

Please bring these Particulars to the Sale.

YORKSHIRE & DERBYSHIRE
BORDERS

THE CELEBRATED
LONGSHAW LODGE
ESTATE

For Sale by Auction
On Tuesday, July 5th, 1927.

Solicitors :

Messrs. DAWSON & Co.,
2, New Square, Lincoln's Inn, W.C.2.

Land Agent :

ALEX. CARRINGTON, Esq.,
Haddon Estate Office, Bakewell, Derbyshire.

Auctioneers :

Messrs. JOHN D. WOOD & Co.,
6, Mount Street, Grosvenor Square, London, W.1.

By Direction of His Grace the Duke of Rutland.

YORKSHIRE & DERBYSHIRE BORDERS

Sheffield six miles; easy access to Manchester, Liverpool, and London (four hours)

IN LOTS.

THE WELL-KNOWN

FREEHOLD.

Longshaw Lodge Estate

OF SOME

11,533 Acres

WITH

2,200 ACRES ADDITIONAL SPORTING RIGHTS

including, as Separate Lots, the Magnificently-situated and Well-appointed Mansion

"Longshaw Lodge"

suitable, if not required for Residential purposes, as a

SCHOOL, INSTITUTION OR HOTEL

28 Bed and Dressing Rooms, Capital Suite of Reception Rooms; Electric Light; Good Water Supply; Central Heating, etc.; with Park-like Lands, Woodlands and Moorlands, in all about **747 ACRES.** Also, Separately Lotted,

THE FAMOUS SPORTING MOORS

well heathered and easily reached by good motoring roads, as follows:

	APPROX. AREA
HOUNDKIRK & BURBAGE MOORS	2407 Acres
BIG MOOR	3111 "
TOTLEY MOOR	1118 "
CLOD HALL MOOR	866 "
LEASH FEN MOOR	681 "
BLACKA MOOR	448 "
RAMSLEY MOOR	638 "
EAGLESTONE FLAT MOOR	394 "

mostly equipped with adequate **KEEPERS' LODGES**, and which, shot as a whole, have produced in good years, **OVER 8,000 BRACE OF GROUSE**, and which are now in capital condition.

Also **THREE WELL-KNOWN FULLY-LICENSED HOUSES**

THE "FOX HOUSE," "THE PEACOCK," OWLER BAR,

And "THE CHEQUERS," FROGGATT EDGE.

**SEVERAL SMALL FARMS, BEAUTIFULLY-SITUATED COTTAGES
VALUABLE QUARRIES, WOODLANDS AND BUILDING SITES, Etc.**

Which will be Offered by Auction (unless previously Sold Privately), by Messrs.

JOHN D. WOOD & CO.

At the "ROYAL VICTORIA HOTEL," SHEFFIELD,

On **TUESDAY, JULY 5th, 1927,**

At **TWO p.m.**

Solicitors: Messrs. **DAWSON & Co.**, 2, New Square, Lincoln's Inn, W.C.2.

Land Agent: **ALEX. CARRINGTON**, Esq., Haddon Estate Office, Bakewell, Derbyshire.

Auctioneers' Offices: **6, Mount Street, Grosvenor Square, London, W.1.**

Remarks and Stipulations.

The Sale of the Longshaw Estate

affords an exceptional opportunity for Sportsmen of moderate means, who are given the opportunity of acquiring, as will be seen from the following particulars, a good Moor of moderate size and economical upkeep, easy of access and abutting on to other Moors which rank among some of the best in England. There are also a variety of other lots which cater for the requirements of all classes of buyers.

1.—**SITUATION.** This well-known Ducal Estate is situated in one of the most beautiful parts of England in the fine sporting district on the borders of Yorkshire and Derbyshire, in the heart of the Peak Country, and yet exceptionally accessible to Sheffield and other large Northern and Midland centres, which are easily reached by rail or good motoring roads. Sheffield is within 5 miles at its nearest point (7 miles from Longshaw Lodge). Manchester and Derby are about 33 miles distant, Buxton and Matlock are about 15 miles, Bakewell 8 miles, and Chesterfield 10 miles, whilst London is reached from Sheffield by a capital service of trains in less than four hours. Grindleford Station virtually adjoins the Estate on its western boundary and is within about $1\frac{1}{2}$ miles from Longshaw Lodge.

2.—**POINTS OF INTEREST.** The Property possesses great natural beauty and includes such well-known landmarks as the summits of Higger Tor and Carl Wark, precipitous escarpments, including Froggatt Edge, Baslow Edge, etc., whilst the beautiful heather moors and the mountain streams known as the Burbage and Bar Brooks, which intersect the Estate, give additional charm. At the south-western end of the "Surprise Road," which intersects the Estate, is one of the finest views in England.

3.—**LONGSHAW LODGE** has until recent years been used by successive Dukes of Rutland as a Shooting Box, and has recently been the subject of a considerable expenditure in bringing it up-to-date. It is beautifully situated and is described in the Particulars as Lot 1.

4.—**THE MOORS** are famous and rank among the best and most accessible in England, being easily reached both on foot and by motor, by numerous private drives, which were specially made by a former Duke of Rutland, in addition to the main motoring roads which flank and intersect portions of the Estate at various points. The Moors are well supplied with water and are very well heathered. Since the War they have been regularly and judiciously burned, and are now in good condition, and considerable sums have been spent over an extended period on drainage with excellent results. A feature is the existence of a good supply of natural quartz grit, due to the fact that the Moors are on the Millstone grit. The bilberry plant flourishes freely. Also the Sporting Rights over about 2,200 acres adjoining the Moors are included in the sale.

5.—**GAME BAGS.** There is now a very good breeding stock on the ground, and although the Moors have not suffered very severely from disease, as has been the case elsewhere, the cold wet weather and snow during several seasons, coupled with the desire on the part of a shooting tenant to work up the breeding stock, has kept the bag considerably below the numbers the Moors could and should yield. To give an idea of the bags which were obtained in past years—in 1893—3,633 brace; 1894—3,354 brace; 1896—3,014 brace; and 1908—2,144 brace of grouse were killed.

Period.	Grouse.	Pheasants.	Partridges.	Woodcock.	Snipe.	Blk. Game.	Hares.	Rabbits.	Various.
1914	3282				8	12	2	276	8
1915	3224		1		6	8	6	15	6
1916	853	44	15	5	6		4	18	5
1917	1924	72	61	6	2	7	5	14	3
1918	2356	251	153	19		15	7	241	6
1919	1235	82	29		9	13	6	33	
1920	2649		11		7		12	69	9
1921	3002	53	10		2		23	2	6
1922	1491	50	9	8	3	1	12	174	2
1923	2231	128	1		4	4	16	75	10
1924	2025	77	38	10	21	7	19	185	10
1925	1933	118	94	2	4	5	23	340	4

Rabbits killed by Keepers are not included.

The Vendor shot the Moors very lightly in 1926, in order to provide a good stock for the 1927 season.

As will be seen by the above statement, shooting is by no means confined to grouse.

6.—**POSSESSION.** Longshaw Lodge, the Moors and Sporting are in hand, and Vacant Possession of such will be given on completion. The Farms and Small Holdings are let on short tenancies as stated in the Particulars of the various lots.

7.—**TIMBER.** The valuable timber and timber-like trees are included in the sale.

8.—**MINERALS.** Unless otherwise stated in the Particulars all minerals are also included in the sale.

9.—**WATER SHEDS.** The Moors form valuable water sheds and there are several good springs as well as streams capable of providing big supplies for adjacent towns or for commercial undertakings.

10.—**LICENSED HOUSES.** The sale includes the well-known fully-licensed houses known as The Fox House Inn on the Main Sheffield Road, the Peacock Inn, Owl Bar, and The Chequers at Froggatt Edge, well situated on main motoring roads and each will be offered as a separate lot.

11.—**MANORS.**—The Manors and manorial rights are not included in the sale.

12.—**QUARRIES.** There are in various parts of the Estate several valuable quarries of Millstone accessible from the roads, from which large quantities of grit stone, used for millstones, setts, etc., and for grinding into sand and hard core for concrete are obtained.

13.—**TOWN PLANNING.** The lots in the Parishes of Dore and Totley are sold subject to the Norton Town Planning Scheme.

14.—**OUTGOINGS.** The Tithe and Land Tax are very low. The total amount of the Tithe is £46 6s. 7½d. per annum, and Land Tax of about £34 is paid by the Vendor, and about £19 paid by the Tenants. There is a Rent Charge of £51 4s. 6d.

15.—The apportionments of the Tithe Rent Charge and Land Tax mentioned in the Particulars have been made by the Auctioneers and each Purchaser shall take subject to the apportionment so made and no legal apportionment shall be required. No guarantee of accuracy is given or implied.

16.—**FIXTURES, FITTINGS AND FURNITURE.** All Landlord's Fixtures and Tenant's Fixtures and Fittings will be included in the purchase-price of Lot 1. The Purchaser of this lot, may have the option of buying such furniture and outdoor effects at Longshaw Lodge as the Vendor may wish to sell at a valuation to be made in the usual way by two valuers or their umpire.

17.—**THE PLANS AND SCHEDULES** are based upon the Ordnance Survey, 1922 and 1923 Editions, and are for reference only. They have been carefully revised and are believed to be correct but their correctness is in no way guaranteed.

18.—Every effort has been made to omit any building belonging to any of the tenants from the descriptions of the various lots, but the properties are sold subject to the tenant's right of removal of, or payment for, as the case may be, any such building or any fixtures, etc., whether included in the Particulars or not.

19.—Each lot is sold subject to all existing tenancies and to all abatements, rights, and claims of outgoing tenants, and each Purchaser shall take to and pay for the tenant right, and all such claims and all compensations due to tenants according to the custom of the country, tenancy, agreement, Agricultural Holdings Act, 1923, or otherwise, and if required shall enter into a covenant to indemnify the Vendor therefrom. In cases where a lot is made up of parts of one or several holdings, and the outgoing tenant or tenants have to be valued out under the terms of the tenancy agreement, Agricultural Holdings Act, 1923, or custom of the country, each Purchaser shall agree to the appointment of one valuer to represent the interests of the several Purchasers, and such valuer shall be empowered to make and settle the amount of the valuation, and to apportion the amount equitably between the various Purchasers, and his award shall be final and binding on all parties. In the event of the respective Purchasers failing to agree upon a valuer, the Auctioneers shall be empowered to appoint a valuer, whose settlement and apportionment of the amount of the valuation shall be final and binding on all parties.

20.—All main or party walls or fences between the premises sold and adjoining properties which are now joint party walls or fences, shall continue to be so, and shall be used, repaired and maintained accordingly.

21.—Such leases and tenancy agreements as at present exist may be seen at the Haddon Estate Office, Bakewell, at any time during business hours within 14 days prior to the date of the sale and such Purchaser shall be deemed to have full knowledge of the same whether he has inspected them or not.

22.—The various lots are sold subject to easements and wayleaves, of all telegraph and telephone poles, stays and wires at present erected on and passing over or under the respective lots and subject to the agreements affecting the same (if any).

23.—In case of any inconsistency between these Stipulations and the Conditions of Sale, the latter shall prevail.

Summary Schedule.

LOT	DESCRIPTION.	A.	R.	P.
1	Longshaw Lodge	747	0	27
2	Grouse Moors, Burbage, Hathersage, etc.	2407	2	32
3	Overstones Farm	184	3	26
4	Small Holding, Callow	15	3	16
5	Mitchell Field	82	0	9
6	Fox House Inn	9	2	26
7	The Big Moor and White Edge Moor	3111	0	16
7a	Freehold Ground Rent	0	1	0
7b	Grassland	40	0	23
8	Totley Moor	1118	1	2
9	Blacka Plantation and Blacka Hill Moor	448	0	18
10	Accommodation Grassland	14	2	21
11	Hallfield Farm	63	2	37
12	Freehold Ground Rent	—	—	—
13	Ditto ditto	26	3	32
14	Grass and Arable Land	20	2	19
15	The Peacock Hotel and Farm	123	2	10
16	Grassland	1	2	15
17	Ditto	3	1	35
18	Holmesfield Park Wood	90	1	17
19	Ramsley Moor and Fox Lane Plantation	638	0	37
20	Greaves Piece Moor, etc.	204	0	7
21	Blake Brook Moor, etc.	681	3	2
22	Clodhall and East Moor	866	1	15
23	Eaglestone Flat	394	0	31
24	Cupola Cottage	5	1	8
25	Bungalow Cottage	0	3	24
26	Accommodation Grassland	43	3	14
27	Arable Land	9	1	25
28	Building Site	0	2	21
28a	Ditto	0	3	8
28b	Ditto	0	3	0
28c	Ditto	1	0	19
29	Accommodation Grassland	0	3	4
30	Building Site	1	0	0
30a	Ditto	1	0	22
30b	Ditto	1	1	0
30c	Ditto	3	1	22
31	Cottage, Buildings, etc.	1	1	32
32	Wood and Rough Land	78	0	20
32a	Meadow Land	1	0	23
33	The Chequers Inn	11	2	20
33a	Building Site	1	2	0
33b	Ditto	1	1	33
33c	Ditto	1	1	14
34	Ditto	1	1	20
35	Ditto	1	1	21
36	Bee Wood	9	2	4
37	Cottage and Land	3	1	1
37a	Moorland	3	3	18
38	Grass and Moorland	2	1	11
39	Ditto	0	3	4
40	Stone Quarry and Tip	4	0	11
41	Ditto	6	0	6
42	Ditto	5	1	0
43	Ditto	2	1	24
44	Ditto	5	2	0
45	Ditto	4	1	13
46	Quarry	3	1	11
47	Ditto	5	1	14
48	Grassland and Moorland	5	0	39

PARTICULARS.

LOT 1 WILL BE OFFERED AFTER LOT 8.

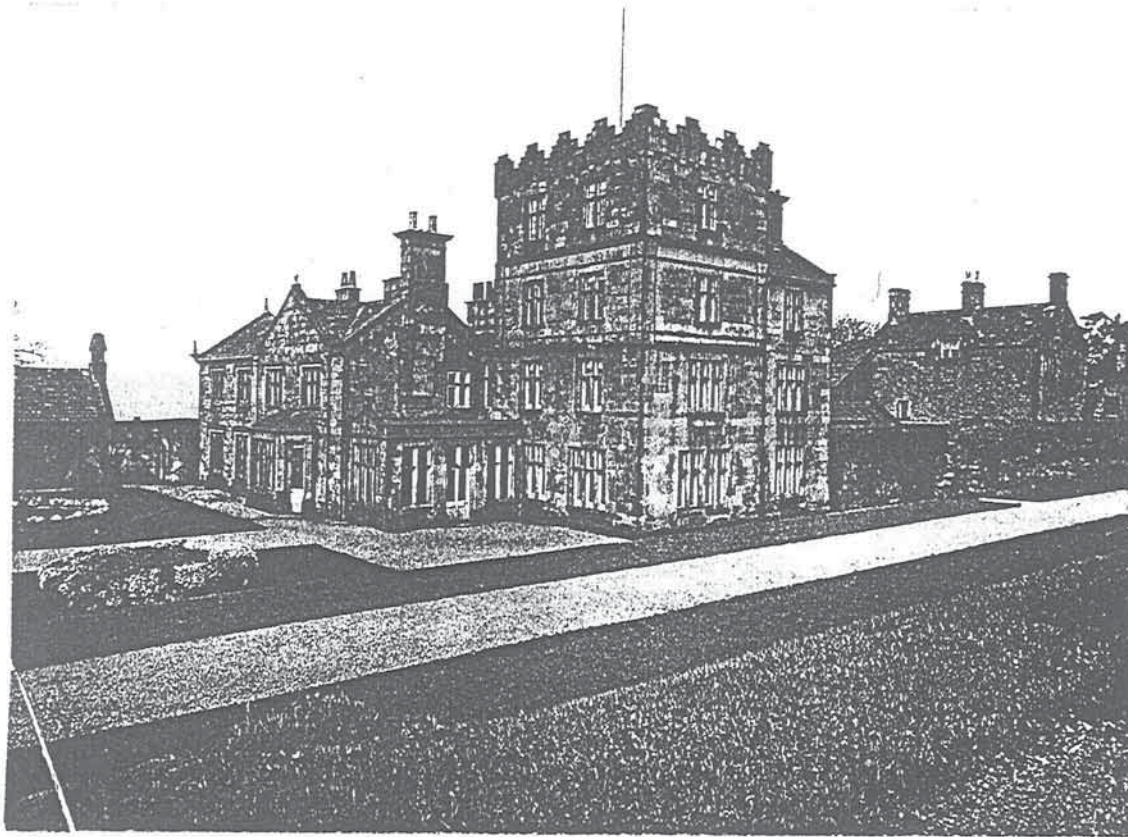
Lot 1

(Coloured Blue on Plan No. 1).

THE UNIQUE RESIDENTIAL AND SPORTING ESTATE

well-known as

“Longshaw Lodge”



Longshaw Lodge, South Elevation, from the Garden (Lot 1).

Situated in the Parishes of Hathersage and Outseats (detached) within 7 miles of Sheffield by main motoring road, $1\frac{1}{2}$ miles from Grindleford Station on Sheffield-Manchester line of the L.M.S. Railway, 33 miles from Manchester, 47 miles from Leeds and Bradford and 4 hours rail journey from London.

The Estate and the district in which it is situated, is

Famous for its Natural Beauty

commanding as it does magnificent moorland and lowland scenery, and is considered one of the most healthy in England, being at an average altitude of about 1,000-ft., yet sheltered by Woods and Moors from the north and east.

The Property extends to about

747a. Or. 27p.

embracing tracks of moorland with its heather and rugged rocks holding a good head of grouse, open grassland, typical of a Derbyshire countryside and picturesque woodlands, affording shelter for pheasants, rabbits, etc., the whole comprising a

CAPITAL MIXED SHOOTING ESTATE

of moderate size and economic upkeep.

Approached from the south from typical Derbyshire Dales by main motoring roads, which where intersecting the Estate rise under the shelter of beautiful hanging woodlands, and from Sheffield and the north, across the moors

“Longshaw Lodge”

is reached from the main roads by means of three picturesque private drives. Sheltered by woodlands the principal drive is guarded by an



Longshaw Lodge (North-West Front), Lot 1.

ENTRANCE LODGE

substantially built of stone and containing Three Bed Rooms, Sitting and Living Room. The Drive opens into a Wide Forecourt.

THE RESIDENCE

occupies an admirably chosen position just over 1,000-ft. above sea level, under the shelter of a hill, upon which are

Charming Hanging Woodlands

and commands, to the south-west, west and north-west,

Magnificent Panoramic Views

extending, over park-like lands and the pretty little Longshaw Lake, nestling on the fringe of the woodlands to the south-west, to the slopes of the Moors with the Peaks of the beautiful Derbyshire Hills on the far side of the Derwent Valley, forming a rugged, yet pleasing skyline, whilst

to the west and north-west respectively, the view embrace the heather and crags of Hathersage Moor, and the

REMARKABLY FINE SUMMITS
well known as
HIGGAR TOR (1,421-ft.) and CARL WARK



The Lake (Lot 1) with Higgar Tor in the Distance.

each sugar-loaf formation of gritstone rock, overhanging the romantically beautiful Burbage Valley and Brook.

Most substantially built in pleasing style of Millstone Grit, with a stone slab roof

THE RESIDENCE

which, if not required for private occupation, is admirably suited as



A School, Institution or Hotel

is entered from the gravelled forecourt, up stone steps on to a flagged terrace, and thence through a projecting porch. It contains

On the Ground Floor :

LONG ENTRANCE HALL

with tessellated floor, from which access is obtained to

THE DINING ROOM

(23-ft. 8-in. by 18-ft. 6-in., plus bay, 9-ft. 6-in. by 4-ft.), facing approximately South and West and commanding the glorious panoramic views referred to before, with door to

THE DRAWING ROOM

(24-ft. 6-in. by 18-ft.), facing South-West, looking over a formal garden on to the woodlands and the beautiful country beyond, with door to

A CONSERVATORY

(18-ft. by 9-ft. 6-in.), with South-West and South-East aspects, and doors to the garden and

THE BILLIARD ROOM

(24-ft. by 18-ft. 8-in.), facing South West and South-East, with door to

THE SMOKING ROOM

(15-ft. 9-in. by 14-ft.), facing South-East.

These Rooms are compactly arranged, each having access from the Hall, and all are about 10-ft. high.

Near by is a gentlemen's lavatory (h. and c.) and W.C.

THE STUDY

(16-ft. by 14-ft. 6-in., plus bay 6-ft. by 3-ft. 6-in.), occupies a charming position, enjoying the beautiful prospect of the Moors.

Adjoining are steps up from a Lower Entrance, at which are Two W.C.'s.

THE DOMESTIC OFFICES

are on the Ground Floor, shut off but conveniently placed for service to the Reception Rooms, and include a Secondary Hall or Gun Lobby, Butler's Pantry, Large Kitchen, Scullery, Steward's Room, Servants' Hall, ample Larders, Laundry and Ironing Room, Brushing and Drying Rooms, Mess Kitchen, with sink (h. and c.), China Pantry, etc., whilst below are two further Larders, Wine and Beer Cellars, Coal and Stoke Holes. Outside is a large Game Larder.

On the First Floor

approached by an easy Principal Staircase, and by a Secondary Staircase, are

11 PRINCIPAL BED & DRESSING ROOMS

measuring approximately 17-ft. 9-in. by 17-ft. 6-in., 17-ft. 9-in. by 14-ft. 9-in., 17-ft. 9-in. by 16-ft., 13-ft. 6-in. by 12-ft. 10-in., 17-ft. 9-in. by 13-ft. 8-in., 16-ft. by 14-ft. 8-in., 12-ft. 6-in. by 11-ft. 6-in., 12-ft. 6-in. by 11-ft. 6-in., 21-ft. by 15-ft. 6-in., 24-ft. by 17-ft. and 20-ft. by 15-ft., the last one being the utmost dimensions of an L-shaped room.

