

By direction of Lord St. John of Bletso.

BEDFORDSHIRE

Situated between Bedford, Rushden and Kimbolton, including Properties in the Villages of Melchbourne, Riseley and Bletsoe.

Particulars, Plans and Conditions of Sale of
The Remaining Portions of
THE
MELCHBOURNE ESTATE

including

Four Farms from 127 Acres to 379 Acres

SEVERAL SMALLHOLDINGS

About 100 Houses and Cottages and Accommodation Land

in and about the Villages of Riseley, Melchbourne and Bletsoe.

SEVERAL PARCELS OF WOODLAND

The whole extending to about

1,889 Acres

For Sale by Auction, as a whole or in numerous Lots, by Messrs.

KNIGHT, FRANK & RUTLEY

(W. Gibson, D.S.O., F.R.I.C.S., F.A.I.; M. Mackenzie (U.S.A.); E. Fisher; P. C. Oldfield, M.A. (Agric.Oxon), F.A.I.; A. C. Siese; W. Cunningham; G. C. R. Coleridge, M.C.; E. S. Osborne, F.R.I.C.S., F.A.I.; C. A. H. Stenholm, F.R.I.C.S.; G. L. Gay, F.R.I.C.S., F.A.I.; R. J. M. Richardson-Gardner)

In conjunction with Messrs.

GERALD BENJAMIN

(Maurice Benjamin, A.A.L.P.A.; J. C. Hawkins, F.A.I.)

at the ASSEMBLY ROOMS, GRAFTON ROAD, BEDFORD
On SATURDAY, the 31st day of MARCH, 1951
in two sessions, at 11.00 a.m. and 2.00 p.m. (unless previously sold).

Solicitors: Messrs. WILLIAMS & JAMES, Norfolk House, Norfolk Street, W.C.2 (Tel.: TEMple Bar 3707)
Auctioneers: Messrs. GERALD BENJAMIN, King Street, Ipswich (Tel.: Ipswich 2287)
Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W.1 (Tel.: MAYfair 3771)

LOT 66

(Coloured Yellow on Plan No. 1)

The adjoining Arable Field

SHARNBROOK ROAD, RISELEY

Area

4a. 0r. 24p.

(O.S. No. 7) (Parish of Bletsoe)

Tenant: Mr. A. Sharman.

Tenancy: Yearly, 11th October.

Rent: £6 10s. 0d. per annum.

LOT 67

(Coloured Yellow on Plan No. 2)

THE

HAYDENS POULTRY

FARM

BLETSOE

Area

8a. 3r. 11p.

Tenant: Mr. W. Bates.

Tenancy: Yearly, 11th October.

Rent: £80 per annum.

Outgoings: Bletsoe Tithe Redemption Annuity, £2 16s. 0d. (informally apportioned), terminable 1971.

A Smallholding situated on the Main A.6 Road, just to the South of the Village of Bletsoe.

The House, approached by a Drive, and standing in a sheltered position, is built of brick and tile, part slate and part lead flat.

The accommodation is arranged as follows:—

On the Ground Floor: Hall, Drawing Room, Dining Room, Breakfast Room, Kitchen with range and dresser, Scullery with sink, Pantry.

On the First Floor: Four Bedrooms, one with Dressing Room, Bathroom with bath and basin.

On the Second Floor: Four Attic Rooms.

Outside W.C., Meat Safe, Wash-house and Coal Shed.

Pump Water. Main Electricity is installed.

(The Calor Gas installation is the property of the Tenant.)

The Buildings include Two brick and slate Ranges, comprising: Petrol Store, Workshop, Egg-sorting and Incubator Room, Saddle Room, Garage, Battery Room, Store Room, Store (roofed by Tenant). The Tenant also claims several Poultry-houses and other Buildings. Main Water is connected to the Farm Buildings.

The Land extends to about 7 acres and is at present occupied for breeding purposes.

SCHEDULE

O.S. No.	Description	Area
PARISH OF BLETSOE		
Pt. 206	Farmhouse and Buildings	2.250
209	Chicken Runs	2.130
211	Chicken Runs	4.441
		8.821

LOT 68

(Coloured Blue on Plan No. 2)

DETACHED

Cottage and Garden Plot

No. 1 BLETSOE

Area

1r. 24p.

