

A. 274.

£5

With Vacant Possession

OXFORDSHIRE

**CALAIS FARM, BAMPTON**

SALE BY AUCTION

**15th JANUARY, 1959**

*Solicitors:*

MESSRS. SOWMAN, WELLS & PORTER  
5 Queen Street, Wimbledon, London, S.W.19  
(Telephone: Wimbledon 6454)

*Land Agents and Auctioneers:*

MESSRS. FRANKLIN & JONES, F.R.I.C.S.  
Frewin Court, Oxford  
(Telephone: 48666)

## GENERAL REMARKS AND STIPULATIONS

1. **Viewing.** Inspection of the property may be made at any time by appointment, either through the Agents or direct with the vendor, Mr. G. Ogilvie (Tel. No.: Bampton Castle 281).

2. **Situation.** The property is situated astride the Bampton—Aston road on the edge of the village of Bampton, 5 miles from Witney, 16 from the University City of Oxford and 6 from Faringdon.

**BUS SERVICES:** Adequate service from Oxford to Clanfield, which passes through Bampton.

**RAILWAY:** The nearest railway station is at Witney with fast trains to London from Oxford.

3. **Town and Country Planning.** Certain areas of the farm are zoned for residential development in the County Development Plan prepared under the Town and Country Planning Act, 1947. O.S. Pt. 430, 431. Pt. 446, 448 and 449 are inside the Urban fence for Bampton.

4. **Possession.** Vacant possession will be given upon completion, on the 27th of February 1959.

5. **Tenancy.** The Vendor is a yearly tenant of 20 acres of Glebe Land (coloured green on plan). Under a written tenancy agreement he is prepared to apply to his Landlord for consent to assign his tenancy to the Purchaser. The rent paid is £40 per annum.

6. **Timber.** All standing timber upon the property is included in the purchase price.

7. **Fixtures and Fittings.** The purchaser shall take to at valuation the Simplex milking machine and yokes and piping in the cowhouse.

8. **Tenant Right Valuation.** In addition to the purchase price, the purchaser shall take to and pay for the following items:

Hay and straw upon the property at market price.

Mangolds in clamp (if any).

All acts of husbandry performed, together with cost of seeds and fertilizers for growing crops.

Temporary pastures at their face value.

Labour to farmyard manure.

The unexhausted manurial values of fertilizers applied to the land.

Any other matter of tenant right usually payable as between Outgoing and Incoming Tenant.

No claim is to be made for unexhausted manurial values of feeding stuffs consumed on the holding. There is to be no deduction whatsoever for dilapidations.

This valuation is to be made by Valuers appointed by the respective parties and, in the event of failure to appoint a Valuer, or disagreement, by a single Arbitrator to be appointed by the President of the Royal Institution of Chartered Surveyors.