TWO BATH ROOMS

each fitted with modern bath (h. and c.) and lavatory basin (h. and c.), Two W.C.'s. House-
maid's closet and separate sink.

On the Second Floor

are

THREE BED ROOMS

the principal measuring respectively 18-ft. by 13-ft. 4-in. and 16-ft. by 14-ft., W.C. and lavatory
basin (h. and c.) and in the Tower are TWO BED ROOMS, the principal measuring 16-ft. by
14-ft.

Separately approached are TWO BED ROOMS (one single and one double) for ladies maids,
and quite shut off are

10 Servants' Bed Rooms

three of which are double rooms, and W.C., making a total of

28 Bed and Dressing Rooms.

which provide accommodation for Seventy Beds and Two Bath Rooms.

The RESIDENCE has recently been the subject of a large expenditure,
and is particularly well equipped, the fireplaces being of modern
slow combustion type, fire extinguishers are fitted, as also are
storm-proof windows, and

ELECTRIC LIGHTING is installed. There is a system of
CENTRAL HEATING by hot air apparatus.

THE WATER SUPPLY is very good, being from a Spring off the
Moor, which has not been known to fail, and collected in a
covered-in reservoir and from thence gravitating to the House
and Stables.

THE DRAINAGE is on modern principles with good fall to a tank.

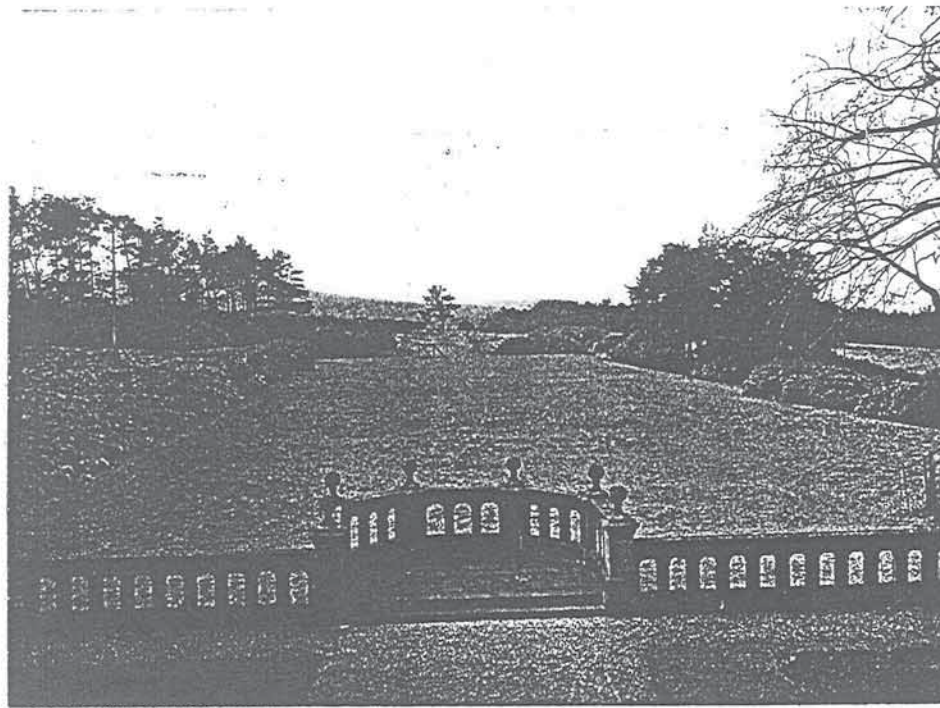
THE STABLING

is of similar construction to the House, and comprises a Large Yard, partly paved, Four Stalls
and Three Loose Boxes, together with Garage for 3 large cars, Work Shop, Saddle Room,
Cleaning Room, Joiner's Shop, Hay Loft and ample accommodation for Stablemen, there being
Two Separate Rooms over the Work Shop and Eight Small Bed Rooms or Cubicles over the
Stabling.

In the Stable Block is the ENGINE HOUSE, containing Austin Petrol and Paraffin Motor Engine,
10.5 h.p., Switchboard, Aston Dynamo, and in a separate room are 54 Cells.

The Grounds

are most attractively laid out and inexpensive to maintain, the natural beauty of the position being exploited to the fullest possible extent.



View of the Grounds from Longshaw Lodge (Lot 1).

To the South of the House is

AN ATTRACTIVE FORMAL GARDEN

enclosed by blind dwarf and open balustrading, ornamented by a lily pond and raised flower bed, whilst to the East of this are Two Lawn Terraces, flanking which stone steps give access to the protecting woodlands through which, under the shade of forest trees, with rhododendrons and other undergrowth, are numerous charming walks leading to the Moors.



In the Park (Lot 1).

There is a Large Lawn for Tennis, the turf being quite good, but requiring renovation.

The Kitchen Garden

lies protected by the woodland, and extends to about half-an-acre.

THE PARK-LIKE LANDS

fall from the House to the Longshaw Lake or Fish Pond of about 2 acres, lying secluded and nestling in Granby Wood. This Lake has been stocked with trout and is capable of affording good sport.

The Parklands are suited for the lay-out of A GOLF COURSE, the turf being good.



In the Park at Longshaw (Lot 1).

Beyond is the Sheffield Plantation, well ridged woodlands of about 200 acres, containing a large quantity of timber trees and valuable plantations, interspersed with heather and flanked by

A Head Keeper's Lodge (Yarncliff Lodge)

stone built with stone-tiled roof, containing Four Bed Rooms, one with bath and Two Sitting Rooms, with Outhouses, including Trap House and Stable, Pigsty and Three Kennels. Telephone is installed.

These Woodlands open out to SEVERAL ENCLOSURES OF SHELTERED GRASSLAND, upon which are

Stone-built Farm Buildings

comprising Cow Byre for 11, Cart Shed, Barn, etc.

Lying to the West of these is YARNCLIFF WOOD, intersected by the main Sheffield Road, containing large quantities of valuable mixed timber and affording several

BEAUTIFULLY PLACED BUILDING SITES

mostly situated within about half-a mile of Grindleford Station and Nether Padley.

Here is an accessible and EXTENSIVE FACE OF MILLSTONE GRIT, of good quality, which has been quarried for several years—there are now two quarries open, one let and the other in hand.

Well Heathered & Picturesque Moorland

SCHEDULE.

Ord. Nos. 327, 328, 328a, 336, 538—541 inclusive, 554 to 561 inclusive and 570 to 573 inclusive, are let to Mr. Thomas Rowarth on a 5 years' lease, from 25th March, 1927, with other lands. Apportioned Rent £40 per annum.

Ord. No. 594 is let to Mrs. Sarah White on a Yearly Lady Day Tenancy with other lands. Apportioned Rent £9 12s. 0d. per annum.

The Keeper's Cottage and the Lodge and Ord. No. 325 are occupied by Estate Servants on Service Tenancies, rent free. The remainder is in hand, and of this Vacant Possession will be given on completion.

APPORTIONED OUTGOINGS:

Land Tax: £2 5s. 0d., paid by Vendor. 17s. 9d. paid by Tenant.

The Valuable Timber is estimated to be worth, on a commercial basis, £6,870, and will be included in the sale.

This lot is intersected by the Totley Tunnel (L.M.S. Railway), subject to which easement it is sold. See Conditions of Sale. The Water Supply to the Entrance Lodge on this lot is obtained from the same supply as that connected to the Fox House Inn, Lot 6. This lot is sold with the benefit of such supply subject to the terms mentioned in the Conditions of Sale.

This lot is sold subject to an easement of drainage pipes (with settling and inspection tanks on this lot and effluent on to Ord. No. 321) intersecting the woodland Ord. No. 341 and a corner of the Field Ord. No. 325 on this lot in favour of the owner for the time being of Lot 6 with a right of access for the purposes of maintaining such easement.

Miss Paige, under a licence dated 25th October, 1919, takes a supply of water from a Spring on this lot at a rent of 10s. per annum. The license is determinable by three months' notice and this lot is sold subject to such license.

Lot 2

(Coloured Pink on Plan No. 1).

WITH VACANT POSSESSION OF THE MAJOR PORTION.

THE

Very Fine Grouse Moors

well known as

**BURBAGE, HATHERSAGE, BINGHAM,
HOUNDKIRK & LADY CANNING'S MOORS**

situated in the Parishes of Hathersage, Outseats, Dore and Derwent (detached), adjoining Longshaw Lodge (Lot 1), and extending to about

2,407a. 2r. 32p.

intersected by the Burbage Brook and being easily accessible from Sheffield (5½ miles distant) and other important centres by good motoring main roads, one of which flanks this lot on its Southern and Eastern boundaries, and from which the Moorland rises steeply.

These Moors rank among the best in this district—famous for its Sporting Moorlands—and provide capital sport as will be seen by the following:—

In 1908–208½ brace were shot in one day on this Lot.
In 1914 the best day's shoot on these Moors provided 187½ brace of Grouse followed by 168 and 100½ brace on succeeding days

" 1920	"	"	"	188	"	"	133½	"	99	"	"
" 1921	"	"	"	158½	"	"	119½	"	129½	"	"
" 1923	"	"	"	172½	"	"	160	"	"	"	"
" 1924	"	"	"	143	"	"	143	"	"	"	"

Excluding Blackcock, Pheasants, Partridges and other game and other small bags. These moors afford seven distinct drives for each day's shooting.

The Moors having been shot with the remainder of the Estate, it is not possible to give definite figures, but the above are believed to be approximately correct.

The watering and drainage arrangements are excellent and there is ample natural grit. The Bilberry plant grows freely. The average altitude is about 1,250-ft.

In this lot are included

Many Famous Beauty Spots

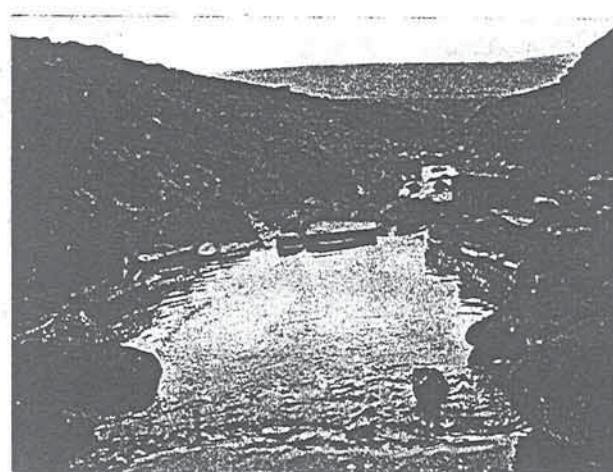
including the Burbage Brook, the beautiful Valley falling precipitously from the Moorlands and overlooked by the SUMMITS OF HIGGAR TOR AND CARL WARK.



Higgar Tor, Hathersage Moor (Lot 2).

In addition to being a splendid sporting property, this lot comprises

A Capital Watershed



Burbage Brook (Lot 2).

the Burbage Brook and Springs, including a very fine Spring near Burbage Bridge, producing a very considerable volume of water, and also Springs on Houndkirk and Hathersage Moors.

There are also extensive faces of millstone grit, easily accessible to roads. The main Sheffield Road, affords a considerable length of

VALUABLE BUILDING FRONTAGES

which could be sold off without detriment to the Moor as a Sporting Property.

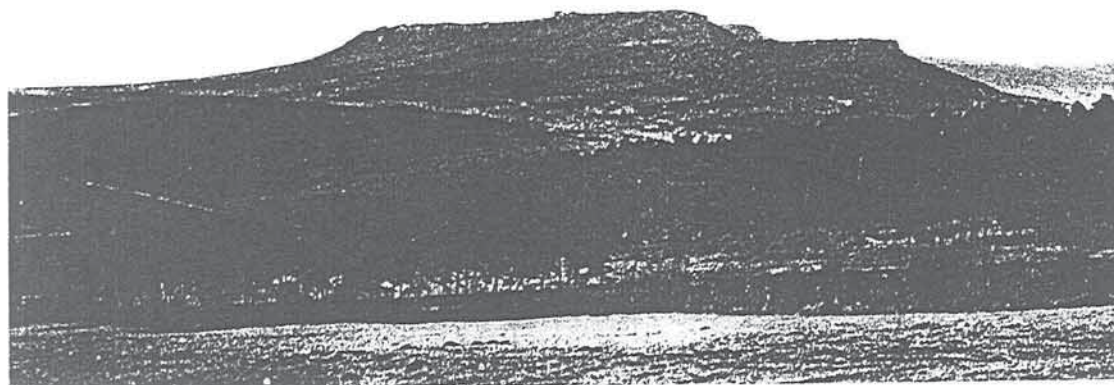


Burbage Valley (Lot 2).

Well situated on the Moor are

FOUR SUPERIOR LODGES

for Keepers, known as



Higgar Tor (Lot 2) from Lot 1.

HIGGAR LODGE

stone built and stone slated, containing Three Bed Rooms, Sitting Room, Kitchen, Pantry with Outhouses.

BADGER HOUSE

comprising two stone-built Cottages, containing Five and Four Rooms respectively with Out-houses and Farm Buildings, and

PIPER HOUSE

a stone-built and tiled House, containing Three Bed Rooms and Three Rooms downstairs with Out-houses.

At the Southern end of the Moor are

TWO SMALL HOLDINGS

one known as

PARSON'S HOUSE

which comprises a stone and stone-tiled House, standing well back from the road with Garden in front. It is double-fronted and enjoys extensive and beautiful views over the moorlands. It contains Three Bed Rooms and Box Room, Sitting Room with modern fireplace, Living Room, Kitchen with range, cupboard and Pantry.



On the Moors.

Outside is a Wash House with copper, sink and tap. Adjoining the House is

A Stone-built Cottage

containing One Room up and One down.

The Buildings

are built of stone with stone-slatted roofs and comprise Wood and Hen Houses, Cow Houses for 3 and 4 with lofts over, Fodder Room, Stable for 3 with loft over, Cart Shed with loose box. Water is from a Spring and Ponds.

The other Holding, known as

STONY RIDGE HOUSE

is situated near the main road, and includes a picturesque Dwelling House, built of stone with a stone-slatted roof and containing Two Bed Rooms, Living Room, with range, Pantry and Scullery with sink and tap.

Outside are the following buildings: Wash House, Broom Maker's Shop and Store Shed, Cart Shed, Cow House for 2, Pig Cote and Stable for 2.

In addition to the Freehold Property, there will be included with this lot the Grouse and Black Game Shooting over Lots 3, 4, 5 and 6, also over the lands above the existing face of the quarries at Millstone Edge, comprising parts of Lots 40 and 48 inclusive (amounting to about 15½ acres at present) until such time as the stone is worked and the upper surface taken away, and the Sporting Rights over the lands on the Eastern boundary, edged in Red on the Plan, the area of these Sporting Rights now extending to about

580 Acres

thereby giving the Purchaser of this lot

Valuable Sporting Rights over about

2,988 ACRES

SCHEDULE OF THE FREEHOLD.

Ord No.	Description.	Acreage.	Ord No.	Description.	Acreage.
HATHERSAGE PARISH.			Brought forward ...		
Pt. 1	Moor ...	618.871	DORE PARISH.		
291	Garden ...	.238	749	Arable ...	5.636
292	Paddock ...	2.465	750	Grass ...	3.073
Pt. 320	Moor ...	8.729	751	Buildings ...	.269
DERWENT (DET. No. 2) PARISH.			753	Grass ...	2.793
1	Moor ...	97.909	754	Ditto ...	2.042
DERWENT (DET. No. 1) PARISH.			747	Grass ...	4.749
Pt. 2	Moor ...	101.000	748	Ditto ...	2.388
DORE PARISH.			756	Moor ...	12.767
Pt. 85	Moor ...	176.100	757	Grass ...	.605
139	Ditto ...	16.209	758	Ditto ...	1.809
744	Grass ...	3.575	759	House and Buildings ...	.318
745	Grass ...	3.786	DERWENT (DET. No. 1) PARISH.		
746	Moor ...	37.437	Pt. 2	Moor ...	189.612
760	Ditto ...	.517	DORE PARISH.		
762	Moor (Stony Ridge) ...	54.974	81	Moor and Grass ...	131.651
763	Moor ...	22.079	81a	Grass ...	.785
OUTSEATS (DET. No. 4) PARISH.			82	Moor ...	89.111
5	Moor ...	32.750	84	Ditto ...	85.471
HATHERSAGE PARISH.			Pt. 85	Ditto ...	319.000
343	Moor ...	3.150	87	Ditto ...	5.508
DERWENT (DET. No. 2) PARISH.			90	Garden ...	.254
Pt. 2	Moor (grass) ...	18.453	91	2 Cottages and buildings	.596
Pt. 5	Ditto ...	6.996	92	Grass ...	1.473
6	Grass ...	3.988	Pt. 137	Moor ...	324.989
7	Ditto ...	5.471	138	Ditto ...	3.069
Carried forward ...			140	Ditto ...	50.838
			736	Moor ...	9.161
			737	Garden ...	.213
			738	Piper House ...	.423
			2407.700		

SUMMARY SCHEDULE.

of Lands over which the Sporting Rights are included.

No.	Description.	A.	R.	P.
	Sheephill's Farm ...	46	2	36
344	Barberfield's Farm ...	78	0	15
345	Owlett House ...	38	1	4
346	Whitelow Farm ...	37	3	22
348	Old Whitelow Farm ...	41	2	0
343	Copperas Farm ...	18	2	32
351	Gill's Land ...	11	1	25
		272	2	14

Higgar Lodge is occupied by a Labourer, rent free, on condition that he helps the Keepers when necessary.

Ord. Nos. 5, 343, 744, 745 and 763 are let to Mr. Thomas Rowarth on lease for 7 years from 25th March, 1927, with other lands. Apportioned Rent £15 per annum.

Ord. Nos. 6, 7, 749, 750, 751, 753 and 754 and Pts. 2 and 5, are let to Mr. S. Priestley with other lands on a Yearly Lady Day Tenancy. Apportioned Rent £23 per annum.

One Cottage at Badger House is let to Mrs. John Hibbs on a Weekly Tenancy at £8 18s. 0d. per annum, and the other Cottage there is occupied by a Keeper on a Service Tenancy, Rent Free. Piper House is occupied by a Keeper's Widow, rent free.

Ord. Nos. 747, 748, 757, 758 and 759 are let to Mr. W. Peat on a Yearly Lady Day Tenancy at £13 per annum.

Of the remainder, which is in hand, Vacant Possession will be given on completion.

The Derby County Council pay an acknowledgment rent of 1s. per annum in respect of a roadman's hut situated near Piper House on this lot.

APPORTIONED OUTGOINGS:

Land Tax: £4 18s. 11d. paid by Vendor. 9s. paid by Tenant.

The Water Supplies to (a) Higgar Lodge on this lot (b), Lot 5 (c), the Entrance Lodge to Lot 1 and (d) Lot 6, are obtained from Springs arising on this lot. The Purchaser of this lot shall continue the supplies as hitherto enjoyed and maintain the pipe lines subject to the owner of such properties (other than Higgar Lodge) paying the water rate provided for by the Conditions of Sale.

See the description of Lots 3 and 5 and 6 as to fencing between those lots and this lot.

The Well on the roadside adjoining Ord. No. Pt. 4 (Lot 8) is included in this lot.

Lot 3

(Coloured Green on Plan No. 1).

A Capital

Dairying and Sheep Farm

known as

Overstones Farm

Situated in the Parishes of Hathersage and Outseats, about $1\frac{1}{2}$ miles from Hathersage Town and Station on the Midland Railway, and bounded by hard roads. It extends to about

184a. 3r. 26p.

and comprises some six acres of arable, the remainder being dairying grassland and well sheltered moorland on a southern slope.

The Substantial Farmhouse

is built of stone with a stone-slatted roof, is double-fronted, facing South and enjoys extensive views.

The accommodation comprises Four Bed Rooms, Living Room with range, Sitting Room, Dairy, Larder, Back Kitchen with sink and copper. Outside E.C.

The Farm Premises

situated near by, are substantially built chiefly of stone with stone-slatted roofs and comprise Stable for 3 with loft over, Two Pig Cotes with fowl house over, Barn, Cart Lodge, Cow House for 8 with 4 calf pens, and Loft over.

Water is obtained from a pond adjoining the Homestead, and Springs on the Moor, and is laid on to the House.

SCHEDULE.

Ord No.	Description.	Acreage.
HATHERSAGE PARISH.		
3	Grass ... ..	.596
4	Homestead ... ..	.607
5	Grass ... ..	.976
6	Ditto ... ..	.511
7	Ditto	4.172
9	Ditto	12.128
10	Ditto	1.618
11	Ditto	1.333
12	Ditto	4.148
13	Ditto	4.605
14	Ditto	1.949
15	Ditto	2.884
16	Ditto	2.994
265	Arable	5.110
266	Ditto	1.224
OUTSEATS PARISH.		
263	Moor	104.551
268	Ditto	33.349
269	Grass	2.162
		184.912

The whole is at present let to Mr. E. Priestley on a Yearly Lady Day Tenancy at £50 per annum.

Apportioned Outgoings:

Land Tax: 7s. 8d. paid by Tenant.

The Grouse and Black Game Shooting over this lot is reserved in perpetuity to the owner for the time being of Lot 2.

The Purchaser of this lot shall, within six months from the date of completion complete where necessary and thereafter maintain a stock-proof wall or fence, to be approved by the Vendor's Surveyor, on the eastern boundary between the points shown on the Plan by the letters A and B.