(O.S. No. Pt. 192)

Tenant: Mrs. Robinson.

Tenancy: Monthly.

Rent: £15 per annum.

Outgoings: Bletsoe Tithe Redemption Annuity, 2s. 8d. (informally apportioned), terminable 1971.

This

COTTAGE

built of timber, lath and plaster, with a thatched roof, contains: Living Room, Kitchen and Bedroom. Outside E.C.

Timber and corrugated-iron Shed.

Electricity is connected. Water from a Standpipe.

Note.—See stipulation No. 8 as to drainage.

LOT 69

(Coloured Yellow on Plan No. 2)

Terrace of Five Cottages**BLETSOE**

Area

1r. 36p.

(O.S. No. Pt. 192)

	Tenant			Rent p.a.			Tenancies
				£	s.	d.	
No. 2	Mr. Holyoak	...	...	10	8	0	Monthly
No. 3	Mr. Crane	...	...	3	10	0	Half-yearly
No. 4	Mrs. Lee	...	...	10	8	0	Monthly
No. 5	Mr. F. Roberts	...	...	12	0	0	Monthly
No. 6	Mr. Barker	...	...	5	4	0	Half-yearly
				£41	10	0	

Outgoings: Bletsoe Tithe Redemption Annuity, 2s. 10d. (informally apportioned), terminable 1971.

A Terrace of Two brick and tiled, and Three brick, lath and plaster and tiled Cottages, the accommodation comprising: Living Room, Pantry, Two Bedrooms. Nos. 4 and 5 have an additional Bedroom, and No. 6 has a recently built Sitting Room and Bedroom.

Electricity is installed in most of the Cottages, and each has a Garden and E.C. Water is obtained from a Standpipe in the roadway.

Note.—See stipulation No. 8 as to drainage.

LOT 70

(Coloured Pink on Plan No. 2)

Eight Cottages**BLETSOE**

Area

3r. 10p.

(O.S. No. Pt. 171)

	Tenant			Rent p.a.			Tenancies
				£	s.	d.	
No. 7	M. C. D. Jaques	...	...	10	10	0	Monthly
No. 8	Mr. Wilmott	...	...	10	8	0	Monthly
No. 9	Mr. F. Cranfield	...	...	7	16	0	Half-yearly
No. 10	Mr. A. Wilmott	...	...	3	3	0	Half-yearly
No. 11	Mr. J. Riseley	...	...	4	11	0	Half-yearly
No. 12	Mr. J. Jaquest	...	...	13	0	0	Monthly
No. 13	Mr. Hitchcock	...	...	3	3	0	Half-yearly
No. 14	Mr. Harris	...	...	10	8	0	Monthly
				£62	19	0	

Outgoings: Bletsoe Tithe Redemption Annuity, 2s. 10 (informally apportioned), terminable 1971.

This Lot comprises a block of Six, and a pair of part brick lath and plaster and thatched Cottages, each with Living Room Pantry and Two Bedrooms.

Water is obtained from a Standpipe in the roadway.

Electricity is installed to some of the Cottages, and each has a Garden Plot and E.C.

Note.—See stipulation No. 8 as to drainage.

LOT 71

(Coloured Green on Plan No. 2)

Pear Tree Cottage**No. 15 BLETSOE**

Area

1r. 33p.

(O.S. No. Pt. 170)

Tenant: Mrs. Spriggs.

Tenancy: Quarterly.

Rent: £20 per annum.

Outgoings: Bletsoe Tithe Redemption Annuity, 1s. 6d (informally apportioned), terminable 1971.

A DETACHED COTTAGE

built of brick, slate, plaster and thatch, containing: Living Room, Dining Room, Kitchen, Bathroom with bath and basin Three Bedrooms.

Main Electricity and Water have been installed.

Outside Garage and Tool Shed. E.C. Garden.

Note.—See stipulation No. 8 as to drainage.

LOT 72

(Coloured Yellow on Plan No. 2)

A Detached Cottage**No. 16/17 BLETSOE**

Area 36p. (O.S. No. Pt. 170)

Tenant: Mr. A. B. Brown.

Tenancy: Half-yearly.

Rent: £8 5s. 0d. per annum.

Outgoings: Bletsoe Tithe Redemption Annuity, 6d (informally apportioned), terminable 1971.

