

THE SALE OF THE MANOR OF CHARDSTOCK 1915 TO 1918

Sources: The printed catalogue of the first auction sale held on 22nd, 23rd and 24th November, 1915, which recorded, in lot number order, the plots included in each lot, a description of the plot, the acreage and the name of either the Copyholder or the tenant.

The Indenture of sale of the Chardstock Estate to George Grant Stevenson 25.2.1916, which included a schedule of the land holdings detailing the name of the Copyholder or tenant immediately prior to the first auction sale, the Tithe number, 1905 O. S. number and Enclosure number (if applicable) of each plot, the name of the plot and the acreage. A hand written appendix recorded the date of completion of sale and the new owner of each plot of land.

The printed details of the second auction sale held on 25th October, 1916.

An article in the Chard & Ilminster News dated 27th November 1915 which listed the price and successful bidder at the first auction sale, based on information supplied by Messrs. Garland Smith & Co., the auctioneers handling the sale.

The land schedule section of each sale lot incorporates information from the above sources.

ESTATE SALE

The sale of the estate was complicated and lengthy, taking over three and a half years to complete. It had been owned freehold by the Henley family since purchase from the Church Commissioners in 1873 for £51,000. It was then immediately mortgaged for £52,000 and in 1891 the mortgage was increased to £55,500, although part of this latter sum was secured against premises held by the Henley family in Whitehall Place, London.

In 1915 the estate was held under the Trust arrangements made by Anthony Henley Baron Henley in his Will dated 8.5.1894, which stipulated that his Manor or Lordship of Chardstock was to be for the use of his eldest son Frederic Henley Baron Henley, his third son Anthony Morton Henley and his youngest son Francis Robert Henley successively according to seniority. Anthony Henley Baron Henley died 27.11.1898 and his Will was proved in the Principal Probate Registry 1.3.1899.

FIRST AUCTION SALE

The first stage of the process was to offer the estate for sale by auction over three days (22nd to 24th November, 1915) at the George Hotel, Axminster. The estate was divided into 196 Lots, totalling 3670 acres, made up as follows;

		No. of Lots	Acreage
Freehold	Parish of Chardstock	159	2622 (71.4%)
Freehold	Parish of Membury	5	333 (9.1%)
Copyhold	Parish of Chardstock	28	566 (15.4%)
Copyhold	Parish of Membury	2	149 (4.1%)

Thus roundly 80% of the estate was offered Freehold and the remaining 20% Copyhold.

COPYHOLDS

During the first half of the 19th Century the entire estate was let by Copyhold (Copy of Court Roll), whereby the Copyholder paid a large entry fine to be admitted as tenant with the right to demise (rent or sublet to an undertenant) for a lease of lives as nominated by the

Copyholder. In addition to the Copyholder, the number of lives was usually three, although it could be varied either way. The greater the number of lives, the higher the entry fine. Once the entry fine had been paid, the annual rent was comparatively very low. The Copyholder could sell the Copyhold to another party or, on the death of the Copyholder, the holding could be bequeathed according to the Will of the deceased. A widow could inherit and retain the estate of her deceased husband, provided she did not remarry. Throughout any such changes affecting the Copyholder the lives were not affected unless a variation was agreed between the Freeholder and the Copyholder and an appropriate fine paid. The Copyhold remained valid until the death of the last life, when it reverted to the Manor..

After about 1850 Copyholds in the Manor of Chardstock were gradually reduced in number. As each Copyhold expired on the death of the last life (came into hand), it was replaced by an Annual Tenancy Agreement (or Rack Rent) terminating either on Michaelmas (29th September) or Lady Day (25rd March). Originally there were about 155 Copyholds, but by 1915 the number had been reduced to 45. There were nine cases of two Copyholds being combined into a single holding and one (Lower Ridge Farm) which comprised seven separate Copyhold agreements. The 45 Copyholds still valid in 1915 retained their grouping and were offered at the first auction in 30 Lots.

ANNUAL TENANCIES

Conversion from Copyhold to Annual Tenancy Agreements suited the Church Commissioners because those converted before 1873 increased the value of the estate when it was sold to the Henley family and those converted after 1873 again increased the value of the estate to the ultimate benefit of the Henley family when they sold the estate in 1915/16. Sale prices at the two auctions indicate that Freehold land achieved a price per acre between two and three times greater than Copyhold land. Annual Tenancy Agreements also meant that tenants had considerably reduced rights of occupancy and allowed the Lord of the Manor to exercise far greater control over how the lands were farmed.

Virtually every holding was converted to an Annual Tenancy, without the use of fixed term leaseholds of 7, 10 or 14 years. The only exception was Lot 88 Cleevehill Farm, which was held by Albert Strawbridge for 7 years from Lady Day 1912. There were also two leases for 65 years (Lot 138 Rose Cottage from Lady Day 1877 and Lot 155 Brett's from 29.9.1898), but these applied to newly built houses.

Altering any of the Copyholds, for example by increasing or reducing the number of plots, would have been extremely difficult to achieve because of the legal complications, so all the Copyholds were offered at auction as they stood.

FREEHOLD LANDS

The same could not be said for the Freehold lands, which underwent considerable change, presumably in an attempt to achieve the highest possible price. Most affected were the dairy and mixed farms (covered in more detail below), but other changes included offering individual plots with good road frontages as Lots suitable for housing/commercial development (the Local Agents for the estate sale R & C Snell, Axminster particularly benefited with Robert Snell acquiring eight Lots of 30 acres at Tytherleigh and one Lot of 6 acres at Alston), creating small holdings by adding lands to cottages previously forming part of a larger farm and by a general "tidying up" process of moving plots to create more logical and workable holdings.

THE SALE PROCESS

After the first auction, work began on processing the legal documents for each land transaction and by the end of February 1916, the first tranche of sales was ready to be concluded. The mechanism for doing so was rather unusual in that the entire estate was sold by the Henley family on 25.2.1916 to George Grant Stevenson of Parliament Chambers, City of Westminster - the same address as the solicitors Messrs Houseman & Co. acting on behalf of the Henley family. George Grant Stevenson then sold the lands to each new purchaser by separate conveyance.

A full transcript of the Indenture of 25.2.1916 is given below:

“This Indenture made the 25.2.1916 BETWEEN The Right Honourable Frederic Henley Baron Henley (hereinafter called “the said Lord Henley”) of the first part, The Right Honourable Clara Campbell Lucy Lady Henley of 9 Beaufort Gardens in the County of London, Widow, The Honourable Gertrude Augusta Henley of Watford Court in the County of Northampton, Spinster, The said Lord Henley and The Honourable Anthony Morton Henley a Lieutenant Colonel in His Majesty’s Army (hereinafter together called “The Trustees”) of the second part and George Grant Stevenson of Parliament Chambers in the City of Westminster, Esquire, (hereinafter called “the Purchaser”) of the third part.

WHEREAS The Right Honourable Anthony Henley late Baron Henley (hereinafter called “the Testator”) by his Will dated 8.5.1894 appointed the Trustees executors and trustees thereof and also trustees thereof for the purposes of the Settled Land Acts 1882 to 1890 and devised all that his Manor or Lordship of Chardstock in the County of Dorset and all lands hereditaments and premises thereunto belonging unto the Trustees to the use of his eldest son the said Lord Henley his third son the said Anthony Morton Henley and his youngest son The Honourable Francis Robert Henley successively according to seniority for life without impeachment of waste with remainder immediately after the estate for life of each such son to the use of his first and other sons successively according to seniority in tail male with divers remainders over.

THE Testator died on 27.11.1898 without having revoked or altered his said Will which was on 1.3.1899 duly proved by the Trustees other than the said Gertrude Augusta Henley in the Principal Probate Registry.

THE Testator was at the date of his death seised in fee simple in possession (subject only as hereinafter appears) of the Manor or Lordship messuages lands tenements hereditaments and premises described in the First and Second Schedules hereto (except certain small pieces of land hereinafter specifically mentioned) all of which were included in and passed under the devise contained in the said Will of his “Manor or Lordship of Chardstock in the County of Dorset and all lands hereditaments and premises thereunto belonging” and he was or may have been seised in fee simple in possession of or was or may have been entitled for some other estate and interest to the said several small pieces of land which are more particularly specified in the third schedule hereto which estate and interest (if any) in such last mentioned premises also passed under the devise aforesaid.

CERTAIN portions of the said premises hereinafter assured were at the date of the death of the Testator respectively subject to certain Copyhold Grants for life or lives (not renewable) granted by the testator or his predecessors in title as Lord or Lords of the said Manor of Chardstock but some of the said Copyhold Grants have now

expired and no part of the said premises is now subject to any such Copyhold Grant for life or lives except those portions which are respectively mentioned in the Second Schedule hereto.

THE said premises hereinafter assured were also subject at the date of the death of the Testator First to an Indenture of Mortgage (hereinafter called "The Corporation Mortgage") dated 2.8.1873 and made between the testator of the first part, Nathaniel Tertius Lawrence of the second part, The Governors of the Charity for relief of poor Widows and Children of Clergymen (hereinafter called "the Corporation") of the third part and Nathaniel Bridges of the fourth part for securing payment to the Corporation of the principal sum of £42,000 (originally £52,000) with interest thereon. And Secondly to another indenture of Mortgage (hereinafter called "the Legal and General Mortgage") dated 18.4.1891 and made between the Testator of the one part and The Honourable Sir Arthur Kekewich, Sir James Parker Deane, Frederick John Blake and William Williams the then Estate Trustees of the Legal and General Life Assurance Society (hereinafter called "the Society") of the other part. WHEREBY the payment to the said Estate Trustees of the principal sum of £13,500 with interest thereon was secured by Mortgage of the said premises and also of certain premises in Whitehall Place in the County of London.

BY another Indenture dated 23.2.1916 and made between The Honourable Sir Henry Bargrave Deane, The Honourable Sir Robert Younger, Charles Plumtre Johnson and Romer Williams as the present Estate Trustees of the Society of the one part and the Trustees of the other part the said premises comprised in the Legal and General Mortgage (except the said premises in Whitehall Place) were in consideration of the payment by the Trustees of the principal sum of £3,726 (being the amount then owing on the security of the Legal and General Mortgage) duly reconveyed to the Trustees and their heirs freed and discharged from all moneys owing on the security of and from all claims and demands under the Legal and General Mortgage to the uses upon the trusts and subject to the powers and provisions by the said Will of the Testator declared or expressed concerning the said premises or such of the same as might be subsisting and capable of taking effect but subject nevertheless to the security then subsisting under the Corporation Mortgage.

BY an Indenture dated 24.2.1916 and made between the Corporation of the one part and the Trustees of the other part the said premises comprised in the Corporation Mortgage were in consideration of the payment by the Trustees of the said principal sum of £42,000 duly reconveyed unto the trustees and their heirs freed and discharged from all moneys owing on the security of and from all claims and demands under the Corporation Mortgage. To the uses upon the trusts and subject to the powers and provisions by the said Will of the Testator declared or expressed concerning the said premises or such of the same as might be subsisting and capable of taking effect.

THE said Lord Henley in exercise of his statutory powers as tenant for life has agreed with the Purchaser for the sale to him of the said premises hereinafter assured subject only to the several Copyhold Grants for life or lives hereinafter mentioned at the price of £55,000.

NOW this indenture WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of £55,000 now paid by the Purchaser by the direction of the said Lord Henley to the Trustees as such Trustees for the purposes of the said

Settled Land Acts as aforesaid (the payment and receipt of which sum the said Lord Henley and the trustees hereby respectively acknowledge) the said Lord Henley as beneficial owner in exercise of the power for this purpose given to him by the said settled Land Acts and of all other powers (if any) enabling him in this behalf doth hereby convey unto the Purchaser.

ALL that the Manor or Lordship of Chardstock in the County of Devon (formerly in the said County of Dorset) and all and singular the messuages lands tenements hereditaments and premises (including one half of the beds of the Rivers Axe and Yarty and the Chardstock Stream respectively where the said premises adjoin the same respectively on one side thereof and the whole of the beds thereof respectively where the said premises adjoin the same respectively on both sides thereof) situate in the Parishes of Chardstock and Membury in the said County of Devon or one of such Parishes forming with the said Manor or lordship the Estate known as "The Chardstock Manor" which said premises contain in the whole 3,670 acres 1 rood and 18 perches or thereabouts and are more particularly specified in the First and Second Schedules hereto respectively. Together also with all such rights of fishing in the said Rivers and Stream respectively as the said Lord Henley has powers to assure and also all that yearly rent or sum of £48 5s 8 pence farthing issuing out of the said premises or some part or parts thereof being the amount of the yearly land tax formerly charged on the said premises but long since redeemed.

TO HOLD all the said premises unto and to the use of the Purchaser his heirs and assigns subject nevertheless as to such portions of the said hereditaments hereinafter assured as are respectively specified in the said Second Schedule hereto to the several Copyhold Grants for life or lives also specified in the said Second Schedule and subject also as to any part or parts of the said premises which may be affected thereby respectively to all subsisting rights and privileges (if any) of any of the Copyhold Tenants of the said Manor including Widows right to Freebench.

PROVIDED always that notwithstanding the form of the assurance hereinbefore contained the said Lord Henley shall as regards such parts of the premises comprised in the said First and Second Schedules hereto as are specified in the said Third Schedule hereto be deemed to convey only such Estate and interest therein respectively as he may be entitled to or may have power to convey and not any greater or other Estate or interest and that the covenants for title and further assurance in relation to such parts of the said premises which are implied herein by reason of his being expressed to convey as beneficial owner shall be restricted accordingly,

PROVIDED also that so far as regards the remainder expectant on the Life Estate of the said Lord Henley in the whole of the said premises hereinbefore assured and the title to and further assurance of the same after his death the said implied covenants shall not extend to the acts or defaults of any person other than and besides himself and persons deriving title under him .

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written."

The Stamp Duty was £550 or 1% of the purchase price.

This arrangement enabled the Henley family to conclude their involvement in the estate with immediate effect. The sale price of £55,000 covered the outstanding mortgages of £3,726 and £42,000 then held against the estate and produced a surplus of £9,274.

At the time of the sale to George Grant Stevenson it is estimated that only 30 - 40% of the estate had agreed sales, subject to contract. The remaining 60 - 70% was unsold, so there would have been a financial risk in taking on the liability for selling the remainder of the estate as the final sale price could not have been known, nor calculated. No doubt this was reflected in the price paid. Completion dates for the auction sales started without further delay with the Fishing Rights being sold on 26.2.1916 and the lands sales commencing 28.2.1916.

Between 28.2.1916 and 25.10.1916 completed sales covered 159 Lots or 1622 acres from the whole estate of 3670 acres, or 44% of the total. At 25.10.1916 there were also seven land transactions covering 88 acres for which a price had been agreed, but the sale had not been concluded.

SECOND AUCTION SALE

A second auction was then held on 25.10.1916, this time at The George Hotel, Chard. 1960 acres, or 53% of the estate, was offered in 25 Lots. These Lots differed in many cases from the first auction held nearly a year earlier. In particular all the unsold Copyhold/Lifehold Tenures were grouped into a single Lot of 487 acres, which included the right to the title of Lordship of the Manor of Chardstock.

The lands offered at the second auction comprised:

		No. of Lots	Acreage
Freehold	Parish of Chardstock	21	1206 (61.5%)
Freehold	Parish of Membury	3	267 (13.6%)
Copyhold	Parish of Chardstock	1	487 (24.9%)

Of these 25 Lots eleven sales were completed by the end of 1916, another five during the period January to June, 1917 and a further six between July and December, 1917. It took until 1918 before the final three were concluded with the very last being the Lot containing the Copyholds/Lifehold Tenures and the Lordship of the Manor, which was eventually sold by private treaty to Isaac Lisle Smith 15.6.1918.

THE EFFECT ON INDIVIDUAL FARMS

Fuller details are recorded under the appropriate Lot number.

ALSTON FARM (Lot 5) Freehold

Previously 108.366 acres and let to John Seward. The farmhouse and twenty-two plots of land (53.091 acres) were retained to which were added seven plots (22.544 acres) previously recorded as Furnham, five plots (9.513 acres) previously recorded as "Holding at Alston" and a single plot of 1.820 acres, which was unlet, to produce a revised holding of 86.968 acres. The lands lost from Alston Farm were either transferred to Millway Farm (four plots of 8.011 acres) or auctioned in six separate Lots (seventeen plots of land totalling 47.264 acres). Alston Farm was acquired by John Seward 3.3.1916.

AXE FARM (Lot 17) Freehold

Previously 128.008 acres let to Henry Coles. The farm lost six plots of land (including all the old Common Land of 25.764 acres) and was reduced to 99.602 acres. Acquired by Mrs Ellen Selina Gage 3.4.1916.

BEWLEY FARM (Lot 62) Freehold

Previously 269.370 acres and let to Mr F Bond. Reduced slightly by the loss of one plot of land to 267.403 acres. The farm did not sell at the first auction, was offered again, unchanged, as Lot 19 at the second auction. It was subsequently sold to John Gerry 28.5.1917.

CHURCHILL FARM (Lot 9) Freehold

Previously 229.265 acres and let to Luke Spiller, it was considerably altered by the sale process. The farm, reduced to 203.705 acres by the addition of three and the loss of fifteen plots of land, did not sell at the first auction. It then lost a further 93.362 acres through eight separate land sales by private treaty during 1916. The remaining balance of 110.343 acres was offered as Lot 15 at the second auction and was subsequently sold to William Henry Bowden 16.11.1917.

CLEEVEHILL (Lot 88) Freehold

36.839 acres unaltered and let on a 7 year lease from Lady Day 1912 to Albert Strawbridge. Did not sell at first auction. Offered as Lot 12 at second auction, when it was sold to John Ernest Kitt Griffin 6.12.1916.

COLSTON FARM (Lot 15) Copyhold/Lifehold Tenure

50.364 acres unaltered. The freehold was sold to the existing Copyholder Herbert William Trenchard 29.2.1916.

COURT FARM (Lot 1) Freehold

Previously 414.521 acres and let to Isaac Lisle Smith. By far the largest farm in the Manor with lands scattered across the Parish. Overall reduction of 137.465 acres to 277.056 acres achieved by adding three wooded areas and removing thirty-nine plots of land and five cottages to be auctioned in twenty-eight separate Lots. It did not sell at the first auction. The main farm was then reduced by a further 113.697 acres to 163.359 acres and sold as Lot 1 at the second auction to Isaac Lisle Smith 8.2.1917, while the other lands were auctioned separately as Lots 2, 3, 6, 7 and 8.

CRABBS FARM (Lot 21) Freehold

Previously part of Lower Tytherley Farm, Crabbs Farm was created by offering two plots of land (including house) as a separate small holding of 4.709 acres. Sold to Robert Snell 31.3.1916.

CRAWLEY FARM (Lot 55) Freehold Parish of Membury

Previously 205.160 acres and "In Hand" at the time of the first auction (i.e. the tenancy of John Wale had lapsed and had not been renewed or relet), it was reduced to 195.163 acres by the loss of two plots. The farm did not sell at the first auction. It was then split into four parts. John Wale acquired by private treaty seven plots of 27.157 acres 2.3.1916 and, also by private treaty, Robert Edward Bentinck Canney acquired eight plots of 25.663 acres with split completion dates of 25.3.1916 and 28.9.1916. The remaining two parts were offered at the second auction as Lots 23 and 25. They were both sold to Tom John Andrews Whittle 24.4.1917, so Crawley Farm finally became a holding of 142.343 acres.

DOMETS AT ALSTON (Lot 6) Copyhold/Lifehold Tenure

17.470 acres unaltered; Copyholder F C Denning. Did not sell at either the first or second auctions. Subsequently sold as part of the Lordship of the Manor to Isaac Lisle Smith

15.6.1918.

FORDWATER FARM (Lot 3) Freehold

Previously 65.256 acres and let to Henry Coles. Increased to 67.779 acres by the addition of three small plots from Axe Farm (also held by Henry Coles). Acquired by Henry Coles 1.3.1916.

GILLETTS FARM (Lot 59) Copyhold/Lifehold Tenure Parish of Membury

105.733 acres unaltered. The freehold was sold to the existing Copyholder Robert Wale 10.3.1916.

GRUBHAMS (Lot 18) Freehold

Created from Higher Colston Farm (see Lot 14) as a "Fertile Freehold Grassed Farm" of 11.696 acres. Sold to John Reginald Griffin 20.5.1916 (who also acquired Lot 14 Higher Colston Farm).

HAKES FARM (Lot 89) Freehold

36.179 acres unaltered and let to either Ezra Perring or James Perring junior. Sold to Walter William Perring 28.2.1916.

HARES FARM (Lot 56) Freehold Parish of Membury

Previously 127.124 acres and let to Mrs Bond. Reduced slightly to 125.019 acres, it did not sell at the first auction. Was then offered as Lot 24 at the second auction and subsequently sold to Fred Bailey 6.12.1916.

HIGHER & LOWER FARWAY FARMS (Lot 82) Copyhold/Lifehold Tenure

60.952 acres unaltered; Copyholder Mr F D Long. Did not sell at either first and second auctions. Subsequently sold as part of the Lordship of the Manor to Isaac Lisle Smith 15.6.1918.

HIGHER COLSTON FARM (Lot 14) Freehold

Previously the farm extended to 31.968 acres, had both a farmhouse and a cottage and was held by J R Griffin. It was split, with the farmhouse retaining the name Higher Colston Farm and five plots of land, to which were added two plots from Axe Farm and one from Waggs Plot to produce a farm of 28.465 acres. The cottage and eight plots of land, called Grubhams, were auctioned as Lot 18, while the remaining four plots of land were auctioned as Lot 36. Higher Colston Farm was sold to John Reginald Griffin (who also acquired Lot 18 Grubhams).

HOOK FARM (Lot 75) Freehold

Previously 81.633 acres and let to John Pym, the farm was reduced to 69.929 acres by an exchange of lands with Mill House Farm (Lot 77). Hook Farm did not sell at the first auction. A second small transfer of land to Mill House Farm, which also had not sold, further reduced Hook Farm to 67.628 acres. It was then offered as Lot 4 at the second auction and sold to Thomas Deane Eames 12.11.1916.

HOOPERS FARM (Lot 119) Freehold

Previously 8.379 acres and let to Fred Spiller, it was increased to 11.132 acres by the transfer of one plot of Water Meadow from Court Farm. Sold to Edith Elizabeth Spiller 29.2.1916.

KEATES FARM (Lot 20) Freehold

Previously 33.281 acres and let to Frank Charles, three plots were auctioned separately as potential development land and two plots were added from Lower Tytherleigh Farm to produce a revised acreage of 28.824. Sold to Henry Tom Beer 1.3.1916.

LOWER RIDGE FARM (Lot 73) Copyhold/Lifehold Tenure

185.791 acres unaltered; Copyholder William Wale. Did not sell at either the first or second auctions. Subsequently sold to the Copyholder William Wale 15.6.1918.

LOWER TYTHERLEIGH FARM (Lot 19) Freehold

Previously 144.146 acres and let to George Miller, the farm was halved in size to 69.449 acres. Two plots were transferred to Keates Farm and the remaining eighteen plots were offered in twelve separate Lots as potential development land. Lower Tytherleigh Farm was sold to Clement James Griffin 29.9.1916.

MIDDLE RIDGE FARM (Lot 64) Freehold

Previously a mixed farm of 43.222 acres let to William Wale, it was reduced to just 10.266 acres and presented as a "Gentleman's Country Estate". Acquired by Thomas Deane Eames 20.5.1916.

MILL HOUSE FARM AT HOOK CROSS (Lot 77) Freehold

Previously 21.232 acres and let to Frank Apsey, the farm was increased to 28.228 acres following a fairly extensive exchange of lands involving Hook Farm, Middle Ridge Farm and Court Farm. Mill House Farm did not sell at the first auction. A second small transfer of land from Hook Farm, which had also not been sold, increased Mill House Farm to 30.529 acres. It was then offered as Lot 5 at the second auction, when it was sold to Frank Bagwell 22.12.1916.

MILLWAY FARM (Lot 7) Freehold

Previously 76.519 acres and let to John Seward, the farm lost six plots, but gained eight, to produce a revised acreage of 67.505. Did not sell at the first auction. It was then offered as Lot 16 at the second auction and was finally sold to Job Adams 15.10.1917.

OLD MILL FARM (Lots 92 & 121) Freehold

Previously 41.682 acres and let to James Perring, the farm was split such that the old mill house, adjacent garden and orchards (3.488 acres) were auctioned as Lot 121 and the farmlands of 38.194 acres as Lot 92. Both Lots 92 and 121 were acquired by Andrew Perring (the son of James Perring) 24.6.1916, thus keeping the farm intact.

PRIMROSE FARM (Part Lot 1) Freehold

Offered for sale at the first auction as an integral part of Court Farm (Lot 1) and not sold. It was then offered separately as Lot 2 of the second auction as a small holding of 12.818 acres. Sold to Vincent Edward Woolcott 5.12.1916.

READSHILL FARM (Lot 90) Copyhold/Lifehold Tenure

25.282 acres unaltered; Copyholder Mrs Genge. Freehold acquired by Benjamin Sidney Genge 9.11.1916.

RIDGE HILL FARM (Lot 65) Freehold

Previously 119.589 acres and let to John Grabham, the farm was considerably altered by the sale process. It lost all the old Common Lands of 68.649 acres, which were auctioned separately, but gained three small plots from Middle Ridge Farm to produce a revised

holding of 56.991 acres. The farm did not sell at the first auction. It was then increased to 77.630 acres by the addition of eight assorted plots that had also not sold at the first auction and offered as Lot 20 at the second auction. It was then sold to Frederick James Coates 12.12.1917.

SANDFORD FARM (Lot 12) Freehold

Previously 76.474 acres and let to Eli Collard, the farm was reduced to 51.124 acres by the separate auctioning of four plots of lands. Sold to Charles Henry Manley 29.2.1916.

STEVENS FARM (Lot 57) Copyhold/Lifehold Tenure Parish of Membury

43.158 acres unaltered. The Freehold was sold to the existing Copyholder John Wale 2.3.1916.

SYCAMORE (Lot 63) Freehold

Previously 50.954 acres of lands only without a dwelling house and let to John Spiller. The sale reduced the lands to 15.928 acres by the loss of eight plots (sold separately as Lots 67 and 68), but added a cottage to produce a small agricultural holding. Sold to Thomas Deane Eames 20.5.1916.

TWIST FARM (Lot 91) Copyhold/Lifehold Tenure

50.599 acres unaltered; Copyholder Miss Ellen Maria Broom. Did not sell at either the first or second auctions. Subsequently sold as part of the Lordship of the Manor to Isaac Lisle Smith 15.6.1918.

WAGGS PLOT (Lot 11) Freehold

Previously 83.341 acres and let to Eli Collard, it was reduced to 66.006 acres by the loss of two plots of land. Sold to Simon Roberts 3.3.1916.

WHITEHOUSE FARM (Lot 85) Freehold

139.733 acres unaltered and let to George Hull. The farm did not sell at either the first or second auctions. It was then sold by private treaty to Isaac Lisle Smith.

YARDE FARM (Lot 8) Freehold

Previously 60.953 acres and let to James Rockett. The farm was sold, unaltered, to Mrs Alice Bridget Perring 29.2.1916.

AUCTION PRICES

When first posted on the website, we had very limited information regarding auction prices and successful bidders. However, following the scanning of some local newspapers by the Somerset Heritage Centre, in 2016 we were able to obtain a comprehensive listing of the first auction sale published in the Chard & Ilminster News for 27th November 1915. Based on information supplied by the auctioneers Messrs Garland-Smith & Co. of London, it is posted below.

The successful bidder at auction did not necessarily become the new owner of the land. There are numerous cases where the legal documents record a different person to the highest bidder and it is clear that a number of parties were acting as agents - Mr C Forward, Mr W Beviss and Mr R Snell all of Axminster being clear examples - while others appear to be either traders or speculators. Details of individual sale prices (where known) and the legal owners are recorded under the *Notes* section of each lot as detailed in the catalogue.

The newspaper article included the following as a header to each day's sale:

THE CHARDSTOCK ESTATE IN THE MARKET

Messrs Garland-Smith & Co., London, commenced a three days' sale at the George Inn, Axminster on Monday of the Chardstock estate, comprising 3670 acres, including 24 dairy and mixed farms, the villages of Chardstock and Alston, the Goerge Inn, Chardstock, a number of cottages, small holdings, woodlands and allotments, ground rents, reversion to rack rents, etc., the who producing a rent roll of £2885 per annum. Messrs R and C Snell, auctioneers, Axminster, were the local agents and Messrs. Houseman & Co., London, the solicitors.

Considerable interest was taken in Monday's proceedings, the large room in which the auction took place being filled to overcrowding. Much amusement was caused during the offering of a freehold nursery enclosure containing 1 rood, 10 poles and let at £1 per annum. Miss Breale (Smallridge), who made her bids from a small gallery and a gentleman in the body of the hall, having a good humoured contest. By bids, first of £1 and then 10s, the offers rose from £6 to £21, at which price the lady, evidently intending to have the last word, as one of the audience put it, became the purchaser amid applause.

Tuesday's Sale - The proceedings again aroused considerable interest and the room in which the sale took place was crowded. Business, however, was not brisk as on Monday. More reversionary interest were put in the market than on the previos day, but none changed hands, at least, by public auction. The auctioneers before bidding commenced, announced that they had privately disposed of a number of plots, which were withdrawn at the previous day's sale.

Wednesday's Sale - At the commencement the auctioneers announced that since the previous day's sale a number of plots had been sold privately.

