

ABOVE :—Three Bedrooms, two with Grates.

OUTSIDE :—Coal House ; Pigstye ; Closet.

Large Garden.

Let to Mr. WARLOW, on a Quarterly Tenancy, at a Rental of £6 10s. od. per annum.

No. 20 has similar Accommodation to No. 19, and is let to Mrs. M. GOMM, on a Quarterly Tenancy, at a Rental of £5 0s. od. per annum.

No. 21 contains:—

ON THE GROUND FLOOR:—Living Room, with open Range; Sitting Room, with Grate; Larder, with Sink.

ABOVE:—Three Bedrooms, each with Grate.

OUTSIDE:—Closet; Coal House; Pigstye. Large Garden.

Let to Mrs. J. DAW, on a Quarterly Tenancy, at a Rental of £6 per annum.

The Water Supply is obtained from one Pump.

There is also a Back Kitchen, having Oven, Copper and Sink, with Pump, for common use.

This was originally one House and could easily be re-converted.

Total Rental, £29 10s. od. per annum.

Commuted Tithe Rent Charge £ Land Tax as assessed.

(see map)

LOT 115. *Sold £1,000*

(Coloured Blue on Plan No. 1.)

PARISH OF SHRAWLEY.

The Well Placed Small Holding

KNOWN AS

SANKYN'S GREEN FARM

having an Area of about

13 acres

Situated on the North side of the Great Witley-Shrawley Road, close to the latter Village.

The FARM HOUSE is built of Brick, with Tiled Roof, and contains:—

ON THE GROUND FLOOR:—Entrance Hall; Sitting Room, with Grate; Kitchen, having Fireplace; Dairy; Pantry; Back Kitchen, fitted with Copper, oven, open Fireplace and Sink.

ABOVE:—Three Bedrooms, two having Grates.

OUTSIDE:—Closet. Garden.

Water is obtained from a Pump.

The FARM BUILDINGS consist of:—Cow House for three, with Calves' Cot; Brick-built Nag Stable; Stabling for two Horses; Cider House, with Loft over.

SCHEDULE.

No. ON PLAN.	DESCRIPTION	AREA.
286	Grass	3.025
312	Do.	4.739
311	Apple Orchard	2.911
309	Do.	1.811
Pt. 310	Buildings, &c.	532
TOTAL ..		<u>A.13.018</u>

Let to Mr. T. H. JONES, on a Yearly (Christmas) Tenancy, at a Rental of £36 per annum.

The Purchaser of this Lot will be required to pay, in addition to the purchase-money, the sum of £30 for the growing Timber.

Commuted Tithe Rent Charge £ . Land Tax as assessed.

(see map)

LOT 116.

Sold £200

(Coloured Purple on Plan No. 10.)

PARISH OF SHRAWLEY.

THE CAPITAL

Cottage and Garden with Smithy

having an Area of about

1 $\frac{1}{4}$ acres.

(Numbered Pt. 310 and Pt. 318 on Plan.)

It is situated at Sankyn's Green, on both sides of the Witley Road, having good frontages and adjoining the preceding Lot.

The COTTAGE is built of Brick, with a Slate Roof, and the Accommodation comprises:—

ON THE GROUND FLOOR:—Living Room, with open Grate; Sitting Room, with Grate; Pantry; Cellar; Back Kitchen, with Grate.

ABOVE:—Three Bedrooms, two having Grates.

OUTSIDE:—Washhouse, with Copper and Sink; Closet.

Small Flower Garden and Mixed Orchards.

Water Supply from a Pump.

The BUILDINGS consist of:—Brick-built Meal House; two Pigstyes; Timber-built Shed; Brick-built Fowl House.

The Brick-built SMITHY, with Forge, has also—Timber-built Shoeing Shed; Carpenter's Shop; Paint Shop and Brick-built two-stall Stable.