This Cottage, converted from two, is built of brick, plaster and tile, and contains Living Room, Sitting Room, Kitchen Pantry, Three Bedrooms.

Garden with Coal and Store Shed, E.C.

Notes.—(i) See stipulation No. 8 as to drainage.

(ii) This Lot is sold with the benefit of a right-of-way for all purposes over the roadway in O.S. No. 169 as mentioned in the footnote to Lot 73, subject to Special Condition of Sale No. 13.

LOT 73

(Coloured Blue on Plan No. 2)

A Block of Three Cottages BLETSOE

Area

2r. 25p.

(O.S. Nos. 169, and Pts. 168 and 170)

Tenant	Rent p.a.	Tenancies
	£ s. d.	
No. 18 Miss Brown	13 0 0	Monthly
No. 19/20 Mrs. Parsons	13 0 0	Monthly
No. 21 Mr. J. Harris	7 16 0	Half-yearly
	£33 16 0	

Outgoings: Bletsoe Tithe Redemption Annuity, 1s. 3d. (informally apportioned), terminable 1971.

Three Cottages of part brick and stone and tiled construction, containing the following accommodation:—

No. 18: Living Room, Pantry, One Bedroom.

No. 19/20: Living Room, Sitting Room, Two Bedrooms.

No. 21: Living Room, Pantry, Two Bedrooms.

Nos. 18 and 21 have Electricity.

Outside is a Barn, used by the Tenants jointly.

Water from a public Standpipe in the roadway.

The Gardens of Two of the Cottages are between Lot 72 and the road.

Notes.—(i) See stipulation No. 8 as to drainage.

(ii) There is reserved out of this Lot a right-of-way for all purposes in favour of Lot 72 over the roadway O.S. No. 169, subject to Special Condition of Sale No. 13.

LOT 74

(Coloured Blue on Plan No. 2)

Smallholding BLETSOE

Area

23a. 1r. 21p.

Tenant: Mr. A. S. Green.

Tenancy: Yearly, 11th October.

Rent: £47 10s. 0d. per annum.

Outgoings: Bletsoe Tithe Redemption Annuity, £7 13s. 0d. (informally apportioned), terminable 1971.

Timber Valuation: £56.

The Lot is situated on the West side of the Village, with long frontages to the Main A.6 road and the by-road. It is divided into about 9 acres of Grass and 11 acres of Arable, and includes a small Orchard.

The Detached Cottage (No. 23) is built of timber, plaster and thatch, and contains: Living Room, Sitting Room, Kitchen with range, and Three Bedrooms.

Electricity is installed. Water from a Standpipe in the Yard E.C.

The Buildings are mainly of timber and thatch, and comprise Store, Dairy, Two Loose Boxes, Two Stores, Cattle Shed Three Boxes, Cart Shed, Stable and Barn.

SCHEDULE

O.S. No.	Description	Area
	PARISH OF BLETSOE	
156	Arable	9.73'
157	Arable and Grass	4.82'
158	Orchard	.92'
160	Grass	4.28'
161	Grass	3.14'
Pt. 165	Buildings	.45'
	Total Area	23.38'

Notes.—(i) See stipulation No. 8 as to drainage.

(ii) There is reserved out of this Lot a right-of-way for all purposes in favour of Lot 80 over the roadway in O.S. No. 165 for access to the rear of the Cottage in that Lot subject to Special Condition of Sale No. 13.

LOT 75

(Coloured Pink on Plan No. 2)

A Terrace of Six Cottages BLETSOE

Area

2r. 20p.

(O.S. No. Pt. 165)

Tenant	Rent p.a.	Tenancy
	£ s. d.	
No. 39 Mrs. C. Lamb	4 0 0	Half-yearly
No. 40 Mr. L. G. Stanton	13 0 0	Monthly
No. 41 Mr. Partridge	7 16 0	Half-yearly
No. 42 Mr. S. G. Curtis	4 15 0	Half-yearly
No. 43 Mr. E. Curtis	13 0 0	Monthly
No. 44 Mr. W. Curtis	3 10 0	Half-yearly
	£46 5 0	

Outgoings: Bletsoe Tithe Redemption Annuity, 4s. 0d. (informally apportioned), terminable 1971.

