

By Order of The Warden and Fellows of Nuffield College, Oxford.

Saw
£5

UNIVERSITY FARM
LEW — BAMPTON — OXON.

**AN ATTESTED MIXED FARM
OF 216 ACRES**

FOR SALE BY AUCTION AT

THE WITNEY SOCIAL CENTRE, WITNEY, OXON

ON

THURSDAY, 25th JUNE, 1959

AT 3 P.M.

BY

HOBBS & CHAMBERS

CHARTERED AUCTIONEERS AND ESTATE AGENTS

Faringdon, Berks., and Cirencester, Glos.

SOLICITORS

MESSRS. HERBERT AND GOWERS & CO.

6 AND 7 KING EDWARD STREET, OXFORD

Tel. Oxford 44107/9

A. 291

16000

250

500

750

Law - Bampton - Oxon.

Bampton 2¼ miles - Witney 3½ miles

The University and City of Oxford 15½ miles.

17000

A Highly Recommended and Productive Freehold Attested

100

200

300

400

500

600

700

800

900

18

1

2

3

5

400

50

500

50

600

50

18700

8750

800

80

900

50

19,000

50

100

50

200

50

300

50

400

19,450

Rouse.

AGRICULTURAL HOLDING

known as

UNIVERSITY FARM

extending to about 216 ACRES together with

AN ATTRACTIVE FARM HOUSE

containing 3/4 Bedrooms, Bathroom, 2 Sitting Rooms, etc.

TWO GOOD COTTAGES

AND EXCELLENT RANGES OF FARM BUILDINGS

to be Sold with the benefit of

VACANT POSSESSION AT MICHAELMAS 1959

HOBBS and CHAMBERS

CHARTERED SURVEYORS

have been instructed by the Warden and Fellows of Nuffield College, Oxford,

to offer the above property for sale by Public Auction at

THE WITNEY SOCIAL CENTRE, WITNEY

ON

THURSDAY, 25th JUNE, 1959

AT 3 P.M.

Subject to Conditions of Sale which will be produced and read at the Auction or can be seen at the offices of the Solicitors and Auctioneers prior to the sale.

Further particulars and plan from the Chartered Auctioneers and Estate Agents, Faringdon, Berks. (Tel. 2113) and Cirencester, Glos., The Land Agent, N. D. G. James, Esq., M.C., M.A., F.L.A.S., F.R.I.C.S., The University Chest Estates Office,

13 Parks Road, Oxford, and The Solicitors Herbert and Gowers & Co., 6 and 7 King Edward Street, Oxford (Tel. 44107/8/9).

GENERAL INFORMATION AND REMARKS

TO VIEW

By previous appointment please with the Tenant Mr. G. W. Woodford in residence, Telephone: Bampton Castle 297, or with the Auctioneers.

DISTANCES

Bampton $2\frac{1}{4}$ miles, Witney $3\frac{1}{2}$ miles, Oxford $15\frac{1}{2}$ miles, Bampton Railway Station $1\frac{1}{4}$ miles.

SITUATION

The farm lies in the Upper Thames Valley and is situated adjoining the Bampton-Witney (A4095) main road.

SPORT

The property is in the Country hunted by the Heythrop Hunt. Meets of the VWH (Cricklade) and the Old Berks Hunt are within easy reach. Coarse Fishing on the River Thames and Golf at Burford (5 miles) and at Frilford Heath.

TENURE

The Property is Freehold.

POSSESSION

Vacant Possession will be given on the 29th September, 1959.

OUTGOINGS

No Land Tax or Tithe Redemption Annuities payable.
Rateable Values: Farm House £29, Cottages £8 each.
Last half rates £28.10.4 and £7.17.4 each respectively.

SERVICES

Main Electricity is connected to the Farm House, Cottages, and the majority of the farm buildings. The Water Supply to the Farm House, farm buildings and four troughs is from an excellent well, pumped by a windmill situated in O.S. No. 29. Main water is connected to the two cottages and this supply also serves seven troughs in the fields. Drainage from the farm house and the principal buildings is to a cess-pit. The cottages have earth closet sanitation. Telephone, Bampton Castle 297, at present connected.

