

HACKFORD-BY-REEPHAM,
FOULSHAM and BAWDESWELL



SALE OF VALUABLE

PROPERTIES

At the King's Arms Hotel, Reepham,
On Wednesday, the 9th of June, 1920,

AT 3 P.M.



Auctioneers :
MESSRS. IRELANDS,
Guestwick, Guist ; and
Bank Buildings, Norwich.

Solicitors :
MESSRS. OVERBURY, STEWARD & EATON,
King Street House,
Upper King Street, Norwich.

HACKFORD-BY-REEPHAM, FOULSHAM & BAWDESWELL

Particulars and Conditions of Sale

OF VALUABLE

Freehold Properties

Comprising

The Sun Barn Farm, Hackford,

Containing

111 a. 1 r. 0 p.

Dwelling House, Shop, Building Sites, 7 Cottages;

Three Excellent Grazing Grounds

In Foulsham (and adjoining Guestwick Station) and Kerdistone,

ACCOMMODATION LAND AT BAWDESWELL
WHICH

MESSRS. IRELANDS

Are favoured with instructions from the Clergy Widows Charity,
To Sell by Auction,

AT THE KING'S ARMS HOTEL, REEPHAM,

On Wednesday, the 9th of June, 1920,

At 3 p.m., in Eleven Lots.

Particulars and Conditions of Sale may be obtained of the Auctioneers,
Guestwick, Guist, and Bank Buildings, Norwich; and of

Messrs. OVERBURY, STEWARD & EATON,

King Street House, Upper King Street, Norwich,
Vendors' Solicitors.

PARTICULARS.

LOT 1.—A valuable

FREEHOLD

Accommodation Agricultural Holding

known as

THE SUN BARN FARM,

situated in Hackford-by-Reepham, and adjoining the Town, with the necessary

AGRICULTURAL PREMISES

viz., a large Brick-and-Tiled Barn, Stabling, Bullock Yard and Shed, Loose Boxes, Three-bay Cart Lodge with Granary over, and a Boarded Iron Roofed Implement Shed, together with the

FINE MIXED SOIL ARABLE and PASTURE LANDS

containing

60 A. OR. 31 P.

as set forth in the following Schedule:—

No. on Ord. Map.	Description.	Acreage.
135	Stack Yard Close	11'696
Pt. 238	-	5'868
239	-	11'339
242	-	7'160
240	-	10'529
189	-	9'100
Pt. 278	-	4'701
		<hr/> 60'393

Commuted Outgoings:—Tithe Rent Charge - £28 11s. 5d.
Land Tax (as assessed).

The Lands are in the occupation of Mr. J. E. Sharpin, as a yearly tenant at the apportioned rental of **£55**

LOT 2.—A Valuable

Building Site

containing **0a. 0r. 20p.**, now used as a Builder's Yard, situated in Hackford with a frontage next the Whitwell Road. In the occupation of Mr. Hawes, as a yearly tenant, at the apportioned rental of **£1**

The Buildings are the property of the Tenant.

Outgoings - Land Tax (as assessed).

LOT 3.—All those well situated brick and tiled

Buildings

KNOWN AS THE OLD MALT HOUSE.

and now used as Warehouses, with Yard and Stabling.

Two large Brick and Tiled Cottages

with good Gardens, Outbuildings, and Well of Water. Very conveniently situated in the Parish of Hackford, near the Market Place, and at the corner of road leading to Whitwell and the Back Street.

The Malting and Stabling are let to Mr. Hawes at the apportioned rental of **£6**

The Cottages are let to Mr. J. E. Sharpin, at the apportioned rental of **£8**

Outgoings - Land Tax (as assessed).

LOT 4.—All those

Four Brick-and-Tiled Cottages and Gardens

approached from the Back Street, situated in Hackford and in the occupation of Morris, Harvey, Basett and Rivett.

They are let with the Farm to Mr. J. E. Sharpin, at the apportioned rental of **£16**

Outgoings - Land Tax (as assessed).

LOT 5.—The Extremely well-situated

Business Premises

with

General Shop and Dwelling House, Cart House,
Shed and Garden

containing **0A. 2R. 0P.**, as now occupied by Mr. F. Gibbs.

Situated in Hackford at the corner of the Street leading to Whitwell, and near the Market Place.

The Property is let to Mr. C. Wright at the rental of **£6 10s.**

Outgoings - Land Tax (as assessed).

LOT 6.—A Small

Building Site

situated in Hackford and adjoining Lot 5. Now occupied by Messrs. Pask. The Buildings standing on are the property of the tenant. Apportioned rental **10/-**

Outgoings - Land Tax (as assessed).

LOT 7.—An

Enclosure of Garden Ground

Containing

0 A. 1 R. 39 P.

Situated in Hackford, and abutting the Bawdeswell Road and Lots 5 and 6. In the occupation of Mr. E. Gibbs, as a yearly tenant, at the rental of **£2 14s.**

Outgoings - *7/12 in 1840* Land Tax (as assessed).