No grazing rights whatsoever on the adjoining Moors are included in the sale of this lot.

Lot 4

(Coloured Mauve on Plan No. 1).

A Desirable Small Holding

known as

Callow

Situated adjoining Lots 2 and 3 with frontage to a hard parish road, and extending in all to about

15a. 3r. 16p.

The House

is built of stone with a stone-tiled roof, and contains Four Bed Rooms, Living Room, Kitchen with copper, sink and tap, and Larder adjoining.

Water is supplied to a tap from a Spring and tank.

Adjoining are the following

Buildings

Stable for 1, Cow House for 4, both with lofts over, Pig Cote.

SCHEDULE.

Ord No.	Description.	Acreage.
HATHERSAGE PARISH.		
270	Grass	3.566
271	Ditto	1.486
272	Ditto	2.495
273	Rough	2.075
275	Grass	2.849
276	Grass and Arable	3.880
		15.851

The whole is at present let to Mrs. L. Priestley on a Yearly Lady Day Tenancy at £10 per annum.

Land Tax (if any) as assessed.

The Grouse and Black Game Shooting on this lot is reserved to the owner for the time being of Lot 2.

Lot 5

(Coloured Brown on Plan No. 1)

An Attractive

Dairying and Sheep Farm

known as

Mitchell Field

Situated adjoining Hathersage and Burbage Moor, about 1 mile from Hathersage Village, extending in all to about

82a. 0r. 9p.

The Farm

is divided into convenient-sized enclosures, well watered and intersected and bounded on the north by hard roads.

The House

which is nicely situated on a bank at the head of a valley, is substantially built of stone with a stone-slatted roof.

The accommodation comprises Sitting Room, Living Room with range, Kitchen with sink and tap, Large Larder. Upstairs are Three Bed Rooms and Box Room.

Outside Wash House and Copper.

Water for the House and Farm Buildings is supplied by pipes from a Tank and Spring, on the edge of the Hathersage Moor.

The Homestead

is conveniently arranged around a Yard, chiefly built of stone with stone-slatted roofs and comprises Cow Houses for 5 and 11 with lofts over and Fodder Room, another small Fodder Room, Cart Shed and Hovel, Pig Cote and Stable for 3 with loft over.

Apportioned Outgoings:

Land Tax: 5s. 5d. paid by Tenant.

The Water Supply to this lot is obtained from Springs on Lot 2. The lot is sold with the benefit of such supply subject to the terms mentioned in the Conditions of Sale.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 2.

The Purchaser of this lot shall within six months from the date of completion, complete a stock-proof fence or wall, to be approved by the Vendor's Surveyor, and thereafter maintain the same on the eastern boundary between the points shown on the Plan by the letters C and D.

No grazing rights whatsoever on the adjoining Moors are included in the sale of this lot.



The Fox House Inn (Lot 6).

SCHEDULE.

Ord No.	Description.	Acreage.
HATHERSAGE PARISH.		
279	Grass	2.136
280	Road ... ..	.137
281	Grass	2.149
282	Moor	18.547
284	Grass	3.475
285	Ditto ... ..	.437
286	Rough	2.893
287	Grass	1.008
288	Homestead ... ..	.582
289	Grass	5.410
290	Rough	7.443
293	Grass	2.237
294	Rough Grass	5.031
296	Grass	7.300
297	Arable	1.374
298	Grass	2.404
300	Ditto	2.876
302	Ditto	3.620
311	Rough Grass	3.072
311a	Ditto	2.094
311b	Ditto	1.170
312	Ditto	4.488
313	Ditto	2.174
		82.057

The whole is let to the Executors of Mr. Henry Priestley on a Yearly Lady Day Tenancy at £42 per annum.

Lot 6

(Coloured on Plan No. 1).

The

Valuable Licensed Free Premises

well-known as the

"Fox House Inn"

(SEVEN DAYS FULL LICENCE).

enjoying an EXCEPTIONALLY FINE SITUATION, almost in the centre of the Moors on the CORNER OF THE MAIN SHEFFIELD ROADS to Hathersage, Calver and Bakewell, along which there is a service of good 'buses.

The Picturesque House

is substantially built of stone with a stone-tiled roof, in the Elizabethan gabled style, is entered through a Porch.

The accommodation comprising Bar, Smoke Room, Club or Billiard Room, Tap Room, Private Sitting Room, another Sitting Room, Large Kitchen, Store Room, Pantry, Beer and Wine Cellars.

On the First Floor are Two Large Bed Rooms, Seven Single Bed Rooms, Bath Room (h. and c.) with lavatory basin and W.C. Box Room, Outside Wash House, Dairy and E.C.

Adjoining the House is

A Cottage

with Two Rooms up and Two down. Also Garage with Double Coach House with rooms over, and the following

Substantial Buildings

chiefly constructed of stone with stone-slatted roofs, comprising Stabling for 16 with lofts over, E.C. and Two-Bay Cart Shed, Cow Houses for 4 and 8 with feeding passages from chop house, Three Pigstyes, Large Store Shed, Fowl House, Dog Kennel, Three-Bay iron Dutch Barn (belongs to the tenant).

This lot extends to about

9a. 2r. 26p.

including ample space for the erection of Garages or other additional premises.

SCHEDULE.

Ord No.	Description.	Acreage.
DERWENT (DET. No. 2) PARISH.		
Pt. 2	Moor	3.500
3	Buildings ... ..	.168
Pt. 5	Moor	3.550
HATHERSAGE PARISH.		
322	House and Buildings ... ..	.397
323	Paddock	1.607
OUTSEATS (DET. No. 4) PARISH.		
1	Garden ... ..	.440
		<hr/> 9.662

Ord. Nos. Pts. 2 and 5 are let with other lands to Mr. Sept. Priestley, on a Yearly Lady Day Tenancy. Apportioned Rent £2 per annum.

The remainder of this lot is let with other lands to Mr. Thomas Rowarth on a lease for 7 years from 25th March, 1927.

Apportioned Rent £75 per annum.

Apportioned Outgoings:

Land Tax as assessed.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 2.

The Water Supply to this lot and the Lodge on Lot 1 is obtained from a Spring on Lot 2, from whence it is piped to settling tanks and to taps in the respective houses. This lot is sold with the benefit of such supply subject to the terms mentioned in the Conditions of Sale. Two Small Holdings, part of Lot 2, obtain auxiliary supplies of water from a trough on the roadside opposite the house on this lot. This lot is sold subject to the right of the owner of Lot 2 to draw water from such trough free of charge.

This lot is sold with the benefit of a right of drainage on Lot 1.

The Purchaser of this lot shall within six months from the date of completion erect and thereafter maintain stock-proof fences on the unfenced boundaries, as shown approximately on the Plan by dotted lines.

Lots 7, 19, 20 and 23, together making a remarkably fine Sporting Property of some 4,347 Acres with additional Sporting Rights over about 641 Acres, will first be offered together as one lot.

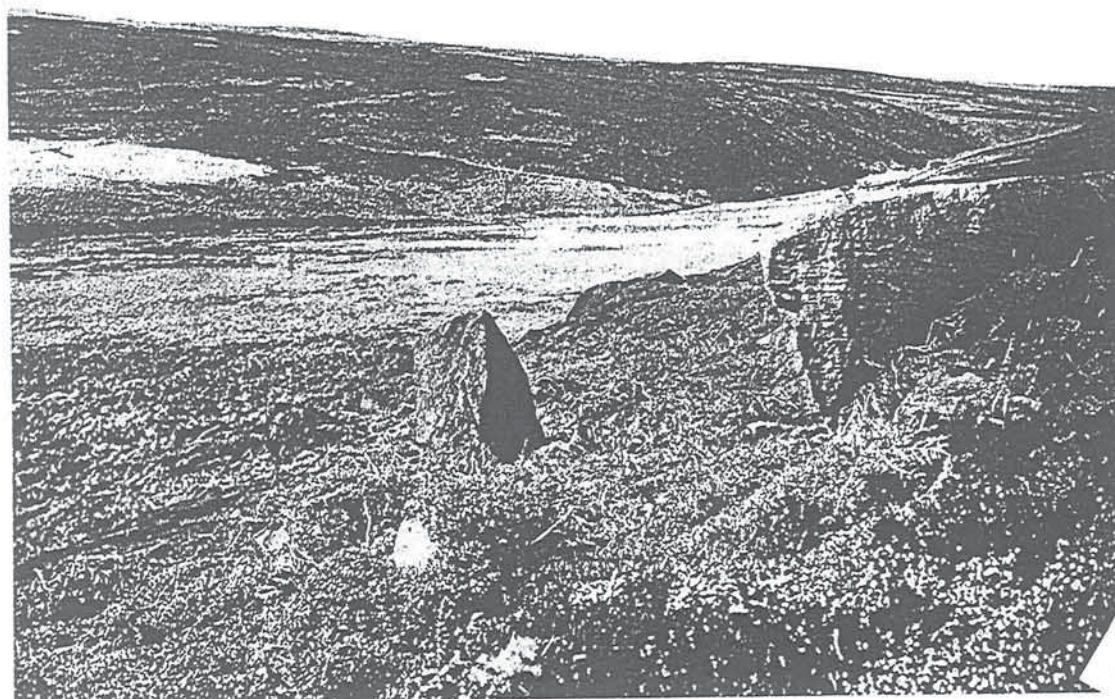
Lot 7

(Coloured Pink on Plan No. 2).

THE WELL-KNOWN SPORTING PROPERTY

situated between Froggatt and Holmesfield, comprising

THE BIG MOOR and WHITE EDGE MOOR



On Big Moor (Lot 7).

and containing one of the favourite Ducal Grouse Drives, extending altogether to about

3,111a. Or. 16p.

lying in a compact block adjacent to good roads yet quite secluded and being a favourite haunt of grouse and other game.

This lot is bounded on the North by the main road from Froggatt and Bakewell to Gleadless and Sheffield, on the East by the main road from Sheffield (which is about 8 miles distant) to Baslow and Bakewell, and on the West by Froggatt Edge.

The average altitude is over 1,000-ft. above sea level and the moorland is well heathered and watered and there is an ample supply of natural grit.

It is intersected by the Bar Brook, the valley of which slopes from the rocky and precipitous escarpments of White Edge and Curbar Edge.

The Moor is in good condition and is well equipped with carefully-chosen lines of Shooting Butts.

It affords capital sport, no less than NINE SEPARATE DRIVES spread over two days being obtainable. Following will give some idea of its capabilities when shot in conjunction with Totley Moor, Lot 8 and Ramsley Moor, Lot 19:—

In 1914	the best days shoot realised	380½	brace of Grouse followed by	251 and 205	brace on succeeding days.
" 1920	" "	252½	" "	189 "	148½ "
" 1921	" "	278½	" "	245 "	166 "
" 1923	" "	320	" "	144½ "	159 "
" 1924	" "	160	" "	160	on Totley Moor and Big Moor only, and there were several smaller days.

It is not possible to give definite figures, but the foregoing are believed to be approximately correct. There is a splendid stock on the Moor at present. There are also

Extensive Rock Faces and Quarries

near to the roadside, with valuable stone. There are

Two Good Lodges for Keepers

comprising, at the South-Western extremity,



Warren Lodge (Lot 7).

WARREN LODGE

built of stone and slate and beautifully situated, with extensive views of the Moor Edge and surrounding country.

It contains Sitting Room, Living Room, Large Pantry, Wash Place, Lumber Room. Above are Three Bed Rooms with a bath in one (h. and c.), and outside are the following Buildings: Coach House with sink and tap, Cow Shed for 2, Fodder Room, Pigstye, Stable for 2, Two Dog Kennels, E.C.

Company's Water is laid on.

The P.O. Telephone is connected.

On the Northern side of the Moor is

WHITE EDGE LODGE

built of stone with stone-tiled roof, having Two Bed Rooms and Lumber Room, Living Room, Pantry and Lean-to. There are also some 65 acres of



White Edge Lodge (Lot 7).

Useful Grassland

In addition to the Freehold Property, the Sporting Rights over the same and the timber thereon, there will be included with this lot the Grouse and Black Game Shooting in perpetuity over Lots 7a, 7b, 30, 30a, 30b, 30c, 31 and 33 to 39 inclusive, the portion of Lot 15, which lies south of the main Calver Gleadless Road and Lots 16 and 17, and also the sporting (excluding the Fishing) over adjoining lands as edged in Red on the Plan, affording shooting over no less than

3,477 ACRES

SCHEDULE OF FREEHOLDS.

Ord No.	Description.	Acreage.	Ord No.	Description.	Acreage.
HOLMESFIELD PARISH.			Brought forward ... 2765.509		
222	Moor ... ..	.492	62	Ditto ... ..	.252
Pt. 224	Ditto	127.990	63	Ditto ... ..	.678
226	Ditto	25.312	64	Ditto ... ..	.485
227	Ditto	1.470	65	Grass	4.211
Pt. 235	Ditto	418.160	66	Ditto	3.253
Pt. 782	Ditto	209.351	Pt. 67	Moor	150.622
784	Trees	6.999	68	Grass	3.563
791	Moor	30.290	69	Ditto	2.828
HATHERSAGE PARISH.			70	Ditto	3.225
563	Rough	1.859	71	Ditto	6.199
564	Wood	6.834	72	Ditto	6.178
565	Ditto	2.017	73	Grass	6.324
566	Ditto	2.348	74	Ditto	4.139
567	White Edge Lodge ...	.242	75	Ditto	5.561
569	Wood	4.465	75a	Ditto ... ..	.246
596	Moor	178.031	76	Ditto	1.882
BASLOW & BUBNELL PARISH.			77	Ditto	7.089
1	Moor	4.177	78	Ditto	4.121
4	Moor ... ..	.735	79	Ditto	2.039
5	Ditto	604.532	Pt. 80	Moor	11.109
Pt. 7	Ditto	265.440	99	Ditto	6.935
8	Ditto	3.383	100	Garden ... ..	.445
Pt. 10	Ditto	286.224	101	Warren Lodge & Land	1.422
11	Ditto	415.482	102	Grass ... ..	.235
13	Ditto ... ..	.024	104	Ditto	2.448
14	Ditto	1.164	108	Ditto ... ..	.888
15	Ditto ... ..	.541	109	Rough Grass ... ..	.503
16	Ditto ... ..	.710	110	Grass ... ..	.914
17	Ditto ... ..	.323	123	Ditto	1.241
18	Ditto	1.234	124	Ditto ... ..	.896
19	Ditto	9.547	Pt. 131	Moor	2.383
Pt. 21	Ditto	107.022	132	Grass	1.863
24	Ditto	1.528	133	Ditto	2.159
CURBAR PARISH.			134	Ditto	3.078
19a	Moor ... ..	.247	135	Ditto	4.077
21	Moor	1.255	136	Moor	3.008
22	Ditto ... ..	.462	270	Ditto	12.043
Pt. 28	Ditto	16.438	FROGGATT PARISH.		
29	Ditto ... ..	.022	Pt. 79	Moor	34.855
31	Ditto	13.555	Pt. 96	Moor	36.129
Pt. 61	Ditto	15.604	114	Ditto	5.471
			115	Ditto ... ..	.590
Carried forward ...		2765.509	8111.101		

APPROXIMATE SUMMARY SCHEDULE

of Lands over which the Shooting is included in the Sale of this Lot.

No.	Description.	A.	R.	P.
355	Pewitt Farm	22	2	19
357	Sharp's Land	21	2	22
	Various lots above Curbar	152	2	7
A		196	3	8

Warren Lodge is occupied by a Keeper, on a Service Tenancy, rent free. White Edge Lodge is occupied by John T. Fisher on condition he helps the Keepers; he pays 1s. acknowledgment rent. Mr. E. Hallam pays 1s. per annum for the old stone Fowl Cote at the Warren, subject to one month's notice. Mr. John Hallam pays 1s. per annum for a fowl run on the Warren on a similar tenancy.

The Chesterfield Rural District Council pay an acknowledgment rent of 1s. per annum in respect of a right-of-way over the new road from Owler Bar to the Reservoir.

The grassland on the South-West corner of this lot is let to various tenants, chiefly on Yearly Tenancies, at rents totalling to about £48 6s. 6d. per annum.

APPORTIONED OUTGOINGS:

Tithe: £14 5s. 7½d.

Land Tax: £11 7s. 7d. paid by Vendor.

A Right-of-Way for all purposes over this lot is reserved to the owner for the time being of Lot 7a and the Bakewell Rural District Council.

The Derwent Valley Water Board's aqueduct intersects this lot, which is sold subject to this easement.

The Chesterfield and Bakewell Rural District Councils and the Chesterfield Gas and Water Board have water rights, reservoirs and works in connection therewith on this lot, which is sold subject to these easements.

The water rights and easements comprised in the leases dated 20th January, 1902, and 1st May, 1911, to the Bakewell Rural District Council are reserved to the Vendors in perpetuity.

Lot 7a

(Coloured Blue on Plan No. 2).

A Freehold Ground Rent

well secured on

The Bakewell Rural District Council
Filter Beds

situated at Stoke Flat, near Froggatt Edge, extending to about

1 rood

and being Ord. No. 74b in Froggatt Parish and let to the Bakewell Rural District Council on lease for 999 years from 29th September, 1901, at £1 per annum.

Apportioned Outgoings:

Land Tax as assessed.

Tithe: 4d.

A Right-of-Way for all purposes is reserved to the owner for the time being of this lot and the Bakewell Rural District Council over Lot 7.

Lot 7b

(Coloured Yellow on Plan No. 2).

About

48a. 0r. 23p.
of

Grass Land

Situated above Froggatt Edge adjoining Lot 7, divided into convenient enclosures and easy of access from the main road.

SCHEDULE.

Ord No.	Description.	Acreage.
BASLOW AND BUBNELL PARISH.		
3	Grass	4.959
FROGGATT PARISH.		
74	Grass	4.257
75	Ditto	8.637
76	Ditto	3.013
80	Ditto ... ..	.366
81	Ditto	4.855
81a	Ditto ... ..	.144
82	Ditto	8.466
83	Ditto	5.423
84	Ditto	4.834
85	Ditto	7.222
86	Ditto ... ..	.967
		48.143

The whole is let with other lands to Mrs. Sarah White on a Yearly Lady Day Tenancy. Apportioned Rent £22 4s. 0d. per annum.

Apportioned Outgoings:

Tithe: £2 4s. 8½d.

Land Tax: 11s. 6d. paid by Vendor. 8d. paid by Tenant.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 7.

Lots 8 and 9 together comprising a most desirable Sporting Property of about 1,567 acres, will first be offered together as one lot and, if not so sold, then separately.

Lot 8

(Coloured Green on Plan No. 1).

WITH VACANT POSSESSION OF THE MAJORITY.

A HIGHLY DESIRABLE MOOR

holding a very good stock of grouse and situated in a ring fence, within some 6½ miles of Sheffield, bounded on the North, West and South by good roads, yet lying secluded and known as

TOTLEY MOOR

situated at an altitude of an average of about 1,150-ft. above sea level.

extending to about

1,118a. 1r. 2p.

The Moor is well heathered and drained. On the Eastern side is



Thickwood Lodge (Lot 8).

THICKWOOD LODGE

of picturesque gabled elevation in the Tudor style, substantially built of stone with stone-tiled roof, containing Living Room with range, Kitchen with sink, tap and range, Cellar. Upstairs are Two Bed Rooms and Lumber Room and a Lumber place in the roof. Outside are Pigstye, E.C. and Coal House; also Cow House for 2, Pigstye and Fodder Room.

There will be included in this lot the Grouse and Black Game Shooting in perpetuity over Lots 13 and 14 and that portion of Lot 15 which lies North of the main road between Sheffield and Hathersage and also over adjoining lands edged dark Green on the Plan, in all about 281 acres, thereby giving the Purchaser of this lot the

Valuable Sporting Rights over about 1,350 Acres

SCHEDULE OF FREEHOLDS.

Ord. No.	Description.	Acreage.
TOTLEY PARISH.		
13	Grass	7.145
Pt. 4	Moor	56.200
23	Ditto	162.791
Pt. 24	Ditto	11.140
Pt. 25	Ditto	137.879
Pt. 26	Ditto	80.420
27	Ditto	5.480
319	Moor	106.200
320	Ditto	179.604
HOLMESFIELD PARISH.		
110	Grass	1.688
111	Thickwood Lodge ... ..	.292
112	Grass	1.898
Pt. 211	Moor	363.937
212	Ditto	3.586
		1118.260

SUMMARY SCHEDULE

of Lands over which the Shooting is included in the Sale of this Lot.

No.	Description.	A.	R.	P.
352	Denniff's Land	23	2	34
353	Rifle Range	32	1	10
354	Moor Edge Farm	71	3	34
356	Wragg's Land	3	0	3
		131	0	1

Thickwood Lodge is at present occupied by a part-time Keeper, on a Service Tenancy, rent free.

A small portion of Ord. No. 26 on this lot is let on lease with other lands to Messrs. Pickford, Holland and Co., Ltd., for 21 years from 1st January, 1923, but no rent shall be apportioned in respect of these small pieces. This lot is sold subject to such lease.

Ord. Nos. 13 and 27 are let to Mr. P. H. Hill on a Yearly Tenancy at £9 per annum. This lot is sold subject to and with the benefit of the lease of the Totley Rifle Range and surrounding land, amounting to about 11 acres, for 21 years from 25th March, 1922, at £4 per annum. The remainder is in hand and Vacant Possession of this will be given on completion.

APPORTIONED OUTGOINGS:

Rent Charge: £33 7s. 9d.

Land Tax: £2 17s. 0d. paid by Vendor.