ATTESTATION

The farm has carried an attested and T.T. Herd of Pedigree and Non-Pedigree Ayrshire Cattle for many years.

STIPULATIONS AND MEMORANDA

THE PLAN AND SCHEDULE

are prepared for reference only and are based on the Ordnance Survey Map, 1921 Edition, and although carefully checked, their accuracy is not guaranteed and they do not form part of the Contract for Sale.

RESERVE PRICE

The Property will be sold subject to a reserve price and the Vendor or his Agents, reserve the right to bid.

VALUATION

In addition to the Purchase price the Purchaser shall take to by Valuation to be made in the usual manner and pay for all hay and straw at consuming price, for temporary pastures at face value, for the cost of young seeds and roots on the basis of the cost of seeds, manure and labour, for all other Acts of Husbandry, for the cost of labour to farm yard manure properly heaped or spread, for the un-exhausted manurial value of purchased and home grown feeding stuffs consumed during the last two years of the tenancy and for the residual manurial value of purchased artificial manures applied to the holding during the last three years of the tenancy.

Any sum found to be due to the Vendor for dilapidations of any kind will be retained by the Vendor.

SHOOTING

The farm has a reputation for cover for an abundance of game, and these shooting rights are included in the sale.

RIGHTS, EASEMENTS & RESTRICTIVE COVENANTS

The property is sold subject to and with the liability or the benefit of all rights of way, water, light, support; drainage and other rights, restrictive covenants, licences and easements and all wayleaves for poles, stays, cables, drains, water and other items. The property is sold subject to all outgoing or charges connected with or chargeable on the property, whether mentioned in these Particulars or not.

TIMBER

In addition to the Purchase price, the Purchaser will be required to pay the sum of £700 for the standing timber, some of which has been felled recently by the Air Ministry and left on the land.

BOUNDARIES, ETC.

The Purchaser shall be deemed to have knowledge of the following boundaries.

The Ownership of any tree, boundary or any part of the Property or on any point arising out of the Plan and Particulars or as to the granting or reservation of any easement or right, but if any dispute shall arise thereon, the same shall not annul the sale but shall be referred to Arbitration of the Auctioneers, whose decision shall be final and binding on all points, and whose costs shall be paid as they may decide and all parties shall accept as final the award of the Auctioneers.

The Vendors or the Auctioneers shall not be called up to define the Ownership of Boundary Fences or the liability to repair same, but the purchaser shall be subject to any such liability.

TOWN AND COUNTRY PLANNING

The property is sold subject to the Provisions of the Town and Country Planning Acts, Town Planning Schemes, Improvements or Building Lines or to any other Acts of Parliament affecting or likely to affect the Property.

AUCTION SALES

The Vendor reserves the right to allow the Outgoing Tenant to hold Auction Sales on the Property before the date of Completion of the Purchase.

HOLDOVER

The Outgoing Tenant to have the use of such barns as are necessary for the threshing and storage of grain until 25th March, 1960.

ELECTRICITY WAYLEAVES

Annual sums of £2.15.0 are received and an agreement has been signed with the Southern Electricity Board for a further line over the northern portion of the farm.

PARTICULARS, PLAN AND CONDITIONS OF SALE

OF A PARTICULARLY
HEALTHY DAIRY AND MIXED FARM

KNOWN AS

UNIVERSITY FARM

pleasantly situated adjoining the Bampton-Witney main road and within easy reach of Oxford, the River Thames, and the beautiful Country of the Cotswolds.

THE ATTRACTIVE OLD FARM-HOUSE

is "L" in shape and faces almost due South. It is substantially constructed of stone, partly cement rendered, and well roofed with Stonesfield Tiles. Both the interior and exterior of the farm-house will be found to be in good state of repair and decorative order.

The accommodation provided is as follows:—

On the Ground Floor

ENTRANCE PORCH.

RED TILED ENTRANCE HALL with exposed beams.

