

Please bring these Particulars to the Sale.

17

AUCTION SALE

at

The Royal Hotel

Plymouth

on Thursday, 29th September, 1927

in Two Sessions, at 11 a.m. and 2-30 p.m.

LANGDON COURT  
ESTATE

SOUTH DEVON

*Solicitors :*

Messrs. RAWLINS, DAVY & WELLS  
Hinton Chambers, Bournemouth

*Joint Auctioneers :*

Messrs. VINER, CAREW & Co.  
Prudential Buildings, Plymouth

Messrs. FOX & SONS  
Bournemouth and Southampton



## Introduction

Wembury's Langdon Estate was developed by the Calmady family over centuries, but by the early 1870s the family head was in dire financial straits, causing it to be sold. Originally placed on the market in 1872, it remained unsold until 1876, when it was purchased by Richard Cory, an extremely wealthy self-made London coal trader who mixed in the top stratum of society. The Corys owned Langdon for the next 50 years, and expanded the estate to 2,080 acres – over half the parish of Wembury. By the 1920s the owner was Richard Wallis Cory, the first Richard's son, who then died in December 1926. His will reserved Langdon Court and its surrounding grounds for his wife, but stipulated that the remainder of the estate must be sold, with the proceeds benefitting her. In the event she decided not to hold on to the Court, and in 1927 steps were taken to put the entire estate on the market.

Until very recently it has been assumed that this led directly to an auction in September 1927, the auction for which this catalogue was prepared. However, documentary evidence has recently come to light demonstrating that the executors, Kate Cory and her brother, George Rundle, in fact sold the entire Langdon Estate privately to a single buyer well before the auction. This individual was a land speculator who, amongst other activities, followed the popular strategy of estate break-up, with the aim of selling each lot at the best price possible. Sale for housing development often figured prominently in such schemes and, as the reader of this catalogue will find, this case was no exception.

The speculator in question had the remarkable name of Albert Edward Bechely Bechely-Crundall. Investigations into his background have unearthed an intriguing story surrounding both the sale and the man, to be published via Wembury Local History Society's website. Meanwhile, this catalogue - prepared to implement the break-up strategy - provides a wealth of information relating to economic and social circumstances on the estate in the 1920s – from farm structures and facilities, through contrasts in housing quality, to fundamentals such as water supplies. When produced it was supplemented by three detailed maps, one covering the whole estate, the other two focusing on the two main settlements, Knighton and Down Thomas. Copies of these maps have been added at the end. It may be, however, that the reader requires higher-resolution versions, for example, for research purposes. These can be downloaded from our digital archive at the following web address:

<https://wemburyhistory.org.uk/resources/>

David Pinder

Chair, Wembury Local History Society  
April 2021

6 miles from  
Plymouth.

# South Devon

3 miles from  
Plymstock.

2 miles from the mouth of the River Yealm.

Foreshore Rights of about Two Miles.

---

Illustrated Particulars, Conditions of Sale and Plans  
of the Very Valuable

FREEHOLD RESIDENTIAL, AGRICULTURAL  
AND BUILDING PROPERTY

known as

## Langdon Court Estate

including

THE FINE MEDIUM-SIZE TUDOR RESIDENCE  
distinguished as "LANGDON COURT," in an excellent  
state of preservation, situated in the midst of beautiful  
country, facing South and with every modern convenience.

The well-known GREAT MEWSTONE ISLAND  
and WEMBURY BEACH.

14 FINE DAIRY AND REARING FARMS with  
SUPERIOR HOUSES and STEADINGS.

The MAJOR PORTIONS of the VILLAGES OF KNIGHTON,  
WEST WEMBURY AND DOWN THOMAS.

"THE COTTAGE," KNIGHTON.

2 FULLY-LICENSED INNS. 40 COTTAGES AND VILLAS.

Also an Exceedingly

VALUABLE BUILDING ESTATE

with an unrivalled Sea Frontage and ripe for development.

The whole extending to an area of

about **2080** acres

which

---

## FOX & SONS

in conjunction with

## VINER, CAREW & CO.

---

are favoured with instructions to offer for SALE BY  
AUCTION in a large number of Lots at

THE ROYAL HOTEL, PLYMOUTH

on THURSDAY, 29th SEPTEMBER, 1927

in Two Sessions, at 11 a.m. and 2-30 p.m. precisely (unless  
previously sold privately).

*Vacant Possession of "Langdon Court," "The Cottage," Knighton, and Lands in  
hand will be given on completion of the purchase.*

---

*Solicitors:* Messrs. RAWLINS, DAVY & WELLS, Hinton Chambers,  
Bournemouth.

*Auctioneers:* Messrs. VINER, CAREW & Co., Prudential Buildings, Plymouth.

Messrs. FOX & SONS, Bournemouth and Southampton.

*Telegrams:* Homefinder, Bournemouth.

*Telephone:* Bournemouth No. 2386 (2 lines)

# General Remarks and Stipulations

*(which shall be deemed part of the Conditions of Sale)*

THE LANGDON COURT ESTATE lies within the Parish of Wembury and is situated about six miles from the very important seaport Town of Plymouth ; three miles from Plymstock and about  $1\frac{1}{2}$  miles from the mouth of the River Yealm with its sheltered anchorage for Yachts. The nearest station is Steer Point on the Great Western Railway, about three miles distant. From Plymouth there is an excellent main line express train service to and from Exeter (about one and a half hours) and London (about four and a quarter hours) on the Great Western and Southern Railways.

THE PRINCIPAL RESIDENCE, known as "Langdon Court" (Lot 41), is a finely preserved specimen of the Tudor period, is of moderate size and stands in the midst of delightful old-world Pleasure Grounds and beautiful surrounding country.

THE ESTATE includes numerous picturesque Cottages, chiefly in the Villages of West Wembury, Knighton and Down Thomas ; wonderfully fertile and well-cultivated Arable and Pasture Lands ; beautiful Small Holdings ; Dairy, Corn and Stock-Rearing Farms ; about two miles of valuable coast frontage land, ideally placed and ripe for Building development ; the well-known Great Mewstone Island and Wembury Beach with Foreshore Rights ; and two Fully-Licensed Inns. The Estate may well be considered one of the most desirable of properties offered to the public.

HUNTING. With the Dartmoor Foxhounds and Otter Hounds.

GOLF. At Mount Batten, 18-Hole Course, about three miles away. A First-Class 18-hole Course at Thurlestone, about twelve miles away.

FISHING. Trout Fishing in the Lake on the Langdon Court property (Lot 41). Trout and Salmon Fishing in the River Yealm, within easy reach, is available.

SHOOTING. The Shooting is in hand.

POSSESSION. Vacant possession of "Langdon Court" and Grounds ; "The Cottage," Knighton ; and of such properties as may be stated to be in hand will be given on completion of the purchase.

THE WATER SUPPLY. The water supply is provided from Wells and Springs on the Estate, the water in some cases being piped to certain parts of the Estate and the supply being maintained in part by gravitation, in part by hydraulic ram, and in part by water wheels.

The water pipes are believed to run approximately as indicated by red and blue lines on the Sale Plans accompanying these Particulars, the red lines indicating the principal water system, as mentioned in the Conditions of Sale, and the blue lines indicating the subsidiary systems. The Lots are offered for sale subject to and with the benefit of the obligations and rights in reference to the water supply which are stated in the Conditions of Sale.

TENURE. The whole of the property is Freehold.

TENANCIES. The property is sold subject to the existing tenancies and the Vendor's obligations thereunder, and to all claims of the tenants by Law, Customs, Agreement or otherwise. In the case of any tenancies which comprise portions of one holding divided into two or more lots the total rent has been apportioned



for the purposes of the sale between the respective Purchasers, and each Purchaser shall accept such apportionment and shall not require any rent to be legally apportioned, or require the consent of the tenant or any other person to any apportionment of rent or liability. In any case in which the Vendor has no written evidence of any tenancy the Purchaser shall be satisfied with such evidence (if any) as may be in the Vendor's possession as to such tenancy or the terms thereof.

**AGREEMENTS.** All the Farm tenancies are yearly Lady Day tenancies. The Agreements or leases (where in writing) or copies thereof may be inspected at the offices of the Vendor's Solicitors by appointment or in the sale room, and the Purchasers shall be deemed to have full notice of the contents thereof whether they inspect the same or not.

**PLANS AND SCHEDULES.** The plans are prepared and the quantities in the Particulars are stated for the convenience only of Purchasers, and are taken from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office, and have been carefully checked and altered where necessary. Although believed to be correct their accuracy is not guaranteed, and shall be accepted by both the Vendor and the Purchasers, and no error or mis-statement in the following Particulars shall annul the sale or entitle either party to compensation.

**BOUNDARIES, FENCES, Etc.** Any boundary fence required to be erected by any Purchaser as stated in the Particulars shall be erected to the reasonable satisfaction of the Vendor within three months after the completion of the purchase, and thereafter maintained by such respective Purchasers in good order and condition. The Vendor shall not be called upon to fence any unsold Lots. Any dispute arising as to boundaries, fences, hedges, or any rights of way, water, drainage or other easement connected with this sale, whether mentioned in the particulars or not, shall be referred to the arbitration of the Auctioneers, whose decision shall be conclusive and binding on all parties.

**OUTGOINGS.** For the purposes of this sale the Tithe Rent Charge is apportioned as stated in the Particulars of the Lots. The total amount of Land Tax payable on the Estate is about £13 5s. 9d. per annum, believed to be charged on Lots 1, 6 and 45. The Vendor shall not be responsible for the accuracy of the apportionments of the Tithes and Land Tax and the respective Purchasers shall be satisfied therewith and shall not make any requisition or require further information in respect thereof. No Purchaser shall require the Tithes, Land Tax or any other outgoing to be legally apportioned.

**TIMBER.** The whole of the growing timber, timber-like trees, tellows, saplings, underwood, etc., will be included in the sale. Any dispute as to ownership of any tree or trees shall be decided by the Auctioneers, whose decision shall be final.

**TENANTS' FIXTURES.** Every effort has been made to omit any buildings or fixtures, etc., belonging to the various tenants from the descriptions of the various Lots, but the properties are sold subject to the tenants' right of removal of or payment for any such buildings or fixtures, etc., whether mentioned in the Particulars or not. Only such fixtures as are the property of the Vendor will be included in the sale.

**RESERVATIONS.** The Vendor reserves the right to sell the whole Estate or any Lot or part of a Lot privately, to alter the order of sale, to amalgamate or to divide Lots or to withdraw the whole or any Lot or Lots without declaring the reserve price. The Vendor also reserves the right to hold an Auction Sale of the contents of the Residence (Lot 41) prior to the completion of the purchase.

**VIEWING.** The properties may be inspected by permission of the respective occupiers or tenants.

**FINALLY.** Should any inconsistency arise between these Remarks and Stipulations and the Conditions of Sale the latter shall prevail.

# SCHEDULE OF LOTS.

Lot.	Description.	Acreage.		
		A.	R.	P.
1.	Spirewell Farm ... ..	147	3	24
2.	Enclosure Arable Land ... ..	15	1	32
3.	Enclosure Arable Land ... ..	12	3	21
4.	Keeper's Cottage and Land ... ..	1	3	0
5.	Land and Part Wembury Wood ... ..	63	2	23
6.	Train Farm ... ..	76	2	15
7.	Five Enclosures of Land and Woodland ... ..	46	0	2
8.	Five Pasture Fields and Woodland ... ..	36	3	14
9.	Woodland Site ... ..	30	1	4
10.	Allotment Ground ... ..	2	1	18
11.	"The Cottage," Knighton ... ..	1	1	3
12.	Accommodation Pasture Field ... ..	1	3	20
13.	Knighton Farm ... ..	103	3	23
14.	Accommodation Pasture Land ... ..	9	2	10
15.	Accommodation Pasture Land ... ..	4	1	22
16.	Cottage and Garden ... ..	0	0	15
17.	Cottage and Garden ... ..	0	0	20
18.	Cottage and Garden ... ..	0	0	11
19.	Cottage and Garden ... ..	0	0	25
20.	Cottage and Garden ... ..	0	0	7
21.	Cottage and Garden ... ..	0	0	7
22.	Cottage and Garden ... ..	0	0	26
23.	Cottage and Garden ... ..	0	0	23
24.	Cottage and Garden ... ..	0	0	20
25.	Cottage and Garden ... ..	0	0	18
26.	Cottage and Garden ... ..	0	0	24
27.	Garden Ground ... ..	0	0	32
28.	Accommodation Pasture Field ... ..	1	3	30
29.	Orchard Land ... ..	0	3	2
30.	Accommodation Pasture Land ... ..	0	1	37
31.	Stable and Coachhouse ... ..	0	0	4
32.	"The Jubilee Inn" ... ..	1	1	6
33.	Accommodation Arable Land ... ..	1	0	39
34.	Cottage and Garden ... ..	0	0	16
35.	Cottage and Garden ... ..	0	0	22
36.	West Wembury Farm ... ..	159	0	20
37.	Land and Quarry ... ..	6	2	12
37a.	Stone Quarry ... ..	1	1	32
38.	Cottage and Garden ... ..	0	0	16
39.	Cottage and Garden ... ..	0	0	14
40.	Cottage and Garden ... ..	0	0	14
41.	Langdon Court ... ..	61	0	6
42.	Church Walk Wood ... ..	16	1	8
43.	Mount Pleasant Holding ... ..	42	1	34
44.	Wembury Bay and Building Land ... ..	111	0	10
45.	Higher Ford Farm ... ..	73	0	10
46.	Cottage and Garden ... ..	0	0	24
47.	Langdon Barton Farm ... ..	230	2	29
48.	Langdon Lodge ... ..	0	2	24
49.	Wembury Point Building Estate ... ..	102	3	18
50.	Great Mewstone Island ... ..	3	0	0
Carried forward ...		A.1370	3	6



# SCHEDULE OF LOTS—continued.

Lot.	Description.	Acreage.		
		A.	R.	P.
	<i>Brought forward</i> ...	1370	3	6
51.	Raneleigh Farm ...	231	2	0
52.	Home Farm ...	88	3	29
53.	Farm Barton ...	88	1	20
54.	Enclosure ...	12	2	30
55.	Enclosure ...	4	1	13
56.	New Inn, Down Thomas ...	0	2	38
57.	Cottage and Garden ...	0	0	23
58.	Taylor's Farm ...	56	0	36
59.	Prince Farm ...	96	3	26
60.	Enclosures ...	21	2	27
61.	Cottage and Garden ...	0	0	6
62.	Cottage and Garden ...	0	0	6
63.	Cottage and Garden ...	0	0	5
64.	Cottage and Garden ...	0	0	5
65.	Gabber Farm ...	106	2	24
66.	Cottage and Garden ...	0	0	13
67.	Cottage and Garden ...	0	0	9
68.	Cottage and Garden ...	0	0	10
69.	Cottage and Garden ...	0	0	14
70.	Cottage and Garden ...	0	0	16
71.	Cottage and Garden ...	0	1	10
72.	Cottage and Garden ...	0	0	37
Total ...		A.2080	0	3

## METHOD OF OFFERING.

Lot 1 will be offered as a single lot.

Lots 2, 3 and 6 will firstly be offered as one Lot, and if not sold will then be submitted separately as lotted.

Lots 4, 5 and 7 will be offered as single lots.

Lots 9 to 40 inclusive will be offered separately as lotted.

Lots 41, 42 and 52 will firstly be offered together as one Lot, and if not so sold Lots 41 and 42 will then be submitted separately as lotted.

The remaining Lots 43 to 72 will be offered as lotted.

# PARTICULARS

## LOT 1

(Holding Coloured *Grey* on Plan No. 1)

(Cottage Coloured *Pink* on Plan No. 2)

## The Valuable and Choice Dairying, Stock Rearing and Corn Farm

known as

## “SPIREWELL”

extending to an area of about

**147a. 3r. 24p.**

easily accessible and with long and valuable frontage to the main road from Plympton to Knighton, and only about 5 miles from the centre of Plymouth.

THE COMFORTABLE AND ATTRACTIVE FARMHOUSE is very substantially built of stone, with slated roof and stucco-covered front elevation. It contains 6 good bedrooms, roof space fitted with enamelled bath and waste, 2 staircases, 2 large front sitting rooms, very spacious hall, back lobby, coal cellar, excellent dairy with slate floor, large kitchen with range and slate floor, larder, double washhouse with sink and pump, indoor and outdoor W.C.'s. Pretty garden in front and productive orchard at the back.

Water is obtained from a Spring on this Lot and is piped to the house and to a Cattle trough in the Yard. (See Note at end of this Lot.)

THE FARM BUILDINGS are near the house and include stone built trap house with corrugated iron roof. Stone and slated cow house with tyings for 11. Range of timber, stone and corrugated iron piggeries and calf house. Substantial stone built and slate roof stabling for 4 and cow house with loft over. Also tyings for 14 additional cows and root house. Stone built and corrugated iron roofed 2-bay open implement shed and garage adjoining. Range of stone built and corrugated iron roofed meal house and poultry houses.

In Park Wood there is a quantity of well-grown beech and other trees, and in Higher Train Wood a large number of oak, ash, larch, chestnut, beech and other trees of considerable girth.

### SCHEDULE.

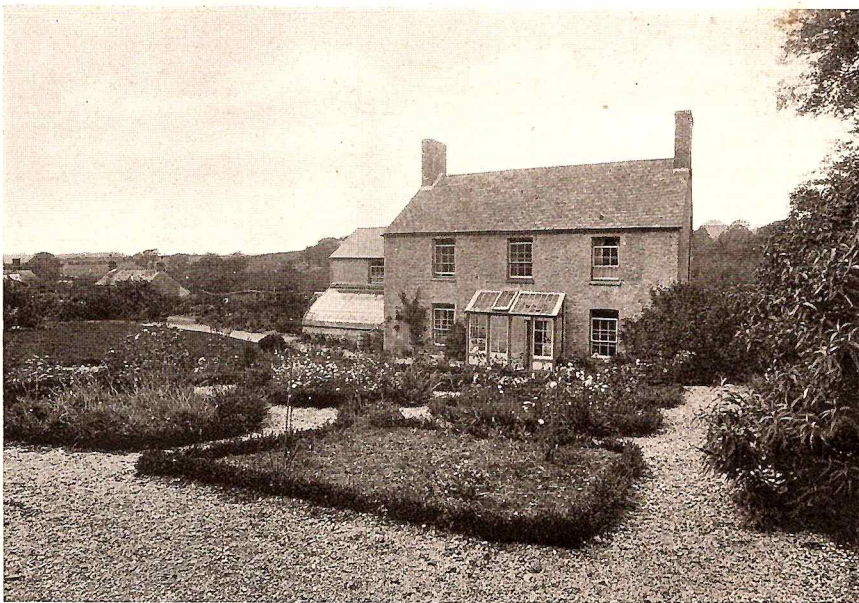
Ord. No.	Description.	Decimal Acreage.	Total Area.
LET TO MR. E. T. REID.			
✓ 207	Barnes Meadow ... .. Pasture ...	2.791 ✓	
✓ 182	Lone Park ... .. Arable ...	11.291 ✓	
✓ 181	Inner Ranleigh ... .. do. ...	5.561 ✓	
✓ 184	Outer Ranleigh ... .. Pasture ...	6.990 ✓	
✓ 183	Higher Lone Park ... .. Arable ...	15.351 ✓	
✓ 211	Higher Lanky Wells ... .. do. ...	10.181 ✓	
✓ 218	Middle Park ... .. do. ...	7.537	
✓ 215	Spring Field ... .. Pasture ...	1.995	
✓ 210	Lankywells ... .. Arable ...	11.044 ✓	
✓ 212	Yonder Meadow ... .. Pasture ...	1.490	
✓ 214	Homer Meadow ... .. do. ...	1.883	
✓ 213	Meadow ... .. do. ...	2.849	
✓ 217	Hill Park & Homestead ... .. do. ...	1.110	
✓ 242	Park ... .. do. ...	5.697	

Carried forward A.85.770





SPIREWELL FARM. LOT 1.



"THE COTTAGE," KNIGHTON. LOT 11.







