

Audleys Wood

Near Basingstoke, Hampshire

For Sale by Auction

Wednesday, 12th December, 1951

(As a whole or in Lots.)

SOLICITORS : Messrs. BAKER and NAIRNE, 3, Laurence Pountney Hill,
London, E.C.4.

AUCTIONEERS : SIMMONS and SONS, 12, Station Road, Reading, and at Basingstoke
and Henley-on-Thames.

HAMPSHIRE.

Illustrated Particulars, Plan and Conditions of Sale of the

FREEHOLD RESIDENTIAL ESTATE

known as

AUDLEYS WOOD, NEAR BASINGSTOKE

with

MEDIUM-SIZED COUNTRY RESIDENCE,

GARAGES AND STABLING, WALLED KITCHEN GARDEN,
WOODLANDS, TWO LODGES, THREE COTTAGES,

PENSDELL FARM,

WITH SPLENDID MODERN FARMHOUSE, EXCELLENT
BUILDINGS, FIVE COTTAGES,

the whole Estate extending to about

298 ACRES.

To be offered for Sale by Auction AS A WHOLE or IN LOTS by Messrs.

SIMMONS & SONS

at

MAY PLACE HALL (off London Street), Basingstoke,

on

WEDNESDAY, 12th DECEMBER, 1951,

at 2.30 p.m. (unless previously sold by private treaty)

Solicitors: Messrs. BAKER and NAIRNE, 3, Laurence Pountney Hill, London, E.C.4.
(Mansion House 8018).

Auctioneers' Offices: 12, Station Road, Reading (Telephones 4025/6), and at Basingstoke
(Telephone 199) and Henley-on-Thames (Telephones 2 and 79).

GENERAL REMARKS AND STIPULATIONS.

(To be deemed part of the Conditions of Sale where applicable).

SITUATION.

The Estate is very conveniently situated, about $1\frac{1}{2}$ miles from the centre of Basingstoke, with Station affording excellent train services to Waterloo in one hour; Reading 17 miles; Winchester 16 miles; and within easy reach of Camberley, Alton, Salisbury, etc. London about 48 miles by road.

SPORTING FACILITIES.

Hunting in the immediate neighbourhood with the Vine, Garth and South Berks. Golf at Basingstoke Course, about 5 miles.

SHOOTING.

The Estate provides an exceptionally good Partridge and Pheasant Shoot. Recent bags are: 1948/9—Partridges 118, Pheasants 208, Rabbits 250, Hares 51, (1 Woodcock), sundry 17; 1949/50—Partridges 74, Pheasants 155, Rabbits 295, Hares 32, (1 Woodcock), Sundry 12; 1950/51—No proper record kept owing to death of Keeper. The Shooting is in hand.

SUMMARY OF ACCOMMODATION.

The Estate comprises about 298 acres, including the Principal Residence, having Entrance Hall, 3 Reception Rooms, Solarium, Billiards Room, 15 Bed and Dressing Rooms, 6 Bathrooms, etc., 2 Lodges, 3 Cottages, Woodlands, Pensdell Farm with Residence, Buildings and 5 Cottages.

CARVED-OAK PANELLING.

Attention is particularly directed to the genuine 17th Century carved-oak panelling in the Dining Room and the old Flemish carved-oak panelling in the Drawing Room together with the panelling in the Hall, covering in all about 2,500 square feet of wall space.

SERVICES.

Main electricity is connected to the Principal Residence, Farmhouse, Buildings and Cottages. Main gas is connected to the residence. Water supply from main is connected to the Principal Residence.

There is also a deep well at the farm whence water is pumped by electric motor to a brick and cement reservoir at the highest point of the Estate, from which the Principal Residence, Stables, Lodges, Cottages and Farm Buildings are supplied by gravitation, the Farm Tenant being liable for supplying the electric power and tending the pump as necessary, the Landlord finding new parts as necessary. (For continuance of this right see Conditions Nos. 20 and 21.)

The Sanitary arrangements comprise a system of septic tanks.

TENURE.

The Estate is Freehold.

LOTING.

It is intended to offer the property for sale as lotted, but the Auctioneers reserve the right to withdraw any lot or lots or to subdivide, rearrange or amalgamate any Lot or Lots and to vary the order of Loting if desired.

OUTGOINGS.

The total amount payable in respect of Tithe Redemption Annuities is £95 17s. 10d. This has been carefully apportioned to the various Lots and shall be so accepted by both Vendor and Purchaser. The amounts are believed to be approximately correct, but the accuracy is not guaranteed.

Land Tax has been redeemed.

EASEMENTS, RIGHTS OF WAY, ETC.

The property is sold with the benefit of and subject to all rights of way, water and other easements (if any), whether mentioned in these Particulars or not.

FIXTURES.

All fixtures usually denominated Landlord's fixtures will be included in the purchase price, but the Purchaser of Lot One will be required to take to and pay for in addition to his purchase price for the Tenant's Fixtures and Fittings, a Schedule of which will be produced in the Sale Room and may in the meantime be inspected at the Offices of the Auctioneers. Any fixtures or fittings the property of Tenants are excluded from the Sale. Care has been taken in the preparation of these particulars to omit any items not belonging to the Vendors, but the Purchasers shall be responsible for making their own enquiries and shall have no claim against the Vendor if any items not belonging to him are included in the Particulars.

TIMBER.

Timber has been conservatively valued by the Auctioneers, the valuation figures being stated in the description of various Lots. The purchasers of Lots Nos. 2, 3, 4, 6 and 9 will be required to pay in addition to the purchase price for the timber on such Lots at the price stated.

TOWN PLANNING.

The property is sold subject to the provisions of any Scheme for Town Planning, which may be or may become operative. The benefit of the claim made under the Town and Country Planning Act, 1947, for loss of development rights will be assigned to any Purchaser where applicable.

TO INSPECT.

The Principal Residence can be inspected by previous appointment with the Auctioneers.

The remaining Lots may be inspected by courtesy of the various occupiers.

PLAN AND SCHEDULES.

These are prepared for reference only from the Ordnance Survey maps and their accuracy is not guaranteed. They have been carefully prepared and are believed to be correct, but Purchasers must take the Lots in the actual state and condition in which they find them and no claim can be admitted for errors and discrepancies. Should any dispute arise between the Vendor and any Purchasers or between Purchasers before or within three months after completion as to any point whatever contained in these Particulars, or as to their interpretation, the matter in dispute shall be referred to the Arbitration of Mr. M. F. J. Batting, of Messrs. Simmons & Sons, 12, Station Road, Reading, whose decision shall be final and binding on all parties and who shall also decide how the cost of such reference shall be borne. Part areas must be taken as approximate only.

