

BEDFORDSHIRE

6 miles North of Bedford, 16 miles from Northampton and Huntingdon, 58 miles from London

Particulars, Plan and Conditions of Sale

OF

THE OUTSTANDING FREEHOLD RESIDENTIAL AND AGRICULTURAL PROPERTY

KNOWN AS

BLETSOE CASTLE FARM BLETSOE

COMPRISING

Historic Stone built Residence of Character

BLETSOE CASTLE

in a lovely situation

**SUBSTANTIAL AND MODERNISED FARM BUILDINGS
WITH CAPACIOUS GRAIN DRYING AND STORAGE FACILITIES**

VERY WELL FARMED AND FERTILE LAND

PROVIDING AN

EXCEPTIONAL MIXED HOLDING

**Total 464'343 Acres
(or thereabouts)**

WITH

Eleven Cottages

WITH VACANT POSSESSION

(except certain cottages)

WHICH

ROBINSON & HALL

are instructed by the Executors of James Harris, deceased, to offer for Sale by Auction

at THE SWAN HOTEL, BEDFORD

on SATURDAY, 3rd JULY 1965

at 12 noon

(unless previously disposed of by Private Treaty)

Solicitors:

Messrs FIELD ROSCOE & CO.

52 Bedford Square, London W.C.1 (Telephone: Museum 1922)

Auctioneers' Offices:

14 and 15A St. Paul's Square, Bedford (Telephone: 2201/5)

PARTICULARS

BLETSOE CASTLE FARM

BLETSOE

Bedfordshire

An Exceptional Residential and Agricultural Property

OF

464.343 Acres

WITH VACANT POSSESSION

(except for certain cottages)

BLETSOE CASTLE

is delightfully situate in sheltered park like surroundings on the edge of the small unspoilt village. The Residence which is the restored north side of the original quadrangular structure is approached by a gravelled drive over a stone bridge spanning the moat which still surrounds three sides of the site. The construction of this imposing building is of stone with mullioned windows and tiled roof. The accommodation all on two floors is as follows:—

On the Ground Floor

ENTRANCE HALL, 23 ft 6 in. by 19 ft 6 in., open stone fireplace and Jacobean staircase.
DRAWING ROOM, 19 ft 6 in. by 19 ft 6 in., open stone fireplace.
DINING ROOM, 19 ft 6 in. by 19 ft 6 in., open brick fireplace and serving hatch to kitchen.
LOBBY, access to Garden and to
GENTLEMEN'S CLOAKROOM, large built-in cupboards, hand basin and separate W.C.
KITCHEN, 19 ft 6 in. by 18 ft 0 in. 4-oven Aga cooker, twin sinks and built-in cupboards.
PANTRY, built-in china cupboards and sink.
UTILITY ROOM/STOREPLACE.
At the south east end and divided from the above:
OFFICE, 11 ft 6 in. by 7 ft 6 in.
STOREROOM, 14 ft 6 in. by 11 ft 6 in., cupboard.
W.C.
GAMES ROOM, 29 ft by 19 ft 3 in., large cupboard and double doors to yard.

On the First Floor

LANDING.
SUITE, comprising BEDROOM No. 1, 19 ft 6 in. by 19 ft 6 in., open stone fireplace. BATHROOM connecting door to Bedroom, hand basin and electric water heater.
BEDROOM No. 2, 15 ft 6 in. by 13 ft, built-in cupboard.
BEDROOM No. 3, 16 ft 6 in. by 10 ft 3 in. open brick fireplace and built-in cupboards.
BEDROOM No. 4, 15 ft 3 in. by 14 ft 3 in., hand basin.
BEDROOM No. 5, 13 ft 3 in. by 12 ft 0 in. open brick fireplace, hand basin and built-in drawers.
BATHROOM No. 2, bath, hand basin, towel rail, electric water heater.
LINEN CUPBOARD.
SEPARATE W.C.
At the south-east end and divided from the above
BEDROOM No. 6, 15 ft 6 in. by 13 ft, hand basin.
BATHROOM, bath, hand basin, towel rail.
BEDROOM No. 7, 13 ft 6 in. by 11 ft 6 in.
BEDROOM No. 8, 15 ft 0 in. by 14 ft 0 in. large built-in cupboard.
BOXROOM, built-in cupboards. STOREPLACE. Secondary Staircase.

