

111 Register

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By Direction of R. C. Nisbet, Esq.

# Lower Haddon Farm

## Bampton

OXON.



*Mr Donald  
Hockley Farm  
Wincanton*

*Auctioneers:*

Messrs. JACKSON-STOPS (Cirencester)  
Old Council Chambers,  
Castle Street,  
CIRENCESTER.  
Telephone 334/5

*Solicitors:*

Messrs. DARLEY CUMBERLAND & Co.  
36 John Street,  
Bedford Row,  
LONDON, W.C.1.  
Telephone Holborn 9007

PRICE—ONE SHILLING

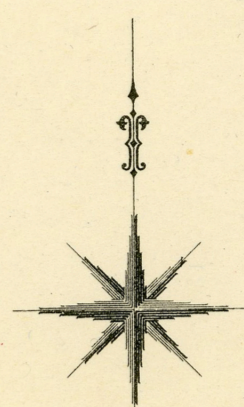
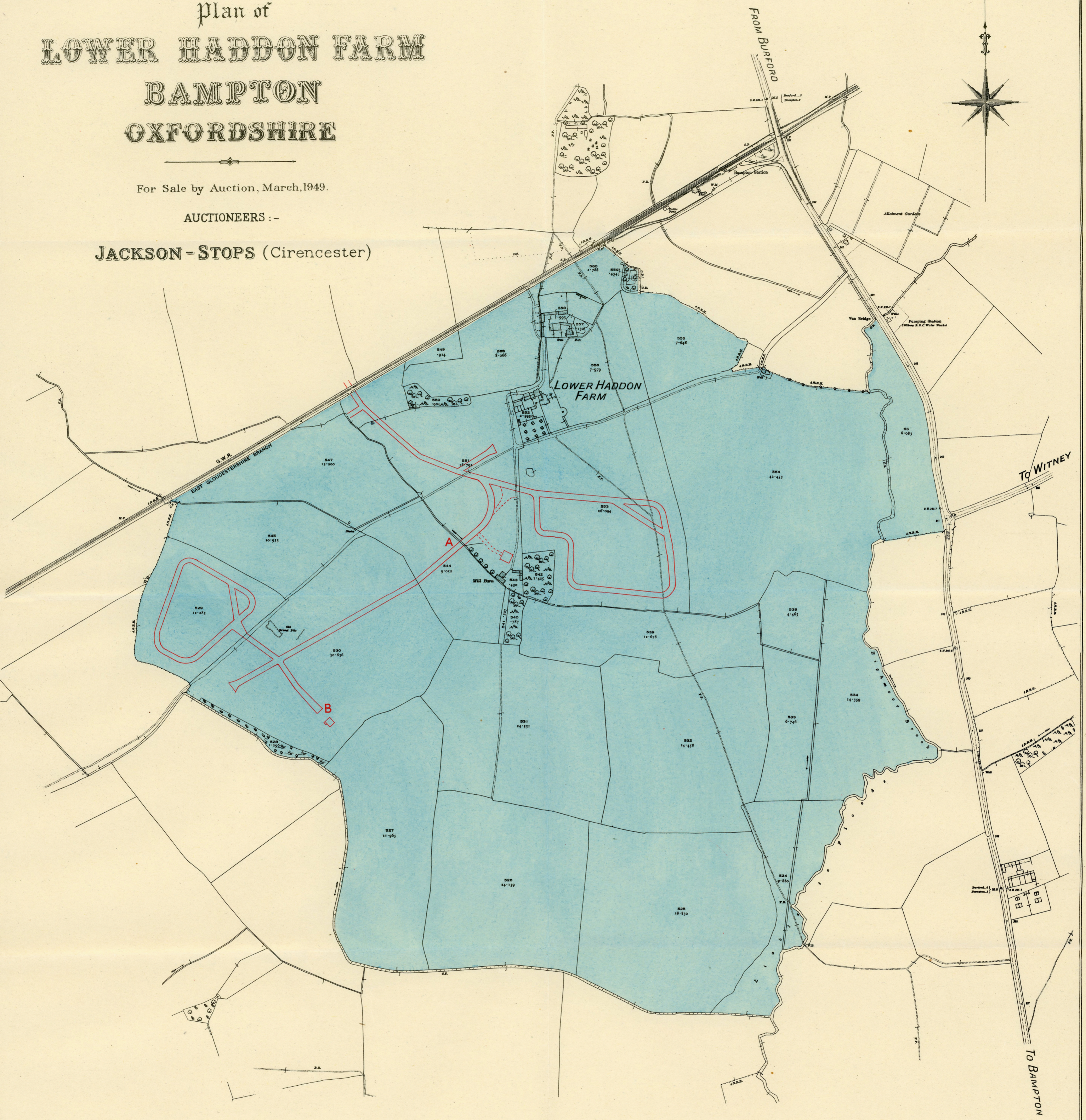
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Plan of  
**LOWER HADDON FARM**  
**BAMPTON**  
**OXFORDSHIRE**

