

£8

**OXON-BERKS BORDERS**

Important Sale of

**FIVE AGRICULTURAL AND RESIDENTIAL PROPERTIES**

including

**MEADOW FARM, BAMPTON**

**AMPNEY LODGE, BAMPTON**

BUNGALOW, ACCOMMODATION FIELD

and

**ASTON MEADOWS**

in all nearly **540** acres.

FOR SALE BY AUCTION

**On Thursday, June 14th, 1962**

by

**MOORE, ALLEN & INNOCENT**

Chartered Auctioneers

Lechlade and Cirencester, Glos.

A. 294



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Lechlade and Cirencester, Glos.



By direction of C. W. White, Esq.  
and the Trustees of the late Thos. White, Esq.

## OXON-BERKS BORDERS

and adjoining the River Thames

Particulars with Conditions of Sale  
of  
FIVE VALUABLE FREEHOLD  
AGRICULTURAL AND RESIDENTIAL PROPERTIES

viz. :—

- £62,500.*
- Lot 1. MEADOW FARM, BAMPTON. 380 acres.  
An excellent Arable Farm. *Wollocks*
- 8,000*
- Lot 2. AMPNEY LODGE, BAMPTON. Attractive Georgian  
fronted Residence with hunter stables and paddock.  
5 acres. *Walker*
- Lot 3. A Modern Bungalow, Aston Road, Bampton.  
*W. 2,850*
- 1,400*
- Lot 4. Accommodation Pasture Field of 7½ acres.  
*W. 1,400*
- 20,000*
- Lot 5. Aston Meadows, an off-lying holding of 152 acres.  
*W. 20,000*

VACANT POSSESSION on October 11th, 1962

which

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MOORE, ALLEN & INNOCENT

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have received instructions to sell by Auction at  
THE CORN EXCHANGE, WITNEY

**On Thursday, 14th June, 1962, at 3 p.m.**

Further particulars may be obtained from Messrs. CROWDY & ROSE,  
Solicitors, Faringdon, Berks (Tel. 2285) or from  
Messrs. MOORE, ALLEN & INNOCENT, Chartered Auctioneers, Lechlade,  
Glos. (Tel. 303) and at Cirencester (Tel. 784/5).



## GENERAL REMARKS AND STIPULATIONS

### SITUATION.

Bampton is a pleasant small country town between the Cotswolds and the River Thames, 2 miles distant. Witney 6 miles, Faringdon 6 miles, Burford 7 miles, Oxford 18 miles and London 73 miles. The properties are situated in the Old Berks Hunt.

### VIEWING.

By appointment with the Auctioneers, or with Mr. Bowyer at Meadow Farm (Buckland 287).

### TENURE AND POSSESSION.

The properties are Freehold and are sold subject to all existing rights of way (public or otherwise) and wayleaves whether mentioned in these particulars or not. All timber and minerals are included in the Sale. Vacant Possession will be given on October 11th, 1962.

### VALUATIONS.

Lot 1. In addition to the purchase price the purchaser will take to and pay for by valuation to be made in the usual manner hay and straw at market price, silage at consuming value, growing crops and young seeds on the basis of the cost of labour, seeds and artificial manures, leys at face value, labour to dung, the residual value of artificial manures and lime; also 6 Minimax fire extinguishers and the petrol and fuel oil in the tanks. No claim will be made for the residual value of feeding stuffs. The Purchaser shall have the option of taking over the 4-berth caravan at valuation.

Lots 2, 4 and 5. The Vendors will remove the growing crops and no ingoing valuations will be charged.

N.B.—In no case shall a Purchaser be entitled to make any claim whatsoever against the Vendors.

### SALES BY AUCTION.

The Vendors reserve the right to hold an auction sale or sales of the farming stock and furniture on any of the lots prior to the completion of the purchases.

### VERMIN DESTRUCTION.

Mr. White has entered into contracts with the Witney R.D.C. and the Bampton Rabbit Clearance Society (Secretary: Major Petty, Clanfield, Oxon.) for the destruction of vermin. The purchasers will be asked to honour the unexpired portions of these contracts in so far as they apply to any particular lot.

