

By Direction of Bowater Vernon, Esq.

WORCESTERSHIRE.

THE OUTLYING PORTIONS OF
THE SHRAWLEY ESTATE

IN THE PARISH OF SHRAWLEY.

TO BE SOLD BY AUCTION.

AT THE "LION" HOTEL, KIDDERMINSTER,

ON THURSDAY, JUNE 19th, 1919,

At 3 for 4 o'clock punctually, subject to Conditions to be then produced.

Solicitor:

ARTHUR J. BEARCROFT, Esq.,
Droitwich.

Auctioneer:

G. HERBERT BANKS,
Kidderminster.

By Direction of BOWATER VERNON, Esq.

WORCESTERSHIRE.

Particulars and Plan

OF THE

OUTLYING PORTIONS OF THE

SHRAWLEY ESTATE

In the Parish of Shrawley, 4 Miles from Stourport and 8 from Worcester.

The Estate is nearly all Freehold and extends to about

144 ACRES

Producing at Low old-fashioned Rents an

Annual Income of about £261 : 0 : 0

It includes the following

Valuable Farms, Small Holdings and Accommodation Land.

	A.	R.	P.
Bonefields Farm	39	2	14
Caldicotts	10	2	35
Goodyear's Farm	23	0	16
Accommodation Land (Part of Goodyear's Farm)	26	2	28
Spring Cottage	12	2	33
Nicholls	11	1	19
Baxter's Green	6	0	5
Whitehouse (Part Leasehold)	8	1	28
Horn Cottage	1	2	30
Woodman's Meadow	1	2	16
and			
Six Cottages with Large Gardens	1	3	32

GENERAL REMARKS.

THE PROPERTIES described in these Particulars are all Freehold with the exception of Three Cottages and Gardens, O.S. No. 187, part of Lot 8, which are Leasehold for the remainder of a term of 1000 years commencing 10th June, 1721, and form outlying Portions of the Shrawley Estate of the Vernon Family, they are all within the Parish of Shrawley, which lies in the beautiful Valley of the Severn and is considered to be one of the most picturesque Villages in Worcestershire.

THE FARMS AND SMALL HOLDINGS are well situated, being close to the main road and within easy distance of two good Markets, they are all well fruited; the Pasture Land is of good quality and the Arable is a rich deep loam, singularly suitable for the growth of Vegetables, Fruit and all Cereal Crops.

AMONG THE COTTAGES will be found several suitable for week-end retreats.

THE RENTS are old-fashioned Low Rents, mostly to Tenants of long standing.

IN VARIOUS CASES it has been found desirable, for the purposes of Sale, to divide the Lots now in the occupation of one Tenant between two or more Lots, and in such cases the existing Rental has been apportioned by the Auctioneer to the various Lots, as stated in the Particulars thereof, and each Purchaser shall purchase subject to such apportionment, and the consent of the Tenants thereto shall not be required.

THE DESCRIPTION OF THE CULTIVATION of the Lands may be taken as representing their state when the Particulars were taken, but shall not affect the rights (if any) of the Tenant to alter such cultivation.

ALL FIXTURES which are the property of the Vendor, are included in the Sale, but all Fixtures which are the property of the Tenant of any Lot are excluded from the Sale.

TIMBER.—The Purchaser of each Lot, with the exception of Lots 2 & 5 (see special note in particulars) shall pay for the Timber thereon, if any, the value of such Timber will be announced prior to the Sale.

SPORTING RIGHTS.—No estimated Value of Sporting Rights is included in the Rentals given in these Particulars.

THE PLANS, AREAS AND DESCRIPTIONS are believed to be correct, but no compensation shall be allowed or paid by the Vendor or Purchasers in respect of any errors or omissions. The numbers and acreages given in the Particulars of Sale are taken from the 1903 edition of 1-2500 Ordnance Survey Map.

IN CASE OF DISPUTE arising between the respective Purchasers and the Vendor, or between any Purchasers, as to the Ownership of any Hedge, Ditch, Gateway, Arch, Wall, or other Fence or Boundary of any Lot, or as to Rights of Way, Water, or other Easements or Rights in the nature of Easements, the same shall be settled by the Auctioneer, whose decision shall be final.