Flanking the courtyard is a brick and tiled range converted to a

MODERN MAISONETTE

with the following accommodation, electrically heated throughout.

SMALL ENTRANCE HALL.

LIVING ROOM, 19 ft by 9 ft. French windows to garden and built-in stove.

LIVING ROOM, 9 ft by 8 ft.

KITCHEN, stainless steel sink unit and cooker point.

PANTRY.

BEDROOM No. 1, 10 ft by 9 ft.

Adjoining BATHROOM, bath, hand basin, towel rail/radiator.

BEDROOM No. 2, 15 ft 6 in. by 12 ft, built-in wardrobe and cupboards.

BATHROOM, bath, hand basin and W.C.

Services

Main water, electricity connected. Drainage to Septic Tank.

Rates

Bletsoe Castle

Rateable Value £206.

Rates (current half year) £51 18s. 7d. Water Rate £4 5s. 10d.

Maisonette

Rateable Value £18—Current half yearly rate £4 10s. 0d. Water by meter.

Outbuildings

LARGE STOREPLACE.

HUNTER STABLE with two boxes and harness room.

Stone and slate DOUBLE GARAGE, FUEL STORE AND KENNEL.

Brick and slate GRANARY and GARAGE.

Brick and slate range of four STOREPLACES and WORKSHOP with FORGE

GARDENS

The Castle surrounds are attractively laid out with stone walling to the roadsides, tarred and gravelled approaches to the buildings, flagged areas and lawns adjoining the residence with attractive tree planted areas, all being exceptionally well maintained.

There is also a walled Kitchen Garden containing fruit trees and a small Paddock.

THE FARM BUILDINGS

are situate to the east of the residence with separate road access and excellent approaches. The buildings have been modernised at great expense, they are in exceptionally good repair and provide ample accommodation for stock, grain and machinery as follows:—

OPEN YARD, surrounded on three sides by:

Brick and slate range of TRACTOR PLACE and THREE BOXES.

Brick, slate and corrugated asbestos COVERED STOCK YARD.

Brick and slate LARGE BARN, 46 ft by 30 ft with overhead grain conveyor.

Brick and slate GRAIN DRYING and STORAGE BUILDING (see further details).

Interconnected with the above is a further brick and slate:

LARGE BARN, 76 ft by 23 ft, also with overhead grain conveyor.

THREE brick, slate and asbestos part iron COVERED STOCK YARDS.

FEED STORAGE BUILDING, TWO BOXES, and LORRY GARAGE.

To the south-west of the above is a brick, steel and slate:

FIVE-BAY IMPLEMENT SHED, a SEVEN-BAY IMPLEMENT SHED and a stone and tile BARN with large doors.

Close to the road is a stone brick and pantile LARGE BARN part of which is divided to provide an excellent HUNTER STABLE with THREE LOOSE BOXES, HARNESS ROOM and LOFT above.

Note: Main water and electricity are connected to buildings where required and the covered yards are fitted with mangers and hayracks.

Situate on the roadside in O.S. No. 217 is an outlying set of substantial timber-built general purpose and stock buildings providing the undermentioned.

Walled in OPEN STOCK YARD with SIX-BAY SHELTER adjoined by a timber and corrugated iron FOUR-BAY DUTCH BARN, boarded down on one side and a SIX-BAY DUTCH BARN of which two bays are totally enclosed to form a GENERAL STORE.

Main water is connected.

THE GRAIN DRYING AND STORAGE EQUIPMENT

(installed in 1963)

BENTALL VERTIFLOW DRIER (5 tons per hour).

Oil Fired Burner with Cooling Fan—Airwood Extractor Fan.

REKORD PRECLEANER with CYCLONE.

Steel lined Intake and Elevator Pits.

ELEVATORS and REVERSIBLE CONVEYORS.