LOT 8.—A Valuable Enclosure of

Accommodation Arable Land

Containing

9 A. 2 R. 24 P.

being No. Pt. 190 on Ordnance Plan, situated in Hackford, near the Railway Station, and abutting the road to Kerdistone. In the occupation of Mr. J. E. Sharpin, as a yearly tenant, at the apportioned annual rental of **£8**

Outgoings—Commuted Tithe Rent Charge £4 13s.
Land Tax (as assessed).

LOT 9.—An Enclosure of

Old Pasture Land

containing

14 A. 1 R. 4 P.

being Nos. 149 and 528 on Ordnance Plan. Situated at Themelthorpe and Kerdistone and known as Higate Ground. In the occupation of Mr. J. E. Sharpin as a yearly tenant at the apportioned rental of **£10 10s.**

Outgoings - Commuted Tithe Rent Charge 5/9
Land Tax (as assessed).

LOT 10.—Two Enclosures of

Old Accommodation Pasture Lands

containing

22 A. 2 R. 8 P.

Situated in the Parish of Foulsham and adjoining Guestwick Station. In the occupation of Mr. J. E. Sharpin (or his under-tenant Mr. E. Seaman) as a yearly tenant at the apportioned rental of **£20**

SCHEDULE.

No. on. Ord. Map.		Acreage.
495	-	10'705
481	-	11'840
		<hr/>
		22'545

Outgoings - Modus 4/9.
Land Tax (as assessed).

LOT 11.—Part of an Enclosure of

Accommodation Arable Land

containing

0 a. 1 r. 34 p.

Situated abutting the Road from Reepham to Bawdeswell, and in the occupation of Mr. J. E. Sharpin (or his under-tenant Mr. Bunn) at the apportioned rental of 10/-

Outgoings - Land Tax (as assessed).

Lot 12

Two enclosures of Pasture Land.

<i>Parish</i>	<i>W. on Ordnance Map</i>	
<i>Shemelthorpe</i>	<i>159</i>	<i>Pasture 0 . 1 . 34</i>
<i>Foulsham</i>	<i>503</i>	<i>2 . 0 . 15</i>

*in the occupation of Mr J E Sharpin
or his undertenant Mr Arthurton*

*Outgoings Land Tax assessed
Tenure Freehold*

CONDITIONS OF SALE.

1.—The property is sold subject to the Special Conditions following and to the Conditions known as “The National Conditions of Sale” (Fourth Edition,) so far as such latter Conditions are not inconsistent with the Special Conditions. In case of variance the Special Conditions shall prevail.

2.—The day for completion of the purchase shall be the 11th day of October, 1920. The deposit shall be 20 per cent. of the purchase-money.

3.—The expression “the Office of the Vendors’ Solicitors” in the National Conditions of Sale shall mean the Office at King Street House, Upper King Street, Norwich, of OVERBURY, STEWARD & EATON.

4.—The property offered for sale forms part of the ancient possessions of the Charity called “The Charity for the Relief of Poor Widows and Children of Clergymen beneficed or having Curacies in the City of Norwich and County of Norfolk,” created by Royal Charter dated the 5th day of May, 14th George II. The property is offered for sale by the said Corporation with the consent and under the authority of the Charity Commissioners for England and Wales. Each Purchaser shall admit the sufficiency of the title of the said Corporation and the Corporation shall not be bound to deliver any abstract of title or to produce any other evidence of their title to the property sold. Each Purchaser will be furnished, if he so desires, at his own expense with an official copy of the Order of the said Commissioners authorizing the sale, and Statutory Declaration made by some competent person that the property sold has been in the possession of the said Corporation for upwards of thirty years which copy and declaration respectively shall be prepared and furnished at the expense of the Purchaser.

5.—The latter part of the Eleventh Condition of the National Conditions of Sale in so far as it relates to a purchaser placing the balance of Purchase-money on deposit or on security shall not apply to the present Sale, and the interest payable shall be 6% instead of 5%.

MEMORANDUM.

It is hereby agreed and declared that *William Alfred*
Nash of *Reepham* Tailor

is the purchaser of Lot *Six* of the Property described in
the foregoing Particulars of Sale, at the price of £ *20*
subject to the accompanying Conditions of Sale, and that he has paid to Messrs. OVERBURY,
STEWARD & EATON, Solicitors, Norwich, as Agents for the Vendors, the sum of
£ *4* as a Deposit and in part payment of the
Purchase-money, and it is agreed that the Purchase is made and is to be completed according
to the accompanying Conditions of Sale.

As witness our hands this *9th* day of *June*, 1920.

	£	s.	d.
Purchase Money	20	-	-
Deposit	4	-	-
Balance payable £	16	0	0

Abstract to be sent to:—

Overbury & Stalls,
Reepham

Overbury & Stalls



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M. A. Pask
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