PARTICULARS.

LOT 1.

COLOURED PINK ON PLAN.

A Valuable and Compact Freehold Mixed Farm,

Situate near to the NEW INN, just off the main road and within 4 miles of STOURPORT,
known as

“ BONEFIELDS ”

Comprising an excellent FARM HOUSE with ample and convenient Buildings, and

39 a. 2 r. 14 p.

of very Productive Arable, Meadow and Pasture Orchard Land, including a most Prolific
Cherry Orchard in full bearing.

THE HOUSE is brick built with tiled roof and has recently been put in a thorough state of repair, it has the following accommodation:—Sitting Room, Kitchen, Back Kitchen, Dairy and 3 Bedrooms.

THE BUILDINGS include:—Enclosed Foldyard, 3 Stall Stable with Loft over, brick built and tiled Cow House for 4 with Calf Pen, Loose Box with loft over, Root House with Chaff Room and Granary over, Two-bay Barn with drive way, Wain House with galvanized roof, 2 brick built Pigstyes, &c.

There is a good Garden and an excellent supply of Water.

SCHEDULE.

O.S. No.	DESCRIPTION.	AREA.	CULTIVATION.	TOTAL.
220	House, Homestead and Farm ...	·604		
208	Dingle	·475		
				1·079
215	Arable	5·016	Arable	
216	Ditto	6·839	Ditto	
238	Ditto	5·497	Ditto	
239	Ditto	5·142	Ditto	
				22·494
218	Pasture Orchard	1·807	Pasture	
219	Ditto	·439	Ditto	
221	Ditto	1·635	Ditto	
223	Meadow	2·392	Meadow	
222	Pasture Orchard	1·648	Pasture	
204	Meadow	3·126	Ditto	
237	Ditto	2·598	Ditto	
217	Ditto	2·368	Ditto	
				16·013
				39·586
				or
			A. R. P.	
			39 2 14	

The Farm is let to Mr. W. J. GITTENS, at the moderate rent of £60 per annum.
Possession may be had at September 29th, 1919.
Commuted Tithe £9 17s. 10d.
Land Tax redeemed
Amount of Timber Valuation £

LOT 2.

COLOURED YELLOW ON PLAN.

"CALDICOTT'S FARM"

A most Attractive Freehold SMALL HOLDING

Close to the main road, comprising a Comfortable brick and half-timbered House, Convenient Buildings and the several Enclosures of Well Fruited Pasture Orchard and Meadow Land, together with a Small Coppice, the whole having an area of

10 a. 2 r. 35 p.

now in the occupation of Mr. FRED FORD, on a Yearly Michaelmas Tenancy at the Rent of £20.

THE HOUSE contains:—Sitting Room, Kitchen, Back Kitchen, Dairy, Pantry, 4 Bedrooms, &c.

THE BUILDINGS include:—Brick built Stable, Two-tie Cow House with Calf Pen, Chaff House and 2 Pigstyes.

Good Water Supply.

SCHEDULE.

O.S. No.	DESCRIPTION.	AREA.
230	House, Garden, &c.	'626
235	Dingle	'215
257	Cobbler's Coppice	'907
231	Pasture Orchard... ..	'759
232	Ditto	'889
233	Meadow	1'332
234	Ditto	1'939
253	Ditto	1'187
256	Ditto	2'865
		10'719
		OR
		A. R. P.
		10 2 35

Commuted Tithe £2 15s. 6d. .

Land Tax 16s. 3d.

Amount of Timber Valuation £

NOTE:—The purchaser of this Lot will have the option of taking to the Timber at the value stated, or the Vendor undertakes to fell and remove same by June 30th, 1920.



“GOODYEAR’S FARM”

23 a. 0 r. 16 p.

Comprising a substantially built FARMHOUSE consisting of 4 Bedrooms, 2 Sitting Rooms, Kitchen, Back Kitchen, Dairy Pantry, Store Room, Cellar, Outside Scullery, &c.

