

1914

FIRST EDITION.

BY DIRECTION OF MRS. UPTON.

THE  
**LEW ESTATE**  
BAMPTON      OXON

**Solicitors :**

Messrs. MAY, HOW & CHILVER,  
49, LINCOLN'S INN FIELDS,  
LONDON, W.C.

**Land Agent :**

BERTRAM WORRALL, Esq.,  
STEEPLE ASTON,  
OXON.

**Auctioneers :**

Messrs. KNIGHT, FRANK & RUTLEY,  
20, HANOVER SQUARE, LONDON, W.,  
AND  
100, PRINCE'S STREET, EDINBURGH.

A. 1

**FIRST EDITION.**

BY DIRECTION OF MRS. UPTON.

**PARTICULARS, VIEWS, CONDITIONS OF SALE  
and PLAN**

OF THE COMPACT

**FREEHOLD RESIDENTIAL AND  
SPORTING PROPERTY**

KNOWN AS

**THE LEW ESTATE**

Near Bampton and Witney, Oxfordshire,

extending to

**614a. Or. 8p.**

TO BE OFFERED FOR SALE BY AUCTION BY MESSRS.

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**KNIGHT, FRANK & RUTLEY**

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At the CLARENDON HOTEL, OXFORD,

On Wednesday, the 23rd day of September, 1914,

At 2 o'clock precisely,

AS A WHOLE OR IN LOTS.

**Solicitors :**

Messrs. MAY, HOW & CHILVER,  
49, Lincoln's Inn Fields,  
London, W.C.

**Land Agent :**

BERTRAM WORRALL, Esq.,  
Steeple Aston,  
Oxon.

**Auctioneers :**

Messrs. KNIGHT, FRANK & RUTLEY,  
20, Hanover Square, London, W.

Telegrams : "GALLERIES, WESDO, LONDON."

Telephone : 1942 GERRARD.

## General Notes.

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THE LEW ESTATE is an excellent Agricultural and Sporting Property, extending to 614A. OR. 8P., situated in the heart of the Old Berkshire Hounds and Heythrop, with the V.W.H. being within easy reach. Witney Station is 2 miles, Bampton  $1\frac{1}{2}$  miles, Oxford 12 miles, Banbury 22 miles, and Cirencester 30 miles distant.

LEW HOUSE is a Comfortable County House. Part of it dates back to 1680, and with wings which have been added possesses every modern comfort and convenience, and the Gardens are especially attractive.

THE AGRICULTURAL HOLDINGS, which are chiefly Rich Grazing, are compact, and let at reasonable rents.

THE VILLAGE OF LEW belongs to the estate and includes the Ancient Buttercross, said to have been the Original Market for the County, and in the Gardens of Lew House are the Stone Steps used as the mounting stones in the old Coaching Days.

THE TIMBER is finely grown, being chiefly Elm, Ash, Oak, and Chestnut of considerable dimensions.

SPORTING. There is Good Partridge Shooting, Golf at Witney, First-rate Hunting.

Actual Rents :	£	s.	d.
Agricultural Holding ... ..	698	12	8
Cottages ... ..	20	4	0
Estimated Rents ... ..	250	0	0
	£968 16 8		
	£968 16 8		
Land Tax at 1/- in £ ...	£34	4	0
	£34 4 0		

There is NO TITHE payable upon this Estate.

