1944

RK 321 (1-4)

Particulars.

THE
NEWBOLD HALL FARM

is an

Attractive Agricultural Property

situated 3 miles from Desford Station (L.M.S.), 2½ miles from Market Bosworth and 10 miles from Leicester.

The Fine Old Manorial Residence

is pleasantly situated adjacent to the Village of Newbold Verdon. It is believed to have been the residence of Lord Crewe, Bishop of Durham, and of Lady Mary Wortley Montagu, and still possesses many of its original features, including some oak panelling, moulded cornices, and a magnificent old oak staircase.

On the Ground Floor are Stone Paved Entrance Hall, about 25ft. by 18ft.; Oak Panelled Breakfast Room, about 16ft. by 15ft.; Dining Room, about 20ft. by 16ft., with Oak Floor, Oak Panelling and Tapestry; Drawing Room, about 16ft. square; Kitchen fitted with "Triplex" Combination Grate, and Scullery.

On the First Floor are FIVE BEDROOMS and BATHROOM, with fitted Bath, Wash Basin and W.C.

On the Top Floor are Eight Bed or Box Rooms.

The Basement contains the Dairy, Wash House, Workshop, Cellars, etc.

An old Moat encloses a Tennis Lawn. There is also a Second Lawn and an excellent Walled Kitchen Garden.

ELECTRIC LIGHT IS INSTALLED.

RK321(2-4)

The Farm Buildings

are well placed, principally built of Brick with Tiled Roofs, and consist of Cowsheds for 41, fitted with Water Bowls, Cooling Shed, an excellent Seven-bay Dutch Barn, a Modern Range of Seven Spacious Boxes and Implement Shed, Cart Horse Stable for five, Two-Stall Nag Stable, Saddle Room with Loft over, Barn with Loft, Chaff House, Open Sheds, Pig Styes, etc.

Two Cottages

situate in Dragon Lane, are built of Brick with Slated Roofs, and contain Six Rooms with usual Outbuildings and Garden.

The Land

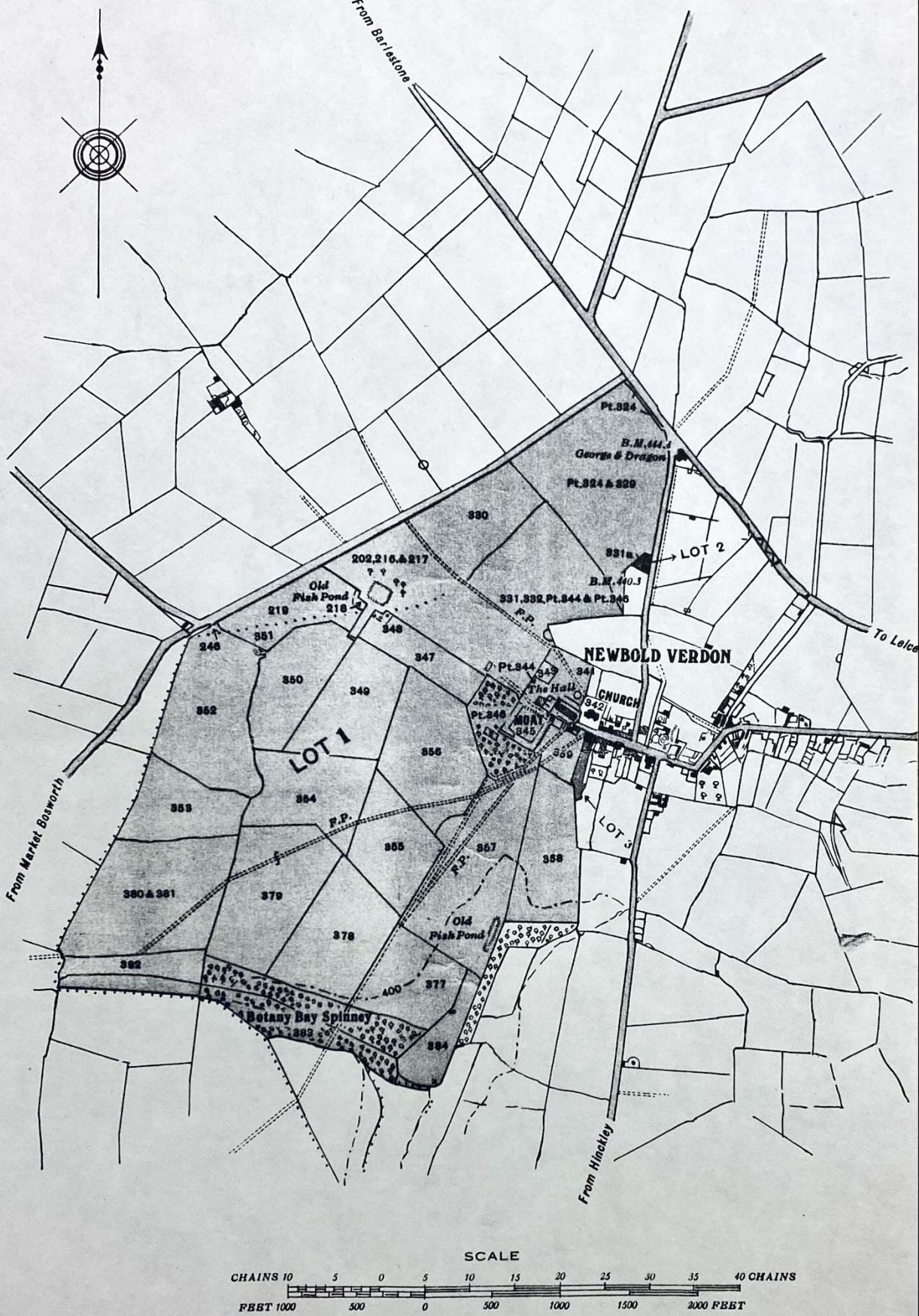
lies compactly in a ring fence with long road frontage.