Lot	£	Buyer at auction as published in Chard & Ilminster News
1	5350	Withdrawn
2	300	Mr G Perring
3	1600	Mr Henry Coles
4	575	Withdrawn
5	1750	J Seward
6	150	Withdrawn
7	1600	Withdrawn
8	850	Withdrawn
9	3100	Withdrawn
10	540	Mr Ed. Smith of Hawkchurch
11	2350	Mr Lisle Smith of Chardstock
12	1300	Mr C Markey [Manley]
13		Not offered having been sold prior to the auction sale
14	625	Withdrawn. Purchased after sale by Mr Beasley of Axminster at a combined price of £1000 for lots 14 and 18.
15	730	Mr H W Trenchard
16	400	Mr R Snell of Axminster
17	2750	Withdrawn. Purchased after sale by R Snell, Axminster for £2500.
18	330	Withdrawn. Purchased after sale by Mr Beasley of Axminster at a combined price of £1000 for lots 14 and 18.
19	1650	Withdrawn
19a		Not offered having been sold prior to the auction sale
20	750	Mr G Beer of Chardstock

21	170	Mr R Snell of Axminster
22	350	Withdrawn
23	135	Withdrawn
24	35	Mr G Beer of Chardstock
25	60	Withdrawn
26	240	Withdrawn. Purchased after sale by R Snell, Axminster for £200
27	27	Mr S Baker of Membury
28	13	Mr S Baker of Membury
29	70	Mr R Snell of Axminster
30	14	Withdrawn
31	14	Withdrawn
32 & 33	90	Mr R Snell of Axminster Combined price
34 & 35	600	Mr R Snell of Axminster Combined price
36	520	Mr A Beasley of Axminster
37	7	Withdrawn. Purchased after sale by Mr G Gigg. Price unknown.
38	7	Withdrawn. Purchased after sale by Mr G Gigg. Price unknown.
39	230	Withdrawn
40	60	Withdrawn. Purchased after sale by Mr Morrish of Axminster for £55.
41	50	Mr G Gigg of Chardstock
42	275	Mr G Morrish of Weycroft
43	44	Mr G Gigg of Chardstock
44	147	Mr S B Spiller of Axminster
45	790	Mr L Spiller of Churchill (the tenant)
46	71	Mr L Spiller of Churchill (the tenant)
47	81	Mr G Gigg of Chardstock
48	70	Mr G Gigg of Chardstock
49	£21 10s	Miss Beale, Schoolmistress, Smallridge
50	143	Mr G Potter of Axminster
51	22	Mr L Spiller
52	295	Withdrawn. Purchased after auction sale by Mr Morley for £250.
53	10	Withdrawn
54	£13 2s 6d	(12½ guineas) to Mr H Parris
55	3700	Withdrawn
56	2300	Mr Hastings
57	440	Withdrawn. Purchased after auction sale by Mr Snell for £400.
58	130	Mr F Parris of Yarcombe
59	650	Mr R Snell of Axminster
60	16	Withdrawn
61	105	Mr J H Coleman

END OF FIRST DAY'S SALE

62	3300	Withdrawn
63	400	Withdrawn. Purchased after auction sale by Mr Snell for £425.
64	475	Mr William Wale (tenant)
65	1000	Withdrawn
66	480	Withdrawn
67	195	Withdrawn
68	125	Withdrawn
69	20	Mr Beasley of Axminster
70	25	Mr W C Hunt

71	12	Sold to Mr Chubb prior to the auction sale
72	100	Mr R Snell of Axminster
73	1200	Withdrawn
74		No bid
75	1350	Withdrawn
76	85	Withdrawn
77	650	Withdrawn
78	35	With drawn
79	260	Withdrawn
80		No bid
81	50	Withdrawn
82	560	Withdrawn
83		No mention, presumably sold privately prior to auction sale
84	155	Withdrawn
85	2700	Withdrawn
86	50	Withdrawn
87		No bid
88	590	Withdrawn
89	750	Withdrawn
90	300	Withdrawn
91		No bid
92	410	Withdrawn
93	86	Mr Gage of Axminster
94	50	Mr J G Goldworthy (tenant)
95	43	Mr Samways
96	140	Withdrawn
97	170	Mr A Long (tenant)
98	73	Mr Beasley
99	90	Mr A Long
100		No bid
101	200	Withdrawn. Purchased after auction sale by Miss Beale, price not recorded.
102	110	Withdrawn
103	100	Withdrawn
104	18	Mr Beasley
105	26	Mr A S Phillips
106		No mention, presumably sold privately prior to auction sale
107	95	Withdrawn
108	55	Withdrawn
109	110	Withdrawn
110	42	Withdrawn. Purchased after auction sale by Mr J Seaward for £140.
111	200	Mr E J Thick
112	52	Withdrawn. Purchased after auction sale by Mr A Beasley, price not recorded.
113	54	Withdrawn. Purchased after auction sale by Mr A Beasley, price not recorded.
114	58	Withdrawn
Plots 112, 113 and 114 then put in the market at £190, or separately at £60, but no business was done.		
115	7	Mr W Beviss
116	126	Withdrawn
117		No bid

END OF SECOND DAY'S SALE

119	650	Mr F Spiller (part tenant)
120		No bid
121	250	Mr J Perring
122	145	Mrs Genge
123		No bid
124	115	Withdrawn
125	19	Mr Perring
126		No bid
127		No bid
128		No bid
129	100	Mr R Snell of Axminster
130	280	Withdrawn
131	13	Withdrawn
132		Sold privately
133	22	Mr H Long
134	23	Withdrawn
135	110	Withdrawn
136	20	Mr D Long
137		Sold privately to Mrs Wale, the lifeholder
138	37	Mr W Davy of Colyford
139	550	Withdrawn
140	105	Mr J Newbury
141	126	Mr J Strawbridge
142		No bid
143	810	Mr C Forward of Axminster
144	75	Mr C Gage of Axminster
145	120	Withdrawn
146	130	Mr C Forward of Axminster
147		No bid
148	61	Mr R Snell of Axminster
149		Sold privately
150	124	Withdrawn
151	103	Mr J Strawbridge
152	140	Withdrawn
153	94	Withdrawn
154		Reserve price of £38 not reached
155	50	Mr A J Brett
156	64	Withdrawn
157	180	Mr T Dare
158	262	The Rev. W French of Cadleigh
159	153	Withdrawn
160	33	Mr J Hutchings
161	72	Withdrawn
161a	228	Withdrawn
162		Reserve price of £160 not reached
163		No bid
164		Reserve price of £174 not reached
165	23 10s	Mr J Newberry of Seaton
166	95	Withdrawn

167	91	Withdrawn
168		Reserve price of £50 not reached
169	27	Withdrawn
170		Reserve price of £10 not reached
171	147	Mr J Hutchings
172	50	Mr J Newberry
173		No bid
174	28	Mr J Newbery
175	4	Mr J Newbery
176	129	Withdrawn
177	305	Mr Beviss of Axminster
178	164	Withdrawn
179		Withdrawn
180	183	Withdrawn
181	322	Withdrawn
182		No bid
183	69	Withdrawn
184	21	Mr Beasley
185	110	Withdrawn
186	172	Withdrawn
187	393	Withdrawn
188	210	Withdrawn
189	91	Withdrawn
190	70	Mr R Snell of Axminster
191	120	Withdrawn
192	91	Withdrawn
193	120	Withdrawn
194	125	Withdrawn

END OF AUCTION

The high number of withdrawals and “No bids” demonstrates how difficult it was to sell the estate at auction and how much negotiating must have gone on behind the scenes.

SALE DETAILS

The sale details are recorded below in Lot number order. The notes section of each Lot records additional information from a number of sources relevant to that sale. These notes are shown in italics.

Abbreviations have been avoided wherever possible and full stops have not been used in names, thus Mr. Wm. Watts in the sale catalogue appears as Mr William Watts. This measure is designed to assist word search software programmes.

Also one consistent error in the first sale catalogue is that Isaac Lisle Smith appears as Mr. J Lisle Smith.

FOR SALE BY AUCTION IN ABOUT 200 LOTS

DEVONSHIRE ON THE BORDERS OF DORSET AND SOMERSET

THE FREEHOLD AGRICULTURAL PROPERTY known as CHARDSTOCK ESTATE

Two miles North of Axminster, three miles West of Chard, eight miles East of Honiton, 24

miles East of Exeter and 18 miles South-West of Taunton.

COMPRISING IN ALL 3670 ACRES DIVIDED UP INTO
TWENTY-FOUR DAIRY AND MIXED FARMS
THE VILLAGES OF CHARDSTOCK AND ALSTON
TWENTY-TWO COTTAGES
NUMEROUS SMALL HOLDINGS
ACCOMMODATION PASTURE AND ARABLE ENCLOSURES
WOODLAND AND ALLOTMENTS
"THE OLD GEORGE INN" AT CHARDSTOCK (Free and Fully Licensed)
TWO WELL SECURED FREEHOLD GROUND RENTS
AND THE VALUABLE REVERSIONS TO THE RACK RENTS OF THE LIFEHOLD
PROPERTIES

The whole producing a present RENT ROLL OF £2885 PER ANNUM

MESSRS GARLAND-SMITH & CO will Sell the above by Auction
AT THE "GEORGE HOTEL", AXMINSTER
ON MONDAY, TUESDAY AND WEDNESDAY, the 22nd, 23rd and 24th days of NOVEMBER,
1915
Commencing at 1.30 o'clock sharp, each day.

The Farmhouses, Residences and Cottages can only be Viewed on the production of these Particulars and by the special permission of the respective Occupiers.

Solicitors: Messrs HOUSEMAN & Co., Parliament Chambers, Gt Smith Street, London, S.W.
Local Agents: Messrs R & C SNELL, Axminster.
Auctioneers: Messrs. GARLAND-SMITH & Co. 100 Mount Street, London, W.

SUMMARY OF LOTS

MONDAY 22nd NOVEMBER, 1915 - FIRST DAY'S SALE - LOTS 1 TO 61

Lot	Description	Acreage
1	Court Farm	277.056
2	Small Holding at Honey Hill	14.227
3	Fordwater Farm	67.779
4	"Chubbs" Lifehold Tenement	30.500
5	Alston Farm	86.968
6	"Domets" Lifehold Tenement	17.470
7	Millway Farm	67.505
8	Yarde Farm	60.953
9	Churchill Farm	203.705
10	Small Holding at Alston	14.189
11	Waggs Plot Farm	66.066
12	Sandford Farm	51.124
13	Pasture Land at Coaxdon	0.530
14	Higher Colston Farm	28.465

15	Colston Farm Lifehold Tenement		50.364
16	Meadow Land by the River Axe		10.891
17	Axe Farm		99.602
18	“Grubhams” Small Holding		11.696
19	Lower Tytherleigh Farm		69.449
19a	Fishing Rights in River Axe		
20	Keates Farm		28.824
21	Crabbs Farm (Small Holding)		4.709
22	Arable and Pasture Land at Tytherleigh		21.444
23	Freehold Arable Land at Tytherleigh		7.455
24	Freehold Arable Land at Tytherleigh		2.394
25	Rose Cottage Lifehold Tenement		2.739
26	Pasture Land at Tytherleigh		8.044
27	Garden Plot at Tytherleigh		0.225
28	Garden Plot at Tytherleigh		0.125
29	Pasture Land at Tytherleigh		2.716
30	Garden Plot at Tytherleigh		0.210
31	Orchard at Tytherleigh		0.656
32	Pasture Land at Tytherleigh		3.344
33	Pasture Land at Tytherleigh		0.866
34	Six Freehold Closes at Fordwater		14.752
35	Water Meadow at Fordwater		9.710
36	Pasture Land on the Fosse Way		19.288
37	Garden Plot on South Common		0.112
38	Garden Plot on South Common		0.181
39	Meadow Land on Goldsmith’s Lane		15.557
40	Rough Pasture Land on Goldsmith’s Lane		7.769
41	Arable Land on Goldsmith’s Lane		3.022
42	Arable Land on Fosse Way		17.581
43	Pasture Land on Goldsmith’s Lane		1.112
44	Cottage and Meadow at All Saint’s		1.466
45	Arable and Pasture Land at All Saint’s		11.534
46	Pasture Land at All Saint’s		2.763
47	Meadow Land on Goldsmith’s Lane		3.032
48	Meadow Land on Goldsmith’s Lane		3.094
49	Nursery Enclosure on Goldsmith’s Lane		0.314
50	Rough Pasture Land at All Saint’s		11.644
51	Orchard at All Saint’s		0.490
52	Pasture Land and Orchards at All Saint’s		17.695
53	Garden Plot at All Saint’s		0.025
54	Garden Plot at All Saint’s		0.106
55	Crawley Farm	Membury	195.163
56	Hares Farm	Membury	125.019
57	Steven’s Farm Lifehold Tenement	Membury	43.158
58	Meadow Land at Crawley	Membury	4.735
59	Gillett’s Farm Lifehold Tenement	Membury	105.733
60	Pasture Land at Crawley	Membury	0.600
61	Arable Land at Crawley	Membury	7.367
	End of First Day’s Sale		1935.312

TUESDAY 23rd NOVEMBER, 1915 - SECOND DAY'S SALE - LOTS 62 TO 118

62	Bewley Farm	267.403
63	Agricultural Holding "Sycamore"	15.928
64	Freehold Residence "Middle Ridge"	10.266
65	Ridge Hill Farm	56.991
66	Rough Pasture Land at Bewley	58.779
67	Pasture and Arable Land at Bewley	21.370
68	Pasture Land at Bewley	16.466
69	Garden and Orchard at Bewley	0.621
70	Garden and Orchard at Cotley Wash	0.937
71	Garden Plot at Cotley Wash	0.269
72	Rough Pasture Land at Cotley Wash	9.870
73	Lower Ridge Farm Lifehold Tenement	185.791
74	Lifehold Tenement at Hook	14.025
75	Hook Farm	69.929
76	Lifehold Tenement by Burridge Common	14.672
77	Mill House Farm at Hook	28.228
78	Pasture Land at Hook	2.446
79	Pasture and Arable Land at Hook	18.590
80	"The Mill Cottage" Lifehold Tenement	5.867
81	"Larcomb's" at Brockfield Lifehold Tenement	3.887
82	Higher & Lower Farway Farms Lifehold Tenements	60.952
83	Pasture Land at Farway	2.375
84	Pasture Land at Farway	7.521
85	Whitehouse Farm	139.733
86	Rough Pasture Land at Bewley	6.732
87	"Ransomes" Lifehold Tenement	17.238
88	Cleeve Hill Farm	36.839
89	Hake's Farm	36.179
90	"Readshill" Lifehold Tenement	25.282
91	Twist Farm Lifehold Tenement	50.599
92	Small Holding near Alston	38.194
93	Small Holding "Shark's Hole"	1.456
94	Pasture Land at Clappergate	1.501
95	Meadow at Churchill	1.022
96	Pasture Land at Alston	6.083
97	Cottage and Meadow at Alston	1.628
98	Cottage and Orchard at Alston	0.469
99	Cottage and Orchard at Alston	0.685
100	"Bearmead" Lifehold Tenement	1.090
101	Small Holding at Alston	11.738
102	Small Holding at Alston	7.332
103	Pasture Enclosure at Alston	4.769
104	Pasture Land at Burchill	1.185
105	Pasture Land at Burchill	1.476
106	Pasture Land at Egg Moor	2.181
107	"Harvey's" Lifehold Tenement	9.251
108	Pasture Land near Alston	3.036
109	Pasture Land near Alston	2.757
110	Pasture Land near Alston	2.182
111	Pasture Land at Burchill	14.611
112	Pasture Land at Burchill	1.829

113	Pasture Land at Burchill	1.817
114	Rough Pasture Land at Burchill	7.026
115	"The Triangle" at Burchill	0.138
116	Rough Pasture Land at Burchill	15.364
117	"The Priory" Chardstock Lifehold Tenement	20.957
118	Cottage and Rough Land at Burchill	29.604
	End of Second Day's Sale	1375.166

WEDNESDAY 24th NOVEMBER, 1915 - THIRD DAY'S SALE - LOTS 119 TO 194

119	Hooper's Farm	11.132
120	"Waterloo Cottage" Lifehold Tenement	1.596
121	"The Old Mill House" Chardstock	3.488
122	Pasture Land and Orchards at Chardstock	4.256
123	Lifehold Tenement by the Mill, Chardstock	16.196
124	Pasture Land and Nurseries at Cuckold's Pit	3.791
125	Orchard at Cuckold's Pit	0.444
126	Orchard at Cuckold's Pit	0.150
127	Nursery Plot at Cuckold's Pit	0.327
128	Nursery Plot at Cuckold's Pit	0.342
129	Pasture Land at Farway	3.242
130	Pasture Land at Farway	8.954
131	Nursery Enclosures at Farway	0.200
132	Orchard at Farway	1.008
133	Rough Pasture Land at Farway	1.706
134	Nursery Enclosure at Holy City	0.306
135	Pasture Enclosure and Orchards at Holy City	2.546
136	Pasture Enclosure and Orchards at Farway	1.514
137	"The Lodge" Chardstock Lifehold Tenement	3.751
138	Freehold Ground Rent of £1 per annum	0.025
139	"The George Inn" Chardstock	0.525
140	Cottage and Garden at Chardstock	0.681
141	Cottage and Garden at Chardstock	1.212
142	"Harestones and Bakers" Lifehold Tenement	18.809
143	Small Holding at Chardstock	42.269
144	Pasture Land at Chardstock	2.742
145	Pasture Land at Chardstock	5.630
146	Arable Land at Chardstock	6.156
147	"Strong's" Lifehold Tenement	9.938
148	Arable Land at Chardstock	3.477
149	"Penneys or Pierces" Lifehold Tenement	21.479
150	Meadow Land at Chardstock	4.595
151	Pasture Land at Chardstock	3.176
152	Cottage and Orchard at Chardstock	0.694
153	Cottage and Orchard at Chardstock	0.406
154	"The New Cottage" Lifehold Tenement	0.356
155	Freehold Ground Rent of £2 per annum	0.406
156	Cottage at Chardstock	0.194
157	"Cook's and Bennett's" Lifehold Tenement	8.103
158	Detached Residence at Chardstock	1.642
159	Cottage at Chardstock	0.955
160	Pasture Land at Chardstock	0.990
161	Pasture Land at Chardstock	2.582

161a	Pasture Land at Chardstock	8.033
162	"Barton or Holbrook's" Lifehold Tenement	10.060
163	Block of Five Cottages	0.719
164	"Turner's Cottage" Lifehold Tenement	4.078
165	Garden Plots at Chardstock	0.431
166	Cottage and Orchard at Chardstock	1.181
167	Block of Three Cottages at Chardstock	0.694
168	"The Cottage" at Chardstock Lifehold Tenement	0.700
169	Cottage at Kitbridge	0.200
170	"Bunter's Meadow" Lifehold Tenement	0.762
171	Pasture Land at Kitbridge	6.508
172	Pasture Land at Kitbridge	2.115
173	"French and Speed's" & "Pinney's Mead" Lifehold Tenements	9.489
174	Garden and Orchard at Kitbridge	0.687
175	Garden Plot at Kitbridge	0.069
176	Cottage and Orchard at Kitbridge	0.581
177	Small Holding at Chardstock	4.693
178	Pasture Land at Chardstock	9.425
179	Pasture Land at Chardstock	6.209
180	Rough Pasture Land at Egg Moor	17.129
181	Arable and Pasture Lane close to Chardstock	21.059
182	Three Small Enclosures on Egg Moor	1.217
183	Arable Land close to Chardstock	4.218
184	Arable Land close to Chardstock	1.298
185	Arable Land close to Chardstock	6.511
186	Pasture Land close to Chardstock	4.025
187	Pasture Land close to Chardstock	8.588
188	Pasture Land close to Chardstock	4.703
189	Pasture Land close to Chardstock	3.357
190	Allotment Gardens at Chardstock	2.489
191	Pasture Land at Chardstock	2.814
192	Pasture Land at Chardstock	2.044
193	Arable at Chardstock	6.957
194	Pasture Land at Chardstock	4.995
	End of Third Day's Sale	360.029

AGGREGATE SUMMARY

Day	Lots	Acreage
First Day's Sale	1 to 61	1935.312
Second Day's Sale	62 to 118	1375.166
Third Day's Sale	119 to 194	360.029
Total		3670.507

FIRST DAY'S SALE - MONDAY, NOVEMBER 22nd, 1915 AT 1.30 P.M.

LOT 1 - COURT FARM (Coloured Green on Plan No. 1)

THE HISTORICAL FREEHOLD PROPERTY known as COURT FARM, CHARDSTOCK (with Fishing Rights in the Chardstock Stream) situate in the Village, with good road frontages, and containing about 277A 0R 9P.

THE PICTURESQUE FARM HOUSE is built upon the site of the "Ancient Court House" said to have formerly been the Summer Palace of the Bishops of Sarum and contains: On the First Floor - Four Large Bed Rooms, two of which are partly panelled with oak, Servants' Bed Room, Lumber Room, Photographic Dark Room. On the Hall Landing - W.C. fitted with pedestal Closet and flushing cistern over. On the Ground Floor - Pretty Drawing Room, Large Dining Room, Breakfast Room, Conservatory, Capital Kitchen, Wash House, W.C., Dairy House, Milk House, Game Larder and Large Cellar. Principal and Secondary Staircases to the First Floor. There are pretty Flower Gardens and a Productive Kitchen Garden &c.

THE EXTENSIVE FARM BUILDINGS include two Cider Sheds, Root House, Range of Stalls for twenty cows, Wagon and Cart Sheds, Engine House, two Sets of Stabling for nine horses, an ancient Tithe Barn with old wagon roof and Rick Yard.

Included with the Farm is a DOUBLE COTTAGE next to the New Inn. One part contains Two Bed Rooms, Kitchen and Living Room, Wash House &c and the other part, Bed Room, Kitchen and Lumber Room; Linhay outside.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
790pt	1063/1064/ 1065/1066/ 1068		Court Farm House, Farm Buildings, Garden, Barton, Orchards, Mow Plot and Village Pound	4.375
791	1067		Coming Close	1.870
792	1068		Bean Close or Pigs Plot	2.748
797	1069		Lower Ground	3.581
795	1046		Knappy Mead	5.514
815	1028		Part of Kitbridge Meadow	3.536
814	423		Part of Kitbridge Meadow	3.322
796	420pt/421pt		Parks	0.504
802	420pt		Parks	8.033
812	421pt		Parks	8.975
810	421pt		Parks	0.696
809	407pt/408pt		Park and Coppice	0.487
811	407pt/408pt		Park and Coppice	4.899
603	407pt/408pt		Park and Coppice	4.639
604	409pt		Parks	4.943
605	409pt		Parks	0.497
1177	405pt		Great Parks	9.250
910	405pt		Great Parks	0.282
813	422pt		Parks	3.181
904	422pt/426pt		Parks	5.799
903	424		Parks	2.633

905	426pt	Parks	Copse	1.475
909	427pt	Balleray	Rough Pasture	7.375
911	427pt	Balleray	Rough Pasture	0.160
913	403	Parks Ransomes	Rough Pasture	2.683
912	404	-	Plantation	0.601
902	432/425	Woodard's Lease	Pasture	3.061
901	431	Parks	Pasture	2.169
906	430	Parks	Pasture	2.668
907	429	Parks	Pasture	0.497
908	428	Parks	Copse	2.349
915	402	Parks Ransomes	Pasture	9.794
790pt	1098/1098a	Cottage, Garden & Orchard		0.512
779	1099	Sally's Close	Meadow	1.675
775	1009/1010	Green Lane Close	Arable	3.956
774	1007	Rocky Close	Arable	3.861
773	978	Apple Trees Close	Arable	6.962
772	977	Six Acres	Arable	6.881
769	976	Bloody Pits	Rough Pasture	6.244
764	1108	Six Acres	Arable	5.181
768	1109	Higher Seven Acres	Arable	6.650
765	1107	Lower Seven Acres	Arable	7.839
762	-	-	Plantation	0.605
766	1106	Six Acres	Arable	6.660
767	1110	Nine Acres or Old Parks	Arable	9.458
680	1112	Six Acres	Arable	5.698
679	1111	Twelve Acres	Arable	12.092
681	1122	Eight Acres	Arable	9.004
692	1129	Rocky Chill Pits	Pasture	5.066
690	1128	Lime Kiln Close	Arable	5.595
691pt	1154	Little Chill Pits	Arable	3.566
663	1171	Lower Twelve Acres	Arable	5.985
668	1155	Higher Twelve Acres	Arable	6.986
669	1127	Galloping Close	Arable	11.545
670	1158	Little Oatley	Pasture	6.097
666	1157	Higher Long Rue	Arable	7.150
667	1156	Little Twelve Acres or Peas Close	Arable	5.200
665	1166	115pt Lower Long Rue	Pasture	4.592
664	1167	New Close	Pasture	4.499
661	115pt	Common Land	Pasture	0.272
662	1168/1169/1170	Hook	Pasture	4.504
			Total	277.056

With the exception of plots 809, 811 and 603 (which are in hand), the Farm is let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £216 7s 6d.

The Shooting is estimated to be worth £25 per annum.

Outgoings: Apportioned Tithe £53 13s 6d Value for 1915 about £41 7s 4d
Apportioned Land Tax £3 17s 0d

The Timber is valued at £644 7s 9d.

This Lot is sold subject to the rights of the Copyholders of the Manor of Chardstock to dig for marl on plots 769, 762, 690 and 662.

With this Lot will be sold the whole Bed of and the entire Fishing Rights in the Chardstock Stream where this Lot fronts the Stream on both sides.

This Lot is sold with the benefit of the right of way referred to in Lot 167.

The Tenant of the Farm has hitherto been permitted to take underwood from plots 809, 811 and 603 for use on his Holding.

NOTES: The sale catalogue records Court Farm House plot 790 part as being 4.375 acres, whereas the legal documents relating to the estate sale record 4.456 acres. The reason for the discrepancy is not known.

Plot 779 is recorded in the sale catalogue as Meadow, but in the legal documents as "Sally's Close, 2 Cottages Orchard Meadow and Garden". In both cases the acreage is recorded as 1.675.

Prior to the estate sale, Court Farm covered 414.521 acres and was by far the largest farm in the Parish. The overall reduction of 137.465 acres was achieved by adding three wooded areas to the farm (plots 809, 811 and 603 as detailed above) and removing 39 plots of land and 5 cottages from the holding as detailed below:

Plots 566 and 567 were auctioned as part of Lot 124

Plot 683 was auctioned as Lot 146

Plot 686 was auctioned as Lot 148

Plot 694 was auctioned as Lot 144

Plots 703, 712, 713, 715, 716, 738, 739, 740, 741 and 745 were auctioned separately as Lot 143 (described as a Desirable Freehold Small Holding of 42.269 acres)

Plot 709 was transferred to Mill House Farm (Lot 77)

Plot 759 was auctioned as part of Lot 150

Plot 761 was auctioned as part of Lot 161a

Plot 781 was auctioned as Lot 191

Plots 784 and 786 were auctioned as Lot 189

Plot 798 was transferred to Hoopers Farm (Lot 119)

Plots 800, 801 and 803 were auctioned separately as Lot 122

Plot 817 was auctioned as part of Lot 174

Plot 821 was auctioned as Lot 188

Plot 822 was auctioned as Lot 187

Plot 823 was auctioned as Lot 193

Plot 860 was auctioned as Lot 185

Plot 868 was auctioned as Lot 186

Plot 869 was auctioned as part of Lot 2

Plots 871, 872, 873 and 875 were auctioned as part of Lot 178

Plot 922 was auctioned as part of Lot 116

Plot 945 was auctioned as Lot 180

Plot 946 was auctioned as part of Lot 106

The 5 cottages previously forming part of Court Farm were auctioned separately

as Lots 152, 153, 166, 167 and 176.

Court Farm was not sold at the first auction sale. It was then subjected to a further major overall reduction in size from 277.056 to 163.359 acres by the creation of a separate small holding (Primrose Farm) and four holdings of agricultural land ranging from 14 to 47 acres. The changes are summarised below followed by the details that appeared for the second auction held on 25.10.1916.

Plots 821 and 822 were restored to Court Farm having been unsuccessfully offered at the first auction as Lots 188 and 187 respectively.

Plots 790 part, 774, 775 and 779 were combined with plot 781 (Lot 191) from first auction and offered as Lot 2 at the second auction sale.

Plots 762, 764, 765, 768, 769, 772 and 773 were combined with plot 823 (Lot 193) from first auction and offered as Lot 3 at the second auction sale.

Plots 661, 662, 663, 664 and 665 were auctioned as Lot 6 at the second sale.

Plots 666, 667, 668, 669 and 670 were auctioned as Lot 7 at the second sale.

Plots 690, 691 and 692 were auctioned as Lot 8 at the second sale.

Plots 604 and 605 were not included in the second auction sale. Instead they were sold by private treaty to Benjamin Sidney Genge with a completion date of 9.11.1916.

Lot 1 Second auction sale - Court Farm

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1063/1064/ 1065/1066/ 1068	Court Farm House, Farm Buildings, Garden, Barton, Orchards, Mow Plot and Village Pound	4.375
791	1067	Coming Close	Pasture 1.870
792	1068	Bean Close or Pigs Plot	Meadow 2.748
797	1069	Lower Ground	Pasture 3.581
795	1046	Knappy Mead	Pasture 5.514
815	1028	Part of Kitbridge Meadow	Water Meadow 3.536
814	423	Part of Kitbridge Meadow	Water Meadow 3.322
796	420pt/421pt	Parks	Plantation 0.504
802	420pt	Parks	Pasture 8.033
812	421pt	Parks	Pasture 8.975
810	421pt	Parks	Wood 0.696
809	407pt/408pt	Park and Coppice	Wood 0.487
811	407pt/408pt	Park and Coppice	Wood 4.899
603	407pt/408pt	Park and Coppice	Wood 4.639
1177	405pt	Great Parks	Pasture 9.250
910	405pt	Great Parks	Spinney 0.282
813	422pt	Parks	Pasture 3.181
904	422pt/426pt	Parks	Pasture 5.799
903	424	Parks	Pasture 2.633
905	426pt	Parks	Copse 1.475
909	427pt	Balleray	Rough Pasture 7.375
911	427pt	Balleray	Rough Pasture 0.160
913	403	Parks Ransomes	Rough Pasture 2.683
912	404	-	Plantation 0.601
902	432/425	Woodard's Lease	Pasture 3.061

901	431	Parks	Pasture	2.169
906	430	Parks	Pasture	2.668
907	429	Parks	Pasture	0.497
908	428	Parks	Copse	2.349
915	402	Parks Ransomes	Pasture	9.794
766	1106	Six Acres	Arable	6.660
767	1110	Nine Acres or Old Parks	Arable	9.458
680	1112	Six Acres	Arable	5.698
679	1111	Twelve Acres	Arable	12.092
681	1122	Eight Acres	Arable	9.004
821	1014	Little West Combes	Pasture	4.703
822	1001	Great Westcombes	Pasture	8.588
			Total	163.359

Outgoings: Apportioned Tithe £28 12s 4d Value for 1916 about £23 15s 9d
 Apportioned Land Tax £2 4s 0d

The Timber is valued at £586 7s 3d.

With this Lot will be sold the whole bed of and the entire Fishing Rights in the Chardstock Stream where this Lot fronts the Stream on both sides.

This Lot is sold with the benefit of the following rights of way over adjoining lands, viz:
 For foot traffic only over the footpath crossing the land belonging to the block of cottages known as "The Workhouse".
 For all purposes over the roadway running through plot 800 from plot 802 alongside plot 801 and leading into the Holy City Road.
 For foot traffic only over plot 798 for the purpose of repairing and manipulating the sluices.

The Tenant of the Farm has hitherto been permitted to take underwood from plots 809, 811 and 603 for use on his Holding.

Note: The Blacksmith's Shop at the entrance to the Farm and a strip of the Mow Barton have been sold and are therefore excluded from the Sale.

SPECIAL ATTENTION is called to the rich ARABLE FIELDS comprised in Lots 2, 3, 6, 7 and 8, which are conveniently situated for working with this Farm with which they are let at present.