Lot 15 takes water from a Spring on this lot by means of tanks and lines of pipes. The Purchaser of this lot shall continue the supply as hitherto enjoyed and maintain the pipe line subject to the owner of such lot paying the water rate provided for by the Conditions of Sale.

The Well in the roadway adjoining Ord. No. Pt. 4 is excluded from this lot and will be sold with Lot 2.

The Minerals in and under the hatched portion of this lot on Plan No. 1 are reserved from the sale for the duration of a lease expiring 1st January, 1944.

The Totley Tunnel (L.M.S. Railway) intersects this lot and certain ventilating shafts have been constructed in connection therewith. The lot is sold and will be conveyed subject to all easements in respect of such tunnel.

This lot is sold subject to the right of the owner of Moor Edge Farm to take water from a supply on this lot. The Purchaser of this lot shall continue such supply and maintain the pipe line and shall take the benefit of the water rate paid in respect thereof.

Lot 9

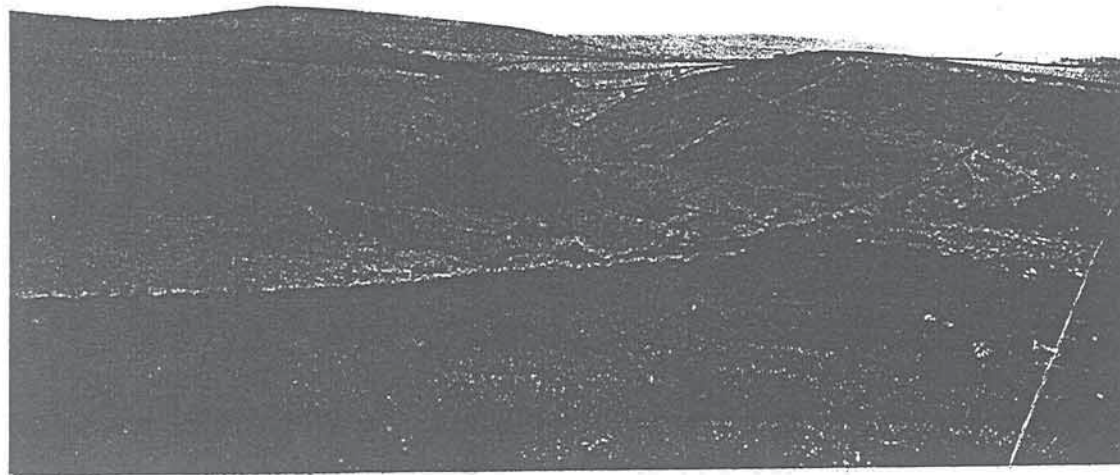
(Coloured Blue on Plan No. 1).

WITH VACANT POSSESSION OF THE MAJORITY.

The Very Attractive
MIXED SPORTING PROPERTY

known as

BLACKA PLANTATION
and
BLACKA HILL MOOR



Blacka Moor (Lot 9) with Houndkirk Hill (Lot 2) in the distance.

situated about 2 miles from Totley Village and Station with long and valuable frontages to the main Sheffield road, along which are many

BEAUTIFULLY SITUATED BUILDING SITES

and including Strawberry Lea Plantation, having a luxurious rhododendron undergrowth, altogether extending to

448a. Or. 18p.

THE MOORLAND

slopes from the North, South and West sides to a valley in the centre, is extremely beautiful, well heathered, holding a good head of grouse, and the wood and plantation also afford fine Pheasant and Woodcock Shooting. In addition, this lot also comprises

A Valuable Watershed

with several good Springs.

Conveniently situated on the Moor is



Bolehill Lodge (Lot 9).

BOLEHILL LODGE

which is very substantially built of stone, with a stone-tiled roof and contains Two Bed Rooms, Sitting Room, Living Room, Pantry, Wash House, Cellar. Outside Wood Shed and E.C.

Water is obtained from a tank, which is fed by a Spring on the moor.

There is also ANOTHER COTTAGE, known as

STRAWBERRY LEA

of similar construction, containing Two Bed Rooms, One Living Room, Wash House, Pantry and Cellar. There is a Stable for 3 and Loft over and some old Shedding.

Water is obtained from Springs, which are piped to a tap in the Cottage, there is believed to be an abundance of water here.

In addition to the Freehold Property, which will include the

Sporting and Timber

on this lot, will be included the Grouse and Black Game Shooting over Lots 10 and 11 and the Sporting over adjoining lands, extending to an area of about 123 acres and shown edged in Blue on the Plan, thereby giving the Purchaser of this lot the

Valuable Sporting Rights over about 649 Acres

SCHEDULE OF THE FREEHOLD.

Ord No.	Description.	Acreage.	Ord No.	Description.	Acreage.
DORE PARISH.					
134	Grass	2.710		Brought forward ...	179.399
135	Wood	1.782	735	Moor	.032
141	Moor and Plantation ...	85.297	TOTLEY PARISH.		
141a	Plantation	32.886	2	Strawberry Lee Plantation	15.358
141b	Ditto	20.177	3	Moor ... ..	.117
142	Rough ... ..	.605	Pt. 4	Ditto	149.408
143	Grass	1.582	Pt. 5	Ditto	37.347
144	Rough	7.669	10	Bolehill Lodge ...	.301
727	Ditto	1.230	14	Moor	7.646
728	Ditto	8.405	15	Strawberry Lea ...	.502
729	Ditto	3.861	16	Grass	2.115
730	Ditto	7.283	18	Moor	5.257
731	Ditto	4.448	19	Ditto	2.563
732	Moor ... ..	.698	20	Grass	9.322
733	Ditto ... ..	.561	21	Ditto	4.793
734	Ditto ... ..	.205	22	Ditto	9.462
	Carried forward ...	179.399	Pt. 24	Moor	24.438
					448.060

SUMMARY SCHEDULE

of Lands over which the Shooting is reserved.

No.	Description.	A.	R.	P.
347	High Greave	54	3	31
349	New Whitelow	28	1	2
350	Round Seats Farm	40	0	23
		123	1	16

Ord. Nos. 134, 135, 142 and 143 are let to Mr. Samuel Thorpe with other lands. Apportioned Rent £6 per annum. Ord. Nos. 144, 731, 730, 729 and 728 are let to Mr. Frank Swift on a Yearly Lady Day Tenancy at £8 per annum. Strawberry Lea Cottage and Garden are let to Mr. Henry Siddall on a Monthly Tenancy at £2 12s. 0d. per annum. Bolehill Lodge is occupied by a pensioned Shepherd (T. Siddall) on a Service Tenancy, rent free. The remainder is in hand and Vacant Possession will be given on completion.

APPORTIONED OUTGOINGS:

Tithe: 3d.

Land Tax: 18s. paid by Vendor. 1s. 5d. paid by Tenant.

The Minerals in and under the land hatched on Plan No. 1, are reserved from the sale for the duration of a lease lease expiring 1st January, 1944.

Lot 10

(Coloured Green on Plan No. 1).

Two Enclosures of Valuable Accommodation Grassland

with long frontage to the main Sheffield road and a return frontage to the Dore road and forming an

Excellent Building Site for One or more Houses

being well sheltered from the North and South-West by Houndkirk Hill and Moor. There are one or two Springs of water on this lot and the whole extends to about

14a. 2r. 21p.

This lot comprises Ord. Nos. 126 and 127 in Dore Parish, and is let to Mr. Samuel Thorpe on a Yearly Lady Day Tenancy with other lands. Apportioned Rent £24 per annum.

Apportioned Outgoings:

Land Tax (if any) as assessed.

The Grouse and Black Game Shooting over this lot is reserved in perpetuity to the owner for any time being of Lot 9.

Lot 11

(Coloured Green on Plan No. 1).

A Desirable Small Farm

known as

Hallfield Farm



Hallfield Farm.

Situated on the outskirts of Totley, mainly in that Parish, and adjoining Lot 9.

This lot comprises some valuable dairying pastures, productive arable land and the remainder being moorland and woodland, the whole extending to about

63a. 2r. 37p.

The Double-fronted House

is substantially built of stone with a stone-slatted roof and contains Two Sitting Rooms, Kitchen, Cellar, Three Bed Rooms Upstairs. Coal House.

Water is from a Pump and Well.

At the rear, situated around a Yard, are the following

Stone-built Farm Buildings

Loose Box, Stable for 2, Cow House for 8, Feeding Passage, Loft over all of them and a Store Shed.

SCHEDULE.

Ord No.	Description.	Acreage.
DORE PARISH.		
725	Grass	8.306
726	Wood ... ..	.235
TOTLEY PARISH.		
Pt. 5	Rough ... ..	.185
6	Grass	2.576
8	Ditto	3.983
9	Ditto	4.504
29	Wood	4.649
30	Grass	3.340
31	Ditto	3.389
32	Ditto	2.639
33	Ditto	2.422
34	Ditto	2.180
35	Wood ... ..	.532
36	Grass	2.317
37	Ditto	1.951
38	Ditto	2.040
39	Grass, Arable and Rough ...	4.839
40	Grass	2.709
Pt. 41	Wood	1.679
42	House and Buildings ... ..	.631
43	Arable ... ..	.988
49	Rough	12.489
		68.788

The Woodland Ord. Nos. Pt. 5, 29, 35 and Pt. 41 and 726 are in hand, the remainder is let to Mr. Samuel Fisher at £45 per annum.

Water is obtained from a pump connected to a supply not belonging to the Vendors. A rent of 1s. per annum is paid in respect of this supply and the arrangement can be terminated on six months notice.

Apportioned Outgoings:

Tithe: £1 5s. 11½d.

Land Tax: 5s. 6d. paid by Tenant.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 9.

Lot 12

(Coloured Mauve on Plan No. 1).

A Valuable Freehold Ground Rent

of

£2 per annum

well secured on

A Substantially-built Dwelling House and Garden

Situated close to Grindleford Station and the main road, between Sheffield and Bakewell, held by Miss Paige on a 99 years lease from the 29th day of September, 1919.

Lot 13

(Coloured Brown on Plan No. 1).

A Freehold Ground Rent of £10

The Adjoining Grass and Moorland

and a

Mineral Rent of £75

in respect of

Valuable Deposits of Ganister,
Ore and Minerals

underlying this lot, Lot 14 and Pt. Lot 15 and the
surrounding moorland, parts of Lots 8 and 9.

The Freehold Ground Rent of
£10 per annum

is well secured upon

The Moor Edge Silica Brick Works

comprising the following

Buildings

Two Brick-making Sheds, Five Brick Kilns, One
Stocking Shed, One Brick Machine Shed, Two En-
gine Houses, Garage, Joiner's Shop, Office, etc.

This lot extends to about

26a. 3r. 32p.

SCHEDULE.

TOTLEY PARISH.					
273	Rough	...	...	...	8.170
273a	Ditto	...	...	...	.206
318	Rough and Pit and Works	...	...	...	17.152
318a	Rough	...	...	...	.224
Pt. 211	Ditto and Shaft	...	...	...	1.200
					26.952

The Land, including two small pieces on Lot 8 adjoin-
ing this lot, extending altogether to about 10 acres
and the Minerals underlying this lot and the surround-
ing moorland forming part of Lots 8, 9, 14 and 15
are let to Messrs. Pickford, Holland and Co., on leases
for 21 years from 1st January, 1902, and for 21 years
from 1st January, 1923, at £10 and £75 per annum
respectively.

Adjoining moorland extending to 15a. 3r. 9p. is let to
the same tenants on a Yearly Tenancy at £5 per an-
num.

A refuse dump on Ord. No. 273 is let to the Norton
Rural District Council on a Monthly Tenancy at £2
per annum.

Total rent of this lot amounts to £92 per annum.

Apportioned Outgoings:

Rent Charge: £8 16s. 5d.

Land Tax: 15s. paid by Tenant.

The Grouse and Black Game Shooting over this lot
is reserved to the owner for the time being of Lot 8.

Lot 14

(Coloured Mauve on Plan No. 1).

An Enclosure of Valuable Accommodation Grass and Arable Land

Situated near Totley Village and Station, with long
and valuable

Building Frontage

to the main Sheffield road, suitable for the erection of
one or more houses. The whole extends to about

20a. 2r. 19p.

and is well sheltered from the North.

It comprises Ord. Nos. 271, 272 and 274 in Totley
Parish and is let to Mr. Alexander Stone on a Yearly
Lady Day Tenancy at £30 per annum.

Apportioned Outgoings:

Rent Charge: £7 0s. 4d.

Land Tax: 4s. 9d. paid by Tenant.

The Grouse and Black Game Shooting over this lot is
reserved to the owner for the time being of Lot 8.

The Minerals in and underlying that portion of this
lot hatched on Plan No. 1 are reserved from the sale
for the duration of a lease expiring 1st January, 1944.

LOT 15

(Coloured Mauve on Plans Nos. 1 and 2).

The Valuable Licensed Premises

well-known as

The "Peacock Hotel"
and Farm

OWLER BAR,



The Peacock Hotel, Owler Bar (Lot 15).

extending with surrounding land to about

123a. 2r. 10p.

The Hotel enjoys a fine situation on the main Sheffield
Cross-roads and is a favourite stopping place. It is
on the edge of the Moors, but well sheltered from the
North and has a

7-Days Full Licence.

The House

is substantially built of stone with blue and stone-slatted roof and contains the following accommodation: Tap Room, Bar, Smoke Room with modern fireplace, Private Sitting Room, Kitchen, Pantry, Larder, lavatory basin and W.C., and Large Cellars. Upstairs are Two Large Double-bedded Rooms, Two Smaller Rooms and Man's Room, Bath Room (h. and c.), wash basin.

Outside are the following buildings of similar construction: Three-Stall and Six-Stall Stables with lofts over, Trap Shed, Six-Bay Implement Shed, Loose Box, E.C.'s, Chaff House, Hay House, Granary, Three-Stall Stable and Loose Box, Carriage House, Cow House for 10, Fodder Room, Harness Room, Two Calf Places, Yard and Water Trough. Near by is

A Picturesque Cottage

formerly an old Toll House, containing Two Bed Rooms, Living Room, Kitchen, Pantry, Coal House.

Water is laid on to the House, Cottage and Yard.

SCHEDULE.

HOLMESFIELD PARISH.				
161	Grass	...	...	4.198
204	Arable	...	...	4.004
205	Part Arable, part Grass	...	...	12.560
206	House and Premises	...	...	1.062
207	Rough	...	...	19.797
208	Grass	...	...	4.869
209	Ditto	...	...	9.767
210	Ditto	...	...	4.003
213	Rough	...	...	2.618
214	Rough Grass	...	...	7.483
217	Garden	...	...	.347
Pt. 219	Arable	...	...	3.342
220	Arable	...	...	3.938
221	Rough Grass	...	...	2.246
Pt. 230	Grass	...	...	3.700
242	Ditto	...	...	7.414
243	Grass	...	...	5.436
244	Ditto	...	...	5.881
245	Ditto	...	...	2.166
Pt. 246	Ditto	...	...	10.621
248	Ditto	...	...	8.111
				123.563

The Hotel and about 98 acres are let to Mr. John Brougham on a 7 years' lease from the 25th day of March, 1927, at £110 per annum. The remaining land is let to Mr. John Brougham at a Yearly Rent of £19 per annum.

Land Tax: £3 10s. 0d. paid by Tenant.

The Grouse and Black Game Shooting over this lot is reserved to the owners for the time being of Lots 7 and 8. See the description of these lots as to this.

Water is obtained from a Spring on Lot 8. The lot is sold with the benefit of such supply subject to the terms mentioned in the Conditions of Sale.

The Chesterfield Rural District Council's main intersects this lot, which is sold subject to this easement.

The Minerals underlying the portion of this lot hatched on the Plans are reserved for the duration of a lease expiring 1st January, 1944.

Lot 16

(Coloured Yellow on Plans Nos. 1 and 2).

A Valuable Enclosure of Grassland

situated adjoining Lot 15, at Owler Bar, with long frontage to the main road from Calver to Gleadless, affording a

Capital Building Site

for one or more residences.

This lot extends to about

1a. 2r. 15p.

and is Ord. No. 163 in Holmesfield Parish.

It is let to Mr. J. Brougham on a Yearly Tenancy at £1 10s. 0d. per annum.

Land Tax (if any) as assessed.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 7.

Lot 17

(Coloured Yellow on Plans Nos. 1 and 2).

Two

Enclosures of Grassland

situated near Lots 15 and 16, with frontage to the main road and extending to about

3a. 1r. 35p.

This lot is Ord. Nos. 202 and 203 in Holmesfield Parish and is let to Mr. Frank Stone on a Yearly Lady Day Tenancy at £4 5s. 0d. per annum.

Land Tax: 1s.

The Grouse and Black Game Shooting over this lot is reserved in perpetuity to the owner for the time being of Lot 7.

Lot 18

(Coloured Blue on Plan No. 2).

The Valuable Woodland

known as

Holmesfield Park Wood

extending to about

90a. 1r. 17p.

and situated near Holmesfield Village in Holmesfield Parish, with easy access from the road at Holmesfield Common

The woodland contains some valuable timber trees and affords pretty sport. Also included is

A Small Paddock and the Sporting Rights and Valuable Timber Trees.

Sporting Rights over adjoining lands as edged in Blue on the Plan amounting to about 41a. 3r. 14p. are included in the sale of this lot giving a total sporting area of 132 acres.

This lot comprises Ord. No. 11, which is in hand, and Ord. No. 89, which is let to Mr. William Mather on a Yearly Tenancy at 10s. per annum.

Apportioned Outgoings:

Land Tax: 7s. 2d. paid by Vendor.

This lot will be sold with the benefit of rights-of-way for all purposes over Ord. Nos. 2, 8 and 10, and the lane 531.

The House

is substantially built of stone with blue and stone-slatted roof and contains the following accommodation: Tap Room, Bar, Smoke Room with modern fireplace, Private Sitting Room, Kitchen, Pantry, Larder, lavatory basin and W.C., and Large Cellars. Upstairs are Two Large Double-bedded Rooms, Two Smaller Rooms and Man's Room, Bath Room (h. and c.), wash basin.

Outside are the following buildings of similar construction: Three-Stall and Six-Stall Stables with lofts over, Trap Shed, Six-Bay Implement Shed, Loose Box, E.C.'s, Chaff House, Hay House, Granary, Three-Stall Stable and Loose Box, Carriage House, Cow House for 10, Fodder Room, Harness Room, Two Calf Places, Yard and Water Trough. Near by is

A Picturesque Cottage

formerly an old Toll House, containing Two Bed Rooms, Living Room, Kitchen, Pantry, Coal House.

Water is laid on to the House, Cottage and Yard.

SCHEDULE.

HOLMESFIELD PARISH.					
161	Grass	...	...	...	4.198
204	Arable	...	...	...	4.004
205	Part Arable, part Grass	...	...	...	12.560
206	House and Premises	...	...	...	1.062
207	Rough	...	...	...	19.797
208	Grass	...	...	...	4.869
209	Ditto	...	...	...	9.767
210	Ditto	...	...	...	4.003
213	Rough	...	...	...	2.618
214	Rough Grass	...	...	...	7.483
217	Garden	...	...	...	.347
Pt. 219	Arable	...	...	...	3.342
220	Arable	...	...	...	3.938
221	Rough Grass	...	...	...	2.246
Pt. 230	Grass	...	...	...	3.700
242	Ditto	...	...	...	7.414
243	Grass	...	...	...	5.436
244	Ditto	...	...	...	5.881
245	Ditto	...	...	...	2.166
Pt. 246	Ditto	...	...	...	10.621
248	Ditto	...	...	...	8.111
					123.563

The Hotel and about 98 acres are let to Mr. John Brougham on a 7 years' lease from the 25th day of March, 1927, at £110 per annum. The remaining land is let to Mr. John Brougham at a Yearly Rent of £19 per annum.

Land Tax: £3 10s. 0d. paid by Tenant.

The Grouse and Black Game Shooting over this lot is reserved to the owners for the time being of Lots 7 and 8. See the description of these lots as to this.

Water is obtained from a Spring on Lot 8. The lot is sold with the benefit of such supply subject to the terms mentioned in the Conditions of Sale.

The Chesterfield Rural District Council's main intersects this lot, which is sold subject to this easement.

The Minerals underlying the portion of this lot hatched on the Plans are reserved for the duration of a lease expiring 1st January, 1944.

Lot 16

(Coloured Yellow on Plans Nos. 1 and 2).

A Valuable Enclosure of Grassland

situated adjoining Lot 15, at Owl Bar, with long frontage to the main road from Calver to Gleadless, affording a

Capital Building Site

for one or more residences.

This lot extends to about

1a. 2r. 15p.

and is Ord. No. 163 in Holmesfield Parish.

It is let to Mr. J. Brougham on a Yearly Tenancy at £1 10s. 0d. per annum.

Land Tax (if any) as assessed.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 7.

Lot 17

(Coloured Yellow on Plans Nos. 1 and 2).

Two

Enclosures of Grassland

situated near Lots 15 and 16, with frontage to the main road and extending to about

3a. 1r. 35p.

This lot is Ord. Nos. 202 and 203 in Holmesfield Parish and is let to Mr. Frank Stone on a Yearly Lady Day Tenancy at £4 5s. 0d. per annum.

Land Tax: 1s.

The Grouse and Black Game Shooting over this lot is reserved in perpetuity to the owner for the time being of Lot 7.

Lot 18

(Coloured Blue on Plan No. 2).

The Valuable Woodland

known as

Holmesfield Park Wood

extending to about

90a. 1r. 17p.

and situated near Holmesfield Village in Holmesfield Parish, with easy access from the road at Holmesfield Common

The woodland contains some valuable timber trees and affords pretty sport. Also included is

A Small Paddock and the Sporting Rights and Valuable Timber Trees.

