

OXFORDSHIRE.

PARTICULARS

OF THE

VERY VALUABLE AND IMPORTANT

MANOR OR REPUTED MANOR,

FREEHOLD AND TITHE-FREE

ESTATES,

IN THE

PARISH OF WHEATLEY, NEAR OXFORD:

Which will be Sold by Auction,

BY

MR. R. HOWLAND,

IN THE FOLLOWING OR SUCH OTHER LOTS AS MAY BE AGREED UPON AT THE TIME OF SALE,

AT THE CROWN INN, WHEATLEY,

On THURSDAY, the 4th Day of FEBRUARY, 1841,

AT ELEVEN O'CLOCK IN THE FORENOON, FOR TWELVE PRECISELY,

(BY DIRECTION OF THE TRUSTEES,)

SUBJECT TO THE CONDITIONS IN THE APPENDIX.

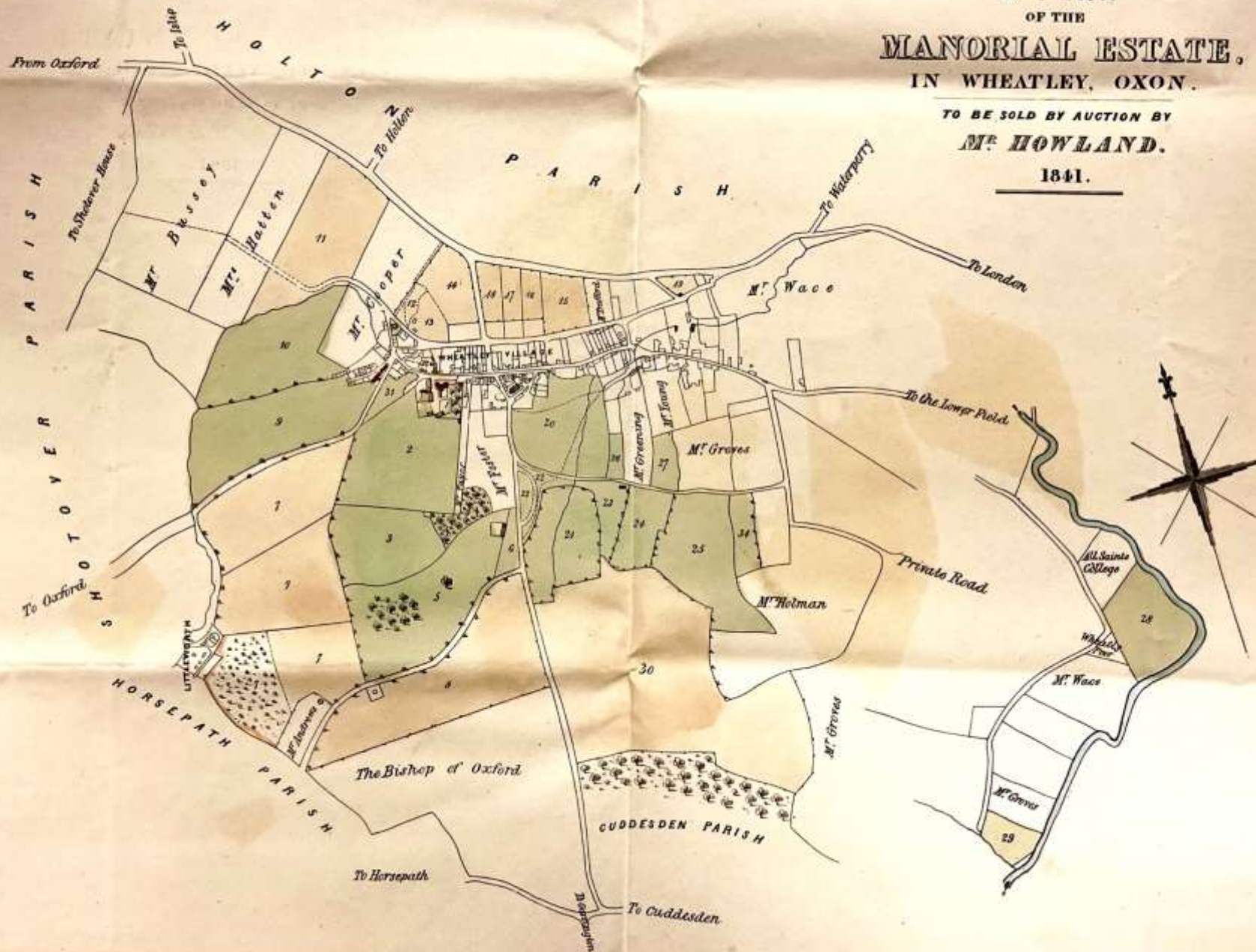
For view of the several Lots apply to Mr. JOSEPH WAY, of Wheatley, who will shew the Estates, and of whom printed Particulars and Plans may be had; also of Mr. GREATOREX, Solicitor, 70, Upper Norton Street, Portland Place; Messrs. KINDERLEY, DENTON, and KINDERLEY, Solicitors, 16, Lincoln's Inn, New Square; and the Auction Mart, London; Messrs. PERCIVAL WALSH, and Co. Solicitors, Oxford; Mr. H. E. LANDOR, Land Agent, Warwick; Mr. S. SEYMOUR, Ironmonger, Aylesbury; the principal Inns in the neighbourhood; Place of Sale; and of the Auctioneer, Thame.