### LOCAL AUTHORITIES.

The Oxfordshire County Council, County Hall, Oxford.  
The Witney Rural District Council, The Hill, Witney.  
The Aston & Cote Drainage Board, 24 Church Green, Witney.  
The Southern Electricity Board, London Street, Faringdon.



By direction of C. W. White, Esq

**Lot 1.**

**AN EXCELLENT ARABLE FARM**

Situate close to the River Thames at Tadpole Bridge about  $1\frac{1}{2}$  miles South of Bampton, lying on either side of Buckland road, and known as

**MEADOW FARM, BAMPTON**

comprising an area of about

**380 acres.**

**THE FARMHOUSE**

faces South and is soundly constructed of stone with blue slated roof and contains :

FRONT HALL, SITTING ROOM 14ft. x 9ft. with modern hearth and serving hatch to KITCHEN 10ft. x 9ft. with Rayburn stove, glazed sink, double drainers, fitted cupboards and Main gas cooker. Passage with back door to Courtyard ; BATHROOM fitted with bath, basin and W.C. On the first floor is a DOUBLE BEDROOM 18ft. x 11ft. 3ins. with fireplace and cupboard and on the second floor 2 BEDROOMS 12ft. x 8ft. and 18ft. 6ins. x 9ft. 9ins. with fireplaces.

Attached to the Farmhouse is a COTTAGE, with Living Room, Kitchen with Rayburn, Main gas stove and linen cupboard ; Bathroom with bath, basin and W.C. 3 First Floor Bedrooms.

A short distance away, adjoining the Buckland road by Meadow Arch Bridge, is a pair of stone built semi-detached COTTAGES having similar accommodation and fittings.



## THE FARM BUILDINGS

have been well maintained and are mainly grouped in a central HOMESTEAD adjoining the Farmhouse.

They comprise an excellent set of buildings, well served by gravel roads, and are admirably suited for modern arable farming. The PRINCIPAL RANGE is stone-built with blue slated roofs and comprises GARAGE and store ; 5 LOOSE BOXES opening on to CATTLE YARD with water trough ; large walled CATTLE YARD with 5-BAY SHELTER, water trough, sliding doors to barn and large COVERED YARD 60ft. x 43ft. having ventilated floor, water trough and sliding doors ; 4 workshop/stores ; TRACTOR SHED.

5-BAY DOUBLE DUTCH BARN with concrete floor and a Kennedy & Kempe oil fired silo-corn drier, Lainchbury pre-cleaner, Penney & Porter grader, holding pit for 7 tons, wet grain pit for 6 tons, 2 elevators, motors and 1000 gallon diesel oil tank. 4-BAY DUTCH BARN, STONE BARN 50ft. x 24ft. with grain loft, 2-BAY DUTCH BARN and timber and galvanised GRANARY with lined walls. 300 gallon underground petrol tank.

5-BAY DUTCH BARN, range of 3 CATTLE YARDS with shelters, feeding mangers and water troughs, two 3-BAY DUTCH BARNs, 5-BAY IMPLEMENT SHED and similar enclosed WORKSHED. COLLECTING YARD with cattle crush and 2 timber and galvanised BOXES. 5-BAY PIGGERY 62ft. x 11ft. built of stone with galvanised iron roof divided to 5 good pens and feeding passage with 3 external runs. Timber and galvanised insulated FARROWING HOUSE with 4 pens complete with creeps and wooden floor sections over concrete, also MEAL SHED adjoining.

In O.S. 88 there is a stone-built 5-bay cattle shelter, and 3-bay stone-built shelters in O.S. 91 and O.S.100.



## THE LAND

comprises a compact block of level land divided to convenient enclosures to facilitate arable working and is well served by public roads and green lanes, including access to the Ham Lane. The soil is mainly a fertile and fine loam with a good depth. All water courses and streams including the Great Brook are maintained by the Thames Conservancy who also maintain the gravelled road leading to Rushey Lock.