FENCES.

The fences shall belong as shown by "T" marks on the plan, but where new boundary fences are required, as shown by dotted lines, the Purchaser shall within three months of obtaining possession, erect and forever maintain a stock-proof fence. The Vendor shall not be called upon to fence any unsold Lot or Lots.

CONDITIONS OF SALE.

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

SUMMARY OF ESTATE AS LOTTED.

Lot	Description	Acreage
1	Audleys Wood - - - - -	7.708
2	East Lodge - - - - -	1.650
2a	Woodland Site - - - - -	8.670
3	Kitchen Garden, Stabling, Woodland, etc.	6.670
4	Pasture - - - - -	7.380
5	Woodland - - - - -	10.389
6	Meadow - - - - -	2.525
7	Arable Land - - - - -	4.481
8	West Lodge - - - - -	.185
9	Pensdell Farm - - - - -	247.882
10	The Grove - - - - -	.191
11	Grove Cottage - - - - -	.268
		A 297.999



Audleys Wood (lot 1)

LOT ONE

(coloured pink on plan)

THE RESIDENTIAL ESTATE

known as

AUDLEYS WOOD

NEAR BASINGSTOKE.

Occupying a completely secluded position on high ground, beautifully timbered and possessing all the amenities of a rural situation, yet the estate is within one-and-a-half miles of the centre of Basingstoke. The approach from the Alton-Basingstoke Road is over a long tarmac drive, carefully maintained and bordered by rhododendrons and a fine selection of specimen conifers and other ornamental trees, terminating in a large circular sweep at the main entrance.

THE RESIDENCE

is brick-built with stone dressings and tiled roof, part-tile hung. The majority of the principal rooms have S.E. or S.W. aspects. The accommodation comprises :—

ON THE GROUND FLOOR.

Approached under a Porticoed Carriage Entrance, opening through an old oak door, to the OUTER HALL (with separate side entrance) leading to

THE MAIN ENTRANCE HALL

with ornamental ceiling and walls partly-panelled in dark oak; stone fireplace with heavily-carved oak surround and overmantel. Gentleman's Cloak Room. Off the Hall, through massive oak doors, are :—

DINING ROOM

measuring about 23ft. 9in. x 17ft. 3in., with a ceiling height of 11ft. 9in., and having polished oak floor, ornamental ceiling and panelled throughout with 17th CENTURY DARK-OAK PANELLING, authentically reputed to have previously formed part of the box pews at Tewkesbury Abbey. Stone fireplace with tiled recess and heavily-carved oak overmantel containing oil painting of game and fruit. Service door to Butler's Pantry.

MORNING ROOM,

about 20ft. 3in. x 17ft., and 11ft. 9in. high, with oak dado, carved oak frieze and mantel, ornamental fireplace, bay window with carved oak seating.

DRAWING ROOM,

about 27ft. 6in. x 24ft. 3in. including bay, ornamental ceiling (height 11ft. 9in.), polished oak floor, carved stone fireplace with Dutch-tiled recess, and a handsome carved oak overmantel and surround. The walls are panelled throughout in 17th Century Flemish dark oak panelling, surmounted with carved oak frieze, and containing over doorway oil painting depicting mythological subject.

Access is gained through a pair of massive glazed oak doors to the brick and stone dressed

SOLARIUM,

measuring approximately 55ft. x 33ft. 6in. into semi-circular bays, with centre floor of polished oak and tiled surround. All glass and steel-framed roof. Overlooking the main floor and with separate access from the Hall is a gallery. Used in conjunction with the Drawing Room, excellent facilities for the purposes of a ballroom are provided.

BILLIARDS ROOM,

36ft. 6in. x 31ft. 6in. (into recess and bay) and 14ft. 6in. high. Polished oak flooring, arched roof, at one end supported by alabaster pillars with carved marble capitals and plinths. Alcove fireplace panelled to ceiling height; part oak dado.

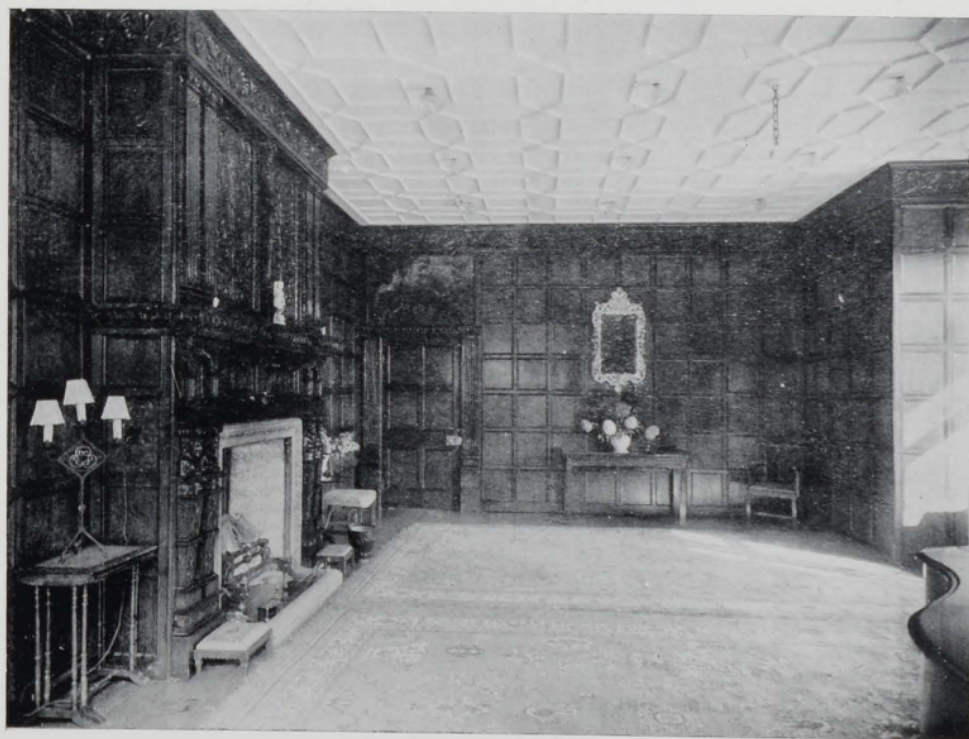
Leading off the Billiards Room is CLOAK ROOM, fitted basin (h. & c.), and separate W.C.