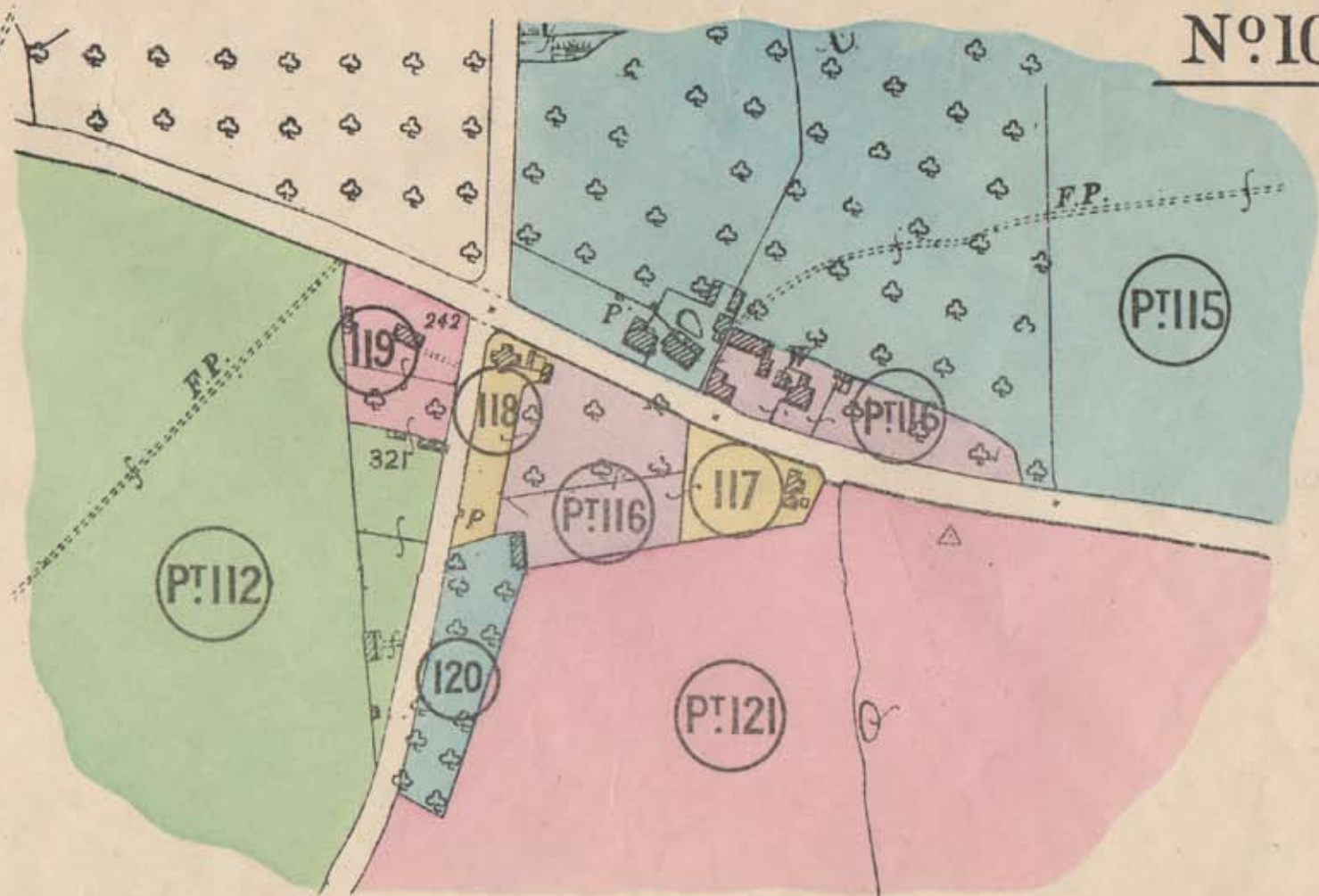
Let to Mr. JOHN COCUM on a Yearly (Christmas) Tenancy, at a Rental of £16 per annum, Tenant paying Rates.

A right is reserved to the Owners and Occupiers of Lot 117 to a Supply of Water from the Pump on this Lot.

Commuted Tithe Rent Charge £ . Land Tax as assessed.

SANKYNS GREEN CROSSROADS

Nº10.



Sankyns Green Farm.
Mr and Mrs T Jones and their son Denis

(see map)

LOT 117. *not sold at S190*

(Coloured Yellow on Plan No. 10.)

PARISH OF SHRAWLEY.

The Cottage and Garden

KNOWN AS

No. 15, Sankyn's Green

having an Area of over

1 rood.

(Numbered Pt. 318 on Plan.)

Situated on the South side of the Road leading from Sankyn's Green to Shrawley, and almost immediately opposite the preceding Lot.

The COTTAGE is built of Brick, with Tiled Roof, and contains:—Living Room, with open Range; Sitting Room, with Grate; Pantry; two Bedrooms.

OUTSIDE:—Washhouse, with Copper, Sink and Oven; Closet and Pigstye. Good Garden.

Water is obtained from a Pump on Lot 116.

Let to Mr. J. MORRIS, on a Quarterly Tenancy, at a Rental of £6 10s. per annum.

Commuted Tithe Rent Charge £

Land Tax as assessed.

(see map)

LOT 118. *not sold*

(Coloured Yellow on Plan No. 10.)

PARISH OF SHRAWLEY.