# LOT 1. SCHEDULE—continued

Ord. No.	Description.		Decimal Acreage.	Total Area.
		<i>Brought forward</i>	85.770	
✓ 240	Lower West Park ...	Arable ...	3.490	
✓ 241	Higher West Park ...	do. ...	3.520	
✓ 216	Buildings, Orchard, etc.	... ..	1.160	
✓ 221	Well Park...	Pasture ...	3.887	
✓ 243	Tree Down ...	Arable ...	4.368	
✓ 222	Eastern Stone Park	do. ...	5.064	
✓ 220	Western Stone Park	do. ...	4.464	
Pt. 298a	<del>Cottage and Garden</del>	... ..	<del>0.060</del>	111.723
	LET TO MR. E. T. REID (separate tenancy).			
✓ 179	... ..	Pasture ...		3.384 ✓
	LET TO MESSRS. P. A. BRIDGMAN & SON.			
✓ 185	Outer Halson Hays ...	Arable ...	8.028 ✓	
✓ 186	Homer Halson Hays	do. ...	8.989 ✓	17.017
	IN HAND.			
✓ 180	Higher Train Wood	... ..	7.670 ✓	
✓ 209	Pt. Park Wood ...	... ..	8.045 ✓	
				15.715.
				<u>839</u>
			Total	A.147.839

With this Farm there is a

## Semi-Detached Cottage

(Ord. No. Pt. 298a Coloured *Pink* on Plan No. 2) situate in the main street of Knighton Village in front of Knighton Farm House. It contains 2 bedrooms, living room, washhouse with copper and cupboard under stairs. OUTSIDE: Woodhouse, Lean to Shed, E.C., and pigsty. Good garden. Occupied by Mr. Harold Walke.

*This was sold separately as Lot 1A. In its place Lot 21 is being sold with this Lot.*

Let as to 111.723 acres to Mr. E. T. Reid on a yearly Lady Day tenancy at a rental of ~~£165~~ <sup>an additional</sup> per annum. Tenant pays Rates. Pasture Field No. 179 is let to Mr. E. T. Reid for one year, expiring 29th September, 1927, at £4 10s. 0d. Nos. 185 and 186 let to Messrs. P. A. Bridgman & Son on a yearly Lady Day tenancy at an apportioned rental of £34 per annum, Tenants paying Rates. Total rental ~~£203 10s.~~ per annum. The Woods are in hand and possession will be given on completion of the purchase. The growing Timber on this Lot is valued at the sum of £313 10s. 10d. and is included in the sale.

### APPORTIONED OUTGOINGS:—

Commuted Tithe Rent Charge ~~£21 8 3~~ £22. 9. 8.  
Land Tax 2 19 5

Total £24 7 8

This Lot is sold subject to the reservations in favour of Lot 51 contained in Conditions of Sale. *as amended by*  
A right of way is reserved to this Lot over the Garden forming part of Lot 26 to the Earth Closet therein and belonging to this Lot. *The typed condition annexed hereto.*

Lots 2, 3 and 6 will first be offered as one Lot and if not so sold will then be submitted separately as lotted.

## LOT 2

(Coloured *Blue* on Plan No. 1)

# An Exceptionally Valuable Enclosure of Arable Land

extending to an area of about

15a. 1r. 32p.

Being Ordnance No. 187 (15.451 acres) and known as WILSAND DOWN. This field has a very long frontage to the main road leading to Knighton, and, owing to the building operations going on all round, has considerable prospective development value. Magnificent views over miles of surrounding country.

Let with other property to Messrs. P. A. Bridgman & Son on a yearly Lady Day tenancy at an apportioned rental of £31 per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Charge £1 14s. 3d.

See Note at head of Lot 2.

### LOT 3

(Coloured *Yellow* on Plan No. 1)

## A Very Important Enclosure of Arable Land

adjoining the previous lot and occupying a similarly valuable position. The area is about

**12a. 3r. 21p.**

being Ordnance No. 219 (12.883 acres) and known as Buckham Park. This field has a very long frontage to the road leading to Knighton and owing to extensive building operations in the immediate vicinity has very considerable development value. Magnificent views over miles of surrounding country.

Let with other property to Messrs. P. A. Bridgman & Son on a yearly Lady Day tenancy at an apportioned rental of £25 10s. per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £1 12s. 0d.

### LOT 4

(Coloured *Blue* on Plan No. 1)

## The Keeper's Cottage and Garden and Part of Wembury Wood

£300

A picturesque stone built and slated detached Cottage situate within a few minutes of the main road to Knighton and bus route to Plymouth. It contains 3 bedrooms, sitting room and kitchen and has a pretty verandah along the front. Outside washhouse, W.C., fowl house and a range of kennels with galvanized iron roof. Rain water tank. Water supply piped to outside tap from a spring on the property.

In the occupation of Mr. H. C. Woodley (late Estate employee) on a service tenancy.

With this Lot will be sold a

## PART OF WEMBURY WOOD

containing a number of well-grown oak and other timber.

Total area about

**1a. 3r. 0p.**

Being Ord. No. Pt. 203a (1.750 acres).

The woods are in hand and possession will be given on completion of the purchase.

The purchaser of this Lot shall covenant to erect and thereafter maintain a good and substantial fence where indicated by dotted lines on the plan.

This Lot will be sold with the benefit of two rights of way over Enclosures Ord. Nos. 255 and 263a Lot 7) as at present enjoyed, and also rights of way over the roadways Ord. Nos. 262a and 265a.



**LOT 5**  
(Coloured *Yellow* on Plan No. 1)

## A Conveniently Placed Enclosure of Arable Land

having a long frontage to the Knighton Road and ripe for development, together with a large part of the well-known

### WEMBURY WOOD

covered with well-grown oak, beech and other trees and extending down to Cofflete Creek. Beautiful sites for several high-class residences.

The whole area is about

**63a. 2r. 23p.**

#### SCHEDULE

No. on Plan.	Description.	Decimal Acreage.	Total Area.
	LET TO MESSRS. P. A. BRIDGMAN & SON.		
229	Road Field ... .. Arable	24.306	
	IN HAND.		
Pt. 203A	Part Wembury Wood ... ..	39.341	
			63.647
	Total ...		A.63.647

The growing Timber on this Lot is valued at the sum of £51 7s. 3d. and is included in the sale. Ordnance No. 229 is let, with other property, to Messrs. P. A. Bridgman & Son on a yearly Lady Day tenancy at an apportioned rental of £48 per annum, Tenant paying Rates. The woods are in hand and possession will be given on completion of the purchase.

#### APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £3 5s. 9½d.

The purchaser of this Lot shall covenant to erect and maintain a substantial fence along the Eastern boundary where indicated by a dotted line on the plan.

This Lot is sold with the benefit of a right of way for all purposes along the roadways, Ordnance Nos. 262a and 265a (belonging to Lot 13).

See note at head of Lots 2 and 3.

**LOT 6**  
(Coloured *Blue* on Plan No. 1)

## The Extremely Valuable and Important Dairying and Corn Holding

known as

# TRAIN FARM

extending to an area of about

**76a. 2r. 15p.**

only about 5 miles from the centre of Plymouth, bounded on the N.E. by the main road to Knighton Village and intersected by another good road to Knighton.

£3,630

## Valuable Prospective Building Frontages

The substantial and comfortable Farm house stands well up and is erected of stone, with the front slate hung and with slated roof. It contains, on the First Floor, 3 good front bedrooms and 2 secondary rooms, with ample space for the provision of a bathroom; and on the Ground Floor, 2 large front sitting rooms and entrance hall. Large kitchen with stone floor, dairy with stone floor, washing room. Lean-to pump house with pump. Small yard with coal house and outside W.C. Built on to the house is a lean-to stone and corrugated iron implement shed.

The Farm Buildings are close by and are stone built and slated. They are ranged round a yard and include trap house, open cart shed, stabling for 6, two cow houses with tyings for 24 and large barn over, cow house for 6 and bull pen, range of piggeries, granary, corrugated iron roofed lean-to implement shed. Water is obtained from a Spring near the Homestead and piped to a tank and trough in Yard.

### SCHEDULE.

Ord. No.	Description.	Decimal Acreage.
223	Three Corner above Town ... Arable ...	6.298
224	Middle Corner above Town ... do. ...	5.021
247	Eastern Above ... do. ...	4.722
248	Higher Pigs Park ... Pasture ...	2.340
252a	Lower Pigs Park ... do. ...	.954
253a	The Warren ... do. ...	6.228
249a	House, Buildings, etc. ...	.685
251a	The Warren ... Pasture ...	9.572
250a	... do. ...	.461
251a1	... do. ...	.290
246	Homer above Town ... do. ...	4.587
244	Higher Tray Down ... Arable ...	6.056
284	Outer Tray Down ... do. ...	15.148
285	Lower Train Down ... do. ...	7.079
285a1	Plot ...	.217
285a	Orchard ...	2.000
286	Watergate Meadow ... Meadow ...	4.938
Total ...		A.76.596

Let, with other property, to Messrs. P. A. Bridgman & Son on a yearly Lady Day tenancy at an appor-  
tioned rental of £151 10s. per annum, Tenant paying Rates.

#### APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £14 15 9  
Land Tax 6 15 10

Total £21 11 7

### LOT 7

(Coloured *Pink* on Plan No. 1)

## Five Useful Enclosures of Fertile Arable Land

with long frontage to the main road to Knighton Village and a return frontage to an accommodation road at side, together with a considerable area of the well-known

# WEMBURY WOOD

covered with well-grown oak, beech and other trees, and extending down to Cofflete Creek.

EXCEPTIONAL SITES FOR ONE OR MORE HIGH-CLASS RESIDENCES, OF WHICH THERE ARE A NUMBER IN THE NEIGHBOURHOOD.

The whole area is about

**46a. 0r. 2p.**

## SCHEDULE.

No. on Plan.	Description.	Decimal Acreage.	Total Area.
LET TO MR. M. J. S. & MRS. M. SHERWILL.			
231a	Furzeland ... .. Arable ...	6.724	
263a	Little Furze Park ... .. do. ...	2.376	
255	Big Furze Park ... .. do. ...	8.287	
254	North Ditch ... .. do. ...	4.087	
256	Jenys Park ... .. do. ...	3.797	
			<u>25.271</u>
IN HAND.			
Pt. 203a	Part Wembury Wood ... ..		20.744
			<u>A.46.015</u>
	Total ...		

The arable land is let, with other property, to Mr. and Mrs. Sherwill on a yearly Lady Day tenancy at an apportioned rental of £37 10s. per annum, Tenant paying Rates.

The Woods are in hand and possession will be given on completion of the purchase.

The valuable growing Timber on this Lot is valued at the sum of £56 8s. 6d. and is included in the sale.

### APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £2 2s. 10d.

This Lot will be sold subject to two rights of way over Ord. Nos. 255 and 263a as at present enjoyed in favour of the purchaser of Lot 4.

A right of way along the roadways, Ord. Nos. 262a and 265a (belonging to Lot 13) is reserved in favour of the purchaser of this Lot.

## LOT 8

(Coloured *Blue* on Plan No. 1)

# Five Excellent Fields of Pasture Land and a Part of Wembury Wood

The whole having an area of about

**36a. 3r. 14p.**

as detailed in the following

# LOT 8—continued

## SCHEDULE.

Ord. No.	Description.	Decimal Acreage.	Total Area.
LET TO MR. M. J. S. & MRS. M. SHERWILL.			
325a	New Down ... .. Pasture ...	5.564	
324	Tar Park ... .. do. ...	7.730	
321a	Minefield ... .. do. ...	1.910	
272a	Do. ... .. do. ...	4.519	
315	Outland ... .. do. ...	5.879	
			25.602
IN HAND.			
320a	Wembury Wood ... ..	2.758	
319a	Do. ... ..	2.136	
326a	Do. ... ..	5.804	
Pt. 316a	Stream ... ..	.142	
Pt. 259a	Road ... ..	.395	
			11.235
Total ...			A.36.837

The area in the occupation of Mr. and Mrs. Sherwill is let, with other property, on a yearly Lady Day tenancy at an apportioned rental of £39 12s. 5d. per annum. Tenant pays Rates.

### APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £3 18s. 2d.

Rights of way for all purposes along the Lanes, Ord. Nos. Pt. 259a and 265a (belonging to Lot 13), reserved in favour of the purchaser of this Lot.

## LOT 9

(Coloured *Yellow* on Plan No. 1)

# A Very Valuable Site

Suitable for the erection of one or more private residences. Occupying a finely wooded Hill having magnificent views and sloping down to Coflete Creek, a tributary of the River Yealm, affording excellent boating and yachting facilities.

Ordnance No. Pt. 316a (30.279 acres), the area being

**30a. 1r. 4p.**

In hand, and possession will be given on completion of the purchase.

### APPORTIONED OUTGOINGS :—

Commuted tithe rent charge £1 17s. 0d.

A right of way along the roadway, Ord. No. 265a, is reserved in favour of the purchaser of this Lot.

The growing Timber on this Lot is valued at the sum of £36 13s. 6d. and is included in the sale.



## LOT 10

(Coloured *Pink* on Plan No. 1)

# A Very Valuable Enclosure of Allotment Ground

1/10

extending to an area of about

**2a. 1r. 18p.**

being Ordnance No. 258 (2.361 acres) conveniently situate on the main road opposite the entrance to Knighton Village and with a long return frontage to an accommodation road at side. Ripe for immediate development.

Let on Yearly Lady Day tenancies as follows :—

			£	s.	d.
As to a small area to	Mr. Wm. Orgett at per annum	...	0	1	3
do.	Mr. Joseph Avent do.	...	0	2	6
do.	Mr. Frank Walk do.	...	0	2	6
do.	Mr. John Colman do.	...	0	12	6
The remainder to	Mr. Daniel Milden do.	...	3	11	3
Total rental			£4	10	0

Mr. John Colman pays his proportion of the Rates, the remainder of the Rates on this Field are paid by Mr. D. Milden.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 8s. 8d.

A right of way over Ord. No. Pt. 259a along the frontage of this Lot is reserved in favour of the purchaser of this Lot.

## LOT 11

(Coloured *Pink* on Plan No. 2)

# The Extremely Attractive Detached Country Property

known as

## “THE COTTAGE”

1/10

situate in Knighton Village and standing in a large and beautifully kept garden, and extending, with the gardens, to an area of about

**1a. 1r. 3p.**

Being Ord. No. Pt. 295 (1.270 acres).

The house is stuccoed and is covered with well-weathered asbestos tiles. It is approached by a carriage drive, and contains :—

ON THE FIRST FLOOR :—

5 excellent Bedrooms.  
Bathroom with enamelled iron bath and hot and cold supplies.  
Separate W.C.

ON THE GROUND FLOOR :—Small Hall with Conservatory Porch.

Dining Room with fireplace and service hatch.

Drawing Room with fireplace and door leading to large heated Conservatory.

Ground Floor Lavatory with basin and hot and cold supplies. Kitchen with good Range, airing cupboard and dresser. Scullery with deep sink, hot and cold supplies. Large larder with stone floor and slate shelf. Back porch entrance. Wash-house, entered from outside, with fitted copper.

Water is laid on from Estate Main.

THE OUTBUILDINGS are built of stone, corrugated iron and slate and comprise garage, woodhouse and loose box with loft over. Woodshed, potting shed, oil store and coal store. In the Garden there is a wood and corrugated iron potting shed.

## The Gardens

are an important feature of this delightful property and are laid out with broad grass walks, lawns and gravelled paths. The soil is very productive and there is a large variety of fruit trees and flowers.

At present in the occupation of Colonel Rundle, who is leaving, and **Vacant Possession will be given on Completion of the Purchase.**

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 4s. 0d.

Rights of way over Ord. Nos. 303a, 294a and 483a are reserved in favour of the purchaser of this Lot.

### LOT 12

(Coloured *Yellow* on Plan No. 1)

## An Exceptionally Choice Accommodation Pasture Field

adjoining the previous lot and having an area of about

**1a. 3r. 20p.**

1/60

being Ordnance No. 306 (1.876 acres), excellently placed at the entrance to Knighton Village and with a long and valuable main road frontage. Return frontage to accommodation road at side. Ripe for immediate development.

Let, with other land, to Mr. John Colman on a yearly Christmas tenancy at an apportioned rent of £5 per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 7s. 1d.

A right of way over Ord. No. Pt. 259a along the frontage of this Lot is reserved in favour of the purchaser of this Lot.

## LOT 13

(Coloured *Green* on Plans Nos. 1 and 2)

# The Very Important Mixed Holding

known as

## KNIGHTON FARM

£3,800

extending to an area of about

**103a. 3r. 23p.**

centrally situated in and adjacent to the Village of Knighton, and possessing long and very valuable main road frontages, much of which is ripe for immediate development.

The extremely attractive detached double-fronted Farmhouse is built of stone with slated roof and has a delightful front garden. It contains

ON THE FIRST FLOOR :— 3 good front bedrooms, 2 back bedrooms, and 2 roomy cupboards.

ON THE GROUND FLOOR :— Entrance Hall, Large Dining Room, Drawing Room, large Kitchen with open fire place. Bathroom with hot and cold supply, also lavatory basin (H. & C.) and W.C. Scullery with good range and stone floor. Large dairy with stone floor and water laid on. Larder with stone floor. Lumber room approached from back staircase out of scullery.

Water is laid on from the principal water system. There is a separate supply from a Tank on this Lot which also supplies the Roadside Tap in Knighton Village. (See Conditions of Sale as to Water Rights.)

OUTSIDE :— Washhouse with copper and water trough and brick floor. Workshop and Poultry House adjoining house. Outside E.C.

THE FARM BUILDINGS are conveniently near the house and comprise :—

Stone and slated 3-bay open cart shed. Yard with range of stone and slated buildings, including lean-to implement shed. Cow house with tyings for 30, with feeding walk and calf pen ; also chaff house and root house, and large granary over. Two cow houses for 9. Cart horse stables for 6. Range of piggeries. Two-stall stable, loose box and harness room.

Stone, timber and corrugated iron detached motor house. Timber and corrugated iron lean-to saw shed in back yard. Range of brick and slate piggeries. Water trough in yard. Timber and corrugated iron implement shed and cow stall adjoining enclosure No. 311a (in road, Ord. No. Pt. 259A), and a galvanized iron water trough almost opposite.

With this Farm there is included the third COTTAGE of the second block of four on the right-hand side of Knighton Village street. It is stone built and slated and contains 3 bedrooms, sitting room, kitchen and small washhouse. Small garden with E.C. Occupied by Mr. J. Algate, a farm employee.

The Lands include

some of the best Pastures in this renowned Dairying district, and the fertile arable land is in a high state of cultivation.

In Enclosures Ord. Nos. 485a, 484a, 309, 311a, and 260a are Water Troughs supplied by the principal water system.

**LOT 13—continued**

**SCHEDULE.**

Ord. No.	Description.				Decimal Acreage.	Total Area.
<b>LET TO MR. M. J. S. &amp; MRS. M. SHERWILL.</b>						
314	Lower Stone Ditch ...	...	Arable	...	3.593	
271	Acorn ...	...	do.	...	5.427	
270	Bottom Park ...	...	do.	...	3.819	
269	Black Pitts ...	...	do.	...	7.801	
232a	Folkham ...	...	do.	...	6.067	
262a	Road ...	...	...	...	.721	
265a	Road ...	...	...	...	1.184	
260a	Cross Bonfire ...	...	Arable	...	6.408	
257	Old Ham ...	...	do.	...	3.210	
261a	Durlong ...	...	Arable	...	5.959	
264	Slade ...	...	do.	...	5.343	
266	Higher Long Field ...	...	do.	...	3.737	
267	Middle Long Field ...	...	do.	...	3.960	
268	Lower Long Field ...	...	do.	...	3.204	
312a	Higher Stone Ditch ...	...	do.	...	5.725	
311a	Linday Bonfire ...	...	do.	...	7.181	
300a	Backfield & Well Meadow ...	...	Pasture	...	2.561	
299a	Do. ...	...	do.	...	2.687	
302	Trout Meadow ...	...	do.	...	2.055	
304a } 484a }	Great Little South Parks ...	...	do.	...	7.890	
309	Bickham Park ...	...	Arable	...	3.574	
485a	Tree Field or West Park ...	...	Pasture	...	7.048	
296a	Orchard ...	...	...	...	.998	
Pt. 298a	House and Buildings ...	...	...	...	1.551	
Pt. 297	Orchard ...	...	...	...	.727	
Pt. 301	Cottage and Garden ...	...	...	...	.063	
<hr/>						102.493
<b>IN HAND.</b>						
Pt. 259a	Roadway ...	...	...	...	.880	
303a	Do. ...	...	...	...	.207	
294a } 483a }	Do. ...	...	...	...	.314	
<hr/>						1.401
<b>Total</b>						<b>A.103.894</b>

Let, in part, with other land, to Mr. M. J. S. and Mrs. M. Sherwill on a yearly Lady Day tenancy at an apportioned rental of £143 3s. 1d. per annum, Tenant paying Rates. The Cottage being let separately at a rent of £1 per annum. The remainder is in hand, of which vacant possession will be given on completion of the purchase.