# Stipulations

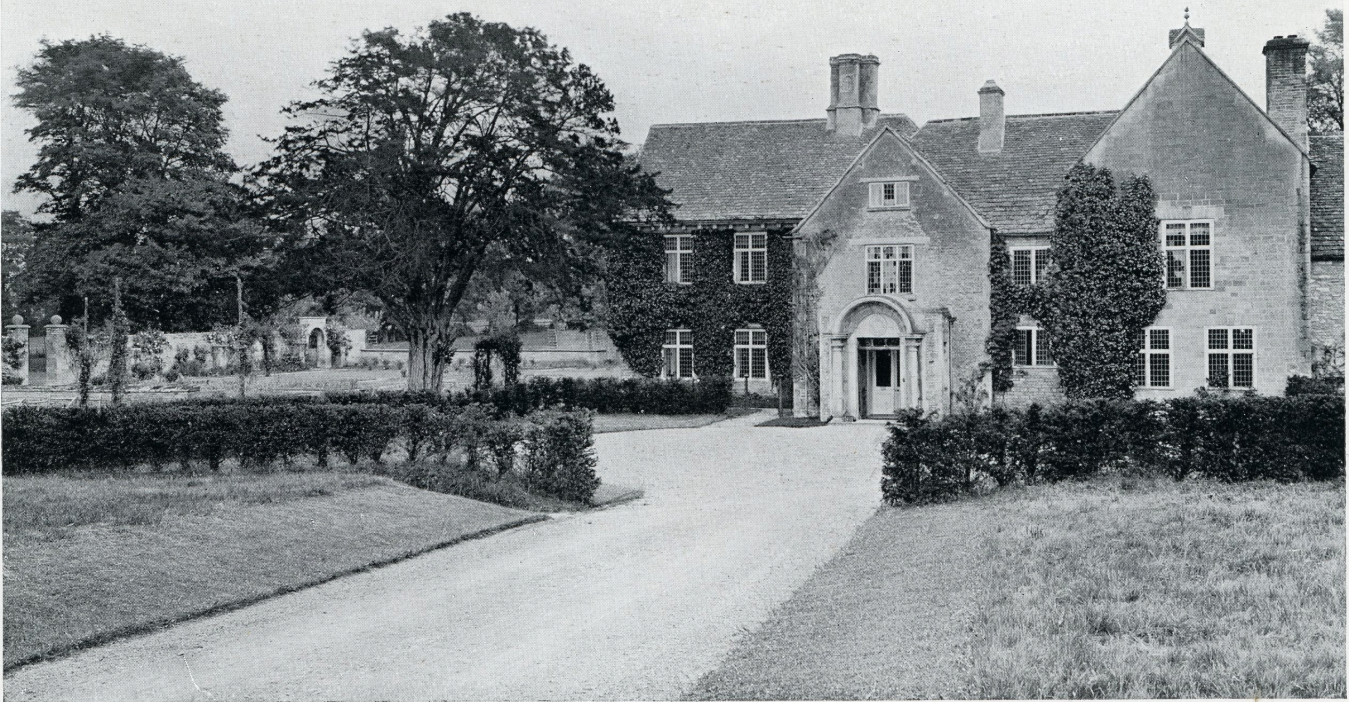
FORMING PART OF THE CONDITIONS OF SALE.

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1. The Valuable Growing Timber and Landlord's Fixtures will be included in the Sale.
2. A Purchaser will be required to take by valuation, to be made in the usual way, the Tenant's Fixtures and loose effects in accordance with the inventory to be prepared by the Auctioneers within one month of the date of Sale.
3. The Sale is subject to all rights of way, Tenancies, including the payment by the Purchaser of such valuations as the Tenants may be entitled to receive from the Landlord on quitting.
4. The Plan and Particulars, with the Schedules therein, are believed to be correct, but a Purchaser must satisfy himself as to their accuracy, as no claim can be admitted for any discrepancy for land which may be described as pasture being scheduled as arable in the Tenancy Agreement, or for other errors in such Plan and Particulars.
5. The Vendor reserves the right to hold a Sale or Sales upon the premises at any time previous to, or within one month after, the date of completion of Sale.
6. The Auctioneers reserve the right to withdraw the whole, or any one or more of the Lots, amalgamate any Lots, alter the order of Sale, refuse a bidding, or demand the payment of the deposit in cash.
7. The Cottage Tenants, Mrs. R. and Mr. H. Cooper (on Lot 2), are each to be given by the Purchaser of this Lot a life tenancy of the cottage at present occupied by her and him respectively, subject to the payment of a like rent and to the performance of such other conditions as may be embodied in a Lease or Agreement on the lines of a Draft which will be produced at the Sale and which may be seen at the Offices of the Solicitors, 49, Lincoln's Inn Fields, seven days before the Sale.
8. Contracts will be made upon the Final Edition of the Sale Particulars and Plans which will be issued shortly.