The Cottage and Garden

KNOWN AS

No. 16, Sankyn's Green

having an Area of nearly

1 rood.

(Numbered Pt. 318 on Plan.)

Situate on the South side of the Great Witley-Shrawley Road, and at the junction of the Road leading to Eastgrove Farm.

The COTTAGE is built of Brick, with Slate Roof, and the Accommodation, all on the Ground Floor, comprises:—Two Bedrooms; Living Room, with open Range; Pantry; Back Kitchen, with open Range, Oven, Copper and Sink.

OUTSIDE:—Coal House; Pigstye; Closet. Garden.

Water is obtained from a Pump in the Road.

Let to Mrs. G. COMPTON, on a Quarterly Tenancy, at a Rental of £5 4s. od. per annum.

Commuted Tithe Rent Charge £

Land Tax as assessed.

(see map)

LOT 121. *not sold at 5/6*

(Coloured Pink on Plans Nos. 1 and 10.)



PARISH OF SHRAWLEY.

The Excellent Grass and Fruit Farm

KNOWN AS

EAST GROVE FARM

having an Area of about

176 acres

of which about 85 acres are Grass, 25 acres Arable and 49 acres Orchard.

It is situated on the Southern side of the Great Witley-Shrawley Road, within half a mile of the Village of Shrawley. Bounded on the East by Lot 117, and on the South by Lot 130.

The Superior FARMHOUSE is built of Brick, with Slate Roof, and contains :—

ON THE GROUND FLOOR :—Entrance Hall ; Dining Room, with Grate ; Drawing Room, with Grate, having Marble Mantel ; Breakfast Room, with Grate ; Kitchen, with Range ; Back Kitchen, with open Fireplace and Oven, Sink (having Soft-water Pump over), two Coppers, and a Pump supplying Drinking Water ; Secondary Kitchen, with Grate ; Dairy ; Store Room. Large Cellar in Basement.

ON THE FIRST FLOOR (approached by two Staircases) :—Seven Bedrooms, each having a Hob Grate.

ON THE SECOND FLOOR :—Four Attic Bedrooms and a Lumber Room.

OUTSIDE :—Closet.

Partly Walled Flower Garden.

The FARM BUILDINGS, which are erected in Brick and mostly having Tiled Roofs, afford the following Accommodation :—Two Pigstyes ; Stabling for four, with Loft over ; Loose Box ; Cow House for two ; Barn ; Cow House for ten, with Calves' Cot, and Loft over ; Trap House, with Loft over ; two Nag Stables ; Goose House ; four-bay Open Cattle Shed, with Yard ; Calf House ; Cart and Wagon Shed ; Artificial Manure Store and Cider House, with Granary over ; Wood Shed ; three Fowl Houses ; Coal House.

In No. 343 is a Pair of Brick-built COTTAGES, with Tiled Roofs (known as Cook's Cottages), each containing:—

ON THE GROUND FLOOR:—Living Room, with open Range; Pantry; Coal Cupboard; Back Kitchen, with Copper, Sink and Oven.

OUTSIDE:—Pigstye; Closet.

One Cellar for common use of both Cottages.

Water Supply from a Pump.

In Field No. 337 is a Shed and Coal House.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.
317	Arable	11.736
316	Grass	14.877
341	Apple and Pear Orchard	14.172
337	Grass	5.206
338	Cherry Orchard	3.550
346	Do.	2.160
342	Wood	1.747
366	Grass	9.063
348	Apple and Pear Orchard	12.112
347	Buildings, &c.	2.056
345	Apple and Pear Orchard	6.408
343	Cottages, &c. .. .. .	.270
358	Wood .. .. .	.962
357	Do.	4.691
360	Grass	7.018
344	Wood	2.718
359	Orchard .. .. .	.691
361	Grass	1.766
365	Do.	20.314
364	Apple and Pear Orchard	3.943
362	Do.	1.569
363	Wood .. .. .	.618
373	Apple and Pear Orchard	4.401
400	Grass	10.413
399	Do.	7.077
401	Do.	9.856
425	Arable	8.169
429	Do.	5.724
Pt. 426	Wood	3.320
TOTAL ..		<u>A.176.607</u>

The Woodlands are in hand; the Coal Shed in Field 337 is let, together with other Lands, to Mr. E. BULLOCK, on a Quarterly Tenancy, at an apportioned Rental of 1s. per annum. The remainder of the Lot is let to Mr. J. MILLICHIP on a Yearly (Michaelmas) Tenancy, with other Lands, at an apportioned Rental of £238 per annum.