Sporting Rights over adjoining lands as edged in Blue on the Plan amounting to about 41a. 3r. 14p. are included in the sale of this lot giving a total sporting area of 132 acres.

This lot comprises Ord. No. 11, which is in hand, and Ord. No. 89, which is let to Mr. William Mather on a Yearly Tenancy at 10s. per annum.

Apportioned Outgoings:

Land Tax: 7s. 2d. paid by Vendor.

This lot will be sold with the benefit of rights-of-way for all purposes over Ord. Nos. 2, 8 and 10, and the lane 531.

Lot 19

(Coloured Mauve on Plan No. 2).

WITH VACANT POSSESSION OF THE MAJOR PORTION.

THE CAPITAL SPORTING PROPERTY

known as

RAMSLEY MOOR

and

Fox Lane Plantation

(now felled)



Ramsley Moor (Lot 19) with Leash Moor (Lot 21) beyond.

Situated about 8 miles from Sheffield to the East of Lot 7, bounded on the West by the main road from Sheffield to Baslow and Bakewell, to which it has long frontage. The whole extends to about

638a. 0r. 37p.

This Moor lies in a ring fence at an average height of over 900-ft. above sea level, is well heathered especially at the Southern end, which is a favourite haunt of grouse. Here is

RAMSLEY LODGE

situated almost on the highest point of the Moor, which it overlooks in all directions.

The Lodge is well built of stone, cement-faced with stone-slatted roof. It contains One Room upstairs and downstairs and Living Room with range, Kitchen with sink, Sitting Room and Three Bed Rooms. Outside Wash House with copper and Coal House, Cow House for 2 with Fodder Room.



Ramsley Lodge (Lot 19).

Water is obtained from a Spring near the reservoir or from a trough by the roadside.

The Valuable Sporting Rights and the Timber

on the Moor are included in the sale and also included with this lot are the Sporting Rights over adjoining lands, edged Purple on the Plan, extending in all to about 160 acres, giving the Purchaser of this lot Sporting Rights over no less than

798 ACRES

SCHEDULE OF FREEHOLDS.

Ord. No.	Description.	Acreage.
HOLMESFIELD PARISH.		
Pt. 238	Moor	562.587
487	Hewett's Bank	64.712
778	Shillito Wood	7.193
785	Lodge ... ..	.222
Pt. 787	Bank of Reservoir	3.500
BARLOW PARISH.		
618	Shillito Wood ... ..	.017
		<u>688.231</u>

SUMMARY SCHEDULE

of lands over which the Sporting Rights are included in the Sale.

Description.	A.	R.	P.
Part of Birks Farm	47	2	16
Foxlane Farm	90	2	35
Unthank Lane Farm	21	3	30
	<u>160</u>	<u>1</u>	<u>1</u>

Ramsley Lodge is occupied by a Keeper on a Service Tenancy. The remainder of this lot is in hand and of this Vacant Possession will be given on completion.

APPORTIONED OUTGOINGS:

Land Tax: £2 5s. 11d. paid by Vendor.

The Chesterfield Rural District Council's lines of pipes and works in connection therewith are situated on this lot, which is sold subject to this easement.

Lot 20

(Coloured Blue on Plan No. 2).

WITH VACANT POSSESSION OF THE MAJOR PORTION.

A CAPITAL SPORTING PROPERTY

comprising:—

GREAVES PIECE MOOR

and

Smeeckley and Bank Woods

providing some good Mixed Shooting.

Situated in Holmesfield Parish, easy of access from two roads. Extending in all to about

204a. 0r. 7p.

The woodland contains some valuable timber and plantations and this lot provides, for its size, cover for a large head of game.

Also included with this lot are the Sporting Rights over the adjoining lands, forming part of Birks Farm, edged Blue on the Plan, amounting to about 19a 3r. 27p.

thereby giving the Purchaser the Sporting Rights, over

223 ACRES.

SCHEDULE.

Ord. No.	Description.	Acreage.
HOLMESFIELD PARISH.		
Pt. 233	Moor	64.025
239	Ditto	35.295
240	Ditto	19.478
421	Smeeckley Wood	69.534
422	Grass	2.110
424	Ditto	1.931
431	Bank Wood	11.673
		<hr/> 204.046

Ord. Nos. 239, 240, 422 and 424 are let to Mr. J. Brougham on a Yearly Lady Day Tenancy at £15 per annum.

The remainder is in hand and Vacant Possession will be given on completion.

The valuable Sporting Rights and Timber are included in the sale.

APPORTIONED OUTGOINGS:

Rent Charge: £2.

Land Tax: 15s. 4d. paid by Vendor. 11s. 4d. paid by Tenant.

The Chesterfield Rural District Council's main intersects the Northern corner of this lot, which is sold subject to this easement.

Lot 21

(Coloured Blue on Plan No. 2).

WITH VACANT POSSESSION ON COMPLETION.

THE EXTENSIVE MOORLAND

known as

LEASH FEN

Situated adjoining Lot 19 in Barlow, Baslow, Holmesfield and Curbar Parishes, bounded on the north by the road from Baslow to Holmesfield, etc., extending to about

681a. 3r. 2p.

This lot comprises some useful pasturage and affords SNIPE AND BLACK GAME Shooting, in addition to the Grouse. There are also extensive beds of Peat and VALUABLE SPRINGS and stream, known as BLAKE BROOK.

In addition, the Grouse and Black Game Shooting over Lots 26 and 27 and the Sporting over adjoining lands edged in Blue on the Plan, altogether amounting to about 324 acres is included, making a total sporting area of about

1,005 ACRES

SCHEDULE OF FREEHOLD.

No.	Description.	Acreage
HOLMESFIELD PARISH.		
777	Moor	56.649
788	Ditto	1.024
BARLOW PARISH.		
Pt. 620	Moor	446.582
621	Ditto	1.038
Pt. 725	Ditto	.170
Pt. 732	Ditto	.090
Pt. 733	Ditto	.066
CURBAR (DETACHED) PARISH.		
1	Moor	100.062
BASLOW AND BUBNELL PARISH.		
26	Moor	76.133
		681.764

SCHEDULE OF LANDS

over which the Sporting Rights are included in the Sale of this lot.

Ord No.	Description.	A.	R.	P.
	Freebitch Farm	134	1	16
368	Hare Edge	51	0	20
369	Hare Edge (Hancock), Part	20	1	0
370	Clod Hall Land	41	0	31
371	Slate Pit Land	24	0	29
		A.	271	0 16

The Croft, Ord. Nos. 788 and 621 is at present occupied by the Keeper living at Ramsley Lodge, on Lot 19, the remainder is in hand and VACANT POSSESSION will be given on completion.

The Chesterfield Rural District Council's mains intersect this lot which is sold subject to such easement.

Apportioned Outgoings:

Tithe: £2 7s. 9d.

Land Tax: £2 8s. 3d. paid by Vendor.

Lot 22

(Coloured Green on Plan No. 2).

WITH VACANT POSSESSION OF THE MAJOR PORTION.

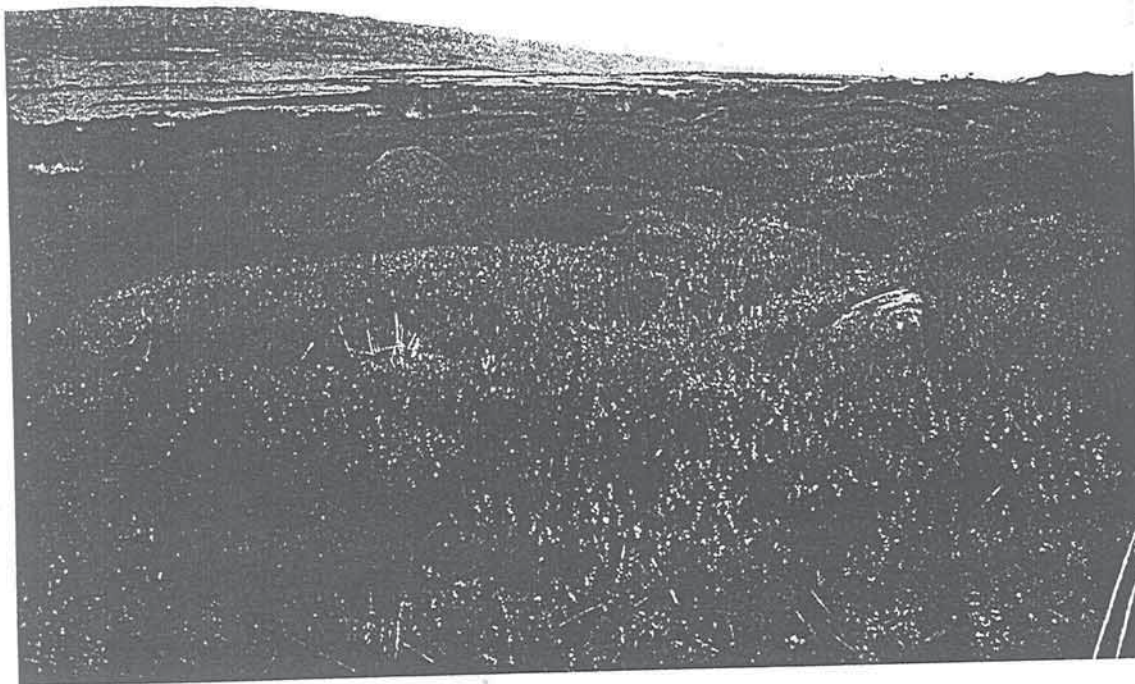
THE ATTRACTIVE MOORS

Affording Mixed Shooting

known as

CLOD HALL & EAST MOOR

Situated in a ring fence on the outskirts of Baslow, bounded on the North-West by the main Sheffield Road and on the South by the main road to Chesterfield, adjoining the Chatsworth Estate. Wonderful views of Chatsworth Park and the Derwent Valley are obtained from the Rocks forming Gardom's Edge.



Clod Hall and East Moor (Lot 22) showing Birchen Edge

FINE SHELTERED BUILDING SITES

opposite Chatsworth Park on the Chesterfield Road and also on the Sheffield Road are afforded with Company's Water Mains and Baslow Golf Course near by. The whole extends to about

866a. 1r. 15p.

and includes open moorland at an average height of about 900-ft. with some young heather and a good stock of Grouse and Black Game, also with Pheasants and Partridges, bounded by the precipitous rocky crags of Gardom's Edge, some useful enclosures of grasslands and also a Moorland Farm, known as

MOORSIDE FARM

suitable for a KEEPER'S LODGE.

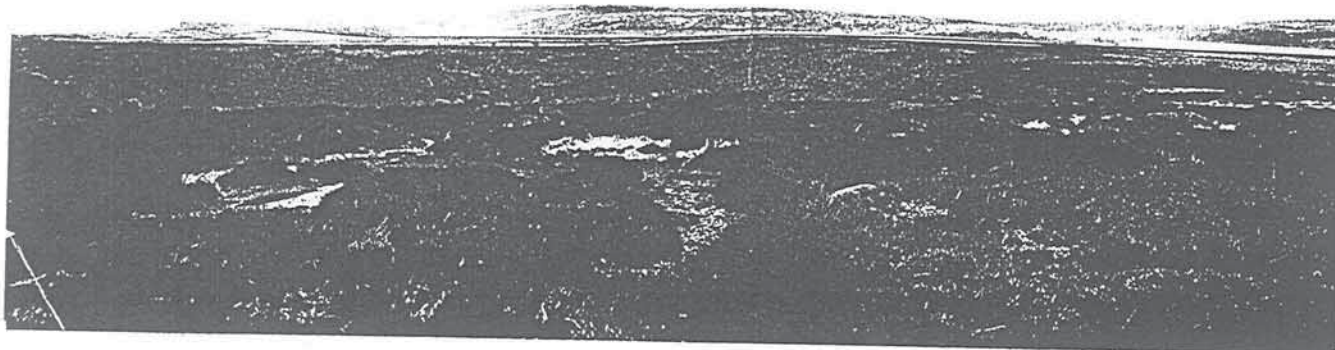
THE HOUSE

is built of stone with a blue slated roof and contains Living Room, with range, Back Kitchen with copper, Large Pantry, Store Room upstairs are Four Bed Rooms and a Store Room.

Water is from Springs and Troughs in the yard and field adjoining

THE HOMESTEAD

which is chiefly constructed of stone with stone-tiled and blue slated roof, as follows: Calf Place and Loose Box with loft over, Cow Shed for 6 with hay and calf places, Hay Barn, Loose Box and Loft (part of the barn), Stable for 8 and Loft over, Implement Shed, Coal House, Pig Cote, Cart Sheds and Three-Bay Dutch Barn.



Views from top of Gardoms Edge (Lot 22) showing Blackstone Edge (Lot 23) and Big Moor (Lot 7).

Also included with this lot is the Grouse and Black Game Shooting over Lots 24 and 25, the Sporting Rights over adjoining lands edged in Dark Green on the Plan, amounting to about 426 acres, giving a total Sporting area of about

1,298 ACRES.

SCHEDULE OF FREEHOLD.

Ord No.	Description.	Acreage.	Ord No.	Description.	Acreage.
BASLOW AND BUBNELL PARISH.			Brought forward ...		
Pt. 28	Moor ...	590.458	564	Arable ...	710.650
Pt. 31	Ditto ...	41.974	565	Grass ...	2.300
551	Arable ...	2.994	566	Ditto ...	.566
560	Ditto ...	11.770	567	Homestead ...	.482
561	Ditto ...	4.871	568	Moor ...	.418
562	Ditto ...	4.895	569a	Trees ...	27.464
593	Grass ...	3.489	570	Grass ...	1.420
29	Ditto ...	2.089	571	Grass ...	3.487
30	Ditto ...	3.435	576	Ditto ...	4.874
537	Ditto ...	3.249	577	Moor ...	4.744
538	Ditto ...	1.725	578	Rough Grass ...	12.115
539	Ditto ...	3.333	580	Grass ...	3.814
540	Rough ...	2.590	139	Rough Moorland ...	.627
541	Ditto ...	1.933	340	Ditto ...	8.817
542	Grass ...	2.490	341	Ditto ...	2.244
543	Ditto ...	4.366	Pt. 530	Rough Moorland & Trees	.822
544	Ditto ...	3.874	531	Ditto ...	17.802
545	Arable ...	2.590	532	Ditto ...	3.707
546	Rough ...	5.863	533	Ditto ...	7.079
547	Ditto ...	3.611	534	Ditto ...	12.278
548	Grass ...	1.638	535	Ditto ...	2.634
549	Rough ...	2.906	536	Ditto ...	.972
550	Grass ...	2.952	538	Ditto ...	24.155
563	Ditto ...	2.555	568	Trees ...	13.029
			579	Ditto ...	.945
	Carried forward ...				866.345

SCHEDULE OF THE LANDS

over which the Sporting Rights are included in the sale of this lot.

No.	Description.	A.	R.	P.
559	Robin Hood	10	1	23
560	Herrington	19	0	17
561	Newbridge Farm	64	2	34
562	Kay's Land	15	2	29
563	Frith's Land	13	2	30
459	Yeld Farm (Far End)	53	2	36
460	Hernshaw's Land (Ord. No. 435)	7	1	20
461	Ditto (Ord. No. 431)	5	1	4
462	Ditto (Ord. No. 430)	4	0	32
456		82	3	22
457		16	0	30
458		10	3	20
463		7	3	39
464		0	0	20
465		6	1	33
466		4	2	19
467	Yeld Wood	24	0	14
369	Hare Edge Farm (Part)	17	3	15
372	Clod Hall Farm	51	2	17
373	Pinder's Land	9	0	6
		425	3	20

Ord. Nos. 29, 540 and 541 are let to Mr. Herrington at £4 per annum.

Ord. Nos. 139, 340, 341, Pt. 530, 531 to 536 inclusive and 568 are let to Mr. W. H. Hearnshaw on a Yearly Lady Day Tenancy at £28 per annum.

Ord. Nos. 551, 560, 561, 562 and 593 are let to Mr. G. A. Hasman on a similar tenancy at £15 per annum. Ord. No. 579 and Pt. Nos. 28 and 31 are in hand and Vacant Possession of these will be given on completion.

The remainder, viz., Moorside Farm, is let to Mr. Benjamin Froggatt on a Yearly Lady Day Tenancy at £45 per annum.

APPORTIONED OUTGOINGS:

Tithe: £15 9s. 4d.

Land Tax: £2 7s. 2d. paid by Vendor.

The Baslow and Bubnell Urban District Council's Springs and Water Mains intersect the South-West corner of this lot and the Chesterfield Gas and Water Board have certain water rights. This lot is sold subject to these easements as at present enjoyed.

Lots 24 and 25 take water from a supply arising on this lot and the lot is sold subject to such easements, but with the benefit of the water rates payable in respect of such supplies in accordance with the Conditions of Sale.

Lot 23
(Coloured Mauve on Plan No. 2).

THE HIGHLY
DESIRABLE SPORTING PROPERTY
Well Stocked with Heather and being Good Grouse Ground.

known as

Eaglestone Flat Moor

together with the picturesque and romantic edges known as



Blackstone Edge (Lot 28) from Gardoms Edge (Lot 22).

BLACKSTONE EDGE & BASLOW EDGE

also

JACK FLAT

Situated on the outskirts of Baslow and Curbar, bounded on the South-east by the main road to Sheffield, affording easy access to the Moor, the whole of which extends to about

394a. Or. 31p.

Also included with this lot are the Sporting Rights, but not Fishing Rights, over Lots 28, 28a, 28b, 28c and 29 and the Shooting over the lands edged Purple on the Plan, amounting altogether to about 563 acres, giving a total sporting area of about

961 ACRES

On this lot sloping to the South are the Valleys of the Bar Brook and the Sandiford Brook, affording **VALUABLE WATER RIGHTS.**

SCHEDULE OF THE FREEHOLD.

Ord No.	Description.	Acreage.	Ord No.	Description.	Acreage.
BASLOW AND BUBNELL PARISH.			Brought forward ...		
23	Moor	1.100	268	Grass	1.964
32	Ditto	4.948	268a	Ditto	1.379
43	Ditto	8.785	269	Ditto	1.523
Pt. 44	Ditto	40.909	272	Ditto	3.652
Pt. 45	Ditto	46.227	273	Ditto	2.348
CURBAR PARISH.			274	Ditto	2.873
Pt. 131	Roadside Waste ...	.900	275	Ditto	2.781
138	Grass	8.501	276	Ditto	12.464
139	Ditto	4.649	277	Ditto	5.325
140	Ditto	1.243	278	Ditto	1.843
141	Ditto and Shed ...	.489	279	Ditto	1.119
142	Moor	193.413	280	Grass	1.825
142a	Water ... ..	.274	281	Trees	11.722
253a	Grass ... ..	.009	282	Grass	5.179
264	Ditto	1.572	283	Ditto	4.760
265	Ditto ... ..	.975	284	Ditto	4.379
266	Ditto	2.971	285	Ditto	3.754
267	Ditto	2.555	286	Ditto	5.786
Carried forward ...			394.196		
319.520					

Ord. Nos. Pt. 45 and 253a are let to Mr. C. L. Roye at £10 per annum.

The Eatage over Ord. No. Pt. 44 is let to Mr. S. Z. de Ferranti at £10 per annum. Landlord paying Rates.

The Enclosures in Curbar Parish are let to various tenants on Yearly Tenancies at rents totalling to about £44 12s. 0d. per annum.

APPORTIONED OUTGOINGS:

Tithe: £7 15s. 5½d.

Land Tax: £1 13s. 5d. paid by Vendor.

The Derwent Valley Water Board aqueduct intersects this lot, which is sold subject to this easement.

The Baslow and Bubnell Urban District Council have Springs, lines and pipes and water works on this lot, which is sold subject to these easements.

Lot 24

(Coloured Blue on Plan No. 2).

The Desirable Cottage

known as

Cupola Cottage

Situated on the main Sheffield Road on the moorland side, 'midst extremely pretty scenery just north of Baslow Golf Course. There is also a Garden, Paddock and rough grassland intersected by a swift brook which with numerous waterfalls flows between boulders and rocks under overhanging trees, the whole forming a

Most Delightful Scene

and extending to about

5a. 1r. 8p.

The Cottage is suitable for

A Week-end Cottage or Tea House

and there is a level space suitable for parking cars, or the erection of a Garage.

The Cottage is constructed of stone with a stone-tiled roof and contains Sitting Room, Living Room with sink and range, Pantry and Three Bed Rooms, Outside Wash House with copper and Cow Shed for 1.

Water is obtained from what is believed to be a never-failing Spring from the moorland above the Cottage.

SCHEDULE.

Ord No.	Description.	Acreage.
BASLOW AND BUBNELL PARISH.		
88	Grass and Rough ...	1.441
84	Rough and Moorland ...	2.175
103	Grass ...	.786
105	Cupola Cottage ...	.170
106	Grass ...	.877
107	Stream ...	.350
		<hr/> 5.299

This lot is let to Miss Agnes Beswick on a Yearly Lady Day Tenancy at £17 per annum.

Apportioned Outgoings:

Tithe: 1s. 2½d.

Land Tax: 2s. paid by Vendor.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time of Lot 22.

Water is obtained from a supply on Lot 22. This lot is sold with the benefit of this supply on the terms mentioned in the Conditions of Sale.

Lot 25

(Coloured Red on Plan No. 2).

A Small

Bungalow Cottage

formerly

The Toll Bar Cottage

attractively situated on the main Sheffield Road adjoining Lot 22 and the Baslow Golf Course, highly suitable for

A Week-End Cottage

extending with adjoining moorland and grassland to about

3r. 24p.