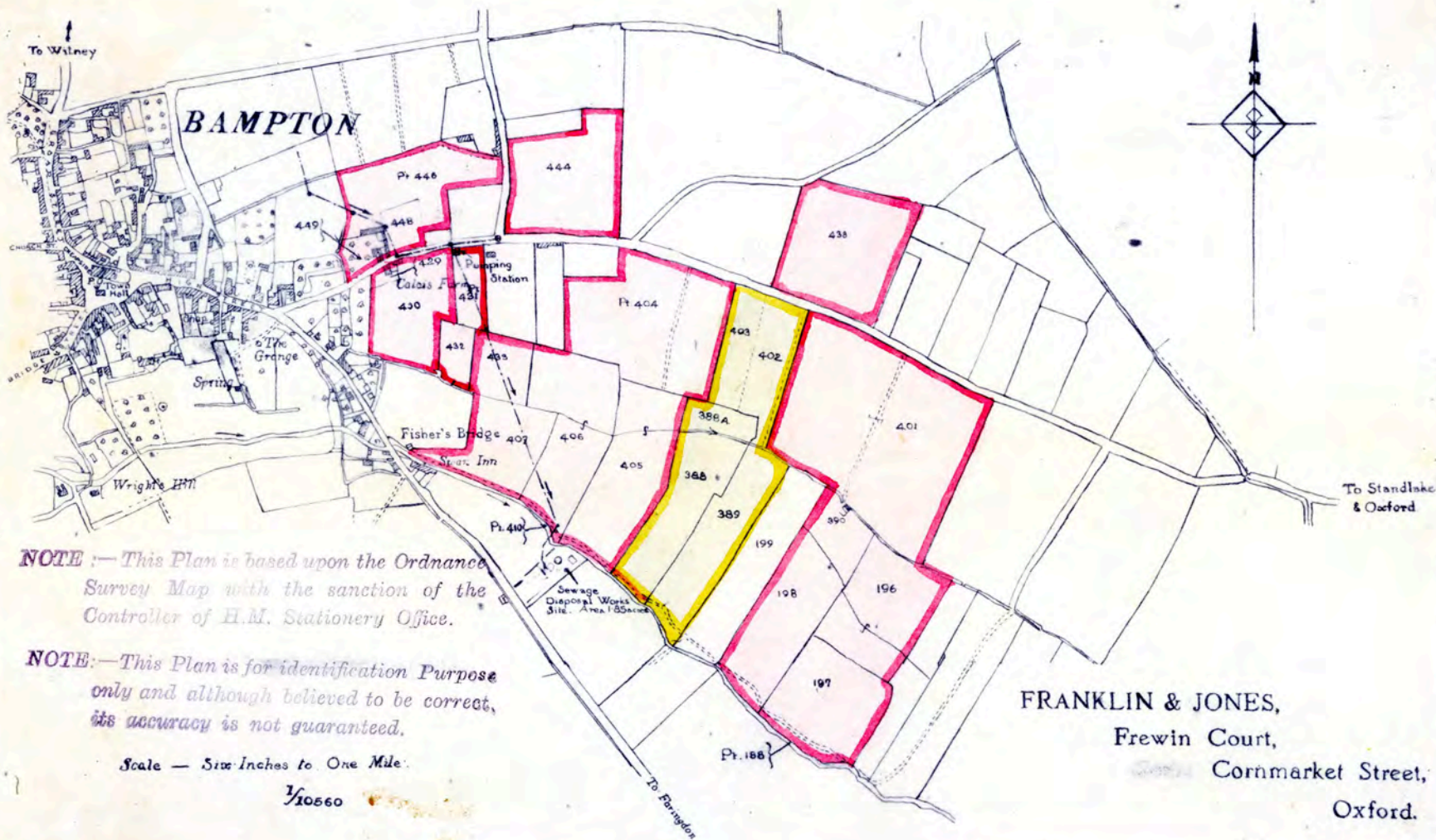
9. **Outgoings.** There is a Land Tax payable on the land, amounting to £8. 14s. 4d. which will have to be redeemed by the purchaser.

10. **Reservations.** The vendor reserves the right to hold an auction sale of live and dead farming stock upon the property before the completion of the purchase.

The vendor also reserves the right to dispose of the property by private treaty before the auction date and to place a reserve upon the property at the auction sale.

*Continued on back cover*

# CALAIS FARM, BAMPTON, OXON



*NOTE:—This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.*

*NOTE:—This Plan is for identification Purpose only and although believed to be correct, its accuracy is not guaranteed.*

Scale — Six Inches to One Mile.

1/20560

FRANKLIN & JONES,  
Frewin Court,  
Cornmarket Street,  
Oxford.

With Vacant Possession

Suggests £8000

S.P. 7000 9500  
 8000 9750  
 8500 10000  
 9000 10100  
 10250  
 10350

**OXFORDSHIRE**

IN THE PARISH OF BAMPTON

5 miles from Witney, 16 from Oxford and 6 from Faringdon

The highly productive attested dairy and arable holding

**CALAIS FARM**

Comprising modernised Farmhouse, Farm Buildings with modern cowhouse, and very useful arable and pasture land, extending in all to

**120 Acres**

which Messrs.

**FRANKLIN & JONES**

WILL OFFER FOR SALE BY AUCTION

at

THE TOWN HALL, WITNEY

on THURSDAY, 15th JANUARY, 1959

at 3 o'clock p.m.

£8000 intge on  
 terms to be arranged  
 up to 60 yrs 10500  
 10600  
 10700  
 ? 10800  
 ? 10900  
 11000  
 Sold Stevens £1100

The stone and Stonesfield slated FARMHOUSE was reroofed in 1949 with roofing felt and insulation and the Stonesfield slates replaced. The house enjoys an attractive situation on the outskirts of Bampton with a convenient and pleasant stone-walled garden adjoining. The accommodation comprises:

*On the GROUND FLOOR*

ENTRANCE HALL with quarry tiled floor.

LOUNGE (12 ft. by 14 ft.) facing west, with open fireplace and wood block floor.