## Summary of Estate as Lotted.

Lot.	Description.	Area.	Apportioned and Estimated Rent.			Apportioned Outgoings.		
			£	s.	d.	£	s.	d.
1	Lew House ... ..	27·562	280	0	0	12	15	4
2	Lew and Morgan's Farms ...	119·346	157	14	0	4	1	1
3	Lew Lodge Farm ... ..	106·299	111	6	0	5	5	9
4	A Grazing Field ... ..	8·762	11	0	0		5	0
5	An Enclosure of Pasture Land	6·538	12	0	0		3	10
6	Post Office Farm ... ..	136·986	172	2	6	5	16	4
7	An Arable Field ... ..	55·970	56	0	0	1	12	8
8	A Grazing Holding ... ..	95·598	94	0	0	2	7	9
9	Three Enclosures of Pasture Land ... ..	15·978	25	0	0		10	0
10	An Enclosure of Pasture Land	5·336	5	6	8		5	10
11	An Enclosure of Pasture Land	·336		7	6			Nil.
12	Two Enclosures of Pasture Land ... ..	35·339	44	0	0	1	0	5
	TOTAL A.	614·050	£968	16	8	£34	4	0



LEW HOUSE. FRONT ENTRANCE.



LEW HOUSE AND GARDENS.

The Lew Estate will first be offered as a whole  
as set out in the following Particulars.

## Particulars

### LOT 1.

(Coloured Pink on Plan.)

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Delightfully situated about  $1\frac{1}{2}$  miles from Bampton and 2 miles from Witney Stations, approached by a wide drive flanked by an Avenue of Chestnuts, and terminating by a bold sweep at the North Entrance of

## “LEW HOUSE”

a fine old stone-built and stone-tiled Residence—the original portion being built about 1680.

The House is entered under an arched doorway opening into the Inner Hall.

The Reception Rooms include :—

### DRAWING ROOM

measuring 29 ft. by 19 ft., with deep bay fitted with oak floor and lead light windows.

A long corridor provides access to the

**DINING ROOM** measuring 28 ft. by 15 ft., with Oak floor.



## BILLIARD ROOM

measuring 26 ft. by 18 ft., with block floor, large open fireplace, and lighted by five windows. Lavatory, W.C.

## THE DOMESTIC OFFICES

comprise Housemaid's Pantry, fitted with Sink and Store Cupboard, Wine Cellar. Kitchen fitted with Eagle Range, Dresser. Scullery with Sink, Cupboards, and a Cylinder Tank. Larder fitted with slate shelving. Butler's Pantry with Range, Sink, Dresser, and Cupboards. Servants' Hall, Boot Room, Wood and Coal Cellar, Butler's Pantry, Brushing Room heated by Radiators.

### ELECTRIC BELLS FITTED.

Lighting by Petrol Gas, installed by Messrs. Drake and Gorham.

## The Principal Bed Rooms and Dressing Room

include the

"DONCASTER" BED ROOM	-	16 ft. 6 in. by 15 ft.
"GOODWOOD" BED ROOM	-	19 ft. by 18 ft.
DRESSING ROOM	-	14 ft. by 10 ft.
SCHOOL ROOM	-	36 ft. by 11 ft.
"AINTREE" BED ROOM	-	10 ft. by 10 ft.
"NEWMARKET" BED ROOM	-	25 ft. by 18 ft.
BATH ROOM with hot and cold water and Shanks fittings.		
"CHESTER" BED ROOM	-	14 ft. by 12 ft.
"SANDOWN" BED ROOM	-	14 ft. by 12 ft.
"ASCOT" BED ROOM	-	16 ft. 6 in. by 15 ft.
"EPSOM" BED ROOM	-	18 ft. by 14 ft.
CLOAK ROOM, W.C.		
BATHROOM.		

THE SERVANTS' APARTMENTS include Three Bedrooms, Cloak Room, Two Housemaids' Closets, Bath Room, W.C., Two Bed Rooms and Box Room.



