RK030 Gilberts Farm Sale 1957

DE 4674/1140

1140

In the owner's occupation for many years

Reserve £6500

Last Drawn £5400

Bid £5000

By Instructions from Mrs. E. Gilliver.

Newbold Verdon

10 miles from Leicester, 3 miles from Market Bosworth.

WITH VACANT POSSESSION

The Freehold Attested Dairy Farm

known as

"GILBERTS FARM"

with modern COWSHED FOR 22, situated in the outskirts of the Village on the lane leading from Newbold Verdon to Brascote, and extending to an area of

79 Acres, 0 Roods, 35 Perches

or thereabouts.

FOR SALE BY AUCTION BY

WARNER, SHEPPARD & WADE

AT THE MART, HALFORD STREET, LEICESTER,

On Wednesday, 5th June, 1957

At 3-30 p.m.

subject to Special and General Conditions of Sale which may be inspected *(a)* during usual office hours at the Auctioneers' Offices, 16/18, Halford Street, Leicester, during the seven days before the day of Sale, and *(b)* in the Sale Room at the time of Sale. The Purchaser shall be deemed to have notice of such Conditions, and of all the terms thereof, and shall be deemed to bid on those terms, whether he shall have inspected the Conditions or not.

Solicitors :

Messrs. WOODROW & AYSOM,
Bowling Green Street, Leicester.

BARKER & CO., 19, WELLINGTON STREET, LEICESTER

THE HOUSE

is brick built and tiled and contains :

ENTRANCE HALL ; SITTING ROOM ; DINING ROOM ; LIVING KITCHEN with "Sunbeam" grate and back boiler and sink (h. and c.) ; FOOD PANTRY ; W.C. ; Good CELLAR ; THREE BEDROOMS ; BATHROOM with fitted bath, wash basin, heated towel rail and W.C. ; STORE ROOM with separate staircase which could be utilised as an additional Bedroom if required.

In the Yard adjoining the House are the DAIRY and WASH HOUSE with hot water laid on.

THE FARM BUILDINGS

comprise a modern COWSHED FOR 22 with fitted Water Bowls ; FODDER STORE adjoining ; a good modern CALF BOX with sliding doors ; GARAGE ; LARGE BARN in three divisions ; Range of THREE PIG STYES ; a brick and tiled LOOSE BOX and FUEL STORE with Granary over, and WORKSHOP.

In the Stackyard are a THREE-BAY Open-fronted IMPLEMENT SHED, and a TWO-BAY corrugated iron SHED.

THE LAND

is contained in convenient sized enclosures mostly brook watered as shown in the following Schedule.

SCHEDULE.

Ord No.			Area.
363 pt. 369 pt.	...	House, Buildings, etc Pasture	10·521
218	...	Pasture	10·516
217 217A	...	Pasture	7·859
214 215	...	Arable	4·221
214A	...	Occupation Road	·327
212 213	...	Arable	2·370
221	...	Pasture	4·000
222	...	Arable	4·995
225	...	Arable	5·177
387	...	Arable	11·363
373 375	...	Arable	9·199
371	...	Arable	·801
372 pt.	...	Pasture	4·252
376	...	Spinney	3·066
374	...	Spinney	·554
		Total	**79·221**

Services. Water supply is obtained from the Public Mains ; there is also an auxiliary supply from a well which can be pumped by an electric pump to the feed tank in the house. The same pump can be used to pump soft water as required. Hot water is provided by a back boiler and an electric immersion heater.

Electricity—Main supply connected to house and most of the buildings.

Drainage is to a Pubic Sewer.

Outgoings. RATEABLE VALUE £24.
There is a small Land Tax payment of 12s. 2d. per annum.
There is believed to be no Tithe Redemption Annuity.

Timber. The standing timber is included in the sale.

Rights. The Property is sold subject to the rights of the Market Bosworth Rural District Council in respect of the sewer crossing the Land and a right of way to the Sewage Disposal Plant on adjoining Land.

There is also an Electric Wayleave for pole in Hedge £ 1/- per annum

Valuation. The purchaser will be required to pay in addition to the purchase price, for the fixed Barn Machinery, the Milking Machine, for all crops growing on the arable land, on a seeds and cultivation basis, and for all artificial and other manures applied during the last year on land from which a crop has not been harvested. No allowance will be made for dilapidations (if any). The Valuation to be made by the Auctioneers, whose decision shall be final and binding.

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Plan. The Plan is published for identification only and although believed to be correct its accuracy is not guaranteed.

Viewing. The farm may be inspected at any reasonable hour by appointment made through the Auctioneers, WARNER, SHEPPARD & WADE, 16/18, Halford Street, Leicester (Telephone 21613/4).

T-P application

GILBERTS FARM
NEWBOLD VERDON