### SCHEDULE

O.S. No.	Description.	Acreage.
In the Parish of Bampton.		
45	Pasture	5.462
46	Arable	5.963
pt. 48	Stream	1.000 approx.
47, 50 & 51	Arable	12.494
pt. 52, pt. 55, pt. 56	Arable	29.390 approx.
pt. 57 & pt. 61	Copse	.673
65 & 66	Arable	7.790
pt. 69	Stream	.500 approx.
83	Arable	6.448
87	Arable	12.507
88	Pasture	24.775
88a	Copse	.541
89	Pasture	22.426
90	Copse	.546
91	Pasture	7.551
92	Pasture	12.075
92a	Copse	.594
94	Arable	9.383
95	Arable	6.768
96 and 96a	Orchard	3.130
97	Homestead	2.733
98	Orchard	.597
99	Arable	11.056
100	Pasture	7.660
102	Arable	8.936
103 & 104	Arable	8.589
105, 106, 107 & 119	Arable	24.554
108	Arable	2.952
109	Arable	2.940
120, 122 & 125	Arable	11.955
123	Pasture	3.449
124 & 127	Pasture	5.401
129 & 143	Pasture	2.286
130	2 Cottages	.318
131 & 93	Arable	37.784
pt. 132, pt. 141 & 142	Arable	20.755 approx.
144	Copse	.152
In the Parish of Aston and Cote.		
220	Arable	25.006
220a	Copse	.724
221	Arable	19.043
222	Copse	.730
223	Copse	1.195
pt. 224	Arable	11.900 approx.
224 a, b & c	Woodsidcs	.014
In the Parish of Buckland, Berks.		
370 & pt. 376	Riverside	.234
		380.999 approx.

The Farm has been kept for a number of years to provide excellent rough shooting, with many pheasant and duck.



SERVICES. Main gas is connected to the house and cottages. Main electricity is available in the village of Aston about  $1\frac{1}{2}$  miles distant. Water is drawn by pumps from 3 wells, one supplying a 1,000 gallon storage tank in the buildings, one supplying a 500 gallon storage tank for the house and cottage, the third supplying the pair of cottages.

OUTGOINGS : Schedule A. N.A.V. £346 15s. 0d.

Tithe £12. Land Tax £7 4s. 8.

Rateable Values : Farmhouse £10. Cottages £8, £8 and £6.

A part of the farm is subject to a Drainage Rate payable to the Aston & Cote Drainage Board ; the payment for the year to January 1962 amounted to £1 14s. 0d.

VACANT POSSESSION will be given on completion, subject only to the Vendor reserving a right of holdover up to December 25th, 1962 of the barn, corn drying sheds and covered yard if this should be necessary to complete the harvest.

For details of Ingoing Valuation see "Remarks & Stipulations".



By direction of the Trustees of Thos. White, deceased.

**Lot 2.**

A comfortable

Georgian Fronted RESIDENCE situate on the Eastern outskirts of the town of Bampton, opposite the Buckland road

and known as

**AMPNEY LODGE**

The house is built of stone with blue slated roof and faces South, standing a few yards back from the road from which it is fenced by iron railings. The accommodation is conveniently arranged with well-proportioned and sunny rooms, as follows :

**On the Ground Floor :**

ENTRANCE HALL with flagstone floor, telephone.

DINING ROOM (South), 16ft. 2ins. x 15ft. 3ins., with wood block floor and stone fireplace fitted with all-night fire.

SITTING ROOM (South), 15ft. 3ins. x 14ft. 9ins., with brick fireplace fitted with all night fire.

DRAWING ROOM (N & S), 16ft. 6ins. x 15ft. 6ins., with wood block floor,, stone fireplace and French window to the garden.

KITCHEN (East), 12ft. 5ins. x 14ft. (plus recess), with fireplace with back boiler, fitted dresser and cupboard. Back door entrance with W.C.

SCULLERY, with glazed sink, double drainers, 2 cupboards and shelves.

Spacious LARDER which would convert to a good cloakroom or study.



**On the First Floor :**

Approached by an easy staircase to a good landing.

BEDROOM 1 (South), 15ft. 6ins. x 14ft. 10ins., with fireplace and cupboard.

BEDROOM 2 (South), 16ft. 3ins. x 15ft. 4ins., with fireplace.