✍ *The whole of the Estate is supplied with excellent Water.*

**A PLAN
OF THE
MANORIAL ESTATE,
IN WHEATLEY, OXON.**

**TO BE SOLD BY AUCTION BY
MR. HOWLAND.**

1841.



PARTICULARS.

LOT 1.

A handsome MANOR HOUSE, built in 1603, stone and tiled; consisting of a spacious Entrance Hall and Parlour, Kitchen, Pantry, Dairy, and Cellar, six spacious Bed Rooms and two Attics, Shed, Yard, and Garden, Nag Stable and Loose Box, Stable for ten Horses, Feeding House, tiled Barn, with two capacious Bays and Thrashing Floor, Waggon Shed, and two warm walled Farm Yards and Rick Yard; the whole in good repair, and in the occupation of Mr. RICHARD WAY. This Lot contains in the whole 109 Acres, 1 Rood, and 10 Poles, of fine Arable and Pasture Land, in a Ring Fence, and is bounded by the Village of Wheatley, and the Road leading from Wheatley to Cuddesdon and Littleworth, and Land belonging to the Bishop of Oxford. Also the MANOR OR REPUTED MANOR OF WHEATLEY. This Lot is subject to an apportioned Land Tax of £8 16s. 2d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
1	Manor Homestead and Buildings, including Duffield and Holder's Cottages and Gardens		2	0	33
2	The Breach	Pasture	13	3	27
3	Wood Close	Pasture	9	0	20
4	Howe Coppice	Wood	2	0	21
5	Howe Pasture	Pasture	16	1	3
6	Howe Barn Close, in which is a two-bay Barn and a Cow-house for seven Cows	Pasture	1	1	8
7	Windmill Hill	Arable and Pasture	43	2	4
8	Little Windmill Field	Arable	20	3	14
			109	1	10

LOT 2.

A Piece of Pasture Land (adjoining the Road from Wheatley to Littleworth) in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 18s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
9	The Green	Pasture	15	0	34

LOT 3.

A Piece of Pasture Land adjoining Lots 2 and 4, in which is a Cottage, Barn, and Cow-house for eight Cows, in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 18s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
10	West Close, or Eats Ground, including Cottages, &c.	Pasture	13	3	27

LOT 4.

A Piece of Arable Land adjoining Lot 3 (and fronting the high Road from Oxford to London) in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 17s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
11	West Field	Arable	12	2	17

LOT 5.

Two Pieces of Arable Land and a Stone Pit, with Buildings thereon (adjoining the Village of Wheatley, and fronting the high Road from Oxford to London) in the occupation of Messrs. JOHN EDMONDS, WILLIAM LAMBERT, and JOHN STANLEY. Apportioned Land Tax, 7s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
12	Temple's Close	Arable	0	3	21
13	Stone Pit	Quarry	1	3	3
14	Upper Racks	Arable	4	0	3
			6	2	27

LOT 6.

A Piece of Arable Land adjoining Lot 7 (and Mr. TRAFFORD's Land, and fronting the high Road from Oxford to London, and at the other end to Mr. HERDSFIELD's Land and the Village Road) in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 4s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
15	Lower Racks, East	Arable	3	1	6

LOT 7.

A Piece of Arable Land adjoining Lots 6 and 8 (and Mr. HERDSFIELD's Land, and fronting the high Road from Oxford to London) in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 1s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
16	Lower Racks	Arable	1	0	28

LOT 8.