NOTE: Lots 1 (Court Farm), 3 and 7 of the second auction were purchased by Isaac Lisle Smith for £4600 (including timber valued at £607 16s 3d) with a completion date of 8.2.1917.

Lot 2 Second auction sale - Primrose Farm

THE USEFUL FREEHOLD SMALL HOLDING situate in the Village of Chardstock with frontages to Tytherleigh Lane and Green Lane and containing about 12A 3R 11P.

THE COTTAGE is a double one, but can readily be converted into a single house. It is built of

stone with thatched roof and contains in one part Two Bed Rooms, Kitchen, Living Room, Wash House &c. and in the other part Bed Room, Kitchen, Lumber Room; Linhay outside.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1098/1098a	Cottage, Garden & Orchard	0.512
779	1099	Sally's Close Meadow	1.675
775	1009/1010	Green Lane Close Arable	3.956
774	1007	Rocky Close Arable (Grassed)	3.861
781	1011/1012	Marks Close Pasture	2.814
Total			12.818

Let with other lands to Mr Isaac Lisle Smith till Lady Day, 1917 at an Apportioned Rent of £18 2s 0d per annum.

Outgoings: Apportioned Tithe £3 10s 8d Value for 1916 about £2 18s 9d
Apportioned Land Tax 5s 0d

The Timber is valued at £2 14s 0d.

NOTE: Primrose Farm was acquired by Vincent Edward Woolcott with a completion date of 5.12.1916

Lot 3 Second auction sale

A USEFUL BLOCK OF FREEHOLD AGRICULTURAL LAND situate close to the Village of Chardstock with frontage to Tytherleigh Lane and also approached from Green Lane and containing about 47A 1R 1P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
823	1004/1005	Yonder & Higher Twenty Acres Arable	6.957
773	978	Apple Trees Close Arable	6.962
772	977	Six Acres Arable	6.881
769	976	Bloody Pits Rough Pasture	6.244
764	1108	Six Acres Arable	5.181
768	1109	Higher Seven Acres Arable	6.650
765	1107	Lower Seven Acres Arable	7.839
762	-	Plantation	0.605
Total			47.319

Let with other lands to Mr Isaac Lisle Smith till Lady Day, 1917 at an Apportioned Rental of £35 per annum.

Outgoings: Apportioned Tithe £10 15s 0d Value for 1916 about £8 18s 9d
Apportioned Land Tax 17s 0d

The Timber is valued at £20 9s 0d.

This Lot is sold subject to the right of the Copyholders of the Manor of Chardstock to dig for Marl on plots 769 and 762.

NOTE: Lots 3, 1 (Court Farm) and 7 of the second auction were purchased by Isaac Lisle Smith for £4600 (including timber valued at £607 16s 3d) with a completion date of 8.2.1917

Lot 6 Second auction sale

A COMPACT BLOCK OF FREEHOLD AGRICULTURAL LAND situate quite close to the Village of Chardstock with frontages to the Hook Road and Chillpits Lane and containing about 19A 3R 16P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
663	1171	Lower Twelve Acres	Arable	5.985
665	1166	115pt Lower Long Rue	Pasture	4.592
664	1167	New Close	Pasture	4.499
661		115pt Common Land	Pasture	0.272
662	1168/1169/1170	Hook	Pasture	4.504
			Total	19.852

Let with other lands to Mr Isaac Lisle Smith till Lady Day, 1917 at an Apportioned Rent of £18 5s 0d per annum.

Outgoings: Apportioned Tithe £4 7s 8d Value for 1916 about £3 12s 10d
 Apportioned Land Tax 9s 0d

The Timber is valued at £21 11s 0d.

This Lot is sold subject to the right of the Copyholders of the Manor of Chardstock to dig for Marl on plot 662.

NOTE: Lot 6 was purchased for £609 18s 6d (£580 plus £29 18s 6d for timber) by Isaac Lisle Smith (completion date of 6.12.1916) as the combined price for Lots 6 and 8 from the second auction sale.

Lot 7 Second Auction sale

ANOTHER USEFUL BLOCK OF FREEHOLD AGRICULTURAL LAND within easy reach of the Village of Chardstock with a long frontage to the Chard Road and containing about 36A 3R 36P.

SCHEDULE

O/S	Tithe	Name & Description		Acreage
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No.	No.			
668	1155	Higher Twelve Acres	Arable	6.986
669	1127	Galloping Close	Arable	11.545
670	1158	Little Oatley	Pasture	6.097
666	1157	Higher Long Rue	Arable	7.150
667	1156	Little Twelve Acres or Peas Close	Arable	5.200
			Total	36.978

Let with other lands to Mr Isaac Lisle Smith till Lady Day, 1917 at an Apportioned Rent of £31 per annum.

Outgoings: Apportioned Tithe £8 3s 8d Value for 1916 about £6 16s 0d
 Apportioned Land Tax 15s 0d

The Timber is valued at £1 0s 0d.

NOTE: Lots 7, 1 (Court Farm) and 3 of the second auction were purchased by Isaac Lisle Smith for £4600 (including timber valued at £607 16s 3d) with a completion date of 8.2.1917.

Lot 8 Second auction sale

THREE ENCLOSURES OF FREEHOLD AGRICULTURAL LAND close to the Village of Chardstock with frontages to the Chard Road and Chillpits Lane and containing about 14A 0R 36P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
692	1129	Rocky Chill Pits	Pasture	5.066
690	1128	Lime Kiln Close	Arable	5.595
691pt	1154	Little Chill Pits	Arable	3.566
			Total	14.227

Let with other lands to Mr Isaac Lisle Smith till Lady Day, 1917 at an Apportioned Rent of £13 7s 6d per annum.

Outgoings: Apportioned Tithe £3 3s 8d Value for 1916 about £2 12s 11d
 Apportioned Land Tax 6s 0d

The Timber is valued at £8 7s 6d.

This Lot is sold subject to the right of the Copyholders of the Manor of Chardstock to dig for Marl on plot 690.

NOTE: Lot 8 was purchased for £609 18s 6d (£580 plus £29 18s 6d for timber) by Isaac Lisle Smith (completion date of 6.12.1916) as the combined price for Lots 6 and

FIRST AUCTION SALE LOT 2 (Coloured Brown on Plan No. 2)

THE CAPITAL FREEHOLD SMALL HOLDING situate partly on Eggmoor Common at Honey Hill, approached from the Tytherleigh Lane close to the Fosse Way and within half-a-mile of Chardstock Village; containing in all about 14A 0R 36P.

THE COTTAGE is partly thatched and partly tiled, and contains Three Bed Rooms, Large Loft, Living Room, Good Kitchen, Larder, Dairy and Store room, Productive Kitchen Garden, &c.

THE OUTBUILDINGS comprise Cow House with three stalls, Fowl House and brick and stone Piggery with tiled roof.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
952pt	963		Cottage, Garden & Orchard	0.650
864	965		Home Meadow Pasture	2.469
865	964		Little Orchard Orchard & Outbuildings	0.310
869	983		Honey Hill Close Pasture	4.864
949		198	Common Land Rough Pasture	2.009
948	950		Crust Crake Orchard	3.925
			Total	14.227

Plot 869 is let with other lands to Mr. Isaac Lisle Smith at an Apportioned Rent of per annum	£ 4 16 0
The remaining lands are let with others to Mr. John Perring at an Apportioned Rent of per annum	£ 9 18 0
Total Rents	£14 14 0

Outgoings: Apportioned Tithe £3 0s 2d Value for 1915 about £2 6s 5d
 Apportioned Land Tax 12s 6d

The Timber is valued at £7 18s 6d

The Lot is sold with the benefit of the right of way referred to in Lot 180.

A right of way is reserved for all purposes over plot 864 to the Purchasers of Lots 106, 180, 181 and 182.

NOTE: Prior to the sale of the Chardstock Estate plot 869 was part of Court Farm.

Lot 2 was acquired at the first auction sale by G Perring for £300 (plus timber valued at £7 18s 6d). The legal documents record the new owner as John James Perring with a completion date of 1.3.1916.

LOT 3 - FORDWATER FARM (Coloured Red on Plan No. 2)

The Excellent Freehold property known as FORDWATER FARM (with Fishing Rights in the Chardstock Stream) situate on the Fosse Way about two and three quarter miles from Axminster and four and one quarter miles from Chard and consisting of 67A 3R 4P.

THE PICTURESQUE FARM HOUSE is approached by an avenue drive from the road, is stone built with partly thatched roof, and contains On the Ground Floor - Square Entrance Hall, Large Dining Room with open fireplace, Drawing Room, Kitchen, &c Upstairs are Four Bed Rooms and a Lumber Room.

THE FARM BUILDINGS comprise Cyder Cellar, Pound House, Apple Store, Two Ranges of Cow-stalls for fifteen cows, Pigstyes, Barn, Stabling for three Horses, Cart Shed, &c

At the Entrance of the Drive is a stone built and thatched Cottage of four rooms, with Garden and Orchard.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
1314pt	685/688		House, Buildings, & Orchard		1.803
1314pt	687		House, Garden & Orchard		0.481
1313	686		Plot Meadow	Meadow	1.152
1315pt	825		Plot	Meadow	0.231
1143	944		Newberrys Mead	Pasture	1.819
1310	689		Gravel Pit Close	Meadow	4.932
1311	683		Barns Close	Pasture	4.952
1312	684		Orchard	Orchard	1.730
1307	682		Long Close	Meadow	1.578
1305	681		Whitelands	Meadow	3.535
1149	680		Square Close	Meadow	2.259
1148	613		Ford Coppice	Woodland	2.273
1306	612		Meadow	Arable	0.497
1146	611		Peas Close	Meadow	4.219
1147	609		Yonder Peas Close	Pasture	3.372
1145	610		Long Mead	Pasture	4.844
1303		208/209/210pt		Rough Pasture	18.362
1308		210pt		Rough Pasture	4.599
1309		210pt		Rough Pasture	5.141
				Total	67.779

Plots 1314 part, 1315 part and 1143 are let to Mr. Henry Coles (with Axe Farm) at an Apportioned Rent of per annum £ 8 0 0

The remainder of the lands are let to Mr. Henry Coles at a Rent of per annum £47 0 0

Total Rents £55 0 0

Outgoings: Apportioned Tithe £8 14s 10d. Value for 1915 about £6 14s 9d
 Apportioned Land Tax £2 7s 0d

The Timber is valued at £172 13s 0d.

With this Lot will be sold the entire bed of, and the whole water Fishing Rights in the Chardstock Stream where this Lot fronts the stream on both sides, and half the bed of and half-water Fishing Rights in the Stream where this Lot fronts the Stream on one side only.

NOTES: Prior to the sale of the Chardstock Estate Fordwater Farm consisted of 65.256 acres. Plots 1314 part/687, 1315 part and 1143 were then transferred from Axe Farm, increasing the acreage of Fordwater Farm at sale to 67.779 acres.

Fordwater Farm was acquired by Henry Robert Ware Coles at the first auction sale for £1600 (plus timber valued at £172 13s 0d) with a completion date of 1.3.1916.

LOT 4 (Coloured Light Brown on Plan No. 2)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £65 per annum secured upon the Lifehold Tenements known as "Chubbs" and "Burchill Mead" consisting of a SMALL DAIRY FARM in Alston Village containing about 30A 2R 0P.

THE HOUSE is brick-built with stucco front and slated roof and contains On the Ground Floor - Living Room, Kitchen, Back Kitchen, Dairy, Wash House, &c. On the First Floor are Five Bed Rooms.

THE FARM BUILDINGS consist of Stabling, Fuel House, Piggeries, Large Granary and Chaff Room, Slaughter House, Trap House, Implement Shed, Range of Stalls for eight cows, Cart Shed and Fowl House.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
B 1085 pt	572		House, Buildings & Orchard	1.065
B 1081	593		Wasgill Meadow	Pasture 1.298
B 1090 pt	591		Milking Plot	- 0.050
B 1083	597		Calves Close	Pasture 0.635
B 1154	589		Horsefield	Pasture 3.137
B 1092	588		Lane End	Pasture 3.071
B 1094	587		Little Two Acres	Pasture 1.419
B 1093	606		Marl Pit Close	Pasture 3.331
B 1172 pt		153	Common Land	Rough Pasture 8.939
C 1172 pt		152	Common Land	Rough Pasture 1.169
C 1026	458		Burchill Meadow	Pasture 6.395
Total				30.500

B indicates part of Copyhold No. 115 Burchill Meadow.

C indicates part of Copyhold No. 107 Chubbs Tenement at Alston.

Previously Copyhold Agreements Nos. 107 and 115, by 1916 the holding was referred to as Lifehold Tenures held by Mr. W H Butcher and subject to the Lives, Quit Rents and Heriots as per following:

	Lives	Ages in 1915	Quit Rent	Heriots
CHUBBS				
Arthur Parris		74	3s 2d	Best Goods
James Perring		72		
BURCHILL MEAD				
Arthur Parris		74	1s 0d	6d
James Perring		72		

The Lifeholder pays Tithe and Land Tax.

This Lot is sold with the benefit of the joint user with others of the well on plot 1090 referred to in Lot 5, and subject to all rights of way thereto and to the adjoining lands as now exist.

NOTES: The sale catalogue records plot 1172 as a single entry of 10.099 acres, whereas the sale documents relating to the estate sale records them separately as shown above (8.939 and 1.169 - total 10.108 acres). The sale documents are believed to be correct .

Lot 4 did not sell at the first auction. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Elizabeth Adams with a completion date of 1.6.1918.

LOT 5 - ALSTON FARM (Coloured Light Blue on Plan No. 2)

AN EXCELLENT FREEHOLD MIXED FARM known as ALSTON FARM (otherwise Strongs and Knights) situate in the Village of Alston and containing about 86A 3R 35P.

THE FARM HOUSE is well built, of stone, with stuccoed front and thatched roof and contains: On the Ground Floor - Good Dining Room, Drawing Room, Kitchen, Fine Dairy and Separating Room, Larder, &c. On the First Floor - Four Bed Rooms, Maids Room, Store Room. Walled-in and productive Kitchen Garden.

THE FARM BUILDINGS are well arranged and include Churning Room, Stock Room, Potato Store, Cow Stalls for eight Cows, Three-stall Stable, Pony Stable, Granary, large Cider Stores, Wagon Shed, Implement Shed, Grain Barn and Piggeries.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1077pt	571	Garden & Orchard	0.319
1077pt	569/570/567pt/568pt	House, Buildings, Garden & Orchard	1.589
1076	567pt/568pt	- Orchard	1.905
1078	566	Old Marys Close Pasture	1.600
1070	510/510a	Pump Close Pasture	2.922
1066	509	Rough Close Arable	4.294
1064	508	Paddle Arable	3.082
1071	503	Broad Close Pasture	4.174
1075	502	Dommetts Door Arable	3.733

1074	501	Long Rag	Pasture	3.287
1072	504	Little Rag	Arable	0.977
1063	505	Long Close	Pasture	2.967
1073	498	Higher Furnice Close	Arable	2.543
1046	500	Lower Long Close	Pasture	2.008
1045	499	Lower Turners Close	Arable	1.967
1047	497	Rag	Arable	1.315
1062	506	Sharks Hole	Arable	3.162
1061	492	Stoat	Pasture	0.943
1059	493	Higher Vinney's	Arable	3.235
1049	495	Higher Vinney's	Arable	2.588
1050	469	Yonder Vinney's	Arable	2.411
1168	488	Great Stout	Arable	6.166
1167	489	-	Plantation	1.820
1223	393	Rag	Pasture	1.122
1169	394	Middle Piece	Arable	5.136
1058	487	Vernham 3 Acres	Pasture	3.702
1057	478	Vernham Mede	Pasture	1.875
919	479	Vernham Mede	Pasture	1.771
1170	395	Great Close	Pasture	5.550
1085pt	573	-	Milking Yard	0.137
1086	574	Chubbs Mead	Pasture	1.865
1090pt	575	Chubbs Mead	Pasture	3.848
1084	590	Chubbs Mead	Pasture	0.497
1089	576	Little Moor	Pasture	1.197
1095	577	Moor	Pasture	1.261
Total				86.968

Plots 1089, 1077 part, 1075, 1074 and 1072 are let with other lands to Mr. J Vivion at an Apportioned Rent of per annum	£ 6 15 0
The remaining lands (with the exception of plot 1167 which is in hand) are let with others to Mr. John Seward at an Apportioned Rent of per annum	£61 17 6
Total Rents	£68 12 6

Outgoings: Apportioned Tithe £19 11s 10d. Value for 1915 about £15 2s 0d
 Apportioned Land Tax £3 2s 6d

The Timber is valued at £103 9s 0d.

The Lot is sold subject to the rights on the part of the purchasers or occupiers of Lots 4, 97, 98, 99, 101 and 102 to draw and carry water from the well on plot 1090.

NOTES: Prior to the sale of the Chardstock Estate Alston Farm consisted of 108.366 acres.

The farm lost approximately half its lands as detailed below:

Plots 1100, 1102, 1104 and 1106 transferred to Millway Farm (Lot 7)

Plots 1477, 1522, 1523, 1524, 1526 and 1527 auctioned as Lot 16

Plots 1082 and 1155 auctioned as part of Lot 96

Plots 1068, 1158, 1159, 1160, 1161 and 1291 auctioned as part of Lot 101

Plot 1055 auctioned as Lot 110
 Plot 920 auctioned as Lot 111
 Plot 1173 auctioned as part of Lot 118

The remaining part of the farm totalling 53.091 acres then had added the lands detailed below to produce a final holding of 86.968 acres:

Plots 1073, 1045, 1169, 1058, 1057, 919 and 1170 (total 22.544 acres) previously recorded as Furnham (although individual plots were named Vernham) also let to John Seward, the holder of Alston Farm.
 Plots 1089, 1077 part, 1075, 1074 and 1072 (9.513 acres) previously recorded as "Holding at Alston" and let to James Vivion.
 Plot 1167 (1.820 acres), which was unlet and "In hand".

Alston Farm was acquired by John George Seward at the first auction sale for £1750 (plus timber valued at £103 9s 0d) with a completion date of 3.3.1916.

LOT 6 - DOMETS (Coloured Pink on Plan No. 2)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £30 per annum secured upon the Lifetime Tenement consisting of THE CAPITAL DAIRY FARM known as DOMETS situate in the Village of Alston and containing about 17A 1R 35P.

THE FARM HOUSE is built of stone with thatched roof and contains Living Room, Kitchen, Dairy or Separating Room, Wash House, Three Bed Rooms and Lumber Room.

THE FARM BUILDINGS comprise a stone and thatched Wagon Shed, Range of Stalls for thirteen cows, Two Stables for three horses and Linhay.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
1087	456		House, Buildings & Orchard		0.818
1088	455		Wrack Close	Pasture	2.187
1097	454		Great Close	Pasture	2.653
1096	578		Wood Meadow	Pasture	0.810
1153	604		Sun Meadow	Pasture	0.716
1025	453		Two Acres	Pasture	2.005
1024	452		Pit Close	Pasture	1.623
1017	446		Coppice Close	Pasture	2.446
1029pt		201	Common Land	Pasture	4.212
Total					17.470

The Property, which was previously Copyhold No. 114 Dommetts Tenement at Alston, is held upon a Lifehold Tenure by Mr. F C Denning of Corfe, near Taunton subject to the Lives, Heriot and Quit Rent as per following:

Lives	Ages in 1915	Quit Rent	Heriot
Francis Cornish Denning & Widowhood	72	3s 9d	6d

The Lifeholder pays Tithe and Land Tax.

This Lot is sold with the benefit of the right of way referred to in Lot 7.

NOTE: Lot 6 did not sell at the first auction. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Domets was part.

LOT 7 - MILLWAY FARM (Coloured Yellow on Plan No. 2)

THE FERTILE FREEHOLD DAIRY FARM known as MILLWAY (with Fishing Rights in the Chardstock Stream) at Burchill, approached from a good Main Road, containing about 67A 2R 1P.

THE FARM HOUSE is well built of Stone with Stucco Front and Tiled Roof and contains Five Bed Rooms, Living Room, Small Sitting Room, Wash House, and Good Dairy, Kitchen and Flower Garden.

THE FARM BUILDINGS include Large Barn, Wagon Shed, Range of Stalls for twenty-four cows, Piggery, Root House and Two-stall Stable.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1018pt	444		House, Buildings & Garden	0.689
1019	443		Long Mead	Pasture 2.433
1020	442		Millway Hill	Pasture 2.384
1021	445		Home Orchard	Orchard 1.728
1029pt		200	Common Land	Rough Pasture 4.041
1011	947pt/949pt/952		Cut Croft	Pasture 5.681
1012	948/949pt		Cut Croft	Pasture 7.564
1013	947pt		Long Mead	Water Meadow 3.742
1015	449		Bottom Mead	Pasture 4.769
1022	451		Little Hancock	Pasture 2.423
1023	450		Great Hancock	Pasture 3.299
1098	579		Coppice	Coppice 1.209
1099	580pt		Coppice Close	Pasture 3.142
1102	582		Rag	Pasture 0.741
1103	581		Rose Eddish	Pasture 4.478
1014	583		Higher Grubble Field	Pasture 3.660
1101	580pt		Coppice Close	Pasture 0.501
1100	586		Higher Wood	Pasture 2.862
1104	585		Lower Wood	Pasture 1.396
1105	607		Millers Down	Pasture 2.835
1106	608		Abbots Wood	Pasture 3.012
1107	584		Further Grubble Field	Pasture 4.916
			Total	67.505

Plots 1098, 1099, 1101 and 1105 are let with other lands to Mr. J Vivion at an Apportioned Rent of per annum	£ 6 7 6
The remaining lands are let with others to Mr. John Seward at an Apportioned Rent of per annum	£93 7 6
Total Rents	£99 15 0

Outgoings: Apportioned Tithe £12 6s 2d. Value for 1915 about £9 9s 8d
 Apportioned Land Tax £4 15s 0d

The Timber is valued at £154 7s 0d

The purchaser will be required to erect to the satisfaction of the Vendors' Surveyor and maintain a fence on plot 1029 between the points marked A and B on Plan.

A right of way for all purposes is reserved over this lot to plots 1016, 1017 and 1018 part referred to in Lots 6 and 162.

With this Lot will be Sold the entire Bed of and the whole water Fishing Rights in the Chardstock Stream where this Lot fronts the Stream on both sides and Half the Bed of and Half-water Fishing Rights in the Stream where this Lot fronts the Stream on one side only.

NOTES: Prior to the sale of the Chardstock Estate Millway Farm consisted of 76.519 acres. It then lost the six plots as detailed below:

*Plots 601, 602, 914 and 1176 were auctioned as part of Lot 118
Plot 947 was auctioned as part of Lot 106
Plot 1144 was auctioned as Lot 35*

and gained eight plots:

Plots 1098, 1099, 1101 and 1105 from a "Holding at Alston" and let to James Vivion.

Plots 1100, 1102, 1104 and 1106 from Alston Farm (also let to John Seward, the same tenant as held Millway Farm).

As a result of these changes Millway Farm comprised 67.505 acres when offered for sale.

Millway Farm did not sell at the first auction. It was offered again for sale as Lot 16 at the second auction on 25.10.1916, when it was acquired by Job Adams with a completion date of 15.10.1917.

LOT 8 - YARDE FARM (Coloured Purple on Plan No. 2)

THE CAPITAL FREEHOLD MIXED FARM known as YARDE FARM situate within three and a half miles of Axminster and approached from Clappergate at Churchill extending to about 60A 3R 32P.

THE FARM HOUSE is stone built with thatched roof and contains Living Room, Kitchen, Milk

House, Wash House, Store Room; Upstairs are Five Bed Rooms.

THE FARM BUILDINGS comprise Large Granary, Stone-built and Tiled Piggery, Wagon Shed, Stabling for four horses, Range of Stalls for eight cows, Sick Pen, Cider and Pound House, Cart Shed, &c.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1233	378	House, Buildings & Garden	0.612
1232	377	Wink Orchard	1.521
1229	388	Stout Pasture	1.647
1234	376	Peas Close Pasture	2.384
1236	369	Buck Orchard Orchard	1.271
1235	370	Little Mead Pasture	1.646
1211	371	Long Beers Pasture	2.753
1212	372	Lane End Close Pasture	3.335
1218	373	Great Goat Hill Rough Pasture	6.258
1217	358	Little Goat Hill Rough Pasture	3.611
1213	359	Three Acres Arable	3.506
1210	360	Long Close Arable	4.558
1216	355	Higher Furze Arable	4.339
1214	354	Lower Furze Close Arable	4.893
1209	353	Crockers Field Arable	4.578
1208	361	Cammel Lears Pasture	4.388
1205pt	362	- Garden Plot	0.281
1207	365	Allers Plantation	0.655
1239	366	Second Yard Moor Pasture	4.025
1238	367pt	Twist Yard Moor Nursery	0.660
1237	368	Rocky Orchard Orchard	1.211
1240	367pt	Twist Yard Moor Pasture	2.746
1241pt	380	Part of Alders Nursery	0.075
		Total	60.953

Let to Mr. James Rockett at a Rent of £50 per annum.

Outgoings: Apportioned Tithe £7 16s 2d Value for 1915 £6 0s 4d
 Apportioned Land Tax £2 4s 0d

The Timber is valued at £68 18s 0d.

This Lot is sold with the benefit of the rights of way referred to in Lots 9, 91 and 92.

A right of way for all purposes is reserved over this Lot to Lot 91.

NOTE: Yarde Farm did not sell at the first auction. It was subsequently acquired by Mrs Alice Bridget Perring with a completion date of 29.2.1916.

THE CAPITAL FREEHOLD MIXED FARM known as CHURCHILL FARM situate at Churchill within 3 miles of Axminster and 5 miles of Chard containing about 203A 2R 32P.

THE FARM HOUSE is built of stone with thatched roof and approached through a garden and contains On the Ground Floor - Stone-paved Hall, Good Sitting Room, Drawing Room. Kitchen, Wash House, Cheese Press House and Dairy with loft over. Upstairs are Four Bed Rooms and Box Room.

THE FARM BUILDINGS comprise Cow Stalls for seventeen cows, Two Barns, Trap Shed, Large Wagon Shed, Cider Store, Stabling for seven horses with loft over, Implement Shed, Root House and Cart Shed. There is a Cottage of four rooms with Large Vegetable Garden at Catmoor Cross.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
1281	533		House, Buildings & Orchard		1.249
1280	535pt/542		Neals Mead	Pasture	5.187
1263	530		Young Orchard	Nursery	0.371
1262	531/parts of 526/527/528/529			Orchard	2.438
1255	Parts of 526/527/528/529 & Enclosure 159			Plantation	1.182
1256		158	Wasteland	Rough Pasture	0.958
1282	532		Ash Plot	Pasture	0.746
1254	515		Coombe	Pasture	1.980
1162	516		Furzecroft	Pasture	6.881
1163	517		Churchill Coppice	Wood	3.010
1165	507		Hodders Hill	Arable	2.883
1164		155pt	Common Land	Rough Pasture	13.185
1251		155pt	Common Land	Rough Pasture	1.740
1248	386a	155pt	Common Land	Nursery	0.418
1226		155pt	Common Land	Rough Pasture	0.407
1225		155pt	Common Land	Rough Pasture	1.216
1224		154pt/155pt	Common Land	Rough Pasture	11.991
1249	387		Wall Croft	Arable	3.717
1244	385		Yard Moor	Pasture	2.050
1243	384		Yard Moor	Pasture	1.750
1242	382		Yard Moor	Pasture & Nursery	2.076
1227	390/391/392		Hodder Hill, Four Acres & Lower Great Hill	Arable	11.509
1228	374/375/389		Brimley, Ragcloses & Five Acres	Arable	13.563
1284	543/547		Fields Eight Acres	Arable	10.583
1285	548/549		Four Acres & Horses Heads	Arable	8.388
1289	550/553		Footpath & Stoney Close	Arable	7.321
1296	553a		Samsomes Knapp	Arable	2.093
1297	554		Four Acres	Pasture	3.245
1298	618pt		-	Pasture	0.738
1299	555		Five Acres	Pasture	4.208
1302	617pt		Little Blackland	Pasture	2.022
1304	617pt/679		Great Blacklands	Pasture	4.775
1300	556		Crab Tree Close	Pasture	5.445
1150	615/616		Lower & Higher Moor	Pasture	3.732
1151	614		Alston Plot	Pasture	0.676

1379	619/645/646pt	Well Close	Arable	11.614
1378pt	646pt	Cottage & Garden		0.356
1377	648/650	Garden Close	Pasture	4.164
1376	649	Hodder Hill, Four Acres & Lower Great Hill	Pasture	0.963
1417	651	Four Acres	Arable	3.536
1383	620	Long Close	Arable	7.069
1384	621	Turners Meadow	Arable	3.789
1287	622	Two Acres	Arable	2.393
1278	624	Garden	Pasture & Arable	5.436
1277	639	Lower Baglass	Arable	4.952
1274	637/638	Moor	Arable	4.556
1271	633	Moor	Pasture	2.967
1279	625	Baglass Mead	Pasture	6.677
1268	541	Yeals Nursery	Pasture	1.500
			Total	203.705

Plot 1151 is let with other lands to John Long until Ladyday 1916 at an Apportioned Rent of per annum	£1 0 0
The remaining lands are let with others (with the exception of plots 1163 and 1256, which are in hand) to Mr. Luke Spiller at an Apportioned Rent of per annum	£113 5 0
Total Rents	£114 5 0

The Shooting is estimated to be worth £20 per annum.

Outgoings: Apportioned Tithe £33 14s 8d. Value for 1915 about £26.
 Apportioned Land Tax £4 10s 8d

The Timber is valued at £177 13s 6d.

The Lot is sold subject to the right of the inhabitants of Chardstock to dig and cart away sand out of the pit on plot 1224.

A right of way for all purposes is reserved over this lot to Lots 8, 91, 93 and 94.