These Six Cottages, partly brick and stone, with tiled and slate roofs; each contains: Living Room, Kitchen, and Two Bedroom Nos. 42 and 44 each have an extra Bedroom.

Water from a Standpipe in the road. Electricity is laid on to most of the Cottages.

Each Cottage has a Garden and E.C.

Notes.—(i) See stipulation No. 8 as to drainage.

(ii) There is reserved out of this Lot a right-of-footway for all purposes over the passageway between this Lot and Lot 76, in favour of Lot 76, subject to Special Condition of Sale No. 13.

LOT 76

(Coloured Yellow on Plan No. 2)

A Block of Five Cottages

BLETSOE

Area

2r. 39p.

(O.S. Nos. Pts. 165, 170 and 171)

	Tenant	Rent p.a.			Tenancies
		£	s.	d.	
No. 34	Mr. B. Bayes	11	14	0	Monthly
No. 35	Mr. J. Harris	7	16	0	Half-yearly
No. 36	Mr. R. Granfield	3	10	0	Half-yearly
No. 37	Mr. W. Armstrong	3	10	0	Half-yearly
No. 38	Mrs. Curtis	3	10	0	Half-yearly
	Mr. O. White (Garden) ...	5	0		(informally apportioned)
	Mr. Wagstaff (Garden) ...	5	0		(informally apportioned)
		£30 10 0			

Outgoings : Bletsoe Tithe Redemption Annuity, 4s. 7d.
(informally apportioned), terminable 1971.

These Terraced Cottages are of part brick and plaster construction, with tiled roofs, and each has a Living Room and Two Bedrooms. No. 34 has an additional Room downstairs.

Nos. 34-36 have Electric Light.

E.C.s. Water from Standpipe in the street.

Each Cottage has a small Garden Plot at the rear and another on the opposite side of the road in O.S. No. 171. The Lot also includes Two Garden Plots let with Cottages Nos. 24/25 and 33.

Notes.—(i) See stipulation No. 8 as to drainage.

(ii) This Lot is sold with the benefit of a right-of-footway as mentioned in the footnote to Lot 75, subject to Special Condition of Sale No. 13.

LOT 77

(Coloured Pink on Plan No. 2)

BLETSOE POST OFFICE

COTTAGE No. 33 BLETSOE

Area : 4p. (O.S. No. Pt. 165)

Tenant : Mr. O. White.

Tenancy : Monthly.

Rent : £11 9s. 0d. per annum (informally apportioned).

Outgoings : Bletsoe Tithe Redemption Annuity, 2d (informally apportioned), terminable 1971.

This Post Office is at the Southern end of Lot 77, and is built of brick and plaster, with a tiled roof. It contains : Front Room (used as Post Office), Living Room, Two Bedrooms.

Main Electricity and Water.

Small Garden Plot and E.C.

Notes.—(i) See stipulation No. 8 as to drainage.

(ii) This Lot is sold with the benefit of a right-of-footway over Lot 78, as mentioned in the footnote to that Lot subject to Special Condition of Sale No. 13.

LOT 78

(Coloured Green on Plan No. 2)

Cottage No. 32

BLETSOE

Area : 35p. (O.S. No. Pt. 165)

Tenant : Mr. Brown.

Tenancy : Half-yearly.

Rent : £5 12s. 0d. per annum.

Outgoings : Bletsoe Tithe Redemption Annuity, 1s. 6d. (informally apportioned), terminable 1971.

This Cottage is at the Northern end of the Terrace, mainly comprising Lot 79, and is built of brick and slate. It contains : Living Room, Kitchen, Two Bedrooms. E.C.

Electricity is installed. Water from Standpipe in the street. Large Garden Plot and ample Shed accommodation.

Notes.—(i) See stipulation No. 8 as to drainage.

(ii) There is reserved out of this Lot a right-of-footway over the passageway between this Lot and Lot 77 in favour of Lot 77 and subject to Special Condition of Sale No. 13.

LOT 79

(Coloured Yellow on Plan No. 2)

Six Cottages

BLETSOE

Area

1r. 21p.