THE DOMESTIC OFFICES

are conveniently apart on the Ground Floor, the approach being by swing doors and comprising :—Serving Space; Strong Room, fitted Milners door; Butler's Pantry, fitted sink (h. & c.) and cupboards; Housekeeper's Room; Cloak Room fitted basin (h. & c.) and cupboard; W.C.; Flower Room, fitted sink (h. & c.); Kitchen, about 17ft. 6in. x 17ft., with tiled floor, dresser, range and walls having tiled dado, dresser and cupboards, DOUBLE GAS COOKERS; Scullery, fitted sinks (h. & c.) and "Ideal" 15-0 boiler; Larder; Store Room; brick-paved yard with coal and wood stores; Two W.C.s; Furnace Room with "Robin Hood" Junior Boiler for central heating; Below are Store Room; Game Larder; Gun Room; Wine and Beer Cellars. Also there is a STOKE HOLE with self-filling boiler for central heating.



Audleys Wood—Dining Room, showing the 17th century Oak Panelling



Audleys Wood—Drawing Room, showing the Flemish Oak Panelling

ON THE FIRST FLOOR,

approached by a HANDSOME CARVED OAK STAIRCASE leading to landing, are :—

PRINCIPAL SUITE,

comprising DRESSING ROOM (13ft. 3in. x 10ft. 6in.), fitted fireplace; communicating with BEDROOM No. 1 (17ft. x 17ft.), fitted well grate; door opening to DRESSING ROOM or BEDROOM (17ft. x 11ft. 6in.), with fireplace having mirror panel over; BATHROOM NO. 1, fitted porcelain enamelled bath (h. & c.), basin (h. & c.) and W.C.

BEDROOM No. 2 (about 17ft. x 17ft.), fitted fireplace, cupboard with sliding doors; BEDROOM No. 3 (18ft. x 15ft. 6in.); DRESSING ROOM adjoining (14ft. x 10ft.), with fireplace; BEDROOM No. 4 (24ft. 6in. x 17ft. 3in.), with fireplace, communicating with BEDROOMS Nos. 5 and 6 (17ft. 9in. x 16ft. 3in. and 17ft. 9in. x 12ft. 9in.). Each has fireplace and cupboard. HOUSEMAID'S CLOSET with sink (h. & c.). Shut off by a door is Lobby from which open BATHROOM No. 2, fitted porcelain enamelled bath (h. & c.) and W.C. and BATHROOM No. 3, fitted bath and basin (h. & c.). On the other side of the Corridor are BEDROOM No. 7 (13ft. 11in. x 13ft.), fitted fireplace; WARDROBE ROOM; BATHROOM No. 4, fitted porcelain enamelled bath (h. & c.) and basin (h. & c.); W.C., Housemaid's cupboards; Linen Room having large double cupboard. In the wing, approached by a corridor, are FOUR BEDROOMS, the walls panelled in pine, measuring 17ft. 10in. x 9ft. 9in., 11ft. 9in. x 9ft. 9in., 17ft. 9in. x 9ft. 9in. and 17ft. 9in. x 13ft. 6in. respectively, each room having fireplace. Secondary Staircase.

ON THE SECOND FLOOR,

BEDROOM No. 12 (17ft. 3in. x 9ft.), fitted fireplace; THREE OTHER BEDROOMS (13ft. 4in. x 16ft. 4in., 14ft. 6in. x 13ft. 3in. and 14ft. 10in. x 9ft. 3in.), one having fireplace; BATHROOM, fitted porcelain enamelled bath (h. & c.); Cistern and Box Rooms; SELF-CONTAINED FLAT reached by a separate staircase from the Domestic Offices and comprising THREE Good ROOMS, two having fireplaces; BATHROOM, fitted bath and 2 basins (h. & c.);
Kitchen.

ESTATE AND MAIN WATER, ELECTRICITY AND GAS CONNECTED.

COMPLETE CENTRAL HEATING SYSTEM BY HOT-WATER RADIATORS.

THE PLEASURE GARDENS AND GROUNDS

are attractively laid out and have extensive views over the adjoining park-like surroundings. To the North-West are spacious lawns bordered and studded with fine specimen fir, oak and other ornamental trees. Sunken rock garden. Two grass tennis courts. The area of this Lot is approximately

7 ACRES 2 ROODS 33 POLES.

VACANT POSSESSION ON COMPLETION OF THE PURCHASE.

SCHEDULE.

Ord. No.	Description.	Area.
	Parish of Cliddesden.	
6 B	House and grounds	5.204
6 A Pt.	Woodland and drive	2.480
	Parish of Basing.	
712	Garden	.024
		<hr/>
		7.708
		<hr/>

The Residence has been maintained in an excellent state of repair and is ready for immediate occupation. The gardens and drive have been well cared for.

OUTGOINGS : Rateable Value, £285. Current Year's Rates, £247. Tithe Redemption Annuities, £1 2s. 5d. (informally apportioned).

RIGHT OF WAY : Right of Way is reserved in favour of Lot 2 between the points C-D on Plan and in favour of Lot 2a between points C-G on Plan, the Purchaser of each Lot contributing towards the cost of maintenance according to user.



East Lodge (lot 2)



Pensdell Farm House (lot 9)

LOT TWO

(coloured yellow on plan)

The Picturesque and Well-built

EAST LODGE

detached and constructed of brick, half timbering and stucco with tiled roof.

AFFORDING CONSIDERABLE SCOPE
FOR CONVERSION AND EXTENSION.

The accommodation comprises :—

Entrance Porch and Lobby, Sitting Room with bay window, Kitchen fitted range, Scullery, Larder, W.C., Two Bedrooms, Linen Cupboard.

Yard, with brick and tiled range of coal, and Wood House; Wash House with copper; Timber and corrugated-iron shed; Garden.

Main and Estate Water Supply.

Service Occupation.

In addition there is an attractive area of woodland and pasture land, the whole extending to about :—

1 ACRE 2 ROODS 24 POLES.

Ord. No. 11a Pt. is part of Pensdell Farm, which is let on a yearly Michaelmas Tenancy.

The rent apportioned to this Lot is 10s. per annum.