The Picturesque Cottage

is built of stone with a stone-slatted roof and contains Two Bed Rooms, Kitchen and Pantry. Outside is a Shed. There is a small piece of grass opposite the cottage and three-quarters-of-an-acre of moorland at the rear, the whole comprises Pts. of Ord. Nos. 138 and 31 in Baslow and Bubnell Parish. The Cottage is let to Mrs. A. M. Woodiwiss on a Monthly Tenancy at £4 10s. 0d. per annum.

The grassland, Ord. No. 138, is let to Mr. John Holding at 2s. 6d. per annum, the moorland is in hand.

Apportioned Outgoings:

Tithe: 1½d.

Land Tax: 1s. paid by Vendor.

Water is obtained from a supply on Lot 22. This lot is sold with the benefit of this supply on the terms mentioned in the Conditions of Sale.

The Purchaser of this lot shall within six months of completion erect and thereafter maintain suitable fences on the unfenced boundaries of this lot as shown approximately on the Plan by dotted lines.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 22.

Lot 26

(Coloured Yellow on Plan No. 2).

Valuable

Accommodation Grassland

and about 7 acres of arable.

Situated adjoining Lot 22 with long frontage to the road to Moor Hall and Buckleather Lane, extending altogether to about

43a. 3r. 14p.

SCHEDULE.

Ord No.	Description.	Acreage.
BASLOW PARISH.		
623	Grass ...	4.378
625	Arable ...	4.239
626	Ditto ...	3.184
627	Grass ...	3.555
663	Ditto ...	5.100
664	Ditto ...	4.570
664a	Ditto ...	2.832
665	Ditto ...	15.981
		<hr/> A. 48.839

The whole is let to Mr. Frank Botham on a Yearly Lady Day Tenancy at £20 per annum.

Apportioned Outgoings:

Land Tax: 7s. 10d. paid by Vendor.

The Black Game and Grouse Shooting on this lot is reserved from the sale in favour of the owner for the time being of Lot 21.

Lot 27

(Coloured Pink on Plan No. 2).

The Adjoining Desirable Enclosure of Arable Land

with frontage to Slatepit Lane, extending altogether to about

9a. 1r. 25p.

This lot comprises Ord. No. 697 in Barlow Parish and is let to Mr. Fred Botham on a Yearly Lady Day Tenancy at £8 per annum.

Apportioned Outgoings:

Land Tax: 8s. 4d. paid by Vendor.

The Black Game and Grouse Shooting on this lot is reserved from the sale, in perpetuity in favour of the owner for the time being of Lot 21.

Lot 28

(Coloured Red on Plan No. 2).

An Extremely Attractive and Valuable Building Site

Situated at Baslow with extensive Southern views of the Derwent Valley. This lot extends to about

2r. 21p.

and comprises parts of Ord. Nos. 400 and 447 in Baslow Parish and let to Mr. W. H. Hearnshaw with other lands on a Yearly Lady Day Tenancy. Apportioned Rent £1 15s. 0d. per annum.

Apportioned Outgoings:

Tithe: 11½d.

Land Tax: 1½d. paid by Vendor.

The Sporting Rights over this lot are reserved in favour of the owner for the time being of Lot 23.

The Purchaser of this lot shall within six months of completion erect and thereafter maintain a suitable stock-proof fence on the North-Western boundary of this lot, as shown approximately on the Plan by dotted lines.

This lot is sold (a) subject to the right over the entrance roadway, Ordnance No. Pt. 400, of the owners adjoining thereto; (b) subject to the right-of-way for all purposes of the owner for the time being of Lot 28a to and from Eaton Hill, subject to his contributing to the maintenance of such way; and (c) with the benefit of the contribution by the owner on the N.W. towards maintenance of such roadway.

A large plan of this lot can be seen at the Estate Office.

Lot 28a

(Coloured Blue on Plan No. 2).

The Adjoining and Valuable Building Site

Situated adjoining the House, known as "The Gables," Baslow, altogether extending to about

3r. 8p.

and forming part of Ord. No. 447 in Baslow Parish and let to Mr. Wm. Hearnshaw with other lands on a Yearly Lady Day Tenancy. Apportioned Rent £2 6s. 0d. per annum.

Apportioned Outgoings:

Tithe 1s. 8½d.

Land Tax: 2½d. paid by Vendor.

The Sporting Rights over this lot are reserved in favour of the owner for the time being of Lot 23.

The Purchaser of this lot shall within six months of the date of completion, erect and thereafter maintain a suitable stock-proof fence on the South-Western boundary of this lot, as shown approximately on the Plan by dotted lines.

See description of Lot 28 as to Right-of-Way and access, subject to and with the benefit of which this lot is sold.

A large plan of this lot can be seen at the Estate Office.

Lot 28b

(Coloured Yellow on Plan No. 2).

Another Highly Desirable Building Site

Situated adjoining and with about 100-ft. frontage to the main road at Cockhill, and also adjoining the House known as "Hill Crest," Baslow.

This lot has a Southern slope and from the Crest delightful views are obtained of the River Derwent and surrounding countryside.

Company's Water Mains are laid in the road, along which there is a 'bus service, and the whole makes

An Extremely Fine Site for one or more Houses.

It extends to about

3 roods

and forms part of Ord. No. 447 in Baslow Parish and is let to Mr. Wm. Hearnshaw with other lands on a Yearly Lady Day Tenancy. Apportioned Rent £2 2s. 0d. per annum.

Apportioned Outgoings:

Tithe: 1s. 1½d.

Land Tax: 2d. paid by Vendor.

The Sporting Rights over this lot are reserved in favour of the owner for the time being of Lot 23.

The Purchaser of this lot shall within six months of the date of completion, erect and thereafter maintain a suitable stock-proof fence on the North-Eastern boundary of this lot, as shown approximately on the Plan by dotted lines.

A large plan of this lot can be seen at the Estate Office.

Lot 28c

(Coloured Green on Plan No. 2).

The Adjoining and Similar Building Site

with about 130-ft. frontage to the main road, along which Company's water mains are laid.

This lot extends to about

1a. 0r. 19p.

and forms part of Ord. No. 447 in Baslow Parish and let to Mr. Wm. Hearnshaw, with other lands, on a Yearly Lady Day Tenancy. Apportioned Rent £2 17s. 0d. per annum.

Apportioned Outgoings:

Tithe: 1s. 6½d.

Land Tax: 3d. paid by Vendor.

The Sporting Rights over this lot are reserved in favour of the owner for any time being of Lot 23.

The Purchaser of this lot shall, within six months of the date of completion, erect and thereafter maintain a suitable stock proof fence on the Eastern boundary of this lot, as shown approximately on the Plan by dotted lines..

A large plan of this lot can be seen at the Estate Office.

Lot 29

(Coloured Yellow on Plan No. 2).

**An Enclosure of
Accommodation Grassland**

Situated near Warren Lodge, Curbar, extending to about

3r. 4p.

This lot is Ord. No. 129 in Curbar Parish and is let to Mr. Charles Goddard with other lands on a Yearly Lady Day Tenancy. Apportioned Rent 17s. 6d. per annum.

Apportioned Outgoings:

Tithe: 9½d.

Land Tax: 1s. paid by Vendor.

The Sporting Rights on this lot are reserved in favour of the owner for the time being of Lot 23.

Lot 30

(Coloured Blue on Plan No. 2).

A Valuable Building Site

being part of a grass field, situated on the outskirts of Curbar Village with about 150-ft. frontage to the road to Froggatt and Hathersage, along which Company's Water Mains are laid.

This lot is nicely situated on a North-Western slope, sheltered from the east by Curbar Edge, with fine and extensive views over the beautiful Derwent Valley, and extends to about

1 acre

and comprises part of Ord. No. 91 in Curbar Parish, and is let to Mr. E. Leadbeater, with other lands, on a Yearly Lady Day tenancy. Apportioned Rent £2 2s. 0d. per annum.

Apportioned Outgoings:

Tithe: 2s. 10½d.

Land Tax: 5d. paid by Vendor.

The Sporting Rights on this lot are reserved in favour of the owner for the time being of Lot 7. The Purchaser of this lot shall within six months of the date of completion, erect and thereafter maintain a suitable stock proof fence on the Northern boundary of this lot, as shown approximately on the Plan by dotted lines.

Lot 30a

(Coloured Yellow on Plan No. 2).

**The Adjoining and
Similar Building Plot**

extending to about

1a. 0r. 22p.

having about 200-ft. frontage to the road and being part of Ord. No. 91 in Curbar Parish, and let to Mr. E. Leadbeater, with other lands, on a Yearly Lady Day tenancy. Apportioned Rent £2 6s. 0d. per ann.

Apportioned Outgoings:

Tithe: 3s. 1d.

Land Tax: 6d. paid by Vendor.

The Sporting Rights on this lot are reserved in favour of the owner for the time being of Lot 7.

The Purchaser of this lot shall, within six months of the date of completion, erect and thereafter maintain a suitable stock proof fence on the Northern boundary of this lot, as shown approximately on the Plan by dotted lines.

Lot 30b

(Coloured Green on Plan No. 2).

**The Adjoining and
Similar Building Plot**

extending to about

1a. 1r. 0p.

with about 200-ft. frontage to the road, and being part of Ord. No. 91 in Curbar Parish and let to Mr. E. Leadbeater, with other lands, on a Yearly Lady Day tenancy. Apportioned Rent £2 12s. 0d. per ann.

Apportioned Outgoings:

Tithe: 3s. 5d.

Land Tax: 6d. paid by Vendor.

The Sporting Rights on this lot are reserved in favour of the owner for the time being of Lot 7.

Lot 30c

(Coloured Yellow on Plan No. 2).

Another

Valuable Building Site

comprising about 1½ acres of grassland with nearly 300-ft. frontage to the road, and over 1½ acres of rough land adjoining, also with long frontage; the whole being

**Highly suitable for the Erection of one
or more Houses**

with fine views of the Derwent Valley, the river itself being not far from this lot.

The whole extends to about

3a. 1r. 22p.

and comprises Ord. Nos. 86 and 87 in Curbar Parish. The whole is let to Mr. E. Leadbeater, with other lands, on a Yearly Lady Day tenancy. Apportioned Rent £2 17s. 6d. per annum.

Apportioned Outgoings:

Tithe: 9/4³.

Land Tax: 1s. 1d. paid by Vendor.

The Sporting Rights over this lot are reserved in favour of the owner for the time being of Lot 7.

Lot 31

(Coloured Blue on Plan No. 2).

A Superior Cottage

suitable for conversion into

A Country Residence



The House (Lot 31).

delightfully situated, facing West, at Froggatt Edge, well screened, yet 'midst delightfully picturesque surroundings, together with

An Old Cottage and Buildings and Picturesque Moorland

intersected by a stream with water falls and boulder-strewn bed. The whole extending to about

1a. 1r. 32p.

The Double-fronted Cottage

is built of stone, with a stone-tiled roof and contains Three Bed Rooms, Sitting Room, Kitchen-Scullery, Pantry and Bath Room (Tenant's), E.C., Coal House.

Outside are Garage, Two Stables and Lofts over.

The old Cottage adjoins and could be used for enlarging the present Cottage.

Company's Water is laid on.

The Moorland adjoining is intersected by a stream with a waterfall and a very delightful Garden could be made.

This lot comprises parts of Ord. Nos. 79 and 96 in Froggatt Parish.

The Moorland and the old Cottage are in hand and the remainder is let to Mr. J. H. Holmes on a Yearly 29th September (Michaelmas) Tenancy at £16 18s. 0d. per annum.

Apportioned Outgoings:

Tithe: $\frac{1}{2}$ d.

Land Tax: 4s. 5d. paid by Vendor.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 7.

The Purchaser of this lot shall within six months from the date of completion, erect and for ever after maintain a fence along the Eastern and Southern boundaries, as shown approximately on the Plan by dotted lines.

The Purchaser of this lot shall within six months of completion thereof disconnect the drainage pipes and cease discharging effluent on to Lot 32 as is being done at present.

Lot 32

(Coloured Green on Plan No. 2).

About

78a. 0r. 20p.

of

Wood and Rough Land

highly suitable for a small Rough Shooting,

situated at Froggatt Edge, with long frontage to the main Bakewell-Sheffield Road, along which there is a 'bus service and Company's Water Mains are laid, comprising, unless required for Sporting,

Ideal Building Sites

with delightful views over the Derwent Valley. In addition to this lot are

Valuable Springs

producing a considerable volume of water.

SCHEDULE.

Ord No.	Description.	Acreage.
FROGGATT PARISH.		
50	Rough	9.557
51	Ditto	.604
52	Ditto	.843
53	Ditto	1.152
54	Wood	2.395
Pt. 55	Rough	30.518
56	Wood and Rough	29.805
78	Wood	1.579
91	Rough	1.512
92	Road	.158
		78.123

Ord. No. 78 is in hand. The remainder, together with the Sporting, except Grouse and Black Game, is let to Mr. P. J. Turner on a Yearly Lady Day and 1st February Tenancies respectively, paying rents totalling to £15 per annum. Landlord paying rates.

The whole of the valuable timber and the Sporting Rights are included in the sale, together with the Sporting over Lot 32a and the lands edged Dark Green on the Plan, amounting to about 53 acres. The Fishing in the River Derwent is reserved.

Apportioned Outgoings:

Tithe: 4s. 8 $\frac{1}{2}$ d.

Land Tax: (if any) as assessed.

The Derwent Valley Water Board's aqueduct intersects this lot which is sold subject to this easement. This lot is sold subject to a Right-of-Way to and from the River Derwent in favour of the Vendors.

Lot 32a

(Coloured Yellow on Plan No. 2).

The Valuable Meadow Land

situated adjoining and with frontage to the River Derwent and adjoining Lot 32.

This lot is part of Ord. No. 4 in Froggatt Parish and extends to about

1a. 0r. 23p.

It is let to Mr. Sydney Slack on a Yearly Lady Day Tenancy at £1 10s. 0d. per annum.

Apportioned Outgoings:

Tithe: 4s. 4½d.

Land Tax: 1s. 4d. paid by Vendor.

The right of Fishing and Sporting over this lot is reserved with full rights of access.

Lot 33

(Coloured Yellow on Plan No. 2).

The Valuable Licensed Free Premises

well-known as

The "Chequers Inn"

FROGGATT EDGE



The Chequers Inn (Lot 33).

nicely situated under Froggatt Edge, half-way up the hill, surrounding beautiful and extensive views, together with

A Cottage

and the adjoining

Wood and Moorland

the whole extending to about

11a. 2r. 20p.

The Inn

has a

7 Days Full Licence

At the present time (determinable at short notice), the tenant has the privilege of being granted 40 day tickets per annum for persons actually sleeping at the Inn for the CHATSWORTH FISHERY.

The House

is built of stone, with a stone-slatted roof, and contains Tap Room with range, Kitchen with range and sink, Pantry, Bar, Private Sitting Room, Tea Room with separate entrance. Upstairs are Lounge, Seven Bed Rooms, Bath Room (h. and c.) and W.C. Underground Wine and Beer Cellars.

Outside is Wash House and on the other side of the road are Garage, Large Dance Room, Three Stables for 8 horses and Lofts over, Coal House, Two Pigstyes. Adjoining is

The Stone-Built Cottage

with Two Rooms up and One down. Two old Stables and Garden.

Company's Water is laid on to the House and to a Trough in the road adjoining.

SCHEDULE.

Ord No.	Description.	Acreage.
FROGGATT PARISH.		
117	Garden ... ..	.051
CURBAR PARISH.		
Pt. 16	Buildings, etc. ... ..	.237
17	Inn, Cottage and Buildings ...	.528
19	Rough	10.812
		11.628

The Moorland is in hand. The Cottage is let to Mr. J. H. Carnall at £2 10s. 0d. per annum. The Inn and grassland is let on a Yearly Michaelmas Tenancy with other lands to the Home Brewery Company. Apportioned Rent £40 1s. 0d. per annum.

Apportioned Outgoings:

Tithe: 7s.

Land Tax: 3s. 1d. paid by Vendor. 11s. paid by Tenant.

The Purchaser of this lot shall within six months from the date of completion, erect and for ever after maintain suitable fences on the unfenced portions of this lot.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 7.

The Derwent Valley Water Board aqueduct intersects this lot, which is sold subject to this easement.

Lot 33a

(Coloured Blue on Plan No. 2).

A Valuable Building Site

situated at and sheltered by Froggatt Edge, adjoining the Chequers Inn (Lot 33), and from which beautiful and extensive South and Western views over the Derwent Valley are obtained.

This lot has about 150-ft. frontage to the main Bakewell—Sheffield road, along which there is a good 'bus service, and Company's Water mains are laid, and is

A Suitable Site for one or more Houses

extending to about

1a. 2r. 0p.

This lot forms parts of Ord. Nos. 110, 111 and 113 in Froggatt Parish.

Ord. No. part 110 is let to the Home Brewery Company, with other lands, on a Yearly Michaelmas tenancy. Apportioned Rent 14s. per annum, and the remainder is let, with other lands, to Mr. Thomas Pybus. Apportioned Rent 1s. 8d. per annum.

Apportioned Outgoings:

Tithe: 1s. 6½d.

Land Tax: 2d. paid by Vendor.

The Grouse and Black Game Shooting on this lot is reserved to the owner for the time being of Lot 7.

The Purchaser of this lot shall, within six months from the date of completion, if required so to do, erect and thereafter maintain a suitable fence along the Northern boundary of this lot, as shown approximately by dotted lines on the Plan, and repair and maintain the wall on the Eastern boundary.

Lot 33b

(Coloured Yellow on Plan No. 2).

**The Adjoining and
Similar Building Site**

extending to about

1a. 1r. 33p.

Being parts Ord. Nos. 110, 111, 112 and 113 in Froggatt Parish. Ord. No. Pt. 110 is let to the Home Brewery Company, with other lands, on a Yearly Michaelmas Tenancy. Apportioned Rent 13s. per annum, and the remainder is let to Mr. Thomas Pybus, with the other lands. Apportioned Rent 1s. 9d. per annum.

Apportioned Outgoings:

Tithe: 1s. 7½d.

Land Tax: 2d. paid by Vendor.

The Grouse and Black Game Shooting on this lot is reserved to the owner for the time being of Lot 7.

The Purchaser of this lot shall, within six months from the date of completion, if required so to do, erect and thereafter maintain a suitable fence along the Northern boundary of this lot, as shown approximately by dotted lines on the Plan, and repair and maintain the wall on the Eastern boundary.

Lot 33c

(Coloured Blue on Plan No. 2).

**The
Adjoining & Similar Lot**

extending to about

1a. 1r. 14p.

Being parts Ord. Nos. 110 and 112 in Froggatt Parish. Part Ord. No. 110 is let to the Home Brewery Company, with other lands, on a Yearly Michaelmas Tenancy. Apportioned Rent 12s. per annum, and the remainder is let to Mr. Thomas Pybus, with other lands. Apportioned Rent 1s. 7d. per annum.

Apportioned Outgoings:

Tithe: 1s. 4d.

Land Tax: 2d. paid by Vendor.

The Grouse and Black Game Shooting is reserved to the owner for the time being of Lot 7.

The Purchaser of this lot shall, within six months from the date of completion, if required so to do, erect and thereafter maintain a suitable fence along such portion of the Northern boundary as is at present unfenced, as shown on the plan by dotted lines and staked out on the ground if desired, and repair and maintain the wall on the Eastern boundary.

WITH VACANT POSSESSION.

Lot 34

(Coloured Mauve on Plan No. 2).

**The
Attractive Building Site**

with over 300-ft. of valuable frontage to the main Sheffield-Bakewell road, along which there is a service of good motor 'buses and Company's Water Mains are laid, with delightful views of the Valley, well sheltered from the East by Froggatt Edge. (See illustration).



A Building Site (Lot 34) showing Froggatt Edge.

This lot is part Ord. No. 96 in Froggatt Parish and extends to about

1a. 1r. 20p.

The whole is in hand and Vacant Possession will be given on completion.

Apportioned Outgoings:

Tithe: ½d.

Land Tax: 2d. paid by Vendor.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 7.

The Purchaser of this lot shall within six months from the date of completion, if required so to do, erect and for ever after maintain a suitable stock-proof fence along the South-Eastern boundary, as approximately shown on the Plan by dotted lines, and also pay half of the cost of erecting and maintaining the fence between this lot and Lot 35.

The Derwent Valley Water Board aqueduct intersects this lot, which is sold subject to this easement.

WITH VACANT POSSESSION.

Lot 35

(Coloured Yellow on Plan No. 2).

The Adjoining & Similar Lot

with about 350-ft. frontage to the main Sheffield—Bakewell road, with an average depth of 165-ft., affording

Valuable Building Sites

well sheltered from the East.

This lot is part Ord. No. 96 in Froggatt Parish and extends to about

1a. 1r. 21p.

The whole is in hand and Vacant Possession will be given on completion.

Apportioned Outgoings:

Tithe: $\frac{1}{2}$ d.

Land Tax: 2d. paid by Vendor.

The Grouse and Black Game Shooting on this lot is reserved to the owner for the time being of Lot 7.

The Derwent Valley Water Board Aqueduct intersects this lot, which is sold subject to this easement

The Purchaser of this lot shall, within six months from the date of completion, if required so to do, erect and thereafter maintain a suitable stock-proof fence along the South-Eastern boundary of this lot, as approximately shown on the Plan by dotted lines, and pay a half of the cost of erecting and maintaining the fence between this lot and Lot 34.

Lot 36

(Coloured Mauve on Plan No. 2).

WITH VACANT POSSESSION OF THE
MAJORITY.

An Enclosure of Valuable Woodland

known as

Bee Wood

FROGGATT EDGE,

containing some excellent mixed timber and

A Valuable Stone Quarry

with access from the main Sheffield road.

This lot is Ord. No. 23 and Pt. 20 in Curbar Parish and extends to about

9a. 2r. 4p.