**APPORTIONED OUTGOINGS :—**

Commuted Tithe Rent Charge £14 19s. 8d.

This Lot is sold subject to the following rights of way :—

Over the Roadway Ord. No. Pt. 259a in favour of Lots 8, 10, 12 and 28.

Do.	Ord. No. 265a	do.	Lots 4, 5, 7, 8 and 9.
Do.	Ord. No. 262a	do.	Lots 4, 5, and 7.
Do.	Ord. No. 303a	do.	Lots 11, 23, 24 and 25.
Do.	Ord. Nos. 294a, 483a	do.	Lots 11, 14, 15, 27 and 33.
Do.	Ord. No. Pt. 298a	do.	Lot 26.



**LOT 14**  
(Coloured *Pink* on Plan No. 1)

## Two Valuable Enclosures of Accommodation Pasture

practically in the centre of the Village of Knighton, with easy access thereto, and extending to an area of about

**9a. 2r. 10p.**

*£165*

**SCHEDULE.**

Ord. Nos.	Description.						Decimal Acreage.
486a	Barn Park	...	...	Pasture	...	...	5.853
488	Water Park	...	...	do.	...	...	3.713
Total ...							<u>A.9.566</u>

Water is obtained jointly with Lot 15 from a galvanized-iron trough. (See Conditions of Sale as to Water Rights.)

Let, with other land, to Mr. M. J. S. and Mrs. M. Sherwill on a yearly Lady Day tenancy at an apportioned rental of £16 12s. 6d. per annum, Tenant paying Rates.

**APPORTIONED OUTGOINGS :—**

Commuted Tithe Rent Charge £1 14s. 3d.

A right of way over the Roadway Ord. Nos. 294a and 483a is reserved in favour of the purchaser of this Lot.

**LOT 15**  
(Coloured *Yellow* on Plan No. 1)

## A Very Valuable Piece of Accommodation Pasture

adjoining the previous lot and in an excellent position, with a long frontage to Knighton Village street.

*£105*

The area is about

**4a. 1r. 22p.**

being Ord. No. Pt. 482a (4.387 acres) and known as Quarry Park.

Water is obtained jointly with Lot 14 from a galvanized-iron trough. (See Conditions of Sale as to Water Rights.)

Let, with other land, to Mr. M. J. S. & Mrs. M. Sherwill on a yearly Lady Day tenancy at an apportioned rental of £7 15s. per annum, Tenant paying Rates.

**APPORTIONED OUTGOINGS :—**

Commuted Tithe Rent Charge, 19s. 2d.

On part of Enclosure Ord. No. 482a is a Parish Room. This Room and the site upon which it stands and the approach thereto as now used are excepted from this Lot.

A right of way over the Roadway Ord. Nos. 294a and 483a is reserved in favour of the purchaser of this Lot.

(Coloured *Blue* on Plan No. 2)

## A Picturesque Stone Built and Slated Cottage with Garden

(One of a block of four.)

AREA :

**0a. 0r. 25p.**

Being Ord. No. Pt. 301 (.097 acres).

Situate at Knighton and being the first house in the Village.

The Cottage contains : 2 bedrooms, living room with range and a wash-house. Outside there is a stone and slated outhouse, a rain water tank, and an E.C. There is a long garden.

Let to Mr. F. Walke at a rental of £3 per annum, Tenant paying Rates.

This Lot is sold subject to a right of way in favour of Lots 17 and 18 for the purpose of obtaining access to woodsheds and gardens forming part of such Lots respectively.

### LOT 17

(Coloured *Pink* on Plan No. 2)

## The Adjoining and Similar Cottage with Garden

AREA :

**0a. 0r. 20p.**

Being Ord. No. Pt. 301 (.123 acres).

Let to Mr. T. Avent on a monthly tenancy at a rental of £3 per annum, Tenant paying Rates.

A right of way across Lot 16 to the Woodshed and Garden included in this Lot is reserved in favour of the purchaser of this Lot.

### LOT 18

(Coloured *Yellow* on Plan No. 2)

## The Adjoining and Similar Cottage and Garden

AREA :

**0a. 0r. 11p.**

Being Ord. No. Pt. 301 (.067 acres).

Let to Mr. J. Avent on a monthly tenancy at a rental of £2 8s. per annum, Tenant paying Rates.

A right of way across Lot 16 to the Woodshed and Garden included in this Lot is reserved in favour of the purchaser of this Lot.

**LOT 19**

(Coloured *Pink* on Plan No. 2)

**The Adjoining and Similar but Somewhat  
Larger Cottage with Garden**

AREA :

**0a. 0r. 25p.**

Being Ord. No. Pt. 301 (.156 acres).

Same accommodation, but with a larger passage entrance and a bigger wash-house than the previous lots. There is a large garden at the side.

Let to Mrs. E. Cawse on a monthly tenancy at a rental of £3 per annum, Tenant paying Rates.

**LOT 20**

(Coloured *Blue* on Plan No. 2)

**A Picturesque Stone Built and Slated Cottage  
and Garden**

(one of a block of four)

situate almost adjoining the previous lot in main street of Knighton Village and numbered 5.

AREA :

**0a. 0r. 7p.**

Being Ord. No. Pt. 301 (.046 acres).

The Cottage contains 2 bedrooms, kitchen and small washing place.  
Stone outbuilding at side of house.  
Small garden and E.C. at side.

Let to Mrs. Cobley on a monthly tenancy at a rental of £4 per annum, Tenant paying Rates.

A right of way across Lot 21 to the Woodshed, Earth Closet and Garden included in this Lot is reserved in favour of the purchaser of this Lot.

**LOT 21**

(Coloured *Brown* on Plan No. 2)

**The Adjoining and Similar Cottage and Garden**

AREA :

**0a. 0r. 7p.**

Being Ord. No. Pt. 301 (.048 acres).

Let to Mr. J. J. Walke on a monthly tenancy at a rental of £2 12s. per annum, Tenant paying Rates.

This Lot is sold subject to a right of way in favour of Lot 20 for the purpose of obtaining access to the Woodshed, Earth Closet and Garden forming part of such Lot.

**LOT 22**

(Coloured *Yellow* on Plan No. 2)

## **An Excellent Stone Built and Slated Cottage and Garden**

next but one to the previous lot.

The Cottage contains 3 bedrooms, sitting room, and kitchen.

Outside : brick and corrugated iron toolhouse and E.C. Also a useful stone and corrugated iron workshop with copper. Good garden in the rear.

AREA :

**0a. 0r. 26p.**

Being Ord. No. Pt. 301 and Pt. 298a (.160 acres).

Ord. No. Pt. 301 is let to Mr. W. S. Bennett at £4 per annum, Tenant paying Rates. Ord. No. Pt. 298a is let with other property to Mr. M. J. S. and Mrs. M. Sherwill on a Lady Day tenancy at an apportioned rent of 12s. 0d. per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commutd Tithe Rent Charge 6d.

**LOT 23**

(Coloured *Pink* on Plan No. 2)

## **An Attractive Stone Built and Slated Cottage with Garden**

situate almost immediately opposite the previous lot and being the first house of a block of three in the main street of Knighton Village. It contains 2 bedrooms, sitting room, and wash-house, 2 outhouses and E.C. Good garden in rear.

AREA :

**0a. 0r. 23p.**

Being Ord. No. Pt. 299 (.142 acres).

Let to Mr. M. J. S. and Mrs. M. Sherwill at a rental of £1 per annum, Tenant paying Rates. Occupied by Mr. William Algate.

This Lot is sold with the benefit of a right of way over Ord. No. 303a and a right of way across Lots 24 and 25 for the purpose of obtaining access to the Garden included in this Lot and subject to a right of way in favour of Lots 24 and 25 for the purpose of obtaining access to the Gardens included in those Lots respectively.



### LOT 24

(Coloured *Yellow* on Plan No. 2)

## The Adjoining Cottage and Garden

(Centre of block of three).

AREA :

**0a. 0r. 20p.**

Being Ord. No. Pt. 299 and Pt. 297 (.124 acres).

Similar accommodation as in previous lot.

The outbuildings to this Lot are on Part Ordnance No. 297 adjoining.

This house is let to Mr. Pitts free of rent.

This Lot is sold with the benefit of a right of way over Ord. No. 303a and a right of way across Lots 23 and 25 for the purpose of obtaining access to the gardens included in this Lot ; and subject to a right of way in favour of Lots 23 and 25 for the purpose of obtaining access to the gardens included in those Lots respectively.

### LOT 25

(Coloured *Blue* on Plan No. 2)

## The Adjoining and End Cottage and Garden

with similar accommodation to the previous lot.

In this case also the outbuildings are on part of Ordnance No. 297 adjoining.

AREA :

**0a. 0r. 18p.**

Being Ord. Nos. Pt. 299 and Pt. 297 (.116 acres).

Let to Mr. Smith on a monthly tenancy at a rental of £3 per annum, Tenant paying Rates.

This Lot is sold with the benefit of a right of way over Ord. No. 303a and a right of way across Lots 23 and 24 for the purpose of obtaining access to the garden included in this Lot, and subject to a right in favour of Lots 23 and 24 for the purpose of obtaining access to the gardens included in those Lots respectively.

### LOT 26

(Coloured *Blue* on Plan No. 2)

## A Substantial Stone Built Cottage

with slated roof and stuccoed front (one of a pair), situate in a convenient position almost opposite the previous lot in the main street of Knighton Village and in front of Knighton Farm House.

AREA :

**0a. 0r. 24p.**

Being Ord. No. Pt. 298a (.150 acres).

The Cottage contains 2 bedrooms, living room, wash-house with copper, cupboard under stairs. Outside : Woodhouse, Pigstye and E.C. There is a good garden at the side of the property.

Let to Mr. C. Badcock on a monthly tenancy at a rental of £2 15s. per annum, Tenant paying Rates.

A right of way over the Farm approach Road Ord. No. Pt. 298a to the back of the Cottage on this Lot is reserved in favour of the purchaser of this Lot.

This Lot is sold subject to a right of way to the Earth Closet in the garden as at present enjoyed in favour of the purchaser of the Cottage in Knighton Village belonging to Lot 1.

(Coloured *Blue* on Plan No. 2)

## A Valuable Piece of Garden Ground k/s

situate in the main street of Knighton Village immediately opposite the Smithy and with a long return frontage to a lane at the side.

AREA :

**0a. 0r. 32p.**

Being Ord. No. Pt. 295 (.198 acres).

Let to Mr. J. Colman, with other property, on a yearly Christmas tenancy, at an apportioned rent of 10s. per annum, Tenant paying Rates.

A right of way over the roadway Ord. Nos. 294a and 483a is reserved in favour of the purchaser of this Lot.

### LOT 28

(Coloured *Blue* on Plan No. 1)

## An Important Enclosure of Accommodation Pasture

extending to an area of about k/s

**1a. 3r. 30p.**

Being Ordnance No. 310a (1.936 acres), conveniently situate within a few yards of the main approach to Knighton Village and with a frontage to a good accommodation road.

Let, with other land, to Mr. John Colman on a yearly Christmas tenancy at an apportioned rent of £4 10s. per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 6s. 4d.

A right of way over Ord. No. Pt. 259a along the frontage of this Lot and Lot 12 is reserved in favour of the purchaser of this Lot.

### LOT 29

(Coloured *Pink* on Plan No. 2)

A

## Valuable Piece of Orchard Land k/s

extending to an area of about

**0a. 3r. 2p.**

and having an important frontage to the main street in Knighton Village.

Being Ordnance No. 292a (.762 acres).

Let to Mr. Daniel Milden on a yearly Christmas tenancy, with other property, at an apportioned rental of £4 16s. per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 2s. 10d.

**LOT 30**

(Coloured *Blue* on Plan No. 2)

**A Valuable Piece of Accommodation Pasture Land**

Next to the previous Lot and having a very long frontage to the main street of Knighton Village. Area, *1105*  
about

**0a. 1r. 37p.**

Being Ordnance No. 289a (.481 acres).

Let to Mr. Daniel Milden, with other property, on a yearly Christmas tenancy at an apportioned rental of £3 4s. per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 1s. 9d.

**LOT 31**

(Coloured *Blue* on Plan No. 2)

**A Stone, Timber and Slated  
STABLE AND COACH HOUSE**

with loft over, situate at the bottom of Lane dividing the two previous Lots.

Being Ordnance No. Pt. 292a (.026 acres).

Let to Mr. Daniel Milden, with other property, on a yearly Christmas tenancy, at an apportioned rental of £2 0s. 0d. per annum, Tenant paying Rates.

**LOT 32**

(Coloured *Green* on Plan No. 2)

**The Extremely Valuable  
Free and Fully Licensed (<sup>SEVEN</sup><sub>DAYS</sub>) Public House  
known as**

**“THE JUBILEE INN”**

Built of stone, partly stuccoed, brick chimneys and slated roof.

There is a wide Porch entrance and the house contains :—

ON THE UPPER FLOOR :— One very large room the whole length of house (can be divided into two by folding doors). Four other Bedrooms.

ON THE GROUND FLOOR :—Tap Room, large Dining Room, small Sitting Room, Kitchen, Larder and Washhouse with back entrance.

Outside :—E.C. and W.C. Water is laid on from the Principal Water System. There is an Orchard behind the house and a pretty garden adjoining. The whole extends to an area of about

**1a. 1r. 6p.**

Being Ordnance No. 288a (1.287 acres).

In the occupation of Mr. A. Perring, with other property, on a yearly Lady Day tenancy at an apportioned rental of £46 per annum, Tenant paying Rates.

NOTE.—This is one of the most important Lots in the Langdon Court Estate Sale. Thriving trade has for many years been done and with the impending development of Wembury Bay it will no doubt very considerably increase.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 7s. 4d.

(Coloured *Brown* on Plan No. 2)

## A Valuable Enclosure of Accommodation Arable Land 1/2 (1/2)

ripe for building development, possessing a long and valuable frontage to the main street of Knighto Village and lanes at the side and rear.

Area about

**1a. 0r. 39p.**

Being Ordnance No. Pt. 293a (1.243 acres).

Let to Mr. A. Perring, with other property, on a yearly Lady Day tenancy at an apportioned rental of £2 6s. per annum, Tenant paying Rates.

*NOTE.—The small building at the north-east corner of this field does not belong to the property and is excluded from the sale.*

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 2s. 10d.

A right of way over the roadway, Ord. Nos. 294a and 483a, is reserved in favour of the purchaser of this Lot.

### LOT 34

(Coloured *Blue* on Plan No. 2)

## Well-Built Stone, partly Stuccoed and Slate-Roofed House, known as “MAY COTTAGE”

situate immediately adjoining the previous Lot.

It contains 2 bedrooms, large front sitting room, kitchen, larder, washhouse with copper, coalhouse, back porch and outside E.C. Entrance lobby.

There is a small front garden, and a garden at the back.

AREA :

**0a. 0r. 16p.**

Being Ordnance No. Pt. 291a (.102 acres).

Let to Mr. William Drake on a monthly tenancy at £4 per annum, Landlord paying Rates.

*NOTE.—This Cottage is in an extremely good condition and in first-class decorative order throughout.*

### LOT 35

(Coloured *Pink* on Plan No. 2)

## The Adjoining and almost Similar Cottage

with front garden and large garden at the back.

AREA :

**0a. 0r. 22p.**

Being Ordnance No. Pt. 291a (.139 acres).

Let to Mrs. M. A. Walters on a monthly tenancy at a rental of £3 per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 4d.







WEST WEMBURY FARM. LOT 36.



LANGDON BARTON FARM. LOT 47.



# The Very Important and Fertile Mixed Holding

known as

## West Wembury Farm

4/50

with comfortable Homestead, centrally situated at the end of Knighton Village.

The land possesses long and valuable frontages to the main road leading down to the far-famed WEMBURY BEACH, and along which it is confidently anticipated considerable development will take place in the near future.

The Farm House is stone built, slate hung in front, and slated roof. It contains :—

ON THE FIRST FLOOR :— 5 good Bedrooms ; also another room, approached by a separate staircase.

ON THE GROUND FLOOR :—Passage Entrance, Dining Room, Drawing Room, Kitchen with Range, Dairy with slated floor.

Pump House with stone floor, with water from well supplying House, Garden and Buildings.  
Large Larder, passage room, and outside E.C.

## THE BUILDINGS

are substantially built of stone with slated roofs and ranged round a large Yard and comprise : 3-bay open Implement Shed, Range of Poultry Houses, Trap House, Cart-horse Stables for 7 with loft over, Cow House with tyings for 14 and feeding gangway. Fodder Room at end, also large Barn and Wool Store over, Cider Mill and Loft over, Cow House for 10, Range of four Fowl Houses and Pigsties, large Wood Store, Coal House and Poultry House near back door.

On the opposite side of the road there is a further set of Buildings, stone built and slated, comprising Cow House for 22, with feeding gangway and Lofts over ; large Barn and walled yard. A short distance away there is another stone built and slated Barn.

Between the last-mentioned buildings there is a DETACHED STONE BUILT, STUCCO-FRONTED AND SLATE ROOF COTTAGE containing 3 bedrooms, sitting room, kitchen with range, washhouse and larder. Yard with E.C. and wood store. There is a large and very pretty garden on the opposite side of the road. Occupied by Mr. Drake (Farm employee).

This Lot extends to an area of about

159a. Or. 20p.

### SCHEDULE.

Ord. No.	Description.	Decimal Acreage.
561	Stokeham Lake ... .. Arable ... ..	3.546
562	Longlands Meadow ... .. Pasture ... ..	3.504
591a	Outer Borough ... .. Arable ... ..	8.682
590a	Clay Park ... .. Brake ... ..	5.873
564	Homer Borough ... .. Arable ... ..	6.868
563	Longland ... .. do. ... ..	9.169
523	Lower Old House ... .. do. ... ..	5.928
524	Higher Old House ... .. do. ... ..	6.290
520	Three Corners ... .. do. ... ..	3.573
521	Higher Howden ... .. do. ... ..	5.782

Carried forward ... A.59.215



Ord. No.	Description.			Decimal Acreage.	Total Area.
			<i>Brought forward</i>	59.215	
555a	New Park ...	...	Arable ...	9.264	
554a	Lower Mill Meadow ...	...	Pasture & Meadow	6.984	
515a	Higher Mill Meadow ...	...	do. do.	5.674	
516a	Coombe Meadow ...	...	Orchard & Pasture	2.910	
517a	Coombe ...	...	Arable ...	5.397	
471	Great Willowhays ...	...	do. ...	5.256	
518a	Lower Pitton ...	...	do. ...	3.992	
519	Higher Pitton ...	...	do. ...	3.545	
472	Little Cross Park ...	...	do. ...	2.962	
473	Patchcross Park ...	...	Pasture ...	4.607	
474a	Little Willowhays ...	...	do. ...	3.147	
525	Great Browns Hill ...	...	Arable ...	6.011	
526	Little Browns Hill ...	...	do. ...	3.718	
527	Little Clampitts ...	...	do. ...	2.878	
487	Great Clampitts ...	...	do. ...	4.052	
481	Higher Cross Park ...	...	do. ...	4.907	
480	Bow Rules ...	...	do. ...	3.337	
479	Barn Park ...	...	Pasture ...	3.301	
287a	Sand Park ...	...	do. ...	3.057	
475a	Mowhay Meadow ...	...	do. ...	2.795	
Pt. 477a	Mow Yard and Buildings ...	...	do. ...	.997	
Pt. 468a	Kitty and Well Park ...	...	do. ...	6.007	
461a	Do. ...	...	do. ...	1.268	
468a1	Do. ...	...	do. ...	.242	
476	Orchard ...	...	Pasture & Garden	.540	
478a	House, Yard and Buildings ...	...	...	1.273	
478a1	Do. do. ...	...	...	.634	
					157.970
	IN HAND (except as to a small portion).				
Pt. 456a	Part Willow Plot ...	...	...	...	1.157
			Total	...	A.159.127

The Cliffs forming the Southern Boundary of this Lot and being Pt. Ord. No. 589a are included in this Lot.

Let, with other property, to Messrs. W. Pursley and J. P. Pursley on a yearly Lady Day tenancy at an apportioned rental of £266 16s. per annum, Tenants paying Rates. The Cottage is let to Messrs. Pursley on a separate monthly tenancy at a rental of £4 per annum, Tenants paying Rates.

#### APPORTIONED OUTGOINGS :—

Commuted Tithe Rent. Charge £25 9s. 3d.

This Lot is sold subject to certain water rights and privileges reserved in favour of Bay Cottage (situate on Enclosure Ord. No. 557a) and also a drainage easement over Enclosure Ord. No. 468a. (See Conditions of Sale.)