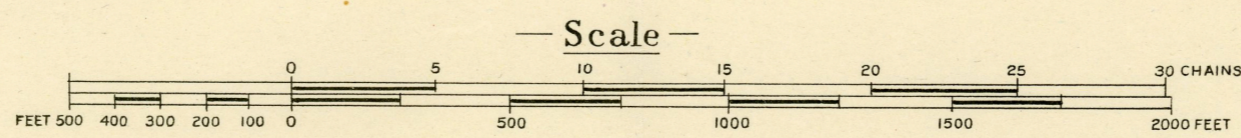
For Sale by Auction, March, 1949.

AUCTIONEERS :-  
**JACKSON - STOPS (Cirencester)**



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

NOTE...This plan is reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.





S.P. 9000  
£13000 Sold

**WITH VACANT POSSESSION OF THE MAJOR  
PORTION ON COMPLETION.**

Burford and Witney 5 miles. Faringdon 7½ miles.  
Oxford 16 miles.

**FREEHOLD CORN AND DAIRY FARM**  
known as  
**LOWER HADDON FARM**  
**BAMPTON, OXON.**

Substantial FARMHOUSE with Entrance Hall.  
3 RECEPTION ROOMS. 6 BEDROOMS. BATH-  
ROOM. Usual Domestic Offices.

Three sets of FARM BUILDINGS including  
Carthorse and Nag Stabling. Garage. 4-bay Cart Shed.  
3 Barns. Accommodation for about 30 Cows. Cooling  
Shed. Calving Boxes and Calf Yard, Etc.

**THREE COTTAGES.**

Good Water Supply. Cesspit Drainage.

Level Productive Arable and Good Pasture,  
extending in all to

**ABOUT 380 ACRES**

(approximately 48 Acres are sold subject to  
Air Ministry Requisitioning)  
which Messrs.

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**JACKSON - STOPS (CIRENCESTER)**

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will SUBMIT TO AUCTION (unless previously sold by Private Treaty) at

**THE CROWN HOTEL, FARINGDON, BERKS.**  
**on FRIDAY, 11th MARCH, 1949, at 3 p.m.**

Full particulars and Plan from the Auctioneers: Old Council  
Chambers, Castle Street, Cirencester, Tel. 334/5. Also at London,  
Northampton, Leeds, Yeovil, Chichester, Chester and Newmarket.

Solicitors: Messrs. Darley, Cumberland & Co., 36, John Street,  
Bedford Row, London, W.C.1. Tel. Holborn 9007.



## GENERAL REMARKS AND STIPULATIONS

**INSPECTION.**—In order to avoid disappointment a DEFINITE APPOINTMENT TO VIEW should be made, either through the Auctioneers or direct with the Vendor-in-Residence, R. C. Nisbet, Esq., Tel. Bampton Castle 212.

**SITUATION.**—Lower Haddon Farm is situate in the South-West of Oxfordshire close to the Berkshire and Gloucestershire borders, some 5 miles from both Burford and Witney.  $7\frac{1}{2}$  miles from Faringdon and 16 miles from Oxford. Bampton Station is within a few minutes walk of the property. The Auctioneers wish to draw the attention of buyers to the fact that the property is bounded on the North-West by a single track railway line (Fairford to Oxford) formerly the East Gloucestershire Branch of the G.W.R. and that immediately to the north of this line is the R.A.F. Station of Brize Norton.

**THE LAND.**—Good level land comprising productive arable, grazing and rough pasture, lying some 240 feet above sea level. The soil is gravelly with a gravel subsoil.

**REQUISITIONING.**—Some  $47\frac{3}{4}$  acres are sold subject to Air Ministry requisitioning, namely Field Ordnance Nos. 550, 551 and 553 and these fields are being used for the breaking-up of obsolete aircraft. Nothing definite can be given as to possible de-requisitioning but it is expected that Field No. 553 will be released in the very near future.

In addition to the foregoing, the Air Ministry still hold the tarmac runway from points A to B on the Sale Plan and the brick firing butts.

Compensation rental amounts to £93.16.0 per annum and the benefit of this will pass to a purchaser.

**MARKETS & SPORTING FACILITIES.**—Excellent marketing facilities are available at Lechlade, Witney, Abingdon and Oxford, and daily milk collections are made in the district. Hunting with the Old Berks. Other packs within easy reach.

