RK 319
(1-19)

FIRST EDITION.

By direction of Charles E. Craddock Mallorie, Esqre.

THE ASTON FLAMVILLE
AND
NEWBOLD VERDON ESTATES
LEICESTERSHIRE

SOLICITORS,
Messrs. NICHOLL, MANISTY & CO.,
17 Howard Street, Strand, W.C. 2.

AUCTIONEERS,
Messrs. KNIGHT, FRANK & RUTLEY,
20, Hanover Square, London, W. 1.

NO Map in original Sale book at L.R.O. either.

— SALE 1917 —

RK 319
(2-19)

LEICESTERSHIRE

Close to Hinckley and Market Bosworth and convenient to Leicester.

The
Aston Flamville & Newbold Verdon Estates

IN THE PARISHES OF

ASTON FLAMVILLE, BURBAGE, NEWBOLD VERDON, OSBASTON AND BARLESTONE

COVERING AN AREA OF ABOUT

1,870 ACRES

AND HAVING A TOTAL RENTAL OF OVER

£2,100 per annum

For Sale by Auction by

MESSRS. KNIGHT, FRANK & RUTLEY

(Sir Howard G. Frank and John Frederick Knight)

at The George Hotel, Hinckley, on Monday, 17th September, 1917, at 3.30 o'clock precisely (unless previously sold privately)

Solicitors - MESSRS. NICHOLL, MANISTY & CO., 1, Howard Street, Strand, W.C. 2.

Auctioneers:

MESSRS. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1.

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The Auctioneers have pleasure in directing the attention of Agriculturists, Hunting Gentlemen, and Investors to this important Sale.

An exceptional opportunity is presented of acquiring immediate possession of a fine Old Manorial Residence, together with a compact Agricultural Holding.

The Property is particularly well situated, lies in a ring fence, and being approached on all sides by good roads has many valuable building frontages.

The Pasture is first-class Dairy and Sheep Land, and the Arable Land is easy working, highly productive, and in a good state of cultivation.

A large amount of Lime, Slag, and Bone Manure has been applied to the Land during the four years previous to 1925, for which no charge will be made to the Purchaser.

Coal is believed to underlie the whole of the Estate, and is being extensively worked in the neighbourhood.

The Minerals and Timber are included in the Sale.

Hunting with the Atherstone Hounds can be had three days a week.

The out-goings are merely nominal; the Tithe Rent Charge being only £1 3s. 0d., and a Fee Farm Rent of 16s. 8d.

Two-thirds of the Purchase Money may remain on Mortgage by arrangement.

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GENERAL NOTES

The Estates of Aston Flamville and Newbold Verdon cover an area of about 1,394 acres and 477 acres respectively, making a total acreage of about 1,871 acres.

The former is close to the thriving manufacturing town of Hinckley, with excellent weekly market, and the latter is two miles from the important market town of Market Bosworth. Both Estates are only 10 to 11 miles from the county town of Leicester.

Rental Value £2,121, excluding Houses and Lands in hand.

Eight Superior Dairy and Grazing Farms, including an old Manor House, known as Newbold Hall.

Two Attractive Country Houses, "The Cottage" and "Ivy Cottage," both in the pleasant village of Aston Flamville.

Several Small Holdings, Cottages and noted Fox Coverts.

The Manors or Reputed Manors of Aston Flamville and Newbold Verdon, with any Rights, Rents, Royalties and Privileges appertaining thereto will be included in the sale of Lots 12 and 22 respectively.

The Kennels of the Atherstone Foxhounds are within eight miles.