A piece of land containing about .030 acres at the South-West corner of the School boundary, forming part of Enclosure Ord. No. Pt. 468a and at present unenclosed, is excluded from this Lot.

On Enclosure No. 468a is a Reading Room. This Room and the Site upon which it stands are excluded from this Lot.

The springs, water wheels, pipes and other water supply apparatus of the principal water system are reserved to the Vendor. (See Conditions of Sale.)

At the North end of Willow Plot is a piece of garden occupied with Lot 46 ; Lot 36 is sold subject to a right of way over this piece of garden ground to the woodshed and E.C. belonging to Lot 46.

### LOT 37

(Coloured *Pink* on Plan No. 1)

An Important Enclosure of Arable Land  
forming part of

## LOWER ROWDEN

extending to an area of about

**6a. 2r. 12p.**

Being Ordnance No. Pt. 556a (6.576 acres).

This field has a long frontage to the main road close to Wembury Bay and can be utilised immediately for building development.

Let, with other property, to Messrs. W. Pursley and J. P. Pursley on a yearly Lady Day tenancy at an apportioned rental of £11 4s. per annum, Tenants paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 10s. 6d.

### LOT 37a

(Coloured *Green* on Plan No. 1)

## The Valuable Stone Quarry

forming part of

## Lower Rowden

extending to an area of about

**1a. 1r. 32p.**

Being Ord. No. Pt. 556a (1.451 acres).

This Lot has an approach from the Wembury Beach Road, close to Wembury Bay, and in view of the important Building operations likely to be commenced in the near future the quarry can undoubtedly be worked in a very profitable manner.

Let, with other property, to Messrs. W. Pursley and J. P. Pursley on a yearly Lady Day tenancy, at an apportioned rental of £2 per annum, Tenants paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 2s. 0d.

The purchaser of this Lot shall covenant to erect and maintain a substantial fence along the Eastern boundary where indicated by a dotted line on the Plan.

### LOT 38

(Coloured *Blue* on Plan No. 2)

## A Well Built, Modern, Double-fronted Cottage with Garden

having asbestos tiled roof and cement front, situate in the main street, almost opposite West Wembury Farm House, and the first of a terrace of four houses.



LOT 38—*continued*

AREA :

**0a. 0r. 16p.**

Being Ord. No. Pt. 477a (.100 acres).

The Cottage contains 2 bedrooms ; sitting room ; kitchen with good range, washhouse with copper, and larder. E.C. Small stone and slated coalhouse.  
Large garden.

Let to Mrs. Emma Thornton on a monthly tenancy at £5 per annum, Tenant paying Rates.

LOT 39

(Coloured *Pink* on Plan No. 2)

**The Adjoining and Similar but Somewhat Larger  
Modern Built Cottage with Garden**

The Cottage contains sitting room, living room, 3 bedrooms. Outside : washhouse, pigstye, E.C.  
Good Garden.

AREA :

**0a. 0r. 14p.**

*14p.*

Being Ord. No. Pt. 477a (.086 acres).

Let to Mr. J. Ware on a monthly tenancy at a rental of £6 10s. per annum, Tenant paying Rates.

LOT 40

(Coloured *Yellow* on Plan No. 2)

**The Adjoining but Older Cottage with Garden**

*14p.*

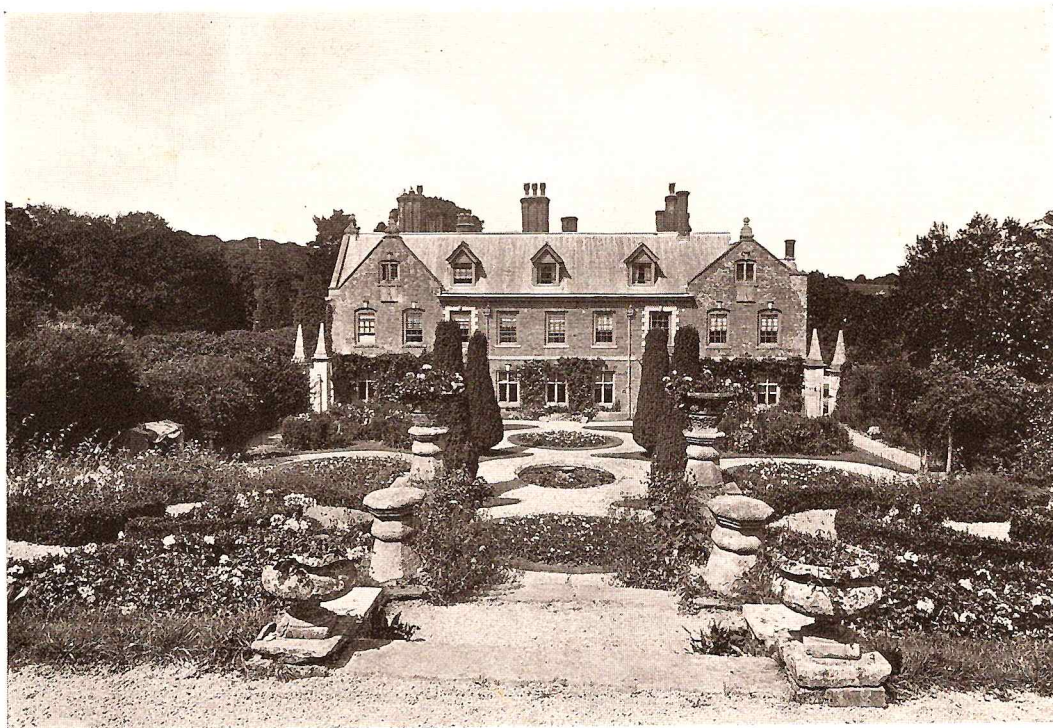
The Cottage contains 2 bedrooms, kitchen, washhouse and larder. Good garden with E.C. and Pigstye.

AREA :

**0a. 0r. 14p.**

Being Ord. No. Pt. 477a (.086 acres).





LANGDON COURT—SOUTH FRONT. LOT 41.



LANGDON COURT—ENTRANCE TO TERRACE. LOT 41.

**LOT 40—continued**

Let to Mr. J. W. Wood on a monthly tenancy at a rental of £4 per annum, Tenant paying Rates.

*NOTE.—There is a lean-to shed at the back of this house and partly at the back of Lot 39 which is said to belong to the Tenant.*

This Lot is sold subject to a right of way in favour of the adjoining Cottage belonging to Lot 47 for the purpose of obtaining access to the E.C. and pigstye forming part of such Lot.

*NOTE.—The following Lots 41 and 42, together with Lot 52, will firstly be offered as one Lot, and if not so sold, will then be offered separately*  
**WITH VACANT POSSESSION OF THE RESIDENCE AND GARDENS.**

**LOT 41**

(Coloured *Blue* on Plan No. 1)

**The Important Residential and Sporting Property**

known as

**LANGDON COURT**

in the Parish of Wembury, South Devon, with pleasure grounds, gardens, orchards, woodlands and cottage, extending to an area of about

**61a. 0r. 6p.**

**The Distinguished and Comfortable Residence**

is erected in stone with slated roof, is in fine preservation and dates chiefly from the Tudor period. It possesses considerable historic interest, having been granted by Royal Charter in the year 1564 to a well-known Devonshire family. The House occupies a charming position amidst parklike grounds, and is approached on the West side by a carriage drive, the main entrance being on the South front, guarded at each end of the terrace by a pair of imposing pillars, mounted by conical granite finials. The accommodation is as follows :—

**ON THE GROUND FLOOR :—**

**SPACIOUS HALL** with stone and marble floor, with access on the South and East sides from a raised terrace leading off to the

**PALM COURT**, 8-ft. square, with domed glass roof.

**THE DRAWING ROOM**, about 29-ft. 6-in. by 17-ft. 6-in. is well proportioned. The walls have inset panels. Mullioned windows.

**THE DINING ROOM**, about 34-ft. by 18-ft., with mullioned windows overlooks the terrace.

**THE SMOKING ROOM**, about 18-ft. square, has a fine open fireplace and handsome wood panelling.

**THE BILLIARD ROOM**, about 27-ft. by 18-ft. 6-in., with spacious fireplace. Adjoining is a Lavatory with hot and cold water supplies and W.C.'s.

*Not sold  
last time  
£12,000*



THE DOMESTIC OFFICES are ample and conveniently arranged. They include Butler's Pantry, large Kitchen, fitted with double oven range and cupboards, Scullery, fitted with Range, Larders, Lamp Room, Servants' Hall, Housekeeper's Room, Store Rooms, 2 Lavatories, good Cellarage and three men-servants' rooms.

A fine old oak galleried main staircase, of easy tread, ascends to

THE FIRST FLOOR, with landing leading to

The Charming and Lofty MORNING ROOM, about 29-ft. by 17-ft. 7-in.

SEVEN PRINCIPAL BEDROOMS, four of which measure about 24-ft. by 18-ft., 18-ft. square (two), and 18-ft. by 15-ft. One large dressing room 27-ft. by 9-ft. and small dressing room.

Two Bathrooms with fitted bath and lavatory basins (h. and c.), 3 W.C.'s.

Two Boxrooms and Linen Cupboards.

ON THE UPPER FLOOR ARE:—

SIX SERVANTS' BEDROOMS, Servants' Sitting Room and Bathroom (hot and cold water).

THE LIGHTING is by electricity, generated by a powerful 20 h.p. Hornsby-Ackroyd Oil Engine. with full Set of Batteries. Water laid on to Engine House.

THE PRINCIPAL WATER SUPPLY is obtained from a well situated in Enclosure Ord. No. 373a and piped to the House. There are two other supplies, one from a well situated on Lot 52 and the other from a Reservoir on this Lot supplied by pumps. As to these two latter supplies see Conditions of Sale as to Water Rights.

Central heating is throughout from an "Ideal" boiler.

THE DRAINAGE is believed to be in good order.

At a convenient distance is a fine range of stone outbuildings, comprising:—

Two garages (heated by boiler), with wash place (water laid on) and accommodating 5 cars, 9 loose boxes, 6 stalls with loft over, harness room, forage store, washdown box and 3 men's rooms.

Near by are Carpenter's shop, Estate Office and cart shed.

## The Pleasure Grounds

are particularly attractive, and not extensive, and, with the Kitchen gardens, are easy and inexpensive to maintain. They include: Terraced flower gardens, lily ponds and shrubberies.

## Two Tennis Lawns and Croquet Lawn

THE WALLED DOUBLE KITCHEN GARDEN is on a southern slope. It is in excellent order and well stocked with a large and well-selected variety of choice fruit trees. Two lean-to Greenhouses and large Vinery.

In the Grounds is a large Fish Pond stocked with Trout and two smaller ones.

THE PARK LAND is undulating in character and affords first-class grazing.

THE WOODLANDS possess well-grown trees, and include the Rookery, Ford and part of Park Woods.

A PICTURESQUE COTTAGE formerly used as a gardener's cottage and at present occupied by Mr. Hingston, an Estate employee, on a service tenancy.



**LOT 41—continued**

**SCHEDULE.**

No. on Plan.	Description.	Decimal Acreage.	Total Area.
<b>IN HAND (EXCEPT AS TO COTTAGE).</b>			
176a	Langdon Court and Grounds ...	10.348	
176a 1	Orchard ...	1.354	
176a 2	Kitchen Garden ...	1.366	
373a 1	Laundry and Cottage ...	.482	
234	Fish Pond ...	.694	
139a	Do. ...	.178	
235	Do. ...	.730	
Pt. 206	Park Wood ...	4.524	
275a	Rookery and Ford Wood ...	15.108	
Pt. 457a	Wood ...	.400	
274	Sluice ...	.166	
Pt. 372a	Pt. Orchard ...	.541	
373a	Do. ...	.887	
Pt. 175a	Pt. Madam's Lane ...	.024	
			<b>36.802</b>
<b>EXECUTORS R. E. COCKS.</b>			
450a	Willcocks Park ... Pasture ...	8.321	
138a	Higher and Lower Park ... do. ...	1.855	
273a	The Lawn ... do. ...	14.006	
Pt. 233a	Part Higher and Lower Park Path ...	.057	
			<b>24.239</b>
<b>Total ...</b>			<b>A.61.041</b>

The Residence, with pleasure grounds, gardens, orchards and woodlands is in hand. The Cottage is occupied by an Estate employee on a service tenancy, the remainder being let with the Home Farm to the Executors of the late Mr. R. E. Cocks on a yearly Lady Day tenancy at an apportioned rental of £30 per annum, Tenant paying Rates. Notice to quit the lands let to the late Mr. Cocks has been given and the tenancy will expire on the 25th March, 1929.

**APPORTIONED OUTGOINGS :—**

Commuted Tithe Rent Charge £6 7s. 3d.

This Lot is sold subject to a right of way in favour of Lot 52 over the Entrance Roadway Ord. No. Pt. 175a.

The purchaser of this Lot shall covenant to erect and thereafter maintain a good and substantial fence along the extreme Northern boundary, where indicated by dotted lines on the Plan (in Park Wood). The growing Timber on this Lot is valued at the sum of £492 18s. 11d. and is included in the sale.

See Note at head of Lot 41.

**LOT 42**

(Coloured *Yellow* on Plan No. 1)

**The Valuable Woodland**

known as

**“Church Walk Wood”**

situated south of Langdon Court and stretching from Knighton Road at Lower Ford southwards to Wembury Beach Road. Through the Wood runs the delightful broad pathway, known as “Church Walk.” There is some well-grown Timber.

In view of the probable development of Wembury Beach, which can be easily reached, there is every likelihood of this land enhancing in value in the near future.

This Lot extends to an area of about

**16a. 1r. 8p.**

# SCHEDULE.

Ord. No.	Description.	Decimal Acreage.
514a	Church Walk Wood ... ..	14.703
Pt. 457a	Pt. Rookery and Ford Wood ... ..	1.597
Total ...		A.16.300

In hand. Vacant possession will be given on completion of the purchase.

## APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 10s. 6d.

The Timber upon this Lot has been valued at the sum of £356 14s. 5d. and will be included in the sale. (See Conditions of Sale as to easement of water pipes.)

## LOT 43

(Coloured *Pink* on Plan No. 1)

## A Very Choice Small Holding or Residential Property

known as

## “MOUNT PLEASANT”

in the Parish of Wembury, with good road frontage, only about  $5\frac{1}{2}$  miles from Plymouth, extending to an area of about

**42a. 1r. 34p.**

and including

## A Comfortable Villa Residence

adjoining Lots 41 and 42 and now used as the Keeper's house, together with Kennels and Buildings. The House stands high, with magnificent Marine Views across Wembury Bay.

THE DETACHED HOUSE is well built of stone, stuccoed over and slated roof. It contains 4 excellent Bedrooms, 2 Sitting Rooms with fireplaces, Porch entrance, large Kitchen, Larder, etc., with slate floor, Washhouse with copper, and offices. There is a lean-to Stable and Woodhouse and an outside W.C. A paved walk surrounds the house. Good Garden with pump and water tank.

THE BUILDINGS comprise a long stone and slated shed with cement floor, fitted with two large brick and wood covered corn bins. Range of stone-built and slated Kennels or Piggeries. Timber and corrugated-iron Ferret House. A range of stone and slated corn store, large poultry house, chaff house and stone, timber and corrugated-iron woodshed. There is a small Cow House in corner of field. The Lands, intersected by a good road, comprise sound Pasture and fertile Arable.



LANGDON COURT—WEST FRONT. LOT 41.



LAUNDRY COTTAGE WITH LOT 41.



LOT 43—continued

SCHEDULE.									
Ord. No.	Description.					Decimal Acreage.	Total Area.		
IN THE OCCUPATION OF MR. F. HENDY.									
451a	Mount Pleasant Cottage and Kennels ...					...	.524		
IN HAND.									
454a	The Warren	...	...	Pasture	...	4.934			
454a 1	The Warren	...	...	Spinney	...	.288			
							5.222		
LET TO MR. JOHN ANDREWS.									
511	Yonder Furlong	...	...	Arable	...	13.535			
455	Lower Furlong	...	...	do.	...	15.040			
453	Homer Furlong	...	...	Pasture	...	8.140			
							36.715		
Total ...							A.42.461		

The House and Kennels are in the occupation of Mr. Frederick Hendy on a service tenancy, free of rent, Owner paying Rates.

Ord. Nos. 454a and 454a 1 are in hand.

The remainder is let, with other property, to Mr. John Andrews on a yearly Lady Day tenancy at an apportioned rental of £44 per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £6 16s. 8d.

(See Conditions of Sale as to Water Supply and easement of water pipes.)

LOT 44

(Coloured *Blue* on Plan No. 1)

An Unique and Very Valuable Seaside Building Estate

comprising

The Delightful Little Resort

known as

WEMBURY BAY

*Sold later  
£7,500*

TOGETHER WITH THE FORESHORE RIGHTS, the whole possessing infinite possibilities of profitable development. The Bay is visited daily by large numbers of people, and if suitable bathing and refreshment accommodation is provided, it will soon become increasingly popular.

At the present time a regular motor 'bus service from Plymouth is run to the top of the West Wembury Road leading to the Bay.

The surrounding lands can easily be developed by resale in lots for the erection of modern seaside houses, for which there will be a great demand.

Wembury Beach is delightfully placed in a recess amidst a series of jagged rocks dominated by the ancient Church of St. Werburgh and looking upon the far-famed GREAT MEWSTONE ISLAND, a very short distance off the mainland.

The total area of this Lot is about

111a. Or. 10p.

The Vendor has reserved to himself certain Rights (see Special Conditions), by means of which a supply of water could be carried to this Lot; and it can no doubt be arranged for the Purchaser of this Lot to acquire such Rights from the Vendor, if he so desire.



# LOT 44—continued

The Buildings on this property include :—

AN OLD-FASHIONED COTTAGE, known as "Wembury Mill," containing 3 Bedrooms, Sitting Room, Kitchen, Old Mill House with loft over, and old Dairy House.

The Out-Buildings comprise : 3 Cow Houses, Fowl House and E.C.

Occupied by Mr. Farnson (Farm employee).

Close by are Farm Buildings comprising Stone, Slate and Galvanized-Iron Two-stall Stable, Cart Shed, Cow House for 7 and two Lofts over. Two Loose Boxes.

## SCHEDULE.

Ord. No.	Description.	Decimal Acreage.	Total Area.
LET TO MR. M. J. S. AND MRS. M. SHERWILL.			
580a	Buildings ...	.586	
448	Outer Oakers ...	6.972	
449	Inner Oakers ...	2.877	
578	Garden Plot ...	.448	
579a	Lower Mill Meadow ...	2.614	
552 & } 552a }	Higher Mill Meadow ...	1.961	
		1.229	
582	Lower Church Field ...	2.291	
559	Lower Stockham Lake ...	1.703	
560	Higher Stockham Lake ...	4.511	
Pt. 585	Higher Church Field ...	2.310	
586	Three Corners ...	3.715	
587	Cliff Field ...	5.185	
			36.402
LET TO MR. JOHN ANDREWS.			
551a	Brake ...	2.252	
446a	Balsam's Hill ...	25.523	
447	Catherine Land ...	14.603	
550a	Cole's Hill ...	9.761	
440a	... ..	18.786	
			70.925
IN HAND.			
553a	Ashey Plot ...	1.516	
554	Pump Hill Field ...	1.758	
553	Brake and Quarry ...	.461	
			3.735
Total ...			A.111.062

The Cliffs and Beach, forming the Southern boundary of this Lot and being Pt. Ord. No. 589a, are included in this Lot.

The area in the occupation of Mr. and Mrs. Sherwill is let on a yearly Lady Day tenancy at an appor-  
tioned rental of £60 per annum, Tenant paying Rates.

The area let to Mr. John Andrews is held, with other property, on a yearly Lady Day tenancy at an  
apportioned rental of £85 per annum, Tenant paying Rates.

The remainder is in hand, of which vacant possession will be given on completion of the purchase.

## APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £11 19s. 6d.

The growing Timber on this Lot is valued at the sum of £39 2s. 6d. and is included in the sale.

A right of way along the sea front boundary of this Lot to a breadth of 40 feet, for the purpose of access  
to and egress from the adjoining lands on the West side of this Lot (comprised in Lot 49), is reserved  
in favour of the Purchaser of Lot 49.

Rights of way are reserved in favour of the Purchaser of this Lot along the Eastern boundary of Enclosure  
Ord. No. Pt. 439a, over the roadway Ord. No. Pt. 442a, and over Ord. Nos. 405 and 441a, along the  
roadway indicated on the Plan by dotted lines between the points A—B to a breadth of 40 feet, with  
power to construct and maintain a road between the said points.

