RK320
(1-5)

WITH POSSESSION.

ATTRACTIVE RESIDENTIAL & AGRICULTURAL HOLDING

KNOWN AS

"Newbold Hall Farm,"

LEICESTERSHIRE,

Comprising the FINE OLD HALL, extensive FARM BUILDINGS, and Valuable BUILDING FRONTAGES, adjoining the Village of NEWBOLD VERDON, together with about

275 ACRES

OF PRODUCTIVE PASTURE & ARABLE LAND AND SIX COTTAGES,

3 miles from Desford Station, Midland Railway, Burton Branch;
2½ miles from the Market Town and Station of Market Bosworth, L. & N.W. Railway; and 10 miles from the City of Leicester.

WARNER, SHEPPARD & WADE and P. L. KIRBY
IN CONJUNCTION WITH
ORCHARD & JOYCE

Are instructed by Thomas Sumner, Esq., TO SELL BY AUCTION,

ON WEDNESDAY, APRIL 8th, 1925,

AT THE MART, 16, HALFORD STREET, LEICESTER,

At 3 o'clock in the Afternoon prompt.

Subject to Conditions of Sale, incorporating the Common Form Conditions of the Leicester Law Society, to be then produced.

Solicitors: Messrs. DICKINSON & WATSON, Ormskirk.

S. BARKER & CO., WELLINGTON ST., LEICESTER.

RK 320
(2-5)

PARTICULARS

LOT 1—THE VALUABLE FREEHOLD

AGRICULTURAL AND RESIDENTIAL HOLDING

KNOWN AS

"NEWBOLD HALL FARM"

Consisting of the FINE OLD HALL, the well arranged FARM BUILDINGS, and valuable Building Frontages adjoining the village of Newbold Verdon, together with about 275 ACRES of good DAIRY PASTURE, easy working ARABLE LAND, and WOODLANDS.

Situate about three miles from Desford Station (L.M.S. Burton Branch), two-and-a-half miles from Market Bosworth, and ten miles from the City of Leicester.

THE FINE OLD HALL, pleasantly situated adjoining the village of Newbold Verdon, is substantially built of Brick with Tiled Roof, and possesses many of its original features, including some Handsome Oak Panelling and Moulded Cornices. It is believed that Bishop Crew and Lady Mary Worthy Montagu were among its former occupiers.

THE RESIDENCE

Contains on the GROUND FLOOR, a Stone paved ENTRANCE HALL, about 25ft. by 18ft.; Oak panelled BREAKFAST ROOM, about 16ft. by 15ft., having Moulded Cornice, Tiled Grate and Marble Surround; DINING ROOM, about 20ft. by 16ft., with Oak Floor, Oak Panelling and Tapestry to walls; DRAWING ROOM, about 16ft. by 16ft., with fine old Moulded Cornice; KITCHEN fitted with new "Herald" Range, and Scullery, with glazed sink and draining boards.

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ON THE FIRST FLOOR

Approached by a magnificent old OAK STAIRCASE, are SIX BEDROOMS, the principal one being about 20ft. by 16ft. Some of the Bedrooms have fine old Moulded Cornices.

There are also EIGHT ATTICS.

THE BASEMENT

Contains the DAIRY, CELLAR, WORKSHOP, LARDER, WASH HOUSE and STORE ROOM; and in the YARD at the rear of the House are POULTRY HOUSES and Sitting Boxes, Wood and Galvanised Shedding.

An OLD MOAT enclosing a TENNIS LAWN is placed to the South-West of the House, and there is also another LAWN and an excellent WALLED KITCHEN GARDEN.

The well-arranged

FARM BUILDINGS

Are principally Brick built with Tiled Roofs, consisting of open Wagon Hovel, Granary, Trap House, Calf House with Granary over, Barn, Three-bay open Wagon Hovel having corrugated iron roof, excellent Seven-bay Dutch Barn, Range of new Buildings, Brick built and Galvanised Roof, comprising Seven Spacious Boxes and Implement Shed, Chaff House, Cart Horse Stable for Six, Two-stall Nag Stable, Saddle Room and Loft, Root House, Barn with Loft over, Chaff House, Cow Shed for Seventeen, Ditto for Thirteen, Four-bay open Shed, and Two Cattle Boxes, Three-bay open Cattle Shed, Trap House, Fowl House, Five Pigsties, Mixing House, Two-bay open Horse Shed, and open Shed.

In the Field numbered 380 and 381 is a Two-bay open Brick built Cattle Shed and Loose Box with corrugated iron roof.

There are Sixteen Enclosures of excellent Dairy and Sheep Pasture extending to about 138 Acres, Ten Enclosures of Two-horse Productive Arable Land of about 119 Acres, and 17 Acres of Woodland, as shown in the following Schedule.

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LOT 2.

(COLOURED PINK ON PLAN)

A PAIR OF BRICK AND SLATED COTTAGES

Situate in Dragon Lane, each containing Six Rooms, and having Coal House, Ash Pit, Privy, and Garden.

LOT 3.

(COLOURED GREEN ON PLAN)

FOUR BRICK AND SLATED COTTAGES

Situate nearly opposite the Church, 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 A[illegible], now let to Messrs. Kellam, Freeman, Farmer and Pool, on monthly tenancies.

The passage way on the eastern boundary of this Lot is included herewith ; but a free and unrestricted right of access along it, and a right to take water from the pump, is reserved to the owner and occupier of the adjoining cottage, as has been hitherto enjoyed.

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SCHEDULE

No. ON PLAN	DESCRIPTION	QUANTITY
202, 216 and 217	*Pasture	8·540
218	*Trees, etc.	·190
219	*Pasture	5·547
246	*Arable	·153
Part 324 and 329	Ditto	21·517
330	Ditto	9·823
331, 332, Part 344 and Part 346	Pasture	24·132
341	Ditto	2·400
342	House, Buildings, etc.	1·195
343	Kitchen Garden	·348
Part 344	Lawns	1·856
345	Moat	·532
347	Pasture	5·299
348	Trees, etc.	·207
349	Arable	10·524
350	Pasture	9·294
351	Ditto	1·903
352	Arable	15·275
353	Pasture	8·276
354	Arable	10·674
355	Ditto	9·079
356	Ditto	13·608
357	Pasture	18·219
358	Ditto	10·140
359	Ditto	2·300
377	Ditto	8·478
378	Arable	12·495
379	Ditto	14·896
380 and 381	Pasture	18·767
382	Ditto	6·308
384	Ditto	4·606
Part 324	Gardens	·213
Part 346	Wood	4·661
383	Botany Bay Spinney	12·924
	Total Acres	274·379

NOTE.—All are in the Parish of Newbold Verdon, except those marked with an asterisk which are in the Parish of Osbaston.

David Poulter

N.V. Hall Farm

Sale Particulars

Mr Thompson? Mr Selkirk Sr?

3 Sales 1917 192 1944

L.R.O. Has Copy also no map either! DP

Solicitors in Ormskirk 1922 sale

Mr Selkirk Sr came from Ormskirk? I think. DP

m/s. J.W. PRESTON & Sons

NV HALL FARM