The Sporting Rights are in hand and are included in the purchase.

**SERVICES.**—Lighting is by oil-lamps. (Main electricity is connected at the aerodrome and could possibly be brought to the Property).

**WATER SUPPLY.**—The Farm House and Buildings are supplied by the Air Ministry by special arrangement. (See Remarks and Stipulations.)

**DRAINAGE** is to a Cesspool.

**TELEPHONE**

**OUTGOINGS.**—Tithe Redemption Annuity—£66 6s. 0d. p.a.

Land Tax—£18 9s. 2d. p.a.

Rateable Values—House, £24.

Three Cottages, £12.

Rates for the last half-year £15 0s. 0d. The property is in the rating district of Witney.

**LIVE AND DEAD STOCK.**—The Purchaser will be given the option of taking over the live and dead stock at Valuation.

(Forming part of the Special Conditions of Sale)

- 1.—Plans and Schedules.** These are based on the Ordnance Survey 1921 edition, and are for reference only. They and these particulars are believed to be correct and the purchaser shall be deemed to have satisfied himself that the property is sufficiently described within and the Particulars generally, including the statement as to areas, etc., are correct, and any error or omission or mis-statement shall not annul the sale, nor entitle either party to compensation, nor in any circumstances give ground for an action at law.
- 2.—Rights of Way, Easements and Outgoings.** The Property is sold with the benefit of and subject to all rights of way, water and other easements (if any) and to all outgoing or charges connected with or chargeable upon it, whether mentioned in these Particulars or not.
- 3.—Boundaries.** The property being open to inspection, the Purchaser shall be deemed to have full knowledge of the Property and as to the Ownership of any tree, boundary, or any part of the Property, but, should any dispute arise, between the Vendor and the Purchaser upon any point whatever (not involving a question of law) arising out of the Particulars attached hereto (or the plan) or as to the interpretation thereof, or as to the apportionment of outgoing if (any) the matter in dispute shall not annul the Sale but shall (subject to Clause 1 hereof) be referred to the arbitration of Kenneth Terence McHugh of the Old Council Chambers, Castle Street, Cirencester, whose decision shall be final and binding on all parties and who shall decide how costs of such reference shall be borne.



- 4.—**Timber.** The growing timber is included in the Sale.
- 5.—**Tenant Right Valuation.** The Purchaser shall, in addition to his purchase money, take and pay for all unconsumed hay, straw, corn ricks, roots, etc., at current market price together with all acts of husbandry, labour to manure, tenants' fixtures and any other matter to which the Vendor would be entitled if he were an outgoing tenant, by valuation to be made in the usual way, but subject to no counter claim for dilapidations or any other matter whatsoever.
- 6.—**Water Supply.** Water has in the past been supplied to the Farm House, adjacent buildings and Mill Bam free of charge by the Air Ministry. The Purchaser will be entitled to continue to draw water through the Air Ministry's Mains, but will have to pay the Witney Rural District Council for the water consumed at current rates.
- 7.—**Sales by Auction.** The Vendor reserves the right to hold a sale or sales by Auction on the Property before the date fixed for completion without allowing for compensation to the Purchaser for damage to the Property thereby caused.
- 8.—**Tenure.** The whole of the property is freehold.
- 9.—In case of any inconsistency or variation between the Remarks and Stipulations and the Special Conditions of Sale, the latter shall prevail.

Road from the Bampton Road right up  
to the Fubse is repairable by the  
O.C.C.





## Particulars of Lower Haddon Farm

A substantial and superior FARMHOUSE, constructed of stone with a slated roof, enjoying principal South aspect.

### ACCOMMODATION

**Entrance Hall**, with tiled floor, slow combustion stove, cupboard under stairs, and side entrance.

**Dining Room (S)**. 13 ft. 10 ins. x 11 ft. 9 ins. (excluding bay) fitted fireplace.

**Morning Room (S)**. 14 ft. x 15ft. (excluding bay) fitted fireplace with marble mantel and tiled surrounds.

**Drawing Room**. 13 ft. 10 ins. x 19 ft. 9 ins. (excluding bay) fitted fireplace with painted mantel, marble surrounds and tiled hearth. Arched recesses either side of fireplace and an unusually fine beamed and raftered ceiling, probably of Tudor origin.

**The Domestic Offices** comprise: Pantry with sink (h. & c.). Store Room. Kitchen with Eagle Range, Ideal Domestic Boiler for hot water supplies, and numerous cupboards. Scullery with sink (h. & c.). Larder.

Outside are Wash-house (c) with brick-built copper. W.C. and Boot House.