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SUMMARY OF ESTATE

No. of Plan.	No. of Lot.	Description.	Tenant.	Quantity, Decimal Acreage.	Rental Value.
					£ s. d.
		THE ASTON FLAMVILLE ESTATE.			
1	1	Meadow Land, Sketchley	Mr. D. Aldridge	43·398	54 19 0
1	2	Do. do.	Do.	15·427	17 5 0
1	3	Hogue Hall Farm ...	Mr. T. Withers and others ...	189·845	160 11 0
1	4	The Red Lion Farm, Smockington	Mr. G. Gee and another ...	23·560	46 8 0
1	5	The Cottage Farm, Smockington	Mr. J. Kibble and another ...	32·379	63 8 0
1	6	Burbage Fields Farm ...	Mr. E. Ball and another ...	110·402	157 17 0
1	7	Accommodation Meadow	Do.	4·241	10 0 0
1	8	Mickle Hill Farm ...	Mr. J. Clark and another ...	248·030	266 6 0
1	9	Gilbert's Farm	Mr. W. Henson and another ...	136·272	199 15 0
1	10	The Cottage	In Hand and another	17·793	25 0 0
1	11	Ivy Cottage	Mr. W. H. R. Gilbert and another	28·643	53 9 0
1	12	The Manor House Farm	Mr. J. O. Burchnall and another	216·588	300 17 0
1	13	Wykes Farm	Mr. J. Beale and others... ...	143·791	148 2 0
1	14	Meadow and Arable Land	Do. do.	32·946	28 10 0
1	15	The School	In Hand...	·160	—
1	16	Pair of Cottages and Gardens	Mr. J. O. Burchnall and another	·198	4 0 0
1	17	Cottage and Smithy ...	Mr. E. Veasey and another ...	·286	7 0 0
1	18	Arable and Meadow Land	Mr. W. Henson and another ...	35·297	32 12 0
1	19	Two Arable Fields ...	Mr. J. Beale and another ...	19·924	14 6 0
1	20	Aston Firs Wood ...	In Hand and another	64·222	3 0 0
1	21	Accommodation Holding	Mr. A. Chamberlain and another	31·111	25 11 0
		THE NEWBOLD VERDON ESTATE.			
2	22	Newbold Hall Farm ...	Mr. W. Thompson and others ...	276·501	310 2 0
2	23	Arable Land	Do.	24·222	22 0 0
2	24	Osbaston Fields Farm ...	Mr. N. Thompson and another...	167·720	160 10 0
2	25	Accommodation Meadow	Do.	8·832	10 0 0
			Total A. ...	1,871·788	*£2,121 8 0

* Excluding Houses and Lands in hand.

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STIPULATIONS

1.—The Growing Timber and Timber-like Trees, and all Fixtures, the property of the Vendor, will be included in the Sale.

2.—If at the time fixed for the completion of the sale, any of the Lands are in the hands of the Vendor, the customary tenant right, cultivations, growing and secured crops, manure, hay and straw (at market price), shall be taken to and paid for by the Purchaser of such lands at a valuation as between an Incoming and Outgoing Tenant.

3.—The Sale is subject to existing Rights-of-Way, Rights of Water, Outgoings, Tithe, Land Tax and Easements (if any), affecting the Property, and to all existing tenancies, and to the Rights of the Tenants under their Agreements, or Leases, or otherwise.

4.—The Plans, Particulars and Schedules, as at present existing, are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for errors or discrepancies.

5.—The description of the cultivation of the lands may be taken as representing their present state, but shall not affect the rights (if any) of any Tenant or Tenants to alter such cultivation, and the Properties are sold subject to such rights (if any).

6.—The Auctioneers reserve the right to withdraw the whole Estate, to amalgamate, sub-divide, or withdraw any lots.

7.—Where two or more Lots, or portions of Lots, are now held by one Tenant, the rents and outgoings have been divided by way of apportionment between the several Lots for the purposes of this sale only, and the Commuted Tithe Rent Charge in the Parish of Aston Flamville, amounting to £30 12s. 6d. has been apportioned in a similar manner, but the Vendor shall not be called upon to give any legal effect to such division, and every Purchaser shall be satisfied with such apportionment, and shall not make any requisition in respect thereof.

OUTGOINGS PAID BY THE VENDOR

		£ s. d.
Rectorial Tithe Rent Charge (value 1917) ...		121 18 9
Land Tax		58 4 5
Fee Farm Rents	s. d.	
	4 8	
	16 8	
		1 1 4
Chief Rent		0 1 0
Claybrooke Charity Charge		1 0 0
Total ...		£182 5 6

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SCHEDULE.

No. on Plan.	Description.	Quantity, Decimal Acreage.
	PARISH OF ASTON FLAMVILLE.	
131	House, Buildings and Garden	·281
133	Meadow	13·036
	Arable	1·250
136	Meadow	9·461
137	Do.	7·083
	Total A.	31·111

Note.—This Lot is sold subject to a right of way reserved to the owner and occupiers of the field marked Glebe between the points G and F on the Plan.

Lots 22 and 23 will be offered together, and if not disposed of, will be sold separately.