TWO CRITTALL HOLDING BINS (59 tons wheat).

SIX CRITTALL STORAGE BINS (168 tons).

Conveyor Extensions to Two Barns.

Bulk Loading Connection—3 Phase Electrically operated.

The Bentall Vertiflow Drier has a throughput capacity of 5 tons per hour at 6% moisture extraction. The oil fired burner with cooling fan is housed in a separate Furnace Room and supplied from a 700 gallon Fuel Tank. The Intake Hopper is a 13 ft wide steel lined pit under cover. The 32 ft 9 in. Elevator (19 tons per hour rating) in a steel lined pit feeds the two Crittall self emptying Holding Bins or the reversible Top Conveyor (20 tons per hour rating) which is 95 ft long plus extensions. The second Elevator from the Holding Bins, also set in a steel lined pit is 28ft 9 in. (19 tons per hour). The Six 28 Ton Crittall Storage Bins are connected to the 46 ft long Bottom Conveyor (20 tons per hour) which has a further Elevator. There are two extensions to the Top Conveyor, one 75 ft long and the other 37 ft long to facilitate additional floor storage in adjoining Barns. Both extensions have remote control outlets and a connection is available for bulk loading. A Rekord Precleaner, Model P.12, complete with Cyclone is installed and an Airwoods 36 inch ring mounted Extractor Fan is built into an outer wall.

This modern versatile installation operated from a three phase electric power supply, is conveniently arranged and fitted with catwalks, ladders, electric lighting, etc.

THE ELEVEN COTTAGES

are situate in the village convenient to the farm and as follows:—

In O.S. No. Pt. 171

An attractive block of SIX COTTAGES of brick, lath and plaster and thatch, of which five are modernised each with Living Room, Kitchen with sink (h. and c.), Bathroom with bath (h. and c.), basin (h. and c.) W.C. and Airing Cupboard and Two Bedrooms. Garden Plots. Rateable Value of each £21.

Main water, electricity and drainage.

No.				Rent p.a. (excl.)	Tenancies
				£ s. d.	
9	Mr. F. Cranfield	...	...	22 0 0	Half yearly
10	Vacant				
11	Mr. J. Riseley	...	...	20 0 0	Half yearly
12	Mrs. Ives	...	...	13 0 0	Monthly
13	Mr. B. J. Cranfield	...	...	39 0 0	Weekly
14	Service Occupier				

At the rear of the above are two small brick, lath and plaster and thatched cottages (Nos. 7 and 8) unoccupied and in disrepair and the subject of a Demolition Order.

In O.S. No. Pt. 168

A stone plaster and tile block of THREE COTTAGES containing the following accommodation:

No. 18	Living Room, Pantry, One Bedroom	Rateable Value £14
No. 19/20	Living Room, Sitting Room, Two Bedrooms	Rateable Value £23
No. 21	Living Room, Pantry, Two Bedrooms	Rateable Value £15
Garden Plots and Barn.		

No.	Tenant			Rent p.a. (excl.)	Tenancies
				£ s. d.	
18	Miss Brown	...	...	20 0 0	Monthly
19/20	Mrs. Parsons			Rent free	
21	Service Occupier				

NOTE: The roadway to Nos. 18 to 21 is subject to a right of way for all purposes in favour of the adjoining cottage No. 16/17.

THE LAND

Ordinance Survey Numbers and Areas in the Schedule and on the Plan are based on the latest available Edition. Enclosure boundaries which have since been removed are indicated by hyphenated lines on the plan.