This Lot is sold subject to certain water rights and privileges reserved in favour of Bay Cottage (situate  
on Enclosure Ord. No. 557a). See Conditions of Sale.



**LOT 45**  
(Coloured *Green* on Plan No. 1)

# The Very Choice Little Dairy Holding

known as

## Higher Ford Farm

Within a short distance of Knighton Village and including a comfortable little house built of stone and stuccoed, and with slated roof.

It contains 3 bedrooms, entrance passage with porch entrance, sitting room, kitchen, washhouse and larder.

Outside : E.C. and slate rain water tank.

In front of the house is a productive and walled kitchen garden.

THE SUBSTANTIAL BUILDINGS comprise : Excellent stone-built and slated cow house for 12, with feeding gangway, fodder room, bull pen and loft over. Range of stone-built corrugated iron and slated cow house for 8, with calf house. Range of stone and slated piggeries.

### The Land

consists of choice dairy pasture and productive arable. The whole extends to an area of about

**73a. Or. 10p.**

#### SCHEDULE.

Ord. No.	Description.	Decimal Acreage.
459a	Ford House ... .. Yard & Buildings ...	.811
458a	Do. ... .. Pasture ... ..	5.870
280a	Great Hill Park ... .. Arable ... ..	4.161
463a	Kitty Field ... .. Pasture ... ..	5.264
283	Kitty Meadow ... .. do. ... ..	2.005
282	Tray Down ... .. Arable ... ..	6.005
281	Thirt Park ... .. do. ... ..	5.678
279	Higher Middle Field ... .. do. ... ..	6.122
278	Lower Middle Field ... .. do. ... ..	6.268
237	Lower Thippon Park ... .. do. ... ..	6.180
239	Great Northern Field ... .. do. ... ..	8.723
208	Little Northern Field ... .. do. ... ..	5.477
236	Washhouse Meadow ... .. Pasture ... ..	2.850
276	Hill Park ... .. do. ... ..	7.651
Total ...		<u>A.73.065</u>

The House is in the occupation of Mr. Alfred Knight, employee of the Executors of Mr. R. E. Cocks. The land is let, with other property, to the Executors of Mr. R. E. Cocks on a yearly Lady Day tenancy at an apportioned rental of £100 per annum, Tenant paying Rates.

Notice to quit has been given, and the tenancy of this Farm will expire on the 25th March, 1929.

#### APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge	£10 19 3
Land Tax	3 10 6

Total      £14 9 9

(See Conditions of Sale as to Water Rights.)

(Coloured *Blue* on Plan No. 1)

A Quaint old-fashioned Stone Built and Slated

## Cottage with Garden

situate opposite the entrance to Higher Ford Farm and adjoining Church Walk Wood.

AREA :

**24 perches.**

Being Ord. No. Pt. 456a (.153 acres).

The Cottage contains : 3 bedrooms, kitchen, back kitchen, washhouse with copper.

There is a large Garden with Woodshed and E.C.

In the occupation of Mr. Robert Milden on a service tenancy free of rent, Landlord pays Rates.

A right of way over Enclosure Ord. No. Pt. 456a (Lot 36) to the Woodshed and E.C. belonging to this Lot is reserved in favour of the Purchaser of this Lot.

## LOT 47

(Coloured *Green* on Plan Nos. 1 and 2)

The Very Choice and well placed Mixed Holding

known as

## LANGDON BARTON FARM

situate 5 miles from Plymouth in the Parish of Wembury, close to Langdon Court, and extending to an area of about

**230a. 2r. 29p.**

The Commodious and Picturesque Farm house stands on high ground in a pleasant position on a good road and contains :—

*On the FIRST FLOOR* : Seven Bedrooms (two rooms measure about 25-ft. by 15-ft. and 22-ft. by 15-ft. respectively). Two Stairways.

*On the GROUND FLOOR* : ENTRANCE HALL, DINING ROOM about 23-ft. by 15-ft., DRAWING ROOM about 17-ft. by 15-ft., with Marble Mantelpiece, BREAKFAST ROOM, LARGE KITCHEN with Range and slate floor, Spacious Dairy with cement floor and slate shelving, Larder, Washhouse with Pump and Copper.

*OUTSIDE* : Paved Yard, Coal House, Boiling House with Copper, Cider Cellar.

THE EXCELLENT RANGE OF BUILDINGS are of stone and slate and comprise : Shuppen for 18 cows and Root House ; Shuppen for 12 cows, Root House and 3 Loose Boxes ; 4 Pigstyes ; Waggon Linhay with Barn over ; Bullock House for 12 ; Open Bullock Shed with Yard ; Root House ; Loose Box ; Engine House ; Stable for 13 horses ; Cart Shed ; 3 Calves' Houses for 18 ; FINE OLD TITHE BARN, dated 1706. On the opposite side of the road is a Garage and Calves' House. In Ord. No. 443a1 is an open Linhay.

Outside the Stables is a Rain Water Tank and Pump.

WATER IS LAID ON TO THE FARM YARD FROM THE LANGDON COURT MAIN SUPPLY.

Adjoining the Farm Yard is a STONE AND SLATE BUILT COTTAGE containing 3 Bedrooms, Sitting Room, Living Room, Washhouse. Outside: E.C. and Garden. Occupied by an employee.

With the Farm is included ROSE COTTAGE, (Ord. No. Pt. 477a, Coloured *Green* on Plan No. 2), built of stone with asbestos-tiled roof and walls, partly hung corrugated iron, situate in the main street of Knighton Village, nearly opposite "The Cottage." It contains 2 bedrooms, porch entrance, kitchen with range, scullery, washhouse with copper. Long garden at side, with E.C. Occupied by Mr. S. Milden.

Also another stone-built and slated Cottage, being the end house of a block of four opposite West Wembury Farm House in the main street of Knighton Village.

It contains 2 bedrooms, kitchen, washhouse. Garden with E.C.

Occupied by Mr. F. G. Walke.

SCHEDULE.

Ord. No.	Description.	Decimal Acreage.	Total Area.
LET TO MR. JOHN ANDREWS.			
Pt. 298a	Cottage and Garden ... ..	.105	
Pt. 477a	Cottage and Garden ... ..	.093	
370a	Barnes Hayes ... Pasture ...	10.155	
366	Three Corners ... do. ...	4.739	
367	Higher Sandy Park ... do. ...	2.581	
403a	Lane End, Well Park ... do. ...	12.539	
429a	Stoney Park ... Arable ...	18.742	
432a	Malton Rye Close ... do. ...	12.860	
431a	South Stembourne ... do. ...	12.574	
404	Way Stembourne ... do. ...	10.797	
430a	Do. ... do. ...	5.399	
402	Smock Park Lane ... do. ...	1.296	
441a	West Down ... do. ...	20.032	
405	Yonder Croft ... do. ...	12.257	
443a	East Down ... do. ...	16.537	
443a1	Smallacombe Linhay ... Buildings ...	.233	
365	Overcraft ... Pasture ...	10.005	
368	Outer Broad Park ... do. ...	11.418	
406	Higher Biddy Well ... Arable ...	18.366	
445	Lower Biddy Well ... do. ...	16.658	
512a	Church Park ... do. ...	11.056	
378	Homer Broad Park ... Pasture ...	10.622	
379	Little Park ... do. ...	2.129	
375a1	Garden ... Garden ...	.361	
369a	Road ... Road ...	1.144	
375a	Rick Yard, etc. ... Rick Yard ...	1.138	
371a	House, Cottage, Buildings, Yard, etc. ... Buildings ...	1.728	
364a	Lane ... ..	.356	
Pt. 372a	Building ... ..	.012	
Pt. 442a	Pt. Cliff Road ... ..	2.350	
			228.282
IN HAND.			
444a	Smallacombe Coppice ... ..		2.400
Total ...			A.230.682

Smallacombe Coppice is in hand. The Farm is let, with other land, to Mr. John Andrews on a yearly Lady Day tenancy at an apportioned rental of £319 per annum, Tenant paying Rates. The two Cottages at Knighton are let separately to Mr. John Andrews at a rental of £4 a year each, Tenant paying Rates. The benefit of a rental of £5 per annum, payable by the War Department in respect of certain rights of way, is included in the sale of this Lot. (See Conditions of Sale.)

APPORTIONED OUTGOINGS:—

Commuted Tithe Rent Charge £36 18s. 11d.

The growing Timber on this Lot is valued at the sum of £12 9s. and is included in the sale.  
(See Conditions of Sale as to Water Rights.)

A right of way across Lot 40 to the E.C. and Pigstye belonging to the Cottage (opposite West Wembury Farm) included in this Lot is reserved in favour of the Purchaser of this Lot.

This Lot is sold subject to the following rights of way :—

Over the Roadway Ord. No. 402 in favour of Lots 59 and 65.

Do. Ord. No. Pt. 442a do Lots 44, 49, 50, 59 and 65.

Do. Ord. No. 364a do Lot 65

Over Ord. Nos. 405 and 441a do. Lots 44, 49 and 50, along the roadway indicated on the Plan by dotted lines between the points A—B to a breadth of 40-feet, with power to Lot 4 to construct and maintain a road between the said points.

This Lot is also sold subject to certain War Department Rights over Ord. Nos. 402 and Pt. 442a.  
(See Conditions of Sale.)

## LOT 48

(Coloured *Yellow* on Plan No. 1)

### The Picturesque Well Built Cottage Residence

known as

## “Langdon Lodge”

with Excellent Garden.

Extending to an area of about

**0a. 2r. 24p.**

Being Ord. No. 174 (.648 acres).

Situate in the Parish of Wembury, opposite the main entrance to Langdon Court.

The House is built of stone, with roof of thatch and slate, some leaded casement windows, and contains :  
Six Bedrooms, three Sitting Rooms, Kitchen, two Larders.

Outside : Paved Yard, Coal House, Washhouse with copper, two Pail Closets.

Water laid on from Langdon Court supply. Rain water tank in Yard. Also well water piped to Yard.  
Occupied as two Cottages by Mr. Reece (chauffeur) and Mr. Evans (gardener) on service tenancies,  
Landlord paying Rates.

The House could be made one habitation by minor alterations at very small cost.

There is a nicely arranged Flower Garden and well-cultivated Vegetable Garden.

(See Conditions of Sale as to Water Rights.)

## LOT 49

(Coloured *Pink* on Plan No. 1)

AN IMPORTANT AREA OF SEA FRONT LAND, ripe for development and containing  
within its boundary numerous

## Imposing Building Sites

enjoying rare positions and commanding magnificent marine views across Wembury Bay, Wembury Point and Heybrook Bay and having over half a mile of sea frontage along the beautiful rugged rock and cliff coast line.

THE FORESHORE RIGHTS are included in the sale.

This Lot extends to an area of about

**102a. 3r. 18p.**

as detailed in the following :

# LOT 49—continued

## SCHEDULE

Ord. No.	Description.					Decimal Acreage.	Total Area.
LET TO MR. JOHN ANDREWS.							
Pt. 439a	...	...	...	...	Arable	...	15.877
Pt. 434a	...	...	...	...	...	...	22.707
Pt. 435a	...	...	...	...	...	...	22.973
Pt. 415a	...	...	...	...	...	...	17.245
Pt. 433a	...	...	...	...	...	...	10.229
416a	...	...	...	...	Pasture	...	5.257
Pt. 442a	Pt. Cliff Road	...	...	...	...	...	.084
							<hr/>
LET TO CAPT. R. F. GILES.							94.372
413a	Heybrook	...	...	...	Brake & Quarry	6.549	
413a1	...	...	...	...	Rough Pasture	1.945	
							<hr/>
							8.494
							<hr/>
Total						...	A.102.866

Let, as to part, with other land, to Mr. Andrews on a yearly Lady Day tenancy at an apportioned rent of £48 per annum, Tenant paying Rates.

The remainder is let to Capt. R. F. Giles on a yearly Lady Day tenancy at a rental of £2 2s. per annum, Landlord paying Rates.

### APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £9 13s. 9d.

This Lot is sold with benefit of a right of way to a breadth of 40-ft. along the sea front boundary of Lot 44.

Rights of way are also reserved in favour of the purchaser of this Lot over the Roadway, Ord. No. Pt. 442a, and over Ord. Nos. 405 and 441a along the Roadway indicated on the Plan by dotted lines between the points A—B.

This Lot is sold subject to rights of way along the Eastern boundary of Enclosure Ord. No. Pt. 439a and thence over the roadway, Ord. No. Pt. 442a, included in this Lot in favour of the Purchaser of Lots 44 and 50. This Lot is also sold subject to certain War Department Rights. (See Conditions of Sale.)

## LOT 50

(Coloured Yellow on Plan No. 1A)

# The Important and Well-known GREAT MEWSTONE ISLAND

Situate about half a mile due South of Wembury Point.

The Island consists of solid rock, and up to the peak is about 150-ft. above high-water level.

The Island is reputed to have possessed an Inn up to about 90 years ago, and a portion of the building still remains. It consists partly of an interesting circular Room with good domed roof, all of stone and stone slab, stone frame window of oval shape and stone floor. At small cost the building could be made habitable. The walls of the adjoining room stand, but there is no roof.

The Island is so placed that it lends itself admirably as a Summer Retreat.

The stone-built Boathouse and Landing Stage on the Main Land at Wembury Point forming part of Ord. No. 493a (.096 acres) are included in the sale of this Lot.

The Area is estimated to be about

Three Acres.

Vacant possession will be given on completion of the purchase.

Rights of way to and from the Boathouse are reserved in favour of the Purchaser of this Lot across Enclosure Ord. No. 439a, over the roadway Ord. No. Pt. 442a and over Ord. Nos. 405 and 441a along the roadway indicated on the Plan by dotted lines between the points A—B.

LOT 51  
(Coloured *Pink* on Plan No. 1)

The Very Valuable  
Dairying, Stock Rearing and Corn Farm

known as

“RANELEIGH”

Situate in the Parish of Wembury, about five miles from Plymouth, in a very convenient position, intersected for some considerable distance by the Staddiscombe main road and extending to an area of about

231a. 2r. 0p.

The Attractive and Commodious Farm House is well built of stone with slate roof, and contains :— Seven good Bedrooms, W.C., Bathroom (h. & c. and W.C.), three excellent Sitting Rooms, Kitchen with range, Pantry, Dairy, Pump House, Wash-house. Adjoining are Woodhouse or Cellar, Office with Store over, outside W.C. Telephone installed. The farm buildings are built on the most approved principles, mostly with water laid on and supplied with a system of trolley lines, and consist of :— Five Calves' boxes, five Pigsties with yard in front and at the rear, two Cow Houses to tie 9 and 10 respectively, with two Granaries over. Cow House to tie 10, with loft over ; three Calving Boxes ; Cow House to tie 7 ; Root House ; Chaff House ; Engine House. Double Root House and Loft over ; two Cow Houses to tie 20 and 12 respectively, with half Loft over. Double Cow House to tie 32, with Barn over. (Total tyings of Cow Houses—100.) Stabling for 14 ; Harness Room ; Coach House ; open Cart Linhay ; Fowl Houses ; Implement House ; Bulls' House and Yard.

THE LANDS

include rich feeding Pastures, and the Arable lands are in a high state of fertility.

SCHEDULE

Ord. No.	Description.				Decimal Acreage.
2a	Big Southill	...	...	Arable	12.005
3a	Merripitt	...	...	do.	15.676
6a	Great Horsepool	...	...	do.	13.895
6	Little Horsepool	...	...	do.	4.476
5a	Little Windmill	...	...	do.	8.375
43a	Little Dinner Park	...	...	Pasture	5.767
44	Bute Park	...	...	do.	13.377
87	Broad Meadow	...	...	do.	5.846
91	Yonder Bute Park	...	...	Arable	13.301
88	Moors Plot	...	...	do.	5.934
7a	Lane End	...	...	do.	9.025
11	Barn Park	...	...	do.	7.680
12	Barn Park	...	...	Pasture	6.786
13a	Seven Acres	...	...	Arable	10.954
177	Furze Park or Brake	...	...	do.	7.438
9	Wreck Park	...	...	do.	4.458
10	Nine Acres	...	...	do.	11.696
13	Twelve Acres	...	...	do.	9.240
178	Outer Down or Yonder Great Down	...	...	do.	7.860
45	Yonder Broad Down	...	...	do.	8.843
46	Homer Broad Down	...	...	Pasture	6.029
47	Home Twelve Acres	...	...	do.	2.082

Carried forward ...A.190.743



# **LOT 51. SCHEDULE—continued**

Ord. No.	Description.	Decimal Acreage.
48	Eastern Twelve Acres	190.743
50	Homer Great Down	2.589
50a	Road	12.207
48a	Road	.273
49a	Raneleigh House, Buildings, Yard, etc.	.472
94	Higher Hay	2.752
96	Meadow	10.827
95a	Lower Hay	2.729
		8.912

Total A.231.504

Let, with other property, to the Representatives of Mr. R. E. Cocks (deceased) on a yearly Lady Day tenancy at an apportioned rental of £375 15s. 1d. per annum, Tenant paying Rates. Notice to quit has been given and the tenancy of this Farm will expire on 25th March, 1929.

## **APPORTIONED OUTGOINGS :—**

Commuted Tithe Rent Charge £37 17s. 6d.

The growing Timber on this Lot is valued at the sum of £38 5s. 5d. and is included in the sale. The water supply is piped from a spring on Lot 1 (Spirewell Farm) and pumped by a hydraulic ram (situated in Park Wood on Lot 1) to the house and buildings. (See Conditions of Sale as to Water Rights.)

This Lot is sold subject to a right of way over the roadways Ord. Nos. 48a and 50a and across the yard forming part of Ord. No. 49a in favour of Lot 52.

See Note at head of Lot 41.

## **LOT 52**

(Coloured *Brown* on Plan No. 1)

# **The Valuable and Compact Freehold Dairy Holding**

known as

## **Langdon Home Farm**

Situate in the Parish of Wembury and about five miles from Plymouth, extending to an area of about

**88a. 3r. 29p.**

The conveniently situated FARM HOUSE is built of stone with slated roof and contains :—

Two Bedrooms and two Attics, W.C., Sitting Room, Kitchen with range, Larder, excellent Dairy with tiled floor and Washhouse. Water laid on. Large well-stocked Garden and Orchard.

Adjoining the house are an old Pound House with loft over, and Cider Cellar with apple chamber over.

## **THE FARM BUILDINGS**

are built of stone and slated roof, and comprise : Cow House for 12, with hay loft over ; Cow House for 10 ; Calf House ; two Root Houses ; Bull House ; Barn, with new corrugated-iron roof ; Piggeries ; Fowl Houses ; two Granaries ; Stabling with loose box and 5 stalls ; Cart Linhay.

**LOT 52—continued**

THE LANDS comprise Excellent Pasture and two fertile arable fields.

In Park and Higher Train Woods is a quantity of well-grown Timber, valued at the sum of £563 15s. 11d., which is included in the sale of this Lot.

**SCHEDULE.**

Ord. No.	Description.				Decimal Acreage.	Total Area.
<b>LET TO MR. HOSKIN.</b>						
172	New Park	...	...	Arable	5.885	
173	Hodge Park	...	...	do.	7.705	
						<u>13.590</u>
<b>LET TO REPRESENTATIVES R. E. COCKS (DECEASED).</b>						
132a	Deptford Meadow	...	...	Pasture	10.170	
131a	Higher New Park	...	...	do.	9.292	
135a1	Pasture	...	...	...	.395	
137a	Do.	...	...	...	6.772	
Pt. 233a	Higher & Lower Park	...	...	Pasture	20.048	
136a	Orchard and Pasture	...	...	...	3.526	
135a	Pasture	...	...	...	.507	
135a2	Quarry	...	...	...	.456	
134a	House Farm Buildings	...	...	...	.496	
133a	Garden	...	...	...	.376	
						<u>52.038</u>
<b>IN HAND.</b>						
97c	Wood	...	...	...	.242	
97a	Road	...	...	...	.170	
97	Part Park Belt	...	...	Wood	3.591	
Pt. 175a	Road	...	...	...	.295	
97b	Part Park Belt	...	...	Wood	7.556	
Pt. 206	Part Park Wood	...	...	Wood	11.452	
						<u>23.306</u>
<b>Total ...</b>						<u><u>A.88.934</u></u>

Let as to 52.038 acres to the Representatives of Mr. R. E. Cocks (deceased) on a yearly Lady Day tenancy at an apportioned rental of £75, Tenant paying Rates. Notice to quit the lands let to the late Mr. Cocks has been given, and the tenancy will expire on the 25th March, 1929.

