NEWBOLD VERDON

within three miles of Desford Station on the Leicester and Burton Branch of the Midland Railway, three miles from Market Bosworth, and eight miles from Leicester.

A Small Holding

INTERSECTED BY GOOD ROADS AND

Divided into FOURTEEN ENCLOSURES,

CONTAINING AN AREA OF

95a. 0r. 29p.

or thereabouts (Ordnance Survey), as coloured PINK on Plan hereto, together with the

Dwelling House & Farm Buildings

SITUATE IN THE VILLAGE,

and in the occupation of Mr. William Towers.

WARNER, SHEPPARD AND WADE

HAVE RECEIVED INSTRUCTIONS FROM THE OWNER,

TO SELL BY AUCTION (Mineral rights being reserved)

AT THEIR MART, HALFORD STREET, LEICESTER,

On WEDNESDAY, 25th JUNE, 1919,

AT THREE O'CLOCK, subject to the within printed CONDITIONS OF SALE,

IN ONE LOT,

The above-mentioned FREEHOLD FARM.

Copies of these Particulars may be obtained on application to the Auctioneers, Halford Street, Leicester; or from

Messrs. FARRER & Co.

SOLICITORS, 66 Lincoln's Inn Fields, LONDON, W.C. 2.

PARTICULARS.

Schedule.

No. on Plan.	Name of Field.	Cultivation.	A.	R.	P.	TOTALS. A.	R.	P.
	House, Building, Garden, etc.	—		2	27			
195	Garden	—		2	17			
(Part) 117	Garden	—			5			
(Part) 120	Garden	—			8			
						1	1	17
167	Home Close	Pasture	8	2	31			
110, 111 and 113	Carter, Harry's and Wislow Closes	Pasture	11	3	30			
209	First, Second, Third and Fourth New Closes	Pasture	11	0	32			
112	Stocking Meadow	Pasture	5	3	26			
						37	2	39
127	Long Close	Arable	4	3	11			
145	Top Big Close	Arable	4	2	2			
129	Bottom Big Close	Arable	6	1	7			
144	Middle Portway	Arable	7	3	27			
147	Top Portway	Arable	7	1	22			
130	Bottom Portway	Arable	7	3	7			
119	Over Field Hill	Arable	3	0	11			
81	First Stocking	Arable	5	1	5			
82	Second Stocking	Arable	4	1	20			
84	Stocking Close	Arable	4	2	21			
						56	0	13
						Acres	**95**	**0 29**

Numbers 119, 81, 82 and 84 have been seeded down by the Tenant.

Number 209 was originally in four enclosures, about four acres has been seeded down by present Tenant.

THE DWELLING HOUSE contains Two Sitting Rooms, Four Bedrooms and Box-room, Kitchen, Scullery, Pantry, Dairy and Coal-house.

THE FARM BUILDINGS surround the Yard and comprise Shedding for fourteen, Stabling for three, Barn or Granary, Implement Shed, Cart Shed, Piggeries and a Covered-in Gateway leading to Stackyard.

The whole is let to Mr. William Towers on a yearly Michaelmas (29th September) tenancy, subject to twelve months Notice to Quit, at a rental of £110 per annum.

No Tithe. Land Tax: £4 10s.

The property occupies a pleasant situation and will appeal to those seeking a moderate-sized farm for occupation.



This Plan is published for convenience only, and although believed to be correct its accuracy is in no way guaranteed.

This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.

W. H. LEAD, LITHOGRAPHER, LEICESTER.