NOTES: Churchill Farm was considerably altered by the Estate sale process. It had previously been a holding of 229.265 acres with Luke Spiller as Tenant. At the time of the sale it was reduced to 203.705 acres by the addition of three plots (1151 from a holding called "Lands at Alston" let to John Long and 1163/1256 which were "in hand") and the loss of the plots shown below:

*Plot 1156 was auctioned as part of Lot 97
Plot 1264 was auctioned as Lot 95
Plots 1292 and 1301 were auctioned as part of Lot 96
Plots 1402, 1412 and 1422 were auctioned as part of Lot 50
Plot 1405 was auctioned as Lot 46
Plot 1414 was auctioned as Lot 48
Plot 1416 was auctioned as part of Lot 45
Plots 1418 and 1419 were auctioned as Lot 44
Plot 1420 was auctioned as Lot 47*

*Plot 1425 was auctioned as Lot 43
Plot 1429 was auctioned as Lot 41*

Churchill Farm did not sell at the first auction. It was then split with eight separate land conveyances being completed during 1916 as recorded below:

Plots 1376, 1377 and 1379 acquired by Charles Gigg with a completion date of 28.2.1916

Plots 1150, 1151 1300, 1302 and 1304 to Henry Robert Dare Coles 1.3.1916

Plots 1242, 1243 and 1244 to William Gaines Harris 1.3.1916

Plots 1278, 1277, 1274, 1271, 1279 and 1268 to Job Samways 1.3.1916

Plot 1248 to Joseph Summers 1.3.1916

Plots 1383, 1384 and 1287 to Luke Spiller 3.3.1916

Plot 1378 part to Charles Gigg 29.6.1916

Plots 1296, 1297, 1298 and 1299 to Henry Robert Dare Coles 29.9.1916

The remaining balance of the farm (110A 1R 15P) was offered for sale at the second auction on 25.10.1916 as Lot 15, when it was recorded as:

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1281	533		House, Buildings & Orchard	1.249
1280	535pt/542		Neals Mead	Pasture 5.187
1263	530		Young Orchard	Nursery 0.371
1262	531/parts of 526/527/528/529			Orchard 2.438
1255	Parts of 526/527/528/529 & Enclosure 159			Plantation 1.182
1256		158	Wasteland	Rough Pasture 0.958
1282	532		Ash Plot	Pasture 0.746
1254	515		Coombe	Pasture 1.980
1162	516		Furzecroft	Pasture 6.881
1163	517		Churchill Coppice	Wood 3.010
1165	507		Hodders Hill	Arable 2.883
1164		155pt	Common Land	Rough Pasture 13.185
1251pt		155pt	Common Land	Rough Pasture 1.578
1226		155pt	Common Land	Rough Pasture 0.407
1225		155pt	Common Land	Rough Pasture 1.216
1224		154pt/155pt	Common Land	Rough Pasture 11.991
1249	387		Wall Croft	Arable 3.717
1227	390/391/392		Hodder Hill, Four Acres & Lower Great Hill	Arable 11.509
1228	374/375/389		Brimley, Ragcloses & Five Acres	Arable 13.563
1284	543/547		Fields Eight Acres	Arable 10.583
1285	548/549		Four Acres & Horses Heads	Arable 8.388
1289	550/553		Footpath & Stoney Close	Arable 7.321
			Total	110.343

Let with other lands (with the exception of plot 1163 which is in hand) to Mr Luke Spiller until Lady Day 1917 at an Apportioned Rental of £63 3s 0d per annum.

The Shooting is estimated to be worth £20 per annum.

Outgoings: Apportioned Tithe £16 1s 8d. Value for 1916 about £13 7s 5d
 Apportioned Land Tax £2 8s 6d

The Timber is valued at £123 17s 6d.

The Lot is sold subject to the right of the inhabitants of Chardstock to dig and cart away sand out of the pit on plot 1224.

Rights of way for all purposes from Clappergate over plots 1256 and 1164 are reserved for all time to the Owners, Reversioners and Occupiers respectively of Twist and Yarde Farms, Shark's Hole and plots 1242, 1243, 1244, 1248 and 1251 part and also over plot 1256 only to plots 1247, 1258 and 1261.

NOTE: Churchill Farm, in final form, was acquired by William Henry Bowden with a completion date of 16.11.1917.

LOT 10 (Coloured Yellow on Plan No. 2)

A DESIRABLE FREEHOLD SMALL HOLDING Situate at Alston within 3 miles of Axminster and 6 miles of Chard containing about 14A 0R 30P.

THE HOUSE is double-fronted, built of stone with thatched roof, and contains Three Bed Rooms, Living Room, Kitchen, Milk House and Cellar.

THE OUTBUILDINGS include Barn and Pound House, Piggeries and Range of Stalls for four cows; Rick Yard.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1293	558/560		House, Buildings & Orchard	1.217
1290	546		Barns Close Pasture	3.790
1294	551/559		Two Acres/Barns Close Pasture	4.249
1295	552		Five Acres Pasture	4.933
			Total	14.189

Let with other lands to Mrs. Jane Long upon an Annual Tenancy expiring at Ladyday, 1916 at an Apportioned Rent of £30 per annum.

Outgoings: Apportioned Tithe £3 14s 6d. Value for 1915 about £2 17s 6d
 Apportioned Land Tax £1 9s 6d

The Timber is valued at 2s 6d.

NOTE: Lot 10 was acquired at the first auction sale Mr Ed. Smith of Hawkchurch for £540 (plus timber valued at 2s 6d). The legal documents record the new owner as John Edwards with a completion date of 1.3.1916.

LOT 11 - WAGGS PLOT (Coloured Purple on Plan No. 2)

THE DESIRABLE FREEHOLD PROPERTY known as WAGGS PLOT approached by a good road from the Fosse Way, within two and a quarter miles of Axminster and five of Chard. Comprising about 66A 0R 11P.

THE FARM RESIDENCE is of pleasing appearance, partly rough cast and having a slated roof. It Contains: On the Ground Floor - excellent Sitting Room, large Living Room with open fireplace, Kitchen, Wash House, Dairy and Cheese Room. Upstairs are Five good Bed Rooms.

THE OUTBUILDINGS comprise: Stable with Three Stalls and Loose Box, Root House, Range of Six Cow Stalls, Waggon and Cart Sheds, Barn and Piggeries.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
1446	776/775pt		House, Buildings & Garden		1.271
1448	775pt		Home Close	Pasture	0.412
1449	779		Orchard	Orchard	1.742
1447	774pt/775pt		Home Close	Pasture	8.462
1455	774pt		Carpenter Square	Pasture	1.102
1470	771pt		Bridge Mead	River Meadow	4.454
1469	771pt		Bridge Mead	River Meadow	2.414
1468	7773		Warrys Mead	River Meadow	4.867
1456	774pt		Carpenter Square	Pasture	0.423
1454	774pt		Carpenter Square	Pasture	3.669
1466	782		Great Axe Mead	River Meadow	18.609
1458	781pt		Warrys Close	Pasture	2.694
1453	780		Warrys Ground	Arable	4.995
1459	781pt		Warrys Close	Water Meadow	6.175
1460	783pt		Higher & Lower Axe Meadow	Pasture	1.828
1463	783pt		Higher & Lower Axe Meadow	Water Meadow	2.949
Total					66.066

Let with other lands to Mr. Eli Collard at an Apportioned Rent of £130 17s 6d per annum.

Outgoings: Apportioned Tithe £18 7s 7d. Value for 1915 about £14 3s 4d
 Apportioned Land Tax £5 9s 0d

The Timber is valued at £28 8s 0d.

The whole of the Fishing Rights in the River Axe, together with all rights of way as are necessary for the enjoyment thereof over the Lot are reserved to the Purchaser of Lot 19a, and/or alternatively to the Vendor.

NOTES: Prior to the sale of the Chardstock Estate Waggs Plot consisted of 83.341 acres. It then lost 2 plots as detailed below:

*Plot 1356 was transferred to Higher Colston Farm (Lot 14)
Plot 1362 was auctioned as part of Lot 36*

Waggs Plot was acquired at the first auction sale by Mr Lisle Smith of Chardstock for £2350 (plus timber valued at £28 8s 0d). The legal documents record the new owner as Simon Roberts with a completion date of 3.3.1916.

LOT 12 - SANDFORD FARM (Coloured Red on Plan No. 2)

THE FREEHOLD AGRICULTURAL HOLDING known as SANDFORD FARM situate within two miles of the Town of Axminster and five miles of Chard and comprising about 51A 0R 20P.

THE FARM HOUSE is stone-built with thatched roof and contains Two Sitting Rooms, Kitchen, Dairy and Milk House. Upstairs are Three Bed Rooms and an Attic.

THE FARM BUILDINGS comprise a Range of Cow Stalls, Stabling for three horses and Cart and Waggon Sheds.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1481	763/764/765		House, Buildings, Garden & Orchard	2.144
1438	767	-	Garden	0.319
1439	766	-	Orchard	2.608
1437	768	222	Drove Way	7.206
1482	757		Green Close Meadow	3.943
1486	755		Upper Common Close	1.609
1483	756		Lower Common Close	3.083
1480	758		Higher & Lower Honey Close	8.830
1473	761/762		Middle Mead & House Close	7.781
1474	760		Lower Mead	4.063
1440	769		North Crate	5.382
1472	770pt		Higher Moor	2.521
1471	772		Higher Moor	1.635
Total				51.124

Let with other lands to Mr. Eli Collard at an Apportioned Rent of £69 per annum.

Outgoings: Apportioned Tithe £11 6s 5d. Value for 1915 about £8 14s 6d
 Apportioned Land Tax £3 3s 3d

The Timber is valued at £36 19s 0d.

The whole of the Fishing Rights in the River Axe, together with all rights of way as are necessary for the enjoyment thereof over the Lot are reserved to the Purchaser of Lot 19a, and/or alternatively to the Vendor.

NOTES: Prior to the sale of the Chardstock Estate Sandford Farm consisted of 76.474 acres. It then lost 4 plots as detailed below and was auctioned as a holding of 51.124 acres

*Plots 1360, 1430 and 1431 were auctioned as Lot 42
Plot 1371 was auctioned as Lot 40*

Sandford Farm was acquired by Charles Henry Manley at the first auction sale for £1300 (plus timber valued at £36 19s 0d) with a completion date of 29.2.1916.

LOT 13 (Coloured Brown on Plan No. 2)

A PARCEL OF FREEHOLD PASTURE LAND adjoining the Railway at Lower Coaxdon and containing about 2R 5P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1478	759pt	- Pasture	0.530

Let to Mr. H Bright at a Rental of 10s per annum.

NOTE: Lot 13 was acquired by Henry Bright with a completion date of 1.3.1916.

LOT 14 - HIGHER COLSTON FARM (Coloured Light Blue on Plan No. 2)

THE FREEHOLD AGRICULTURAL HOLDING known as HIGHER COLSTON FARM with extensive frontages to the Fosse Way, within two and a quarter miles of Axminster and five of Chard. Comprising about 28A 1R 34P.

THE FARM HOUSE of brick and stone and thatched roof contains Four Bed Rooms, good Living Room, Two Kitchens and Small Dairy.

THE OUTBUILDINGS consist of Stabling for two horses, Double Set of Cow Stalls for six cows, Waggon Shed, Chaff Cutting House and Pigstye. Large Yard and Hovel for Trap &c.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1434	799pt		House, Buildings & Garden	0.642
1358	799pt		Tuckers House, Buildings & Orchard	1.323
1433	799pt	224	Coaxden Common Pasture	0.732
1436		223	Coaxden Common Arable	7.844
1435		225	Coaxden Common Pasture	0.876
1442pt		226	Coaxden Common Arable	2.362
1356	796/800	227	Lower & Higher Hack Furze Arable	8.991
1353	801		Proudley Meadow Pasture	5.695
			Total	28.465

Let with other lands at Apportioned Rents as follows:

Nos. 1353, 1358, 1433, 1434 and 1435 to Mr. J R Griffin at per annum £18 10 0

No. 1356 to Mr. Eli Collard at per annum	£6 15 0
Nos. 1436 & 1442 part to Mr. Harry Coles	£7 10 0
Total Rentals	£32 15 0

Outgoings: Apportioned Tithe £4 6s 8d. Value for 1915 about £3 6s 8d
 Apportioned Land Tax £1 3s 0d

The Timber is valued at £6 11s 6d.

NOTES: Prior to the sale of Chardstock Estate Higher Colston Farm had both a farmhouse (plot 1434) and a cottage (1351) and extended to 31.968 acres. The farm was then split and auctioned in three parts:

One part, retaining the named Higher Colston Farm, comprised five of the original plots (1353, 1358, 1433, 1434 and 1435) to which were added two plots (1436 and 1442 part) from Axe Farm and one plot (1356) from Waggs Plot to produce a farm of 28.465 acres, as detailed above.

A "Fertile Freehold Grassed Farm" of 11.696 acres called Grubhams was created from the other farmhouse plus 8 plots of land from Higher Colston Farm. It was auctioned separately as Lot 18.

The remaining four plots of pasture land (1363, 1364, 1365 and 1366) from Lower Colston Farm were auctioned as part of Lot 36.

Higher Colston Farm did not sell at the first auction being withdrawn after a final bid of £625. It was then acquired on a private sale by Mr Beasley of Axminster at a combined price of £1000 (plus timber valued at £6 11s 6d and £17 9s 0d) for Lot 14 Higher Colston Farm and Lot 18 Grubhams. Mr Beasley also bought Lot 36 at the first auction sale.

The legal documents record the new owner of Higher Colston Farm as John Reginald Griffin with a completion date of 20.5.1916.

LOT 15 - COLSTON FARM (Coloured Green on Plan No. 2)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £100 per annum secured upon the Lifehold Tenements known as "Turners" and "Crabbs Little Living" consisting of A CAPITAL DAIRY FARM known as COLSTON FARM situate close to the Axe Crossing on a good road within about two miles of Axminster and five of Chard and extending to 50A 1R 18P.

THE STONE AND THATCHED FARM HOUSE contains: Stone Hall, Two Sitting Rooms, Dairy and Cheese Rooms, Scullery, Cider Cellar and Four Bed Rooms.

THE OUTBUILDINGS consist of a Set of Corrugated Buildings with One-stall Stable, Two Cow Stalls, Tie-up for fourteen cows, Linhay and Root-cutting Shed.

SCHEDULE

O/S	Tithe	Enc.	Name & Description	Acreage
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No.	No.	No.			
T 1450	794		House & Orchard		0.716
T 1451	793a		Coltsons Orchard	Orchard	0.855
T 1355	795		Coltsons Poor Ground	Pasture	1.744
T 1354	802		Coltsons Higher Poor Ground	Pasture	3.790
T 1347	793		Coltsons Hill	Orchard	3.809
T 1346	792		Coltsons Mead	Orchard	4.622
T 1348	804		Coltsons Four Acres	Orchard	4.246
C 1349	803		Crabbs Great Close	Pasture	6.813
C 1350	815		Crabbs Little Close &c	Pasture	5.261
C 1345	805		Crabbs Great Meadow	Pasture	7.665
	1452pt			Plot & Building	0.206
T 1444		228	Common Land	Pasture	0.759
C 1441		230	Common Land	Arable	2.524
T 1442pt		229	Common Land	Arable	2.287
T 1368		212	Common Land	Rough Pasture	5.067
				Total	50.364

T indicates part of Copyhold Agreement No. 5 called Turners
C indicates part of Copyhold Agreement No. 6 called Crabbs Little Living.
The origin of plot 1452pt has not been traced.

Previously Copyhold Agreements Nos. 5 and 6, by 1916 the holding was referred to as a Lifehold Tenure held by Mr. H W Trenchard subject to the Lives, Heriots and Quit Rents as per following:

Lives	Ages in 1915	Quit Rent	Heriot
TURNERS			
John Eames	66	3s 0d	
Edward Eames	63		
CRABBS LITTLE LIVING			
John Eames	66	2s 2d	Heriotable
Edward Eames	63		

The Lifeholder pays Tithe and Land Tax.

A right of way for all purposes is reserved over plot 1368 to Lots 37 and 38.

NOTES: The legal documents relating to the estate sale differ from the above details produced in the sale catalogue in that plot 1354 is recorded as 3.700 acres (not 3.790) and no mention is made of plot 1452 part.

Colston Farm was acquired at the first auction sale by Herbert William Trenchard for £730 with a completion date of 29.2.1916.

LOT 16 (Coloured green on Plan No. 2)

SIX VALUABLE FREEHOLD ENCLOSURES OF MEADOW LAND adjacent to the River Axe and containing an Area of about 10A 3R 2P. The Lands are situate within two miles of Axminster and five miles of Chard, are approached from the Fosse Way and bounded on the

north-west by the Railway.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
1477	759pt	Coaxden Common & Mead	Pasture	1.244
1522	752	Little Coaxden Mead	Pasture	1.534
1523	751	Little Coaxden Mead	Pasture	1.568
1524	750a	Coaxden Common & Mead	Pasture	2.725
1526	750	Coaxden Common & Mead	Pasture	1.321
1527	749/750pt	Little Coaxden Mead	Pasture	2.499
Total				10.891

Let with other lands to Mr. John Seward at an Apportioned Rent of £14 16s 6d per annum.

Outgoings: Apportioned Tithe £2 0s 9d. Value for 1915 about £1 11s 5d
 Apportioned Land Tax 12s 0d

The Timber is valued at £4 4s 0d.

The whole of the Fishing Rights in the River Axe, together with all rights of way as are necessary for the enjoyment thereof over the Lot are reserved to the Purchaser of Lot 19a, and/or alternatively to the Vendor.

NOTES: Prior to the sale of the Chardstock Estate these lands formed part of Alston Farm.

Lot 16 was acquired at the first auction sale by Mr R Snell of Axminster for £400 (plus timber valued at £4 4s 0d). The legal documents record the new owner as Henry Bright with a completion date of 1.3.1916.

LOT 17 - AXE FARM (Coloured Yellow on Plan No. 2)

THE DESIRABLE FREEHOLD DAIRY FARM known as AXE FARM (with Fishing Rights in the Chardstock Stream) situate close to Axe Crossing about two and a half miles from Axminster and four and a half miles from Chard and consisting of about 99A 2R 16P.

THE FARM HOUSE is of modern erection, well built, and contains On Ground Floor - Tiled Hall, Two Sitting Rooms, Kitchen with open fireplace, Pantry, Office and Store Room. Upstairs are Five Bed Rooms and W.C. Outside are Wash House, Cyder and Wood House combined, Dairy and Cheese Room.

THE FARM BUILDINGS include two sets of Stabling for six horses, two ranges of Cow Stalls for forty-three Cows, Pigstyes, two Wagon Sheds, two Granaries, Furnace House, Root and Machine house and Large Barn.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1341	789		Farm House, Garden & Buildings	0.473
1340	787/788	-	Buildings/Orchard	1.094

1342	791	Little Rylands	Pasture	1.771
1343	790	Home Orchard	Orchard	1.557
1344	806	Rylands	Water Meadow	9.504
1324	814	Long Mead	Water Meadow	7.419
1325	813	Batley Hill	Pasture	8.428
1139	812/832	Honeylands	Meadow	9.836
1138	809/810/811	Chaw Mead, Home Mead & Mill Mead	Meadow	19.717
1135	808pt	Chawcroft	Water Meadow	4.785
1328	808pt	Chawcroft	Water Meadow	2.629
1330	808pt	Chawcroft	Water Meadow	4.743
1334	807pt	Ridge	Water Meadow	13.150
1333	807pt	Ridge	Water Meadow	0.983
1335	807pt	Ridge	Water Meadow	3.286
1339	784pt	Hamond Breach	Water Meadow	1.584
1461	784pt	Hamond Breach	Pasture	0.486
1338	784pt	Hamond Breach	Pasture	2.192
1462	784pt	Hamond Breach	Pasture	2.682
1464	784pt	Hamond Breach	Pasture	3.283
			Total	99.602

Let with other lands to Mr. Henry Coles at an Apportioned Rent of £152 per annum.

Outgoings: Apportioned Tithe £26 13 11d. Value for 1915 about £20 11 6d
 Apportioned Land Tax £6 10 0d

The Timber is valued at £21 17s 6d.

With this Lot will be sold the entire Bed of and the whole Water Fishing Rights in the Chardstock Stream where this Lot fronts the Stream on both sides, and half the Bed of and the half Water Fishing Rights in the Stream where the Lot fronts the stream on one side only.

The whole of the Fishing Rights in the River Axe, together with all rights of way as are necessary for the enjoyment thereof over the Lot are reserved to the Purchaser of Lot 19a, and/or alternatively to the Vendor.

NOTES: Prior to the sale of the Chardstock Estate Axe Farm consisted of 128.008 acres. It was then reduced to 99.602 by the loss of the plots detailed below:

*Plots 1143, 1314 part and 1315 part were transferred to Fordwater Farm (Lot 3)
 Plots 1370 and 1372 were auctioned as Lot 39
 Plots 1436 and 1442 part were transferred to Higher Colston Farm (Lot 14)*

Axe Farm did not sell at the first auction being withdrawn after a final bid of £2750. It was then acquired on a private sale by R Snell of Axminster for £2500 (plus timber valued at £21 17s 6d). The legal documents record the new owner of Axe Farm as Mrs Ellen Selina Gage with a completion date of 3.4.1916.

THE FERTILE FREEHOLD GRASS FARM known as GRUBHAMS (with Fishing Rights in the Chardstock Stream) approached from the Fosse Way, about two and a half miles from Axminster and four and a half miles from Chard and consisting of 11A 2R 31P.

THE HOLDING includes a stone-built and thatched Cottage, containing Three Bed Rooms, small Sitting Room, Kitchen and Wash House; with Cart and Wood Sheds outside.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
1351	816/817pt	House, Garden & Meadow		0.803
1319	817pt	-	Meadow	1.857
1317	820	Yonder Close	Pasture & Gravel Pit	1.780
1321	822pt	Cooks Mead	Pasture	2.364
1323	822pt	Cooks Mead	Pasture	0.951
1316	823	Ford	Pasture	2.054
1315pt	824	Baycroft	Pasture	0.933
1322	826 pt	Baycroft	Pasture	0.698
1141 pt	826 pt	-	Pasture	0.256
			Total	11.696

Let with other lands to Mr J R Griffin at an Apportioned Rent of £23 5s 0d per annum.

Outgoings: Apportioned Tithe £3 6s 0d. Value for 1915 about £2 10s 10d
 Apportioned Land Tax 15s 0d

The Timber is valued at £17 9s 0d.

With this Lot will be sold the entire Bed of and the whole Water Fishing Rights in the Chardstock Stream where this Lot fronts the Stream on both sides, and half the Bed of and the half Water Fishing Rights in the Stream where the Lot fronts the stream on one side only.

NOTES: This holding was created from part of Higher Colston Farm. For full details see Lot 14.

Grubhams did not sell at the first auction being withdrawn after a final bid of £330. It was then acquired on a private sale by Mr Beasley of Axminster at a combined price of £1000 (plus timber valued at £6 11s 6d and £17 9s 0d) for Lot 14 Higher Colston Farm and Lot 18 Grubhams.

The legal documents record the new owner of Grubhams as John Reginald Griffin with a completion date of 20.5.1916.

LOT 19 - LOWER TYTHERLEIGH FARM (Coloured Purple on Plan No. 2)

THE FERTILE FREEHOLD AGRICULTURAL HOLDING known as LOWER TYTHERLEIGH FARM . THE PROPERTY is situate on a good road leading from the Fosse Way, about four

miles from Chard and three and three quarter miles from Axminster and consisting of about 69A 1R 32P.

THE PICTURESQUE FARM HOUSE, which is approached through a Garden, is double-fronted, built of stone, with thatched roof, and contains: On the Ground Floor - Stone Hall, Large Kitchen with open fireplace, Small Dairy, good Living room and cupboard, Lumber Room with three fireplaces (formerly Bake House), Second Kitchen and Bed Room over, Dairy and Wash House: Upstairs are Three Bed Rooms and another Lumber Room.

THE OUTBUILDINGS consist of: Large Barn and Wagon Shed, Stable for four horses, Trap and Coach Houses, Range of Cow Stalls for twenty Cows, Calves' House, Rick Yard, and Separator House. Good Water Supply from Spring by Gravitation.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
987	862/863	House, Garden & Orchard		1.159
989pt	886	Buildings & Orchard		0.494
993	864	Home Meadow	Arable	1.163
994	861	Moors	Pasture	9.992
1125	856	Ducks Close	Meadow	2.383
1126	857/859	Burnheat	Pasture	6.654
1127	846/858	Cloads	Arable	6.612
1134	840	Meadow Marsh	Pasture	2.174
1133pt	841/841a/841b/841c		Pasture	1.719
1136	839	Cloads Ground	Meadow	2.815
1130	842	Broad Mead	Pasture	1.183
843	893	Broadmead	River Meadow	1.573
1128	845/860	Cloads	Pasture	5.658
1129	892	Land Croft	Pasture	4.704
985	891	Bonfields Plot	Pasture	0.894
986	889	Daddlebed	Pasture	0.769
984	888	Little Daddlebed	Pasture	0.654
983	887	Bakers Mead	Water Meadow	4.117
846	901	Furzehill	Pasture	6.204
833	900	Pit Orchards	Orchard	0.328
834	897	Great Ernest	River Meadow	8.200
			Total	69.449

Let with other lands to Mr. George Miller at an Apportioned Rent of £86 per annum.

Outgoings: Apportioned Tithe £12 13s 10d. Value for 1915 about £9 15s 7d
Apportioned Land Tax £3 12s 6d

The Timber is valued at £59 19s 0d.

The two portions of plot 1133 which are not coloured on the Plan, are claimed by the adjoining land owners, the Exors. of the late Mr. J C Stuckey Langdon, and the Vendor sells only such interest (if any) as he may have therein.

The whole of the Fishing Rights in the River Axe, together with all rights of way as are necessary for the enjoyment thereof over the Lot are reserved to the Purchaser of Lot 19a,

and/or alternatively to the Vendor.

NOTES: Prior to the Estate sale, Lower Tytherleigh Farm was considerably larger, extending to 144.146 acres, all of which was let to George Miller. By reducing the farm, it was possible to offer a number of small plots with good frontages and these would have been attractive development sites for land agents and house builders. The lands formerly comprising part of Lower Tythereigh Farm were offered at auction as shown below:

Plots 831, 853, 854 and 857 were auctioned as Lot 22

Plot 851 was auctioned as Lot 23

Plot 862 was auctioned as Lot 183

Plot 955, 957 and 960 were auctioned as Lot 181

Plot 966 part was auctioned as Lot 28

Plot 972 part was auctioned as Lot 27

Plot 974 was auctioned as Lot 26

Plot 977 and 989 part were transferred to Keates Farm (Lot 20)

Plots 978 and 991 were auctioned as Lot 21

Plot 998 part was auctioned as Lot 31

Plot 998a was auctioned as Lot 30

Plot 999 was auctioned as Lot 29

Plot 1120 was auctioned as part of Lot 34

Lower Tytherleigh Farm was not sold at the first auction sale being withdrawn after a final bid of £1650. It was subsequently acquired by Clement James Griffin (price unknown) with a completion date of 29.9.1916.

LOT 19a - FISHING RIGHTS

THE ABSOLUTE PERPETUAL FISHING RIGHTS IN THE RIVER AXE belonging to the Manor of Chardstock, including the entire Bed of, and whole Water Rights in the River where the lands of the said Manor front the River on both sides; and half the Bed of, and half Water Rights in the River where the lands front the River on one side only, as shown on Plan No. 2.

Let to Mr. R B Eames upon an Annual Lady Day Tenancy, at a Rent of £25 per annum.

This Lot will be sold with the benefit of the rights-of-way referred to in Lots 11, 12, 16, 17 and 19.

NOTE: These rights were not offered at the first auction sale having already been sold to Richard Bowerman Eames with a completion date of 26.2.1916.

LOT 20 - KEATES FARM (Coloured green on Plan No. 2)

THE DESIRABLE FREEHOLD PROPERTY known as KEATES FARM situate on a good road off the Fosse Way at Tythereigh about three and three-quarter miles from Axminster and four miles from Chard and containing about 28A 3R 12P.

THE FARMSTEAD is of stone with partly tiled roof, and contains: Three Bed Rooms, good Sitting Room, Kitchen, Cyder Store, Laundry and Ironing Room.

THE OUTBUILDINGS consist of Waggon Shed, Fowl Run, Piggeries, One Horse Stable and Range of Cow Stalls for eight cows.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
989pt	884/885	House, Garden & Orchard	1.190
989pt	883	- Orchard	0.187
980	882	Nap Pasture	7.047
982	882pt	- Withy Bed	0.379
981	902	Rowley Mead Pasture	5.389
847	903/905	Dry Ground & Rowley Mead Pasture	6.583
976	907	Kitts Mead Pasture	6.089
977	908	Little & Yonder Moor Pasture	1.960
Total			28.824

Let with other lands at Apportioned Rents as follows:

Plots 977 and 989 part/883 to Mr. G Miller at per annum	£2 15 0
The remaining Lands to Mr. Frank Charles, upon an Annual Michaelmas Tenancy at per annum	£43 0 0
Total Rents	£45 15 0

Outgoings: Apportioned Tithe £4 6s 4d. Value for 1915 about £3 6s 9d
Apportioned Land Tax £2 0s 9d

The Timber is valued at £27 3s 6d.

NOTES: Prior to the sale of the Chardstock Estate Keates Farm consisted of 33.281 acres. It was then reduced to 28.824 acres by the loss of 3 plots as detailed below:

*Plot 962 was auctioned as Lot 24
Plot 1003 was auctioned as Lot 33
Plot 1005 was auctioned as Lot 32*

and the gain of plots 989 part//883 and 977 from Lower Tytherleigh Farm.

Keates Farm was acquired at the first auction sale by Henry Tom Beer for £750 (plus timber valued at £27 3s 6d). Completion date 1.3.1916.

LOT 21 - CRABBS FARM (Coloured Pink on Plan No. 2)

THE CAPITAL FREEHOLD SMALL HOLDING known as CRABBS FARM with Garden, Orchard and Meadow, situate at Tytherleigh, close to the Fosse Way and containing about 4A 2R 33P.

THE COTTAGE contains: Stone-flagged Kitchen and open fireplace, good Living Room and fireplace, Wash House, Potato Store, and Wood Shed outside. Upstairs are Three Bed Rooms, &c.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
991	879	House, Garden & Orchard	0.609
978	880/881	Crabbs Meadow Pasture	4.100
Total			4.709

Let with other lands to Mr. George Miller at an Apportioned Rent of £5 10s 0d per annum.

Outgoings: Apportioned Tithe £1 5s 0d. Value for 1915 about 16s 0d
Apportioned Land Tax 4s 0d

The Timber is valued at £1 7s 6d.

NOTES: Crabbs Farm was created by offering plots 991 and 978 as a separate Lot. Previously they had formed part of Lower Tythereigh Farm.

Crabbs Farm was acquired at the first auction sale by Robert Snell for £170 (plus timber valued at £1 7s6d). Completion date 31.3.1916.

LOT 22 (Coloured Brown on Plan No. 2)

FOUR CAPITAL ENCLOSURES OF FREEHOLD LAND (one of Pasture and three of Arable) situate close to Crewkerne Turning having a long frontage to the Fosse Way and containing about 21A 1R 31P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
831	917	Wharthill Arable	3.750
853	918	Lower Wathams Arable	6.797
854	919/919a	Higher Wathams Arable	7.181
857	920	Storrige Hill Pasture	3.716
Total			21.444

Let with other lands to Mr. George Miller at an Apportioned Rental of £13 19s 0d per annum.

Outgoings: Apportioned Tithe £5 0s 10d. Value for 1915 about £3 17s 8d
Apportioned Land Tax 10s 7d

NOTES: Prior to the sale of Chardstock Estate these plots formed part of Lower Tytherleigh Farm.

