

BERKSHIRE.

Desirable Freehold Landed Estate of 180 Acres, with capital House, Water
Corn Mill, &c.

THE PARTICULARS AND CONDITIONS OF SALE
OF VALUABLE

Freehold Estates,

COMPRISING A CHARMING

RESIDENTIAL PROPERTY,

DISTINGUISHED AS

"PTZHEARRIS,"

CONVENIENTLY AND PLEASANTLY SITUATE

NEAR THE TOWN OF ABINGDON,

IN THE COUNTY OF BERKSHIRE,

COMPRISING A

GENTLEMAN'S FAMILY RESIDENCE,

SEATED IN THE MIDST OF ABOUT

= 153 ACRES

Of well timbered and fertile PARK-LIKE LAND, a portion being available for BUILDING PURPOSES; also about

TWENTY-EIGHT ACRES OF BUILDING LAND

Suitable either for the erection of Residences or for profitable sub-division; and about

TWENTY-THREE ACRES OF MEADOW LAND

IN ABINGDON MEAD;

ALSO

A valuable Leasehold Water Flour Mill,

WITH

TEN ACRES OF LAND,

SITUATE ON THE RIVER OCK, CLOSE TO ABINGDON.

Which will be Sold by Auction by Messrs.

EDWIN FOX and BOUSFIELD

AT THE MART, TOKENHOUSE YARD, BANK OF ENGLAND,

On WEDNESDAY, the 21st of OCTOBER, 1874,

AT TWO O'CLOCK PRECISELY, IN LOTS.

Particulars may be had at the Mart, Tokenhouse Yard; of

Messrs. GRAHAM & SONS, Solicitors, Abingdon; of
THOS. GRAHAM, Esq., Solicitor, 1 & 2, Mitre Court Chambers, Temple, E.C.; of
Mr. W. J. DODD, Land Agent, Ipsden, near Wallingford; and of
Messrs. EDWIN FOX and BOUSFIELD, 24, Gresham Street, Bank, E.C.

In addition to the accompanying Photograph, further views of the House and Grounds may be seen at the offices of
Mr. Thomas Graham, and of Messrs. Edwin Fox and Bousfield.



Particulars.

LOT 1.

(COLOURED GREEN ON PLAN.)

A VALUABLE

FREEHOLD RESIDENTIAL ESTATE,

DISTINGUISHED AS

“FITZHARRIS,”

Very charmingly and conveniently situate in the Parishes of St. Helen and St. Nicholas, Abingdon, in the County of Berkshire, only a short distance from the Town, and six miles from Oxford.

IT COMPRISES OVER

153 ACRES

OF CAPITAL LAND, AND A

Substantial Family Residence,

Antique in style, and very convenient in arrangement, standing on rising ground, in the midst of Gardens and very ornamentally timbered Park Lands, approached by a long Carriage Drive with 4-roomed Lodge and iron Folding Gates at Entrance, and containing

On the UPPER FLOOR—THREE ATTIC BEDROOMS for Servants. On the FIRST FLOOR—TWO capital BED-CHAMBERS, with DRESSING ROOMS, and SIX other BEDROOMS, W.C., and Housemaid's Closets; Principal and Secondary Staircases. On the GROUND FLOOR—DINING ROOM (23ft. 6in. by 18ft. 6in.), DRAWING ROOM (24ft. 6in. by 15ft. 6in.), MORNING ROOM (21ft. including bow by 17ft.), LIBRARY (18ft. including bow by 17ft.) with ancient Oak Wainscoating, and having carved Oak Panel over the chimney piece, spacious ENTRANCE HALL, INNER HALL, and W.C. In the BASEMENT—Large Kitchen, Scullery, Servants' Hall, Butler's Pantry, Larder, Dairy, Wine and Beer Cellars, Coal House, Servants' W.C., &c.

Surrounding the House, and being about TWENTY ACRES in extent, are well-planted

PLEASURE GROUNDS WITH LARGE CROQUET LAWN AND PARK LANDS,

With a piece of Ornamental Water supplied by a Running Stream,

And adorned with fine Timber Trees and Plantations, through which are Serpentine Wilderness Walks. Capital KITCHEN GARDEN (partly walled), with Vinery Forcing Pits, &c.

On the High Road, adjoining the Town, is a substantial

PRIVATE DWELLING-HOUSE,

(No. 42 on Plan), containing on the UPPER FLOOR—TWO ATTICS. On the FIRST FLOOR—FIVE BEDROOMS, DRESSING ROOM, and W.C. On the GROUND FLOOR—DINING ROOM, DRAWING ROOM, and MORNING ROOM. Kitchen, Scullery, and Domestic Offices, and

FLOWER GARDEN IN THE REAR.

Stable, Chaise House, and Yard, with Folding Entrance Gates.

30 COW COMMONS and 345 SHEEP COMMONS on Abingdon Common will be sold with this Lot.

The Residence and Nos. 23 to 30, 33 to 40 (both inclusive), and 43, and the small Plantations, are in hand.