SCHEDULE

O.S. No.	Description	Acreage
Bletsoe Parish		
Pt. 129	Arable	33.309
Pt. 130	Arable	13.878
Pt. 135	Arable	16.421
136	Arable	38.524
137	Arable	15.205
138	Pasture	15.861
Pt. 168	Three Cottages	0.430
Pt. 169		0.128
Pt. 170	Cottage Gardens	0.160
Pt. 171	Eight Cottages	0.810
172	Pt. Arable, Pt. Pasture	2.023
174	Castle Grounds	3.442
175	Farm Buildings, etc.	2.437
176	Farm Buildings, etc.	0.695
177	Farm Buildings, etc.	0.169
178	Pasture	2.006
179	Pond	0.120
180	Pasture	8.165
181	Former Pond	0.118
182	Arable	15.997
Pt. 183	Arable	32.460
Pt. 184	Arable	37.947
186	Arable	15.635
187	Arable	3.812
188	Pt. Arable, Pt. Pasture	17.264
189	Pt. Arable, Pt. Pasture	1.208
190	Pt. Arable, Pt. Pasture	6.636
212	Pasture	51.176
213	Pt. Arable, Pt. Pasture	16.514
Pt. 217	Arable (and Outlying Buildings)	22.833
218	Spinney	0.607
219	Arable	12.549
220	Arable	50.441
Pt. 231	Arable	19.723
Milton Ernest Parish		
Pt. 5	Spinney	4.270
Pt. 6	Spinney	1.370

Total 464.343 acres

Main water is laid to troughs in the Pasture Enclosures in addition to the buildings. Other former connections are out of use.

SPECIAL CONDITIONS OF SALE

1. GENERAL

These conditions shall be deemed to be Supplemental and annexed to the foregoing General Remarks, Stipulations and Particulars relating to the property.

2. CONDITIONS OF SALE

- (a) The property is sold subject to the National Conditions of Sale (Seventeenth Edition) as varied by the said General Remarks Stipulations and Particulars and by these Special Conditions but so that in the case of any inconsistency these Special Conditions shall prevail.
- (b) A copy of the said National Conditions of Sale will be open to inspection at the offices of the Vendors' Solicitors prior to the time of the sale and the Purchaser shall be deemed to have full knowledge of the contents of such Conditions and shall be bound by them.
- (c) Conditions 6 and 7 of the said National Conditions shall be varied so that the rate of interest specified therein shall be 5% or 2% above bank rate whichever sum shall be the greater.
- (d) Condition 13 of the said National Conditions shall not have effect.

3. THE VENDOR'S SOLICITORS

The Vendor's Solicitors are Messrs Field Roscoe & Co. whose offices are at 52 Bedford Square, London, W.C.1

4. DEPOSIT

The deposit shall be at the rate of £10 per cent on the purchase money and shall be paid immediately after the sale by the Purchaser to the Auctioneers who shall hold the said deposit as Agents for the Vendors.

5. THE VENDORS

The Vendors, James George Harris and Charles Edward Victor Salsbury, are selling as Personal Representatives of James Harris deceased and they shall only be required to give the covenants implied by their being expressed to sell as Personal Representatives.

6. COMPLETION

- (a) The date fixed for completion shall be the 29th day of September 1965.
- (b) Completion shall take place at the offices of the Vendor's Solicitors.

7. TENURE

The property is freehold.

8. Any reference in the General Remarks, Stipulations, Particulars or these Special Conditions to any Ordnance Survey Enclosure numbers shall refer to the Second Edition of 1901 as revised of the Sheets for Bedfordshire VII, 7 and 11.

9. TITLE

- (a) The Title as to the greater part of the property shall commence with a Mortgage dated the 8th day of June 1925 and made between the Right Honourable Moubay St. Andrew Thornton 18th Baron St. John of the first part Norman Magnus Macleod Harry Norton Schofield and Malcolm Lloyd Griffith of the second part and the Most Noble Henry Pelham Archibald Douglas Seventh Duke of Newcastle of the third part. The charges mentioned in the said Mortgage were discharged and released by a Deed of even date therewith but neither the documents constituting such charges nor the releases or reconveyances thereof shall be abstracted or produced and no requisition or objection shall be made or taken in respect thereof.