LEW HOUSE. SOUTH FRONT.



LEW HOUSE. NORTH FRONT.

## The Excellent Stabling

planned round a square yard, is substantially built, and comprises :

Ten Boxes, Two Stalls, Fodder Store, Harness Room,  
Cleaning Room, Coach House for Four, Mess Room,  
Two Men's Rooms,

Yard with Two Foaling Boxes, Forge, and Garage for Two Cars, Potting Sheds, Stoke Hole, and W.C.

Range of Wood Houses, Gun Room, Engine House, and Dairy or Game Larder, Kennels, Three Summery Boxes in Paddock.

## Pair of Stone-Built and Tiled Cottages

Cattle Yard, with open Cattle Shed, and Village Reading Room.

## WATER AND DRAINAGE

The Principal Water Supply is derived from a Spring with Pumping House and Windmill in field No. 90 on Plan on Lot 2, and there are also Soft Water Tanks.

The Drainage is upon modern principles, with Inspection Chambers and Filter Beds with outfall Pump in field No. 150 on Plan.

## THE GARDENS AND GROUNDS

are artistically planned, with Forecourts, Sunk Gardens with Sundial, and Gravel Terraces, sheltered by high walls, and on the North side of the House is a Formal Garden. Rose Garden giving access under a Stone Archway to the Tennis Court.

## EXCELLENT WALLED KITCHEN GARDEN

well protected and stocked, and there is a range of Glass Houses.

The Gardens and Rich Grazing Paddocks are studded with finely grown Elm and Oak Timber and there are several matured Walnut Trees.

The Village Post Office, stone-slated (No. 133 on Plan), containing 5 rooms, is included in this Lot, as well as the

“ANCIENT BUTTER CROSS”

The whole forming a compact Residential Property extending to

27a. 2r. 9p.

SUMMARY OF HOLDING.

Holding.	Tenant.	Area.	Estimated and Apportioned Rent.			Tenancy.
			£	s.	d.	
Lew House ...	In hand	16'109	250	0	0	—
Part of Lew Farm	Mr. T. Dyke	10'531	15	0	0	Michaelmas.
Post Office Cottage	Mr. G. T. Francis	'922	15	0	0	Ditto.
		27'562	280	0	0	

APPORTIONED OUTGOINGS, 1914 :—

Land Tax	...	...	...	£12 15 4
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With this Lot will be sold the site of the spring, with pumping house and windmill thereon, as now enclosed from the remainder of Field No. Pt. 90 on Plan, with a right of access thereto over a strip of land four feet in width between the points marked C to D on Plan. The purchaser of this Lot shall also be entitled to a right of access at all times to the pipes and other apparatus conveying the water from the said spring or pumping station through Fields No. Pt. 90 and 118, for the purpose of inspecting, maintaining, and renewing the same, and without making any payment for so doing.

The purchaser of this Lot shall be entitled to a right to pump sewage from the tanks in No. 150 on Plan, on to the adjoining land forming part of Lot 2, without being liable for any claim for damage or injury caused thereby. With Lot 1 are

included all hedges bounding the Lot, and the purchaser thereof shall, within three months of the date of conveyance to him, erect, and thereafter maintain where necessary, proper boundary fences or hedges of a character satisfactory to the Vendor where adequate fences or hedges do not, in the opinion of the Vendor, already exist, and the conveyance to the purchaser shall contain a covenant, in a form satisfactory to the Vendor, to give effect to this condition.

The purchaser or owner for the time being of this Lot shall be entitled to the benefit of a covenant from the purchaser or owner for the time being of Lot 6, that he will not, without the previous permission in writing of the former, erect any houses, cottages, or buildings on the land hatched and forming parts of Nos. 132 and 152 on Plan.

This Lot is sold subject to a right of way in favour of the purchaser or owner for the time being of Lot 2 for agricultural purposes between the points marked A to B on Plan. This right of way is to be maintained in sufficient repair for agricultural purposes by the purchaser or owner for the time being of this Lot.

