

WHEATLEY, OXON.

5½ miles from the City of Oxford.

Particulars and Conditions of Sale

OF THE

Valuable Freehold Properties

COMPRISING:—

Substantial Brick-built DWELLING HOUSE

with Garden Ground in High Street, together with Stone and Tiled COTTAGE near, and the Accommodation Enclosure of Pasture Land known as Little Green.

Old COTTAGE and Garden Ground near.

Stone and Tiled COTTAGE in Church Street,

with Valuable Enclosure of Garden Ground affording a good Building Site.

The substantially-built Barn, with Stabling, Outbuilding and Yard,
in High Street.

THE OLD MANOR HOUSE

of Tudor period now occupied as Four Cottages with Excellent Garden Ground,
AND

A block of Four Stone-built COTTAGES,

known as the Breach Cottages with Garden Ground,

WHICH WILL BE OFFERED FOR SALE BY AUCTION BY

E. P. MESSENGER & SON

At the "GOLDEN CROSS" HOTEL, OXFORD,

On WEDNESDAY, MARCH 4th, 1925,

At FOUR o'clock punctually in EIGHT LOTS.

Particulars and Conditions of Sale may be obtained of Messrs. WALSH & WALTON, Solicitors, St. Michael Street, Oxford, and of the AUCTIONEERS, at their Offices, 105 St. Aldate's Street, Oxford. Telephone 611.

Particulars.

£650

LOT 1.

HIGH STREET, WHEATLEY

The Freehold Brick and Stone Built, and Slated and Tiled

DWELLING HOUSE

Containing :—Entrance Hall, with cupboard under stairs, Dining Room (13ft. x 11½ft.) with register grate, and store cupboard fitted with shelves.

Drawing Room (13ft. x 11½ft.) with register grate.

Kitchen with range.

Back Kitchen containing copper, sink and pump.

Larder, China Pantry and passage to back entrance.

Three Bedrooms (13ft x 11½ft., 11½ft. x 9ft., and 11½ft. x 7ft.), Landing and Clothes Closet, with front Lawn enclosed by wall, and Kitchen Garden with back entrance from the Littleworth Road.

The above is in the occupation of Miss Hinksman, a quarterly tenant at the pre-war rent of £21 per annum, tenant paying rates.

Also the Freehold stone built and tiled four-roomed

COTTAGE

near by with Garden Ground, in the occupation of Richard Gomm at the weekly rent of 2/-, owner paying rates, and the

£42

Valuable Freehold and Tithe-free Enclosure of

ACCOMMODATION PASTURE LAND

adjoining, known as LITTLE GREEN, containing in extent

1 a. 0 r. 32 p.

or thereabouts, with frontages to High Street and Littleworth Road, lately let at £10 per annum but now in hand.

Vacant Possession of this land will be given on completion of purchase.

Land Tax, 8s. 5½d.

LOT 2.

A

FREEHOLD PLOT OF LAND

adjoining Lot 1,

consisting of a strip of Garden Ground, adjoining Little Green, a stone and tiled building formerly occupied as a Cottage, and the site of an old Cottage extending 30ft. from the South wall of the existing building, containing in extent

9 Poles

(or thereabouts).

The purchaser of this Lot will be required to erect a post and rail fence next the Garden Ground by the Breach Orchard and the approach thereto as marked by stakes, which will be retained by the Vendor.

Vacant Possession of this Lot will be given on completion of the purchase.

Land Tax, nominal.

LOT 3.

CHURCH ROAD, WHEATLEY

The Freehold Stone Built and Tiled

£ 380

COTTAGE

containing 5 rooms, with brick and tiled washhouse containing copper, sink and pump, stone and tiled coal house and garden ground adjoining, in the occupation of Mrs. Clements at the weekly rent of 5/-, owner paying rates.

Also the valuable Enclosure of productive walled-in

GARDEN GROUND

adjoining, well stocked with fruit bushes, in the occupation of the owner, containing about 52 Poles, forming an excellent building site with a frontage of about 140 feet to Church Road, and a depth of just over 100 feet.

Vacant Possession of the latter portion of this Lot will be given on completion of the purchase.

Land Tax on Mrs. Clement's Cottage and Premises, 1s. 5d.

„ „ on Garden assessed with Lot 4.

LOT 4.

HIGH STREET, WHEATLEY

THE FREEHOLD

Accommodation Yard and Buildings

well situate in the centre of the Village,

Comprising:—An excellent Barn substantially built of stone and partly brick lined, roofed with Victoria slates and the greater part of the floor laid in sound concrete, with 2 pairs of double doors, all in good order and measuring inside about 70.ft. x 20ft.