Nos. 2, 3, 4, 32, and 41, and the Commons are, with part of Lot 2 and Lot 4 let on a yearly Michaelmas tenancy, at a very low rent, the apportioned rent in respect of these is per Annum	-	-	-	-	315	0	0
Nos. 14 and 15 are let on monthly tenancies at rents amounting to per Annum	-	-	-	-	21	0	0
No. 42 is let on a repairing and improving Lease which expires at Lady Day next at £35 per Annum, the premises are of the present estimated annual value of	-	-	-	-	60	0	0
Nos. 12 and 13 are let on yearly tenancies at low rentals amounting to	-	-	-	-	8	0	0

OUTGOINGS.

Rectorial Tithe Rent charge (Norcot)	-	-	-	-	-	-	-	-	£7	10	6	
Vicarial Tithe Rent-charge	-	-	-	-	-	-	-	-	13	15	0	
Land-tax	-	-	-	-	-	-	-	-	6	8	0	
Rent-charge to Corporation of Abingdon	-	-	-	-	-	-	-	-	0	8	0	
Chief rent to Corporation of Abingdon	-	-	-	-	-	-	£1	0	0			
Less Land-tax	-	-	-	-	-	-	0	4	0			
										0	16	0
Quit-rent to Prince of Wales and acquittance	-	-	-	-	-	-	-	-	0	1	5	

The valuable timber, together with all vendor's fixtures (except pier glasses) and the iron fencing in the Property are included in the sale. There is a small strip of Land on the east side of part of the boundary ditch of No. 32 which is held by the vendor on a yearly agreement at 1s. per Annum for convenience of placing an iron fence on higher ground than the ditch; the strip is not shown on plan and is not included in the sale. The Houses are within ten minutes' easy walk of the Railway Station and of several churches, and a shorter distance from the Abingdon Grammar School. The soil is gravel and the water is excellent. There are two packs of fox hounds and a pack of harriers within easy distance.

LOT 2.

(COLOURED RED AND BLUE.)

A VALUABLE

FREEHOLD PROPERTY,

COMPRISING ABOUT

28A. OR. 33P.

(MORE OR LESS) OF

VERY ELIGIBLE BUILDING LAND,

Situate near to the preceding, having about 1800 feet of Frontage to capital Roads, with the capability of creating a large amount of Frontage by New Roads.

SCHEDULE.

No.	DESCRIPTION.	CULTURE.	QUANTITY.		
			A.	R.	P.
16	Spring Field	Arable	18	1	25
17	Plantation	Firs	0	1	38
18	Plantation	Firs	0	1	14
19	Plantation	Firs	0	1	9
20 & 20a	Spring Gardens including Private Road and site of four Houses and Garden Ground	Arable	8	2	27
			28	0	33

No. 16 is let with a portion of Lot 1 and Lot 4 on a yearly Michaelmas tenancy, the apportioned rent in respect of which is £35 per Annum.

No. 20 and the small plantations are in hand. The site of No. 20a and coloured blue on plan containing 0a. 1r. 12p. is leased by the vendor to Mr. Edward Williams for 900 years from 25th March, 1872 at Ground-rents amounting to 10s. per Annum, in addition to which 15s. per Annum is payable by the lessee to the vendor towards the repair of the private road until it shall become a public highway (see condition 4).

Outgoings. Vicarial Tithe Rent-charge, £2 : 13 : 6.

(A PLAN MAY BE SEEN AT THE AUCTIONEERS' OFFICES.)

A VALUABLE

COMPRISING A CAPITAL

AND

KNOWN AS

"O C K M I L L,"

CLOSE TO THE TOWN OF ABINGDON,

And containing as follows :—

On the UPPER FLOOR—FOURTEEN LARGE BINS FOR GRAIN, and three sets of Tackle and Traps for lifting sacks from the ground. The First or Grinding Floor is very spacious, and upon it are FOUR PAIRS OF STONES, Smutter, Dresser, &c. The Ground Floor is also large. THE MACHINERY, which comprises all the necessary Plant, is driven by a powerful Breast-shot Water Wheel, supplied by the River Ock, from which there is a good head of water.

The House contains **SIX BEDROOMS** on the **UPPER FLOOR**, and **TWO SITTING ROOMS, Kitchen, Scullery, &c.,** on the **GROUND FLOOR.**

There is a LARGE ORCHARD, and the Outbuildings comprise Piggeries, Stable, Sheds, Yard, &c.

THE LAND IS ALL IN PASTURE OF VERY GOOD QUALITY.

Possession will be given on completion of the Purchase, and as the Mill is now working with a Trade attached to it, which can readily be increased, this may be considered a very desirable Property.

At present in hand, but of the estimated value of £200 per Annum.

THE WHOLE OF THE PLANT IS INCLUDED IN THE SALE.

OUTGOINGS.

[illegible]

This Lot is sold subject to the consent of the Duchy of Cornwall being obtained to an assignment. It is held under a lease from the Duchy of Cornwall for 65 years from the 26th March, 1848 at the above-mentioned rent of £45 per Annum, subject to certain covenants including a covenant to repair a road at the side of part of the property which is repaired by contract at £11 per Annum. The lease contains a provision under which the Duchy of Cornwall may put an end to the demise at any time upon giving three years' previous notice in writing, in which case the lessee is to be paid the value of his then existing interest in the premises and the improvements thereon for the then unexpired residue of the said term. The amount of such value to be determined by arbitration.