### SCHEDULE OF LOT 1.

No. on Plan.	Cultivation.	Area.	Total.
PARISH OF LEW.			
Pt. 90	Site of Well ... ..	·147	
119	Pasture ... ..	3·816	
Pt. 120	Lew House, Buildings, &c. ... ..	2·192 (Estd.)	
Pt. 122	Shed and Yard ... ..	·104 (Estd.)	
133	Post Office Cottage ... ..	·922	
136	Pasture and Road ... ..	2·012	
137	Pond ... ..	·209	
138	Pasture ... ..	5·769	
139	Pond ... ..	·124	
140	Orchard ... ..	2·258	
Pt. 150	Sewage Tank, &c. ... ..	·200 (Estd.)	
151	Do, ... ..	9·809	
			27·562

## LOT 2.

(Coloured Blue on Plan.)

# LEW AND MORGAN FARMS

In the Parish of Lew, extending to

119a. 1r. 15p.

## A Capital Mixed Holding

with some FIRST-RATE DAIRYING LAND and a

### Comfortable Stone and Slated House

containing Two Parlours, Kitchen, Four Bedrooms, Dairy, Scullery. Well Water.

### The Agricultural Premises

include Stone Double Barn, Cow House for Twelve Cattle, Large Walled Yard with open Cattle Sheds, Lean-to Shed, Range of Piggeries, a Two-Division Yard with Cattle Shed. Included is a

### Block of Three Cottages

in the village (held by Mrs. R. Cooper and Messrs. H. Cooper and T. Dyke), also a

### SINGLE COTTAGE

containing three rooms, situate adjoining the village reading room.

Near Lew House there is a range of Excellent Farm Premises, including a warm, walled yard with Cattle Sheds and Boxes, Capital Cattle Shed for 12, Two-bayed Implement Shed, Cattle Box, Root House, and a Four-bayed Cattle Shed.

There is some Valuable Timber on this Lot.

### SUMMARY OF LETTINGS.

Holding.	Tenant.	Area.			Apportioned Rent.			Tenancy.	
		a.	r.	p.	£	s.	d.		
Pt. Lew Farm... ..	Mr. T. Dyke	98	1	13	122	0	0	Yearly, Michaelmas	
Three Cottages in Village	Mrs. R. Cooper	}	0	1	0	2	12	0	} Tenancy for Life
	Mr. H. Cooper					2	12	0	
	Mr. T. Dyke					...	...	...	
Cottage ... ..	Mr. T. Brackley	0	1	3	...	...	...	... with Farm ... Ditto	
Pt. Small Holding ... ..	Mr. W. T. Gould	20	1	39	30	10	0	(actual) Yearly Michaelmas	
		119	1	15	£157	14	0		

#### APPORTIONED OUTGOINGS, 1914 :—

Land Tax ... ..	£4 1s. 1d.
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MORGAN'S FARM.





POST OFFICE FARM.

From this Lot will be excluded the site of the spring, with pumping house and windmill thereon, together with the other rights reserved to the purchaser of Lot 1, as mentioned on page 8 of these Particulars.

The purchaser or owner for the time being of Lot 2 shall be entitled to use for agricultural purposes the existing roadway between the points marked A to B on Plan ; this roadway is to be maintained in sufficient repair for agricultural purposes by the purchaser or owner for the time being of Lot 1.

This Lot is sold subject to the right exercisable by the purchaser of Lot 1 to pump sewage from the tanks in No. 150 on plan, on to the adjoining land forming part of this Lot, without any payment being made for damage or injury caused thereby, as mentioned on page 8 of these Particulars.

A Life Tenancy is to be given to the Cottage Tenants Mrs. R. and Mr. H. Cooper, see Stipulation 7 on page 3.