SCHEDULE.

Ord. No.	Description	Area
	Parish of Cliddesden.	
6a Pt.	House and garden	1.110
11a Pt.	Pasture ... ..	.540
		<hr/>
		1.650

OUTGOINGS : Rateable Value, £10. Current Half-Year's Rates, £8 13s. 4d. Tithe Redemption Annuities, 6s. 5d. (informally apportioned).

TIMBER VALUATION : £187 (to be paid for in addition to the purchase price).

RIGHT OF WAY : A Right of Way in favour of this Lot is reserved out of Lot 1, between the points C-D on Plan, the purchaser of this Lot contributing towards the cost of maintenance according to user.

LOT TWO A
(2A)

(coloured blue on plan)

**AN ATTRACTIVE WOODLAND
SITE**

adjacent to Lot One and containing a variety of hardwood and softwood trees,
many of specimen character. Intersected by well defined rides.

Approached from the principal drive and extending in all to about

8 ACRES 2 ROODS 27 POLES.

VACANT POSSESSION ON COMPLETION OF THE PURCHASE.

SCHEDULE.

Ord. No.	Description	Area
	Parish of Cliddesden.	
6 A Pt.	Woodland	8.670

OUTGOINGS: Tithe Redemption Annuities (informally apportioned), £1 2s. 5d.

TIMBER : The timber will be included in the Sale of this Lot.

RIGHT OF WAY : A Right of Way is granted to this Lot out of Lot One between the points C-G on Plan, the Purchaser contributing to the upkeep of the drive according to user.

EASEMENT : A drainage easement is reserved out of this Lot in favour of Lot 1.

LOT THREE

(coloured brown on plan)

An attractive Lot comprising the

WALLED KITCHEN GARDEN GLASS HOUSES, STABLES, YARD AND BUILDINGS COTTAGE AND WOODLAND, ETC.

in all about

6 ACRES 2 ROODS 27 POLES.

THE GARAGE AND STABLING

is substantially built of brick with tiled roofs, forming three sides of a large PAVED YARD, bordered by a brick wall.

THE BUILDINGS ARE EQUALLY SUITABLE FOR CONVERSION INTO A PRIVATE RESIDENCE OR FOR PURPOSES OF FURTHER DIVISION.

The spacious accommodation comprises :—

Garage for 4 cars; Harness room with "Robin Hood" Boiler; 3 Loose Boxes; Saddle Room; 4 Loose Boxes and store; LIVING ACCOMMODATION comprises sitting room with brick fireplace, scullery, bathroom and W.C., 4 Bedrooms and second sitting room. Main electric light. The Living Accommodation is vacant.

WALLED KITCHEN GARDEN,

well maintained, including matured wall trees of plum, pear, cherry, etc., and asparagus beds. THE BUILDINGS include cold frames, timber and slated Open Shed, brick and slated potting shed, store shed, corrugated-iron open bay store shed, brick and tiled store, 4 brick-built dog kennels.

Herbaceous borders and grass walks; further orchard and kitchen garden.

RANGE OF GLASS HOUSES

are in good order and have a run of 156ft. fitted pipes and staging; PEACH AND NECTARINE HOUSES; TWO VINERIES; CENTRE CONSERVATORY; TWO GREENHOUSES; Ten heated pits.

DETACHED COTTAGE,

brick-built and tiled and containing Entrance Porch; Entrance Hall; Sitting Room with well grate; Kitchen with range, etc.; Scullery; W.C.; 2 Bedrooms.

Yard with timber and corrugated-iron Wood House. Main and Estate Water and Main Electricity.

The Cottage is vacant.

SMALL PADDOCK fronting the main Basingstoke-Alton Road with direct access thereto.

Ord. No. 7 A Pt. forms part of the tenancy of Pensdell Farm and the rent apportioned to this Lot is 15s. per annum.

Subject to the letting of Ord. No. 7 A Pt., this Lot will be sold with

VACANT POSSESSION.

SCHEDULE.

Ord. No.	Description	Area
	Parish of Cliddesden.	
6 A Pt.	Kitchen garden, stabling, etc. ...	4.384
5 A Pt.	Woodland ... ..	.890
7 Pt.	Kitchen garden ... ..	.760
7 A Pt.	Pasture ... ..	.636
		<hr/>
		6.670

OUTGOINGS : Rateable Value of Cottage, £10. Current Year's Rates, £8 13s. 4d. Tithe Redemption Annuities (informal apportionment), £1 1s. 3d.

TIMBER VALUATION : £521 (to be paid for in addition to the purchase price).

RIGHT OF WAY : A Right of Way is reserved in favour of Lot 4 between the points A-B on Plan.

LOT FOUR

(coloured blue on plan)

A LEVEL PASTURE FIELD

in a pleasant situation overlooking Hackwood Park, and having a long frontage to the Basingstoke-Alton Road. In the South-West corner is a **LARGE TIMBER-BUILT CATTLE SHED.**

The area is approximately :—

7 ACRES 1 ROOD 21 POLES.

It is included in the tenancy of Pensdell Farm and the rent apportioned to this Lot is

£8 17s. 0d. PER ANNUM.

SCHEDULE.

Ord. No.	Description	Area
	Parish of Cliddesden.	
7a Pt.	Pasture	7.380

OUTGOINGS : Tithe Redemption Annuities (informally apportioned), £2 12s. 8d.

TIMBER VALUATION : £110 (to be paid in addition to the purchase price).

RIGHT OF WAY : A Right of Way in favour of this Lot is reserved out of Lot Three between the points A-B on Plan.

LOT FIVE
(coloured yellow on plan)

**AN AREA OF WELL-STOCKED
WOODLAND**

containing an excellent assortment of hard- and soft-wood trees and including a belt leading to the main Basingstoke-Alton Road, having an area of about :—

10 ACRES 1 ROOD 22 POLES.

SCHEDULE.

Ord. No.	Description Parish of Cliddesden.	Area
5a Pt.	Wood	10.082
7b	Belt ... ..	.297
7a Pt.	Pasture ... ..	.010
		10.389

OUTGOINGS : Tithe Redemption Annuities (informally apportioned),
6s. 11d.

TIMBER : The timber will be included in the sale of this Lot.



LOT SIX
(coloured pink on plan)

A WELL-PLACED MEADOW

having frontage to the main Basingstoke-Alton Road overlooking Skippetts and Hackwood Park and extending to about

2 ACRES 2 ROODS 4 POLES.

This lot is included in the tenancy of Pensdell Farm, and the rent apportioned thereto is :—

£3 PER ANNUM.