The Stone Quarry is let to Mr. D. Sheldon on a Quarterly Tenancy at £10 per annum, representing 2 Quarrymen and 1 Labourer, plus £2 10s. 0d. for any additional men employed, the remainder is in hand and Vacant Possession will be given on completion.

Mr. J. Pepper pays 1s. per annum in respect of an easement of access on to this lot by means of a wicket gate, subject to one month's notice.

Land Tax: 1s. 6d. paid by Vendor.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 7.

The Derwent Valley Water Board aqueduct intersects this lot, which is sold subject to this easement.

The Purchaser of this lot shall within six months from the date of completion rebuild and for ever maintain the boundary walls where necessary.

Lot 37

(Coloured Yellow on Plan No. 2).

An Attractive Double-fronted Cottage

Suitable for a week-end residence, and the

Surrounding Land

extending altogether to about

3a. 1r. 1p.



The Cottage (Lot 37).

The Cottage

stands just back from the main Sheffield road, is built of stone with stone-tiled roof and contains Two Bed Rooms, Sitting Room, Kitchen, Small Scullery and Pantry.

Water is obtained from Company's Mains.

The land has a long and valuable frontage to the main road and this lot comprises Ord. Nos. 105, 106 and 108 in Froggatt Parish.

This lot is let to Mr. Tom Pybus with other lands. Apportioned Rent £8 15s. 0d. per annum. The remainder is in hand and Vacant Possession of this will be given on completion.

Apportioned Outgoings:

Tithe: 3s. 4 $\frac{1}{2}$ d.

Land Tax: 1s. 8d. paid by Vendor.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 7.

The Derwent Valley Water Board aqueduct intersects this lot, which is sold subject to this easement.

Lot 37a

(Coloured Mauve on Plan No. 2).

Two Enclosures of Romantic Moorland

Situated below Froggatt Edge, nicely sheltered, with about 550-ft. frontage to the main road to Bakewell and Sheffield, along which Company's water mains are laid, and along which there is a service of good motor buses.

Highly suitable for the Erection of one or more Houses

This lot slopes to the West and from it delightful and extensive views are obtained over the Derwent Valley and extends to about

3a. 3r. 18p.

This lot comprises Ord. Nos. 97 and 100 in Froggatt Parish, and is let to Mr. Thomas Pybus, with other lands. Apportioned Rent £1 per annum.

Apportioned Outgoings:

Tithe: 4s. 4½d.

Land Tax: 1s. 4d. paid by Vendor.

The Grouse and Black Game Shooting on this lot is reserved to the owner for the time being of Lot 7.

The Derwent Valley Water Board Aqueduct intersects this lot which is sold subject to this easement.

Lot 38

(Coloured Yellow on Plan No. 2).

**A Highly Desirable Enclosure
of
Grass and Moorland**

Situated at Froggatt Edge, with valuable frontage to the main Bakewell-Sheffield road, along which is a motor 'bus service and under which Company's Water Mains are laid, and

**Suitable for the Erection of one or more
Residences.**

This lot is well sheltered from the East and delightful and extensive views over the Derwent Valley are obtained.

This lot comprises Ordnance No. 94 in Froggatt Parish and extends to about

2a. 1r. 11p.

This lot is let to Mr. H. Rowland on a Yearly Lady Day Tenancy at £1 5s. 0d. per annum.

Apportioned Outgoings:

Tithe: 2s. 0½d.

Land Tax: 1s. 2d. paid by Vendor.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 7.

The Derwent Valley Water Board aqueduct intersects this lot which is sold subject to this easement.

Lot 39

(Coloured Blue on Plan No. 2).

**The
Adjoining and Similar Lot**
extending to about

3r. 4p.

being Ord. No. 89, which is let to Mr. E. J. Wragg on a Monthly Tenancy at 10s. per annum and part Ord. No. 96, which is in hand, the whole situated in Froggatt Parish.

Apportioned Outgoings:

Tithe: 1s. 4½d.

The Grouse and Black Game Shooting over this lot is reserved to the owner for the time being of Lot 7.

The Purchaser of this lot shall within six months from the date of completion, if required so to do, erect and for ever after maintain fences along the unfenced portions of the Northern and Eastern boundaries, as approximately shown on the Plan by dotted lines.

The Derwent Valley Water Board aqueduct intersects this lot which is sold subject to this easement.

Lot 40

(Coloured Mauve on Plan No. 1).

**A Valuable
Stone Quarry and Tip**

with a large face of millstone, suitable for conversion into grindstones, building stones, hard core and sand, extending to about

4a. 0r. 11p.

The Quarry is situated at Millstone Edge, Hathersage, near the main road, only about 1 mile downhill to Hathersage Station on the main L.M.S. Railway.

The width of the face is about 180-ft. and this lot extends about 300-ft. on to the moor from the edge of the face.

This lot forms parts of Ordnance Nos. 1 and 814 in Hathersage Parish. The rock face is in hand, but the tip is let to Messrs. Isaac Vamplew and Son on a half-yearly tenancy at £50 per annum, plus an additional rental for any extra men and cranes employed above 10 men and 1 hand crane, as provided by the agreement.

Apportioned Outgoings:

Land Tax: 1d. paid by Vendor.

This lot is sold subject to and with the benefit of rights-of-way as at present enjoyed over the roads from the Quarry to the main road. The Purchaser of this lot shall pay 19 per cent. of the cost of maintaining these roadways.

The Grouse and Black Game Shooting over the moorland above the existing fence of the Quarry included in this lot is reserved to the owner for the time being of Lot 2 until such time as the stone is worked and the upper surface taken away.

The shed and plant on this lot belongs to the tenant.

The Purchaser of this lot shall mark out the boundaries by stones or other suitable means to the satisfaction of the Auctioneers.

Lot 41

(Coloured Green on Plan No. 1).

**The Adjoining and Similar
Quarry and Tip**

extending to about

6a. 0r. 6p.

The width of the face is about 400-ft. and it extends back on to the moor for about 300-ft.

The Quarry contains some excellent millstone. The rocks are particularly large, free from breaks and are suitable for conversion into millstones, curbs, copings, etc. There is also a large tip highly suitable for crushing and a store shed.

This lot forms parts of Ord. Nos. 1 and 314 in Hathersage Parish and is let to Mr. Hy. Child with another Quarry on half-yearly tenancies. Apportioned Rents £70 per annum. The small croft Part Ord. No. 314 is let to Mr. Chas Wilson with other lands on a yearly tenancy. Apportioned Rent 4s.

Apportioned Outgoings:

Land Tax: 1½d. paid by Vendor. 2s. 6d. paid by Tenant.

This lot is sold subject to and with the benefit of rights-of-way as at present enjoyed over the roads from the Quarry to the main road. The Purchaser of this lot shall pay 19 per cent. of the cost of maintaining these roadways.

The Grouse and Black Game Shooting over the moorland above the existing fence of the Quarry included in this lot is reserved to the owner for the time being of Lot 2 until such time as the stone is worked and the upper surface taken away.

The shed and plant on this lot belongs to the tenant.

The Purchaser of this lot shall mark out the boundaries by stones or other suitable means to the satisfaction of the Auctioneers.

Lot 42

(Coloured Mauve on Plan No. 1).

**The Adjoining and Similar
Quarry and Tip**

extending to about

5a. 1r. 0p.

The width of the face is about 280-ft. and it extends back on to the moor about 300-ft.

This lot forms part of Ord. No. 1 in Hathersage Parish and is let to Messrs. E. Andrews and Sons on a half-yearly tenancy with another quarry (Lot 44). Apportioned Rent £25 per annum. If more than 8 men and 3 hand cranes are working in the quarries additional rent becomes payable, as provided by the agreement.

Apportioned Outgoings:

Land Tax: 1d. paid by Vendor. 2s. 6d. paid by Tenant.

This lot is sold subject to and with the benefit of rights-of-way as at present enjoyed over the roads from the Quarry to the main road, and the Purchaser of this lot shall pay 15 per cent. of the cost of maintaining these roadways.

The Grouse and Black Game Shooting over the moorland above the existing fence of the Quarry included in this lot is reserved to the owner for the time being of Lot 2 until such time as the stone is worked and the upper surface taken away.

The shed and plant on this lot belongs to the tenant.

The Purchaser of this lot shall mark out the boundaries by stones or other suitable means to the satisfaction of the Auctioneers.

Lot 43

(Coloured Green on Plan No. 1).

**The Adjoining and Similar
Quarry and Tip**

extending to about

2a. 1r. 24p.

the width of the face being about 145-ft.

This lot forms part of Ord. No. 1 in Hathersage Parish and is let to Mr. Henry Child with another quarry on a half-yearly tenancy. Apportioned Rent £20 per annum.

Apportioned Outgoings:

Land Tax: ½d. paid by Vendor. 2s. 6d. paid by Tenant.

This lot is sold subject to and with the benefit of rights-of-way as at present enjoyed over the roads from the Quarry to the main road, and the Purchaser of this lot shall pay 11 per cent. of the cost of maintaining these roadways.

The Grouse and Black Game Shooting over the moorland above the existing fence of the Quarry included in this lot is reserved to the owner for the time being of Lot 2 until such time as the stone is worked and the upper surface taken away.

The shed and plant on this lot belongs to the tenant.

The Purchaser of this lot shall mark out the boundaries by stones or other suitable means to the satisfaction of the Auctioneers.

Lot 44

(Coloured Mauve on Plan No. 1).

**The Adjoining and Similar
Quarry and Tip**

extending to about

5a. 2r. 0p.

the width of the face being about 355-ft.

This lot forms part of Ord. No. 1 in Hathersage Parish and is let with another quarry (Lot 42) to Messrs. E. Andrews and Sons on a half-yearly tenancy. Apportioned Rent £25 per annum.

NOTE.—If more than 3 hand cranes and 8 men are working in the quarries additional rent becomes payable, as provided by the agreement.

Apportioned Outgoings:

Land Tax: 1½d. paid by Vendor. 2s. 6d. paid by Tenant.

This lot is sold subject to and with the benefit of rights-of-way as at present enjoyed over the roads from the Quarry to the main road, and the Purchaser of this lot shall pay 12 per cent. of the cost of maintaining these roadways.

The Grouse and Black Game Shooting over the moorland above the existing fence of the Quarry included in this lot is reserved to the owner for the time being of Lot 2 until such time as the stone is worked and the upper surface taken away.

The shed and plant on this lot belongs to the tenant.

The Purchaser of this lot shall mark out the boundaries by stones or other suitable means to the satisfaction of the Auctioneers.

Lot 45

(Coloured Green on Plan No. 1).

The Adjoining and Similar Quarry and Tip

extending to about

4a. 1r. 13p.

The width of the face being about 295-ft.

This lot form part of Ord. No. 1 in Hathersage Parish and is let to Messrs. Vamplew and Son on a half-yearly tenancy at £50 per annum, representing 10 men and 1 hand crane. Additional rent to be paid for any additional men or cranes working in the quarry, as provided by the agreement.

Apportioned Outgoings:

Land Tax: 1d. paid by Vendor.

This lot is sold subject to and with the benefit of rights-of-way as at present enjoyed over the roads from the Quarry to the main road, and the Purchaser of this lot shall pay 10 per cent. of the cost of maintaining these roadways.

The Grouse and Black Game Shooting over the moorland above the existing fence of the Quarry included in this lot is reserved to the owner for the time being of Lot 2 until such time as the stone is worked and the upper surface taken away.

The shed and plant on this lot belongs to the tenant.

The Purchaser of this lot shall mark out the boundaries by stones or other suitable means to the satisfaction of the Auctioneers.

Lot 46

(Coloured Mauve on Plan No. 1).

WITH POSSESSION ON COMPLETION.

The Adjoining Quarry

extending to about

3a. 1r. 11p.

the width of the face being about 280-ft., contains a large quantity of stone, suitable for working into curbs and copings and for crushing.

This lot forms part of Ord. No. 1 in Hathersage Parish and is in hand and Vacant Possession will be given on completion.

Apportioned Outgoings:

Land Tax: $\frac{1}{2}$ d. paid by Vendor.

This lot is sold subject to and with the benefit of rights-of-way as at present enjoyed over the roads from the Quarry to the main road, and the Purchaser of this lot shall pay 7 per cent. of the cost of maintaining these roadways.

The Grouse and Black Game Shooting over the moorland above the existing fence of the Quarry included in this lot is reserved to the owner for the time being of Lot 2 until such time as the stone is worked and the upper surface taken away.

The Purchaser of this lot shall mark out the boundaries by stones or other suitable means to the satisfaction of the Auctioneers.

Lot 47

(Coloured on Plan No. 1).

The Adjoining and Similar Quarry

extending to about

5a. 1r. 14p.

is situated adjoining to the Surprise Road to which it has valuable frontage, it also enables the stone to be worked from the other side.

This lot forms part of Ord. No. 1 in Hathersage Parish and is in hand and Vacant Possession will be given on completion.

Apportioned Outgoings:

Land Tax: 1d. paid by Vendor.

This lot is sold subject to and with the benefit of rights-of-way as at present enjoyed over the roads from the Quarry to the main road, and the Purchaser of this lot shall pay 7 per cent. of the cost of maintaining these roadways.

The Grouse and Black Game Shooting over the moorland above the existing fence of the Quarry included in this lot is reserved to the owner for the time being of Lot 2 until such time as the stone is worked and the upper surface taken away.

The Purchaser of this lot shall mark out the boundaries by stones or other suitable means to the satisfaction of the Auctioneers.

Lot 48

(Coloured Brown on Plan No. 2).

The Desirable Enclosures of Grassland and Adjoining Moorland

Situated at Hathersage adjoining and with long frontage to the main road to Sheffield and affording

**Valuable Sites with Extensive and
Beautiful Views.**

The whole extends to about

5a. 0r. 39p.

and comprises part Ord. No. 1 and Ord. Nos. 314, 315, 316, 317 and 318 in Hathersage Parish.

Ord. No. Pt. 1 is in hand, but Mr. Charles Wilson pays £5 per annum for the right of working the Day Stone thereon, terminable upon six months notice, and the remainder is also let to Mr. Charles Wilson, on a Yearly Tenancy with other lands. Apportioned Rent £1 16s. 0d.

Apportioned Outgoings:

Land Tax: 1d. paid by Vendor.

The Purchaser of this lot shall within six months of completion, erect a suitable stock-proof fence along the Eastern boundary, as shown approximately on the Plan by dotted lines.

These Conditions of Sale are to be read with the Particulars of Sale and the General Remarks, but if and so far as there may be any inconsistency between these Conditions and the Particulars of Sale or the General Remarks, these Conditions are to prevail.

Conditions of Sale.

1.—The highest bidder for each lot shall be the Purchaser the Vendor fixing a reserve price for each Lot and reserving the right to bid up to such price and also the right to consolidate and re-arrange Lots to withdraw any Lot without declaring the reserve price and to refuse any bid.

2.—No person shall advance less than the sum to be fixed by the Auctioneers on each bidding or retract a bidding and if any dispute arise the Lot in dispute shall be put up again at the last undisputed bidding or the Auctioneer may determine the dispute.

3.—Each Purchaser at the close of the sale to him shall pay to the Auctioneers as agents for the Vendor and not as stakeholders a deposit of £10 per cent. on the amount of his purchase money and shall sign an agreement in the form subjoined to these Conditions for the completion of his purchase according to these Conditions and shall pay the balance of his purchase money on the 29th day of September, 1927, at the office, No. 2, New Square, Lincoln's Inn in the County of London of Messrs. Dawson & Co., the Solicitors of the Vendor at which time and place each purchase shall be completed. If from any cause whatever not being solely wilful default on the part of the Vendor the completion of a purchase shall be delayed beyond the before mentioned day the unpaid balance of the purchase money shall bear interest at the rate of £6 per cent. per annum from that day to the day of actual payment thereof.

4.—The rents profits or possession of every lot will be received or retained and the outgoings (other than those hereinafter referred to in Condition 27 and other than outgoings payable under his Lease or Tenancy Agreement by a tenant who becomes the purchaser of his holding or part thereof) will be discharged by the Vendor up to the time fixed for completion and as from that time the rents or profits (including rent then due but not yet paid) shall belong to the Purchaser and all outgoings (including any rates made but not demanded) shall be paid by him but he shall not be let into actual possession or receipt of rents and profits until the completion of his purchase. All rents, profits and outgoings shall for the purpose of these conditions be apportioned between the Vendor and each Purchaser and each Purchaser shall on completion pay to the Vendor all rent then due but not yet paid in respect of the Lot or Lots purchased by him together with the proportion of the current rental of each Lot less a due proportion of the current outgoings. All apportionments required for the purposes of this Condition shall in any case of dispute be made by the Auctioneers whose decision shall be final. Rates shall be apportioned according to the period for which they are intended to provide.

5.—The Vendor will deliver an Abstract of title to each Purchaser whose purchase money (whether for one Lot or two or more Lots) shall exceed the sum of £500 and each Purchaser whose purchase money shall not exceed £500 shall on request in writing made to the said Solicitors of the Vendor and on payment to them within 14 days after the sale to such Purchaser of the sum of two guineas be entitled to receive an abstract of the title to the Lot or Lots purchased by him and if he shall not within 14 days require the delivery of an abstract of title and pay the said sum of two guineas he shall not be entitled to any abstract and shall be deemed to have accepted the title of the Vendor and a form of conveyance settled by the conveyancing Counsel of the Vendor will be furnished to him free of expense from which he may prepare his conveyance and time shall be deemed of the essence of this Condition. Each Purchaser to whom an abstract is delivered pursuant to these Conditions shall send within 14 days after the delivery of his abstract to the said solicitors of the Vendor a statement in writing of all the objections and requisitions (if any) to or on the title or evidence of title or the abstract or the Particulars or these Conditions or otherwise and subject thereto the title shall be deemed accepted and all objections and requisitions not included in any statement sent within the time aforesaid shall be deemed waived and an abstract though in fact imperfect shall be deemed perfect except for the purpose of any further objections or requisitions which could not be taken or made on the information therein contained and an answer to any objection or requisition shall be replied to in writing within 10 days after the delivery thereof and if not so replied to shall be considered satisfactory and time shall be deemed in all respects as of the essence of this Condition. If a Purchaser shall take any objection or make any requisition which the Vendor shall be unable or on the ground of expense or on any other reasonable ground unwilling to remove or comply with and such Purchaser shall not withdraw such objection or requisition within 14 days after being required in writing so to do the Vendor may by notice in writing delivered to such Purchaser or his Solicitor and notwithstanding any intermediate or pending negotiation or litigation rescind the Contract for Sale to such Purchaser

and the Vendor within one week after such notice shall repay to the Purchaser whose Contract so is rescinded his deposit money which shall be accepted by him in satisfaction of all claims on any account whatever and the Purchaser whose contract so is rescinded shall return forthwith all Abstracts and papers in his possession belonging to the Vendor.

6.—The Vendor is The Haddon Estate Co., who recently agreed with the Most Noble John Henry Montagu Duke of Rutland to purchase from him the property now offered for sale and other property. The property now offered for sale has not been conveyed yet to the Company and each lot shall be conveyed to the Purchaser thereof by the said Duke by direction of the said Company. The Agreement between the said Duke and the said Company shall not be required to be abstracted or produced nor shall any requisition or enquiry be made with regard thereto.

7.—The Abstract of Title to Lot 1 shall commence as to the bulk of Lot 1 with an Indenture of Settlement dated 6th June 1853 and made between John Henry 5th Duke of Rutland and Charles Cecil John Manners Marquis of Granby of the first part the said Duke of the second part Andrew Robert Drummond and others of the third part and Frederick William Hervey Earl Jermyn and George William Frederick Earl of Carlisle of the fourth part and as to the residue of Lot 1 with a Conveyance to the uses of that Settlement dated the 3rd December 1855. The said Settlement appointed Protectors of the Settlement in whose place new protectors were appointed from time to time. In 1909 the then protectors of the Settlement of 1853 concurred in a disentailing deed. The Purchaser of Lot 1 shall not require any of the deeds by which new protectors were appointed to be abstracted or produced and shall assume that the persons who concurred as protectors in the disentailing deed of 1909 were in fact the then protectors of the Settlement of 1853. The Purchaser of Lot 1 shall not make any objection or requisition on account of any document dated before the 17th May 1888 being unstamped or insufficiently stamped should this be the case.

8.—The Abstract of Title to the Lots other than Lot 1 shall commence as follows:—

- (1) To Lots 4 and 32a and parts of Lots 2, 5, 6, 8, 15, 17, 20 and 32 with the Will of Charles Cecil John 6th Duke of Rutland (who died on the 4th March 1888) whose seisin at the date of his death for an estate in fee simple in possession free from incumbrances shall be assumed.
- (2) To a further part of Lot 8 and to a part of Lot 9 with the Will of John James Robert 7th Duke of Rutland (who died on the 4th August 1906) whose seisin at the date of his death for an estate in fee simple in possession free from incumbrances shall be assumed.
- (3) To the remainder of the property with an Indenture of Settlement dated the 30th July 1909 and made between Henry John Brinsley 8th Duke of Rutland and John Henry Montagu 9th and present Duke of Rutland (then Marquis of Granby) of the one part and Josslyn Francis Baron Muncaster, George Espec John Manners and Aldred Frederick George Beresford Earl of Scarborough of the other part.

All tracings copies or extracts of or from plans (whether necessary for perfecting the title or not and whether in the Vendors possession or not) shall be made at the expense of the Purchaser requiring the same.