Lot.	Description.	Quantity, Decimal Acreage.	Rental.
			£ s. d.
22	Newbold Hall Farm	276·501	310 2 0
23	Arable Land	24·222	22 0 0
	Total A.	300·723	£332 2 0

LANDLORD'S OUTGOINGS:

Rectorial Tithe Rent Charge (value 1917)	£0	19	4¾
Fee Farm Rent	0	16	8
	£1	16	0¾

LOT 22
(Coloured Pink on Plan No. 2)

A Superior Residential and Agricultural Holding

KNOWN AS

"NEWBOLD HALL FARM"

Consisting of a Genuine Old Hall or Manor House, well-arranged Buildings, a Pair of Cottages, Building Frontages adjacent to the growing village of Newbold Verdon, and about

276·501 ACRES

of fertile Grazing, easy working Arable and useful Woodlands.

The Lot is about 3 miles west from Desford Station on the Leicester and Burton Branch of the Midland Railway, 2½ north-east from the Market Town and Station of Market Bosworth (Loughborough and Nuneaton Branch of the L. & N. W. R.), and 11 from the County Town of Leicester, and has a total rental value of

PER £310 2s. 0d. ANNUM

exclusive of Woodlands in hand.

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SUMMARY OF LOT 22.

Description.	Tenant.	Tenancy.	Quantity. Decimal Acreage.	Rental.	Remarks.
				£ s. d.	
Newbold Hall	Mr. W. Thompson ...	Yearly, Lady-day	258·703	309 10 0	Apportioned.
Allotments	Mr. T. Hardy, Senr. / Mr. T. Hardy, Jun.	Half-Yearly ...	·213	0 6 0 / 0 6 0	Landlord pays rates.
Woodlands	In Hand	—	17·585	—	
		Total A.	276·501	£310 2 0	

LANDLORD'S OUTGOINGS:

Rectorial Tithe Rent Charge (value 1917)	£0	19	$4\frac{3}{4}$
Fee Farm Rent	0	16	8
Total	£1	16	$0\frac{3}{4}$

THE OLD MANOR HOUSE

possesses many of its original features and characteristics, including some fine oak panelling and moulded cornices, and occupies a most pleasant position, adjacent to the large village of Newbold Verdon. It is believed that Bishop Crew and Lady Mary Worthy Montagu were among its former occupiers.

It is substantially built of brick with tiled roof, and approached through a Flower Garden by a flight of stone steps, opening to a stone-paved

Entrance Hall

about 25 feet by 18 feet, divided by a three-division arch, and having moulded cornice and open brick fireplace. The Reception Rooms consist of:—Oak panelled Breakfast Room, about 16 feet by 15 feet, with moulded cornice, tiled grate and marble surround; Dining Room, about 20 feet by 16 feet, having oak panelled dado, oak floor and mantel; Drawing Room, about 16 feet by 16 feet, fitted with fine old moulded cornice, wood panelled dado and carved wood mantel; Kitchen, and Larder. Oak doors are fitted to the principal rooms.

A Handsome Oak Staircase

leads to the First Floor, on which are 6 Bedrooms, the principal one being about 20 feet by 16 feet, and several having fine old moulded cornices, and there are 4 Attics.

In the Semi-Basement are Dairy, Beer Cellar, Workshop, Larder, Wash-house and Store Room, and in the Backyard are Poultry House and 4 Sitting Boxes.

An Old Moat

enclosing a Tennis Lawn, is placed to the south-west of the House, and there is another Lawn and an excellent Walled Kitchen and Fruit Garden.

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The well-arranged Farm Buildings

are constructed of brick with tiled roofs, and consist of open Wagon Lodge, Granary, Trap House, Calf Pen and Granary over, Barn, 3-bay open Wagon Lodge (corrugated iron roof), 5-bay open Dutch Barn, Chaff House, Cart Horse Stable for 6, 2-stall Nag Stable, Saddle Room and Loft, Root House, Barn, Chaff House, Cow Shed for 17, Ditto for 13, 4-bay open Shed, and 2 Cattle Boxes, 3-bay open Cattle Shed, Trap House, Fowl House, 5 Pigsties, Mixing House, 2-bay open Horse Shed and open Shed.

The Dutch Barn was erected at the cost of the tenant in 1914, and is to be taken by valuation at the expiration of his tenancy.