Enclosures Ord. Nos. 172 and 173 are let to Mr. Hoskin with other property on a yearly Lady Day tenancy, Tenant paying Rates, at an apportioned rental of £26 per annum. The woods are in hand and possession will be given on completion of purchase.

The water supply is from a tank in Ord. No. 132a and is piped to the house. (See Conditions of Sale as to Water Rights and easement of water pipes.)

**APPORTIONED OUTGOINGS :—**

Commuted Tithe Rent Charge £14 5s. 3d.

Rights of way are reserved in favour of the purchaser of this Lot over the entrance roadway Ord. No. Pt. 175a, over the roadways Ord. Nos. 48a and 50a, and across the yard forming Part of Ord. No. 49a. The purchaser of this Lot shall covenant to make good without delay all extraordinary damage caused to the roadways Ord. Nos. 48a and 50a and to the said yard by reason of the removal of Timber from this Lot.

# A Desirable Freehold Dairying and Mixed Holding

known as

## Farm Barton

situate in the Parish of Wembury, close to the Village of Down Thomas, and intersected by the main road leading from the Village to Staddiscombe and Plymouth.

THE FARM HOUSE, now utilized as two cottages, contains :—

Three Bedrooms, Sitting Room, Kitchen, Larder and Coal House in each cottage.

Outside : Two E.C.'s.

Adjoining are THREE COTTAGES with similar accommodation, all of the above being at present let to Mr. R. E. Cocks, with Raneleigh Farm, and occupied by farm tenants.

The water supply is from a well and pumps.

### The Farm Buildings

are substantially built of stone and slate and comprise :—

Two Cow Houses to tie 13 and 19 respectively, Yearling houses, Barn, five Pigsties, Root House, Fowl Houses, Trap House.

The old Stables can be conveniently utilized.

### The Land

comprises sound pasture and fertile arable.

This Lot extends to an area of about

**88a. 1r. 20p.**

as detailed in the following

#### SCHEDULE.

Ord No.	Description.	Decimal Acreage.
1	Southill Meadow ... .. Pasture ... ..	7.640
1a	Little Southill ... .. Arable ... ..	10.571
4a	Great Windmill ... .. do. ... ..	11.448
37a	Kerswell Meadow ... .. Pasture ... ..	3.677
38a	East Kerswell ... .. Arable ... ..	7.078
36a	West Kerswell ... .. do. ... ..	5.470
39a	Barn Park ... .. do. ... ..	11.486
41a	Dinner Park ... .. Pasture ... ..	9.297
78a	Hill Park ... .. do. ... ..	3.635
74a	Higher Crofts ... .. do. ... ..	3.556
77a	Lower Crofts ... .. Arable ... ..	3.450
75a	Coles Park ... .. Pasture ... ..	3.838
Pt. 73a	Farm Barton, yard and buildings Buildings ... ..	.775
71a	Chipley Meadow ... .. Pasture ... ..	1.117
72a	Farm Barton Buildings ... Buildings, etc. ...	1.170
Pt. 73a	Well Park ... .. Pasture ... ..	.352
115a	Chipley ... .. do. ... ..	3.816
Total ...		<u>A.88.376</u>

Let, with other land, to Representatives of Mr. R. E. Cocks (deceased) on a yearly Lady Day tenancy at the apportioned rental of £100 per annum, Tenant paying Rates. Notice to quit has been given and the tenancy of this Farm will expire on the 25th March, 1929.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £13 17s. 11d.

This Lot is sold subject to certain Water Rights affecting Enclosures Ord. Nos. 1, 36a, 37a and 38a granted to the Admiralty. (See Conditions of Sale.)

LOT 54

(Coloured *Blue* on Plan No. 1)

A Valuable and Conveniently Placed Enclosure of Arable Land  
known as

“Valleys”

extending to an area of about

12a. 2r. 30p.

Being Ord. No. 112a (12.689 acres).

Situate in James Lane, with considerable frontage thereto, and adjacent to the Village of Down Thomas, in the Parish of Wembury.

This Field stands high and commands very fine views. The land is ripe for building development.

Let, with other lands, to the Representatives of Mr. R. E. Cocks (deceased) on a Lady Day tenancy at an apportioned rental of £22 per annum, Tenant paying Rates. Notice to quit the lands let to the late Mr. Cocks has been given, and the tenancy will expire on the 25th March, 1929.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £2 7s. 3d.

LOT 55

(Coloured *Brown* on Plan No. 1)

A Very Choice Enclosure of Arable Land

extending to an area of about

4a. 1r. 13p.

Being Ord. No. 153 (4.329 acres).

Situate fronting Corner Lane, adjacent to the Village of Down Thomas, in the Parish of Wembury. From this Lot very fine views are obtained, and it forms an ideal Building Site.

Let, with other land, to Mr. Giles on a Lady Day tenancy at an apportioned rental of £6 per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 18s. 0d.

# The Valuable Fully Licensed Inn

known as

## “THE NEW INN”

Well situate in the Village of Down Thomas, in the Parish of Wembury; together with Outbuildings and Garden, the whole extending to an area of about

**0a. 2r. 38p.**

Being Ord. No. Pt. 124a (.737 acres).

THE HOUSE, which is approached by a large Yard from the Village street, is built of Stone, with slated roof, and contains :—

*On the FIRST FLOOR* : Four Bedrooms.

*On the GROUND FLOOR* : Tap Room, with slate floor and fire-place ; Cellar, with cement floor ; Sitting Room, with fire-place ; Kitchen, with fitted stove ; and Scullery.

*OUTSIDE* : Brick and Cement soft water Tank ; E.C. ; Washhouse, with copper and pump ; Urinal ; two Store Houses and W.C. (hand flushed). Excellent Garden at the back. Adjoining the road in front are large Coal House and Store (easily utilized for Garage purposes, if desired).

ALSO

## The Adjoining Attractive Cottage

built of Stone and Thatch, containing three Bedrooms ; Sitting Room ; Kitchen ; Washhouse, with copper ; Store Room and Woodhouse. Outside : Woodhouse and E.C. Good Garden.

Occupied by Mr. Fred Yeo, a Farm employee.

The Inn, outbuildings and garden are let to Messrs. Blundell & Co., on lease, at an apportioned rental of £51 10s. per annum, Tenant paying Rates.

The Cottage adjoining is let, with other property, to the Representatives of Mr. R. E. Cocks (deceased), at an apportioned rental of £4 per annum, Tenant paying Rates.

APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge 1s. 9d.

This Lot is sold subject to a right of way along the Garden footpath as at present enjoyed in favour of the Purchaser of Lot 57.

The drainage from a portion of this Lot discharges into Enclosure Ord. No. 120 belonging to Lot 58.

The pipes carrying such drainage are reserved in favour of this Lot, with right to continue such discharge as at present and with all necessary rights of entry to repair and maintain the said pipes.

The Purchaser of this Lot shall covenant to erect and thereafter maintain a substantial fence between this Lot and the adjoining Lot 57 where indicated by a dotted line on the Plan.

(Coloured *Pink* on Plan No. 3)

## An Excellent Modern Cottage with Garden

extending to an area of about

**23 Perches**

Being Ord. No. Pt. 124a (.146 acres).  
Situate in the Village of Down Thomas.

The Cottage is built of Stone with slated roof and contains : Three Bedrooms, Box Room, Sitting Room with fire-place, Kitchen with stove, and Larder. Outside : Washhouse with copper, Woodhouse and E.C.

Occupied by Mr. J. H. Woodman, a Farm employee, and let, with other property, to the Representatives of Mr. R. E. Cocks (deceased), on a yearly Lady Day tenancy, at an apportioned rental of £4 per ann. Tenant paying Rates.

A right of way along the Garden footpath on Lot 56, as at present enjoyed, is reserved in favour of this Lot.

### LOT 58

(Coloured *Pink* on Plan No. 1)

## A Desirable Freehold Farm

known as

## TAYLOR'S FARM

extending to an area of about

**56a. Or. 36p.**

In the Parish of Wembury, in and adjacent to the Village of Down Thomas and only about five miles from Plymouth.

The substantial and comfortable farm house is built of stone with slated roof and contains :—  
Six Bedrooms, W.C., two Sitting Rooms, Kitchen, Dairy, Scullery. Water from a well and pump in yard.

Adjoining is a Cottage built of stone and slate and containing three Bedrooms, Sitting Room, Kitchen, Wash-up ; Earth Closet. Water is obtained from village pump.

THE FARM BUILDINGS are well built of stone, with slated roofs, are conveniently near the farm house and comprise :—

Calves House ; Cow House, tie 9, with loft over ; Yearling House ; three Pigsties ; Fowl House ; Cellar ; Root House ; Stabling for four ; Barn ; small Implement Shed.

## The Lands

consist of First-class Pasture and Arable.



**LOT 58—continued**

**SCHEDULE.**

Ord. No.	Description.			Decimal Acreage.	Total Area.
LET TO MR. H. J. P. GILES.					
Pt. 124a	House, Buildings, etc.	...	Buildings	...	.731
123a	Meadow ...	...	Pasture	...	1.185
122a	Do.	...	do.	...	1.643
332a	Lengthney	...	Arable	...	4.174
387a	Shoeland & Gollaford	...	do.	...	7.024
340	Yollands ...	...	do.	...	3.882
341	Velland ...	...	do.	...	3.632
393	Little Velland	...	do.	...	2.224
342	Longlands ...	...	do.	...	2.927
339a	Whitestone	...	do.	...	3.128
343	Long Close	...	do.	...	2.610
344	Inner Lane End	...	do.	...	3.273
346	Lane End	...	do.	...	2.952
345	Outer Lane End	...	do.	...	5.047
152	Middle Park	...	do.	...	5.688
348	Lane End	...	do.	...	1.323
156a	New Park	...	Arable	...	2.853
					<hr/>
IN HAND.					54.296
386	Road ...	...	...	...	.586
LET TO MESSRS. BLUNDELL & Co.					
120	...	...	Pasture Field	...	1.034
76a	...	...	do.	...	.308
					<hr/>
					1.342
Total ...					<hr/>
					A.56.224

Let as to 54.296 acres to Mr. H. J. P. Giles on a yearly Lady Day tenancy, Tenant paying Rates, at a rental of £72 15s. per annum. The Cottage is let to Mr. Giles on a separate monthly tenancy at a rental of £4 per annum, Tenant paying Rates.

Nos. 120 and 76a are let to Messrs. Blundell & Co. on a yearly Lady Day tenancy, at an apportioned rental of £2 per annum. The remainder is in hand.

**APPORTIONED OUTGOINGS :—**

Commuted Tithe Rent Charge £8 8s. 3d.

This Lot is sold subject to a right of way in favour of Lot 60 over the roadway Ord. No. 386 and also to certain War Department rights over the same road. (See Conditions of Sale).

This Lot is also sold subject to the reservations and drainage rights in favour of Lot 56, mentioned in the particulars of that Lot.

**LOT 59**

(Coloured *Yellow* on Plan No. 1)

**A Desirable Freehold Farm**

known as

**PRINCE FARM**

*1/2060*

In the Parish of Wembury, and easily accessible, being about five miles from the centre of Plymouth, and adjoining the Village of Down Thomas ; extending to an area of about

**96a. 3r. 26p.**

The comfortable and attractive farm house is well built of stone and slate and contains :—

Six Bedrooms, W.C., two excellent Sitting Rooms, Kitchen, Dairy and Larder.  
Telephone installed. Good Garden.

## The Farm Buildings

are near the house and consist of two Cow Houses to ~~be six~~, each one with loft over; Calves' House; Bull House; Fat Bullock House for six; Stabling, loose box, four stalls; Barn; Fowls House; four Piggeries; GARAGE or Trap House; Cellar; Cart Shed.  
The Water supply is from a well and pump in yard.

## The Lands

include good Pasture and Arable.

### SCHEDULE.

Ord. No.	Description.			Decimal Acreage.	Total Area.
LET TO CAPT. R. F. GILES.					
125a	Lower Park	...	Pasture	5.126	
Pt. 160	Pt. Allotment Field	...	Arable	1.562	
162	Cross and Eastways	...	do.	3.413	
349	Long Park	...	do.	3.317	
353b	Trippetts	...	do.	7.779	
347b	Trippett's Meadow	...	do.	9.045	
395a	Brown Park Corner	...	do.	3.227	
Pt. 396a	Chance Hill	...	do.	4.386	
392a	Brown Hill	...	do.	6.399	
391a	Langland's Brake	...	Rough Pasture	6.927	
420a	Do.	...	do.	.708	
420	Do.	...	Arable	4.238	
419a	Pt. Higher Furzehill	...	do.	4.508	
418a	Leylands	...	do.	5.616	
417a	Furzehill Brake	...	Brake	1.832	
391a	Langland's Brake	...	do.	1.040	
398a	Do.	...	do.	.616	
Pt. 124a	Mow Yard	...	...	.106	
Pt. 124a	House Buildings	...	Buildings	.825	
					70.670
LET TO MR. ANDREWS.					
399a	Millditch Brake	...	Brake	2.672	
423	Bottom Park	...	Pasture	5.265	
428a	Ten Acres	...	Arable	17.575	
Pt. 160	Garden	...	...	.117	
					25.629
LET TO MR. COLES.					
Pt. 160	Pt. Allotment Field	...	Allotments	.275	
					.275
LET TO REPRESENTATIVES OF MR. R. E. COCKS (DECEASED)					
Pt. 160	Pt. Allotment Field	...	Allotments	.342	
					.342
Total ...					A.96.916

Let, with other lands, as to 70.670 acres to Captain R. F. Giles on a yearly Lady Day tenancy at an apportioned rental of £85 18s. per annum, Tenant paying Rates.

Let as to 25.629 acres to Mr. Andrews on a yearly Lady Day tenancy, Tenant paying Rates, at an apportioned rental of £30 per annum. The garden is occupied by Mr. W. Algate, a farm employee.

Let as to part to Mr. Coles (Allotment Ground, Pt. 160) on a yearly Christmas tenancy, at a rental of 12s. 0d. per annum. The remainder of the allotment ground is in the occupation of employees of and let to the Representatives of Mr. R. E. Cocks (deceased) on a yearly Lady Day tenancy at an apportioned rental of 10s. 0d. per annum, Tenants paying Rates.

## LOT 59—continued

### APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £14 13s. 6d.

The growing Timber on this Lot is valued at the sum of £13 3s. and is included in the sale.  
Rights of way over the roadway Ord. No. 402 and Pt. 442a are reserved in favour of the purchaser of this Lot. Enclosure Ord. No. 428a on this Lot is subject to certain War Department rights of way along the Eastern boundary. (See Conditions of Sale.)

## LOT 60

(Coloured *Green* on Plan No. 1)

# Five Exceptionally Well Placed Enclosures

extending to an area of about

**21a. 2r. 27p.**

Situate in one of the finest positions on the Coast, commanding magnificent views and having considerable frontage to Heybrook Road, in the Parish of Wembury, about five and a half miles from Plymouth, and close to the Village of Down Thomas.

### SCHEDULE.

Ord. No.	Description.	Decimal Acreage.
390a	Tickle Park ... .. Rough Pasture ...	4.675
389	Broad Park ... .. Do. ...	4.643
388a	Down Park ... .. Do. ...	3.696
384	Westlake ... .. Do. ...	3.861
409	Tickle Path ... .. Do. ...	4.797
Total ...		A.21.672

Let, with other property, to Capt. R. F. Giles on a Lady Day tenancy at an apportioned rental of £24 per annum, Tenant paying Rates.

### APPORTIONED OUTGOINGS :—

Commuted Tithe Rent Charge £2 9s. 1d.

A right of way over the roadway Ord. No. 386 is reserved in favour of the purchaser of this Lot.

## LOT 61

(Coloured *Pink* on Plan No. 3)

# A Capital Cottage with Garden

extending to an area of about

**6 Perches.**

Being Ord. No. Pt. 124a (.038 acres).

Situate in the Village of Down Thomas.

The Cottage is built of Stone with Thatched roof and contains :—

Two Bedrooms, Living Room, Back Kitchen.

Outside : Woodhouse and E.C. Excellent Garden.

Let to Mrs. Clara Axworthy on a monthly tenancy at a rental of £3 a year, Tenant paying Rates.

A right of way over Lots 62, 63 and 64 as at present enjoyed is reserved in favour of the purchaser of this Lot.

(Coloured *Yellow* on Plan No. 3)

## The Adjoining and Similar Cottage with Garden

extending to an area of about

**6 Perches**

Being Ord. No. Pt. 124a (.041 acres).

Occupied by Mr. Thomas Heslop, a Farm employee, and let, with other property, to the Representatives of Mr. R. E. Cocks (deceased) on a yearly Lady Day tenancy at an apportioned rental of £4 per annum, Tenant paying Rates.

This Lot is sold with the benefit of a right of way as now enjoyed over Lots 63 and 64 and subject to a right of way as now enjoyed in favour of Lot 61.

### LOT 63

(Coloured *Pink* on Plan No. 3)

## The Adjoining and Similar Cottage with Garden

extending to an area of about

**5 Perches**

Being Ord. No. Pt. 124a (.029 acres).

Occupied by Mr. Walters, a Farm employee, and let, with other property, to the Representatives of Mr. R. E. Cocks (deceased) on a yearly Lady Day tenancy, at an apportioned rental of £4 per annum, Tenant paying Rates.

This Lot is sold with the benefit of a right of way as now enjoyed over Lot 64 and subject to a right of way as now enjoyed in favour of Lots 61 and 62.

### LOT 64

(Coloured *Yellow* on Plan No. 3)

## The Adjoining Double Fronted Cottage with Garden

Having similar Accommodation to the adjoining Cottages and  
extending to an area of about

**5 Perches**

Being Ord. No. Pt. 124a (.032 acres).

Occupied by Mr. William Willis, a Farm employee, and let, with other property, to the Representatives of Mr. R. E. Cocks (deceased) on a yearly Lady Day tenancy, at an apportioned rental of £4 per annum, Tenant paying Rates.

This Lot is sold subject to a right of way as now enjoyed in favour of Lots 61, 62 and 63.

**LOT 65**  
(Coloured *Blue* on Plan No. 1)

## A Very Desirable Dairying, Corn and Stock Rearing Farm

known as

# GABBER

in the Village of Gabber and close to the Village of Down Thomas, in the Parish of Wembury.

extending to an area of about

**106a. 2r. 24p.**

only about five and a half miles from the centre of Plymouth.

The comfortable farm house is substantially built of stone with slated roof, and the courtyard is approached through an archway. It contains :—

Five good Bedrooms, W.C., two Sitting Rooms, Dairy, Kitchen with range, Back Kitchen, Separator House, Coal House, Pump from well under Dairy. Good Garden. Telephone installed.

### The Farm Buildings

built of stone, with slated roof, are very compact, and comprise :—

Calves' House with small loft over ; two Calving Houses ; large Calves' House, tie 7 ; Cow House, tie 12, with loft over ; Cow House, tie 8, with loft over ; Stabling for four, with barn over ; Root House ; Implement House ; two Cart Sheds with loft over.

### The Lands

comprise sound pasture and fertile arable.

#### SCHEDULE.

Ord. No.	Description.				Decimal Acreage.	Total Area.
LET TO MR. WILLIAM HOSKIN.						
89	Lower Yolland	...	...	Arable	...	4.883
90	Five Acres	...	...	do.	...	5.644
93	New Park	...	...	do.	...	3.636
128	Field alone	...	...	do.	...	6.224
129	Lime Park	...	...	do.	...	6.367
130	Bute Park	...	...	do.	...	4.598
170a	Great Yolland	...	...	do.	...	4.918
363	Gabber Head	...	...	Pasture	...	6.483
361	Baker's Kitchen	...	...	Arable	...	4.575
360a	Lower Gabber	...	...	do.	...	5.551
359a	Higher Gabber	...	...	do.	...	3.386
358	Graze's Field	...	...	do.	...	3.491
357	Lower Gabber	...	...	do.	...	5.088
355	Do.	...	...	Pasture	...	3.807
354a	Gabber Hill	...	...	do.	...	8.032
169	Quillett	...	...	Arable	...	.887
168	Baker's Gabber	...	...	Pasture	...	1.740
165	Gabber Hill	...	...	do.	...	2.139
Pt. 167a	House and Buildings	...	...	Buildings	...	.856
						82.305
IN HAND.						
92	Yolland Plantation	...	...	Wood	...	4.018
LET TO MR. ANDREWS.						
356	White Hills	...	...	Arable	...	8.835
401	Smoke Park	...	...	do.	...	11.493
						20.328
Total ...						A.106.651

## LOT 65—*continued*

Let as to 82.305 acres to Mr. William Hoskin on a yearly Lady Day tenancy at the apportioned rental of £164 per annum, Tenant paying Rates.