SCHEDULE.

Ord. No.	Description Borough of Basingstoke.	Area
345	Pasture	2.525

OUTGOINGS : Tithe Redemption Annuities (informal apportionment),
Redeemed.

TIMBER VALUATION : £42 (to be paid in addition to the purchase price).

LOT SEVEN
(coloured pink on plan)

AN ARABLE FIELD

situate with good frontage to the Basingstoke-Cliddesden Road and extending to about :—

4 ACRES 1 ROOD 37 POLES.

At present included in the tenancy of Pensdell Farm, and the apportioned rent thereto is :—

£5 8s. PER ANNUM.

SCHEDULE.

Ord. No.	Description	Area
	Borough of Basingstoke.	
348	Arable	4.481

OUTGOINGS : Tithe Redemption Annuities (informal apportionment),
£1 10s.

LOT EIGHT
(coloured brown on plan)

WEST LODGE

A well-built Detached Brick and Tiled Dwelling House, partly tile hung and containing :—

Entrance Porch, Entrance Lobby, Sitting Room, Living Room,
Larder, Kitchen (fitted bath and copper), W.C., Three Bedrooms.

Yard with timber and corrugated-iron shed.

Main and Estate Water Supply. Main Gas and Electricity. Cesspool Drainage.

Good-sized garden. Service occupation.

SCHEDULE.

Ord. No.	Description	Area
	Parish of Cliddesden.	
6 A Pt.	Cottage and garden ... ..	.185

OUTGOINGS : Rateable Value, £8. Current Year's Rates, £6 16s. Tithe Redemption Annuities (informally apportioned), 1s. 4d.

RIGHT OF WAY : A Right of Way is granted to this Lot out of Lot 9 between points E-F on Plan, the Purchaser contributing to the up-keep of the drive according to user.

LOT NINE

(coloured green on plan)

**THE VALUABLE AND CONVENIENTLY PLACED ATTESTED
AND LICENSED T.T. DAIRY AND MIXED HOLDING.**

known as

PENSDELL FARM

approached from the Basingstoke-Cliddesden Road with long frontages thereto
and also to the Basingstoke-Alton Road.

THE SUPERIOR MODERN FARMHOUSE

built in recent years to the design of an Architect and is substantially constructed of brick with tiled roof, South and West aspects. The accommodation is conveniently arranged and comprises :—

GROUND FLOOR.

Porch; Entrance Hall; Dining Room; Drawing Room; Study; Cloak Room; Kitchen and Scullery with independent boiler for hot-water supply; Outside Fuel Stores.

FIRST FLOOR,

with carved antique oak panel at the foot of the Stairs; Four Bedrooms; Bathroom fitted bath and basin (h. & c.); W.C.

THE SUBSTANTIAL FARM BUILDINGS

are conveniently arranged, apart from the farmhouse, and are licensed for the production of Tuberculin Tested milk.

**NEW MODERN COWHOUSE FOR TWENTY. BRICK
AND SLATED COWHOUSE WITH TYINGS FOR FOURTEEN.**

Dairy with slate shelves; brick and slated COVERED YARD; Range of brick and slated washing room, 5 cowstalls, Store, timber and corrugated-iron COVERED YARD, Range of 7 brick and tiled CALF BOXES with brick-paved runs; Brick and tiled buildings, including store room, chaff house, meal

house, hay store, ENGINE HOUSE WITH CROMPTON 10 h.p. MOTOR, CONNECTED WITH GEARING, SHAFTING AND PULLEY BELTS TO WELL; also shafting and pulleys for power to other portions of farm buildings; timber and slated 4-stall stable; harness room and loose box; loose box; store and garage; brick and "Ruberoid" cowhouse; brick and slated open shed; brick and asbestos stable; open cart shelter.

BRICK-BUILT BULL PEN.

FIVE COTTAGES,

including :—

PAIR OF MODERN BRICK-BUILT COTTAGES facing the Basingstoke-Cliddesden Road just North of the railway line, each containing Entrance Lobby, Sitting Room, Kitchen, Scullery, Larder, Three Bedrooms, W.C., Cess-pool drainage. Main Water and Gas.

SEMI-DETACHED BRICK AND SLATED COTTAGE, South of the railway bridge, containing Sitting Room, Kitchen, Scullery, Larder, W.C., Two Bedrooms. Timber and corrugated-iron shed. Electricity, gas and water connected.

PAIR OF SEMI-DETACHED COTTAGES (formerly the old Farm House), brick and tiled and each containing Sitting Room, Living Room, Kitchen, Bathroom, Three Bedrooms, W.C. Main and Estate Water. Main Electricity.

THE LAND,

which is suitably placed, is mainly medium loam arranged in convenient and well-fenced enclosures of pasture and arable lands. The pastures are substantially fenced and protected by woodland belts. The total area is approximately :—

247 ACRES 3 ROODS 21 POLES.

Let on a yearly Michaelmas tenancy to Mr. S. W. T. Seldon at an apportioned rent of :

£350 PER ANNUM.

Tenant is responsible for labour to repairs and Landlord supplying materials for repairs and decorations.

There are a number of nicely-timbered belts and Plantations included with the Farm. These are in hand and will be sold with VACANT POSSESSION on completion.

SPORTING : The farm affords an excellent pheasant and partridge Shoot. The sporting rights are in hand. (For details of previous page see General Remarks and Stipulations.)

SCHEDULE.

Ord. No.	Description	Area	
Borough of Basingstoke.			
278	Arable & two cottages & gardens	29.354	
356 Pt.	Cottage and garden ... ..	.125	
Parish of Cliddesden.			
3 Pt.	Pasture	18,650	
6 Pt.	Ditto	10,659	
8	Farm House and garden	1,237	
9	Farm buildings and two cottages	1,797	
9 A Pt.	Pasture	9,431	
10	Ditto	9,090	
10 A Pt.	Ditto	9,556	
11 Pt.	Ditto	20,910	
11 A Pt.	Ditto	18,013	
58 B	Arable (formerly pasture ploughed under Order)	8,212	
67 Pt.	Arable	91,266	228,300

LANDS IN HAND.