9.—At the date of the said Resettlement of the 30th July 1909 the property now offered for sale or the greater part thereof together with other property of large value was subject to the following family charges created under powers contained in the earlier Rutland Settlement of 6th June 1853 namely (a) a Capital sum of £30,000 for the portions of the daughters of John James Robert 7th Duke of Rutland and two annual rent charges of £600 each payable respectively one to Lord Cecil Manners and one to Lord Robert Manners (the two younger sons of the 7th Duke) during their respective lives charged by deed dated the 14th May 1862 and (b) a jointure rent charge of £2,500 for the Most Noble Marion Margaret Violet Duchess of Rutland the wife of the 8th Duke of Rutland and a capital sum of £30,000 for portions of the daughters of the 8th Duke of Rutland charged by deed dated 24th November 1882. The several Lots are sold and will be conveyed subject to the rent charge of £600 payable to Lord Cecil Manners the rent charge in favour of Lord Robert Manners having lapsed on his death on the 11th September 1917 and to the said jointure rent charge of £2,500 and to the £30,000 charge for the portions of the daughters of the 8th Duke but the Vendor Company and the present Duke

of Rutland will jointly and severally covenant with each Purchaser to indemnify him and the Lot or Lots purchased by him against all claims and demands in respect of the said charges or of any duty which may become payable in respect thereof. As regards the £30,000 charge for the portions of the daughters of the 7th Duke each Purchaser shall assume (as the fact is) that these portions long ago were paid and discharged and are not now a charge on any Lot now offered for sale and no objection or requisition shall be made with regard to these portions nor shall any release or receipt in respect thereof be required to be abstracted or produced. No objection or requisition shall be made on the ground of the non-payment of any duty payable on the death of the 8th Duke of Rutland but the Company and the 9th Duke will covenant if required with each Purchaser to indemnify him and the Lot or Lots purchased by him from all claims and demands on account thereof.

10.—The Abstract of Title to all shooting rights over land not comprised in the present sale shall commence with the Deed by which the same were reserved on the sale of the land over which they are exercisable. Such Deeds were not executed in duplicate and each Purchaser of a Lot including such shooting rights shall be satisfied with and shall accept as sufficient the production of a completed draft of the Conveyance reserving the same and shall not require the production of the actual Conveyance reserving the same.

11.—Where any shooting rights over a Lot now sold are reserved to the Vendor or to the owner of any other Lot now sold the reservation shall include full right of entry and all other necessary ancillary rights for shooting, carrying away, preserving and rearing game without prejudice to any fishing rights exercisable over the same land and not included in the present sale.

12.—Where any fishing rights in any river or stream are reserved by the Particulars there shall be included in the exception and reservation the whole bed of such river or stream and the exclusive right of fishing there and carrying away fish and the right to use the banks for that purpose and to dredge the river or stream and to remove weeds, mud, silt and sand from the bed thereof and to deposit anything so removed on the adjoining land and to cut or lop any trees, bushes or hedges growing on or near the banks of the river or stream and to do any other acts reasonably necessary for the enjoyment of such fishing rights and to enter on the lot over which the fishing rights are reserved for any of the purposes aforesaid and the Purchaser of the Lot over which the fishing rights are reserved shall not pollute or prejudicially affect the water of the river or stream.

13.—Notwithstanding any discrepancy or variation in names, quantities, descriptions or otherwise no further evidence shall be required of the identity of any Lot or part of a Lot now offered for sale with property described in the documents abstracted beyond such evidence as may be afforded by a comparison of the description in the documents abstracted with the description in the particulars, and the Vendor shall not be required to distinguish the parts of any Lot held under different titles.

14.—Water Easements of Public Bodies.

- (a) By a Lease dated 20th January 1902 certain springs and certain rights and easements for the purpose of a water supply were limited to The Bakewell Rural District Council for a term of 999 years from the 27th September 1901 at the yearly rent of £50—Lot 7 and any other Lot affected by the Lease is sold and will be conveyed subject to this Lease and to the exception and reservation thereout to the Vendor in perpetuity of all such springs, rights and easements.
- (b) By a Lease dated 1st May 1911 Lot 7a together with rights and easements for laying pipes and otherwise was demised to The Bakewell Rural District Council for the term of 999 years from the 29th day of September 1901. Lot 7a and any other Lot affected is sold subject to this Lease.
- (c) By several Conveyances on Sale dated respectively the 17th December 1880 the 20th May 1890 the 29th August 1901 and the 5th November 1904 rights of laying and maintaining water pipes and mains and other rights and easements for the purposes of a water supply were granted to the Chesterfield Rural Sanitary Authority (17th December 1880) the Guardians of the Chesterfield Union (20th May 1890) and the Chesterfield Rural District Council (29th August 1901 and 5th November 1904) respectively and are now vested in the Chesterfield Rural District Council. Lots 7, 15, 19, 20 and 21 and such other Lots (if any) as may be affected by these rights and easements are sold and will be conveyed subject thereto.
- (d) By a Conveyance on Sale dated 14th August 1923 certain springs, water mains, pipes, conduits, reservoirs, tanks and plant and the small pieces of land forming the sites thereof and certain easements for maintaining the same and other easements and rights for the purpose of a water supply were granted to the Baslow and Bubnell Urban District Council. The sites, rights and easements so granted are situate on or affect Lots 22 and 23. Those

Lots and any other Lots affected are sold and will be conveyed subject to the easements and rights so granted to the Baslow and Bubnell Urban District Council and the sites conveyed to the said Council by the said Deed of the 14th August 1923 are not part of and are not included in the sale of Lots 22 and 23 (though being too small to be distinguished they may be coloured on the plan of those Lots) and shall be excepted expressly from the Conveyances of those Lots.

- (e) By a Conveyance on Sale dated the 22nd April 1910 the then Duke of Rutland granted to the Derwent Valley Water Board the right to lay and maintain and reconstruct aqueducts, conduits and lines of pipes on the lands shown on the six plans thereto and other ancillary rights and conveyed to the said Board for the purposes of special works certain small pieces of land in the line of the aqueduct. The several Lots stated in the Particulars to be intersected by the aqueduct of the said Board are sold and will be conveyed subject to the easements and rights so granted and the small pieces of land in the line of the aqueduct conveyed as aforesaid to the said Board (although they are too small to be distinguished individually and are necessarily coloured on the sale plan) are not included in the sale and the Conveyance of each Lot intersected as aforesaid shall expressly exclude any small portions thereof which may have been conveyed as aforesaid to the said Board.
- (f) Copies or abstracts of the above mentioned Leases and the Conveyances can be seen at the Haddon Estate Office Bakewell during a period of 14 days preceding the day of sale during office hours and will be produced at the sale. A Purchaser of any Lot affected by any of the said Leases or Conveyances whether he avail himself of the opportunity of inspection or not shall be deemed to have notice of and to take subject to all the terms of the said Leases or Conveyances as affect any Lot purchased by him and such notice shall not be affected by any partial or incomplete statement in the Particulars or these Conditions with regard to the said Leases or Conveyances. No Purchaser shall be entitled to any abstract or copy of any of the above mentioned Leases or Conveyances or any plans thereon except on paying to the Vendors Solicitors the cost of copying the same and any plans thereon.
- (g) Every Lot is sold and shall (if the Vendor so requires) be conveyed subject to all grants made by the Vendor or any other person to or in favour of any Body, Company or person supplying water, gas or electricity to any part of the property offered.

15.—Totley Tunnel.—All Lots through which the Totley Tunnel of the London Midland and Scottish Railway runs are sold and will be conveyed subject to the rights of the Railway in respect of the Tunnel subsisting under a Conveyance dated the 24th November 1891 and an agreement dated the 15th January 1894. Duplicates of the said Conveyance and Agreement can be seen at the Haddon Estate Office Bakewell during a period of 14 days prior to the sale and will be produced at the sale and each Purchaser of any Lot affected shall be deemed to have notice of all the rights of the Railway Company in respect of the Tunnel. No Purchaser shall be entitled to any abstract or copy of the said Conveyance or the said Agreement except on paying to the Vendors Solicitors the cost of copying the same and the plans thereon. No part of the rent charge payable by the Railway Company in respect of the Tunnel is included in the present sale.

16.—Leases, etc.

- (a) Lot 13 part of Lot 8 and certain mines and minerals under Lots 8, 9, 13, 14 and 15 are subject to a Mineral Lease for 21 years from 1st January 1923 granted to Pickford Holland & Co., Ltd., and dated 8th December 1926 and those several Lots are sold and will be conveyed subject to the rights of the Lessees under that Lease but the rent receivable under the Lease shall not be apportioned between the several Lots—but the entirety thereof shall go with and be receivable by the Purchaser of Lot 13 and no part thereof shall be receivable by the Purchasers of the other Lots affected by the Lease and the Conveyance of the several Lots affected by the Lease shall contain an express provision to this effect but the consent of the tenant thereto shall not be required to be obtained.
- (b) As regards any other tenancies which affect more than one Lot each Purchaser of a Lot affected shall be satisfied with the apportionment of rent made by the Particulars and shall not require the legal apportionment of any rent or the consent of the tenant to the apportionment to be obtained nor make any requisition in respect thereof.
- (c) Counterparts or copies or Abstracts of such Leases or Tenancy Agreements as are in writing and information as to the terms of the tenancies where there is no written agreement can be seen or obtained during a period of 14 days prior to the sale during ordinary office hours at the Haddon Estate Office at Bakewell or in the sale room at the time of sale and each Purchaser (whether he inspects the Leases or Tenancy Agreements or makes enquiry as to the terms thereof or not) shall be deemed to have full notice of the terms and contents thereof

and of the rights of the tenants thereunder and such notice shall not be affected by any partial or incomplete statement contained in the Particulars or in these Conditions. No Purchaser shall be entitled except at his own expense to any Abstract or copy of any Lease or Agreement for a term not exceeding 21 years or of any Tenancy Agreement.

17.—Where in the Particulars any Lot is stated to have a supply of water from or to supply water to any other Lot the Conveyance of the Lot supplied shall contain a grant and the Conveyance of the supplying Lot shall be subject to or (if any Lot supplied be not sold) shall contain a proper exception or reservation of the right to the present water supply but not to any increase thereof. Each Purchaser of a supplying Lot shall keep in repair all pipes, tanks and plant through or by means of which the supply is given whether situate on his own Lot or on the Lot supplied or on any other Lot (except pipes, tanks or plant situate in or attached to a house or building outside his own Lot) and shall have all powers and rights of entry and other rights necessary for this purpose and each Purchaser of a Lot supplied shall pay in respect of his water supply and to cover the cost of maintenance of pipes, etc., to the owner of the supplying Lot a yearly rent equal to six per cent. of the gross value for Poor Law purposes of the premises forming part of his Lot which are supplied or if those premises be not separately assessed then six per cent. of the present rental value of the premises supplied such value to be fixed by the Auctioneers. The Conveyance of each supplying Lot and of each supplied Lot shall so be framed and shall contain such covenants and provisions as to give effect to this Condition and if any question shall arise between Purchasers or between any Purchaser and the Vendor as to the mode or form of such covenant and provisions then the necessary covenant and provisions shall be settled by the Conveyancing Counsel of the Vendor.

18.—Each Lot is believed and shall be taken to be correctly described as to quantity and otherwise and is sold subject to all the stipulations set out in the Particulars and to all chief quit and other rents and outgoings and all rights of way and other rights and easements (if any) affecting the same whether mentioned in the Particulars or not and if any error, mis-statement or omission shall be discovered in the Particulars or these Conditions the same shall not annul the sale nor shall any compensation be allowed in respect thereof on either side.

19.—Each Lot so far as affected thereby is sold and will be conveyed subject to the provisions of the Derbyshire Mining and Mineral Courts Acts 1851 and 1852 and to all lead mining rights and customs (whether statutory or otherwise) for the time being affecting such Lot and exercisable by any person over or in respect of the same.

20.—With regard to roads, rivers, streams, walls, fences, hedges, ditches and other boundaries separating any Lot or Lots from other property not belonging to the Vendor the Vendor sells only such interest therein (if any) as it may have and it shall not be required to define the nature or extent (if any) of such interest or to convey expressly any such interest.

21.—If any question shall arise with regard to roads, rivers, streams, walls, fences, hedges, ditches and other boundaries separating different Lots from one another or separating any Lot or Lots from other property of the Vendor not included in this sale or as to the liability for the maintenance or repair or the construction of any boundary wall or fence such question shall be submitted to the decision of the Chief Agent for the time being of the Vendor as Referee and his decision shall be final.

22.—No Purchaser by reason only of the Conveyance to him shall claim or be entitled to any right of light or air which would or might interfere with or affect the user of any other Lot or Lots or of any other property of the Vendor for building or other purposes and the Conveyance of any Lot shall (if the Vendor so requires) expressly exclude the grant of any such right.

23.—Each Purchaser shall accept as sufficient and be satisfied with the statement in the Particulars as to the amount of any Land Tax, tithe rent charge, quit rent charge or other outgoings to which the property purchased by him is for the purpose of the present sale to be taken as subject and shall not make any objection on the ground of any land tax tithe rent charge or other outgoing not being legally apportioned or require the same to be apportioned otherwise than is effected by the Particulars of Sale or require any indemnity against any part thereof which ought to be borne by other property. As to any property which is sold free from land tax or tithe rent charge a Purchaser shall be satisfied with such evidence (if any) as the Vendor may be able to adduce that it is free therefrom and the receipt for the last payment made in respect of land tax and tithe rent charge (where payable) shall be sufficient evidence of the amounts thereof respectively.

24.—The Vendor shall not be required to give any information not in its possession as to the origin or creation or nature of any easement affecting any Lot whether mentioned in the Particulars or not.

25.—If any Lot adjoins the property of any Railway Company no right of pre-emption or other right usually attaching to land adjoining a Railway is sold therewith unless such right in fact exists and is attached thereto and the Vendor shall not be required to obtain or supply any evidence or information in relation to such right.

26.—Every recital or statement contained in any Deed dated not less than 12 years prior to the day of sale shall be accepted as conclusive evidence of the fact or matter so recited or stated.

27.—If before the completion of any purchase the Vendor shall expend any money in complying with the requirements in respect of the property comprised in that purchase enforceable against it and made either before or after the sale by any Local Authority or any Government Department or if before the completion of such purchase the Vendor shall pay to any Local Authority any part of the expense charged on such property in respect of any works effected or resolved upon either before or after the sale by such Local Authority the Purchaser shall on completion of his purchase repay to the Vendor the amount so expended or paid with interest thereon at the rate of 6 per cent. per annum from the date of the expenditure or payment and in case any such requirement shall not have been complied with before the completion of such purchase the Purchaser shall covenant to indemnify the Vendor in respect thereof and shall (if required) charge the property with such indemnity, but the Vendor upon receiving notice of any such requirement shall inform the Purchaser thereof and give to him the option of complying therewith within a reasonable time.

28.—The Conveyance to each Purchaser shall be prepared by him and at his own expense and the engrossment of the Conveyance shall be delivered at the said office of the Solicitors of the Vendor at least 14 days before the day fixed for completion of the sale for execution by the Vendor and other necessary parties and the draft of such Conveyance for perusal and approval on behalf of the Vendor and other necessary parties (if any) shall be left at the said office at least 14 days before delivery of the engrossment. The Vendor shall be entitled if it so requires to a duplicate of the Conveyance of any Lot or Lots to any Purchaser which shall be prepared and stamped at the expense of the Vendor but shall be executed by the Purchasers free of cost to the Vendor. The Purchaser shall at the request of the Vendor and free of expense produce the original Conveyance for the purpose of enabling the Vendor to have the duplicate properly stamped.

29.—The Conveyance to each Purchaser shall contain all such exceptions, reservations, covenants, powers and provisions in such form and so worded as the Conveyancing Counsel of the Vendor shall consider to be reasonably necessary for the purpose of giving full effect to the stipulations and terms of the Particulars of Sale the General Remarks and these Conditions including fencing and repair of roads and in particular (but without prejudice to the generality of the foregoing provision) in any case where any Lot is sold subject to or with the benefit of any right over or in relation to any other Lot or Lots the Conveyance of such Lots respectively shall be so framed as to carry out and give effect to the stipulations with reference to such Lots respectively but no Purchaser of any Lot shall be entitled to be made a party to the Conveyance of any other Lot or to see or enquire into the form of the Conveyance of any other Lot.

30.—Each Lot shall be at the risk of the Purchaser thereof as to loss and damage by fire, accident or otherwise arising after the sale thereof to him in the Auction Room.

31.—If any Lot be not sold at the present sale the Vendor in respect thereof shall have the same rights and be subject to the same obligations as the Purchaser of the Lot would have had or would have been subject to under the Particulars and Conditions of Sale if that Lot had been sold.

32.—If a Purchaser shall neglect or fail to comply with any of the above Conditions his deposit money shall be forfeited to the Vendor who may with or without notice resell the Lot or Lots in respect whereof default occurs without previously tendering a Conveyance to the defaulter at this sale and any resale may be made by Auction or private contract at such time subject to such Conditions and in such manner generally as the Vendor may think proper and if thereby the Vendor shall incur a loss by reason of diminution in price or expenses incurred or both after taking into account the deposit the defaulter at this sale shall pay to the Vendor the amount of such loss as liquidated damages and on any such resale by Auction the Lot or Lots offered for sale may be bought in and all expenses consequent on an unsuccessful attempt to resell shall be forthwith paid to the Vendor by the defaulter at this sale.

Memorandum.

I,
of
do hereby acknowledge myself to be the Purchaser of the Property described in the within Particulars
as Lot at the sum of £
and having paid to the Auctioneers, Messrs. JOHN D. WOOD & Co., as Agents for the Vendor,
the sum of £ as a deposit and in part payment of the purchase
money, I hereby agree to pay the remainder of the purchase-money and to complete the purchase in all
respects in accordance with the foregoing Particulars and Conditions of Sale (so far as they apply to a
sale by private treaty).

As Witness my hand this day of 1927.

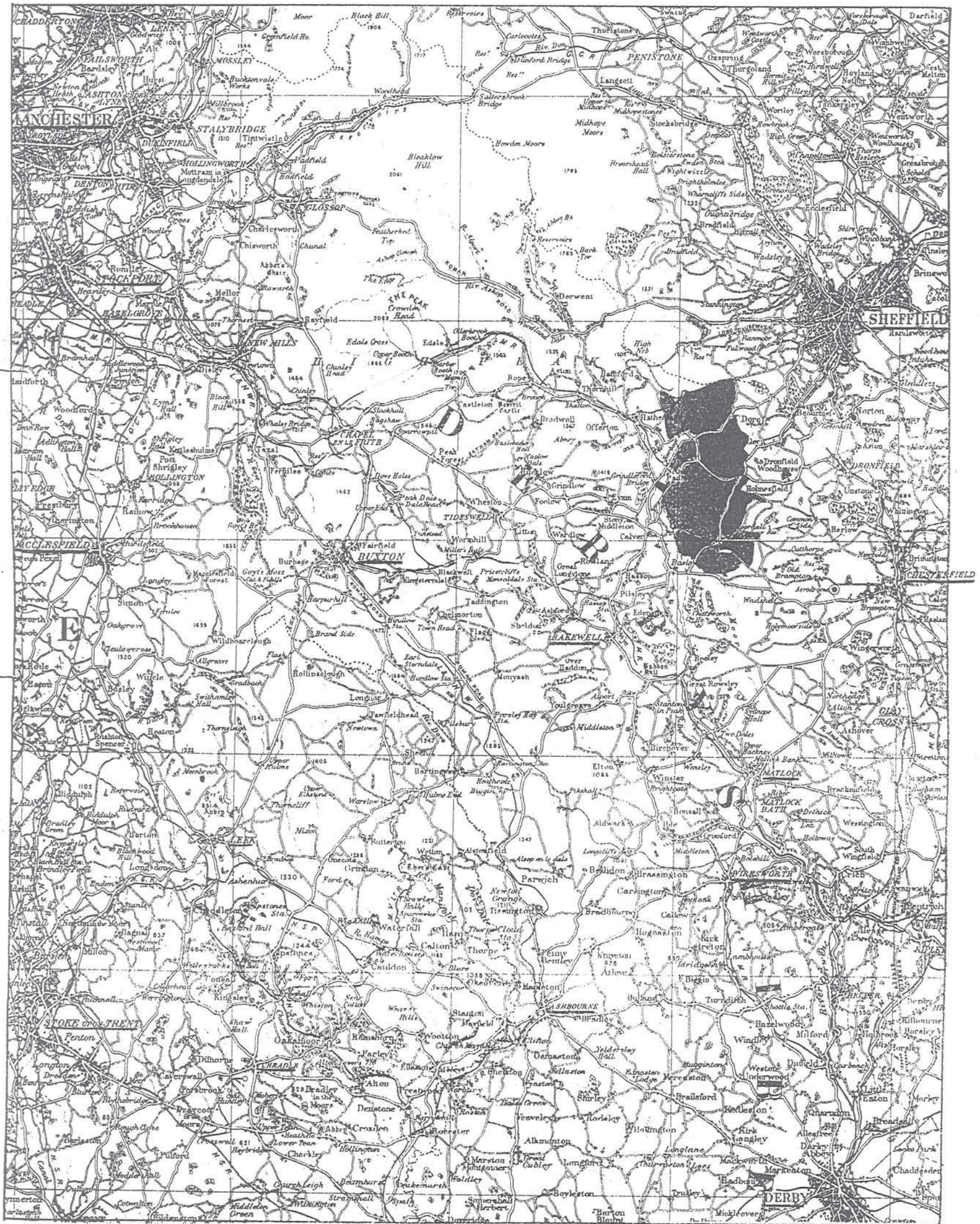
Purchase money £

Deposit £

Balance to be paid £

As Agents for the Vendors, The Haddon Estate Company, we hereby confirm this Sale, and
acknowledge the receipt of the said deposit.

Abstract of Title to be sent to



Approximate Scale 4 miles to 1 inch