

CORNWALL.

Four miles from Launceston and close to Egloskerry Station (L. & S.W.R.)

Particulars, with Plans and Conditions of Sale

OF THE HIGHLY IMPORTANT

Freehold Agricultural Property,

BEING PART OF THE

PENHEALE MANOR ESTATE

COMPRISING

A CAPITAL MIXED FARM,
SMALL HOLDING, WOODLAND,
AND VARIOUS LOTS OF
ACCOMMODATION LANDS

(Let to good Tenants at low rents),

situate in the Parish of EGLOSKERRY. The whole extending to an area of about

374 ACRES,

TO BE SOLD BY AUCTION BY

MESSRS. CALLAWAY & Co.,

AT THE

WHITE HART HOTEL, LAUNCESTON,

On Saturday, July 10th, 1920, at 3 p.m.

Solicitors:

Messrs. MACLAY, MURRAY & SPENS,
169, West George Street, GLASGOW.

and

Messrs. SHELLEY & JOHNS,
Princess Square, PLYMOUTH.

Auctioneers:

Messrs. CALLAWAY & Co.,
Hatherleigh, Exeter, Plymouth,
Okehampton, &c.

GENERAL REMARKS & STIPULATIONS

(To be read with the Conditions of Sale).

The Farm, Small Holding and Accommodation Lands are in a good state of cultivation, and held by highly respectable Tenants, and the whole is let at very low pre-war rents.

The Vendors reserve the right to withdraw the whole or any part of the Property from the Sale, and to alter or add to any of the Lots.

The Property for Sale is Freehold.

The Sale is subject to existing Tenancies, and the Leases and Agreements where in writing can be inspected by appointment at the offices of MESSRS. CALLAWAY & CO. or MESSRS. SHELLY & JOHNS.

The Plans are prepared and the Areas taken from the Ordnance Map (Second Edition, 1906), and are believed to be correct. They shall be so accepted by both the Vendor and the Purchasers, and no error or mis-statement therein or in the Particulars shall annul the Sale or entitle either party to compensation.

The Properties are sold subject to the existing Tenancies, Rights of Way, Rights of Water, Drainage, Easement and Customary Outgoings, whether mentioned in the Particulars or not.

The Sporting Rights are reserved from the Sale (in order to protect the Vendor's adjoining Estate) in Lots 1 and 2.

The Sporting Rights on the remaining Lots are included in the Sale and are all "in hand."

The Auctioneers have done their best to describe the fields accurately as to whether Arable or Pasture, but neither they nor the Vendor will hold themselves responsible for any incorrect description.

The Tithe and other Outgoings stated as chargeable on the respective Lots are taken from the Tithe apportionment, and are not official, but shall be deemed to be binding as between the several Purchasers and between them and the Vendor, and no legal or other apportionment shall be required. In all cases the apportionment value of the Tithe is quoted.

Any rents referred to are apportioned for the purpose of this Sale only, and each Purchaser is to accept the same and is not to require the assent of the Tenant, and no legal or other apportionment shall be required.

Should any dispute arise between the Vendor and any Purchaser as to the boundaries or any point arising in the Stipulations or the Plans and Particulars attached hereto, or the interpretation of any part thereof, the matter in dispute shall be referred to the arbitration of the Auctioneers, whose decision shall be conclusive and binding on all parties, and who shall decide how the costs of such reference shall be borne.

These General Remarks and Stipulations are to be taken as forming part of the Conditions of Sale.

LOT 1.

Coloured Brown on Plan.

HOLE BARTON FARM,

situate adjoining the main road from Launceston to Camelford, about $\frac{1}{2}$ mile from Egloskerry Station (L. & S.W.R.), and containing an area of about

171 acres 2 roods 21 perches

(including 9 acres 0 roods 23 perches Woodland, in hand),

let with other Lands to MESSRS. S. & I. WROTH and C. VEYSEY, on yearly Lady-day tenancies, at the apportioned rents of £100 and £28, the whole being of the total actual and estimated value of £140 per annum.

The HOUSE (Stone-built and Slated Roof) contains:—Entrance Hall, 2 Sitting Rooms, Dairy, Kitchen, Pump House and 6 Bedrooms, with Cider Cellar and E.C. outside.

The BUILDINGS comprise:—Shippen for 17 with Loft over, Shippen for 6 and Calf House with Hay Loft over, Straw House, Root House, 2 Calves' Houses and Bull House with Granary over, Bullock Sheds and Yard, Cart Shed, Piggeries, Stabling for 5 with Loft over, Loose Box, Fowl House, Wagon Shed and Sheep Shed.

Apportioned Tithe Rent Charge, £7 15s. 6d. Land Tax, £5 5s. 10d.

The Sporting Rights are reserved from the Sale.

SCHEDULE.