### SCHEDULE.

No. on Plan.	Cultivation.	Area.	Total.
PARISH OF LEW.			
M Pt. 89	Pasture ... ..	·695 (Estd.)	
M Pt. 90	Pasture ... ..	28·313 (Estd.)	
M 118	Do. ... ..	8·443	
M Pt. 120	Buildings ... ..	·260 (Estd.)	
M 121	Pond ... ..	·119	
Pt. 122	Cottage and Garden ... ..	·271 (Estd.)	
124	Cottages and Gardens ... ..	·254	
M 141	Pasture ... ..	4·886	
M 142	Morgan's Farmhouse, Buildings, &c. ...	1·011	
M 143	Pasture ... ..	1·839	
M Pt. 150	Do. ... ..	6·696 (Estd.)	
G 162	Do. ... ..	20·494	
F 163	Arable ... ..	24·095	
F 170	Pasture ... ..	17·220	
F Pt. 171	Do. ... ..	4·750 (Estd.)	
			119·346

## LOT 3.

(Coloured Green on Plan.)

### The Compact Agricultural Holding

KNOWN AS

# LEW LODGE OR MOUNT OWEN FARM

in the Parish of Lew, and extending to

106a. 1r. 8p.

with a Stone-built and Tiled House, containing Parlour, Kitchen, Wash House, Three Bed Rooms. Well Water. Walled Yard with Stone and Tiled Barn, Stabling for 2, Open Cattle Shed, Piggery, Three-bayed Cart Shed, with Cattle Yard in rear.

And some Useful Arable and Pasture Land.

There is also a good Gravel Pit on this Holding.

Held by Mr. H. W. HAYNES as a yearly Michaelmas tenant, subject to 12 months' notice at a Rental of

**Per £111 6s. Annum.**

APPORTIONED OUTGOINGS, 1914 :—

Land Tax ... .. £5 5s. 9d.

### SCHEDULE.

No. on Plan.	Cultivation.	Area.	Total.
PARISH OF LEW.			
19	Pasture ... ..	10'628	
20	Do. ... ..	4'226	
21	Do. ... ..	10'145	
22	Arable ... ..	11'536	
23	Lew Lodge, &c. ... ..	1'346	
31	Arable ... ..	27'659	
33	Pasture ... ..	9'170	
34	Do. ... ..	16'884	
47	Do. ... ..	14'705	
			<u>106'299</u>

## LOT 4.

(Coloured Yellow on Plan.)

# A Valuable Grazing Field

Near the Lew House Farm, in the Parish of Lew, extending to

8a. 3r. 2p.

With some useful growing Hedgerow Timber.

Held by Mr. T. DYKE with other Lands on a yearly Michaelmas tenancy, subject to 12 months' notice, at an apportioned Rental of

**Per £11 annum.**

APPORTIONED OUTGOINGS, 1914 :—

Land Tax ... .. £0 5 0

### SCHEDULE.

No. on Plan.	Cultivation.	Area.
	PARISH OF LEW.	
48	Pasture ... ..	8'762

## LOT 5.

(Coloured Pink on Plan.)

# A Valuable Enclosure of Pasture Land

Extending to

6a. 2r. 6p.

Situate on the road between Lew Farm and Lew Lodge, studded with valuable Elm Timber.

Held by Mr. T. Dyke with Lew Farm on a yearly Michaelmas tenancy at the apportioned Rental of

**Per £12 annum.**

APPORTIONED OUTGOINGS, 1914 :—

Land Tax ... .. £0 3 10

### SCHEDULE.

No. on Plan.	Cultivation.	Area.
	PARISH OF LEW.	
91	Pasture ... ..	6'538

## LOT 6.

(Coloured Green on Plan.)

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# THE POST OFFICE FARM

in the Village of Lew, extending to

136a. 3r. 37p.

AN

## Excellent Grazing Farm

with a Capital Stone-built and Tiled House, containing Two Sitting Rooms, Kitchen, Dairy. Well Water.

### The Agricultural Premises

comprise:—Stone-built and Tiled Gig House and capital range of Farm Buildings, including Barn, with open Hovel, Cart House, Stable for 5, Piggery, Yard, protected by stone walls, open Cattle Shed, and the following buildings, at present let with Lot 2:—

Cattle Yard with large Barn and Root House, Cart House, Stable for 7, Chaff Store, Three-bayed Hay Barn, and Weighbridge. Also included are

## TWO DETACHED COTTAGES

near the Village Schools, each containing Four Rooms, and at present let with Lot 2.