Ordinance Nos. 356 and 401 are let to Mr. Andrews, on a yearly Lady Day tenancy at an apportioned rental of £24 per annum, Tenant paying Rates.

The remainder is in hand (Yolland Plantation) and vacant possession will be given on completion of the purchase.

### APPORTIONED OUTGOINGS :—

Commuted Tithe Rent charge £16 3s. 1d.

Gabber Cottages are supplied with Water from Roadside Tap, piped from a well or tank on this Lot. (See Conditions of Sale as to Water Rights.)

This Lot is sold subject to a right of way along the Lane bounding Lot 66 on the East side in favour of the purchaser of Lot 66.

Rights of way over the roadways Ord. No. 402, Pt. 442a and 364a are reserved in favour of the purchaser of this Lot.

## LOT 66

(Coloured *Yellow* on Plan No. 3)

# A Capital Cottage with Garden

extending to an area of about

## 13 Perches

£110

Being Ord. No. Pt. 167a (.082 acres) and situated at Gabber, in the Parish of Wembury (one of three adjoining Cottages).

THE COTTAGE is built of Stone and Slate and contains : Two Bedrooms, Living Room, Scullery, lean-to Washhouse. Outside : E.C. Good Garden. Water obtained from roadside tap.

Occupied by Mr. Edward Wills, Farm employee, and let to Capt. Giles, of Prince Farm, on a monthly tenancy at a rental of £4 a year, Tenant paying Rates.

This Lot is sold with the benefit of a right of way along the Lane (on Lot 65) bounding this Lot on the East side.

## LOT 67

(Coloured *Pink* on Plan No. 3)

# The Adjoining Cottage with Garden

extending to an area of about

## 9 Perches

£90

Being Ord. No. Pt. 167a (.054 acres).

The Cottage is built of Stone and Slate and contains : Two Bedrooms, Living Room, Scullery. Outside : Woodhouse and E.C. Front and Back Gardens. Water obtained from Roadside Tap.

Occupied by Mr. Wilfred Browning, a Farm employee, and let, with other property, to the Representatives of Mr. R. E. Cocks (deceased) on a yearly Lady Day tenancy, at an apportioned rental of £4 per annum, Tenants paying Rates.

This Lot is sold with the benefit of rights of way as at present enjoyed over Lot 68 for the purpose of obtaining access to the Cottage, Garden and Outbuildings belonging to this Lot.



**LOT 68**

(Coloured *Green* on Plan No. 3)

# The Adjoining and Similar Cottage with Garden

1/90

extending to an area of about

**10 Perches.**

Being Ord. No. Pt. 167a (.066 acres).

Let to Mrs. Smith on a monthly tenancy at a rental of £4 10s. per annum, Tenant paying Rates.

This Lot is sold subject to rights of way as at present enjoyed in favour of the purchaser of Lot 67 for the purpose of obtaining access to the Cottage, Garden and Outbuildings belonging to Lot 67.

**LOT 69**

(Coloured *Yellow* on Plan No. 3)

# An Attractive Double Fronted Cottage with Garden

1/50

extending to an area of about

**14 Perches.**

Being Ord. No. Pt. 167a (.085 acres).

Situate at Gabber. Built of Stone and Slate, and containing :

Three Bedrooms, Living Room, Kitchen, and Scullery. Outside : Woodhouse, Linhay, and E.C.

Good front and back Gardens.

Water from roadside tap close by.

Occupied by Mr. S. J. Webber, a Farm employee, and let to Mr. Hoskin, on a monthly tenancy at a rental of £4 per annum, Tenant paying Rates.

**LOT 70**

(Coloured *Pink* on Plan No. 3)

**The Adjoining Cottage with Garden**

extending to an area of about

**16 Perches.**

*175*

Being Ord. No. Pt. 167a (.099 acres).

THE COTTAGE is built of stone, with stuccoed front and slated roof, and contains :—

Three Bedrooms, Sitting Room, Kitchen, and Scullery.

Outside : Woodhouse and E.C.

Front and Back Gardens.

Occupied by Mr. F. Waldron, a Farm employee, and let, with other property, to the Representatives of Mr. R. E. Cocks (deceased) on a yearly Lady Day tenancy, at an apportioned rental of £4 per annum, Tenants paying Rates.

**LOT 71**

(Coloured *Green* on Plan No. 3)

**A Stone and Slated Cottage  
with Large Garden**

*1200*

extending to an area of about

**0a. 1r. 10p.**

Being Ord. No. Pt. 167a (.314 acres) and adjoining Lot 72.

Situate at Gabber and containing :—

Two Bedrooms, two Living Rooms, Back Kitchen and Washhouse.

Outside : Woodhouse and E.C.

Extensive Garden.

Let, with other property, to Mr. William Avery on a monthly tenancy at an apportioned rental of £4 5s. per annum, Tenant paying Rates.

**LOT 72**

(Coloured *Yellow* on Plan No. 3)

**A Superior Cottage with Garden**

extending to an area of about

**37 Perches**

Being Ord. No. Pt. 167a (.235 acres).

Situate at Gabber. Built of stone and stucco, with slated roof, and containing :—

Three good Bedrooms, Sitting Room with fire-place, Kitchen with stove, Store Room, Larder and Lean-to Washhouse.

Rain Water tank piped to Washhouse, with tap.

Water laid on from Village Supply obtained from well on Gabber Farm.

Outside : W.C., Fowl House, Washhouse with copper, and Coal House.

There is a good Garden and also a piece of ground with stone and slated Shed.

The Cottage and piece of ground are occupied by Mr. William Algate and let to Mr. Andrews on a yearly Lady Day tenancy at an apportioned rental of £4 per annum, Tenant paying Rates.

The Garden on the West side of the house down to the stream is let, with other property, to Mr. Avery at an apportioned rental of 5s. per annum, Tenant paying Rates.

The purchaser of this Lot shall covenant to erect and thereafter maintain a substantial fence where indicated by a dotted line on the Plan.

---

# Conditions of Sale.

General  
Conditions  
of Sale.

1. The property is sold subject to the General Conditions of 1925 (First Edition) so far as they are not varied by or inconsistent with the Conditions hereinafter contained. A print of the said General Conditions may be inspected at the Office of the Vendor's Solicitors during business hours at any time prior to the Sale, or in the Sale room; but no Purchaser shall be entitled to a copy of the said General Conditions except at his own expense.

Deposit,  
Auction, and  
Contract fees  
and  
Completion.

2. Each Purchaser shall immediately after the Sale pay to the Vendor's Solicitors as Agents for the Vendor, a deposit of ten per cent of his purchase money, in part payment thereof and sign an Agreement in the form sub-joined, and shall pay the residue of his purchase money on the 11th day of November, 1927, at the Offices of the Vendor's Solicitors, Messieurs Rawlins, Davy and Wells, Hinton Chambers, Bournemouth, or at such place as may be appointed by the Vendor at which time and place the respective purchases shall be completed. Each Purchaser shall also immediately after the Sale pay to the Vendor's Solicitors for the Auctioneers' fee for selling the sum of £1 rs. in respect of every £100 or fractional part of £100 of his purchase money of each Lot and a like fee to the Vendor's Solicitors in respect of the Contract.

Interest on  
purchase  
money.

3. Six per cent per annum is substituted for five per cent in clause 7, paragraph 1, of the said General Conditions.

Title.

4. The title shall commence as follows :—

- (1) As to part Lot 1 (Ordnance Nos. 185 and 186), Lots 2, 3 and 6, and part Lot 5 (Ordnance Nos. 229 and Part 203a) with a Deed of Conveyance dated the 13th day of November, 1911, and made between Robert Richard Leight Anthony of the 1st part, Augustus Hingston and Alfred Matthews of the 2nd part, John Williams Matthews, Coryndon Matthews, the said Alfred Matthews and Emma Lilian Matthews of the 3rd part, the said Coryndon Matthews, Alfred Matthews and Emma Lilian Matthews of the 4th part and Richard Wallis Cory of the 5th part.
- (2) As to a further part of Lot 1 (Ordnance Nos. 212 to 218 inclusive, 220, 221, 222, 240, 241, 242 and 243) with a Deed of Conveyance dated the 29th day of September, 1887, and made between Edward Gasking Bennett, Jane Aylwin and John Strode Arscott of the 1st part, Charles Copley Whiteford of the 2nd part and Richard Cory of the 3rd part.
- (3) As to Lot 45, with a Deed of Conveyance dated the 24th day of June, 1880, and made between Caroline Cavendish of the 1st part, Sir Charles Brune Graves Sawle and Charles Glynn Prideaux Brune of the 2nd part and Richard Cory of the 3rd part.
- (4) As to part Lot 54, namely, a piece of land forming the extreme Western portion thereof and containing about 2 acres, there are no Title Deeds and the title is a possessory one only. The property has been in the occupation of the late Richard Wallis Cory (below mentioned) and his predecessors in title or his or their tenants for upwards of 20 years. The Purchaser shall be furnished with a Statutory Declaration setting forth the facts (such Declaration to be procured by the Vendor at his own expense) and he shall be satisfied therewith and shall make no objection or requisition in respect thereof.
- (5) As to part Lot 65 (being an entrance roadway or passage adjoining Lot 66) and Lot 66 with a Deed of Conveyance dated the 18th day of December, 1880, and made between James Wilson of the 1st part, James Currey Wilson of the 2nd part and Richard Cory of the 3rd part.
- (6) As to Lots 67, 68, 69, 71 and part 72 (the garden portion) with a Deed of Conveyance dated the 11th day of June, 1900, and made between Baldwin John Pollexfen Bastard of the 1st part, Walter John Deacon Radcliffe and Henry Yarde Buller Lopes of the 2nd part and Richard Cory of the 3rd part.
- (7) As to the remainder of the property, with a Deed of Conveyance dated the 29th day of September, 1876, and made between Vincent Pollexfen Calmady of the one part and Richard Cory of the other part.

The Vendor has contracted to purchase the property as to such part thereof as was settled by the Will of the late Richard Wallis Cory (a successor in title to the said Richard Cory) who died on the 15th day of December, 1926, from Kate Yolland Cory as Tenant for life under such Settlement, and as to the remainder (if any) from the said Kate Yolland Cory and George Richard Tyrrell Rundle as Trustees for sale under the said Will.

The Purchaser shall, if required, accept a Conveyance or Conveyances direct from such persons respectively, the Vendor concurring therein.

No Purchaser shall be entitled to an Abstract or copy of the said Contract entered into by the Vendor.

Matters sub-  
ject to which  
certain Lots  
are sold.

5. (1) Enclosures Ordnance Nos. 1, 36a, 37a and 38a (Part Lot 53) are sold subject so far as the same are affected thereby to the grant of Springs or Streams of water and of certain liberties and privileges for the better enjoyment thereof granted by an indenture dated the 1st day of June, 1825, and made between Pollexfen Calmady and Charles Biggs Calmady of the one part and Sir Thomas Byam Martin, Joseph Tucker and Sir Robert Seppings (three of the Principal Officers and Commissioners of H.M. Navy for and on behalf of His Majesty) of the other part.

- (2) Enclosures Ordnance Nos. 1, 1a, 2a, 3a, 4a, 5a, 6, 6a, 36a, 37a, 38a, 39a, 41a, 43a and 112a (Part of Lots 51, 53 and 54) are sold subject (so far as the same are affected thereby if at all) to the restrictions, powers and consequences imposed by the Defence Act, 1860, as to keeping certain lands free from buildings and other obstructions. The Vendor shall be under no obligation to furnish further information or evidence on the point.
- (3) Lot 58 is sold subject to the rights of way and other rights granted by and with the benefit of the covenants by H.M. Secretary of State for the War Department contained in a Deed dated the 21st day of December, 1903, and made between Richard Cory of the 1st part, William Cory and John Fenwick-Fenwick of the 2nd part and H.M. Secretary of State for the War Department of the 3rd part.
- (4) Lot 49 is sold subject to and with the benefit of the Clearance rights, rights of way and other rights, and the covenants contained in a Deed dated the 6th day of May, 1908, and made between Richard Wallis Cory of the one part and H.M. Principal Secretary of State for the War Department of the other part, and also with the benefit of the covenants by the Secretary of State for the War Department contained in a Conveyance dated the 28th day of September, 1922, and made between the said Richard Wallis Cory of the one part and H.M. Principal Secretary of State for the War Department of the other part whereby certain land lying in the centre of Lot 49 was conveyed to the said Secretary of State. Lot 49 is also sold subject to and with the benefit of a certain Agreement dated the 26th day of June, 1907, and made between Richard Wallis Cory of the one part and John Andrews of the other part.
- (5) Lots 47, 49 and 59 are sold subject to the rights of way granted by and with the benefit of the covenants and conditions contained in a Memorandum of Agreement dated the 26th day of November, 1915, and made between Richard Wallis Cory of the 1st part, John Andrew Andrews of the 2nd part and H.M. Principal Secretary of State for the War Department of the 3rd part.  
By the said Agreement an annual rental of £5 was reserved to the said Richard Wallis Cory, and Lot 47 is sold with the benefit of the whole of this rent.
- (6) Lot 36 is sold subject to a right in favour of the Devon County Council to carry the Drainage from the School adjoining this Lot by means of pipes to a Sewage Tank to be constructed by them in Enclosure Ordnance No. Part 468a. The site of the said Sewage Tank is reserved out of the sale of this Lot together with all necessary rights of entry on such Lot to construct, lay, maintain and repair the said Tank and Pipes.  
A Plan showing the approximate position of the said Tank and Pipes is in the possession of the Vendor.

Copies of the documents referred to in sub-clauses 1, 3, 4 and 5 of this Condition and the Plan referred to in sub-clause 6 of this Condition can be inspected at the Offices of the Vendor's Solicitors before the Sale or in the Sale Room at the time of the Sale, and each Purchaser, (whether he inspect the same or not) shall be deemed to have full notice of the contents and effect thereof and shall make no objection or requisition in respect thereof.

Death  
Duties.

6. The property became subject to Estate and Succession Duty on the death on the 15th day of December, 1926, of Richard Wallis Cory; but the amounts of such duties respectively have not yet been assessed or paid. No Purchaser shall be entitled to delay completion on this account, but shall be satisfied with the undertaking of the Vendor that such duties (so far as they are a charge on the property) shall be paid and evidence thereof produced to the said Purchaser in due course.
7. The property is sold subject (but without any obligation on the part of the Vendor to define the same respectively) to all outgoing and other burdens or incidents of tenure and to all rights of way, water, light, drainage and other easements affecting the property and to the General Remarks, Stipulations, Notes and Reservations contained in the Particulars of Sale. The Vendor shall be under no obligation to furnish evidence or information as to ownership of the fences bounding any lot.
8. Each Purchaser when submitting his draft Conveyance for approval shall furnish a copy thereof for the use of the Vendor's Solicitors. Requisitions on the title shall be delivered within 10 days after delivery of the Abstract of Title.
9. The Vendor shall not be obliged to do any repairs nor shall he be answerable nor shall any abatement be made out of the purchase money for any loss or damage which may happen to the property or any part thereof by storm tempest fire or otherwise from the signing of this contract.
10. If any usage or convenience in the nature of an easement which has heretofore been used or enjoyed in connection with any Lot or part of a Lot and which affects any other Lot or part of a Lot and the continuance of which is not expressly provided for by the Particulars but which shall in the opinion of the Auctioneers (whose decision shall be conclusive) be necessary or expedient for the reasonable protection, benefit or enjoyment of the property in connection with which it has been so used or enjoyed that property shall be sold with the benefit of it and the property affected thereby shall be sold subject thereto.
11. The rents stated in the Particulars are to the best of the Vendor's knowledge those actually received and no objection or requisition shall be taken or made on the ground of the excess of any rent over and above the standard rent or of any part of such excess being unauthorised by Statute nor shall the Vendor be under any obligation to furnish any evidence or information in respect of the standard rent of any Lot or the increase thereof which is not in his possession. The Vendor shall be under no obligation to give vacant possession of any property which is stated

to be let or occupied and the respective Purchasers shall take the same subject to such rights (if any) as the tenants or occupiers may have.

12. The property is believed to be and shall be taken as correctly described and any incorrect statement, error or omission found in the Particulars, Sale Plan or Conditions and whether materially affecting the description of the property or not, 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 any compensation in respect thereof.
13. The Conveyance of any Lot sold subject to any exception, reservation, right, restriction or liability shall be made subject to and shall be so framed as to give full effect to such exception, reservation, right, restriction or liability, but no Purchaser shall be entitled as of right to see the Conveyance to any other Purchaser or to require any other Purchaser to concur in the Conveyance to him unless so required by the Vendor, and in case of dispute as to the form in which any exception, reservation, right, restriction or liability shall be expressed in any conveyance the same shall be decided by the Vendor's Solicitors whose decision shall be binding on all parties. In the case of any Lot which may not be sold the Vendor shall have the same rights and be subject to the same liabilities as the Purchaser of that Lot would have had or to which he would have been subject if that Lot had been sold, except that the Vendor shall not be under any obligation to erect any fences.
14. If any dispute arises as between the Vendor and any Purchaser or as between Purchasers as to the ownership or position of any boundary of any Lot or Lots, or as to the apportionment of any rent or outgoings, the sale shall not be annulled, but the dispute shall be decided by the Auctioneers, whose decision shall be final and who may conclusively determine what costs have been occasioned by such dispute and how such costs should be borne.
15. In the case of the grant by the Vendor of any right of way, water, drainage, user or other right or easement in favour of any Purchaser the Vendor shall be deemed to grant only such right or easement as is vested in him and to such extent only as he is legally entitled to grant the same and he shall not be called upon to show any title to or to prove the extent of the same.
16. Where any roadway or rights over any roadway are stated to be included in any Lot, it is believed by the Vendor that such roadway is a private roadway; but the Vendor shall not be required to give any information with regard to roads except such as may be in his possession and in the event of any such roadway as aforesaid proving to be a Public road no Purchaser of any Lot affected shall make any objection or requisition on that account or on account of the inability of the Vendor to convey such roadway or rights thereover and the Vendor shall be under no liability to such Purchaser in respect thereof.
17. With each Lot which adjoins the sea is included such portion of the foreshore as is co-terminous with such Lot.

As to Water  
rights and  
easements and  
Water supply  
generally.

18. (a) On Lot 13 (in Enclosure Ord. No. 299a) there is a tank fed by a Spring from which water is carried by pipes running under this Lot to the Farmhouse, and also to a Water tap at the roadside adjoining Enclosure Ord. No. 297 (the approximate position of such tank, pipes and water tap being indicated by blue lines on Plan No. 2). This Lot is sold subject to a right to a supply of water from such roadside tap as now enjoyed in favour of the owners or occupiers of all the Lots which at present enjoy such supply.
- (b) On Lot 65 (in Enclosure Ord. No. 128) is a Well from which water is supplied by pipes running under this Lot, and possibly under adjacent Lots, to a tap at the South side of the road in the Village of Gabber and also to the Cottage comprised in Lot 72. Lot 65 is sold subject to the right to a supply of water from the said tap as at present enjoyed by the owners and occupiers of the cottages comprised in Lots 66 to 71 inclusive. Lot 65 and (so far as they may be affected) Lots 66, 67, 68, 69, 70 and 71 are sold subject to the right to a supply of water as at present laid on to and enjoyed by the owner or occupier of the cottage comprised in Lot 72. The approximate position of the Well and pipes referred to in this Condition is shown by blue lines on Plan No. 3.
- (c) On Lot 52 (in Enclosure Ord. No. 132a) is a tank fed from a Spring or Springs, water being carried therefrom by pipes to the Home Farm House (Lot 52), to the Langdon Court stables, garage, engine house and residence (Lot 41), and to Langdon Lodge (Lot 48). The Springs, tank and pipes and any other apparatus belonging to this small system (the approximate position whereof is indicated by blue lines on Plan No. 1) are included in Lot 41 together with all necessary rights of entry upon Lot 52 for the purpose of repairing and maintaining the said tank and pipes, but subject to the liability to make good all damage (if any) occasioned by such entry. Lot 41 is sold subject to the right to a supply of water as at present enjoyed from this system in favour of Lots 48 and 52. The Purchaser of Lot 52 shall covenant not to do or permit to be done anything whereby the said tank and pipes may be damaged or the said water supply wasted or polluted.
- (d) A Cottage known as Bay Cottage situate on Enclosure Ord. No. 557a (not belonging to the Vendor) is supplied with water from a Spring and through pipes situate on Lot 36 and also from a Spring and through pipes situate on Lot 44 (the approximate position of such pipes being indicated by blue lines on Plan No. 1). Lots 36 and 44 are sold subject to the right to a continuance of the said supplies of water as at present enjoyed by the



owner or occupier of Bay Cottage aforesaid and to all rights, easements and privileges (including rights of drainage) as at present enjoyed by such owner or occupier in connection with such water supplies.