Borough of Basingstoke.			
330	Plantation ... ..	.165	
331	Ditto ... ..	.005	
352	Ditto ... ..	.294	
350	Ditto ... ..	.020	
347	Ditto ... ..	.092	
346	Ditto ... ..	.030	
Parish of Cliddesden.			
6 A Pt.	Plantation and drive	4,572	
6 Pt.	Plantation ... ..	.104	
9 A Pt.	Ditto ... ..	.170	
10 A Pt.	Ditto ... ..	.098	
11 Pt.	Ditto ... ..	.440	
11 A Pt.	Ditto ... ..	.461	
67 Pt.	Ditto	1,250	
66	Ditto	1,640	
60	Ditto	3,377	
59	Ditto	1,781	
59 A	Ditto	3,370	
2	Ditto ... ..	.823	
5 A Pt.	Ditto ... ..	.890	19,582

A 247,882

OUTGOINGS : Tithe Redemption Annuities (informally apportioned), £87 9s. 10d. The Landlord pays rates on one cottage. Rateable Value, £11. Current Year's Rates, £9 10s. 8d.

RIGHT OF WAY : A Right of Way is reserved out of this Lot between points E-F on Plan in favour of Lot 8, the Owner of that Lot contributing towards the cost of upkeep of the drive according to user.

TIMBER VALUATION : £2,060 (to be paid for in addition to the purchase price).

LOT TEN

(coloured pink on plan)

WELL-BUILT DETACHED COTTAGE

known as

THE GROVE

near Skippetts, brick built and tile hung with tiled roof, containing :—
Entrance Lobby, Sitting Room, Kitchen (fitted range), Scullery, Larder, Three
Bedrooms, W.C., Coal House.

Detached timber and corrugated-iron Building formerly used as a Laundry.

Main and Estate Water. Main Electricity. Cesspool Drainage.
Good Garden. Service Occupation.

SCHEDULE.

Ord. No.	Description	Area
	Parish of Cliddesden.	
3 Pt.	Garden ... ..	.084
1a Pt.	Cottage and garden ... ..	.107
		<hr/>
		.191

OUTGOINGS : Tithe Redemption Annuities (informally apportioned), 1s. 5d.
Rateable Value, £10. Current Year's Rates, £8 13s. 4d.

LOT ELEVEN

(coloured yellow and orange on plan)

GROVE COTTAGE

situate adjoining Lot Ten, brick built with tile hangings and tiled roof,
containing :—

Entrance Lobby, Sitting Room with well grate, Kitchen (fitted range),
Scullery, Three Bedrooms, Coal House and Workroom, Yard with
GOOD GARDEN.

timber and corrugated-iron shed, W.C.

Main and Estate Water. Main Electricity and Gas. Cesspool Drainage.
Now let to Mr. H. Benham at 7s. 6d. per week, including rates.

SCHEDULE.

Ord. No.	Description	Area
	Parish of Cliddesden.	
1b Pt.	Road ... ..	.058
1a Pt.	Cottage and garden ... ..	.210
		<hr/>
		.268

OUTGOINGS : Tithe Redemption Annuities (informally apportioned), 1s. 6d.
Rateable Value, £10. Current Year's Rates, £8 13s. 4d.

SPECIAL CONDITIONS OF SALE.

1. Each Lot is sold subject to the National Conditions of Sale (15th Edition) except Clauses 15 (3) and (4) thereof so far as such conditions are not excluded or are not varied by or inconsistent with these Conditions and the said National Conditions of Sale shall be deemed to be incorporated herein.

2. Each Purchaser shall pay to the Auctioneers as Agents for the Vendor a deposit of 10% of the purchase money and shall sign an Agreement in the form contained at the foot of these Conditions for completion of this purchase.

3. The Solicitors for the Vendor are Messrs. Baker & Nairne whose office is at 3/5, Laurence Pountney Hill, Cannon Street, E.C.4.

4. The date for completion shall be the 14th day of February 1952.

5. The Vendor is selling as Beneficial Owner.

6. The title shall commence as follows:—

(a) As to Lots 1 to 5 inclusive, 7, 8, 10 and 11 with a Mortgage dated the 4th August 1900 and made between Louis de Luze Simonds (1) and Charles John Roskell, Maria Florence Louisa Rosenzweig and William Barry (2)

(b) As to Lot 6 with a Conveyance on Sale dated the 22nd July 1921 and made between R. C. Blencowe (1) and H. H. J. W. Drummond and T. Ranken (2)

(c) As to Lot 9 as to part thereof with before mentioned Mortgage of the 4th August 1900 as to a further part thereof with a Conveyance on Sale dated the 24th June 1901 and made between Charlotte Wallis and Others (1) and Louis de Luze Simonds (2) and as to a further part thereof with a Conveyance on Sale dated the 15th January 1906 and made between Lord Portsmouth (1) and Louis de Luze Simonds (2) and as to the remainder thereof with a Conveyance on Sale dated the 20th May 1912 and made between Wallis & Stevens Auxiliary Company Ltd. (1) and E. Sutton (2)

No Purchaser of any Lot shall require the production or investigation or make any requisition or objection in respect of the prior title whether the same shall appear to be in the Vendors possession or power or not.

7. Lot 1 is sold subject to a right of way in favour of Lot 2 and 2a as mentioned in the Particulars.

8. A part of Lot 2 is sold subject to a Tenancy Agreement dated the 23rd March 1945 and made between F. A. Simonds of the one part and S. W. T. Seldon of the other part and is also sold with the benefit of a right of way together with all others entitled thereto over Lot 1 as mentioned in the Particulars. It is also subject to the provisions of an Agreement relating to the ownership of the fences fronting the Basingstoke-Alton Road this Agreement is dated the 31st December 1937 and is made between F. A. Simonds of the one part and Hackwood Estates Co. Ltd. of the other part. This Agreement can be inspected at the offices of either the Vendor's Solicitors or the Auctioneers and the Purchaser shall be deemed to purchase with full notice and knowledge thereof whether he inspects the same or not. Lot 2a is sold with the benefit of a right of way together with all others entitled thereto over Lot 1 as mentioned in the Particulars.

9. Part of Lot 3 is sold subject to the said Tenancy Agreement dated the 23rd March 1945 and made between F. A. Simonds of the one part and S. W. T. Seldon of the other part but otherwise in accordance with the Particulars of Sale and also subject to a right of way in favour of Lot 4 as mentioned in the Particulars.