Lot 22 did not sell at the first auction being withdrawn after a final bid of £350.

Plots 831, 853 and 854 were subsequently acquired by Clemend James Griffin with a completion date of 29.9.1916 and Plot 857 by James Andrew Trenchard with a completion date of 1.3.1916.

LOT 23 (Coloured Light Blue on Plan No. 2)

AN EXCELLENT CLOSE OF FREEHOLD ARABLE LAND with good frontage to the Fosse Way at Tytherleigh and containing about 7A 1R 33P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
851	915	Withy Close	7.455

Let with other lands to Mr. George Miller at an Apportioned Rent of £13 15s 0d per annum.

Outgoings: Apportioned Tithe £2 2s 10d. Value for 1915 about £1 13s 0d
Apportioned Land Tax 2s 9d

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Lower Tytherleigh Farm.

Lot 23 did not sell at the first auction being withdrawn after a final bid of £135. It was subsequently acquired by James Andrew Trenchard with a completion date of 1.3.1916.

LOT 24 (Coloured Light Green on Plan No. 2)

A PRODUCTIVE ENCLOSURE OF FREEHOLD ARABLE LAND situate at the Corner of the Fosse Way and Storridge Lane at Tytherleigh and containing about 2A 1R 23P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
962	923	Wathams	2.394

Let with other lands to Mr. Frank Charles, upon an Annual Michaelmas Tenancy, at an Apportioned Rent of £1 15s 0d per annum.

Outgoings: Apportioned Tithe 13s 8d. Value for 1915 about 10s 6d
Apportioned Land Tax 1s 6d

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Keates Farm.

Lot 24 was acquired at the first auction sale by George Beer for £35. Completion date 1.3.1916.

The Timber is valued at £10 18s 0d.

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Lower Tytherleigh Farm.

Lot 26 was acquired by Robert Snell for £200 (plus timber valued at £10 18s 0d). Completion date 31.3.1916.

LOT 27 (Coloured Green on Plan No. 2)

THE FREEHOLD GARDEN PLOT of about 36P situate on the Fosse Way at Tytherleigh.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
972pt	911	- Garden	0.225

Let with other lands to Mr. George Miller at an Apportioned Rent of £1 per annum.

Outgoings: Apportioned Tithe 2s 8d. Value for 1915 about 2s 0d
Apportioned Land Tax 9d

ERRATA ON PLAN: The Buildings and Garden in front of same are coloured in error on Plan; they do not form part of this Lot, neither are they the property of the Vendor, and no interest therein will be conveyed to the Purchaser.

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Lower Tytherleigh Farm.

Lot 27 was acquired at the first auction sale by Mr S Baker of Membury for £27. The legal documents record the new owner as Frederick Edward Whitter Langdon with a completion date of 15.3.1916.

LOT 28 (Coloured Red on Plan No. 2)

A FREEHOLD GARDEN PLOT situate on the Fosse Way at Tytherleigh and containing about 20P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
966pt	930	- Garden	0.125

Let with other lands to Mr. George Miller at an Apportioned Rent of £1 per annum.

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Lower Tytherleigh Farm.

Lot 28 was acquired at the first auction sale by Mr S Baker of Membury for £13. The legal documents record the new owner as Frederick Edward Whitter Langdon with a completion date of 15.3.1916.

LOT 29 (Coloured Dark Blue on Plan No. 2)

A CAPITAL ENCLOSURE OF FREEHOLD PASTURE LAND situate at Tytherleigh, having a good road frontage and containing about 2A 2R 35P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
999	874/875/878	Parish Meadow Pasture	2.716

Let with other lands to Mr. George Miller at an Apportioned Rent of £3 15s 0d per annum.

Outgoings: Apportioned Tithe 19s 0d. Value for 1915 about 14s 8d
Apportioned Land Tax 2s 9d

The Timber is valued at £2 2s 0d.

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Lower Tytherleigh Farm.

Lot 29 was acquired at the first auction sale by Robert Snell for £70 (plus timber valued at £2 2s 0d). Completion date 31.3.1916.

LOT 30 (Coloured Red on Plan No. 2)

A FREEHOLD GARDEN PLOT of about 34P situate on a good road at Tytherleigh off the Fosse Way.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
998a	893	- Garden	0.210

Let with other lands to Mr. George Miller at an Apportioned Rent of £1 per annum.

Outgoings: Apportioned Tithe 2s 2d. Value for 1915 about 1s 8d
Apportioned Land Tax 9d

The Timber is valued at £3 14s 0

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Lower Tytherleigh Farm.

Lot 30 did not sell at the first auction being withdrawn after a final bid of £14. It was subsequently acquired by Robert Snell of Axminster with a completion date of

31.3.1916.

LOT 31 (Coloured Red on Plan No. 2)

THE PRODUCTIVE FREEHOLD ORCHARD of about 2R 25P situate at Tytherleigh.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
998pt	870	- Orchard	0.656

Let with other lands to Mr. George Miller at an Apportioned Rent of £1 per annum.

Outgoings: Apportioned Tithe 7s 4d. Value for 1915 about 5s 8d
 Apportioned Land Tax 9d

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Lower Tytherleigh Farm.

Lot 31 did not sell at the first auction being withdrawn after a final bid of £14. It was subsequently acquired by Robert Snell of Axminster with a completion date of 31.3.1916.

LOT 32 (Coloured Pink on Plan No. 2)

THE EXCELLENT ENCLOSURE OF FREEHOLD PASTURE LAND with frontage to the Fosse Way at Tytherleigh and containing about 3A 1R 15P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1005	935	Keats Moor Pasture	3.344

Let with other lands to Mr, Frank Charles upon an Annual Michaelmas Tenancy at an Apportioned Rental of £5 per annum.

Outgoings: Apportioned Tithe 3s 10d. Value for 1915 about 3s 0d
 Apportioned Land Tax 4s 3d

The Timber is valued at 10s 0d.

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Keates Farm.

Lots 32 and 33 were acquired at the first auction sale by Robert Snell at a combined price of £90 (plus timber valued at 10s 0d for Lot 32 and £1 10s 0d for Lot 33). Completion date 31.3.1916.

LOT 33 (Coloured Brown on Plan No. 2)

A USEFUL ENCLOSURE OF FREEHOLD PASTURE LAND situate on the Fosse Way close to Tytherleigh and containing about 3R 18P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1003	938	Woodcocks Plot Pasture	0.866

Let with other lands to Mr Frank Charles upon an Annual Michaelmas Tenancy at an Apportioned Rental of £1 5s 0d per annum.

Outgoings: Apportioned Tithe 1s 0d. Value for 1915 about 7d
Apportioned Land Tax 1s 0d.

The Timber is valued at £1 10s 0d.

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Keates Farm.

Lots 32 and 33 were acquired at the first auction sale by Robert Snell at a combined price of £90 (plus timber valued at 10s 0d for Lot 32 and £1 10s 0d for Lot 33). Completion date 31.3.1916..

LOT 34 (Coloured Light Blue on Plan No. 2)

SIX USEFUL FREEHOLD CLOSES with extensive frontage to the Fosse Way at Fordwater, about three miles from Axminster and four miles from Chard. Containing in all about 14A 2R 0P

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1140	813a	Holcroft Pasture	5.420
1142pt	-	- Kitchen Garden	0.200
1115	831	Holcroft Pasture	4.758
1121	833	West Leigh Pasture	0.959
1118	836	West Leigh Orchard	1.726
1120	834	West Leigh Pasture	1.689
Total			14.752

Plot 1120 is let with other lands to Mr. George Miller at an Apportioned Rent of per ann. £2 5 6

The remaining lands are let to Mr William Beviss upon an Annual Michaelmas Tenancy at a Rent of per ann. £18 0 0

Total Rental £20 5 6

Outgoings: Apportioned Tithe £2 12s 8d. Value for 1915 about £2 0s 7d
Apportioned Land Tax 15s 8d

The Timber is valued at £18 16s 6d.

NOTES: The description of this holding in the sale catalogue is incorrect because the acreage is actually 14A 3R 0P.

Prior to the sale of Chardstock Estate plot 1120 formed part of Lower Tytherleigh Farm.

Lots 34 and 35 were acquired at the first auction sale by Robert Snell at a combined price of £600 (plus timber valued at £18 16s 6d for Lot 34 and £5 12s 0d for Lot 35). The legal documents record the new owner of Lot 34 as William Beviss with a completion date of 1.3.1916.

LOT 35 (Coloured Green on Plan No. 2)

THE VALUABLE PARCEL OF WATER MEADOW (With the Fishing Rights in the Chardstock Stream) situate at Fordwater on the Fosse Way about two and three-quarter miles from Axminster and four and a quarter miles from Chard and having an area of 9A 2R 34P

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1144	945	Ford Meadow Water Meadow	9.710

Let with other lands to Mr. J Seward at an Apportioned Rent of £14 12s 6d per annum.

Outgoings: Apportioned Tithe £2 5d 6d. Value for 1915 about £1 15s 0d
Apportioned Land Tax 12s

The Timber is valued at £5 12s 6d.

With this Lot will be sold half the Bed of and the half-water Fishing Rights in the Chardstock Stream, where the Lot fronts the water on one side only.

NOTES: Prior to the sale of Chardstock Estate this plot formed part of Millway Farm.

Lots 34 and 35 were acquired at the first auction sale by Robert Snell at a combined price of £600 (plus timber valued at £18 16s 6d for Lot 34 and £5 12s 0d for Lot 35). The legal documents record the new owner of Lot 35 as Robert Snell with a completion date of 31.3.1916.

LOT 36 (Coloured Yellow on Plan No. 2)

FIVE CAPITAL ENCLOSURES OF FREEHOLD PASTURE LAND situate on the Fosse Way about two and a half miles from Axminster and four and a half from Chard containing about 19A 1R 6P.

SCHEDULE

O/S	Tithe	Enc.	Name & Description	Acreage
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No.	No.	No.			
1362	696		Red Lane Close	Pasture	8.284
1363	691		West Proudley	Pasture	3.391
1364	690		East Proudley	Pasture	3.056
1365		211pt	Common Land	Pasture	0.673
1366		211pt	Common Land	Rough	3.884
				Total	19.288

Plot 1362 is let with other lands to Mr. Eli Collard at an Apportioned Rent of per annum	£12 7 6
The remaining lands are let with others to Mr. J R Griffen at an Apportioned Rent of per annum	£18 5 0
Total Rents	£30 12 6

Outgoings: Apportioned Tithe £2 12s 10d. Value for 1915 about £2 0s 9d
Apportioned Land Tax £1 7s 6d

The Timber is valued at £1 5s 0d.

A right of way for all purposes is reserved over plot 1366 to the purchasers or occupiers of Lots 37 and 38.

NOTES: Prior to the sale of the Chardstock Estate plot 1362 formed part of Waggs Plot Farm and plots 1363, 1364, 1365 and 1366 part of Higher Colston Farm.

Lot 36 was acquired at the first auction sale by Mr A Beasley of Axminster for £520 (plus timber valued at £1 5s 0d). The legal documents record the new owner as Harriet Ada Hartop with a completion date of 20.5.1916

LOT 37 (Coloured Purple on Plan No. 2)

A FREEHOLD GARDEN PLOT situate on South Common approached from Goldsmith's Lane and Churchill Lane containing about 18P.

SCHEDULE

O/S	Tithe	Name & Description		Acreage
No.	No.			
1369pt	692	Garden South Common	Garden	0.112

Let with other lands to Mr. Forward upon an Annual Michaelmas Tenancy at an Apportioned Rent of 5s 0d per annum.

Landlord paying Rates.

This Lot is sold with the benefit of the rights of way referred to in Lots 36, 15, 39, 40 and 41.

NOTE: Lot 37 did not sell at the first auction being withdrawn after a final bid of just £7. It was subseuntly acquired by Benjamin Tom Gigg with a completion date of

1.3.1916.

LOT 38 (Coloured Red on Plan No. 2)

A FREEHOLD GARDEN PLOT situate close to the previous lot and containing about 29 P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
1369pt	695	Hanover Plot	Garden	0.181

Let with other lands to Mr. Forward upon an Annual Michaelmas Tenancy at an Apportioned Rent of 8s 9d per annum.

Landlord paying Rates.

This Lot is sold with the benefit of the rights of way referred to in Lots 36, 15, 39, 40 and 41.

NOTE: Lot 38 did not sell at the first auction being withdrawn after a final bid of just £7. It was subsequently acquired by Benjamin Tom Gigg with a completion date of 1.3.1916.

LOT 39 (Coloured Light Blue on Plan No. 2)

TWO ENCLOSURES OF FREEHOLD MEADOW LAND with frontages to Goldsmith's Lane and Churchill Lane and containing about 15A 2R 9P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
1370		213pt	South Common	Meadow	4.737
1372		213pt	South Common	Meadow	10.821
				Total	15.557

Let with other lands to Mr. Henry Coles at an Apportioned Rental of £15 10s 0d per annum.

Free of Tithe and Land Tax.

The Timber is valued at £1 8s 0d.

A right of way for all purposes is reserved over this Lot to Lots 37 and 38,

NOTES: Prior to the sale of the Chardstock Estate these plots formed part of Axe Farm.

Lot 39 did not sell at the first auction being withdrawn after a final bid of £230. It was subsequently acquired by Albert Wells with a completion date of 29.2.1916.

LOT 40 (Coloured Red on Plan No. 2)

A FREEHOLD ENCLOSURE OF ROUGH PASTURE LAND with frontages to Goldsmith's Lane and adjoining the previous Lot containing about 7A 3R 3P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1371		214	Common Land Rough Pasture	7.769

Let with other lands to Mr. Eli Collard at an Apportioned Rent of £3 17s 6d per annum.

Free of Tithe and Land Tax.

A right of way for all purposes is reserved over this Lot to Lots 37 and 38,

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Sandford Farm.

Lot 40 did not sell at the first auction being withdrawn after a final bid of £60. It was subsequently acquired by George Henry Morrish with a completion date of 1.3.1916.

LOT 41 (Coloured Yellow on Plan No. 2)

AN ENCLOSURE OF FREEHOLD ARABLE LAND fronting Goldsmith's Lane at All Saints' containing about 3A 0R 3P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1429		215	Common Land Arable	3.022

Let with other lands to Mr. Luke Spiller at an Apportioned Rent of £1 10 0d per annum.

Free of Tithe and Land Tax.

The Timber is valued at 1s 0d.

A right of way for all purposes is reserved over this Lot to Lots 37 and 38.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Churchill Farm.

Lot 41 was acquired at the first auction by George Gigg for £50 (plus timber valued at 1s 0d). Completion date of 28.2.1916.

LOT 42 (Coloured Purple on Plan No. 2)

THE THREE VALUABLE FREEHOLD ARABLE ENCLOSURES with extensive frontages to

the Fosse Way and a return frontage to Red Lane. About two miles from the Town of Axminster and containing about 17A 2R 13P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
1431	704	Slake Gate Close	Arable	4.496
1430	698	Seven Acres	Arable	5.545
1360	697	Path Close	Arable	7.540
			Total	17.581

Let with other lands to Mr. Eli Collard at an Apportioned Rent of £9 2s 6d per annum.

Outgoings: Apportioned Tithe £4 1s 4d. Value for 1915 about £3 2s 8d
 Apportioned Land Tax 11s 0d

NOTES: Prior to the sale of the Chardstock Estate these plots formed part of Sandford Farm.

Lot 42 was acquired at the first auction by George Henry Morrish for £275. Completion date of 1.3.1916.

LOT 43 (Coloured Green on Plan No. 2)

AN EXCELLENT ENCLOSURE OF PASTURE LAND with frontage to Goldsmith's Lane. About two miles from Axminster and containing about 1A 0R 18P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
1425	705	Gregorys Plot	Pasture	1.112

Let with other lands to Mr. Luke Spiller at an Apportioned Rent of £1 6s 0d per annum.

Outgoings: Apportioned Tithe 3s 10d. Value for 1915 about 3s 0d
 Apportioned Land Tax 1s 0d

The Timber is valued at £5.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Churchill Farm.

Lot 43 was acquired at the first auction by George Gigg for £44 (plus timber valued at £5). Completion date of 1.3.1916

LOT 44 BURROWS (Coloured Blue on Plan No. 2)

THE EXCELLENT FREEHOLD COTTAGE known as BURROWS. Situate at All Saints, Smallridge with productive Garden adjoining and an Enclosure of Meadow Land at the rear, containing in all about 1A 1R 34P.

THE COTTAGE is on Goldsmith's Lane, is in the occupation of Mr. Rice, and contains: Three Bed Rooms, Living Room, Kitchen, Wash House, etc.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1419	677	House & Garden	0.305
1418	676	Orchard	1.161
		Meadow	
		Total	1.466

Let with other lands to Mr. Luke Spiller at an Apportioned Rent of £7 6s 0d per annum.

Outgoings: Apportioned Tithe 12s 6d. Value for 1915 about 9s 8d
 Apportioned Land Tax 6s 0d

NOTE: Prior to the sale of the Chardstock Estate this plot formed part of Churchill Farm.

Burrows was acquired at the first auction sale by Mr S B Spiller of Axminster for £147. The legal documents record the new owner as Arthur Edmund Thresher with a completion date of 1.3.1916.

LOT 45 (Coloured Red on Plan No. 2)

THE FIVE ADJOINING FREEHOLD ARABLE & PASTURE ENCLOSURES containing about 11A 2R 5P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1380	653	Three Corner Close	2.977
1381	654	Park Close	3.399
1406	671	Little Mead	1.863
1415	672	Little Field	1.177
1416	652	Two Acres	2.118
		Total	11.534

Plot 1416 is let with other lands to Mr. Luke Spiller at an Apportioned Rent of per annum	£1 0 0
The remaining lands are let with others to Mr. James Rockett at an Apportioned Rent of per annum	£10 15 0
Total Rents	£11 15 0

Outgoings: Apportioned Tithe £2 8s 0d. Value for 1915 about £1 17s 0d
 Apportioned Land Tax 9s 4d

The Timber is valued at £4 10s 0d.

NOTES: Prior to the sale of the Chardstock Estate plot 1416 formed part of Churchill Farm.

Lot 45 was acquired at the first auction by Luke Spiller for £790 (plus timber valued at £4 10s 0d). Completion date of 3.3.1916.

LOT 46 (Coloured Yellow on Plan No. 2)

THE ADJOINING ENCLOSURE OF FREEHOLD PASTURE LAND containing about 2A 3R 2P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1405	655	Freaks Mead Pasture	2.763

Let with other lands to Mr. Luke Spiller at an Apportioned Rent of £3 18s 0d per annum

Outgoings: Apportioned Tithe 8s 8d. Value for 1915 about 6s 8d
Apportioned Land Tax 3s 4d

The Timber is valued at 5s 0d.

This Lot is sold with the benefit of such rights of way as exist over the adjoining land, but the Vendor gives no guarantee as to the validity thereof.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Churchill Farm.

Lot 46 was acquired at the first auction by Luke Spiller for £71 (plus timber valued at 5s 0d). Completion date of 3.3.1916.

LOT 47 (Coloured Purple on Plan No. 2)

A FREEHOLD ENCLOSURE OF MEADOW LAND situate at the Corner of Goldsmith's Lane and the bye-road leading to Knight's Farm containing about 3A 0R 5P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1420	675	Yonder Mead Meadow	3.032

Let with other lands to Mr. Luke Spiller at an Apportioned Rent of £3 18s 0d per annum

Outgoings: Apportioned Tithe 9s 2d. Value for 1915 about 7s 1d
Apportioned Land Tax 3s 4d

The Timber is valued at 5s 0d.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Churchill Farm.

Lot 47 was acquired at the first auction by George Gigg for £81 (plus timber valued at 5s 0d). Completion date of 28.2.1916.

LOT 48 (Coloured Pink on Plan No. 2)

ADJOINING ENCLOSURE OF FREEHOLD MEADOW LAND containing about 3A 0R 15P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1414	674	Home Mead Meadow	3.094

Let with other lands to Mr. Luke Spiller at an Apportioned Rent of £3 18s 0d per annum

Outgoings: Apportioned Tithe 11s 6d. Value for 1915 about 8s 10d
Apportioned Land Tax 3s 4d

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Churchill Farm.

Lot 48 was acquired at the first auction by George Gigg for £70. Completion date 28.2.1916.

LOT 49 (Coloured Red on Plan No. 2)

A PRODUCTIVE FREEHOLD NURSERY ENCLOSURE situate at the Corner of Goldsmith's Lane and the bye-road leading to Knight's Farm containing about 1R 10P

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1421		216	Common Land Nursery	0.314

Let to Mr. John Larcomb at a Rent of £1 per annum.

Free of Tithe and Land Tax.

NOTE: Lot 49 was acquired at the first auction by Miss Mary Elizabeth Beale, Schoolmistress of Smallridge for £21 10s. Completion date 2.3.1916.

LOT 50 (Coloured Light Blue on Plan No. 2)

FOUR ENCLOSURES OF FREEHOLD ROUGH PASTURE LAND and a NURSERY ENCLOSURE at All Saints', Smallridge, with frontage to a good road, containing about 11A 2R 23P.

SCHEDULE

O/S	Tithe	Enc.	Name & Description	Acreage
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No.	No.	No.			
1402		220	Common Land	Rough Pasture	4.884
1409		219	Common Land	Rough Pasture	1.487
1410		218	Common Land	Rough Pasture	3.685
1412		217pt	Common Land	Rough Pasture	1.009
1422		217pt	Common Land	Rough Pasture/ Nursery	0.579
				Total	11.644

Plots 1402, 1412 and 1422 are let with other lands to Mr. Luke Spiller at an Apportioned Rent of per annum	£0	7	0
Plots 1409 and 1410 are let with others to Mr. James Rockett at an Apportioned Rent of per annum	£1	5	0
Total Rents	£1	12	0

Free of Tithe and Land Tax.

The Timber is valued at £1 8s 0d.

NOTES: Prior to the sale of the Chardstock Estate plots 1402, 1412 and 1422 formed part of Churchill Farm.

The Chard & Ilminster News reported that Lot 50 was acquired at the first auction sale by Mr G Potter of Axminster for £143 (plus timber valued at £1 8s 0d). This might be a printing error because the legal documents record the new owner as George Edward Patten with a completion date of 1.3.1916.

LOT 51 (Coloured Red on Plan No. 2)

THE PRODUCTIVE FREEHOLD ORCHARD adjoining Knight's Farm at Smallridge and containing about 1R 39P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1400	669	- Orchard	0.490

Let with other lands to Mr. J Rockett at an Apportioned Rent of £1 per annum

Outgoings: Apportioned Tithe 4s 4d. Value for 1915 about 3s 6d
Apportioned Land Tax 1s 0d

This Lot is sold with the benefit of such rights of way as exist over the adjoining land, but the Vendor gives no guarantee as to the validity thereof.

NOTE: Lot 51 was acquired at the first auction by Luke Spiller for £22 with a completion date of 3.3.1916.

LOT 52 (Coloured Green on Plan No. 2)

SEVEN ENCLOSURES OF FREEHOLD PASTURE LAND and TWO ORCHARDS situate at the rear of All Saints Church, at Smallridge with good approaches from the road and containing about 17A 2R 31P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
1389	659		North West Headcroft	Pasture	3.115
1390	661		South West Headcroft	Pasture	2.961
1391		221pt	Common Land	Pasture	0.951
1392	664		North Headcroft	Orchards	0.913
1505		221pt	Common Land	Pasture	2.141
1401		221pt	Common Land	Rough Pasture	3.588
1393	662		South Headcroft	Pasture	2.201
1394	660		North Headcroft	Pasture	1.825
				Total	17.695

Let to Mrs. Morley at a Rent of £15 per annum

Outgoings: Apportioned Tithe £2 0s 0d. Value for 1915 about £1 10s 10d
 Apportioned Land Tax 14s 6d

The Timber is valued at £2 11s 6d.

NOTE: The Chard & Ilminster News reported that Lot 52 was withdrawn from the first auction with a final bid of £295 and that it was subsequently acquired by Mr Morley for £250. However the legal documents record the new owner as Charles Henry Manley with a completion date of 29.2.1916.

LOT 53 (Coloured Red on Plan No. 2)

A FREEHOLD GARDEN PLOT close by with good approach from the road containing about 4P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1507pt	716pt	- Garden	0.025

Let to Mrs. Morley at a Rent of 10s per annum

NOTE: Lot 53 did not sell at the first auction being withdrawn after a final bid of just £10. It was subsequently acquired by Miss Mary Elizabeth Beale with a completion date of 2.3.1916.

LOT 54 (Coloured Red on Plan No. 2)

THE PRODUCTIVE FREEHOLD GARDEN situate at All Saint's, Smallridge with good approach from the road and containing about 17P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1508pt	717pt	- Garden	0.106

Let to Mr. H Parris on an Annual Michaelmas Tenancy at a Rent of 8s 0d per annum

Outgoings: Apporportioned Tithe 6d. Value for 1915 about 4¹/₂d

Landlord pays Rates.

NOTE: Lot 54 was acquired at the first auction by Henry John Parris for 12¹/₂ guineas (£13 2s 6d) with a completion date of 1.3.1916.

LOT 55 - CRAWLEY FARM (Coloured Green on Plan No. 4)

Parish of Membury

THE HIGHLY-CULTIVATED FREEHOLD FARM known as CRAWLEY FARM (including the FISHING RIGHTS in the River Yarty) situate on the Main London Road within four and a half miles of Chard, seven and a half of Axminster and eight and a half of Honiton containing about 195A 0R 26P.

THE PICTURESQUE FARM HOUSE contains: On the First Floor - Four good Bed Rooms. On the Ground Floor - Large Living Room, pretty Drawing Room, good Kitchen, Larder and Wash House.

THE FARM BUILDINGS comprise Trap Shed, stone and thatched Milk House, stone and tiled Stable for two horses, Pound House, very large Cyder Store, Piggeries, Cart Horse Stable for three, Calves Shed, Large stone and tiled Barn, Three Ranges of Stalls for twenty-five Cows, Engine House, Wood Shed, Wagon Shed and Rick Yard.

There are TWO COTTAGES on the Farm, each containing Two Bed Rooms, Kitchen and Living Room combined and Back House. Outside are Two Linhays, Fowl House, stone and slated Cow House, Stock Shed and Good Garden.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
27	1531/1533		Crawley Farm House, Buildings & Garden	1.264
14	1527		White Hill Orchard Orchard	2.909
13	1525		Cane Close Pasture	3.242
12	1526pt		Coppice Close Pasture	0.838
31	1526pt		Coppice Close Coppice	1.179
30	1526pt		Coppice Close Coppice	0.437
10	1518		Stop Copse Coppice	1.827
11	1517		Brines Top Pasture	3.259
29	1532		Home Meadow Pasture	5.446

62pt	1534	Part of Waste	Waste	0.225
33	1535	Little Mead	Pasture	3.744
32	1524	Northfields	Meadow	6.725
9	1519	Noppy Close	Pasture	4.003
8	1520	Coppice Wood	Coppice	0.360
7	1516	Haysides	Pasture	4.848
4	1513	Five Acres	Arable	4.867
5	1514	Three Acres	Arable	4.003
6	1515	Two Acres	Pasture	2.733
34	1521	Briney	Arable	3.697
35	1523	Broadmead	Water Meadow	4.728
37	1536	Three Meads	Water Meadow	8.012
38	1507/1508	Honey Piece	Pasture & Arable	3.793
36	1522	Claylands	Arable	6.242
3	1510	Pit Close	Arable	5.024
1	1512	Higher Mead	Meadow	6.482
2	1511	Middle Mead	Meadow	2.110
39	1509	Calves Plot	Pasture	2.313
42	1502/1504	Bridge Meadow	Water Meadow	7.328
40	1505	Cottages & Garden		0.567
41	1506	67 -	Orchard	1.034
50	1537	-	Orchard	0.805
54	1563	Millers Green	Copse	0.988
56	1562	Millers Green	Orchard	0.731
55	1564	-	Orchard	0.453
57	1565	-	Garden Plot	0.267
59	1566	Marsh	Arable	4.650
60	1567/1568	Croft & Little Field	Pasture	4.400
63	1576	Arrishes	Meadow	4.447
64	1575pt	-	Pasture	0.882
65	1569	Fields	Meadow	4.023
66	1577	Barns & Hurdle Close	Pasture	5.420
67	1574	West Meadow	Pasture	1.904
69	1578pt	Home Orchard	Orchard	0.684
71	1578pt	Home Orchard	Orchard	0.541
72	1579	-	Garden & Nursery	0.740
70	1573	Alter Mead	Meadow	1.665
68	1572	Long Orchard	Orchard	1.944
28	1570/1571	-	Garden	0.713
61	1591/1592	Lower Hen Close or Ridge Close	Arable	2.763
108	1589/1590	Higher Hen Close or Stable Close	Arable	3.489
114	1593	Three Acres	Arable	3.124
116	1556	Higher Beer	Arable	4.731
117	1555	Middle Beer	Arable	4.559
125	1554	Higher Beers	Pasture	4.837
121	1547	Lower Beer	Pasture	6.222
124	1548	Lower Beers	Pasture	3.169
79	68/69	Common Land	Wood	7.399
24	1651	Crawley Bottom Coppice	Coppice	11.093
18pt	1645	Blackaller Grove	Wood	4.758
16	1528	Common	Wood	0.523

Total 195.163

The Farm is in Hand, but is of the estimated Rental Value of £250 per annum.

The Purchaser will be required to take immediate possession on signing the Contract, but will be required to enter into an Agreement pending completion of the purchase to take over the Farm as and from Michaelmas, 1915 at a rent of £250 per annum.

The Shooting is estimated to be worth £20 per annum.

Outgoings: Apportioned Tithe £32 13s 0d. Value for 1915 about £25 3s 4d
Apportioned Land Tax £7 0s 0d

The Timber is valued at £241 2s 3d.

With this Lot is sold the half-bed of, and the half-water Fishing Rights in the River Yarty, where this Lot fronts the water on the one side only.

NOTES: Crawley Farm was considerably altered by the Estate sale process. It had previously been a holding of 205.160 acres with John Wale as Tenant. At the time of the sale it was "In Hand" (i.e. the tenancy had lapsed and had not been renewed or relet) and the farm had been reduced to 195.163 acres by the loss of the two plots - part plot 134 was transferred to Lot 56 Hares Farm and plot 212 was auctioned separately as Lot 61.

Crawley Farm did not sell at the first auction, being withdrawn with a highest bid at £3700. It was then split into four parts with two of the parts being sold by private treaty as shown below:

John Wale acquired 7 plots (Nos. 16, 18pt, 24, 54, 56, 70 and 79) totalling 27.157 acres with a completion date of 2.3.1916.

Robert Edward Bentinck Canney acquired 8 plots (Nos. 1, 2, 3, 39, 40, 41, 42 and 50) totalling 25.663 acres with completion dates of 28.9.1916 (plot 1 only) and 25.3.1916 (all other plots).