A 5-bay stone built Implement Shed with circular iron roof (about 55ft. x 14ft.) and an enclosed bay similarly built, forming Motor House (11ft. x 14ft.).

On the opposite side of the Yard which is approached from the road by a pair of double gates is a stone and tiled Stable for 4 horses with loft over, and a brick and tiled range consisting of Meal House with copper and mixing vaults, and 2 excellent, spacious and enclosed Piggeries.

There is a pump in the Yard providing a good water supply and on the eastern side of the Barn is a strip of Garden Ground about 26ft. wide.

The premises are let on a quarterly tenancy to Messrs. Cullum Bros. at the very low rent of £25 per annum.

The purchaser will be required to erect and maintain walls or substantial close boarded fences at the points marked A.B. and C.D. on the plan (together about 35ft. in length).

Land Tax, 3s. 8d., including part of Lot 3.

LOT 5.

HIGH STREET, WHEATLEY

The Freehold Stone Built and Tiled Property known as

The Old Manor House,

of Tudor period, containing a fine example of a double Oriel Window with battlement surmounts flanked by stone panel bearing date **Anno 1601**, eight original stone mullioned windows and 2 old oak outer doors studded with nails, with original lintels and jambs, with more than an acre of most productive Garden Ground well stocked with fruit trees, and Outbuildings.

At the present time this historic property is occupied as 4 commodious tenements by Messrs. James Tombs, Charles Shorter, R. Goodlake, and A. Harding, at weekly rents amounting to 22/- per week, or £57 4s. per annum, owner paying rates.

In several of the rooms the original oak hearth curbs have been preserved, a few of the inner doors are of old panelled oak and the upper part of the centre Staircase appears to belong to an early period.

There is a good water supply on the premises.

Land Tax, 7s. 1½d., including Lot 6.

bought by Phelps -

LOT 6.

HIGH STREET, WHEATLEY

The Freehold Walled-in

ENCLOSURE OF GARDEN GROUND

with a frontage of about 50 feet to the Street, situate near to Lot 5, and occupied with part of that Lot by James Tombs, together with the stone built and tiled Stable and Traphouse adjoining, occupied with part of Lot 5 by R. Goodlake.

This Lot may be regarded as a building site or the buildings might readily be converted into a convenient Dwelling House.

Land Tax, assessed with Lot 5.

LOT 7.

The Freehold Brick and Stone Built and Tiled BLOCK of FOUR COTTAGES,

known as

THE BREACH COTTAGES

each containing 5 rooms, with good outbuildings and about two-thirds of an acre of excellent Garden Ground, pleasantly situated near the Old Manor House, in the occupation of Messrs. Caleb Harris, William Price, Frederick Barlow, and Joseph Tombs, at weekly rents of 4/1 each, thus producing a gross annual rental of £42 9s. 4d., owner paying rates.

Land Tax, 5s. 5½d.

LOT 8.

HIGH STREET, WHEATLEY

The Freehold Walled-in

ENCLOSURE OF GARDEN GROUND

adjoining the Old Manor House Garden (Lot 5), with a frontage of about 32 feet to the Street, consisting of the remains of an old Cottage and a Garden, the front part of which is at present occupied by Mr. T. Munt as a Wood yard, the whole forming an excellent building site with a depth of about 80 feet, containing in all about 10 poles.

Vacant possession will be given on completion of the purchase.

CONDITIONS OF SALE.

The whole of the Lots are sold subject to the following Special Conditions, and also to the General Conditions of the Berks Bucks and Oxfordshire Incorporated Law Society so far as such General Conditions are not inconsistent with the Special Conditions, and are applicable to the tenure and circumstances of the property.

SPECIAL CONDITIONS.

1. The Purchase shall be completed on the 25th day of March, 1925.
2. The time for requisitions or objections under the 9th General Condition is seven days from the delivery of the Abstract.
3. The title to Lots 1 to 7 inclusive shall commence with an Indenture of Conveyance dated the 18th day of February, 1901, and made between Richard Rose of the one part and Joseph William Rose and John George Rose of the other part.
4. With reference to Lots 1 to 7 inclusive it shall be assumed, as the fact is, that the sum of £2,000 covenanted to be paid by the said Joseph William Rose and John George Rose to the said Richard Rose by the said Indenture of Conveyance of the 18th day of February, 1901, has been duly paid and discharged.
5. The title to Lot 8 shall commence with the Will of George Munt dated the 12th day of November, 1892.
6. The said General Conditions of the Berks Bucks and Oxfordshire Incorporated Law Society will be produced at the Sale and may be inspected at the Offices of the Vendor's Solicitors or at the Auctioneers' Offices at any time within one week previously and the Purchaser (whether taking advantage of such opportunity of inspection or not) shall be deemed to have full notice of the contents of such General Conditions.