SITTING ROOM (South) 17ft. 4ins. x 15ft. 10ins. with Modern tiled fireplace and built in china cupboard. Power Point.

LIVING ROOM (South) 15ft. 3ins. x 15ft. "Minster" Fireplace and Power Point.

SPACIOUS KITCHEN 17ft. 6ins. x 16ft. 3ins. with exposed oak Beam; ware sink (h. & c.) "Ideal" Cook and Heat Stove, and electric cookerpoint.

Broom or Store Cupboard.

Old Dairy with exposed beams and stone flagged floor, adjoining which is an old wash-house with copper.

On the First Floor

approached by the principal staircase are:—

TWO DOUBLE BEDROOMS measuring 17ft. 4ins. x 15ft. 10ins. and 15ft. 5ins. x 10ft. 7ins. respectively both facing South and having fireplaces and power points, and one with built-in hanging cupboards.

BATHROOM with Bath (h. & c.), Wash Basin and W.C.

Above are two good ATTIC STORAGE ROOMS

Also on the first floor but approached by a secondary staircase are two further rooms which although in poor decorative order could be utilised to form the following:—

BEDROOM No. 3. 15ft. 5ins. x 15ft. 5ins. with fireplace and built-in cupboard.

BEDROOM No. 4. 16ft. 4ins. x 15ft. 10ins. with fireplace and cold water storage tank.

SERVICES

Main Electricity is connected. Cess Pit Drainage. Water from a never-failing well by means of a windmill. Main water available for connection. Telephone at present connected.

Situated in front or to the south of the Farm-house are the

WALLED-IN GARDENS

comprising flower gardens with a Stone and Stonesfield Tiled Garden Shed, and a good area of well cultivated Kitchen garden.

Adjoining is a small orchard.

THE FARM BUILDINGS

are in an excellent state of repair and condition, and are well placed close to the farm-house for ease of management. They are in the main grouped around two yards as follows:—

GRAVELLED YARD west of the farm-house with range of 5 calf boxes constructed of timber with Stonesfield Tile roof.

GOOD STONE AND TILED BARN with adjoining grinding house with loft over and with lean-to store shed.

STONE-BUILT STABLE, suitable for conversion into four loose boxes with loft over and Store Shed.

Opposite are a range of three timber and stone built wintering sheds with asbestos roofs, and enclosed yards, with a small cow-shed adjoining with water-bowls and ties for 10.

Grouped around a second EXCELLENT CONCRETED YARD with water laid on are the following buildings:—

On the North side, Stone and Slated range comprising—

COW STALL with water bowls and ties for 14.

BULL-HOUSE; STORE-SHED and GARAGE.

On the South side, Brick and Slated—

COW-STALL with feeding passage, and water bowls and ties for 22. At the rear is the

DAIRY with concrete floor and water laid on.

IN ALL TIES FOR 46 COWS ARE PROVIDED

Close by are a

FOUR BAY TRACTOR SHED AND A

FOUR-BAY DUTCH BARN

with sides enclosed, and two bays covered at the back.

On the west side of the second yard and adjoining O.S. No. 52 are the following buildings:—

A 3-Bay open stone and slated Wintering Shed with yard and loose Box adjoining and a stone and slated 3-Bay Implement Shed with boarded roof.

There is a further range of buildings adjoining the farm cottages and these briefly comprise:—

The OLD CHAPEL now used as an excellent corn store, a stone and timber store shed, and a small unique range of stone buildings with Stonesfield tiled roof formerly two ducks-houses.

THE TWO FARM COTTAGES

are also in an excellent state of repair and decorative order, well worthy of modernisation, and are well constructed of stone with Stonesfield tiled, and one recently re-tiled roof. Each provides the following accommodation:—

2 Double and One Single Bedroom.

Sitting room; Living Room/Kitchen with ware sink and range; Larder and outside coal house, and wash house with copper.

There is a good strip of Kitchen garden to each cottage.

Main supplies of Electricity and water are connected. Earth closet sanitation.