The remaining two parts of the farm were offered for sale at the second auction on 25.10.1916 as Lots 23 and 25 as detailed below. They were both sold to Tom John Andrews Whittle (completion date 24.4.1917) so Crawley Farm finally became a holding of 142.343 acres.

LOT 23 - Second auction sale

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
27	1531/1533		Crawley Farm House, Buildings & Garden	1.264
14	1527		White Hill Orchard	2.909
13	1525		Cane Close	3.242
12	1526pt		Coppice Close	0.838
31	1526pt		Coppice Close	1.179

30	1526pt	Coppice Close	Coppice	0.437
10	1518	Stop Copse	Coppice	1.827
11	1517	Brines Top	Pasture	3.259
29	1532	Home Meadow	Pasture	5.446
62pt	1534	Part of Waste	Waste	0.225
33	1535	Little Mead	Pasture	3.744
32	1524	Northfields	Meadow	6.725
9	1519	Noppy Close	Pasture	4.003
8	1520	Coppice Wood	Coppice	0.360
7	1516	Haysides	Pasture	4.848
4	1513	Five Acres	Arable	4.867
5	1514	Three Acres	Arable	4.003
6	1515	Two Acres	Pasture	2.733
34	1521	Briney	Arable	3.697
35	1523	Broadmead	Water Meadow	4.728
37	1536	Three Meads	Water Meadow	8.012
38	1507/1508	Honey Piece	Pasture & Arable	3.793
36	1522	Claylands	Arable	6.242
55	1564	-	Orchard	0.453
57	1565	-	Garden Plot	0.267
59	1566	Marsh	Arable	4.650
60	1567/1568	Croft & Little Field	Pasture	4.400
63	1576	Arrishes	Meadow	4.447
64	1575pt	-	Pasture	0.882
65	1569	Fields	Meadow	4.023
66	1577	Barns & Hurdle Close	Pasture	5.420
67	1574	West Meadow	Pasture	1.904
69	1578pt	Home Orchard	Orchard	0.684
71	1578pt	Home Orchard	Orchard	0.541
72	1579	-	Garden & Nursery	0.740
68	1572	Long Orchard	Orchard	1.944
28	1570/1571	-	Garden	0.713
			Total	109.449

The House and Buildings only are temporarily let to Mr George Retter from Michaelmas, 1916 until Lady Day, 1917 at a Rent of £12 10s 0d for that period. The rest of the Lot is in hand, but the Vendor reserves the right pending the Sale to temporarily let the Grass Lands, in which case the Purchaser will have the benefit of any such tenancies as may be entered into. The estimated Rental Value of the farm is £110 per annum.

Outgoings: Apportioned Tithe £20 6s 2d. Value for 1916 about £16 17s 8d
 Apportioned Land Tax £3 14s 6d

The Timber is valued at £113 6s 9d.

LOT 25 - Second auction sale

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreeage
61	1591/1592		Lower Hen Close or Ridge Close	Arable 2.763

108	1589/1590	Higher Hen Close or Stable Close	Arable	3.489
114	1593	Three Acres	Arable	3.124
116	1556	Higher Beer	Arable	4.731
117	1555	Middle Beer	Arable	4.559
125	1554	Higher Beers	Pasture	4.837
121	1547	Lower Beer	Pasture	6.222
124	1548	Lower Beers	Pasture	3.169
			Total	32.894

The five plots of arable land are recorded as being "Grassed Down".

The Lands are in hand, but the Vendor reserves the right pending the sale to temporarily let them, in which case the Purchaser will have the benefit of the Tenancy. The estimated Rental Value is £33 per annum.

Outgoings: Apportioned Tithe £5 10s 8d. Value for 1916 about £4 12s 0d
 Apportioned Land Tax £1 10s 0d

The Timber is valued at £10 3s 0d.

LOT 56 - HARES FARM (Coloured Blue on Plan No. 4)

Parish of Membury

THE DESIRABLE FREEHOLD MIXED FARM known as HARES FARM at CRAWLEY within five miles of Chard, seven miles of Axminster and nine miles of Honiton and containing about 125A 0R 3P.

THE FARM HOUSE contains Four Good Bed Rooms, Two Sitting Rooms, Good Kitchen, Stone Dairy, Wash House, &c.

THE OUTBUILDINGS consist of Pound House, Cider Store, Granary, Two Good Pigstyes, Trap House, Sheds for seven Calves, Barn, Wagon House, stone-built and tiled Range of Stalls for fourteen Cows, brick and slated Stabling for four Horses and Rick Yard.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
81	1636/1637/1637		apt House, Buildings & Garden	1.087
83	1635/1637		apt - Orchard	1.213
96	1635		pt - Pasture	0.198
82	1637	1639	apt/1639 Ham Field	5.347
84	1638		Great Close	4.358
85	1642		Higher Cleeve	5.722
20	1643		Lower Cleeve	4.931
19	1644		Cleve Wood	0.951
87	1640		Verne Great	2.089
80		70/71	Common Land	2.721
97		72	Common Land	3.502
94	1634		Ham Field	3.000
89	1633		Slades	7.170

90	1632	Slades	Pasture	5.536
95	1625	Long Close	Pasture	6.314
129	1624	Wood Pastures	Pasture	6.344
93	1626	Galling & Plot	Pasture	1.769
92	1628	Horse Close	Pasture	4.245
91	1629	Six Acres	Pasture	6.082
130	1630/1631	Hilly Close	Pasture	3.782
138	1620	Higher Broom Close	Pasture	8.113
137	1621	Lower Broom Close	Arable	5.565
136	1622/1627	Higher & Lower Three Acres	Pasture	7.217
135	1623	Six Acres	Arable	5.869
142		78 Common Land	Pasture	1.681
139	1619	Seven Acres	Arable	7.638
143		77 Common Land	Arable	2.729
140		79/80 Common Land	Arable	7.216
134pt		73 Common Lane	Rough Pasture	2.630
Total				125.019

Plot 134 (part) is in hand and is of the Estimated Rental Value of £2 15 0
The remaining lands are let with others to Mrs. Bond on an
Annual Michaelmas Tenancy expiring at Michaelmas, 1916,
at an Apportioned Rent of £103 0 0

Total Rents £105 15 0

Outgoings: Apportioned Tithe £15 12s 0d. Value for 1915 about £12 0s 5d
Apportioned Land Tax £4 1s 6d

The Timber is valued at £74 2s 0d.

The Purchaser will be required to erect to the satisfaction of the Vendor's Surveyor and maintain a Fence on Enclosure No. 134 between the points marked A and B on the Plan.

NOTES: Prior to the sale of the Chardstock Estate plot 134 (part) formed part of Crawley Farm, while plot 43, previously part of Hares Farm, was sold separately as Lot 58.

Hares Farm did not sell at the first auction being withdrawn with the highest bid at £2300. It was then offered for sale at the second auction on 25.10.1916 as Lot 24, when it was acquired by Fred Bailey with a completion date of 6.12.1916.

LOT 57 - STEVENS FARM (Coloured Yellow on Plan No. 4) Parish of Membury

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £65 per annum AND TO THE FISHING RIGHTS IN THE RIVER YARTY secured upon the Lifehold Tenement known as "Stevens" and consisting of A CAPITAL DAIRY FARM known as STEVENS FARM situate near to Crawley Bridge, at Crawley, and extending to 43A 0R 25P.

THE PICTURESQUE FARM HOUSE is built of stone with thatched roof and contains: Two Good Living Rooms, Kitchen, Dairy and Wash House. Upstairs are Three Bed Rooms and

Lumber Room.

THE FARM BUILDINGS comprise timber and tiled Piggery, Range of Stalls for twenty cows, Forage Store, Stable, Poultry House and Rick Yard.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
46	1539		House, Buildings & Garden	0.559
45	1540	-	Orchard	0.639
49	1538	-	Orchard	1.933
48	1543		Shutt Close	Pasture 1.867
47	1544		Toms Close	Pasture 3.837
44	1542		The Mead	Pasture 6.943
119	1545		Green Close	Pasture 4.154
120	1546		Acre Plot	Pasture 1.390
52	1561pt		Rag	Accommodation road 0.554
53	1561pt		Rag	Pasture 2.943
58	1559/1560		Lane Close	Pasture 6.670
118	1558		Four Acres	Pasture 3.767
115	1557		Burnpeat	Pasture 1.965
134pt		74	Common Land	Rough Pasture 5.937
Total				43.158

Previously Copyhold Agreements No 152, by 1916 the holding was referred to as a Lifehold Tenure held by Mr John Wale of Crawley, Wambrook and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
John Wale	67	11s 1½d	Best Goods
William Wale	65		

The Lifeholder pays Tithe and Land Tax.

NOTE: Stevens Farm was not sold at the first auction sale being withdrawn after a final bid of £440. It then passed to Mr Snell of Axminster for £400, who was presumably acting as an agent, because the legal documents record the new owner as John Wale with a completion date of 2.3.1916.

LOT 58 (Coloured Pink on Plan No. 4)

Parish of Membury

THE VALUABLE ENCLOSURE OF FREEHOLD MEADOW LAND including the Fishing Rights in the River Yarty at Crawley Bridge and containing an area of 4A 2R 38P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
43	1540a	Crawley Common Meadow	Meadow 4.735

Let with other lands to Mrs. Bond on an Annual Michaelmas Tenancy expiring at

Michaelmas, 1916 at an Apportioned Rent of £7 per annum.

Outgoings: Apportioned Tithe £1 0s 8d. Value for 1915 about 15s 11d
 Apportioned Land Tax 5s 0d

The Timber is valued at £2 5s 0d.

With this Lot is sold half the Bed of, and the half Water Fishing Rights in the River where the land fronts the Water on the one side only.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Hares Farm.

Lot 58 was acquired at the first auction sale by Francis Parris for £130 (plus timber valued at £2 5s 0d). Completion date 29.2.1916.

LOT 59 - GILLETTS FARM (Coloured Purple on Plan No. 4) Parish of Membury

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £130 per annum AND TO THE FISHING RIGHTS IN THE RIVER YARTY secured upon the Lifehold Tenement known as "Gilletts" consisting of the Excellent Mixed Farm known as GILLETTS FARM at Crawley and extending to about 105A 2R 37P.

THE FARM HOUSE is built of Stone with Thatched Roof and contains Large Sitting Room, Good Kitchen, Dairy and Separating House, Wash House and Wood House. Upstairs are Four Good Bed Rooms, Cheese Room and a Store Room.

THE FARM BUILDINGS comprise Cider Store and Pound House, Piggery and Cart Shed, Range of Stalls for sixteen cows, Granary, Three Stall Stable and Wagon Shed, Rick Yard, &c. Excellent Cottage with two rooms.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
110	1598		House, Buildings & Garden		0.810
109	1597		Orchard West of House	Orchard	1.223
126	1596		Meadow West of House	Pasture	4.282
161	1553		Furze Close	Pasture	5.547
164	1550		Havelake	Pasture	4.567
131	1549		Batlam Meadow End of Alder	Pasture	4.867
122	1549b	-	-	Plantation	0.245
160	1551/1552		Pit Close	Pasture	4.509
157	1601		Whitemoor	Pasture	5.651
132	1600		Middle & Higher Moor	Pasture	4.013
127	1599	-	-	Orchard	0.782
128	1605		Littlefield	Meadow	3.441
153	1604		Moor	Pasture	1.076
154	1602/1603	-	-	Copse	1.848
106	1587		Ladder Style	Meadow	7.707
151	1608		Broom Close	Arable	3.545
152	1609		Little Four Acres	Arable	3.844
150	1610	-	-	Copse	1.717

148	1612	Plots	Pasture	0.261
149	1611	Plots	Pasture	0.538
147	1613	Plots	Arable	3.550
146	-	-	Accommodation Road	0.449
133	1607	Brimland	Pasture	6.198
100	1606	Brimland	Arable	4.647
145	1614	Great Two Acres in two parts	Pasture	3.988
205	1615	Wall Crate	Pasture	4.989
204	1616	Great Acre	Pasture	1.710
144		75pt/76pt Common Land	Arable	8.156
209		75pt/76pt Common Land	Arable	5.453
210		81 Common Land	Arable	6.120
			Total	105.733

Previously Copyhold Agreements Nos. 150 and 151, by 1916 the holding was referred to as a Lifehold Tenure held by Mr John Wale and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
John Wale	67	5s 7d	Best Goods
William Wale	65		
Robert Wale	63		

The Lifeholder pays Tithe and Land Tax.

NOTES. This holding formerly comprised Copyhold Agreements Nos. 150 and 151, both called Gilletts. The sale catalogue presents the holding as a single entity held by John Wale, whereas the legal documents relating to the sale record Copyhold No. 150 as being for the lives of William Wale and Robert Wale and Copyhold No.151 the lives of John Wale, William Wale and Robert Wale. The legal documents also records both Copyholds as being held by Robert Wale of Pitminster Farm, Taunton, Somerset.

Gilletts Farm was sold at the first auction sale for £650 to Mr Snell of Axminster, who was presumably acting as an agent, because the legal documents record the new owner as Robert Wale with a completion date of 10.3.1916.

LOT 60 (Coloured Red on Plan No. 4)

Parish of Membury

THE FREEHOLD ENCLOSURE OF PASTURE LAND adjoining the old Crawley Iron Foundry containing about 2R 16P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
101	1586	-	Pasture 0.600

Let to Mr. James Bonfield at a Rent of £1 per annum.

Outgoings: Apportioned Tithe 2s 8d. Value for 1915 about 2s 0d

The Landlord pays Rates.

NOTE: Lot 60 did not sell at the first auction being withdrawn with the final bid being £16. It was subsequently acquired by James Bonfield with a completion date of 20.5.1916.

LOT 61 (Coloured Pink on Plan No. 4)

Parish of Membury

THE USEFUL ENCLOSURE OF FREEHOLD ARABLE LAND triangular in shape with a good frontage to Mounter's Hill and a return frontage to Money Pit Lane, at Crawley, containing about 7A 1R 19P

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
212		82	Common Land	Arable	7.367

This Lot is in hand, but is of the estimated Rental Value of £7 per annum.

Free of Tithe and Land Tax.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Crawley Farm.

Lot 61 was acquired at the first auction by John Henry Cole for £105. Completion date 29.2.1916.

END OF FIRST DAY'S SALE

SECOND DAY'S SALE

TUESDAY, NOVEMBER 23rd, 1915 AT 1.30 P.M. PRECISELY

LOT 62 - BEWLEY FARM (Coloured Pink on Plan No. 3)

THE DESIRABLE FREEHOLD MIXED FARM known as BEWLEY FARM with capital road frontage to the Half Moon and situate about five and a half miles from Axminster containing about 267A 1R 24P.

THE FARM HOUSE is built of stone with thatched roof and contains: Five Bed Rooms, Good Sitting Room, Kitchen, Dairy, Wash House and Back Kitchen.

THE FARM BUILDINGS comprise: Stabling for four horses, Range of Cow Stalls for

eighteen cows, Granary and Loft over, Calves House, Wagon Shed, Cider House with Loft over and Two Cart Sheds.

DAIRYMAN'S COTTAGE of Fours Rooms and Dairy.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
403	14/15		House, Buildings, Dairy & Garden	1.968
402	10		Little Cleeve Wood	2.190
401	13pt	-	Pasture	2.962
400	13pt	-	Orchard	1.375
399	13pt		Bewley House Mead	0.477
398	12		Ford Meadow	6.704
396	11		Hanging Balch	4.758
397	1pt		Great Balch	16.665
386	1pt		Great Balch	2.734
385	1pt		Part of Great Balch	2.306
384	1a		Part of Bewley Balch	3.579
382	2		Yonder Barns Close	5.145
383	3		Barns Close	6.645
387	6/7		Honey Close	5.896
388	5		Long Barns or Higher Six Acres	5.554
381	4		Thistley Close	8.615
379	20		Hill Close	9.641
389	19		Seedy Close	6.115
394	8		Middle Six Acres	6.229
395	9		Whiteclose	7.813
390	18		Little Mead	5.322
392	17		Six Acres	6.455
393	16		Barley Eddish	4.081
404	24		Bottom Mead	5.371
391	23		Peas Close	5.736
378	21		Barley Close	6.284
377	22		Eight Acres	9.949
376	26		Binneys Moor or Spring Moor	4.893
409	27pt		Rough Moor	4.241
408	28pt		Rough Moor	0.533
410	28pt		Rough Moor	2.916
411	27pt		Rough Moor	1.695
407	25		Salt Close	4.627
406	29/30pt		Rough Moor	9.586
412	27pt		Rough Moor	5.298
501	30pt		Rough Moor	11.637
380		83/86pt	Rough Moor	19.493
375		86pt/88pt	Rough Moor	33.477
413	32	88pt	Little Broad Crate	11.837
374	33pt		Great Broad Crate	6.601
Total				267.403

Let with other lands to Mr. F. Bond at an Apportioned Rent of £128 10s 0d per annum.

The Shooting is estimated to be worth £10 per annum.

Outgoings: Apportioned Tithe £25 4s 6d. Value for 1915 about £19 8s 9d
Free of Land Tax

The Timber is valued at £150 8s 0d.

NOTES: Prior to the Estate sale Bewley Farm was reduced slightly in size from 269.370 to 267.403 acres by plot 294 being offered for auction as separate Lot 67.

Bewley Farm did not sell at the first auction being withdrawn with the highest bid at £3300. It was offered again for sale at the second auction on 25.10.1916 as Lot 19, when it was sold to John Gerry with a completion date of 28.5.1917.

LOT 63 - SYCAMORE (Coloured Purple on Plan No. 3)

A USEFUL AGRICULTURAL HOLDING known as SYCAMORE situate at Bewley within four miles of Chard and five miles of Axminster containing about 15A 3R 28P.

There is a COTTAGE on the Holding (occupied by Mrs. Hunt), containing four rooms with Garden and Orchard.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
335pt	52		Cottage & Garden	0.400
335pt	53		Small Orchard	0.087
321	69pt/70pt		Nursery	0.628
320	69pt/70pt/75		Pasture	2.816
325	65/66/67		Meadow & Road	0.832
324	-		Pasture	0.212
334	56		Pasture	0.463
331pt	57/59/60		Pasture	0.625
332	62		Orchard	1.036
326	64		Orchard	0.967
327	63/79/80		Orchard & Pasture	1.675
319	76/77/78/81/82		Orchard & Pasture	1.591
318	86/87/88		Orchard	0.605
317	84/85		Orchard	0.625
314pt	98/100		Garden & Orchard	0.256
315	101pt		Pasture	2.071
308	102		Pasture	0.448
307	101pt		Nursery	0.360
313pt	71/72		Linhay & Gardens	0.231
			Total	15.928

Plot 335 part is let to Mrs. Mary Hunt at a Rent of per annum
(Landlord paying Rates)

£4 0 0

Plot 314 part is let upon an Annual Michaelmas Tenancy to

Mrs. Charlotte Coombes at a Rental of per annum	£1 0 0
The remaining lands are let with others to Mr. John Spiller at an Apportioned Rent of per annum	£24 12 6
Total Rents	£29 12 6

Outgoings: Apportioned Tithe £4 9s 4d. Value for 1915 about £3 8s 10d
Free of Land Tax

The Timber is valued at £16 11s 6d.

NOTES: Prior to the sale of the Chardstock Estate sale Sycamore comprised 50.954 acres of lands only without a dwelling house. The sale reduced the lands to 15.928 acres, but added a cottage to produce a small agricultural holding. It gained plots 314 part and 335 part and lost plots 293, 295, 296 and 297 (total 19.403 acres) auctioned separately as part of Lot 67 and plots 288 part, 299, 300 and 301 (total 16.366 acres) auctioned separately as Lot 68.

Sycamore was not sold at the first auction sale being withdrawn after a final bid of £400. It then passed to Mr Snell of Axminster for £425 (plus timber valued at £16 11s 6d), who was presumably acting as an agent, because the legal documents record the new owner as Thomas Deane Eames with a completion date of 20.5.1916.

LOT 64 - MIDDLE RIDGE (Coloured Brown on Plan No. 3)

THE WELL-BUILT DOUBLE-FRONTED FREEHOLD HOUSE known as MIDDLE RIDGE occupying a fine position looking almost due South and commanding beautiful views over the surrounding country, together with Orchard, Pasture Land and Nurseries extending in all to about 10A 1R 2P.

THE HOUSE is stone built and slated and contains: On the Ground Floor - Two Excellent Sitting Rooms, Large Kitchen, Dairy and Wash House. On the First Floor - Four Bed Rooms. Outside are a Wood Store (formerly Stable), Two large Out Houses, small Cart Shed, Cyder Cellar &c.

THE RESIDENCE is approached from Narford's Lane, near to Cotley Wash, and is situate about three and a half miles from Chard.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
354	1265		House, Buildings & Garden	0.385
353	1266	-	Orchard	1.193
357pt	1267	-	Pasture	0.486
358	1268		Ridge Hay	0.729
355	1263/1264	-	Meadow	1.414
356		109pt/110	Common Land	3.391
247		109pt	Common Land	0.328
249		108pt	Common Land	0.907
251		108pt	Common Land	0.546

197pt	1224/1225	Part of Balch	Plantation & Pasture	0.887
			Total	10.266

Let with other lands to Mr. William Wale at an Apportioned Rent of £25 per annum.

Outgoings: Apportioned Tithe £1 8s 8d. Value for 1915 about £1 2s 1d
 Apportioned Land Tax £1 2s 6d

The Timber is valued at £13 17s 6d.

The Purchaser will be required to erect to the satisfaction of the Vendor's Surveyor, and maintain a fence between the points marked A and B on lan No. 3.

NOTES: Prior to the sale of the Chardstock Estate Middle Ridge was a mixed farm of 43.222 acres, whereas the sale catalogue clearly presented the holding as a "Gentleman's Country Estate". The reduction in acreage was achieved as shown below:

*Plots 151, 154 and 155 were transferred to Ridge Hill Farm (Lot 65)
 Plots 133, 644 and 708 were transferred to Mill House Farm (Lot 77)
 Plots 162 and 165 were auctioned separately as Lot 78.
 Plots 62, 63 and 64 were auctioned separately as part of Lot 79.
 Plots 717 and 718 were auctioned separately as Lot 83.
 Plots 627 and 629 were auctioned separately as Lot 84.
 Plot 455 was auctioned separately as Lot 136.*

Middle Ridge was sold at the first auction sale to the tenant Mr William Wale for £475 (plus timber valued at £13 17s 6d), who was presumably acting as an agent, because the legal documents record the new owner as Thomas Deane Eames with a completion date of 20.5.1916.

LOT 65 - RIDGE HILL FARM (Coloured Yellow on Plan No. 3)

THE CAPITAL FREEHOLD DAIRY AND STOCK FARM known as RIDGE HILL FARM situate at Ridge Hill within four miles of Chard and containing about 56A 3R 38P.

THE FARM HOUSE is built of stone with tiled roof and contains: Sitting Room, Kitchen and Dairy. Upstairs are Three Bed Rooms and Loft.

THE FARM BUILDINGS include a Triple Wagon Shed, Piggery, Cider Cellar, Stabling for three horses, Barn, Range of Cow Stalls and Rick Yard.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
239	1286	House, Buildings & Garden	0.603
248	1285	Jeffreys Croft	Meadow 1.069
238	1284	Venice Mead	Meadow 3.289
205	1283	Venice Mead	Pasture 3.448

237	1282	Venice Mead	Meadow	2.682
236	1281	Barns Close	Pasture	3.178
241	1286pt/1287	Barns Close	Orchard	1.880
234	1294	Three Acres	Arable	3.021
233	1296	Rough Close	Meadow	3.739
235	1280	Five Acres	Arable	4.475
206	1276	Langdons	Arable	5.618
207	1277	Two Acres	Arable	1.631
208	1279	Pool Close	Arable	1.979
209	1297	Arthurs Ground	Pasture	6.314
63	1278	Gate Close	Pasture	6.602
151	1275	Huntley Plot	Pasture	1.339
154	1272	Arable Leasehold	Arable	3.750
204	1270	Little Field	Pasture	1.412
155	1251	Pasture Leasehold (Corner)	Pasture	0.962
Total				56.991

Plots 151, 154 and 155 are let with other lands to Mr. William Wale at an Apportioned Rent of per annum	£5 0 0
The remaining lands are let with others to Mr. John Grabham at an Apportioned Rent of per annum	£43 2 6
Total Rents	£48 2 6

Outgoings: Apportioned Tithe £12 14s 4d. Value for 1915 about 9 7s 6d
 Apportioned Land Tax £2 9s 6d

The Timber is valued at £6 11s 6d.

NOTES: Ridge Hill Farm was considerably altered by the Estate sale process. It had previously been a holding of 119.589 acres with John Grabham as Tenant. At the time of the sale it was reduced to 56.991 acres by the addition of plots 151, 154 and 155 from Middle Ridge Farm and the loss of the six plots shown below:

*Plots 289, 290 and 291 were auctioned as Lot 66
Plots 262, 264 and 338 were auctioned as Lot 72*

Ridge Hill Farm did not sell at the first auction being withdrawn with the highest bid at £1000. It was then offered for sale as Lot 20 at the second auction on 25.10.1916 as shown above, but with the addition of the eight plots shown below to produce a revised acreage of 77.630.

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
150	1304		Huntley Four Acres	Arable	3.809
137	1303		Marl Pit Close	Arable (grassed)	4.766
257		109pt	Common Land	Pasture	0.559
258		103pt	Common Land	Pasture	0.511
263		104	Common Land	Pasture	0.979
62	1298		Little Huntley	Pasture	2.263
64	1299		Great Huntley	Pasture	6.984
68	1299a		Part Great Huntley	Pasture	0.768

Ridge Hill Farm Revised Total 77.630

Plots 150 and 137 had been offered as part of Lot 79 at the first auction sale and were "In hand" at the time of the second auction.

Plots 257, 258 and 263 were previously part of Copyhold Agreement No. 80, known as Larcombe and were part of Lot 81 in the first auction sale as a Lifehold Tenement secured against the life of Henry Edward England. Presumably he died between the first and second auctions, resulting in the Copyhold Agreement being terminated and the land becoming available for sale freehold. At the time of the second auction these plots were let, with Cadlewood Farm, to Mr French upon an annual Lady Day Tenancy at an Apportioned Rent of £2 per annum.

Plots 62, 64 and 68 were previously part of Middle Ridge Farm, but at the first auction they were offered for sale as part of separate Lot 79. At the time of the second auction they were let to Mr William Wale until Lady Day 1917.

Ridge Hill Farm was sold, in final form, to Frederick James Coates with a completion date of 12.12.1917.

LOT 66 (Coloured Dark Green on Plan No. 3)

THREE USEFUL ENCLOSURES OF FREEHOLD ROUGH PASTURE LAND situate at Bewley with long frontage to The Half Moon Lane containing about 58A 3R 5P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
291		84/85/87pt	Common Land	Rough Pasture	9.454
290		87pt	Common Land	Rough Pasture	18.824
289		87pt	Common Land	Rough Pasture	30.501
				Total	58.779

Let with other lands to Mr. J. Grabham at an Apportioned Rent of £14 per annum.

The Shooting is estimated to be worth £5 per annum.

Free of Tithe and Land Tax.

NOTES: Prior to the sale of the Chardstock Estate these plots formed part of Ridge Hill Farm.

Lot 66 did not sell at the first auction being withdrawn with the highest bid at £480. It was then combined with Lot 67 from the first auction, which also had not sold, and offered as Lot 21 at the second auction on 25.10.1916. It was then acquired by Thomas Deane Eames with a completion date of 12.11.1916.

LOT 67 (Coloured Yellow on Plan No. 3)

FIVE USEFUL ENCLOSURES OF FREEHOLD LAND situate on Bewley Down and adjoining the previous Lot containing about 21A 1R 19P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
294	33pt		Great Broad Crate	Arable	1.967
293		87pt	Common Land	Pasture	5.486
295		87pt/98pt	Common Land	Pasture	3.723
296		98pt	Common Land	Pasture	2.675
297		87pt	Common Land	Rough Pasture	7.519
				Total	21.370

Plot 294 is let with other lands to Mr. F. Bond

at an Apportioned Rent of per annum

£1 10 0

The remaining lands are let with others to Mr. John Spiller

at an Apportioned Rent of per annum

£7 15 0

Total Rents

£9 5 0

Outgoings:

Apportioned Tithe 6s 8d. Value for 1915 about 5s 2d

Free of Land Tax.

NOTES: Prior to the sale of the Chardstock Estate sale plot 294 was part of Bewley Farm and plots 293, 295, 296 and 297 part of Sycamore.

Lot 67 did not sell at the first auction being withdrawn with the highest bid at £195. It was then combined with Lot 66 from the first auction, which also had not sold, and offered as Lot 21 at the second auction on 25.10.1916. It was then acquired by Thomas Deane Eames with a completion date of 12.11.1916.

LOT 68 (Coloured Light Blue on Plan No. 3)

THE FREEHOLD PASTURE LAND together with a GARDEN PLOT and SMALL NURSERY ENCLOSURE situate on Bewley Down with two road frontages and adjoining the previous lot containing about 16A 1R 34P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
299		99pt	Common Land	Pasture	6.185
300		99pt	Common Land	Rough Pasture	9.686
288pt	40	-	-	Garden	0.212
301		99pt	Common Land	Nursery	0.283
				Total	16.466

Let with other lands to Mr. John Spiller at an Apportioned Rent of £6 2s 6d per annum.

Free of Tithe and Land Tax.

A right of way for all purposes is reserved over this Lot to the Purchaser or Occupier of Lot 69.

NOTES: Prior to the sale of the Chardstock Estate these plots were part of Sycamore.

Lot 68 did not sell at the first auction being withdrawn with the highest bid at £125. It was subsequently acquired by Albert George Beasley with a completion date of 20.6.1916

LOT 69 (Coloured Red on Plan No. 3)

AN EXCELLENT FREEHOLD GARDEN AND ORCHARD situate on Bewley Down adjoining the previous lot and containing about 2R 19P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
303pt	105/106	- Garden & Orchard	0.621

Let to Miss. M. Barrett at a Rent of £1 10s 0d per annum.

Outgoings: Apportioned Tithe 2s 10d. Value for 1915 about 2s 2d
Landlord pays Rates

This Lot is sold with the benefit of the right of way referred to in Lot 68.

NOTE: Lot 69 was acquired at the first auction sale for £20 by Albert George Beasley of Axminster. Completion date 20.6.1916

LOT 70 (Coloured Dark Blue on Plan No. 3)

A CAPITAL FREEHOLD GARDEN AND ORCHARD situate near Cotley Wash, at Ridge, containing about 3R 30P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
272	47/49	- Garden & Orchard	0.937

Let to Mr. John Hunt upon an Annual Michaelmas Tenancy at a Rent of £2 per annum.