### SUMMARY OF LETTINGS.

Holding.	Tenant.	Area.			Apportioned Rent.		Tenancy.
		a.	r.	p.	£	s. d.	
Post Office Farm ... ..	Mr. T. Brackley	78	3	6	100	0 0	Michaelmas.
Pt. Lew Farm and Buildings	Mr. T. Dyke	16	1	24	20	0 0	do.
Two Cottages do.	do.	0	0	35			
Field No. 161 ... ..	Mr. W. Gould	3	2	13	6	2 6	(actual) do.
Field Nos. 152, 153, and 159	Mr. T. Bright	35	0	35	46	0 0	(actual) do.
Coppice ... ..	In hand	2	3	4		—	
		<u>136</u>	<u>3</u>	<u>37</u>	<u>£172</u>	<u>2 6</u>	

APPORTIONED OUTGOINGS, 1914 :—

Land Tax ... .. £5 16 4

There is some valuable timber upon this Lot, chiefly Elm.

The purchaser or owner for the time being of this Lot shall not be entitled as against the purchaser or owner for the time being of Lot 8, to any right of way over Lot 8 in connection with the level crossings over the East Gloucestershire Branch of the Great Western Railway, connecting Nos. 157 and 159 and Nos. 175 and 176 on the Plan.

The purchaser of this Lot shall enter into a covenant with the owner for the time being of Lot 1, in a form to be approved of by the Vendor, that he and his sequels in estate will not, without the previous permission in writing of the owner for the time being of Lot 1, erect any houses, cottages, or buildings upon the land hatched and forming parts of Nos. 132 and 152 on the Plan.

SCHEDULE.

No. on Plan.	Cultivation.	Area.	Total.
PARISH OF LEW.			
<i>1917</i> <i>Brackley</i> 77	Pasture ... ..	9'948	
Pt. 86	Cottage ... ..	·169 (Estd.)	
Pt. 88	Do. ... ..	·050 (Estd.)	
<i>Brackley</i> 123	Post Office Farmhouse, Buildings, &c. ...	2'197	
<i>Brackley</i> 125	Pasture ... ..	8'128	
<i>4</i> Pt. 128	Do. ... ..	1'399	
<i>4</i> 129	Do. ... ..	18'830	
130	Copse ... ..	1'828	
<i>Brackley</i> <i>Brackley</i> 131	Pasture ... ..	15'595	
132	Do. ... ..	8'729	
<i>Brigh</i> 152	Do. ... ..	17'013	
<i>B</i> 153	Do. ... ..	13'223	
154	Coppice ... ..	·950	
<i>Brackley</i> 155	Pasture ... ..	7'259	
<i>Brigh</i> 159	Do. ... ..	4'983	
<i>Brackley</i> 160	Do. ... ..	7'418	
161	Do. ... ..	3'581	
<i>Brackley</i> 175	Arable ... ..	15'686	
			<u>136'986</u>

## LOT 7.

(Coloured Pink on Plan.)

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# A VALUABLE ARABLE FIELD

situate South of the Village of Lew, and extending to

55a. 3r. 35p.

Held by Mr. T. DYKE with other land on a yearly Michaelmas tenancy, subject to 12 months' notice, at an apportioned rent of

**Per £56 annum.**

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### APPORTIONED OUTGOINGS, 1914 :—

Land Tax ... .. £1 12 8

### SCHEDULE.

No. on Plan.	Cultivation.	Area.
	PARISH OF LEW.	
54	Arable ... ..	55·970

# LOT 8.

(Coloured Yellow on Plan.)

A

## VALUABLE GRAZING HOLDING

in the Parish of Lew, extending to

95a.      2r.      16p.

situate adjoining and West of the Railway, including some useful pastures of convenient size.