BEDROOM 3 (N. & S), 16ft 8ins. x 14ft. 5ins., with fireplace, 2 large cupboards and telephone.

BEDROOM 4 (North), 12ft. x 10ft., with large fitted wardrobe.

BEDROOM 5 (East), 11ft. 5ins. x 10ft. 9ins.

BATHROOM with fitted basin, panelled bath and heated linen cupboard with new copper cylinder and electric immersion heater.

Separate W.C.

Main electricity and gas with points in all the principal rooms.  
Main water and drainage.

Telephone with one extension (subject to G.P.O. regulations).

At the back of the house is a Pleasant Walled Garden with fruit trees, lawn, rose beds, flower borders and lavender hedge.

At the side of the house, with entrance from the road through double gates hung on stone pillars, is a GRAVELLED YARD having a range of stone built and stone slated buildings consisting of 2 GARAGES, nag stable and potting shed with loft over. 3-bay open shed with galvanised roof. A range of 4 LOOSE BOXES, store room and cow stall for 6, built of timber with galvanised iron roof. Main water tap.

Leading from the Yard is an Orchard and a Grass Paddock, the whole property having an area of about

**5 acres**

OUTGOINGS : Schedule A Asst. £64 15s. 0d.  
Net Rateable Value £48.

**VACANT POSSESSION**

will be given on completion of the purchase.



By direction of the Trustees of Thos. White, deceased.

**Lot 3.**

A MODERN DETACHED

**BUNGALOW**

Situated on the South side of Aston road, about 130 yards from the Buckland turning, on the Eastern outskirts of the town of Bampton.

The bungalow is cement rendered with tiled roof and was built about 3 years ago. It faces West and contains the following accommodation, all rooms having thermoplastic tiled floors :—

Entrance Door to spacious HALL with large cupboard.

SITTING ROOM, 13ft. x 10ft., with modern tiled hearth.

KITCHEN, 13ft. x 10ft. 4ins., with Rayburn stove, sink unit, larder and linen cupboard with immersion heater.

BEDROOM 1, 13ft. x 11ft.

BEDROOM 2, 10ft. 11ins. x 8ft. 11ins.

BEDROOM 3, 9ft. 3ins. x 7ft. 6ins.

BATHROOM with panelled bath and hand-basin.

Rear entrance lobby and W.C.

Large garden, bounded on the East side by the stream, with entrance gate from the road. Concrete garden shed with coal bunker. Space for garage.

All main services are connected.

Net Rateable Value £15.

VACANT POSSESSION will be given on completion.

N.B.—The Main gas cooker is rented from the Gas Board.



By direction of the Trustees of Thos. White, deceased.

**Lot 4.**

AN ACCOMMODATION

**PASTURE FIELD**

Situated on the East side of and adjoining the Buckland Road about half a mile from Bampton and known as being O.S. No. 201 and containing an area of about

**7 $\frac{1}{2}$  acres.**

The field is bounded on the North-East side by the Mill Brook which gives a never failing water supply and there is a timber and galvanised Cattle Shed with yard in the field.

VACANT POSSESSION

will be given on completion of the purchase.

Schedule A. asst. £9 10s. 0.



By direction of the Trustees of Thos. White, deceased.

**Lot 5.**

A valuable OFF-LYING HOLDING known as

**ASTON MEADOWS**

Situate at the Junction of the road from Tadpole Bridge to the Aston-Chimney road, divided into three large enclosures and containing an area of about

**152 acres**

of Productive arable and rich grazing land on deep loam subsoil.

The SCHEDULE is as follows :

In the Parish of Aston & Cote.

O.S. No.	Description.	Acreage.
232 & 239	Arable	41.552
239 a	Ditch	.592
240	Pasture	8.277
241 pt.	Stream	1.044
252	Pasture	51.213
253	Pasture	50.179
		<hr/>
		152.857

In the corner of O.S. 240 are two cattle drawing pens with marking crush.

OUTGOINGS : Tithe annuity £12. Land Tax £1 18s. 3.