DINING ROOM (12 ft. by 12 ft.) with french doors on south opening to garden, open fireplace with all-night burning grate.

KITCHEN (15 ft. by 10 ft.) with Aga cooker (4-oven model); sink with double draining board and cupboard under, with Creda 1½ gallon electric hot-water heater; two fitted store cupboards.

GOOD SIZE LARDER and china cupboards.

OLD HALL with staircase and gardening and work room adjoining.

*On the FIRST FLOOR*

DOUBLE BEDROOM No. 1 (12 ft. by 12 ft.) facing south with open fireplace.

SINGLE BEDROOM No. 2, facing west.

DOUBLE BEDROOM No. 3 (14 ft. by 12 ft.) with open fireplace and fitted cupboard.

AIRING CUPBOARD in landing passage with electric heating element.

BATHROOM with green suite, wash-basin and bath, with Creda 30 gallon electric hot-water heater over bath and Creda 1½ gallon hot-water heater to hand-basin; two chromium-plated towel rails.

SEPARATE W.C. with low-level suite.

DOUBLE BEDROOM No. 4 (15 ft. by 12 ft.) with brick fireplace and built-in hanging cupboard.

FOUR GOOD ATTIC ROOMS, suitable as secondary bedrooms or storerooms.

### SERVICES

MAIN ELECTRICITY was wired throughout the house in 1947 for light and power to all rooms.

MAIN WATER.

GAS is also available but was disconnected by the present owner.

DRAINAGE is to a modern septic tank installed in 1949. Public sewer has recently been installed in the village. It is in the road adjoining the property and could be connected if so desired.

The FARM BUILDINGS are constructed principally of stone, part thatched and part Stonesfield slated, and are approached by a separate entrance off the Aston-Bampton road opposite the farmhouse.

They comprise:

STONE AND STONESFIELD SLATED COWHOUSE, re-roofed in 1949 with felt insulation, containing standings for 12 with individual yokes and manger.

LOFT over deep litter poultry or hay.

LEAN-TO FOOD STORE in which Simplex magnetic pulsator milking machine is installed.

DAIRY, COOLING AND WASH-UP ROOMS adjoining. Mains water and electricity is connected throughout.

RANGE OF FOUR CATTLE YARDS, each with three open bays, facing south-west adjoining a stone wall, with a sound timber roof and thatched.

ONE LOOSE BOX.

LARGE BARN, constructed of stone, partly thatched and partly re-roofed with corrugated iron, divided into hay barn, corn store (with concrete floor) and potato store.

LARGE 4-BAY IMPLEMENT SHED with corrugated iron roof.

These buildings conveniently surround the main yard area and open on to the home paddock and orchard. There is also a good cattle shelter, constructed of stone with blue slated roof, in home paddock, comprising 2-bay open cattle shed and large store house.

The LAND lies in convenient enclosures, sheltered and highly productive. The soil is an easy-working medium loam. It is ideal for dairy cattle and other store stock. Many of the fields have been ploughed up in recent years and have produced excellent crops with little fertilizer requirement. The meadows in the district are renowned as feeding pastures.

#### TENANTED LANDS

The vendor is a yearly tenant of 20 acres of Glebe land (coloured green on plan) under a written tenancy agreement. He is prepared to apply to his landlord for consent to assign his tenancy to the purchaser and, if granted, will assign his tenancy to the purchaser. The rent paid is £40 per annum. A schedule of this land is attached to the schedule of the property below.

#### The Glebe (Coloured green on plan)

O.S. No.	State	Extent (Acres)
403	Arable	2.712
402	Arable	3.796
388A	Arable	1.501
388	Arable	6.039
389	Arable	6.765
		<hr/>
		20.813 Acres
		<hr/>

**CALAIS FARM, BAMPTON**

SCHEDULE

PART I				
O.S. Number	Description	State	Extent (Acres)	
429 .. ..	Farmhouse	House and Garden	.320	
449 .. ..	Farm steading and orchard	Buildings and gardens	1.186	
430 .. ..	Home Meadow	Pasture	5.387	
448 .. ..	Home Paddock and Shed	Pasture and buildings	1.283	
Pt. 446 .. ..	Gravel Pit Field	Arable	6.231	
444 .. ..	Bean Field	Arable	8.717	
Pt. 404 .. ..	Middle Field	Arable	12.287	App.
406 .. ..	Ley Field	Arable	8.307	
405 .. ..	Ley Field	Pasture	8.621	
438 .. ..	Cliftons Field	Arable	9.959	
401 .. ..	The Priors	Arable	22.386	
390 .. ..	The Priors	Arable	2.407	
198 .. ..	The Priors	Arable	7.444	
196 .. ..	Mays	Arable	7.292	
197 .. ..	Mays	Arable	7.243	
			<hr/>	109.070
PART II				
433 .. ..	Fisher Bridge	Pasture	2.666	
Pt. 407 .. ..	Fisher Bridge	Pasture	5.303	
			<hr/>	7.969
PART III				
Pt. 431		Pasture	1.770	
432		Pasture	1.468	
			<hr/>	3.238
				<hr/>
				120.277 Acres
				<hr/>