A Piece of Arable Land adjoining Lots 7 and 9 (and Messrs. MORRELL's Land, and fronting the high Road from Oxford to London) in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 1s. 8d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
17	Lower Racks	Arable	1	1	14

LOT 9.

A Piece of Arable Land (fronting the high Road from Oxford to London, and the Road leading to the Village, and adjoining Mr. RONNIE's Land) in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 2s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
18	Lower Racks, West	Arable	2	0	0

LOT 10.

A Piece of Land in the occupation of Mrs. ELIZABETH HAYNES. Apportioned Land Tax, 1s. 5d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
19	The Crown Rick Yard		0	2	16

LOT 11.

A Piece of Meadow Land (adjoining the Road from Wheatley to Cuddesdon) in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, 8s. 9d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
20	Farm Close	Meadow	10	1	35

LOT 12.

A Piece of Pasture Land and the Waste on Ladder Hill (adjoining the Road from Wheatley to Cuddesdon) in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, 6s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
21	Hollis's Close	Pasture	9	0	7
22	Waste on Ladder Hill		1	3	0
			10	3	7

LOT 13.

Two Pieces of Pasture Land (adjoining HOLLIS's Close, Wheatley Bottom, and Coombe Wood Field, in the occupation of Mr. JOHN RING. Apportioned Land Tax, 11s. 3d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
23	Fyshe's Close (in which there is a Shed)	Pasture	2	2	30
24	College Close, formerly College Close and Piked Close	Pasture	4	2	8
			7	0	38

LOT 14.

A Piece of Pasture Land adjoining College Close, Coombe Wood Field (and Land belonging to Mrs. HOLMANS) in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, 9s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
25	Wheatley Bottom	Pasture	12	1	29

LOT 15.

A Piece of Pasture Land adjoining Wheatley Bottom (and Land belonging to Mrs. HOLMANS) in the occupation of Mrs. ELIZABETH HAYNES. Apportioned Land Tax, 3s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
34	Crown Close	Pasture	2	0	32

LOT 16.

A Piece of Pasture Land adjoining Farm Close (and Land belonging to Mr. GREENING and Mr. CLARKE) in the occupation of Mrs. ELIZABETH HAYNES. Apportioned Land Tax, 1s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
26	Davis's Paddock	Pasture	1	0	5

LOT 17.

A Piece of Pasture Land (adjoining to Land belonging to Mr. GREENING, Mr. YOUNG, and Mr. GROVES) in the occupation of Mrs. ELIZABETH HAYNES. Apportioned Land Tax, 2s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
27	Haynes's Close	Pasture	1	3	34

LOT 18.

A Piece of Meadow Land (adjoining the River and the private Road to Wheatley, and Land belonging to All Souls' College and Mr. WACE) in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, 10s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
28	Great Farm Meadow	Meadow	8	0	30

LOT 19.

A Piece of Meadow Land (adjoining the River and the private Road to Wheatley, and Land belonging to Mr. GROVES) in the occupation of Mrs. ELIZABETH HAYNES. Apportioned Land Tax, 2s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
29	Little Farm Meadow	Meadow	1	2	37

LOT 20.

A Piece of Arable Land, adjoining the Road to Cuddesdon, Coombe Wood, Wheatley Bottom, College Close, FYSHE's Close, and HOLLY's Close (and Land belonging to Mrs. HOLMANS and Mr. GROVES) in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, £1 10s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
30	Coombe Wood Field	Arable	45	0	28

LOT 21.

A Piece of Pasture Land adjoining the Village, in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, 1s. 3d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
31	Little Green	Pasture	1	1	30

LOT 22.

A convenient Farm Homestead in the Village; comprising a two-bay Barn, Stable for five Horses, Cow-house for seven Cows, Cart and Cow Shed, Farm Yard and Rick Yard, surrounded by stone walls, in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 5s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
32	Homestead		0	2	14

LOT 23.

A productive Garden in the Village, in the occupation of Mr. JOHN EDMONDS.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
33	Sturge's Garden		0	0	18

The Tenants of the different Lots are under Notices to Quit (except the two Cottages in the occupation of DUFFIELD and HOLDER, in Lot 1); and the Purchasers will be required to take possession according to the terms of the existing agreements and the custom of the Country as between out-going and in-coming Tenants.