A Pair of Capital Brick and Slated Cottages

each containing 6 rooms and having Coal House, Ashpit, Privy and Garden, stand in No. 331a, and

In Enclosure No. 380 and 381 is a 2-bay open brick-built Cattle Shed and Loose Box with corrugated iron roof.

SCHEDULE.

No. on Plan.	Tenant.	Description.	Quantity, Decimal Acreage.	Total Quantity.
		PARISH OF OSBASTON.		
202, 216 and 217	Mr. W. Thompson.	Meadow	8·540	
218	—	Trees, &c. ...	·190	
*219	—	Grass	5·547	
246	—	Arable	·153	
		PARISH OF NEWBOLD VERDON.		
Pt. 324 and 329	—	Arable	21·517	
330	—	Do.	9·823	
331, 332, Pt. 344 and Pt. 346	—	Meadow	25·632	
331a	—	Cottages and gardens	·280	
341	—	Meadow	2·742	
342	—	House, buildings, &c.	1·195	
343	—	Kitchen garden ...	·348	
Pt. 344	—	Lawns	1·856	
345	—	Moat	·532	
347	—	Meadow	5·299	
348	—	Trees, &c.	·207	
349	—	Arable	10·524	
*350	—	Grass	9·294	
*351	—	Do.	1·903	
352	—	Arable	15·275	
353	—	Grass	8·276	
354	—	Arable	10·674	
355	—	Do.	9·079	
356	—	Do.	13·608	
357	—	Meadow	18·219	
358	—	Do.	10·140	
359	—	Do.	2·300	
377	—	Do.	8·478	
378	—	Arable	12·495	
379	—	Do.	14·896	
*380 & 381	—	Grass	18·767	
382	—	Meadow	6·308	
384	—	Do.	4·606	
				258·703
Pt. 324	Mr. T. Hardy, sen. & another.	Allotments	·213	
				·213
Pt. 346	In Hand ...	Wood	4·661	
383	—	Botany Bay Spinney	12·924	
				17·585
			Total A,	276·501

Note.—The fields marked with a * have been laid down to permanent pasture by the present tenant.

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LOT 23
(Coloured Yellow on Plan No. 2.)

Two Enclosures of

Productive Arable Land

close to the Village of Newbold Verdon, covering an area of about

24·222 ACRES

and let, together with other lands, to Mr W. Thompson on a yearly Lady-day tenancy at the apportioned rent of

PER £22 0s. 0d. ANNUM

SCHEDULE

No. on Plan.	Description.	Quantity, Decimal Acreage.
	PARISH OF NEWBOLD VERDON.	
158	Arable	9.270
159	Do.	14·952
	Total A.	24·222

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LOT 24
(Coloured Green on Plan No. 2)

OSBASTON FIELDS FARM

A Valuable Mixed Agricultural Holding

extending to an area of about

167'720 ACRES

and consisting of a well placed HOMESTEAD and healthy MEADOW and ARABLE LANDS, is close to the villages of Osbaston and Barlestone and 3 miles north-east from Market Bosworth Town and Station (Loughborough and Nuneaton Branch of the L. & N. W. R.). The Lot has a total rental value of

PER £160 10s. 0d. ANNUM

SUMMARY OF LOT 24.

Description.	Tenant.	Tenancy.	Quantity Decimal Acreage.	Rental.	Remarks.
Osbaston Fields Farm ...	Mr. N. Thompson ...	Yearly, Lady-day	167·489	£ 160 s. 0 d. 0	Apportioned.
Allotment...	Mr. J. Smith ...	Half-yearly ...	·231	10 0	—
		Total A.	167·720	£160 10 0	

LANDLORD'S OUTGOINGS:

Rectorial Tithe Rent Charge (value 1917)	£4	15 0
Tithe Modus	1	8 11
Total	£6	3 11

THE FARM HOUSE

is brick-built and slated and partly ivy-clad, and has Lawn in front and Garden at the side. It contains :—Dining Room, about 15 feet by 15 feet, Drawing Room, Kitchen, Dairy, Scullery with copper, sink, bake oven and soft water pump, and Pantry on the Ground Floor. Six Bedrooms, approached by two staircases, on the 1st Floor. Attic, or Lumber Room, and Cellar in the Basement. Outside are lean-to Greenhouse, Coal House, and 3 Sitting Boxes. Water from pump.