Ordnance No.	Cultivation.	Area.
In the occupation of MESSRS. S. AND I. WROTH.		
411a	Road ... ..	.558
413	Garden ... ..	.236
414	House and Buildings ... ..	.974
415	Yard... ..	.126
416	Yard... ..	.456
417	Pasture ... ..	.443
470 part	Pasture	3.674
471	Yard... ..	.591
472	Orchard	1.702
473	Pasture	5.166
477	Pasture	7.857
478	Pasture	4.727
487	Arable	14.466
488	Pasture	13.247
489	Arable	11.351
490	Pasture	7.366
496	Rough Pasture	7.176
503	Pasture	4.740
504	Road ... ..	.204
505	Pasture	4.037
507	Arable	7.540
508	Pasture	4.756
559	Arable	6.225
562	Pasture	7.416
563	Pasture	19.085
564	Arable	11.558
In the occupation of MR. C. VEYSEY.		
470 part	Pasture	2.000
479	Pasture	4.810
558	Pasture	6.183
560	Pasture	5.904
IN HAND.		
418	Plantation ... ..	.382
491	Plantation	1.629
506	Plantation ... ..	.775
561	Hole Plantation.	4.275
TOTAL		A 171.635

LOT 2.

Coloured Blue on Plan.

SMALL HOLDING,

situate in the Village, and adjoining the main Launceston to Camelford Road, and containing an area of about

34 acres 2 roods 36 perches

(including 2 acres 0 roods 6 perches, in hand).

The BUILDINGS in the Village are let on lease expiring on Lady-day, 1921, to MESSRS. F. P. & P. D. FRAYN, at the apportioned rent of £2; the Land to MESSRS. S. & I. WROTH, on a yearly Lady-day tenancy, at the apportioned rents of £35, making total actual and estimated rental of £44 per annum.

The BUILDINGS comprise:—Cow Shippens for 5, Root House, 2-stall Stable and Cart Shed.

Apportioned Tithe Rent Charge, £2 11s. 4d. Land Tax, £1 9s. 3d.

The Sporting Rights are reserved from this Sale.

SCHEDULE.

Ordnance No.	Cultivation.	Area.
468 part	In the occupation of MESSRS. F. P. & P. D. FRAYN. Buildings ... ..	.180
	In the occupation of MESSRS. S. & I. WROTH.	
409	Pasture	4.068
474	Pasture	4.213
475	Arable	8.114
476	Pasture	4.378
501	Arable	4.755
501a	Arable	6.267
486	Waste ... ..	.709
	In Hand.	
408	Wood	2.041
	TOTAL	A 34.725

LOT 3.

Coloured Green on Plan.

Enclosures of Accommodation Grass Land,

situate adjoining the main Camelford to Launceston Road, being Ordnance No. 419 on Plan and containing an area of about

2 acres 0 roods 33 perches

Let on a yearly Lady-day tenancy to Messrs. S. & I. Wroth at the apportioned rent of £4 per annum.

Apportioned Tithe Rent Charge, 1/-. Land Tax, 3s. 1d.

LOT 4.*Coloured Red on Plan.***Pearce's Plantation,**

situate near, and on the south side of the main Launceston to Camelford Road, being Ordnance No. 480 on Plan and containing an area of about

3 acres 0 roods 20 perches.**LOT 5.***Coloured Purple on Plan.***Enclosures of Arable, Pasture & Heath Land,**

situate close to Egloskerry Station and containing an area of about

119 acres 1 rood 35 perches

(including 84 acres 0 roods 19 perches in hand),

let to MR. J. TAYLOR-COUCH, C. SYMONS, F. P. and P. D. FRAYN, at the apportioned rents of £9 10s. od. and £3, making a total actual and estimated rental of £36 per annum.

SCHEDULE.

Ordnance No.	Description.	Area.
In the occupation of MR. J. TAYLOR-COUCH.		
244	Arable	7.071
266	Arable	4.271
267	Arable	2.760
292	Pasture	6.011
In the occupation of MR. C. SYMONS.		
265	Arable and Pasture	7.143
In the occupation of MR. R. SYMONS.		
295	Pasture ... ..	.662
In the occupation of MESSRS. F. P. and P. D. FRAYN.		
294	Arable	7.435
In hand.		
243	Road ... ..	.327
247	Heath	6.830
248	Plantation	6.498
250	Heath	8.783
251	Heath	6.018
252	Heath ... ..	.805
260 B	Plantation ... ..	.058
261 B	Plantation ... ..	.204
263	Heath	48.662
262	Heath	5.934
TOTAL		A 119.472

Tithe Rent Charge, none paid. Land Tax, £1 8s. od.

IN THE PARISH OF EGLOSKERRY. CORNWALL.

TO BE SOLD BY AUCTION

BY

MESSRS CALLAWAY & Co.

ON SATURDAY, JULY 10TH 1920.