Held by Mr. T. BRIGHT, with part of Lot 6, on a yearly Michaelmas tenancy, at a rental of

**Per £94 annum.**

APPORTIONED OUTGOINGS. 1914 :—

Land Tax      ...      ...      £2 7 9

The purchaser or owner for the time being of this Lot shall not be entitled, as against the purchaser or owner for the time being of Lots 6 and 10, to any rights of way over Lots 6 and 10 in connection with the level crossings over the East Gloucestershire branch of the Great Western Railway connecting Nos. 175 and 176, Nos. 157 and 159, and Nos. 174 and 179 on the Plan.

### SCHEDULE.

No. on Plan.	Cultivation.	Area.	Total.
PARISH OF LEW.			
76	Pasture ... ..	10'409	
156	Do. ... ..	12'504	
157	Do. ... ..	16'778	
176	Do. ... ..	13'965	
177	Do. ... ..	13'773	
178	Do. ... ..	8'584	
179	Do. ... ..	19'585	
			95'598



# LOT 9.

(Coloured Mauve on Plan.)

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## Three Enclosures of Well-Timbered Pasture Land

known as "LEW BARROW," extending to

15a. 3r. 36p.

gently sloping towards the South, protected by Woodland, and a

**BEAUTIFUL SITE ABOUT 300 FEET ABOVE SEA  
LEVEL, SUITABLE FOR THE ERECTION OF A  
COUNTRY RESIDENCE**

commanding extensive views in all directions.

There are some finely-grown trees upon this lot.

Held by Mr. T. DYKE, with other lands, upon a yearly Michaelmas tenancy, subject to 12 months' notice, at an apportioned rental of

**Per £25 annum.**

The Woodland is in hand.

APPORTIONED OUTGOINGS, 1914 :—

Land Tax ... .. £0 10 0

### SCHEDULE.

No. on Plan.	Cultivation.	Area.	Total.
PARISH OF LEW.			
81	Plantation ... ..	2'524	
126	Pasture ... ..	4'233	
127	Coppice ... ..	'694	
Pt. 128	Pasture ... ..	8'527	
			<u>15'978</u>

## LOT 10.

(Coloured Mauve on Plan.)

# An Enclosure of Pasture Land

extending to 5a. 1r. 14p.

Situated on the Main Road to Lew Village.

Held by Mr. W. T. GOULD on a Yearly Michaelmas tenancy, subject to 12 months' notice, at a Rental of

**Per £5 6s. 8d. annum.**

APPORTIONED OUTGOINGS :—Land Tax ... .. £0 5 10

The purchaser or owner for the time being of this Lot shall not be entitled, as against the purchaser or owner for the time being of Lot 8, to any right of way over Lot 8 in connection with the Level Crossing over the East Gloucestershire branch of the Great Western Railway connecting Nos. 174 & 179 on the Plan.

### SCHEDULE.

No. on Plan.	Cultivation.	Area.
174	PARISH OF LEW. Pasture ... ..	5'336

## LOT 11.

(Coloured Pink on Plan.)

# A Small Enclosure of Pasture Land

Adjoining the Main Road and Railway and extending to 0a. 1r. 14p.

Held by Mr. A. FENNEMORE on a Yearly Michaelmas tenancy at a Rental of

**Per £0 7s. 6d. annum.**

APPORTIONED OUTGOINGS :—Land Tax ... .. Nil.

### SCHEDULE.

No. on Plan.	Cultivation.	Area.
172	PARISH OF LEW. Pasture ... ..	'336

## LOT 12.

(Coloured Green on Plan.)

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# Two Enclosures of Pasture Land

extending to

35a. 1r. 14p.

situated on the road to Yelford, in the Parish of Lew.

Held by Mr. T. DYKE on a yearly Michaelmas tenancy, subject to 12 months' notice,  
at an apportioned rental of

**Per £44 annum.**

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### APPORTIONED OUTGOINGS :—

Land Tax ... .. £1 0 5

### SCHEDULE.

No. on Plan.	Cultivation.	Area.	Total.
	PARISH OF LEW.		
99	Pasture ... ..	24'586	
106	Do. ... ..	10'753	
			<u>35'339</u>

**T**HE Conditions of Sale will  
be published in the Final  
Edition of these Particulars which  
will be issued shortly.