

Whitwell, Hackford and Reepham.

Particulars & Conditions of Sale
OF DESIRABLE

Freehold Properties

COMPRISING

Two Small Residences,

Known as "IVY HOUSE," WHITWELL, late in the occupation of Mrs. Ebbetts, deceased; the other in the PARISH OF HACKFORD, known as "THE BUNGALOW," and in the occupation of Mr. Palmer;

10 COTTAGES with Large Gardens

AND

Allotment of Land

Situated at BILHAM'S HILL, WHITWELL; also a

DOUBLE COTTAGE

Situated in REEPHAM, next the Malting, in the occupation of Mrs. Lydia Wasey and J. Wasey; which

Messrs. Irelands

Are favoured with instructions from the Owner to Sell by Auction,

At the "KING'S ARMS HOTEL," REEPHAM,
ON WEDNESDAY, MAY 7TH, 1919,
AT 4 O'CLOCK PRECISELY.

Particulars and Conditions of Sale of the Auctioneers, Guestwick, East Dereham; and Bank Buildings, Norwich; and of

MESSRS. FRANCIS & BACK,

22, St. Giles', Norwich, Vendors' Solicitors.

PARTICULARS.

In the PARISH OF WHITWELL.

LOT 1.—A pleasantly situated and substantially built Brick and Tiled

Small Residence KNOWN AS "IVY HOUSE,"

situate at Bilham's Hill, next the road leading from Whitwell Street to Eade's Mill, within one mile of Reepham Market Place, and convenient for the Whitwell and Reepham Railway Stations. The House stands in small and pleasant grounds, and is approached by a Drive, and contains on the Ground Floor—Entrance Hall, Drawing Room, large Dining Room with French Doors leading to the Garden, Breakfast Room, and Kitchen, Scullery, Storeroom, and Cellars.

The First Floor is approached by two staircases, and has Six Bedrooms, Outbuildings; and a Pump of Water.

At a short distance from the House is Stabling, Cart House, and Gun Room. Also adjoining is a small

LAWN AND VEGETABLE GARDEN.

Tenure—FREEHOLD.

Outgoings—Land Tax (if any).

The Property, recently occupied by the late Mrs. Ebbetts, is sold with

POSSESSION ON COMPLETION OF PURCHASE.

Orders to View may be obtained of Mr. Sidney Eglington, Reepham.

LOT 2.—All those Brick and Tiled

Two Cottages WITH LARGE GARDENS,

(formerly four houses), with Outbuildings, situated at Bilham's Hill, abutting the Road from Whitwell Street to Eade's Mill and Lot 1, in the occupation of — Rudd and — Harvey, at the low annual rental of **£8.**

Outgoings—Land Tax (if any).

The Purchaser has the right to take water from the well standing on Lot 3, upon paying one-fourth of the cost of keeping the same in repair.

LOT 3.—EIGHT substantially built Brick and Tiled

COTTAGES WITH GOOD GARDENS AND OUTBUILDINGS,

situated at Bilham's Hill, and abutting the Road from Whitwell Street to Eade's Mill, in the occupation of C. Rudd, W. Rudd, Mrs. Rush, — Bobbins, W. Alford, J. Jarvis, J. Dagless, and one empty, at the Annual Rentals of **£27 16s.** No. on Ordnance Plan 256. Acreage **0a. 3r. 15p.**

Outgoings—Land Tax (if any).

Sold subject to the Purchaser of Lot 2 taking water from well standing on this Lot, upon paying one-fourth of the cost of keeping same in repair.

LOT 4.—A small Enclosure of excellent

Accommodation Arable Land,

CONTAINING

0A. 2R. 15P.,

No. on Ordnance Plan 256a, situate in the Parish of Whitwell, at the back of Lot 3, and approached from a Driftway from Bilham's Hill, in the occupation of Mr. Robert Gladden.

Outgoings—Rectorial Tithe Rent Charge, 3s. 6d.

Vicarial " " " 1s. 6d.

Land Tax—as assessed.

In the PARISH OF HACKFORD-BY-REEPHAM.

LOT 5.—A well situated Brick, Slate and Tiled

Small Residence

KNOWN AS "THE BUNGALOW,"

Facing the Road to Hackford Vale and near the Reepham Market Place, and within 10 minutes' walk of the G.E.R. Station.

The House contains—Entrance Hall, 3 Reception Rooms, Kitchen, Storeroom, Cellar, 4 Bedrooms, ~~Lavatory, and~~ a large Store Chamber, the Outbuildings, Pump of Water; and at the back is a capital

GARDEN AND SMALL LAWN,

now in the occupation of Mr. P. Palmer, at the Annual low Rental of **£15.**

Outgoings—Land Tax (if any).

The Fence on the North side belongs to the Property, and on the East the fence behind the privet fence is the Boundary of the Property.

LOT 6.—A Brick and Tiled

Double Cottage

each containing 3 Bedrooms, 2 Living Rooms—situated in the Parish of Reepham and near the Maltings and the Road leading into the Town, at the corner of Malthouse Lane, in the occupation of Mrs. Lydia Wasey and J. Wasey, at the Annual Rentals of **£9.**

Outgoings—Land Tax (if any).

The several lots are sold subject to the Rights of the respective tenants as to fixtures, and subject to and with the benefit of all such Rights of Way and other Easements as legally affect or belong to the same.

The Tenants have received notices to quit on the 11th day of October.

Memorandum.

It is hereby Declared and Agreed that *W. W. F. Overton*
is the purchaser of Lot *1* described in the within Particulars on the Conditions within
expressed, at the Price of *Two hundred & fifty pounds*
and he hath this day paid to MESSRS. FRANCIS AND BACK, the Solicitors and Agents for
the sum of *Fifty pounds* the Vendor,
as a Deposit, and in part of the Purchase-money, and agreed to pay the residue thereof and to complete
his Purchase at the Offices of MESSRS. FRANCIS AND BACK, on the 6th day of July, 1919; and it is
agreed that the Title and Conveyance shall be completed according to the said Conditions, all of
which are to be observed.

As witness the hands of the parties this *7* day of *May* 1919.

	£	s.	d.
Purchase-money	-	-	<i>250</i> : : :
Deposit	-	-	<i>50</i> : : :
Balance	<i>200</i>	:	: :

Francis Back
for Vendor

