

With Vacant Possession

By direction of the Trustees of the late Mr. John Chapman
To close an Estate

Oxon and Bucks
In the Parishes of
Wheatley and Ickford

Particulars of the Important Freehold

ACCOMMODATION LANDS

Immediately ripe for development

known as

HILL FARM, WHEATLEY

With a set of Buildings

extending in all to

73 Acres 0 Roods 13 Poles

(or thereabouts)

and the

Highly Productive Grazing Land

known as

HOME GROUND, ICKFORD

extending to

22 Acres 2 Roods 15 Poles

(or thereabouts)

which will be offered for Sale by Auction in various Lots by

MESSRS FRANKLIN & JONES

at the White Hart Inn, Wheatley

on Wednesday, July 14th

at 6 o'clock p.m. precisely

(under conditions of Sale to be then produced and read)

Particulars and Plans may be obtained from the Solicitors, Messrs. A. H. Franklin & Sons,
14 King Edward Street, Oxford (Tel. 2195) or from the offices of Messrs. Franklin &
Jones, Frewin Court, Oxford (Tel. 48666)

Vacant Possession will be given to each Lot

Lot One

On Ladder Hill, Wheatley

an attractive

Freehold Area of Land

(coloured blue and green on plan)

in select a residential area

adjoining the road leading to Cuddesdon and suitable
for many developments

Mrs. A. W. W.
£400
£150

o roads 35 poles
(or thereabouts)

Extending in all to

2 acres

in a commanding
position with more
than 200 feet of
frontage and a depth of

550 ft. (approximately)

Mains Electricity and Oxford City Companys Water supplies
are immediately available

Lot Two

Immediately South of Ladder Hill
and adjoining the Cuddesdon Road

is an attractive

Area of Freehold Land

(coloured purple on plan)

with a frontage of 385 ft. and 400 ft. deep

At a high elevation on Ladder Hill commanding magnificent
views over the Chiltern Hills and Berkshire Downs

Mains Electricity and Oxford City Company's water supplies
are immediately available

The extent is

3 acres 2 roods
(or thereabouts)

f 600 -
two Poles
32 poles

Lot Three

Valuable Freehold Area

of

Market Garden Land

- with Southern aspect and adjoining Windmill Lane
(coloured red on plan)

with exceptional opportunities for the above purpose and
future increment

Mains Electricity and Oxford City Company's Water Supplies
are immediately available

The extent is

5 Acres 3 roods 13 poles
(or thereabouts)

Lot Four

The Valuable and Attractive
Area of Accommodation Land

(coloured yellow on plan)

comprising highly productive

Arable and Pasture Land

with considerable prospective increment, eminently suitable
for Market Gardening or the Production of Fruit

The Mains Water and Electricity supplies are available

The extent is

24 acres 1 rood 21 poles
(or thereabouts)

The access to this property is a sixteen feet right of way at the southern end of the property marked Coombe House and such right of way is for all purposes and with or without horses, cattle or other animals, carts, carriages and vehicles

A fifteen feet right of way for all purposes is reserved over the Southern boundary of Lot One (coloured green on plan) for the benefit of this lot

Lot Five

The rich
**Accommodation Feeding
Pasture Land**

(coloured brown on plan)

with a possibility of future development
adjoining Ladder Hill and Wheatley Railway Station

Mains Water and Electricity available

A Stream runs through the land

The growing timber is included in the sale

The area is

27 acres 3 roods 17 poles
(or thereabouts)

SCHEDULE	Acres
O.S. No.	5.981
Pt. 75	5.890
Pt- 74	7.482
Pt- 75	12.506
Pt. 76	

27.859 acres

Lot Six

*L1 450 -
Mr Butterfield*

Ordnance Number Pt. 72 on plan comprises the

Hill Farm Buildings with Paddock

(coloured light brown on plan)

readily adaptable to many and various agricultural or
commercial purposes

The accommodation afforded is as follows:

Three-bay open Implement Shed substantially built of brick and
timber with tiled roof

Large stone Barn with corrugated iron roof and asphalt floor

Cattle Yard adjoining, bordered by six open bay
Leanto Cattle Shelter

Cow House for thirteen

Old Stable, converted into three Loose Boxes

Three good Pigsties

The Oxford City's water supply is laid on to the Dairy

Mains Electricity supply is laid on to Dairy, Cow House and
Loose Boxes with external light in yard

The whole extends to:

3 roods 23 poles
(or thereabouts)

Lot Seven

The Highly productive

Riverside Meadow

(coloured green on plan)
known as

Farm Great Meadow

adjoining the River Thame being

Ordnance Number 14 on plan

and

extending to

8 acres 0 roods 30 poles
(or thereabouts)

Lot Eight

Buckinghamshire

In the Parish of Ickford

The

Feeding and Accommodation Pasture Field

(coloured pink on plan)

known as

The Home Ground

extending to

22 acres 2 roods 15 poles

(or thereabouts)

Well watered by a stream and ponds; mains water supply is laid along the roadside adjoining

The timber is included in the sale

There is a Cowshed and Store of brick and timber with tiled roof

Outgoings: There is an apportioned Tithe Redemption Annuity of £8 as. nd. The Land Tax has been redeemed