Outgoings: Apportioned Tithe 7s 4d. Value for 1915 about 5s 8d
Landlord pays Rates

NOTE: Lot 70 was acquired at the first auction sale for £25 by Walter Charles Hunt.

Completion date of 20.5.1916.

LOT 71 (Coloured Red on Plan No. 3)

A FREEHOLD GARDEN PLOT close to Cotley Wash, at Ridge, and containing about 1R 3P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
322pt	51pt	- Garden	0.269

Let to Mr. Chubb upon an Annual Michaelmas Tenancy at a Rent of 10s per annum

Landlord pays Rates.

NOTE: Lot 71 was acquired prior to the first auction sale for £12 by Mr Chubb. The legal documents record the new owner as Mrs. Alice Mary Chubb with a completion date of 3.3.1916.

LOT 72 (Coloured Pink on Plan No. 3)

A FREEHOLD ENCLOSURE OF ROUGH PASTURE LAND together with TWO SMALL NURSERY ENCLOSURES situate at Cotley Wash, at Ridge, and containing about 9A 3R 19P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
264		101pt	Common Land Nursery	0.362
262		101pt/105	Common Land Rough Pasture	9.169
338		101pt	Common Land Nursery	0.339
			Total	9.870

Let with other lands to Mr. John Grabham at an Apportioned Rent of £2 17s 6d per annum

Free of Tithe and Land Tax.

NOTES: Prior to the sale of the Chardstock Estate these plots formed part of Ridge Hill Farm.

Lot 72 was sold at the first auction sale for £100 to Mr Snell of Axminster, who was presumably acting as an agent, because the legal documents record the new owner as Thomas Deane Eames with a completion date of 20.5.1916.

LOT 73 - LOWER RIDGE FARM (Coloured Green on Plan No. 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £185 per annum secured upon the Lifehold Tenement known as LOWER RIDGE FARM situate on a good road at Ridge Hill, within three and a half miles of Chard and easy access to Axminster and extending to about 186A 2R 28P.

THE PICTURESQUE FARM HOUSE is of an Old-World Style, with stone mullioned windows, well built with thatched roof and contains On the Ground Floor - Entrance Porch, One Large Sitting Room, Smaller ditto, Large Kitchen, Two Pantries, Milk House, Cellar, Wash House and Separating House. Upstairs are Five Bed Rooms and Two Box Rooms.

THE FARM BUILDINGS comprise Large Wagon Shed, Three Stables for seven horses, Harness Room, Two Lofts, Cart Shed, Carpenter's Shed, Two Large Barns, Engine House, Poultry House, Cyder House, Wood Shed, Dip House, Range of Calves' Stalls for seven, Two Ranges of Piggeries, Root House, Range of Stalls for twelve cows, Two Dairies, Pound House, Cyder Store with Loft over. Outside Larder, etc.

There are THREE COTTAGES ON THE FARM, each containing Four Rooms.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
352	1257		Farm House & Buildings		1.133
360	1253		Great Orchard	Orchard	5.519
362	1254		Aller Coppice	Pasture	0.963
363	1255		Cox Moor	Pasture	1.890
351	1256		Willis	Pasture	2.385
350	1258		Great Meadow	Meadow	4.120
348	1260		Great Woods	Meadow	4.152
346	1261pt		Wood Grove	Arable	1.710
347	1261pt	107pt	Common Land (part)	Pasture	3.541
260		107pt	Common Land	Pasture	1.342
349	1259		Long Meadow	Meadow	2.888
200		111pt	Common Land	Copse	1.530
199		111pt	Common Land	Rough Pasture	5.090
635		111pt	Common Land	Rough Pasture	0.819
198		111pt	Common Land	Rough Pasture	5.461
639pt		111pt	Common Land	Garden Plot	0.187
203	1269		Broad shells	Meadow	4.645
202	1252		Dame Shells	Pasture	4.909
158	1226		Lewis Thorn	Pasture	5.356
156	1249/1250		Hither 3 Acres & Down	Arable	10.007
153	1273		Six Acres	Arable	6.213
148	1274		Heath	Arable	4.250
146	1248		Middle 3 Acres	Meadow	3.251
145	1247		Yonder 3 Acres	Arable	3.438
164	1239		Bottom Close	Meadow	3.594
196	1230		Home Close	Pasture & Arable	7.961
197pt	1227		Brockfield Close	Pasture	5.394
143	1312		Coxes Close	Arable	4.584
135	1310		Corners Ground	Arable	7.555
174	1321		Easter Way	Pasture	3.386
130	1316		Scores	Pasture	0.328
171	1324		Broom Close	Pasture	1.341

169	1236	Lancets	Pasture	3.616
170	1234	Canterbury Cottage & Garden		0.349
636	1228	Cratock Hill	Arable	6.875
637	1231/1231a	Cottage, Garden & Orchard		0.870
646	1209	Moor	Pasture	3.423
641	1210/1211	Cottage, Garden & Orchard		0.941
642	1212	Oat Errish	Pasture	3.336
643	1213/1214	Cleaves	Water Meadow	3.815
275		100pt Common Land	Pasture	0.858
274		100pt Common Land	Pasture	2.862
302		100pt Common Land	Rough Pasture	25.355
303pt		100pt Common Land	Nursery	0.325
273		100pt Common Land	Pasture	12.652
337		100pt Common Land	Pasture	1.572
			Total	185.791

Lower Ridge Farm comprised seven former Copyhold Agreements Nos. 83 to 89, known as Ridge, Hook, Cake's, Ransom's, Coleman's, Cox's Close and Hook Hill and all held by William Wale of Ridge, Wambrook. By 1916 the holding was referred to as a Lifehold Tenure, subject to the Lives, Heriots and Quit Rents as per following:

Lives	Ages in 1915	Quit Rent	Heriot
Richard Hecks	66	£1 17s 2d	(A)
William Wale	66		

(A) The Heriot is recorded as "1/6 on part and remainder Heriotable".

The Lifeholder pays Tithe and Land Tax.

NOTES: The sale catalogue records Lower Ridge Farm as 186A 2R 28P in the overall description of the farm and as 185.791 acres in the accompanying schedule, whereas the legal documents relating to the sale quote the farm as 185.747 acres. The discrepancy between the latter two figures is caused by plot 303 (part) being recorded as 0.325 acres in the sale catalogue and 0.281 acres in the legal documents.

Lower Ridge Farm did not sell at the first auction being withdrawn with the highest bid at £1300. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to William Wale with a completion date of 15.6.1918.

LOT 74 - TENEMENT AT HOOK (Coloured Purple on Plan No. 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £19 10s 0d per annum secured upon the Lifehold Tenement known as TENEMENT AT HOOK consisting of Three Enclosures of Meadow Land, situate at Hook, and containing about 14A 0R 4P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
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195	1232	Higher & Lower Mead & Little Plot	Meadow	10.841
647	1208	Moore Meadow West	Meadow	1.514
648	1207	Moore Meadow East	Meadow	1.670
			Total	14.025

Previously Copyhold Agreement No. 91 called "Tenement at Hook", by 1916 the holding was referred to as a Lifehold Tenure held by Mr. Isaac Pryer of Luzon, Rossmore Avenue, Parkstone, Poole, Dorset and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Richard Thomas Deane	56	6s 2d	Heriotable
Frederick George Hecks	56		
Richard Windham Scott	58		
Isaac Pryer	49		

The Lifeholder pays Tithe and Land Tax.

NOTE: Lot 74 did not sell at the first auction. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Tenement at Hook was part.

LOT 75 - HOOK FARM (Coloured Red on Plan No. 3)

THE DESIRABLE FREEHOLD MIXED FARM known as HOOK FARM situate at Hook within a mile of the village of Chardstock and about three and a half miles from Chard containing about 69A 3R 28P.

THE FARM HOUSE is built of stone with thatched roof and contains Three Bed Rooms, Sitting Room, Kitchen, Cheese Room and Dairy.

THE FARM BUILDINGS include Ranges of Stalls for thirteen cows, Barn, Cider Store, Piggery, Four Stall Stable with loft over and Large Wagon Shed.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage	
656	1204/1205	House, Buildings & Higher Orchard	1.752	
654	1206	Home Meadow & Stable	Buildings & Water Meadow	2.887
655	1203	Long Orchard	Orchard	0.501
193	1233pt	Yearlings Mead	Meadow	0.837
194	1235/1233pt	Canterbury Close & Yearlings Mead	Meadow	5.908
172	1323	Three Corner Close	Pasture	0.697
168	1242	Six Acres	Arable	6.404
167	1243/1244	Lower Sopers	Pasture	2.419

144	1245	Higher Sopers	Pasture	1.438
147	1246	L. Close	Meadow	1.811
141	1311	Marks Close	Pasture	1.588
181	1329	Sideling Ground	Pasture	4.719
184	1331	Five Acre Oatley	Pasture	5.749
183	1364/1330pt	Nine Acre Oatley	Pasture	4.683
182	1330pt	Nine Acre Oatley	Pasture	5.301
178	1328	Sideling Ground	Pasture	3.893
190	1327	Barn, Garden & Orchard		0.799
189	1165	Great Acre Oatley	Arable	10.439
188	1164	Eight Acre Oatley	Arable	8.104

Total 69.929

Plots 144 and 167 are let with other lands to Mr. Frank Apsey at an Apportioned Rent of per annum	£3 15 0
The remaining lands are let with others to Mr. John Pym at an Apportioned Rent of per annum	£78 18 0
Total Rents	£82 13 0

Outgoings: Apportioned Tithe £15 13s 6d. Value for 1915 about £12 1s 8d.
Apportioned Land Tax £3 1s 0d.

The Timber is valued at £14 11s 9d.

NOTES: Prior to the sale of the Chardstock Estate Hook Farm covered 81.633 acres. The overall reduction in size was achieved primarily by an exchange of lands with Mill House Farm (Lot 77) as described below:

Plots 144 and 167 transferred from Mill House Farm to Hook Farm.

Plots 131, 645, 649, 650 and 707 transferred from Hook Farm to Mill House Farm.

Plot 758, previously Hook Farm, sold separately as Lot 150.

Hook Farm did not sell at the first auction being withdrawn with the highest bid at £1350. It then had a further loss of land to Mill House Farm, which also had not sold, with 1.800 acres of plot 654 and all of plot 655 being transferred. The revised acreage was 67.628. It was offered as Lot 4 at the second auction on 25.10.1916, when it was acquired by Thomas Deane Eames with a completion date of 12.11.1916.

LOT 76 (Coloured Purple on Plan No. 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £13 per annum secured upon the Lifehold Tenements known as "Simms" and "Coombe Haynes" consisting of Seven Enclosures of Land, two of which are Arable and the remainder Pasture, adjoining Burridge Common and fronting The Half Moon at Bewley, containing about 14A 2R 29P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
S 149	1305		North Mead	Arable	1.901
S 140	1306		Higher Mead	Arable	2.645
S 138	1308		Little Mead	Pasture	1.515
S 139	1307		-	Barn & Yard	0.129
S 136	1309		Higher Close & Lower Mead	Pasture	2.193
H 69	1302		Sheep Field	Pasture & Nursery	2.008
S 500pt		90	Common Land	Rough Pasture	3.675
H 500pt		90	Common Land	Rough Pasture	0.606
Total					14.672

S indicates part of Copyhold Agreement No. 93 called Simms

H indicates part of Copyhold Agreement No. 94 called Coombe Hayes

The Property is held upon Lifehold Tenures by the Trustees of the late Mr. C. L. Webb, subject to the Lives, Heriots and Quit Rents as per following:

Lives	Ages in 1915	Quit Rent	Heriot
SIMMS			
Emma Webb	61	1s 6d	Heriotable
William Beresford Webb	59		
COOMBE HAYNES			
Emma Webb	61	3d	6d
William Beresford Webb	59		

The Lifeholder pays Tithe and Land Tax.

NOTE: Lot 76 was not sold at the first auction sale being withdrawn with the highest bid at £85. It was subsequently acquired by Sir John Towse, John Stanley Towse and William Dommett with a completion date of 29.2.1916.

LOT 77 THE MILL HOUSE FARM (Coloured Brown on Plan No. 3)

THE FERTILE FREEHOLD DAIRY FARM known as THE MILL HOUSE FARM situate at Hook within a mile of the village of Chardstock and about three and a half miles from Chard containing about 28A 0R 36P.

The Creeper Clad Farmhouse is stone built with thatched roof and contains Two Bed Rooms, Living Room and Kitchen combined, Sitting Room, Dairy House, Wash House &c.

The Farm Buildings include Cider Store, Pound House, Carpenter's Shop, Pony Stable, Range of Stalls for seven cows, Piggeries, Trap and Wagon Sheds, &c.

SCHEDULE

O/S No.	Tithe Plan No.	Name & Description		Acreage
658	1202	Grist Mill House & Orchard		0.547
127	1314	Rock Orchard	Orchard	0.429

128	1315	Rock Acre	Meadow	1.110
131	1317	Bradlands Score	Meadow	0.435
132	1318	Lower Honeylands	Meadow	2.289
133	1319	Henley's Acre (Lime Quarry)	Meadow	0.965
134	1313	Higher Honeylands	Meadow	2.064
644	1192	Backmoor	Water Meadow	1.640
645	1190	Lower Stockstyle	Pasture	2.835
649	1193	Aller Moor	Pasture	4.687
650	1194	Sideling Orchard	Orchard	1.243
699	1194a	Turners Close	Meadow	3.214
707	1189	Stockstyle	Pasture	4.502
708(A)	1191	Minsons Mead	Pasture	0.229
709(B)	1187	Bags Close	Meadow	1.640
			Total	28.228

Note (A) Sale catalogue records land as Pasture, whereas the legal documents relating to the Estate sale refer to the plot as a House & Garden.

Note (B) Sale catalogue records acreage as 1.640, legal documents as 2.039.

Plots 131, 645, 649, 650 and 707 are let with other lands to Mr. John Pym at an Apportioned Rent of per annum	£13 17 0
Plots 127, 128, 132, 134, 658 and 699 are let with other lands to Mr. Frank Apsey at an Apportioned Rent of per annum	£20 14 0
Plots 133, 644 and 708 are let with other lands to Mr. William Wale at an Apportioned Rent of per annum	£ 3 18 0
Plot 709 is let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of per annum	£ 0 10 0
Total Rents	£38 19 0

Outgoings: Apportioned Tithe £5 10s 2d Value for 1915 £4 4s 11d
 Apportioned Land Tax £1 12s 0d

The Timber is valued at £11 5s 0d

The Purchaser will be required to erect to the satisfaction of the Vendor's Surveyors, and maintain a fence on plot 133, between the points marked A and B on the Plan.

NOTES: Prior to the Estate sale Mill House Farm covered 21.232 acres. The overall increase in size was achieved by an extensive exchange of lands with other holdings, as described below:

Plots 144 and 167 transferred from Mill House Farm to Hook Farm.

Plot 753 of Mill House Farm sold separately as Lot 160

Plot 500 (part) of Mill House Farm sold separately as Lot 86

Plots 131, 645, 649, 650 and 707 transferred from Hook Farm to Mill House Farm.

Plots 133, 644 and 708 transferred from Middle Ridge Farm to Mill House Farm

Plot 709 transferred from Court Farm to Mill House Farm

Mill House Farm did not sell at the first auction being withdrawn with the highest bid at £650. It then gained a further two plots of land from Hook Farm as shown

below:

654pt	1206	Home Meadow	Water Meadow	1.800
655	1203	Long Orchard	Orchard	0.501
			Revised total	30.529

In final form Mill House Farm was sold by private treaty to Frank Bagwell with a completion date of 22.12.1916.

LOT 78 (Coloured Brown on Plan No. 3)

TWO USEFUL ENCLOSURES OF FREEHOLD PASTURE LAND with frontages to the Home Close Lane leading out of Huntley Lane and Ridge Road at Hook containing about 2A 1R 31P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
162	1238/1238a	Pit Close	Pasture	1.684
165	1240	Rag	Pasture	0.762
			Total	2.446

Let with other lands to Mr. William Wale at an Apportioned Rent of £2 5s 0d per annum.

Outgoings: Apportioned Tithe 8s 4d Value for 1915 6s 5d
 Apportioned Land Tax 1s 6d

NOTES: Prior to the sale of Chardstock Estate these plots were part of Middle Ridge Farm.

Lot 78 did not sell at the first auction being withdrawn with the highest bid at £35. It was subsequently acquired by Anne Maria Bishop with a completion date of 20.5.1916.

LOT 79 (Coloured Blue on Plan No. 3)

FIVE CAPITAL ENCLOSURES OF FREEHOLD LAND (3 of Pasture and 2 of Arable) situate on Huntley Lane at Hook and containing about 18A 2R 14P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
62	1298	Little Huntley	Pasture	2.263
64	1299	Great Huntley	Pasture	6.984
68	1299a	Part Great Huntley	Pasture	0.768
137	1303	Marl Pit Close	Arable	4.766
150	1304	Huntley Four Acres	Arable	3.809

	Total	18.590
Plots 62, 64 and 68 are let with other lands to Mr William Wale at an Apportioned Rent of per annum		£ 9 10 0
Plots 137 and 150 are let to Mr Jeffreys to Lady Day, 1916 at a Rent of per annum		£ 7 0 0
	Total Rents	£16 10 0
Outgoings:	Apportioned Tithe £3 18s 4d Value for 1915 £3 0s 5d	
	Apportioned Land Tax 15s 9d	

NOTES: *Prior to the sale of the Chardstock Estate these plots were part of Middle Ridge Farm.*

Lot 79 did not sell at the first auction being withdrawn with the highest bid at £260. It was then combined with Ridge Hill Farm (Lot 65 first auction) to produce Lot 20 at the second auction on 25.10.1916. Ridge Hill Farm was then sold, in final form, to Frederick James Coates with a completion date of 12.12.1917.

LOT 80 PAPER MILL AT HOOK (Coloured Purple on Plan No. 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £25 per annum secured upon the Lifehold Tenement known as "The Paper Mill at Hook" consisting of THE MILL COTTAGE situate close to Hook and within one mile of the Village of Chardstock, together with ORCHARD AND PASTURE LANDS and containing about 5A 3R 19P.

THE PICTURESQUE COTTAGE is built of stone with tiled roof and contains: On the Ground Floor - Charming Sitting Room, Kitchen and Scullery. Upstairs are Four Bed Rooms. Outside are Wood and Coal Shed, Apple Room, Carpenter's Shop, Two-stall Stable, Coach House, Two Store Houses and Linhay.

THE OLD MILL is still in position.

THE GARDENS are beautifully laid out with lawn and rose pergola and Kitchen Garden and the whole property is of a quaint and old-world description.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
653	1198pt/1199pt		See below	0.487
652	1196/1197		See below	0.547
651	1195		See below	0.783
660	1198pt/1199pt/1201		- Garden & Spinney	0.322
659	1200		- Orchard	1.195
456		122	Common Land Pasture	2.533
			Total	5.867

Note: There is a discrepancy between the sale catalogue and the legal documents

relating to the estate sale concerning plots 653, 652 and 651. The former records 653 as Cottage, Buildings & Garden, 652 as Garden and 651 as Orchard, whereas the latter records 653 as Orchard and 652/651 combined as House, Mill Buildings & Gardens. Both documents agree on the acreage of each plot.

Previously Copyhold Agreement No. 77, by 1916 the holding was referred to as a Lifehold Tenure held by Mr. Edward Eames of Broad Oak, Wambrook and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Marie Deane Eames	51	1s 6d	Heriotable
Sarah Elizabeth Eames	49		
William Deane Eames	48		

The Lifeholder pays Tithe and Land Tax.

NOTE: Lot 80 did not sell at the first auction; no bids being forthcoming. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which The Paper Mill at Hook/Mill Cottage was part.

LOT 81 (Coloured Purple on Plan No. 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £6 10s 0d per annum secured upon the Lifehold Tenement known as "Larcombs" consisting of FOUR PASTURE ENCLOSURES AND AN ORCHARD containing about 3A 3R 22P.

One Pasture Enclosure and the Orchard are situate at Brockfield and the remaining three Pasture Enclosures are situate near Cotley Wash, near Ridge.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
631	1215		Brockfield Meadow	Pasture	1.196
632	1216		-	Orchard	0.642
257		103pt	Common Land	Pasture	0.559
258		103pt	Common Land	Pasture	0.511
263		104	Common Land	Pasture	0.979
				Total	3.887

Previously Copyhold Agreement No. 80, by 1916 the holding was referred to as a Lifehold Tenure held by Mrs. Genge of Cuckolds Pit, Chardstock and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Henry Edward England	66	3d	None

The Lifeholder pays Tithe and Land Tax.

NOTE: This Lot did not sell at the first auction being withdrawn with the highest bid at £50. It then appears that the last "life" Henry Edward England died between the first and second auctions, resulting in the Copyhold Agreement being terminated and the land becoming available for sale freehold, because plots 631 and 632 were sold by Private Treaty to Emily Elizabeth Genge with a completion date of 1.12.1916 and plots 257, 258 and 263 were combined with the holdings of Ridge Hill Farm and offered as Lot 20 at the second auction sale on 25.10.1916, when they were sold to Frederick James Coates with a completion date of 12.12.1917.

LOT 82 - HIGHER & LOWER FARWAY FARMS (Coloured Brown on Plan No. 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £90 per annum and to the FISHING RIGHTS IN THE CHARDSTOCK STREAM secured upon the Lifehold Tenements known as HIGHER AND LOWER FARWAY FARMS situate at Farway Marsh within one and a half miles of Chardstock Village and containing about 60A 3R 32P.

THE HIGHER FARWAY FARM contains: Three Bed Rooms, Living Room, Wash House, Kitchen, Dairy and Potato Store.

THE OUTBUILDINGS comprise: Two Ranges of Cow Stalls for seventeen Cows, One Stall Stable and a Cart Shed.

THE LOWER FARWAY FARM is a Superior Double-fronted Cottage, built of Stone and rough cast with thatched roof and contains: On the Ground Floor - Dining Room, Drawing Room, Scullery, and Wash House, Cider Cellar and Pound House, Larder, &c, Upstairs are Four Bed Rooms.

THE FARM BUILDINGS include Stabling, Trap House, Range of Stalls for 15 Cows, Wagon Shed, Chaff Cutting Shed, Root House, Stabling for Two Horses and Cart Shed.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
444pt	181		House, Buildings & Garden	0.357
443	176/179		Hoppit & Garden/Orchard	2.316
441	175		Pitchers Close	2.619
442	174		Common Close	2.219
439	173		Stoney Close	3.051
437	171		Wood Close	2.487
440	172		Long Close	4.462
626	177		Great Meadow	5.590
625	178		Barn Close	5.251
624	182/183		House, Buildings & Orchard	0.706
630	184		Cap Crate Meadow	3.237
719	185		Great Meadow	3.444
623	186/187/188		Farm Buildings & Orchard	0.676
622	189/190	-	Orchard	1.559
621	191		Pit Close	3.297
620	196		Little Close	1.277

721	197	Quarry Close	Pasture	3.950
720	198	Great Meadow	Pasture	1.554
445		120/121 Common Land	Pasture	1.396
457		120/121 Common Land	Pasture	3.227
458		120 Common Land	Nursery	0.338
460		120/121 Common Land	Pasture	1.949
461		120/121 Common Land	Pasture	1.940
500pt		91/92 Common Land	Rough Pasture	4.050
			Total	60.952

Note: There is a small discrepancy between the sale catalogue and the legal documents relating to the Common Lands and hence the size of the combined holding. The former records the total acreage of the farms as 60.952, whereas the latter shows 60.926 acres.

Previously Copyhold Agreements Nos. 81 and 82, by 1916 the holdings were referred to as Lifehold Tenures both held by Mr. F. D. Long of Farway, Chardstock and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
HIGHER FARWAY FARM			
Emma Webb	61	6s 11d	Heriotable
William Beresford Webb	59		
LOWER FARWAY FARM			
Emma Webb	61	2s 0d	See below
William Beresford Webb	59		

The Heriot for Lower Farway Farm recorded as "Best beast living or £3 6s 8d at the Election of the Lord"

The Lifeholder pays Tithe and Land Tax.

NOTE: Lot 82 did not sell at the first auction being withdrawn with the highest bid at £560. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Higher and Lower Farway Farms was part.

LOT 83 (Coloured Pink on Plan No. 3)

TWO FERTILE ENCLOSURES OF FREEHOLD PASTURE LAND together with the FISHING RIGHTS IN THE CHARDSTOCK STREAM situate at Farway one mile from the Village of Chardstock and containing about 2A 1R 20P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
717	1186pt	-	Water Meadow 0.461

718	1185/1186pt	Minsons Plot	Water Meadow	1.914
			Total	2.375

Let with other lands to Mr. William Wale at an Apportioned Rent of £3 per annum.

Outgoings: Apportioned Tithe 10s 6d Value for 1915 8s 1d
 Apportioned Land Tax 2s 0d

The Timber is valued at £3 2s 0d.

With this Lot will be sold the whole bed of and the whole water fishing rights in the Chardstock Stream where this Lot fronts the stream on both sides.

NOTES: Prior to the sale of the Chardstock Estate these plots were part of Middle Ridge Farm.

Lot 83 was acquired by Frederick Daniel Long with a completion date of 20. 5.1916.

LOT 84 (Coloured Pink on Plan No. 1)

TWO ENCLOSURES OF FREEHOLD PASTURE LAND together with the FISHING RIGHTS IN THE CHARDSTOCK STREAM situate at Farway and having a good road frontage containing about 7A 2R 3P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
627	1220	High Collyers	Pasture	4.400
629	1217	Lower Collyers	Pasture	3.121
			Total	7.521

Let with other lands to Mr. William Wale at an Apportioned Rent of £5 12s 0d per annum.

Outgoings: Apportioned Tithe 17s 8d Value for 1915 13s 8d
 Apportioned Land Tax 4s 0d

The Timber is valued at £9 4s 0d.

With this Lot is sold half the bed of and the half water fishing rights in the Chardstock Stream where this Lot fronts the water on one side.

NOTES: Prior to the sale of the Chardstock Estate these plots were part of Middle Ridge Farm.

Lot 84 did not sell at the first auction being withdrawn with the highest bid at £155. It was subsequently acquired by Frederick Daniel Long with a completion date of 20. 5.1916.

LOT 85 - WHITEHOUSE (Coloured Light Blue on Plan No. 3)

THE CAPITAL FREEHOLD MIXED FARM known as WHITEHOUSE situate on the Holy City Road and extending to 139A 2R 37P.

THE PICTURESQUE FARM HOUSE is well built with stone-mullioned windows and thatched roof and contains: On the Ground Floor - Dining Room, Good Kitchen, Large Dairy, Wash House and Cider Cellar. Upstairs are Five Bed Rooms.

THE FARM BUILDINGS comprise: A Range of brick and tiled Stalls for seven cows - and Piggeries. On the opposite of the Road are a brick-built and thatched Cottage containing Three Good Bed Rooms, Lumber and Living Rooms, Kitchen, Wash House, &c. Also Waggon Shed, Trap House, Barn, Piggery, Range of Stalls for sixteen cows, Three-stall Stable and Root House. There is also a brick and stone-built Shed with tiled roof for Cattle at Ten Acre Gate.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
486	164/165		House, Buildings, Orchard & Home Close	1.404
487	163		Home Close Orchard	2.004
423	163a		- Orchard	0.936
428	167		Moor Orchard	1.722
429	167a pt		Moor Meadow	1.575
430	167a pt		Moor Pasture	0.260
431	168pt		Little Mead Pasture	0.571
470	168pt		Little Mead Pasture	0.878
472		117	Common Land Rough Pasture	0.473
483	278/279		Building & Orchard	0.981
481	277pt		- Orchard	0.803
473	275pt/276		Whitehouse Pasture	0.596
475	275pt/276		Plain Close & Strap Pasture	3.624
477	260		Rough Close Pasture	5.276
480	282		Foot Close Pasture	1.729
478	283		Long Close Pasture	2.412
479	284		Pond Close Pasture	4.387
535	259		Dewstyle Pasture	3.116
536		130/131	Common Land Rough Pasture	5.763
528	287		New Close Pasture	7.305
534	258		Harveys Ground Arable	1.237
533	289		Harveys Ground Pasture	4.382
526	288		Four Acres Pasture	4.873
523	156		Harveys Ground Arable	4.226
522	157		Four Acres Arable	4.209
521	158		Little Field Arable	1.754
490	159		Loud Rocky Pasture	2.927
488	162		Great Rocky Pasture	5.538
519	155		Higher Eastcombe Pasture	9.253
518	154		Lower Eastcombe Pasture	9.665
512	145		Gaspit Orchard Orchard	1.269
513	146/147		Gaspit Meadow Pasture	9.236

511	144	Nine Acres	Arable	10.008
510	143	Eleven Acres	Pasture	12.465
509	142	Ten Acres	Pasture	10.919
514	148	Three Corner Close	Arable	1.957
			Total	139.733

Let to Mr George Hull at a Rent of £116 per annum.

Outgoings: Apportioned Tithe £22 16s 0d Value for 1915 about £17 11s 5d
 Apportioned Land Tax £5 3s 6d

The Timber is valued at £118 6s 6d.

The Quarry on Enclosure 536 is reserved to the Surveyors of the Highways as a public quarry for the repair of roads.

This Lot is sold subject to the rights of way for horses and carts (but not for cattle) over plots 518 and 519 reserved to the Owner and Occupier of Lot 88.

NOTE: This Lot did not sell at the first auction having been withdrawn with the highest bid at £2700. It was offered again for sale at the second auction on 25.10.1916 as Lot 10, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith.

LOT 86 (Coloured Dark Blue on Plan No. 3)

A PARCEL OF FREEHOLD ROUGH PASTURE LAND with frontage to the Half Moon at Bewley and containing about 6A 2R 37P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
500pt		93/94	Common Land Rough Pasture	6.732

Let with other lands to Mr. Frank Apsey at an Apportioned Rent of £2 5s 0d per annum.

Free of Tithe and Land Tax.

The Purchaser will be required to erect to the satisfaction of the Vendor's Surveyor and maintain a fence between the points marked A and B on the Plan.

NOTES: Prior to the sale of the Chardstock Estate this plot was part of The Mill House Farm at Hook Cross.

Lot 86 did not sell at the first auction having been withdrawn with the highest bid at £50. It was offered again for sale at the second auction on 25.10.1916 as Lot 11, when it was sold to Thomas Deane Eames with a completion date of 6.12.1916.

LOT 87 RANSOMS (Coloured Brown on Plan No. 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £40 per annum secured upon the Lifehold Tenement known as RANSOMS situate at Cleeve Hill, within half a mile of Chardstock Village, and containing about 17A 0R 38P.

THE TENEMENT comprises a capital double-fronted Dwelling House, facing almost due South, and containing: On the Ground Floor - Two Living Rooms, Kitchen, Larder, Milk House, Wash House, &c. On the First Floor - Five Bed Rooms and an Attic above.