FORM OF AGREEMENT

IT IS HEREBY AGREED AND DECLARED that  
of  
has this day purchased the property described in the foregoing Particulars for the sum of  
(independently of any valuation money) under and subject to the foregoing and above-  
mentioned Conditions of Sale, and has paid to Messrs. Franklin & Jones (the Auctioneers) as Agents for the Vendor the  
Sum of £ as a deposit, and agrees to pay to the Vendor according to the  
above Conditions the balance of the said purchase money, together with any valuation money, and the Vendor and the  
Purchaser hereby agree to complete the sale in accordance with the above Conditions of Sale.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 1959.

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

As Agents for the Vendor we hereby confirm the Sale, and as Agents for the Vendor acknowledge the receipt of the above deposit.

Abstract of Title to be sent to:

SPECIAL CONDITIONS OF SALE—'CALAIS FARM', BAMPTON, OXON

1. The sale is subject to the following Conditions of Sale and also subject to the Law Society's Conditions of Sale 1953 Edition, so far as the same are not varied by or inconsistent with these conditions and the general remarks and stipulations which precede and which shall be deemed to form part of these Conditions.

2. The respective Vendors' Solicitors are Messrs. Sowman, Wells & Potter of 5 Queen's Road, Wimbledon, London, S.W.19.

3. The deposit shall be at the rate of £10 per centum of the purchase money and shall be paid to the Auctioneers Messrs Franklin and Jones as Agents for the Vendors.

4. The sale and purchase shall be completed at the offices of the Vendors' Solicitors or such offices as they shall nominate on the 27th day of February, 1959.

5. (a) As to the property particulars of which are contained in the First Part of the Schedule to the Particulars of Sale the Vendor is selling as Beneficial Owner and the Title shall commence with a Conveyance on Sale dated the 13th day of November, 1919 and made between John Townsend Rose of the one part and George Wilkins of the other part.

(b) As to the property particulars of which are contained in the Second Part of the said Schedule the Vendor is selling as Beneficial Owner and the Title shall commence with a Scheme under the Board of Education on the 8th day of October 1906 in the matter of the Free School otherwise the Grammar School in the Parish of Bampton in the County of Oxford and continue with a Vesting Order of the Board of Charity Commissioners for England and Wales vesting the said property in the Official Trustee of Charity Lands by whom the said property was conveyed to the Vendor.

(c) As to the property particulars of which are contained in the Third Part of the said Schedule, the Vendor is selling as Beneficial Owner and a Title of at least thirty years will be deduced.

6. The tenure of all the property referred to in the Schedule is Freehold.

7. The property referred to in the said First Part of the said Schedule is sold subject to and with the benefit of a Grant of Easement confirming the laying of the sewer pipe dated the 24th day of June, 1955 made between Lorna Weston Ogilvie of the first part the Agricultural Mortgage Corporation Limited of the second part Stanley Davidson and Peter John Weston Wells of the third part and the South Western Gas Board of the fourth part. A duplicate of the said Grant is available for inspection at the offices of the Vendors' Solicitors at any time prior to the auction during normal business hours and will be available in the Auction Room immediately prior to the auction. *gas main*

8. The property referred to in the Second Part of the said Schedule is sold subject to and with the benefit of a Grant of Easement confirming the laying of the sewer pipe dated the 25th day of May 1955 and made between Gordon Ogilvie of the first part Midland Bank Limited of the second part and the South Western Gas Board of the third part. A duplicate of the said Grant is available for inspection at the offices of the Vendors' Solicitors at any time prior to the auction during normal business hours and will be available in the Auction Room immediately prior to the auction.

9. The property referred to in the Third Part of the said Schedule is sold subject and with benefit of a grant of easement similar to that referred to in the preceding two conditions. A copy of the said grant will be available for inspection prior to the Auction at the offices of the Vendors' Solicitors during normal business hours and will be available in the Auction Rooms immediately prior to the auction.

