Lot 2 (coloured Pink on Plan)

... THE ...

Desirable Agricultural Holding

KNOWN AS

"The Brascote House Farm,"

Lying compactly together in convenient sized Enclosures, and approached from the road leading from Newbold to Kirkby Mallory, comprising :—

The Superior Farmhouse with Homestead

in the centre of the Property, Large and Prolific ORCHARD, STACKYARD and FOUR COTTAGES, together with the surrounding area of

Productive Pasture and Arable Land and Woodland

the whole extending to

177 acres 3 roods 0 perches

or thereabouts (Ordnance Survey).

SCHEDULE.

No. on Ordnance Map.	DESCRIPTION.	CULTIVATION.	A.	R.	P.	TOTAL. A.	R.	P.
247	House, Garden, Farm Buildings, etc.	... ...	1	2	27			
406	Four Cottages and Gardens	... ..		1	14			
253	Orchard	.. ...		3	36			
407-254	Road	... ...		2	36			
						3	2	33
234	Brascote Cover	... Timber ...	4	0	9			
244	Plantation	... Timber ...	1	1	24			
243	Fox Covert	... Timber ..	6	3	33			
239	Plantation	... Timber ...	2	1	25			
						14	3	11
245	The Little Meadow	... Pasture ...	1	0	10			
405	The Croft	... Pasture ...	4	1	35			
246	House Close	... Pasture ...	13	1	0			
248	Garden Close	... Pasture ...	10	0	7			
252	Little Windmill Field	... Pasture ...	6	0	34			
242	Fox Covert Close	... Pasture ...	5	2	30			
241	First Grinding Stone Field	... Pasture ...	4	2	18			
237	Long Meadow	... Pasture ...	9	1	22			
251	Mill Meadow	... Pasture ...	5	2	31			
258	Washpit Meadow	... Pasture ...	1	1	26			
257	Big Windmill Field	... Pasture ..	13	0	6			
259	Middle Meadow	... Pasture ..	1	1	10			
265	Middle Meadow	... Pasture ...	2	1	20			
260	Hovel Close	... Pasture ...	11	1	38			
31	Purgatory	... Pasture ...	2	0	0			
59	Bosworth Meadow	... Pasture ...	4	3	10			
						96	3	17
236	Cow Close	... Arable ...	14	1	24			
235	Thistley Close	... Arable ...	19	0	31			
240	Second Grinding Stone Field	... Arable ...	6	1	0			
238	Clay Close	... Arable ...	7	3	2			
250	Watermill Field	... Arable ...	6	2	37			
249	Hill Close	... Arable ...	8	0	5			
						62	1	19
						Acres	**177**	**3 0**

BRASCOTE HOUSE is pleasantly situated and contains Entrance Hall, Three Sitting Rooms, Kitchen, China Pantries, Dairy, Larder, Cheese Room and Cellar; also large Wash-house, Cooling House and Scullery Place. Six Bedrooms, Two Attics, and Two Staircases. Good supply of Drinking Water.

THE FARM PREMISES, surrounding two Fold yards, include Shedding to tie up Thirty-one Cows, Hay Places, Nag Stable, Loose Box, Harness Room, Swill Cistern, Cart Horse Stabling for seven with Granary over, Mixing House Three-bay open Shed, Calf Places, Three-bay Implement Shed, Workshop, Large Coal House and Trap House.

Stackyard, Gardens and excellent Orchard; also near to an Open Yard, with Two Brick-built Hovels and Hay place.

In No. 248 on Plan is another useful Yard with Three-bay Open Shed, Loose Box and Barn.

N.B.—The wooden fronts to Open Shed at Homestead, and standings therein are the property of the Tenant and are not included in the Sale.

... ALSO ...

Four Brick or Stone-built Cottages

situate on the Newbold Road (No. 406 on Plan), one being let to Mr. Taylor with the Farm, and the three others (now occupied as two) to Messrs. J. & G. Ball on monthly tenancies.

The right of road to this Lot as at present used through No. 263 of Lot 1 will not be reserved to Lot 2.

The growing Timber, of which there is a large quantity, will be included in the purchase.

This is a desirable Dairy and Corn Farm, consisting of sound Pasture and easy working Arable Land, with a good House and adequate Buildings. It is exceptionally well watered from springs and running brooks, and lies in a ring fence.

It is now in the occupation of Mr. T. W. Taylor, whose tenancy expired on the 25th March, 1920. There is no Land Tax or Tithe. Nos. 59 and 31 are in Cadeby Parish, the remainder being in the Parish of Newbold Verdon.