The Aston and Cote Drainage Board maintains the greater part of the ditches forming the Eastern Boundary of the Property. Payment for the year to January 1962 amounted to £4 13s. 11d.

Schedule A asst. £112 10s. 0d.

**VACANT POSSESSION**

will be given on Completion of the purchase.



## SPECIAL CONDITIONS OF SALE.

The property is sold subject to the Auction Particulars and to the following Special Conditions the General Remarks Stipulations and Memoranda printed with the Particulars and to the National Conditions of Sale (17th Edition) so far as the latter conditions are not inconsistent with the following Special Conditions.

1. The Vendor's solicitors are Messrs. Crowdy & Rose, whose offices are situate at Faringdon, Berks.
2. Immediately after the sale each Purchaser shall pay to the Auctioneers as agents for the Vendors a Deposit of £10 per cent. on the amount of his purchase money and in part payment thereof and shall sign the Memorandum at the end of these Conditions.
3. The date for completion is the 11th day of October, 1962. The balance of the respective purchase monies is to be paid on this date and if not so paid will carry interest at £6 per centum per annum until payment.
4. The Vendors are selling Lot 1 as beneficial owner and Lots 2, 3, 4 and 5 as Trustees.
5. The title shall commence as follows :—

Lot 1. As to O.S. No. 51 with a Conveyance on Sale dated 5th May, 1953 by the Vicar of Shilton (supported by a Statutory Declaration). This O.S. number is subject to the exception and reservation of the right in any manner whatsoever to deal with and build on any land belonging to the said Vicar and the free flow of water and soil from any adjoining land so belonging through any drains and water courses now existing or substituted therefore.

As to O.S. Nos. 47, 50 and 52—26th March, 1918.

As to O.S. Nos. 106, 105, 119, 104 and 143—29th September, 1920.

As to O.S. Nos. 99, 87, 68 and 45—25th November, 1920.

As to O.S. Nos. 57, 56 and 55—21st December, 1921.

As to O.S. Nos. 95—16th February, 1925.

As to O.S. Nos. 127—26th August, 1932.

As to O.S. Nos. 144—30th March, 1920.

As to O.S. Nos. 141—8th July, 1930.

As to O.S. Nos. 108, 109, 107 and 83—31st August, 1928.

As to the remainder—18th April, 1908.

Lot 2. 29th September, 1924, except the site of a stone wall dividing the property from adjoining property which shall commence with a Conveyance dated 1st June, 1951. A sewer belonging to the Witney R.D.C. crosses the north-eastern corner of this Lot; there is no way-leave or other agreement in this respect and the Purchaser shall make no requisition or objection in relation thereto.

Lot 3. 29th June, 1924.

Lot 4. 26th September, 1936.

Lot 5. O.S. Nos. 232., 239 and 239a—12th January, 1923. These fields formerly formed part of the Cote House Estate which was subject to annual rent charges payable to the Bampton Charities and Oxford Prison Benefaction of £16 and £24 respectively, but the Vendor has the benefit of the covenant by the previous owner of the Cote House Estate to pay the same and the benefit of this covenant will be passed to the Purchaser.

As to the remainder—2nd January, 1922.

The above dates refer to conveyances on sale.

6. The property is sold subject to the following matters and the Purchaser will covenant with the Vendor to observe and perform the obligations of the



Vendor thereunder and indemnify him against any breach or non-performance of such obligations.

Lot 1. O.S. No. 50.

(a) Licence to E. J. Lee to use the roadway constructed on the tow path for the purpose of access to Rushey Lock, £1 5s. 0d. payable each quarter, determinable on three months' notice.

(b) Licence to F. Smith to use such roadway for access to Rushey Lock, £6 payable each quarter, determinable on three months' notice.

(c) Agreement with the Thames Conservancy as to right of way over the said roadway for access to Rushey Lock.

Lot 1 and the Buildings of Lot 2.

Agreement with Witney R.D.C. as Local Authority under the Prevention of Damage by Pests Act 1949 expiring 28 January, 1963, the Vendor having already paid the sum of £12 due thereunder.

Lots 1, 3, 4 and 5.