THE FARM BUILDINGS

Built principally in Brick include Cart Stable for 4 and Gear House with Tallet over, Cow House for 4 with Calves Cot having Granary and Chaff Room over, Two-bay Barn, Nag Stable, 6 Tie Cow House with Calves Cot and loft over, Bull Pen, 2 Pigstyes and Cestern, Wood Erection Fowl House, Implement Shed, Cart House, &c.

The Occupation with the exception of one field of Arable is all Sound Old Turf and Pasture Orchard, including a very thriving Plum Plantation and is further described as follows :

SCHEDULE.

O.S. No.	DESCRIPTION.	AREA.
250	House, Homestead, &c.	’672
249	Pasture Orchard	3’791
251	Ditto	1’403
252	Ditto	1’503
254	Ditto	’509
248	Meadow	2’635
236	Ditto	5’298
Pt. 264	Pasture Orchard... ..	2.462
255	Arable Orchard	4.828
		23’101
		OR
		A. R. P.
		23 0 16

The Holding with the exception of Part No. 264 is let with other Land, to Mr. THOMAS BISHOP, on an Annual Michaelmas Tenancy, Apportioned Rent £32 os. od.

Part of No. 264 is let to the Rector of Shrawley, at £2 os. od. per annum.

Commuted Tithe £5 17s. 4d. Apptd.

Land Tax ... 15s. od. „

Valuation of Timber £



LOT 4.

COLOURED BLUE ON PLAN.

FOUR FREEMOLD FIELDS

OF VALUABLE

Accommodation Pasture & Arable Land with a Pool & Spinney

adjoining Goodyear's Farm, with which it is now let and having a frontage to the road leading from the main road from Great Witley to Shrawley to the Green Farm.

SCHEDULE.

O.S. No.	DESCRIPTION.	AREA.
308	Pool and Spinney482
288	Pasture	7.456
287	Ditto	10.777
278	Ditto	1.818
276	Arable	6.145
		26.678
		or
		A. R. P.
		26 2 28

Let to Mr. THOMAS BISHOP with Lot 3, on an Annual Michaelmas Tenancy at an Apportioned Rental of £20.

Commuted Tithe Apptd. £5 8s. od.

Land Tax " 10s. od.

This Lot having a Road Frontage and an excellent supply of Water is very suitable for a Small Holding.

Amount of Timber Valuation £

LOT 5.

COLOURED PINK ON PLAN.

A Valuable Freehold SMALL HOLDING

Having a long Frontage to Rectory Lane, known as
"SPRING COTTAGE"

Comprising a Brick and Tile Four-roomed Cottage, with the usual Out Offices and large Well Fruited Garden, together with FOUR ENCLOSURES OF OLD MEADOW LAND, and a Small Dingle, the whole having an area of

12 a. 2 r. 33 p.

SCHEDULE.

O.S. No.	DESCRIPTION.	AREA.
104	Cottage and Garden547
182	Meadow	4.597
281	Ditto	2.010
282	Ditto	2.320
279	Ditto	2.642
280	Brook House Dingle590
		12.706
		or
		A. R. P.
		12 2 33

The Cottage and Garden is let to MRS. BARKER, on a quarterly tenancy. Rent £5 per annum.

The Land is let to Mr. THOMAS BISHOP with Lots 3 and 4, on an Annual Michaelmas Tenancy, at an Apportioned Rental of £10.

Commuted Tithe Apportioned £2 14s. od.

Land Tax " 5s. od.

Amount of Timber Valuation £

NOTE:—The purchaser of this Lot will have the option of taking to the Timber at the value stated, or the Vendor undertakes to fell and remove same by June 30th, 1920.

LOT 6.

COLOURED YELLOW ON PLAN.

"NICHOLLS"

11 a. 1 r. 19 p.

A most Desirable Freehold SMALL HOLDING

Fronting the main road to Worcester and Stourport, comprising:—

A Brick and Tile House, convenient Outbuildings, Garden and the several Enclosures of Sound Meadow Pasture-Orcharding and Arable Land, now in the occupation of Mr. GEO. CLARKE and Mr. W. BUNCE, on Lady Day Tenancies at Apportioned Rentals amounting to £28 per annum.

THE HOUSE contains:—5 Bedrooms, Sitting Room, Kitchen, Back Kitchen, Dairy and Scullery.