10. Lot 4 is sold subject to and with the benefit of the said Tenancy Agreement dated the 23rd March 1945 and made between F. A. Simonds of the one part and S. W. T. Seldon of the other part and also with the benefit of a right of way over Lot 3 as mentioned in the Particulars.

11. Lot 6 is sold subject to and with the benefit of the said Tenancy Agreement dated the 23rd March 1945 and made between F. A. Simonds of the one part and S. W. T. Seldon of the other part.

12. Lot 7 is sold subject to and with the benefit of a Tenancy Agreement dated the 23rd March 1945 and made between F. A. Simonds of the one part and S. W. T. Seldon of the other part.

13. Lot 8 is sold with the benefit of a right of way as mentioned in the particulars.

14. Lot 9 is sold as to part thereof subject to and with the benefit of the said Tenancy Agreement dated the 23rd March 1945 and made between F. A. Simonds of the one part and S. W. T. Seldon of the other part and also subject to a right of way in favour of Lot 8 as mentioned in the Particulars. It is also subject to the provisions of an Agreement relating to the ownership of the fences fronting the Basingstoke-Alton Road, this Agreement is dated the 31st December 1937 and is made between F. A. Simonds of the one part and Hackwood Estate Co. Ltd. of the other part as previously referred to under Lot 2. The property numbered pt 356 of this Lot is sold with the benefit of a right of way over the adjoining side road but subject to an exception and reservation to the water main in favour of the adjoining premises and to a covenant to observe the building line corresponding with the existing frontage line of the building.

15. Lot 10 is sold with the benefit of a right together with all others entitled thereto at all times and for all purposes to go pass and repass with or without horses carriages motor-cars carts wagons and other vehicles over and along the roadway coloured brown on the plan attached to these Conditions the Purchaser paying to the owner or occupier of Lot 11 one-quarter of the cost of the upkeep of such roadway.

16. Lot 11 is sold subject to a right at all times for all purposes to go pass and repass with or without horses carriages motor-cars carts wagons and other vehicles over and along the roadway coloured brown on the plan attached to these Conditions granted to one Thomas Ranken and his successors in title owner or occupiers for the time being of the piece of land numbered 1. and left uncoloured on the said plan and the adjoining property known as "Skippetts" and also to a like right in favour of Lot 10 as mentioned in the Particulars hereto but with the benefit of the payment by the owner or occupier of Lot 10 of one-quarter of the cost of the upkeep of such roadway and the like benefit of the payment of one-half of the cost of the upkeep of such roadway by Thomas Ranken or his successors in title.

17. A Transfer dated the 10th day of June 1929 of the benefit of the Mortgage dated the 4th day of August 1900 Contains a recital of an Order of the Chancery Division of the High Court of Justice vesting in the Public Trustee the right to sue for and recover the principal sum secured by the said Mortgage and any interest thereof and also vesting in the Public Trustee the property comprised in the said Mortgage for all the estate then vested in the original mortgagees but subject to any equity of redemption subsisting therein under the said mortgage. The Purchasers shall not make any objections requisitions or enquiries relative to the said Chancery proceedings or require a Copy of the said Order to be produced.

18. All Lots are sold subject to the provision of an Agreement as to development made pursuant to the provisions of Section 34 of the Town and Country and Planning Act 1932 on the 17th February 1939 between the Vendor and the Basingstoke Borough Council and the Basingstoke Rural District Council. This Agreement can be inspected at the office of either the Vendors Solicitors or the Auctioneers and the Purchaser shall be deemed to Purchase with Full Notice and knowledge thereof whether he inspects the same or not.

The claim made for compensation for loss of Development Value pursuant to the provisions of the Town and Country Planning Act 1947 is included in the sale so far as it affects each individual lot and not otherwise the decision of the Vendors Surveyor as to apportionment being final and binding on each Purchaser.

19. There will be reserved out of the Conveyance to the Purchaser of Lot 9 a right for the Vendor or the Purchasers of Lots 1, 2, 2a, 3, 4 and 6 respectively to lay water pipes over the most direct route parallel with the existing Roadways on O.S. No. 6.A. for the purpose of connecting these Lots to the Basingstoke Corporation's main water supply which at present runs along the Basingstoke-Cliddesden Road and there will be Conveyed to the Purchasers of Lots 1, 2, 2a, 3, 4 and 6 the benefit of such right as aforesaid.

20. The water supply to Lots 1, 2, 2a, 3, 4, 6, 8, 9, 10 and 11 is at present from the Basingstoke Corporation's main which is connected by a 3 inch main at a point on Lot 9 in Ordnance No. 8 and then by pipes to a brick and cement reservoir situate on Lot 9 in Ordnance No. 60 from which all other Lots (excepting Lots 5 and 7) are supplied by gravitation. In addition to the main service there is an auxiliary supply obtained from a deep well on Lot 9 the water being pumped by electric power to the before mentioned reservoir on Ordnance No. 60.

Lots 1, 2, 2a, 3, 4, 6, 8, 9, 10 and 11 are sold with the benefit of an obligation on the part of the present tenant of Pensdell Farm contained in the said Tenancy Agreement of the 23rd March 1945 at his own expense to supply from the well aforesaid for the purpose of present user by the said electric pump any water required over and above the amount of 75,000 gallons per quarter which the Basingstoke Corporation is under Contract to supply and the Purchasers of Lots 1, 2, 2a, 3, 4, 6, 8, 9, 10 and 11 will covenant in the Conveyances to them respectively to pay a proportion of the cost of this replacement and renewal of the component parts of the pumping system.

21. The Purchasers of Lots 1, 2, 2a, 3, 4 and 6 shall covenant in the Conveyance to each of them respectively that they will within six months from the completion of their respective purchases or as soon thereafter as possible and at their own expense arrange for the supply of water to their respective properties to be connected to the Basingstoke Corporation's main supply for this purpose. The right is reserved to each of these Lots to lay pipes as aforesaid or under such of the other said lots as shall be necessary to enable the said pipes to be laid to each appropriate lot but until such main water supply is connected the Purchaser of each of these Lots shall forthwith instal a water meter at his own expense and shall pay to the owner of Lot 9 for all water consumed at a current rate charged per 1,000 gallons by the Basingstoke Corporation for the said service.