The Timber, Timber-like Trees and Underwood in Nos. 357 and 364 are reserved to the Vendor, together with the right to fell, stack, cart and remove same, but the Purchaser of this Lot will be required to pay, in addition to the purchase-money, the sum of £219 for the remainder of the growing Timber.

This Lot is sold subject to the payment of a Yearly Rent Charge of £3 3s. 6d., payable to the Lord of the Manor of Shrawley (as to which see Conditions).

Commuted Tithe Rent Charge £

Land Tax as assessed.

(see map)

LOT 122.

not sold at £220

(Coloured Blue on Plan No. 1.)

PARISH OF SHRAWLEY.

A Pair of Cottages and Gardens

KNOWN AS

Nos. 4 and 5, Sankyn's Green

having an Area of nearly

$\frac{1}{2}$ acre

(Numbered 349 on Plan.)

Situate on the Road leading to Eastgrove Farm House, from which they are distant about 200 yards.

The COTTAGES are built in Brick, with Tiled Roofs.

No. 4 contains:—Two Bedrooms (one with Grate); Living Room, with open Range; Sitting Room, with Grate; Back Kitchen, with Copper; Pantry.

OUTSIDE:—Closet; Pigstye.

Garden and Orchard.

Let, together with other Lands, to Mr. E. BULLOCK, on a Quarterly Tenancy, at an apportioned Rental of £4 19s. od. per annum.

No. 5 contains:—Three Bedrooms; Living Room, with open Range; Back Kitchen, with Copper and Sink; Pantry.

OUTSIDE:—Closet and Pigstye. Garden.

Let to Mr. J. E. EDWARDS on a Quarterly Tenancy, at a Rental of £4 per annum.

The Water for both Cottages is obtained from a Pump.

Commuted Tithe Rent Charge £

Land Tax as assessed,

LOT 123. *Sold*

(Coloured Blue on Plan No. 1.)



PARISH OF SHRAWLEY.

The Excellent Small Holding

KNOWN AS

WESTHOUSES

having an Area of about

8½ acres

Situated under half a mile South of the Village of Shrawley, near Church House Farm.

The TWO COTTAGES are built of Brick, with Tiled Roofs, and each contains:—Three Bedrooms (two having Grates); Living Room, with open Range; Pantry; Back Kitchen, with open Range, Sink and Copper.

OUTSIDE:—Closet; Pigstye; Cellar.

Garden.

Water Supply from a Pump.

The BUILDINGS are erected in Brick, and comprise:—Barn; three-bay lean-to Cattle Shelter; Cow House for four, with Feeding Passage; Root House; three-bay Cattle Shed, with Yard.

SCHEDULE

NO. ON PLAN.	DESCRIPTION.	AREA.
376	Grass	3.243
374	Do.	4.233
375	Cottages, &c.	1.203
TOTAL ..		<u>A. 8.679</u>

Both Cottages and Gardens are let on Quarterly Tenancy to Messrs. T. POWICK and W. WALKER, at Rentals totalling £13 per annum.

The remainder of the Lot is let, together with other Lands, to Mr. J. MILLICHIP, at an apportioned Rental of £12 per annum.

The Purchaser of this Lot will be required to pay, in addition to the purchase-money, the sum of £89 for the growing Timber.

Commuted Tithe Rent Charge

Land Tax as assessed.

LOT 124. *Sold.*
(Coloured Blue on Plan No. 1.)

PARISH OF SHRAWLEY.

A Pair of Cottages with Gardens

KNOWN AS

Nos. 10 and 11, Nutt Cross

having an Area of about

$\frac{1}{2}$ acre

(Numbered 402 on Plan.)

Situated on the Eastern boundary of Lot 121, about one mile South of the Village of Shrawley.

The COTTAGES are built of Brick, with Slate Roofs, and each contains:—Two Bedrooms; Living Room, with open Range; Back Kitchen, with Copper, Sink, open Fireplace and Oven; Pantry.

OUTSIDE:—Closet and Pigstye. Garden.

Water Supply from a Pump.

No. 10 is let to Mr. J. COMPTON on a Quarterly Tenancy, at a Rental of £4 11s. od. per annum.

No. 11 is let on similar Tenancy to Mr. G. S. WALTERS, at a Rental of £5 4s. od. per annum.

Commuted Tithe Rent Charge £

Land Tax as assessed.

LOT 125. *not sold at £3,600.*
(Coloured Blue on Plan No. 1.)

PARISHES OF HOLT AND LITTLE WITLEY.

The Useful Grass Farm

KNOWN AS

HURST FARM

having an Area of about

136 acres

of which 108 acres are Grass and 10 acres Arable.

It is situated midway between the Village of Holt and Little Witley, and is bisected by the Main Great Witley-Droitwich Road.