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The Buildings

are principally brick-built, with slated and tiled roofs, and consist of Calf Pen and Loft, Cow Shed for 14, Engine House, Calf Pen, Barn, Saddle Room, Cart Horse Stable for 5, 2 Loose Boxes, Lean-to Trap House, 2-Bay Open Cart Lodge and Loft, 6-Bay Dutch Barn, Chaff House and Granary, 4-Bay Open Cattle Shed, 3-Bay ditto, Calf Box, Pigsty, Calf Box, Cow Shed for 5, Lean-to Implement Shed, Open Cattle Shed and Stick House.

The Dutch Barn was erected at the cost of the tenant about 5 years ago, and is to be taken by valuation at the expiration of his tenancy.

SCHEDULE.

No. on Plan.	Tenant.	Description.	Quantity, Decimal Acreage.	Total Quantity.
		PARISH OF BARLESTONE.		
210	Mr. N. Thompson	Arable	4·003	
221	—	Meadow	·819	
222	—	Do.	5·210	
224 & 226	—	Do.	17·562	
227	—	Arable	13·848	
229	—	Do.	3·712	
		PARISH OF NEWBOLD VERDON.		
299 & 300	—	Arable	16·040	
301	—	Meadow	13·770	
302	—	Do.	9·685	
303	—	Do.	5·773	
304	—	Do.	13·759	
		PARISH OF OSBASTON.		
151	—	Roadway	·062	
152	—	Meadow	6·842	
154	—	Do.	8·368	
Pt. 155	—	House, Buildings, &c.	1·539	
Pt. 155 & 156	—	Meadow	1·077	
157	—	Arable	11·498	
159	—	Do.	15·330	
166	—	Do.	7·845	
167	—	Do.	10·747	167·489
		PARISH OF NEWBOLD VERDON.		
298	Mr. Jacob Smith	Allotment	·231	·231
			Total A.	167 720

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LOT 25
(Coloured Blue on Plan No. 2)

An Enclosure of Fertile

MEADOW LAND

in the Parish of, and about half-a-mile west of the Village of Osbaston, and the main road from Ibstock to Hinckley.

The Lot is numbered 133 on the Plan, has an area of about

8'832 ACRES

and is let, together with other lands, to Mr. N. Thompson, on a yearly Lady-Day tenancy at the apportioned rent of

PER £10 Os. Od. ANNUM

LANDLORD'S OUTGOINGS:

Rectorial Tithe Rent Charge (value 1917) £0 9 10

NOTE.—This Lot is sold with the benefit of a right of way thereto as shown on the Plan.

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Land Inventory of N.V. Hall Farm Estates by Dave Preston.

Lot 24

Osbaston Fields Farm.