Above, on one floor only, are:—

**Bedroom No. 1**. 17 ft. 2 ins. x 12 ft. 4 ins., fitted fireplace and recess cupboard.

**Bedroom No. 2**. 15 ft. 6 ins. x 12 ft. 8 ins., fitted fireplace and recess cupboard.

**Bedroom No. 3**. 20 ft. 6 ins. x 14 ft. 3 ins., fitted fireplace.

**Bedroom No. 4**. 17 ft. 9 ins. x 14 ft. 3 ins., with fitted fireplace and recess cupboard.

Linen Room with range of heated cupboards.

**Bedroom No. 5** (communicating with Bedroom No. 1). 14 ft. x 12 ft. 10 ins., fitted fireplace.

**Bathroom** fitted bath and basin (h. & c.) and W.C.

**Bedroom No. 6**. 13 ft. 10 ins. x 10 ft. 2 ins.

### FARM BUILDINGS

These are in 3 sets, chiefly of stone and timber construction with stone tiled and thatched roofs, namely:—

1. Close to the Residence and around a hard-bottomed yard are Nag Stabling with Loose Box, 2 Standings and Harness Room. Range of Garage with Tank Room over. Excellent Barn with concrete floor, Fuel House, Loft and Carpenter's Shop. Carthorse Stabling for 10. Four-bay Cart Shed. Poultry House.

2. To the North are the Dairy Buildings with accommodation for over 30 cows and comprising: Cooling Shed, Barn, Calving Boxes, Calf Yard, Four bay and Ten bay Cattle Sheds with loose yards and a Rick Yard.

3. In Field Ord. No. 551 is MILL BARN, of substantial stone-built and stone-tiled construction. The double doors were bricked in by the Air Ministry during requisition, but could easily be re-instated. There is a range of dilapidated thatched implement sheds and a modern brick construction eminently suited for storage purposes.



## SPECIAL CONDITIONS OF SALE

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1. The property is sold subject to the following Conditions and to the Conditions known as the National Conditions of Sale Fifteenth Edition so far as the latter Conditions are not inconsistent with the following Conditions.
2. The deposit shall be ten per cent of the purchase money and shall be paid to Messrs. Jackson-Stops (Cirencester) as stakeholders.
3. The date for the completion of the purchase shall be the <sup>30<sup>th</sup></sup> 25<sup>th</sup> day of March, 1949, when vacant possession of the property shall be given.
4. The Vendors Solicitors are Messrs. Darley, Cumberland & Co., of 36 John Street, Bedford Row, London, W.C.1.
5. The Vendor sells as Beneficial Owner.
6. The title shall commence with a Conveyance on Sale dated the 22nd day of March, 1920.
7. The property is sold subject to all Tithe Redemption Annuity Land Tax and other outgoing, details of which are set out in the Particulars of Sale.
8. The property is sold subject to all rights of way and Water and other rights, easements, quasi easements, liabilities and public rights affecting the same, if any.
9. The property is mortgaged to the Agricultural Mortgage Corporation and the amount of the advance at present outstanding is £2,208 0s. 1d. at  $4\frac{1}{2}$  per cent. The Purchaser shall have the option of taking over the benefit of this Mortgage.
10. The Vendor has accepted a sum of money from the Air Ministry as compensation for pollution and silting of the natural streams crossing the property. One of the terms of the agreement come to between the Vendor and the Ministry is that the Vendor and his successors in title shall make no application to the Ministry of Agricultural and Fisheries for a grant towards the cost of farm water supplied. The Purchaser shall accordingly in his Conveyance enter into a covenant with the Vendor (which shall be so expressed as to run with the land) not to make such an application. The Air Ministry will enter into a covenant with the Vendor to periodically clean the silt from the beds of the said streams and the Purchaser shall have the benefit of such covenant.



**FORM OF AGREEMENT**

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AN AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_ 1949  
between R. C. NISBET, Esq., of Lower Haddon Farm, Bampton, Oxon., hereinafter  
called " the Vendor " of the one part and  
  
hereinafter called " the Purchaser " of the other part.

WHEREBY it is agreed that the Vendor shall sell and the Purchaser shall purchase  
the property described in the foregoing Particulars at the price of  
(independent of any Valuation Money) subject to the foregoing Special Conditions  
of Sale and The National Conditions of Sale (Fifteenth Edition).

AS WITNESS the hands of the parties hereto or their agents.

	£	s.	d.	
Purchase Money .. .. .				
Less Deposit .. .. .				
Balance .. .. .				6d. stamp
Valuation Money (if any) .. .. .				
Total .. .. .			£	

As Stakeholders we hereby acknowledge the receipt of the above-mentioned deposit  
this \_\_\_\_\_ day of \_\_\_\_\_ 1949

Abstract of title to  
be sent to:—