(COLOURED YELLOW.)

A VALUABLE

ADJOINING THE RIVER OCK.

SCHEDULE.

NO.	DESCRIPTION.	CULTURE		QUANTITY.
		A.	R. P.	
141	In Abingdon Mead	"	"	1 3 35
142	"	"	"	1 3 18
143	"	"	"	8 0 4
144	"	"	"	3 2 38
145	"	"	"	6 2 5
146	"	"	"	0 1 4
147	"	"	"	1 0 4
		23	1 28	

The vendor has the first crop or mowth of grass (the crop to be mown on or before the 11th August). From the 13th August to the 1st January the land is commonable. 12 Cow Commons on Abingdon Common will be sold with this Lot.

Outgoings. Land-tax £1 : 1 : 0.

THE OUT-OFFICES,

WHICH ARE AT A CONVENIENT REMOVE FROM THE HOUSE,

Comprise Stable with two Stalls and two Loose Boxes, another two-stalled Stable, Coach-house for three Carriages, Harness Room, Boiling House, Fruit Room, Coal House, Tool-house, and paved Stable Yard. Adjoining are Piggeries, Cow Sheds, Straw Yards, and Sheds.

There are TWO COTTAGES (Nos. 24 and 43 on Plan), and a

PAIR of MODERN SEMI-DETACHED COTTAGES

(Nos. 14 and 15), each containing FOUR ROOMS, &c., with Gardens. There is also a NURSERY GARDEN (Nos. 12 and 13.)

THE FARM BUILDINGS

Are spacious and substantial, and comprise large Barn, Stables, Straw Yards, and Sheds, Cart Lodges, and Rick Yard, and Entrance from the Road by Folding Gates.

THE LAND

LIES VERY COMPACTLY, IS OF GOOD QUALITY,

SURROUNDED BY GOOD ROADS,

PORTIONS BEING AVAILABLE FOR BUILDING.

SCHEDULE.

NO.	DESCRIPTION.	STATE.	QUANTITY. A. R. P.
2	The East Field	Arable	45 3 7
3	Long Mead and Brook	Meadow	10 2 28
4	The West Field	Arable	68 3 17
5	Triangle	Firs	0 0 8
6	"	"	0 0 26
12	Nursery	Arable	0 3 22
13	A Nursery	"	1 0 20
14	House and Garden	Premises	0 0 15
15	House and Garden and Buildings	"	0 0 27
23	Plantation	Firs	0 1 32
24	Cottage and Garden	Premises	0 0 26
25	Lodge and Garden	"	0 0 18
26	Fitzharris House, Lawn, Shrubberies, Walks, Carriage Drive, Offices and Gardens	"	3 2 28
27	West Meadow and Orchard	Meadow	2 2 0
28	Front Meadow	"	3 1 34
29	Water, Island, and Summer-house	Water, &c.	1 0 5
30	Wood and Walk	Timber and Firs	2 2 5
32	Further Rod Eyott	Oziers	0 2 29
33	Hither Rod Eyott	"	0 3 30
34	Union Field	Arable	2 2 37
35	Belt North Side of Union Field	Firs	0 1 3
36	Belt South Side of Union Field, and Meadow	"	0 1 28
37	East Meadow and Orchard	Meadow	1 2 26
38	Belt joins South Meadow	Firs	0 1 26
39	South Mead and Orchard	Meadow	2 2 37
40	Cowsheds and Yard	Premises	0 0 17
41	Farm Buildings and Yard	"	0 3 2
42	House Garden and Buildings	"	0 2 9
43	Laundry and Garden	"	0 0 16

153 0 18

BERKSHIRE.

Particulars & Conditions of Sale

OF

THE FITZHARRIS ESTATE,

A VALUABLE

FREEHOLD

RESIDENTIAL PROPERTY,

AND A VALUABLE

LEASEHOLD

WATER FLOUR MILL,

ADJACENT TO THE THRIVING

TOWN OF ABINGDON.

FOR SALE BY AUCTION,

AT THE MART, TOKENHOUSE YARD, BANK OF ENGLAND,

On Wednesday, the 21st of October, 1874,

At Two o'clock precisely, in Lots.

Messrs. GRAHAM & SONS,

Solicitors,

Abingdon.

EDWIN FOX and BOUSFIELD,

AUCTIONEERS, ETC.

24, GRESHAM STREET, BANK, E.C.

corner of Coleman's Street.

CHARLES JONES, PRINTER, WEST HARDING STREET

A PLAN OF
FITZHARRIS ESTATE.
ABINGDON, BERKSHIRE.

FOR SALE BY AUCTION
BY
MESS^{RS} EDWIN FOX AND BOUSFIELD,
LONDON, 1874.

SCALE OF CHAINS 3 TO 1 INCH.

PLAN OF
LANDS IN ABINGDON MEAD.

SCALE 6 CHAINS TO AN INCH

About half a mile from A on Plan.

MARCHAM ROAD