(b) The Title as to the remainder of the property shall commence as follows:—

- (i) As to the O.S. Enclosure nos. 172, 189, 190 and 213 in the Parish of Bletsoe the Title shall commence with a Conveyance on sale dated the 6th day of October 1936 and made between Malcolm Lloyd Griffith and Thomas Richard Jones of the one part and the London and Fort George Land Company Limited of the other part.
- (ii) As to O.S. Enclosure nos. Pt. 168, 169, 170 and Pt. 171 in the Parish of Bletsoe the Title shall commence with a Vesting Deed dated the 28th day of March 1927 made between Norman Magnus Macleod, Henry Norton Schofield and Malcolm Lloyd Griffith of the one part and the Right Honourable Moubray St. Andrew Thornton 18th Baron St. John of Bletsoe of the other part which said Vesting Deed discloses certain Mortgage and other Charges then subsisting none of which affect any of the O.S. Enclosure nos. Pt. 168, 169, 170 and Pt. 171 in the Parish of Bletsoe and the Purchaser shall not be entitled to raise any objection or requisition in relation to or in respect of any of the said Mortgage Incumbrances and other charges mentioned or referred to in the said Vesting Deed.
- (iii) As to O.S. Enclosure nos. Pt. 5 and Pt. 6 in the Parish of Milton Ernest the Title shall commence with a Conveyance on Sale dated the 20th day of December 1962 between the Minister of Aviation of the one part and the Vendors of the other part.

As regards the whole of the property the Purchaser shall not require the production of nor investigate or make requisition or objection in respect of the titles or any of them prior to the respective Roots of Title whether the same shall appear in the recitals of those or any other documents of title or appear to be in the Vendor's possession or power or not.

10. RIGHTS, EASEMENTS AND RESERVATIONS OVER THE PROPERTY

- (a) By a Deed of Grant made the 14th day of May 1934 between the London and Fort George Land Company Limited (the Company) of the first part the Governors of the Bounty of Queen Anne of the second part and the Reverend Frederick William Carlton (the Incumbent) of the third part the Company by the direction of the Governors conveyed to the Incumbent and his successors in title ALL THAT the free and uninterrupted flow and passage of water at all times thereafter and for all purposes from the Company's Head Water Supply by and through a pipe three quarters of an inch in diameter in or under the land from the point marked "E" to the point marked "F" on the plan hereto at or near which point the said pipes were to be connected with the existing pipe thereafter referred to TO HOLD the said easement unto the Incumbent and his successors and as and for an appurtenance to the Parsonage House of the benefice of Bletsoe and for the consideration therein mentioned the Company for itself and its successors and assigns covenanted with the Incumbent and his successors that the Company would provide an adequate supply of water to (inter alia) the said Parsonage House through the said pipe subject to the payment by the said Incumbent for the time being of one shilling a year And that the Company should maintain the said pipe between the points marked "E" and "F" on the said plan and should at its own expense provide and maintain all apparatus appurtenant to the water supply therein referred to upon the Company's own land and at its own expense carry out all necessary pumping but so that the Company should not be liable to maintain any apparatus outside the then present boundaries of the Company's property. In about the year 1936 the Parsonage House was purchased by Mrs. E. L. Pigott and shortly thereafter the said water supply to the Parsonage House ceased and has not recommenced. The property is sold subject to the provisions of the said Deed of Grant so far as they concern the property the subject of this sale and the Purchaser shall in the Conveyance to him covenant with the Vendors to observe and perform the terms of the said Deed of Grant so far as the same may now be subsisting and capable of taking effect and to indemnify and keep indemnified the Vendors and the estate of James Harris deceased from and against all claims demands and liability in respect of the covenants on the part of the Company contained in the said Deed of Grant.
- (b) The property is sold subject to a Fee Farm Rent of £1 13s. 2d. which said Fee Farm Rent has not been paid for many years. No requisition or objection shall be made or taken as to the origin of the said Fee Farm Rent and no particulars shall be required of the specific lands affected thereby and the Purchaser shall in the Conveyance to him covenant to indemnify the Vendors against all claims demands and liabilities in respect of non-payment of the said Fee Farm Rent.
- (c) O.S. Enclosure nos. Pt. 5 and Pt. 6 in the Parish of Milton Ernest are sold subject to
 - (i) The reservation for the benefit of the adjoining or neighbouring land known as the Royal Aircraft Establishment Bedford, part of the boundaries of which are shown edged green on the plan attached to the Conveyance of this property to the Vendors a copy of which said plan can be inspected at the office of either the Auctioneers or of the Vendor's Solicitors, and the owner or owners and the occupier thereof of the following rights that is to say the free passage of electricity gas water and soil from and to the said Royal Aircraft Establishment Bedford through the cables wires pipes drains and channels (if any) which are now in over or under the said property with all easements rights and privileges proper for repairing maintaining the reinstating the same and
 - (ii) Such right (so far as the said right is still subsisting and capable of being exercised) to lay construct and maintain a water pipe as was by a Conveyance date the 10th day of January 1945 made between Gladys Ibbett of the one part and the Minsden Estate Company of the other part excepted and reserved in favour of the said Gladys Ibbett her successors in title the owner or owners from time to time of the adjoining land comprising O.S. Enclosure no. 7 in the Parish of Milton Ernest and described in a Conveyance dated the 19th day of November 1947 and made between Michael Bruce Urquant Dewar of the one part and the Minister of Supply of the other part. The Vendors are in possession of neither of these last said Conveyances or of copies or abstracts thereof and the Purchaser shall make no objection or requisition thereto.
 - (iii) a covenant on the part of the Vendors with the Minister of Aviation to the intent that the covenant should be annexed to and run with the said land now known as Royal Aircraft Establishment Bedford and each and every part thereof that the Vendors would maintain to the satisfaction of the Minister of Aviation the existing fences and hedges of the said property. The Purchaser shall covenant in the Conveyance to him to observe and perform the said covenant and to indemnify and keep indemnified the Vendors and the estate of James Harris deceased against all claims demands and liabilities in respect thereof.