22. Where the Particulars or these Conditions show that any Lot is affected by or sold subject to or with the benefit of any exception, reservation, obligation, right or easement, or that the Purchaser is to undertake any obligation or carry out or maintain any works or things in relation thereto, the Conveyance of that Lot shall contain such provisions and covenants in that behalf as the Vendor's Solicitors or Counsel may reasonably require. No Purchaser shall be entitled to require the concurrence of any other Purchaser in his Conveyance or be consulted as to the form of the Conveyance to any other Purchaser.

23. Each Lot is sold and (if and so far as the Vendor may require) will be conveyed subject to all tithe redemption annuity, land tax and outgoing and to all rights of way, water, light, drainage and support and other rights, easements, quasi-easements or liabilities (if any) affecting such Lot (but without any obligation on the part of the Vendor to define the same respectively) and subject also to the existing tenancies and occupations and the Vendor's or Landlord's obligations thereunder and all allowances to and claims for compensation and all other rights of the tenants or occupiers and to all rights, orders and requirements of any Agricultural Committee. All Lots from which water supplies are obtained by other Lots or through which pipelines pass or from which water is derived are sold subject to easements for the same whether mentioned in the Particulars or not, and any Lot affected by Wayleave or other Agreements in respect of pylons or telegraph or telephone poles or wires, or cables or struts, stays or other appliances is sold subject to such agreements whether mentioned in the Particulars or not.

24. Where any Lot or part of any Lot is subject in common with any other property to a single tenancy or to any tithe redemption annuity, land tax or outgoing whatsoever, each Purchaser shall accept and be satisfied with and be bound by any informal apportionment in respect thereof provided by or mentioned in the Particulars or (failing such provision or mention) to be made or adopted by the Auctioneers for the purposes of the sale, and no Purchaser shall require the consent of any tenant or other person to any such apportionment or require any legal apportionment. If and so far as the Vendor may require each Lot shall be conveyed subject to and with the benefit of the said respective apportionments, and the Purchaser shall in his Conveyance covenant with the Vendor to pay the Purchaser's apportioned part of all payments or outgoing affecting the property thereby conveyed and to indemnify the Vendor and the property not so conveyed against the same and also to perform and observe the covenants and obligations (if any) on the part of the Lessor or Landlord contained in any Lease or tenancy or other agreement subject to which the property conveyed is sold, and to indemnify the Vendor against the same.

25. No objection shall be taken on the ground that any of the old descriptions and measurements do not accord with the present state of the property as shown in the Particulars and Sale Plan, and the Vendor shall not be required to identify or connect any part of the property sold with the descriptions contained in any of the abstracted documents where alterations have taken place by the removal of fences, change of names and otherwise.

26. Each Purchaser shall keep the Vendor indemnified against all claims by any Tenant for compensation under agreement, custom, the Agricultural Holdings Act or otherwise, whether or not the tenancy expires or is otherwise determined on or before the actual completion of his purchase.

27. If any Lot shall not be sold at the present Sale, the Vendor and all persons claiming under him shall in respect of such unsold Lot have the same easements, rights and privileges over or against the sold Lots as would be acquired by a Purchaser at the present Sale, and the Conveyances of the sold Lots shall expressly reserve the same.

28. Each Lot is believed, and shall be taken to be correctly described, and each Purchaser shall be deemed to buy with full knowledge of the actual quantities, cultivation and condition thereof and of all matters discoverable by actual inspection of the property or by enquiry from the tenants or occupiers. Any error, mis-statement or omission whatsoever which may be found in the Particulars or these Conditions or in the Sale Plan shall not annul the sale of any Lot, or entitle any Purchaser to be discharged from his purchase or be a ground for or form the subject of any abatement or compensation on either side.

29. Each Lot is sold subject to any Local Land Charge, or Charge capable of registration in any Local Land Registry and to any Town Planning Resolution or Scheme or proposals therefor or to any road widening development or improvement or other scheme or charge affecting any Lot, or to any resolution, restriction, demand notice, requirement or charge of the County Council or any other Local or Competent Authority, and all such matters (if any) shall be deemed to have been disclosed. Each Purchaser shall keep the Vendor indemnified against all claims by reason of the non-compliance with any such notice, requirement, order or demand, and against payment of any moneys in connection with any of the matters mentioned in this Condition for which the Vendor may be liable, and shall repay to the Vendor on completion any moneys expended by the Vendor after the date hereof.

30. If before the date of actual completion of the sale of the properties of any Lot, the Government or any other Competent Authority shall serve a valid notice to requisition the whole or any part of the property comprised in such Lot, or shall take possession of the whole or any part thereof respectively pursuant to requisitioning powers before actual completion of the Sale, the Purchaser shall not be entitled to rescind his Contract, nor shall he be entitled to any compensation from the Vendor of such Lot.

FORM OF AGREEMENT.

IT IS HEREBY AGREED AND DECLARED that

of _____, has this day purchased the property described in the foregoing Particulars as Lot for the sum of _____ (independently of any valuation money) under and subject to the foregoing and above-mentioned Conditions of Sale, and has paid to Simmons & Sons (the Auctioneers) as Agents for the Vendor the sum of £ _____ as a deposit, and agrees to pay to the Vendor according to the above Conditions the balance of the said purchase money, together with any valuation money, and the Vendor and the Purchaser hereby agree to complete the sale in accordance with the above Conditions of Sale.

DATED this _____ day of _____, 1951.

Purchase Money	£	:	:
Less Deposit	£	:	:
<hr/>			
Balance	£	:	:
Valuation Money (if any)	£	:	:
<hr/>			
Total	£	:	:
<hr/>			

As Agents for the Vendor, we hereby confirm the Sale, and as Agents for the Vendor, acknowledge the receipt of the above deposit.

Abstract of Title to be sent to :—

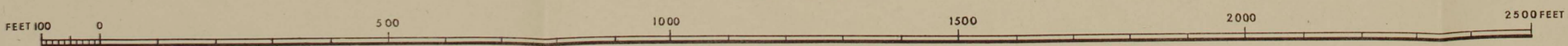


THE AUDLEYS WOOD ESTATE BASINGSTOKE

FOR SALE BY AUCTION
BY
MESSRS. SIMMONS & SONS
ON
WEDNESDAY, 12th DECEMBER
1951

NOTE—This plan is based upon the Ordnance Survey
Maps with the sanction of the Controller of
H. M. Stationery Office.
It is published for convenience only, and
although believed to be correct its accuracy
is in no way guaranteed.

SCALE



SIMMONS & SONS
12 Station Road
READING