THE LAND

lies in a ring fence and is divided by the main road with long frontages on each side. The arable land is in good heart and condition and the leys have been well managed. Some of the land on the North would be considerably improved by drainage, but taking the farm as a whole it has been well farmed, and with the majority of the farm watered by troughs from the Supply in O.S. No. 29,

it could well be adapted for either dairying or stock raising. It is more particularly described in the following:—

SCHEDULE

<i>O.S. No.</i>	<i>Name</i>	<i>Description</i>	<i>Area</i>
29	Part Gravel Field	Temporary Pasture	8.982
30	Part Black Pit	ditto	5.837
49	Part Eyotts Whole Hill	Pasture	6.863
51	Windmill Piece	ditto	9.568
52	Part Gravel Field	ditto	10.290
53	Coombe Hill Field	Temporary Pasture	45.985
55	Part Hither West Field	Arable	10.316
56	ditto	Pasture	12.977
71	Part Lew Heath	Rough Pasture	12.550
72	ditto	Pasture	5.180
73	ditto	Lew Gorse	9.512
74	Furzy five & nine acres etc.	Pasture	34.048
78	Mutton Close	ditto	1.372
79	Part Hither West Field	ditto	11.747
80	Greensand Nine acres	ditto	12.833
82	Clay Furlong Close	ditto	4.853
Pt. 83	Part Lancott Field	ditto	6.733
Pt. 85	University Farm	Buildings	1.616
Pt. 86	2 Cottages	Cottages	.392
87	Paddock	Pasture	1.883
Pt. 88	Church Close	Pasture	2.561
			216.098 acres