Lot 3 (Coloured Blue on Plan.)

... AN ...

Enclosure of Arable Land and Plantation,

situate with a long frontage to the road leading from Newbold to Kirkby Mallory and adjoining Lot 2, containing

20 acres 1 rood 22 perches

or thereabouts (Ordnance Survey).

This land has a valuable frontage and is eligible for Building purposes.

SCHEDULE.

No. on Ordnance Map.	DESCRIPTION.	CULTIVATION.	TOTAL. A.	R.	P.
233	Long Close	Arable ...	18	2	35
228	Plantation	Timber ...	1	2	27
		Acres	**20**	**1**	**22**

Now in the occupation of Mr. Taylor with Lot 2; the tenancy expired 25th March, 1920.

No Land Tax or Tithe.

Lot 4 (Coloured Yellow on Plan)

An Enclosure of Arable Land

WITH A LONG BUILDING FRONTAGE

situate at the junction of the Newbold and Kirkby Roads, and opposite Lot 3, known as THE BRASCOTE CLOSE, and containing an area of

18 acres 2 roods 28 perches

or thereabouts (Ordnance Survey), and now in the occupation of Mr. Taylor with Lots 2 & 3, the tenancy having expired 25th March, 1920. No Land Tax or Tithe.

NEWBOLD VERDON.

Lot 5.

NOW NOS 426 MAIN ST.

4 Brick and Slated Cottages

situate nearly opposite the Church at Newbold Verdon, with the Yard, Outbuildings, and an Extensive Area of Garden Ground in the rear thereof, the whole site occupying an area of over three-quarters of an acre. Now principally let to Kelham, Freeman, Farmer & Pool on monthly tenancies. A piece of the Garden Ground at rear is let to the tenant of Lot 6.

The passage way on the Eastern Boundary of this Lot is included therewith; but a free and unrestricted right of access along it is reserved to the Owner and occupier of Lot 6, as has been hitherto enjoyed.

A right to the Owner and occupier of Lot 6 to take water from the Pump on this Lot is also reserved.

Lot 6.

THE DOUBLE-FRONTED

NOW NO. 10 MAIN ST.

Brick and Slated Cottage

containing Four Rooms, with the Blacksmith's Shop and Pent House, Washhouse, Pig Stye and other Outbuildings, and the two pieces of Garden Ground immediately at the rear thereof.

Now let to Mr. John Godfrey, on a weekly tenancy. A piece of the Garden Ground at the rear of this Lot is let to one of the Cottage tenants of Lot 5.

This Lot is sold with the benefit of a free and unrestricted right of access along the passage way on its Western boundary, and also the right to take water from the Pump on Lot 5 as hitherto enjoyed.

Lot 7.

The Brick & Slated Double-fronted Cottage

situate on the outskirts of the Village on the Barlestone Road and near to "The George and Dragon Inn," containing Five Rooms, Kitchen Place and Pantry. Usual Outbuildings and Garden, together with the Piece of Land, with Brick Building thereon, on the opposite side of the road. The Cottage is now let to Mr. A. Jackson, on a monthly tenancy.

Lot 8.

Enclosure of Valuable Building or Accommodation Pasture Land

known as "THE COTTAGE PIECE," situate with a frontage to the Desford Road, and close to the Village, being No. 125 on the Ordnance Map, and containing

3 roods 8 perches

or thereabouts. Now let to Mr. A. Godfrey, on a yearly, 25th March, tenancy. A notice has been given to determine this tenancy on the 25th March, 1920.

Lot 9.

An Enclosure of Pasture Land

known as "GABRIEL POOL," approached from the road leading from Newbold to Bagworth, being No. 313 on the Ordnance Map, and containing

3 acres 3 roods 17 perches

or thereabouts. Now in the occupation of Mr. A. Godfrey, on a yearly, 25th March, tenancy. A notice has been given to determine this tenancy on the 25th March, 1920.

Lot 10.

A Valuable Paddock of Accommodation Pasture or Building Land and Garden

situate opposite the School in the centre of the Village, and with frontages to the Main Street and the Brascote Road, being No. 364 part and No. 229 part on the Ordnance Map, and estimated to contain

1 acre 1 rood 20 perches

or thereabouts. Now in the occupation of Mr. G. Gilliver, on a yearly tenancy. The Garden is let to Mr. W. Upton on a similar tenancy.