THE BUILDINGS—around a foldyard partly walled in—include Brick built Double Bay Barn with drive way, Two-stall Stable with loft over, Cow House for 5, Loose Box, 2 Pigstyes, Wood Erection of Fowl House, &c.

SCHEDULE.

O.S. No.	DESCRIPTION.	AREA.
Pt. 99	House, Buildings, &c.	·371
100	Pasture Orchard... ..	1·450
101	Meadow	1·258
82	Pasture Orchard	·688
Pt. 76	Meadow	·191
77	Ditto	1·881
81	Ditto	1·970
107	Arable	3·562
		11·371
		OR
		A. R. P.
		11 1 19

Commuted Tithe Apptd. £3 11s. 9d.
 No Land Tax.
 Amount of Timber Valuation £
 Possession may be had at Lady Day, 1920.

LOT 7.

COLOURED GREEN ON PLAN.

"BAXTER'S GREEN"

6 a. 0 r. 5 p.

A Very Choice Freehold SMALL HOLDING

Splendidly Fruited and in a high state of cultivation, fronting the Worcester and Stourport main road and Rectory Lane, comprising a comfortable Brick and Half-timbered Cottage, containing 3 Bedrooms, Kitchen, Back Kitchen, Pantry, Cider House, &c.

THE BUILDINGS

include a Brick-built Stable with loft over, Coach House and Chaff Room, Lean-to Shed with corrugated iron roof, Small Fowl House, 2 Pigstyes, Boiling House, &c.

SCHEDULE.

O.S. No.	DESCRIPTION.	AREA.	RENT.	TENANT.	TENANCY.
106	House, Buildings and Garden	·654	£9	Mr. W. Bunce	Lady Day.
105	Pasture Orchard	1·346			
108	Ditto	1·371			
143	Ditto	1·014	£6	Mr. A. Hexton	Michaelmas
144	Ditto	·687			
145	Garden	·963			
		6·035			
		OR			
		A. R. P.			
		6 0 5			

Commuted Tithe Apptd. £2 1s. 9d.
 Land Tax as Assessed.
 Amount of Timber Valuation £

LOT 8.

COLOURED BLUE ON PLAN.

"WHITEMOUSE"

8 a. 1 r. 28 p.

A Valuable Freehold & Leasehold Small Holding

Well situated close to the main road, comprising:—

A Block of Three Brick and Half-timbered Thatched COTTAGES with OUT-BUILDINGS, including a Brick and Stone built Stable, 2 Pigstyes, &c.

Good Gardens, and Four Enclosures of Meadow and Pasture ORCHARD LAND, as under:

SCHEDULE.

O.S. No.	DESCRIPTION.	AREA.	RENT. Actual & Estimated.	TENANT.	TENANCY.
Pt. 187	Three Cottages and Gardens	.805	£12	Messrs. W. Gegg & J. Anderson	Lady Day.
258	Meadow ...	2.077	£10	Mr. Geo. Clarke	Ditto
186	Ditto ...	1.500			
185	Pasture Orchard	1.972			
259	Meadow ...	2.074			
		8.428			
		or			
		A. R. P.			
		8 1 28			

In No. 186 is a useful Building with Stone Foundation, comprising a Two-Stall Stable with Loft over, and Open Shed, there is also a capital Pool of Water in the same field.

Commuted Tithe £3 5s. 3d.

Land Tax 10s. 3d.

Possession may be had of this Lot at Lady Day, 1920.

Amount of Timber Valuation £

NOTE:—Of this Lot, No. 187—Three Cottages and Gardens are Leasehold for the remainder of a term of 1000 years commencing 10th June, 1721.

LOT 9.

COLOURED BLUE ON PLAN.

A Pleasantly Situated Freehold Small Holding

Near to the "New Inn," and known as

"MORN COTTAGE"

1 a. 2 r. 30 p.

Comprising a Brick and Half-timbered COTTAGE with Out-buildings, Well Fruited Garden and

THREE ENCLOSURES OF PASTURE ORCHARDING

now in the occupation of Mr. J. BROOKES, let on a quarterly tenancy, at the Rent of £10 per annum.

SCHEDULE.