Bampton and District Rabbit Clearance Society Limited under which the sum of One Shilling per acre is payable annually to the Society and has already been paid by the Vendor up to 31st January, 1963.

Copies of the above may be inspected at the office of the Vendor's solicitors.

7. (a) The Purchaser shall in every case be satisfied with and accept as sufficient the statement in the Particulars as to the amount of any outgoings or apportioned part thereof to which the Lot purchased by him is subject or is for the purpose of the present sale to be taken as subject and shall not make any objection or requisition on the ground of any outgoing not being legally apportioned or require the same to be apportioned otherwise than is effected by the Particulars or require any indemnity against any part thereof which ought to be borne by other property and the Vendor shall not be liable for any inaccuracy or omission in the Particulars with regard to the outgoings.  
(b) Any statement or the absence of any statement in the Particulars as to any outgoings, easement or other matter affecting a Lot is not to be taken as a representation that nothing else affects such Lot.  
(c) A Purchaser shall make no requisition or enquiry in respect of the standard or net rent of any property comprised in the Lot or Lots of which he is the Purchaser.
8. With regard to roads, rivers, streams, walls, fences, hedges, ditches and other boundaries separating different Lots from one another or separating any Lot or Lots from other property not belonging to the Vendor the Vendor sells only such interest therein (if any) as he may have and he shall not be required to define the nature or extent (if any) of such interest or to convey expressly any such interest.
9. A Purchaser of more than one Lot held under the same title shall not be entitled to more than one Abstract of Title of the Lots purchased by him nor shall he be entitled except at his own expense to more than one conveyance of all the property held under the same title and purchased by him.
10. All Lots are sold subject to all matters registered or capable of registration as local land charges and to the Town Planning Scheme and provisions.
11. The sale does not include the right to receive any payment under Part VI of the Town and Country Planning Act 1947.
12. The Vendors shall not be obliged to do any repairs nor shall he or they be answerable nor shall any abatement be made out of the purchase money for any loss or damage which may happen to the property or any part thereof by storm tempest fire or otherwise from the signing of the Contract. Section 47 of the Law of Property Act 1925 is hereby excluded.
13. If any lot be not sold at the present sale the Vendors shall in respect thereof have the same rights and be subject to the same obligations as the Purchaser of that Lot would have had or been subject to under the Particulars and Conditions of Sale if that Lot had been sold.
14. Vacant possession of the property will be given on completion subject to the service occupancies of the cottages on Lot 1, the occupiers paying no rent and no sum being deducted from their wages in respect of rent.



# AGREEMENT

I,

of

hereby acknowledge myself to be the Purchaser of the Property described in the foregoing Particulars as being Lot \_\_\_\_\_ at the sum of

and I have paid the sum of

to Messrs. Moore, Allen & Innocent as a deposit and in part payment of the purchase money. I agree to pay the remainder thereof and to complete the Sale in accordance with the annexed Particulars and Conditions of Sale.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1962.

Purchase Money	...	£	:	:
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Deposit	...	£	:	:
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Balance	...	£	:	:
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As Agents for the Vendor, we ratify this Sale and acknowledge receipt of the above mentioned deposit.

Abstract of Title to be sent to :—



MEADOW FARM,

Since we prepared the sale particulars the following information has become available:-

WATER.

Witney R.D.C. has prepared a scheme whereby a 3" water will be brought down the Buckland Road as far as the Meadow Buildings. Subject to the approval of the Ministry of Agriculture, it is hoped that the work will be commenced late 1962 or early 1963. Enquiries should be addressed to Mr. K of the Surveyors Department, Witney R.D.C. (Tel. Witney 57)

ELECTRICITY.

The S.E.B. can connect the mains supply to the House, Cottages and Buildings within 12/15 months of a firm order placed. The approximate cost for a connection to the Farm, it is to-day (i.e. an Arable Farm) would be a capital payment about £800 together with a guaranteed consumption of £150 a year or a capital payment of about £1,250 and a guaranteed consumption of £100 per year. Enquiries should be addressed to the District Engineer, S.E.B., 20 Fleet Street, Swindon, Wilts (Tel. Swindon 4061).

MOORE, ALLEN & INNOCENT.