(O.S. Nos. Pts. 165 and 168)

	Tenant			Rent p.a.	Tenancies
				£ s. d.	
No. 24/25	Mr. Wagstaff	...	...	10 3 0	Monthly
				(informally apportioned)	
No. 26/27	Mr. F. Brown	...	...	5 12 0	Half-yearly
No. 28	Mr. R. Nicholson	...	...	12 12 0	Monthly
No. 29	Mr. Salisbury	...	...	3 13 0	Half-yearly
No. 30	Mr. Deas	...	...	6 10 0	Half-yearly
No. 31	Mr. F. A. Bird	...	...	13 0 0	Monthly
				£51 15 0	

Outgoings : Bletsoe Tithe Redemption Annuity, 2s. 6d.
(informally apportioned), terminable 1971.

Three Terraced and Three other Cottages, built of brick and slate, and plaster and thatch, respectively. Each contains :
Living Room, Kitchen, Two Bedrooms, Outside Barns, E.C.

Electricity is installed. Water is obtained from a Standpipe
in the road.

The Garden Plots of these Cottages are situated on the opposite
side of the road in O.S. No. 168, and are included in this Lot.

Note.—See stipulation No. 8 as to drainage.

LOT 80

(Coloured Yellow on Plan No. 2)

A Detached Cottage

No. 22 BLETSOE

Area : 32p. (O.S. No. Pt. 165)

Tenant : Mr. G. Riseley.

Tenancy : Half-yearly.

Rent : £3 10s. 0d. per annum.

Outgoings : Bletsoe Tithe Redemption Annuity, 2d
(informally apportioned), terminable 1971.

This Cottage is built of timber, plaster and thatch, and contains
Living Room, Pantry, Two Bedrooms.

Water from the Standpipe in the road.

Long Garden Plot and E.C.

A ten-foot strip to the rear of the Cottage, which is in the
occupation of Mr. A. S. Green, and for which no rent is paid
is included in this Lot.

Notes.—(i) See stipulation No. 8 as to drainage.

(ii) This Lot is sold with the benefit of a right-of-footwa
as mentioned in the footnote to Lot 74 and subject to
Special Condition of Sale No. 13.

LOT 81

(Coloured Pink on Plan No. 2)

The Allotments

BLETSOE

Area

1a. 0r. 2p.

(O.S. No. 193)

Tenants : Various.

Tenancy : Yearly.

Rent : £2 12s. 6d. per annum.

Outgoings : Bletsoe Tithe Redemption Annuity, 6s. 6c
(informally apportioned), terminable 1971.