The Farm has long been known as an excellent Sheep and Dairy Holding, for which it is eminently suitable. It is let to Messrs. W. H. and T. W. Milner on a yearly (March 25th) tenancy at the moderate rental of £330 0s. 0d. per annum.

The Outgoings are small, viz.: A Tithe Redemption Annuity of 19s. 10d. and a Fee Farm Rent of 16s. 8d. The latter has not been demanded or paid for several years.

The Minerals, if any, and Timber are included in the Sale.

RK321 (3-4)



SCALE

CHAINS 10 5 0 5 10 15 20 25 30 35 40 CHAINS

FEET 1000 500 0 500 1000 1500 2000 FEET

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

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

S. BARKER & CO., PRINTERS, LEICESTER.

RK321 (4-4)

Plan of

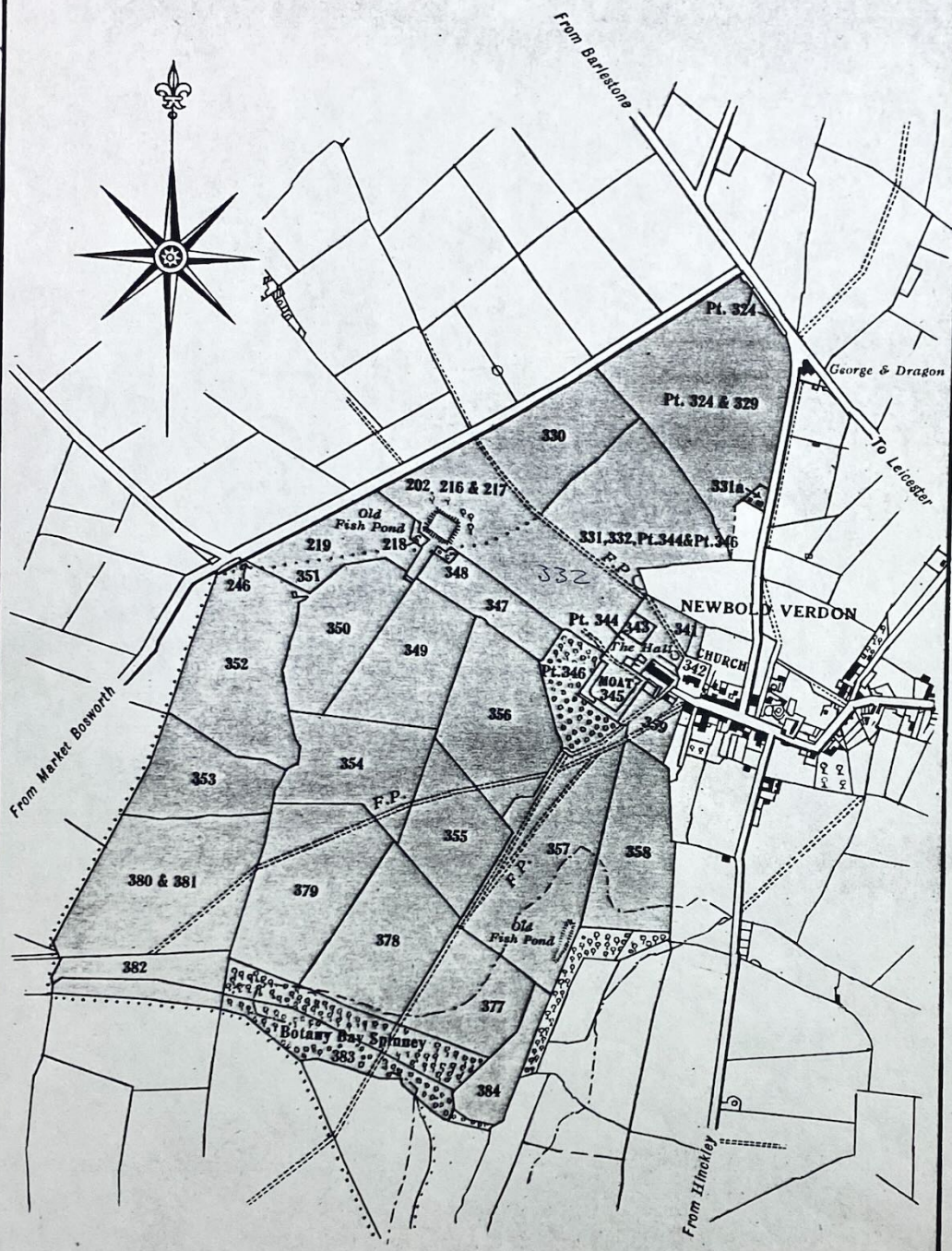
RESIDENTIAL AND AGRICULTURAL PROPERTY,

NEWBOLD VERDON.

For Sale by Auction by

WARNER, SHEPPARD & WADE,

On Wednesday, 1st March, 1944.



SCALE : 6 inches to 1 mile.

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BARKER & CO., 19, WELLINGTON STREET, LEICESTER.