O.S. No.	DESCRIPTION.	AREA.
Pt. 41	Cottage, Garden, &c.259
Pt. 53	Pasture Orchard262
52	Ditto ...	1.066
Pt. 23	Ditto100
		1.687
		or
		A. R. P.
		1 2 30

Commuted Tithe 8s. 6d.

LOT 10.

COLOURED YELLOW ON PLAN.

A Convenient

Freehold COTTAGE with 2 large Plots of Excellent Garden Land,

Situate fronting the main road and known as

“NEW INN or WOOD COTTAGE”

Area 2 r. 19 p.

Now let to Mr. A. SPRAGG, on a quarterly tenancy, at the Rent of £5 per annum.

THE COTTAGE is well-built of brick and tile and contains:—8 Rooms, Cellar, and the usual Out Offices, there is also a large Enclosed Shed, Pigstye, Meal House, and a Draw Well with a capital Supply of Water.

SCHEDULE.

O.S. No.	DESCRIPTION.	AREA.
56	Cottage, Garden, &c.	·476
40	Garden	·144
		·620
		or
		R. P.
		2 19

Commuted Tithe 4/9.

LOT 11.

COLOURED GREEN ON PLAN.

A Valuable Enclosure of Freehold PASTURE ORCHARD LAND,

Fronting the main road and known as

“WOODMAN’S MEADOW”

now let to Mr. T. GRIFFITHS, on a quarterly tenancy, at the Rent of £3 per annum.

O.S. No. 24 AREA 1·601 Acres or

1 a. 2 r. 16 p.

This Lot has a long frontage to the main road and affords an eligible Building Site; there is a Draw Well with an excellent Supply of Water.

Commuted Tithe 12s. 6d.

LOT 12.

COLOURED GREEN ON PLAN.

“YEW TREE COTTAGE”

O.S. No. Pt. 76 AREA ·105 Acres or

17 Perches

Fronting the main road near the “Rose and Crown” Inn.

A Capital COTTAGE in good repair, containing 4 Rooms, Cellar and the usual Out Offices; there is also an excellent Garden and a Draw Well of good Water, now let to the Exors. of J. H. ALLAN, Esq., on a quarterly tenancy, at the Rent of £5 per annum.

Commuted Tithe 6d.

Land Tax 4s. 10d.

LOT 13.

COLOURED PINK ON PLAN.

"MARBORD COTTAGE"

O.S. No. 69 AREA .264 Acres or

1 r. 2 p.

Fronting the main road opposite the "Rose and Crown" Inn.

A well built ONE-STOREY COTTAGE of brick and slate with 4 Rooms, Cellar and Out Offices; good Garden, Pigstye and a Well Pump of excellent Water, now let to Mr. JOHN BELL, on a quarterly tenancy, at the Rent of £5 per annum.

Commuted Tithe 2s.

LOT 14.

COLOURED PINK ON PLAN.

"UPPER FUDGES"

O.S. No. 79 AREA .363 Acres or

1 r. 18 p.

A Picturesque HALF-TIMBERED COTTAGE, containing Sitting Room, Kitchen, Back Kitchen, Panty and 2 Bedrooms. Large Garden, Pigstye, &c., now let to Mrs. GEGG, on a quarterly tenancy, at £7 per annum.

Commuted Tithe 3s.

LOT 15.

COLOURED BLUE ON PLAN.

"FIR COTTAGE"

O.S. Pt. No. 102 AREA .181 Acres or

29 Perches

A very Pleasantly Situated Freehold COTTAGE

of brick and tile, containing 4 Rooms and Out Offices; good Garden, Pigstye, &c., now let to Mr. CHARLES CRANE, on a quarterly tenancy, at £4 per annum.

Commuted Tithe 2s.

LOT 16.

COLOURED BLUE ON PLAN.

"GREY HAY COTTAGES"

O.S. Pt. No. 109 AREA .416 Acres or

1 r. 27 p.

Two Brick and Half-timbered COTTAGES, each containing 4 Rooms and Out Offices; large Garden, Pigstye, &c. No. 1 is let to Mr. W. TURFORD, on a quarterly tenancy. No. 2 is void. Actual and Estimated Rents £10 per annum.

Commuted Tithe 4s. 6d.