CONDITIONS OF SALE

1. The several Lots are sold subject to the following Conditions and to the Conditions known as the National Conditions of Sale (Fifteenth Edition) (but excluding Condition No. 26 (i) and (ii) thereof) so far as the same are not varied by or inconsistent with these Conditions.
2. The Vendor's Solicitors are Messrs. Williams & James, whose Office is at Norfolk House, Norfolk Street, London, W.C.2.
3. The Vendor is selling as an Estate Owner and Trustee under or by virtue of the Settled Land Act, 1925, and he shall only be required to give the covenants implied by his being expressed to convey as Trustee.
4. The date fixed for completion is the 14th day of May, 1951. The balance of the purchase-money (credit being given for the deposit of 10 per cent. payable on the Sale to the Auctioneers as Agents for the Settled Land Act Trustees) is to be paid on that day and if not so paid will carry interest at the rate of 5 per cent. per annum until payment.
5. The Property forms part of the Melchbourne Settled Estates and the Vendor's Title to the several Lots shall commence with :—
As to Pt. Lot 6 (Ordinance No. 104) and Lot 12 (excepting O.S. Nos. 60, 61, 62, 69, 79, 112, 113, 181, 182 and 183) with a Mortgage dated the 6th day of November, 1874.
As to Lot 9 (which is believed to have formerly been Glebe land), with a Vesting Assent dated the 14th day of December, 1938.
And as to the remaining Properties with a Vesting Deed dated the 28th March, 1927, made between Norman Magnus MacLeod, Harry Norton Schofield, V.C., and the Reverend Malcolm Lloyd Griffith of the one part and the Right Honourable Moubay St. Andrew Thornton Baron St. John of Bletso of the other part.
The said Vesting Deed and Vesting Assent disclose certain Mortgage and other Charges then subsisting as affecting the Melchbourne Settled Estates.
None of the said Mortgage and other incumbrances affect any of the said Lots (except in the case of Pt. Lots 6 and 12 in respect of the Mortgage as hereinbefore mentioned).
No Purchaser shall be entitled to raise any objection or requisition in relation or in respect of any of the said Mortgage Incumbrances and Charges mentioned or referred to in the said Vesting Deed or Vesting Assent which as previously mentioned did not affect any of the several Lots described in the Sale Particulars.
6. The Tenure of the Property and the Estate Term and interest sold are as stated in the Stipulations.
7. The Sale does not include the right to receive any payment under Part VI of the Town and Country Planning Act, 1947, in respect of the interest sold.
8. Each Lot is sold subject to the reservation of all rights-of-way, water, drainage, light, air, support and such other easements or quasi-easements, rights and privileges if any affecting the same as may have been granted to or actually enjoyed by the Vendor or his predecessors in title or his or their lessees or tenants (owners or occupiers for the time being of any adjoining or neighbouring property) as if such last-mentioned property had belonged to a different owner and had acquired such easements or quasi-easements or privileges respectively by prescription but with the benefit of all such rights-of-way, water, light, air, drainage or support and such other rights or easements or quasi-easements if any as the Vendor or the occupier of the Lot may have or exercise over any adjoining or neighbouring property as are mentioned in the draft form of Conveyance to be supplied to each Purchaser as hereinafter mentioned and subject as therein mentioned.
9. The respective Conveyances shall be made subject to the respective easements, reservations, exceptions and liabilities and with the respective rights specified in the Particulars and the foregoing Conditions and shall contain such clauses and provisions with reference thereto whether by way of reservation, grant, covenant or otherwise as the Vendor's Solicitors or Counsel shall consider necessary or proper to give full effect to this Condition. The Vendor shall not be under obligation to define such easements, reservations, exceptions, liabilities and rights further than as the same respectively appear by the Particulars and these Conditions and in case of any dispute as to the extent of any easement, reservation, exception, liability or right referred to in the Particulars or these Conditions the same shall be settled by the Auctioneer, whose decision shall be binding on all parties. Unless the Vendor shall expressly so require no Purchaser shall be entitled to see the Conveyance to any other Purchaser or to require any other Purchaser to join in the Conveyance to him.

10. A form of Conveyance will be furnished to each Purchaser with the Abstract of Title and so far as circumstances permit the several conveyances shall be in accordance with such form. Copies of this form will be available for inspection at the Office of the Vendor's Solicitors and at the Office of Messrs. Gerald Benjamin, of King Street, Ipswich, for a period of seven days next preceding the day of Sale and also in the Sale Room at the time of the Sale and every Purchaser whether availing himself of such opportunity of inspection or not shall be deemed to have full notice of the contents of the said form and to have approved the same.

11. Each Lot is believed to be and shall be taken as being 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 any Purchaser claim or be allowed any compensation in respect thereof.

12. The Property is sold subject to :—

- (a) All Local Land Charges, Local Authority Requirements and other matters and things mentioned or referred to in Clause 15 (3) of the National Conditions of Sale (15th Edition) and the Vendor shall not be required to indemnify the Purchaser in respect of the same whether registered before or after the date hereof.
- (b) All wayleave agreements, licences or consents granted or agreed to be granted in respect of poles, wires, stays, pipe-lines or similar matters in, over, upon, across or under the Property or any part thereof.
- (c) The existing tenancies and rights and claims of the tenants.
- (d) Tithe Redemption Annuity and Land Tax (if any) payable in respect thereof.
- (e) Any Tree Preservation Order made or to be made under the Town and Country Planning Act, 1947, in respect of the Property or any part thereof.

13. Where it is stated in the Sale Particulars a Lot is sold with the benefit of the grant of a right-of-way or easement over any adjoining or neighbouring property such right-of-way or easement will be granted subject to the Purchaser paying or contributing a reasonable proportion of the cost of repair and maintenance of such right-of-way or easement according to user thereof such proportion in case of dispute to be settled by Arbitration in accordance with the provisions of the Arbitration Acts for the time being in force.

14. The time for delivery of draft Conveyance under Clause 18 of the National Conditions of Sale shall be not less than one month before the date fixed for completion instead of ten days as therein mentioned.