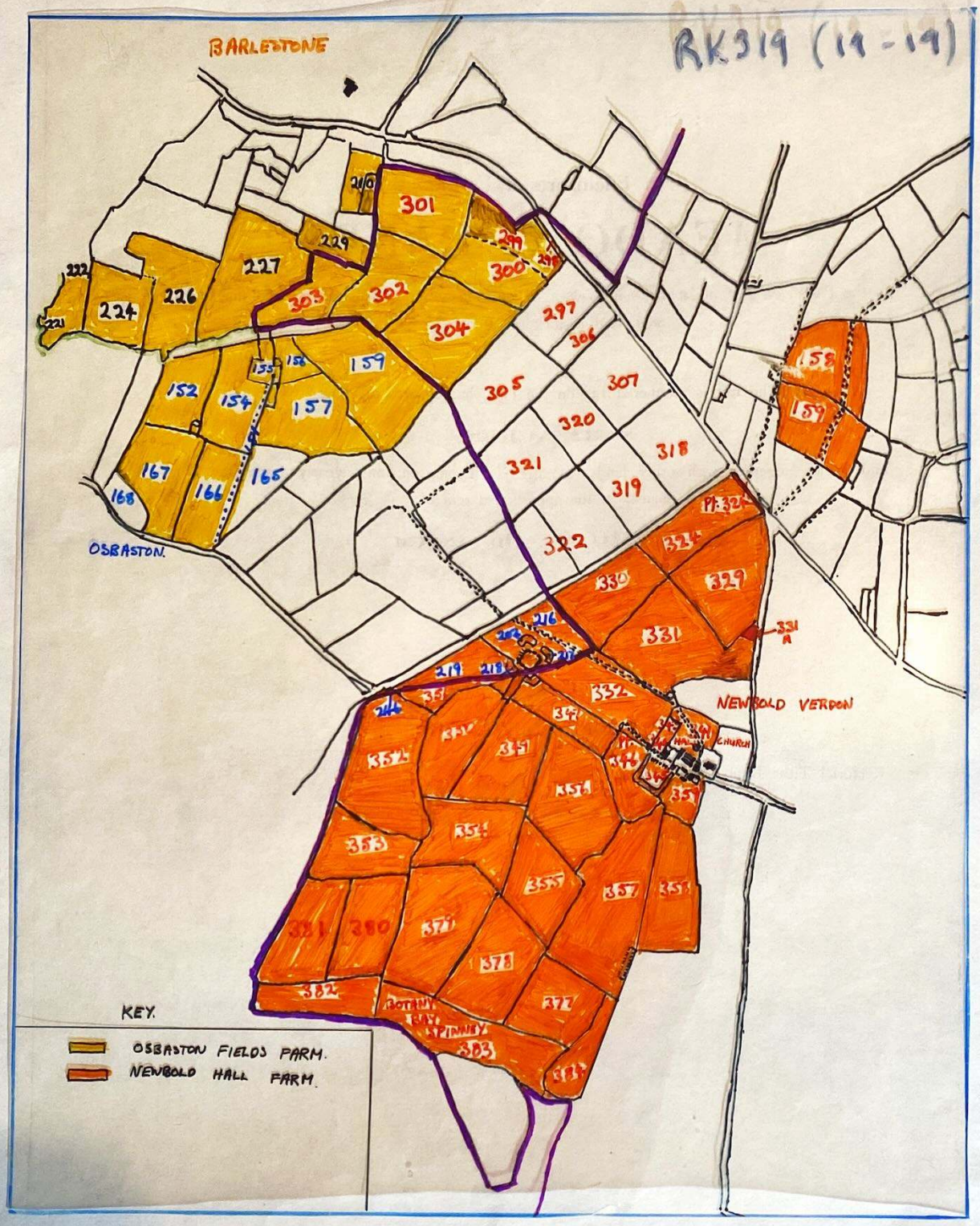
No. on Plan	Tenant	Description	Quantity Decimal Acreage	
		Parish of Barlestone		
210	Mr. N. Thompson	Arable	4·003	
221	—	Meadow	·819	
222	—	Ditto	5·210	
224 & 226	—	Ditto	17·562	
227	—	Arable	13·848	
229	—	Ditto	3·712	
		Parish of Nesbold Verdon		
299 & 300	—	Arable	16·040	
301	—	Meadow	13·770	
302	—	Ditto	9·685	
303	—	Ditto	5·773	
304	—	Ditto	13·759	
		Parish of Osbaston.		
151	—	Roadway	·062	✓
152	-	Meadow	6·842	✓
154	-	Ditto	8·368	✓
Pt. 155	-	House, buildings, etc.	1·539	✓
Pt. 155 & 156	-	Meadow	1·077	✓
157	-	Arable	11·498	✓
159	-	Ditto	15·330	✓
166	-	Ditto	7·845	✓
167	-	Ditto	10·747	✓
		Total Acreage	167·498	
		Parish of Nesbold Verdon		
298	Mr. Jacob Smith	Allotment	·231	
		Complete Total Acreage.	167·720	

Osbaston Psh — Lot 25:

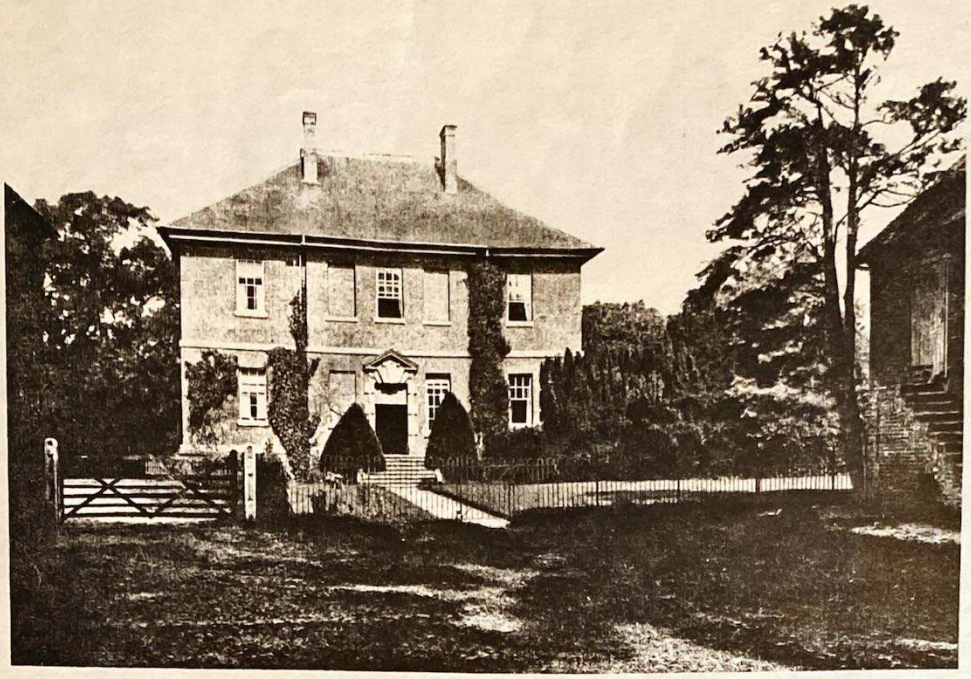
133	Mr. N. Thompson	Meadow.	8·832	✓
		Rent £10 p.a.		

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Newbold Hall Farm.
Osbaston Fields Farm.
Map to accompany sale particulars of the Hyde Flamville &
Newbold Verdon Estates, to be auctioned on
17 September, 1912.
Burbaston
Osbaston
Newbold Verdon
Braunstone
Cudeby
Market Bosworth
Sutton Cheney
Kirkby Mallory


BARLESTONE
RK319 (14-19)
OSBASTON
NEWBOLD VERDON
CHURCH
KEY.
OSBASTON FIELDS FARM.
NEWBOLD HALL FARM.

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(14 – 19)



NEWBOLD HALL. (Lot 22.)



NEWBOLD HALL. (Lot 22.)

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SCHEDULE.

PARISH OF OSBASTON.

Ord. No.	Description.	Acres.
202, 216 and 217	Pasture	8·540
218	Trees, etc.	·190
219	Ploughed up by Order	5·547
246	Ploughed up by Order	·153

PARISH OF NEWBOLD VERDON.

324 pt., 329	Arable	21·517
330	Arable	9·823
331	Ploughed up by Order	15·700
331A	Cottages, Gardens, etc.	·280
332, 344 pt. and 346 pt.	Pasture	8·432
341	Pasture	2·742
342	House, Buildings, etc	1·195
343	Kitchen Garden	·348
344 pt.	Lawns	1·856
345	Moat	·532
347	Pasture	5·299
348	Trees, etc.	·207
349	Arable	10·524
350	Ploughed up by Order	9·294
351	Ploughed up by Order	1·903
352	Ploughed up by Order	15·275
353	Ploughed up by Order	8·276
354	Arable	10·674
355	Arable	9·079
356	Arable	13·608
357	Pasture	18·219
358	Pasture	10·140
359	Pasture	2·300
377	Ploughed up by Order	8·478
378	Ploughed up by Order	12·495
379	Arable	14·896
380 and 381	Ploughed up by Order	18·767
382	Pasture	6·308
384	Pasture	4·606
Pt. 324	Gardens	·213
Pt. 346	Wood	4·661
383	Botany Bay Spinney	12·924
	TOTAL	275·001

SUMMARY.

House, Buildings, Garden, Cottages, etc.	4·424
Pasture	66·586
Arable	186·009
Woodlands, etc.	17·982

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AGREEMENT.

I,

of

hereby acknowledge myself to be the Purchaser of Lot of the property described in the within Particulars at the sum of £ and I have paid £ as a Deposit and in part payment of the purchase money to Messrs. Knight, Frank & Rutley, Auctioneers, as Agents for the Vendor, and I hereby agree to pay the remainder thereof and to complete the purchase according to the said Particulars and Conditions of Sale and the General Notes and Stipulations therein contained.

Dated this day of 1917.

Purchase Money - -	£	:	:
Deposit - - - -	£	:	:
Balance - -	£	:	:

As Agents for the Vendor, SIR CHARLES E. CRADOCK HARTOPP, BT., we hereby confirm this sale and acknowledge the receipt of the above mentioned Deposit.

Abstract of Title to be sent to