12. TITHE REDEMPTION ANNUITY

- (a) The property together with other lands not belonging to the Vendors is subject to a Tithe Redemption Annuity under the Tithe Act 1918 amounting to £355 17s. 8d. payable for fifty years from the 25th day of March 1921. This annuity was informally apportioned in 1931 by the Governors of the Bounty of Queen Anne so that the property owned by the late James Harris was charged with the annual sum of £178 4s. 0d. which sum is now paid by the Vendors. It is understood that the Tithe Redemption Commission is unwilling to make a formal apportionment and that the Governors of the Bounty of Queen Anne will not agree to a further informal apportionment. The Vendors will covenant that they and their successors in title as the owners of the remainder of the Bletsoe Estate owned by the late James Harris will discharge the whole of each said annual payment until the annuity be determined and the purchaser shall covenant for himself and for his administrators and successors in title that he will pay to the Vendors and their successors in title of the remainder of the Bletsoe Estate for the remainder of the duration of the said Tithe Redemption Annuity a fair proportion of the said sum of £178 4s. 0d. and such proportion shall be £94 per annum which sum shall be payable half-yearly on the production by the Vendors or their successors in title of the request for payment by the Church Commissioners.
- (b) The property is sold subject also to any tithe, tithe redemption annuity or corn rent properly chargeable on this property which is not included in the said £178 4s. 0d. Apart from the said sum of £178 4s. 0d. the Vendors have received no claim for any payment in respect of the said property but the Purchaser shall discharge any claim that there may be.

13. RESERVE PRICE AND BIDDING

Subject to a reserve price the highest approved bidder shall be the Purchaser, the Auctioneer having the right to refuse any bid. No bidding shall be withdrawn or be less in advance of the last previous bid than such sum as shall be fixed by the Auctioneer.

14. DESCRIPTION

The property is believed to be and shall be taken as correctly described as to quantity and otherwise and any error omission or mis-statement found in the Particulars or these Conditions shall not annul the same or entitle any Purchaser to be discharged from his purchase nor shall the Vendor or the Purchaser claim or be allowed any compensation in respect thereof.

15. THE CONVEYANCE

The Conveyance to the Purchaser shall contain all such exceptions reservations grants covenants and provisions for giving effect to the General Remarks, Stipulations, Particulars and Special Conditions and any such wording as the Vendor's Solicitors shall reasonably require.