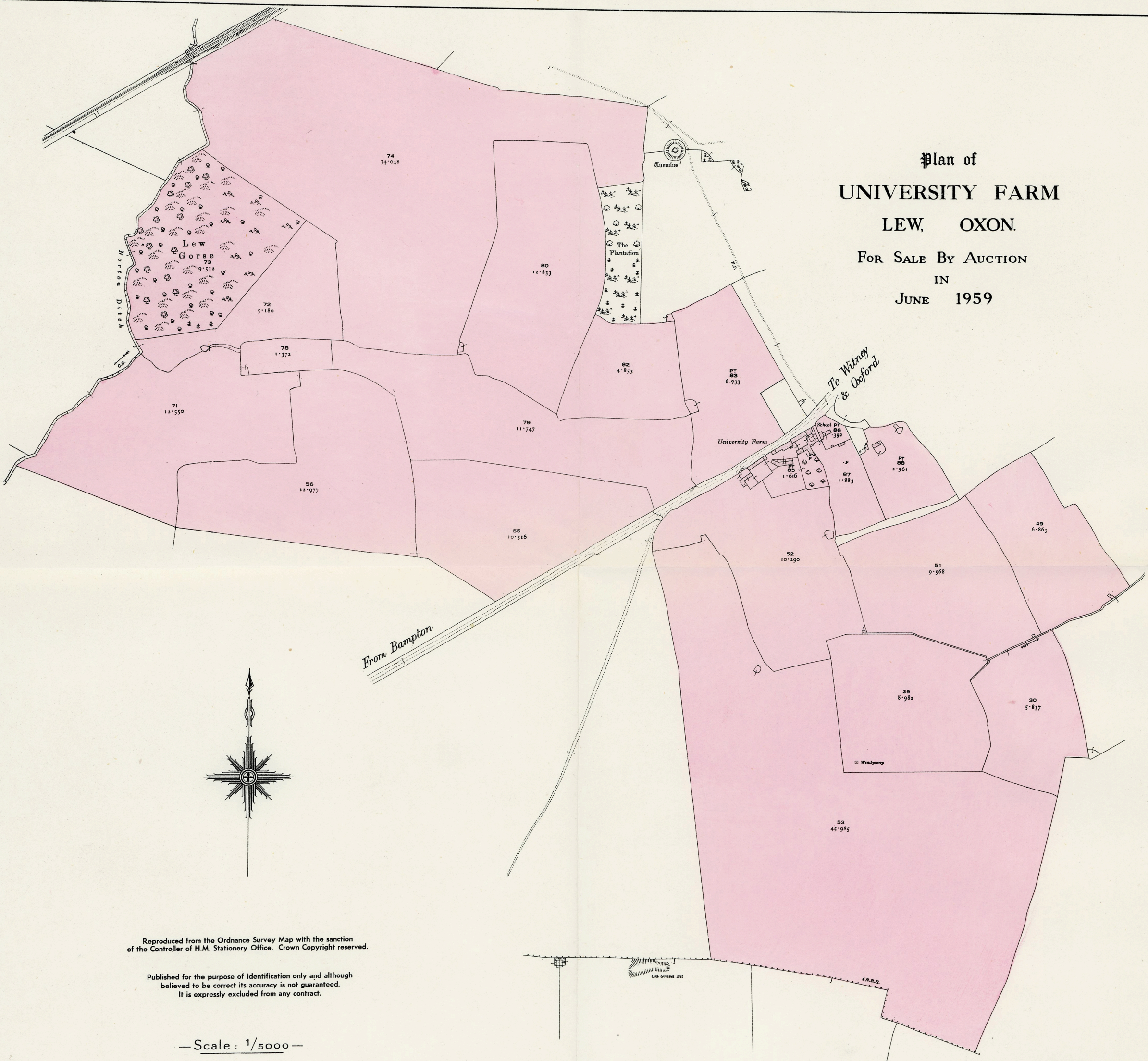
VACANT POSSESSION

will be given on completion of the purchase at 29th September, 1959, subject to the service occupancies of the cottages.

SPECIAL CONDITIONS OF SALE

- A. The property is sold subject to the following Conditions, and to the Conditions known as the National Conditions of Sale Sixteenth Edition (a print being on the back of or annexed to each Contract) so far as the latter Conditions are not inconsistent with the following Conditions.
- B. Condition 13 of the National Conditions of Sale shall not have effect.
- B.1. Vacant Possession of the property shall be given at completion but the outgoing tenant shall have the use of certain barns until the 25th day of March 1960 as more particularly mentioned in the Particulars.
- C. A deposit of 10 per cent of the purchase money shall be paid to the Auctioneers Messrs. Hobbs and Chambers as Agents for the Vendors.
- D. The completion date shall be the 29th day of September, 1959.
- E. The sale includes the items mentioned in the Particulars on page 3 under the heading "Valuation" which shall be paid for as mentioned in the Particulars when the amount is ascertained.
- F. The Vendors sell as Trustees.
- G. The property is sold subject to and with the benefit of (as the case may be)
- (a) all matters and things registered or capable of registration as local land charges
 - (b) all matters mentioned in the Particulars including the electricity wayleaves.
- H. The title shall commence and consist as mentioned in the Schedule hereto.
- H.1. The Vendors shall not be obliged to hand over the ancient title deeds (if any) to the Purchaser.
- H.2. The property is sold subject to a reserve price.
- H.3. The Conveyance shall be left at the Vendor's Solicitors offices at least 28 days before the completion date for execution by the Vendors.
- J. The property is sold on the footing that the permitted use thereof for the purposes of the Town and Country Planning Act, 1947, is agricultural.
- K. The Purchaser in addition to the purchase price shall at completion pay the sum of £700 for the standing timber.
- L. The cottages are occupied on service occupancies. If the Purchaser wishes these occupancies to be determined at completion he shall give the Vendors reasonable notice of such his desire.
- M. The Vendors who are selling under the powers and provisions of the Universities and College Estates Act 1925 shall forthwith apply to the Minister of Agriculture Fisheries and Food for his consent to the sale and if such consent cannot be obtained either subject to these conditions or with such variations as the parties may agree upon by the completion date this contract shall be void and thereupon National Condition 8 (7) shall apply.

Plan of
UNIVERSITY FARM
 LEW, OXON.
 FOR SALE BY AUCTION
 IN
 JUNE 1959



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— Scale: 1/5000 —

HOBBS & CHAMBERS,
 Chartered Surveyors,
 Faringdon & Cirencester