- (e) Lots 58 and 59 at present obtain water from a stand pipe by the roadside just outside the Eastern boundary of Ord. No. 345. This stand pipe is supplied by pipes running through Lot 58 from a Well on adjoining property not belonging to the Vendor (the approximate position of such pipes being indicated by blue lines on Plan No. 1). This Water Supply is not used and enjoyed as of right and the Vendor has no control over and cannot guarantee the continuance thereof. No rights in respect of this Water Supply will be conveyed or given to the Purchasers of these or any other Lots.
- (f) The hydraulic ram situate in Park Wood (Lot 1) and the pipes leading from the Spring on Ord. No. 215 to Lot 51 together with the right to receive and use a supply of water from the said Spring as at present enjoyed, will all be sold with Lot 51. The Purchaser of Lot 51 shall also have all necessary rights of entry upon Lots 1 and 52 for the purpose of repairing and maintaining the said Ram and pipes subject to the liability to make good all damage (if any) occasioned by such entry. The Purchasers of Lots 1 and 52 shall in their respective Conveyances covenant not to do or permit to be done anything whereby the said pipes or Ram may be damaged or the said water supply wasted or polluted. The approximate position of the said Ram, pipes and Spring is indicated by blue lines on Plan No. 1.
- (g) The streams running through Lots 1, 6, 32, 36, 41, 45, 46 and 52, the springs in or near Enclosure Ord. No. 461a (Lot 36) which are the source of supply for the principal water system (which system is approximately indicated by red lines on Plan No. 1), the reservoir, tanks, catch pits, water wheels and the houses or sheds containing the same, and the pipes and other apparatus forming part of or used in connection with such water supply system and all rights necessary for the continuance of such supply are reserved to the Vendor and his assigns with power to enter upon any Lot or Lots out of which such reservation is made for the purpose of repairing or renewing the said reservoir, tanks, catch pits, water wheels, pipes and other apparatus or maintaining the said supply. All the Lots which now obtain water from such supply or any part thereof either for drinking purposes or watering of cattle or otherwise howsoever are sold with the right to a continuance of such supply : but without any obligation on the part of the Vendor or his assigns to maintain the same and subject to the right for the Vendor and his assigns to make regulations in respect of such supply and the user thereof and to levy contributions from the owners for the time being of such Lots to defray the cost of maintaining the supply and to permit other persons also to have the benefit of the supply on such terms and conditions as the Vendor and his assigns shall think fit. There is also reserved to the Vendor and his assigns the overflow water from the said Ram (on Lot 1) with the right if he so desires to construct a reservoir or basin on Lot 36 in a position to be fixed by him and the right to lay pipes for carrying the overflow water from the said Ram and the overflow water from the principal water system to such reservoir or basin and thence to Lot 44, and all necessary rights of entry to construct, lay, repair and maintain such pipes and reservoir, the Vendor making good any damage caused, and paying reasonable compensation for the land selected as the site for such reservoir which site shall be conveyed to the Vendor by the Purchaser of Lot 36.

The Lots affected by these rights and reservations are Lots 1, 6, 32, 36, 41, 45, 46 and 52, and these Lots are accordingly sold subject to such rights and reservations.

Exclusion of certain strips of land for road widening.

- 19. Arrangements have recently been made to give to the Plympton St. Mary Rural District Council certain small strips of land (containing only about one-tenth of an acre altogether) adjoining the road running through Knighton Village for the purpose of widening such road. Information as to the exact position of these strips is being obtained by the Vendor. All Lots which are in fact affected (believed to be Lots 30, 32, 36 and 38) are sold subject to the exception of these strips of land, and no Purchaser shall make any objection or requisition on the ground that these strips or any part thereof are included in the printed Particulars of the Lot or Lots purchased by him and coloured on the Plans or otherwise in respect of such strips.

Licensed property.

- 20. With regard to the licensed property comprised in the Sale, the Vendor believes that the Licenses are in full force and free from endorsements, and is not aware of anything likely to cause a forfeiture thereof ; but he does not guarantee the continuance of such licenses or their freedom from endorsements or the absence of any cause for forfeiting the same licenses or any of them.
- 21. The Vendor has approached the Plympton St. Mary Rural District Council with reference to the possible extension of their Main Water Supply to and through the Langdon Court Estate. There is therefore, reserved out of the Sale of the whole of the property in favour of the Vendor and his assigns, the right to lay water pipes through or under any part of the Estate with all necessary rights of entry for such purpose and for the purpose of future repair and maintenance of such pipes, reasonable compensation being made to the owners through or under whose lands such pipes may be laid.
- 22. Where under the foregoing Conditions compensation is payable to any Purchaser the amount of such compensation shall in the absence of Agreement be ascertained by Arbitration in accordance with the provisions of the Arbitration Act, 1889.
- 23. The marginal notes are intended for convenience of reference only, and shall not affect the construction of these Conditions.

# MEMORANDUM.

IT IS HEREBY DECLARED that Ernest Thomas Reid

of Spirewell Farm Wembury in the County of Devon  
Farmer

and lot 21  
is the Purchaser of Lot 1 (as amended) of the property described in the Particulars of Sale of the Langdon  
Court Estate, advertised to be sold by auction by Messrs. Fox and Sons, in conjunction with Messrs. Viner,  
Carew and Co., on the 29th day of September, 1927, subject to the Conditions of Sale contained therein, as amended  
at the  
price of £3600 ———— and has paid the sum of £360 ———— to

Messrs. Rawlins, Davy and Wells as a deposit and in part payment of the purchase money. And the Vendor and

Purchaser hereby agree to complete the sale and purchase in accordance with the said Conditions, so far as the  
same are applicable to a sale by private treaty. Completion to take place on the  
25th day of February 1928. No auction or contract fees to be payable by the Purchaser  
25th Dated the March 1928. day of 1928

Purchase Money	...	£3600:	:	-
Auction Fees	...	£	:	:
Contract Fees	...	£	:	:
		£3600:	:	
Deposit £360:	:			
Auction and Contract				
Fees £	:	£360:	:	
Balance	...	£3240:	:	

for you  
A. E. B. Bechey Crundall Esq  
Rawlins Davy & Wells

As Agents for the Vendor, A. E. B. Bechey Crundall Esq WE  
HEREBY CONFIRM the said sale, and acknowledge the receipt of the said deposit.

Abstract to be sent to:

Ernest Howard Esq  
7 Princess St

Rawlins Davy & Wells

LANGDON COURT SALE

The following Special Condition is substituted for Special Condition 18 (f) :

(f).

The hydraulic Ram situate in Park Wood (Lot 1) and the pipe leading from the Spring on Ord No 215 to Lot 51, together with the right to receive and use a supply of water from the said Spring as at present enjoyed, will all be sold with Lot 51.

On Enclosure Ord. No 179, is a fenced Water head from whence water is carried by pipes to the said Ram, such water forming the motive power for driving the said Ram. This water head and the water running therefrom and the said pipes and controls and other apparatus (if any) will also be sold with Lot 51.

The Purchaser of Lot 51 shall also have all necessary of entry upon Lots 1 and 52 for the purposes of inspecting, repairing and maintaining the said water head, ram, controls and pipes, subject to the liability to make good all damage (if any) occasioned by such entry.

The Purchasers of Lots 1 & 52 shall in their respective Conveyances, covenant not to do or permit to be done anything whereby the said pipes or Ram or Water head may be damaged or said water supplies wasted or polluted. The approximate position of the said Water head, Ram, pipes and spring is indicated by blue lines on Plan No. 1.

THE BOWERING PRESS  
PLYMOUTH.

## **The Langdon Estate sale maps of 1927**

- 1 The entire estate
- 2 Knighton
- 3 Down Thomas

It should be noted that maps 2 and 3 only provide detail too small to be included on the main map. Consequently, to gain a full picture of either Knighton or Down Thomas, the information on maps 2 and 3 must be combined with that on map 1.

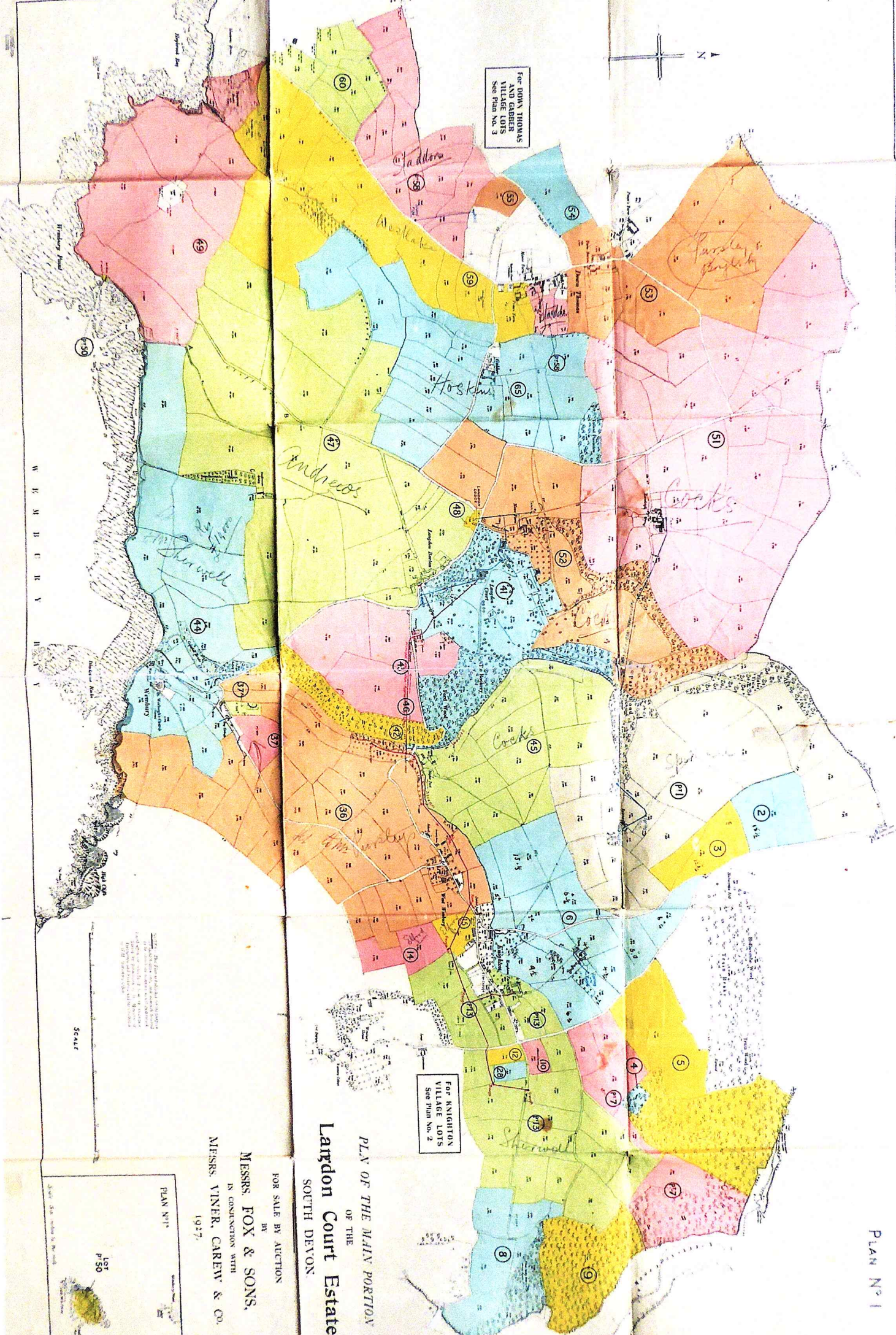
If higher-resolution images of these maps are required, they can be downloaded from our website by going to the following URL:  
<https://wemburyhistory.org.uk/resources/>



FOR KNIGHTON  
VILLAGE LOTS  
See Plan No. 2

FOR SALE BY AUCTION  
BY  
MESSRS. FOX & SONS,  
IN CONJUNCTION WITH  
MESSRS. YVNER, CAREW & CO.

157  
P: 50





PLAN OF PORTIONS

OF THE

Langdon Court Estate,

SOUTH DEVON.

Knighton Village Properties.

FOR SALE BY AUCTION

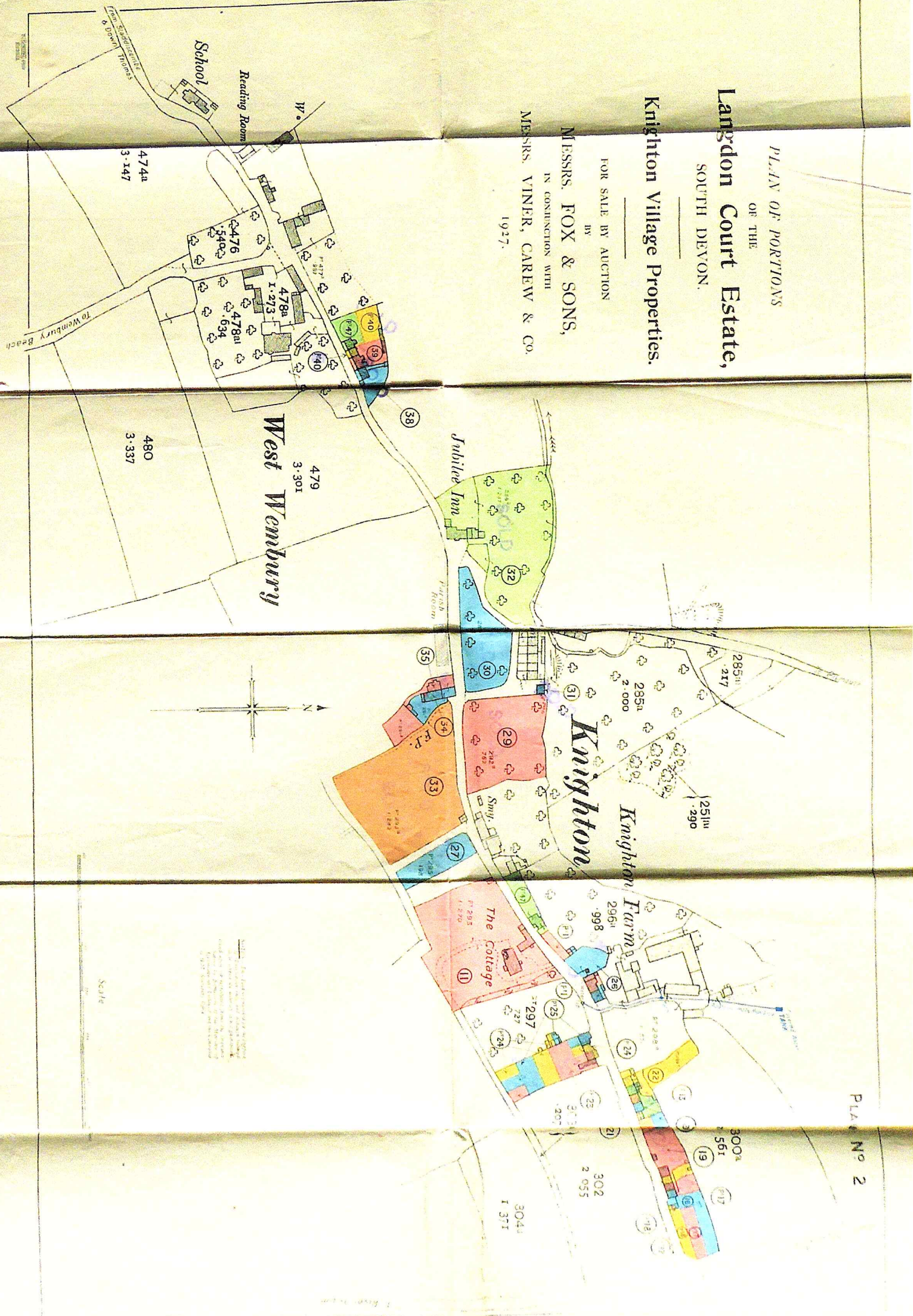
BY

MESSRS. FOX & SONS,

IN CONJUNCTION WITH

MESSRS. VINER, CAREW & CO.

1927.

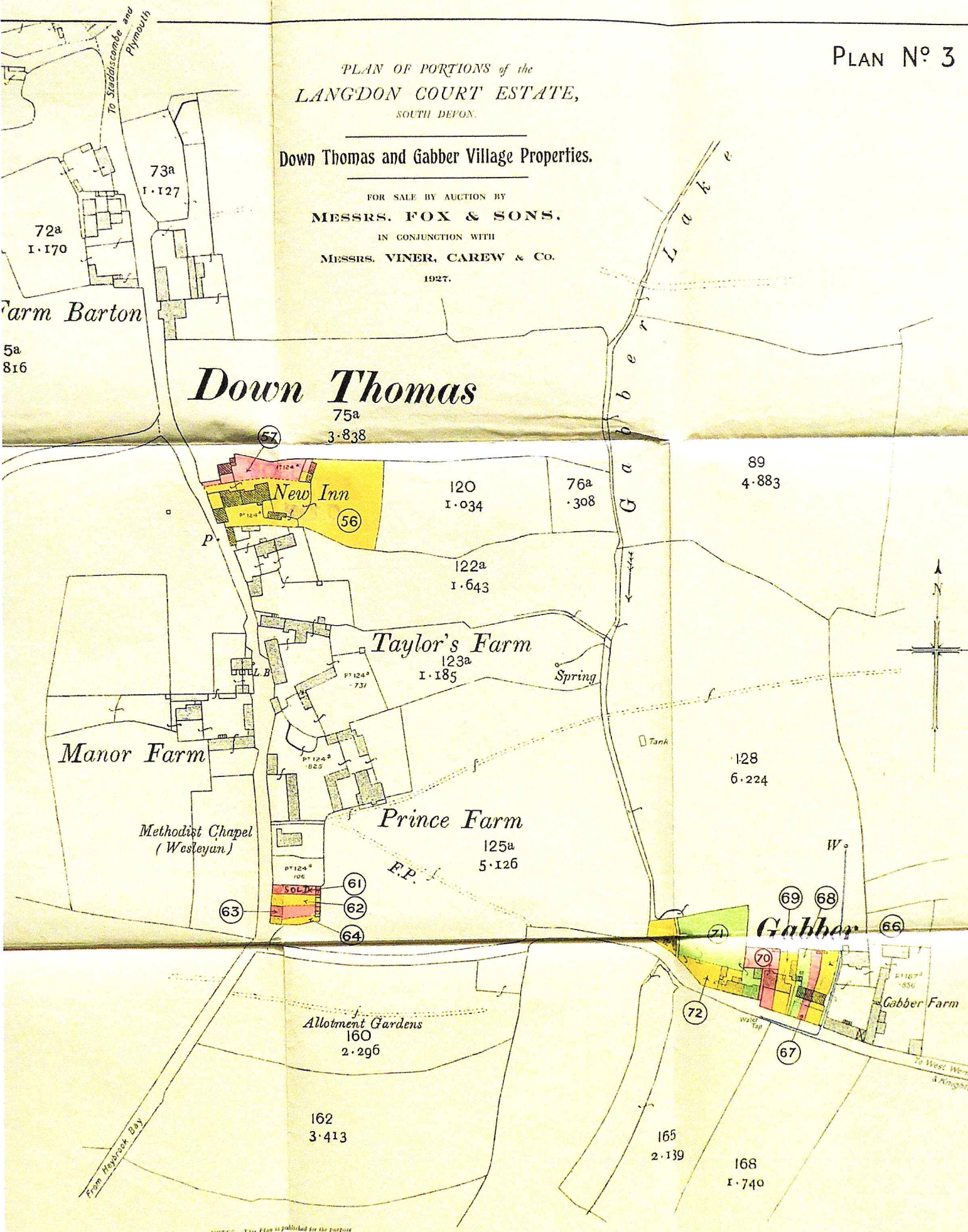




PLAN OF PORTIONS of the  
LANGDON COURT ESTATE,  
SOUTH DEVON.

Down Thomas and Gabber Village Properties.

FOR SALE BY AUCTION BY  
MESSRS. FOX & SONS.  
IN CONJUNCTION WITH  
MESSRS. VINER, CAREW & Co.  
1927.



NOTES.—This Plan is published for the purpose of classification only and although believed to be correct its accuracy is not guaranteed. Based upon the reproduction from the Ordnance Survey by permission of the Minister of Agriculture and Forestry and the Controller of H.M. Stationery Office.

Scale