10. The property is sold and will so far as required by the Vendors be conveyed subject as stated in the Particulars and these conditions and to all liabilities and incidence affecting the same as follows:

- (a) any local land charges registered or hereafter to be registered against the property, all requirements made or hereafter to be made by any local or public or planning authority in respect of the property and all regulations, orders and byelaws (if any) which may have been passed or made by any local or other authority or public body and may affect the property and to all orders and restrictions (if any) affecting the same imposed by or under any Town and Country Planning Act or by any planning authority acting in pursuance of the terms of such Act and each Purchaser shall be deemed to buy with full notice in all respects of the existing use of the property and shall assume without objection or requisition that such use is the permitted use for the purposes of the Town and Country Planning Act 1947.
- (b) the proposals of all Town Planning Schemes or Resolutions and Ribbon Development Schemes (if any) affecting the same and also to any requirements imposed by the County Council, or other competent authority. Purchasers shall be deemed to have satisfied themselves prior to the Sale as to any such Schemes and the provisions relating thereto and to have full knowledge at the date of the Sale of all local reservations and restrictions (if any) and of any Road Widening Orders or Road Improvement Schemes affecting the property.
- (c) any public rights in respect of way or otherwise and any rights of the public or the Government or any company or local or other authority in respect of cables, wires, poles, conduits or apparatus for telegraph, telephone or electricity supply purposes, sewers or drains (including manholes con-

nected therewith) or water mains, pipes or apparatus, and subject to and with the benefit of the agreements (if any) affecting the same so far as they may affect to property.

- (d) any liability to repair or contribute to the repair, upkeep and maintenance of roads, footpaths, bridges, ways, passages, water-courses, pipe lines, sewers, drains, gutters, ditches, dykes, hedges or fences and all agreements or other arrangements with respect to any such repair, upkeep or maintenance as aforesaid and all rights of adjacent owners as regards the same respectively or as regards the supply of water, drainage or other like matters.

11. All claims for compensation against the Witney Rural District Council and also claims under Section 35 of the Town and Country Planning Act 1954 in connection with the sewer referred to in the conditions 7, 8, and 9 will not pass to the Purchaser and will remain the property of the Vendor.

12. The Vendors' Solicitors will have available in the Auction Room for inspection by intending Purchasers immediately prior to the Auction, Local Land Charge Certificates of Search with Replies to the usual Enquiries made against the property of the Witney Rural District Council and the Oxfordshire County Council.

13. The land is free from Tithe Rent Charge.

14. The plan referred to in the Particulars of Sale and the said Schedule have been prepared from the Ordnance Survey Map for the purposes of identification only and together with the quantities and descriptions in the Particulars are believed to be correct, and shall be so taken by the Purchaser although they do not in all respects agree with the measurements shown in the Title Deeds and neither the Vendors nor the Auctioneers shall be liable for any error or mis-statement or inaccuracy, neither shall any error omission mis-statement or inaccuracy annul the sale or give grounds for action at law for breach of warranty, or otherwise.

**11. Easements.** The Witney R.D.C. have the right of access for maintenance and replacement of the rising main and foul sewer which cross the property, as shown on the plan. The benefit of connection to the sewer is available for the farmhouse.

The South-western Gas Board have the right to maintain a 4 inch gas main across O.S. 406 and 407, as shown on the plan. The Southern Electricity Board have the right to maintain an electric cable in O.S. 448 at a wayleave payment of 1s. per annum. The G.P.O. maintain a telegraph pole in O.S. 448 at a wayleave payment of 1s. per annum. A public footpath runs along the southern boundaries of O.S. 406, 405, 198 and 97.

**12. Boundaries.** The purchaser is liable to fence against his own stock, irrespective of any liability shown on the plan.

The 'T' marks have been given to indicate ownership and responsibility for the maintenance of boundary fences.

**13. Attestation.** The cowhouse and dairy upon the property are licensed and approved by the Ministry of Agriculture, Fisheries and Food for the production of tuberculin tested milk.

**14. Services.** Main water is connected to the farmhouse, farm buildings (in particular the dairy and cowhouse) and also to a tap in O.S. 431.

Main electricity was connected to the farmhouse and the farm buildings in 1947 and the house is wired extensively for light and power. A 3-phase supply of electricity is available if required.

Drainage is to a septic tank on modern lines.