THE OUTBUILDINGS comprise One Stall Stable, Wagon Shed, Carpenter's Shop, Fowl and Wood Houses.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
532	256/257		House, Buildings, Garden & Orchard	1.483
529	290/291		Rag Close	1.994
530	297		-	1.967
585	296		Middle Meadow	1.848
525	292		Two Acre Plot	2.319
524	293/294		Higher Meadow East & Higher Meadow West	3.741
537		132	Common Land	3.886
Total				17.238

Previously Copyhold Agreement No. 141, by 1916 the holding was referred to as a Lifehold Tenure held by Mrs. Hutchings of Ransomes, Chardstock and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Mary Ann Turner (now Mrs. Hutchings)	61	1s 6d	6d
Joseph Wale	55		

The Lifeholder pays Tithe and Land Tax.

NOTE: Lot 87 did not sell at the first auction having failed to attract any bid. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Ransoms was part.

LOT 88 - CLEEVEHILL FARM (Coloured Pink on Plan No. 3)

A CAPITAL FREEHOLD SMALL HOLDING known as CLEEVEHILL FARM with good frontages to Cleevehill Lane, within half a mile of Chardstock Village and containing about 36A 3R 14P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
538		133	Common Land	Pasture	0.953
531	255		Lower Field	Pasture	1.888
578	298		Higher Field	Pasture	2.493
586	308		Corner Close	Rough Pasture	4.366
587	309		Four Acres	Arable	3.874
583	306		Six Acres	Pasture	5.298
584	307		Flat Close	Pasture	3.008
580	299		Lane Close	Pasture	2.109
581	300		Small Close	Pasture	2.044
577	301		Barn Close	Pasture	2.318
573	302/302a		Shells	Pasture	3.561
571	303		Meadow	Arable	0.923
570		142	Common Land	Rough Pasture	4.004
				Total	36.839

On plot 573 is a range of stone and tiled Stalls for ten Cows, also Barn and Implement Shed.

Let upon Lease to Mr. Albert Strawbridge for term of Seven Years from Lady Day, 1912 at a Rent of £30 per annum.

Outgoings: Apportioned Tithe £3 15s 6d Value for 1915 £2 18s 0d
 Apportioned Land Tax £1 7s 0d

The Timber is valued at £21 7s 0d.

This Lot is sold with the benefit of the right of way referred to in Lot 85.

NOTE: This Lot did not sell at the first auction being withdrawn with the highest bid at £590. It was offered again for sale at the second auction on 25.10.1916 as Lot 12, when it was sold to John Ernest Kitt Griffin with a completion date of 6.12.1916.

LOT 89 - HAKES (Coloured Yellow on Plan No. 3)

THE EXCELLENT FREEHOLD DAIRY FARM known as HAKES situate at Cuckolds Pit within half a mile of Chardstock Village and containing about 36A 0R 28P.

THE FARM HOUSE is built of stone and contains: Three Bed Rooms, Living Room, Dairy, Milk House, &c.

THE OUTBUILDINGS comprise Cider Store, Forage Store, Range of Stalls for five cows, One-Stall Stable, Cart Shed, Poultry House and Piggery.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
539pt	251		House, Buildings & Orchard		1.125

572	253/254	-	Meadow	1.471
540	243/244	Hakes Meadow	Pasture	1.751
542pt	246	-	Orchard	0.946
589	312	Mowlands	Pasture	3.499
588	311	Mead	Pasture	1.781
590	313	Long Close	Pasture	2.750
591	314	Pond Close	Pasture	2.869
592	315	Fouracres	Pasture	3.896
582	316	Little Field	Pasture	1.875
575	317	Great Field	Pasture	3.846
576	305	Long Close	Pasture	2.323
574	304	143 Common Enclosure	Pasture	4.594
568		141pt Common Land	Pasture	2.643
569		141pt Common Land	Pasture	0.810
Total				36.179

Let to Mr Ezra Perring at a Rent of £34 per annum.

Outgoings: Apportioned Tithe £3 4s 1d Value for 1915 £2 9s 4d
 Apportioned Land Tax £1 13s 0d

The Timber is valued at £20 15s 6d.

NOTE: The sale catalogue records Hakes Farm as being let to Ezra Perring, whereas the legal documents relating to the estate sale records the tenant as James Perring junior. Also the sale catalogue records total acreage as 36.179 (plot 592 3.896 acres), whereas the legal documents quote 36.152 (plot 592 3.869).

Hakes Farm did not sell at the first auction being withdrawn with the highest bid at £750. It was subsequently acquired by Walter William Perring with a completion date of 28.2.1916.

LOT 90 - READSHILL (Coloured Light Blue on Plan Nos. 1 and 2)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £40 per annum secured upon the Lifehold Tenements known as "Reads and Cuckolds Pit". THE TENEMENTS include the FERTILE DAIRY FARM known as READSHILL and extend in all to about 25A 1R 5P.

THE FARM HOUSE faces South, is built of stone with thatched roof and contains Three Bed Rooms, Two Lumber Rooms, Two Good Living Rooms, One Smaller ditto, Dairy, Wash House, Pound House, Loft over, Vegetable Garden.

THE OUTBUILDINGS comprise Two Ranges of Stalls for nine cows, Stabling, Fowl House, Barn, Wagon House and Shed.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
R 597	326/327/328/329		House, Buildings & Orchard	1.651

R 596	325	Rack Close	Pasture	1.171
R 595	318	Little Close	Pasture	1.958
R 594	319	Five Acre Meadow	Pasture	2.862
R 593	320	Three Acre Meadow	Pasture	2.983
R 1194	323	Three Acre Meadow	Pasture	3.408
R 1186	324	Two Acre Meadow	Pasture	2.548
R 598		144pt Common Land	Pasture & Orchard	1.954
R 599pt		145 Common Land	Pasture	1.894
C 599pt		146 Common Land	Pasture	0.712
R 1179		144pt Common Land	Orchard	0.307
R 1178		144pt Common Land	Nursery	0.456
R 1180		144pt Common Land	Orchard	0.469
C 616	-	Coat Pasture	Pasture	2.909
			Total	25.282

R indicates part of Copyhold Agreement No. 137 "Reads Tenement at Cleevehill".

C Indicates part of Copyhold Agreement No. 71 "Tenement near Cuckolds Pit".

Previously Copyhold Agreement Nos. 137 and 71, by 1916 these holdings were referred to as Lifehold Tenures, both held by Mrs. Genge of Cuckolds Pit, Chardstock and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
READS TENEMENT			
Elizabeth Deane (now Mrs. Genge)	66	2s 5d	£1 1s 0d
CUCKOLDS PIT			
Richard Thomas Deane	56	1s 0d	6d
Joseph William Deane	55		

The Lifeholder pays Tithe and Land Tax.

NOTE: Readshill Farm did not sell at the first auction being withdrawn with the highest bid at £300. It was subsequently acquired by Benjamin Sidney Genge with a completion date of 9.11.1916.

LOT 91 - TWIST FARM (Coloured Brown on Plan No. 2)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £40 per annum secured upon the Lifehold Tenement known as TWIST FARM with approaches from Clappergate at Churchill and Fernham Lane at Alston containing about 50A 2R 16P.

THE FARM HOUSE is built of flint stone with thatched roof and contains: Three Bed Rooms, Living Room, Kitchen and Dairy.

THE FARM BUILDINGS comprise: A Range of Stalls for three cows, Stabling for three, Forage House, Pony Stable, Cart Shed, Cider Store and Pound House.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
1205pt	347/350/351/363		House, Buildings & Orchard		2.350
1206	364		Little Plot	Pasture	1.397
1204	348		Pasture Field	Pasture	0.758
1203	352		Calves Close	Meadow	2.622
1202	346		Elm Close	Meadow	1.721
1201	344		Three Corner Plot & Wheat Close	Arable	5.075
1215	343		Furzy Field & Pond Close	Arable	3.381
1199	336		Three Acres	Arable	2.823
1200	335		Four Acres & Long Close	Pasture	5.273
1198	334		Square Close	Meadow	1.980
1197	333		Three Acres	Meadow	2.518
1195	321		Four Acre Close	Arable	4.742
1196	322		West Close	Arable	4.104
1246		157pt	Common Land	Rough Pasture	8.862
1253		156	Common Land	Rough Pasture	2.733
1245		157pt	Common Land	Nursery	0.260
Total					50.599

Previously Copyhold Agreement No. 134, by 1916 the holding was referred to as a Lifehold Tenure held by Miss Ellen Maria Broom and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Ellen Maria Broom	52	6s 9d	Best Beast

The Lifeholder pays Tithe and Land Tax.

This Lot is Sold with the benefit of the rights of way referred to in Lots 8 and 9.

The right of way for all purposes as now exists over plot 1246 is reserved to Lot 8.

NOTE: Lot 91 did not sell at the first auction; no bid having been received, It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Twist Farm was part.

LOT 92 (Coloured Yellow on Plan No. 2)

A DESIRABLE FREEHOLD SMALL HOLDING with good frontage to Road leading from Alston to Holy City and containing 38A 0R 31P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
1182		149	Common Land	Rough Pasture	7.175
1183	339	-		Orchard	0.506

1184	330	-	Orchard	1.092
1187	331	Beacon Hill Mead	Pasture	2.628
1193	332	Higher Close	Pasture	3.553
1188	338	Middle Meadow	Pasture	3.716
1192	337	Four Acres	Pasture	4.389
1191	342	Stall Close	Rough Pasture	4.458
1189	340	Yonder Mead	Pasture	2.548
1190	341	Barley Field	Arable	3.756
1219	356/357	Yonder & Little Fields	Arable	4.373
			Total	38.194

Let to Mr James Perring at a Rent of £25 per annum.

Outgoings: Apportioned Tithe £4 16s 0d Value for 1915 £3 14s 3d
 Apportioned Land Tax £1 4s 6d

The Timber is valued at £18 2s 6d.

A right of way for all purposes is reserved over this lot to Lot 8.

NOTES: Prior to the sale these plots formed part of Old Mill Farm. However, the house etc. described as plot 734 (Mill House Building) and 730 (Garden, Orchard & Homefield) were offered for sale as Lot 121, thereby separating the house from the farm land.

Lot 92 did not sell at the first auction being withdrawn with the highest bid at £410. It was subsequently acquired by Andrew Perring with a completion date of 24.6.1916 (who also bought Lot 121, thus keeping the holding intact).

LOT 93 - SHARKS HOLE (Coloured Red on Plan No. 2)

THE FREEHOLD SMALL HOLDING known as SHARKS HOLE situate on Beacon Hill and containing about 1A 1R 33P.

THE COTTAGE is built of stone, has a picturesque appearance with Gothic windows and slated roof. It contains: Three Bed Rooms, Two Living Rooms, Wash House and Cider Cellar.

OUTSIDE are Tiled Stabling for two horses, Piggery, Cart Shed, Productive Kitchen Garden and an excellent Enclosure of Meadow Land.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1166	490/491	Cottage, Garden, Orchard & Meadow	1.456

Let upon an Annual Michaelmas Tenancy to Mr Henry Bowditch at a Rent of £8 5s 0d per annum.

Outgoings: Apportioned Tithe 5s 0d Value for 1915 3s 10d

Landlord pays Rates.

Free of Land Tax.

This Lot is sold with the benefit of the right of way referred to in Lot 9.

NOTE: Sharks Hole was sold at the first auction sale for £86 to Mr Gage of Axminster, who was presumably acting as an agent, because the legal documents record the new owner as Miss. R A Bowditch with a completion date of 29.2.1916.

LOT 94 (Coloured Red on Plan No. 2)

TWO ENCLOSURES OF FREEHOLD PASTURE LAND and a GARDEN PLOT situate at Clappergate near the Village of Churchill containing about 1A 2R 0P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1247	518/519/520	- Pasture	0.730
1258	523	- Pasture	0.652
1261pt	525	- Garden Plot	0.119
		Total	1.501

Let to Mr J Goldsworthy at a Rent of £4 4s 0d per annum.

Outgoings: Apportioned Tithe 11s 2d Value for 1915 8s 8d

Landlord pays Rates.

Free of Land Tax.

This Lot is sold with the benefit of the right of way referred to in Lot 9.

NOTE: Lot 94 was sold at the first auction sale for £50 to the tenant Mr J G Goldsworthy. However, the legal documents record the new owner as Albert George Beasley with a completion date of 21.10.1916.

LOT 95 (Coloured Purple on Plan No. 2)

A CAPITAL ENCLOSURE OF FREEHOLD MEADOW LAND close to the Village of Churchill containing about 1A 0R 4P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1264	536	- Meadow	1.022

Let with other lands to Mr Luke Spiller at an Apportioned Rent of £1 6s 0d per annum.

Outgoings: Apportioned Tithe 4s 2d Value for 1915 about 3s 3d
 Apportioned Land Tax 1s 0d

The Timber is valued at £4 12s 6d.

NOTES: Prior to the sale of the Chardstock Estate this plot was part of Churchill Farm.

Lot 95 was acquired at the first auction sale for £43 by Job Samways. Completion date 1.3.1916.

LOT 96 (Coloured Dark Blue on Plan No. 2)

THREE ENCLOSURES OF FREEHOLD PASTURE LAND AND AN ORCHARD situate at Alston and containing about 6A 0R 13P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1082	596	- Pasture	0.594
1155	603	Halt End Dale Pasture	0.822
1301	557	Rocky Field Pasture	3.597
1292	601/602	- Orchard	1.070
Total			6.083

Plots 1082 and 1155 are let with other lands to Mr J Seward at an Apportioned Rent of per annum.	£1 10 0
Plots 1301 and 1292 are let with other lands to Mr Luke Spiller at an Apportioned Rent of per annum.	£4 11 0
Total Rents	£6 1 0

Outgoings: Apportioned Tithe £1 9s 4d Value for 1915 about £1 2s 7d
 Apportioned Land Tax 5s 3d

The Timber is valued at £6 16s 6d.

NOTES: Prior to the sale of the Chardstock Estate plots 1082 and 1155 were part of Alston Farm and plots 1301 and 1292 part of Churchill Farm.

Lot 96 did not sell at the first auction being withdrawn with the highest bid at £140. It was subsequently acquired by Robert Snell with a completion date of 31.3.1916.

LOT 97 (Coloured Purple on Plan No. 2)

THE CAPITAL FREEHOLD COTTAGE with Garden and an ENCLOSURE OF MEADOW LAND situate in the village of Alston and containing about 1A 2R 20P.

THE COTTAGE is stone built with thatched roof and contains Two Bed Rooms, Small Sitting Room, Kitchen, Wash House and Cellar.

OUTSIDE are linhay and Store House.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1157pt	600	Cottage & Garden	0.287
1156	598/599	Platts Pasture	1.341
Total			1.628
Plot 1157 (part) is let with other lands to Mrs. George Long at an Apportioned Rent of per annum.			£7 10 0
Plot 1156 is let with other lands to Mr Luke Spiller at an Apportioned Rent of per annum.			£1 15 0
Total Rents			£9 5 0

Outgoings: Apportioned Tithe 7s 2d Value for 1915 5s 7d
 Apportioned Land Tax 1s 6d

This Lot is sold subject to the right to draw and carry water from the well on plot 1090 referred to in Lot 5.

NOTES: Prior to the sale of the Chardstock Estate plot 1156 was part of Churchill Farm.

Lot 97 was sold at the first auction for £170 to Mr A Long (tenant). However, the legal documents record the new owner as Miss Kate Long with a completion date of 29.2.1916.

LOT 98 (Coloured Red on Plan No. 2)

The adjoining FREEHOLD COTTAGE, GARDEN AND ORCHARD containing about 1R 35P.

THE COTTAGE contains Three Bed Rooms, Living Room, Kitchen and Back House. Outside are Linhay and Outhouse &c.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1157pt	595	Cottage, Garden & Orchard	0.469

Let to Mrs. Jane Long at a Rental of £7 per annum.

Outgoings: Apportioned Tithe 2s 0d Value for 1915 1s 6d

This Lot is sold subject to the right to draw and carry water from the well on plot 1090

referred to in Lot 5.

NOTE: Lot 98 was sold at the first auction for £73 to Mr Beasley, who was presumably acting as an agent, because the legal documents record the new owner as John Long with a completion date of 20.5.1916.

LOT 99 (Coloured Green on Plan No. 2)

The adjoining COTTAGE, GARDEN AND ORCHARD containing about 2R 29P.

THE COTTAGE is double fronted and contains: Five Bed Rooms, Sitting Room, Kitchen, Back House, Coal House, Apple Room, Larder. Outside are Stalls for six cows, Pony Stable, Large Out House and Store House.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1157pt	594	Cottage, Garden & Orchard	0.685

Let to Mr H Mattock at an Apportioned Rent of £5 10s 0d per annum.

Outgoings: Apportioned Tithe 7s 4d Value for about 1915 5s 8d

This Lot is sold subject to the right to draw and carry water from the well on plot 1090 referred to in Lot 5.

NOTE: Lot 99 was sold at the first auction sale for £90 to Albert Long with a completion date of 29.2.1916.

LOT 100 - BEARMEAD (Coloured Purple on Plan No. 2)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £1 5s 0d per annum secured upon the Lifehold Tenement known as "Bearmead" consisting of a MEADOW AND SMALL ENCLOSURE at Alston containing about 1A 0R 14P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1152	605		Bear Mead	0.903
1028pt		203a	Common Land	0.187
			Total	1.090

Previously Copyhold Agreement No. 108 called "Bear Mead Field at Alston", by 1916 the holding was referred to as a Lifehold Tenure held by the Executors of the Late Mr. S B Spiller and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Elizabeth Pratt			

(now Mrs. Smith)

67

4d

6d

The Lifeholder pays Tithe and Land Tax.

This Lot is Sold with the benefit of the rights of way as now exist as referred to in Lot 4.

NOTE: Lot 100 did not sell at the first auction having not received a bid. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Bearmead was part.

LOT 101 (Coloured Pink on Plan No. 2)

THE DESIRABLE FREEHOLD SMALL HOLDING situate at Alston and containing about 11A 2R 38P.

THE BUILDINGS comprise a stone and thatched Range of Stalls for three cows, Granary, Cart Shed and Piggery.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1158pt	562	Barn, Gardens & Orchard	0.887
1158pt	563	- Orchard	0.394
1291	561/561a	Hutts Plot Pasture	0.708
1159	545	Gappys Mead Arable	3.047
1160	544	Long Close Pasture	2.583
1161	514	Higher Hayes Arable	1.775
1068	512	Miller Hayes Pasture	2.344
Total			11.738

Plot 1158 (part)/563 is let with other lands to Mrs George Long at an Apportioned Rent of per annum.	£0 10 0
The remaining lands are let with others to Mr John Seward at an Apportioned Rent of per annum.	£11 6 0
Total Rents	£11 16 0

Outgoings: Apportioned Tithe £3 6s 4d Value for 1915 about £2 11s 1½d
Apportioned Land Tax 5s 0d

The Timber is valued at £6 7s 6d.

This Lot is sold subject to the right to draw and carry water from the well on plot 1090 referred to in Lot 5.

NOTES: Prior to the sale of the Chardstock Estate all these lands, with the exception of plot 1158 (part)/563, formed part of Alston Farm.

Lot 101 was not sold at the first auction being withdrawn with the highest bid at £200. The Chard & Ilminster News records that it was purchased post-auction by Miss Beale, but the legal documents record the new owner as John Edwards with a completion date of 1.3.1916.

LOT 102 (Coloured Purple on Plan No. 2)

THE EXCELLENT FREEHOLD SMALL HOLDING consisting of A COTTAGE WITH PRODUCTIVE ORCHARD AND TWO ENCLOSURES OF PASTURE LAND situate at Alston, adjoining the previous lot, and containing about 7A 1R 13P.

THE COTTAGE contains Three Bed Rooms, Living Room, Kitchen and Back House; Flower Garden.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1080	564	Cottage, Buildings & Orchard	0.560
1079	565	- Orchard	1.314
1069	511	Lower Halves Close Pasture	2.376
1067	513	Higher Halves Close Pasture	3.082

Total 7.332

Plot 1080 is let with other lands to Mr John Seward at an Apportioned Rent of per annum (Landlord paying Rates). £0 10 0

The remaining lands are let with others to Mr James Vivion at an Apportioned Rent of per annum. £5 15 0

Total Rents £6 5 0

Outgoings: Apportioned Tithe £2 7s 0d Value for 1915 about £1 16s 0d
Apportioned Land Tax 6s 0d

The Timber is valued at £4 10s 0d.

This Lot is sold subject to the right to draw and carry water from the well on plot 1090 referred to in Lot 5.

NOTES: Prior to the sale of the Chardstock Estate plot 1080 formed part of Holm Farm.

Lot 102 was not sold at the first auction sale being withdrawn with the highest bid at £110. It was subsequently acquired by John George Seward with a completion date of 3.3.1916.

LOT 103 (Coloured Green on Plan No. 2)

A Capital FREEHOLD PASTURE FIELD situate at Burchill close to the Village of Alston and containing about 4A 3R 3P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1033pt	465/459	Higher Mead & Burchill Mead Pasture	4.769

Let with other lands to Mr James Vivion at an Apportioned Rent of £4 per annum.

Outgoings: Apportioned Tithe 17s 4d Value for 1915 about 13s 4d
Apportioned Land Tax 4s 0d

The Timber is valued at £27 15s 0d.

NOTE: Lot 103 did not sell at the first auction being withdrawn with the highest bid at £100. It was offered again for sale at the second auction on 25.10.1916 as Lot 17, when it was acquired by William Hartnell with a completion date of 7.1.1918.

LOT 104 (Coloured Dark Blue on Plan No. 2)

TWO FREEHOLD ENCLOSURE OF PASTURE LAND situate at Burchill close to the Alston Village and containing about 1A 0R 29P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1034		207pt	Common Land Pasture	1.073
1033pt	-		Common Land Pasture	0.112
Total				1.185

Let on an Annual Michaelmas Tenancy to Mr William Harris at a Rental of per annum £1 5 0

An acknowledgement Rent is also paid by Mr William Harris for a right of way over plot 1034 of per annum £0 1 0

Total Rents £1 6 0

Landlord pays Rates. Free of Tithe and Land Tax.

The Timber is valued at 2s 0d.

NOTE: Lot 104 was sold at the first auction for £18 (plus timber valued at 2s 0d) to Mr Beasley, who was presumably acting as an agent, because the legal documents record the new owner as William Harris with a completion date of 1.3.1916.

LOT 105 (Coloured Red on Plan No. 2)

TWO ENCLOSURES OF FREEHOLD PASTURE LAND situate at Burchill and containing about 1A 1R 36P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
1028pt		203	Common Land	Pasture	0.822
1027		202	Common Land	Pasture	0.654
				Total	1.476

Plot 1028 part is let to the Executors of the late Mr S B Spiller at an Annual Michaelmas Tenancy at a Rent of per annum £0 15 0

Plot 1027 is let with other lands to Mr H Mattock at an Apportioned Rent of per annum £0 10 0

Total Rents £1 5 0

Free of Tithe and Land Tax.

The Timber is valued at 5s 0d.

NOTE: Lot 105 was acquired at the first auction sale for £26 (plus timber valued at 5s 0d) by Alfred Samuel Phillips with a completion date of 1.3.1916.

LOT 106 (Coloured Red on Plan No. 2)

TWO ENCLOSURES OF FREEHOLD PASTURE LAND with Fishing Rights in the Chardstock Stream situate at Egg Moor and approached from Tytherleigh Lane containing about 2A 0R 29P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
946		197a pt	Common Land	Pasture	1.207
947	951		Gobeons Mead	Pasture	0.974
				Total	2.181

Plot 946 is let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of per annum. £0 8 0

Plot 947 is let with other lands to Mr John Seward at an Apportioned Rent of per annum £1 10 0

Total Rents £1 18 0

Outgoings: Apportioned Tithe 3s 6d Value for 1915 about 2s 8d

The Timber is valued at 15s 0d.

This Lot is sold with the benefit of the rights of way referred to in Lots 2 and 180.

With this Lot is sold the whole bed of and the whole water fishing rights in the Chardstock stream where the Lot fronts the stream on both sides and half the bed of and the half water

rights in the stream where the Lot fronts the stream on one side only.

NOTES: Prior to the sale of the Chardstock Estate plot 946 was part of Court Farm and plot 947 part of Millway Farm.

Lot 106 was acquired by Frederick Dowell with a completion date of 20.5.1916.

LOT 107 HARVEYS (Coloured Pink on Plan No. 2)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £18 10s 0d per annum secured upon the Lifehold Tenement known as "Harveys", consisting of a WELL-BUILT COTTAGE WITH GARDEN AND FIVE ENCLOSURES OF PASTURE LAND situate at Alston and containing about 9A 1R 0P.

THE COTTAGE contains Four Rooms, Back House and Wash House.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1044	466/467		Cottage, Garden, Meadow & Pasture	1.831
1042		160	Common Land	1.840
1043	468	-	Pasture	0.960
1048	496	-	Pasture	1.643
1060	494		Well Close	2.977
			Total	9.251

Previously Copyhold Agreement No. 127 called "Harveys Tenement at Alston", by 1916 the holding was referred to as a Lifehold Tenure held by Mr Tom Seward of Alston and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Henry Cornish Denning	68	2s 6d	6d
Betsy Swarden Denning (now Mrs. Southwood)	70		
William Durston	53		
Jessie White	51		

The Lifeholder pays Tithe and Land Tax.

NOTE: Harveys did not sell at the first auction being withdrawn with the highest bid at £95. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Harveys was part.

LOT 108 (Coloured Green on Plan No. 2)

TWO ENCLOSURES OF FREEHOLD PASTURE LAND adjoining the "Dirks" and near Alston Village containing about 3A 0R 6P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1040		162	Common Land Pasture	2.514
1041		161	Common Land Pasture	0.522
Total				3.036

Plot 1040 is let with other lands to Mr J Vivion at an Apportioned Rent of per annum.	£1 2 6
Plot 1041 is let with other land, to Mr John Summers at an Apportioned Rent of per annum	£0 12 6
Total Rents	£1 15 0

Free of Tithe and Land Tax.

The Timber is valued at 17s 6d.

NOTE: Lot 108 did not sell at the first auction being withdrawn with the highest bid at £55. It was subsequently acquired by Albert Long with a completion date of 20.3.1916.

LOT 109 (Coloured Yellow on Plan No. 2)

TWO ENCLOSURES OF FREEHOLD PASTURE LAND and a GARDEN PLOT adjoining "Dirks" and close to the previous Lot containing about 2A 3R 1P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1051	470	- Pasture	1.042
1052pt	471	- Garden & Orchard	0.256
1054	474	Coppice Close Pasture	1.459
Total			2.757

Plots 1051 & 1052 part are let with other lands to Mr John Summers at an Apportioned Rent of per annum.	£4 16 0
Plot 1054 is let with other lands to Mr Arthur Parris at an Apportioned Rent of per annum	£2 10 0
Total Rents	£7 6 0

Outgoings: Apportioned Tithe 12s 8d Value for 1915 about 9s 7d.
Apportioned Land Tax 4s 0d

The Timber is valued at 7s 6d.

NOTE: This Lot did not sell at the first auction being withdrawn with the highest bid at £110. It was offered again for sale at the second auction on 25.10.1916 as Lot 18, when it was sold to Arthur Parris with a completion date of 6.12.1916.

LOT 110 (Coloured Red on Plan No. 2)

A CAPITAL ENCLOSURE OF FREEHOLD PASTURE LAND adjoining the previous Lot and containing 2A 0R 29P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
1055	475	Lower Stout Pasture	2.182

Let with other lands to Mr John Seward at an Apportioned Rent of £2 per annum.

Outgoings: Apportioned Tithe 9s 2d Value for 1915 about 7s 1d
Apportioned Land Tax 2s 0d

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Alston Farm.

Lot 110 did not sell at the first auction being withdrawn with the highest bid at £42. It was subsequently acquired by John George Seward with a completion date of 3.3.1916.

LOT 111 (Coloured Purple on Plan No. 2)

THREE ENCLOSURES OF FREEHOLD PASTURE LAND with good road frontages adjacent to the "Triangle" at Burchill and containing 14A 2R 18P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1038		163	Common Land Pasture	3.125
926		164	Common Land Rough Pasture	5.450
920		165/166	Common Land Pasture	6.036
Total				14.611

Plots 1038 & 926 part are let with other lands to Mrs John Long on an Annual Tenancy expiring at Lady Day 1916, at an Apportioned Rent of per annum. £2 5 0

Plot 920 is let with other lands to Mr John Seward at an Apportioned Rent of per annum £1 10 0

Total Rents £3 15 0

Free of Tithe and Land Tax.

Mr Fred Seward at a Rent of per annum £1 0 0

Total Rents £3 0 0

Land Tax 2s 0d.

The Timber is valued at 15s 0d.

NOTE: Lot 113 was not sold at the first auction being withdrawn with the highest bid at £54. It was subsequently sold post-auction to Albert George Beasley with a completion date of 20.6.1916.

LOT 114 (Coloured Green on Plan No. 2)

TWO ENCLOSURES OF FREEHOLD ROUGH PASTURE LAND situate at Burchill adjoining the previous Lot with good road frontage and containing about 7A 0R 4P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
928		205/205a	Common Land	Rough Pasture	3.315
929		178	Common Land	Rough Pasture	3.711
				Total	7.026

Let with other lands to Mrs John Long at an Apportioned Rent of £1 15s 0d per Annum.

Free of Tithe and Land Tax.

The Timber is valued at £3 10s 0d.

NOTE: Lot 114 was not sold at the first auction being withdrawn with the highest bid at £58. It was subsequently sold to James Hutchings with a completion date of 29.2.1916.

LOT 115 (Coloured Red on Plan No. 2)

THE FREEHOLD CULTIVATED ENCLOSURE known as THE TRIANGLE at Burchill and close to the previous Lot containing about 22P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
925		177	Common Land	Arable	0.138

Let to Mrs John Long at a Rent of 6s 0d per Annum.

Free of Tithe and Land Tax 2s 0d.

The Timber is valued at 10s 0d.

NOTE: *Lot 115 was sold at the first auction for £7 (plus timber valued at 10s 0d) to Mr W Beviss, who was presumably acting as an agent, because the legal documents record the new owner as Thomas Seward with a completion date of 1.3.1916.*

LOT 116 (Coloured Light Blue on Plan No. 2)

FIVE ENCLOSURES OF FREEHOLD ROUGH PASTURE LAND including a SMALL ORCHARD situate close to the Triangle at Burchill and containing about 15A 1R 18P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
922		174	Common Land	7.066
931pt		175	Common Land	1.605
930		172/173	Common Land	3.301
923		171pt	Common Land	2.788
924		171pt	Common Land	0.604
			Total	15.364

Plot 922 is let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of per annum	£1 15 0
Plot 931 part is let on an annual Michaelmas tenancy to Mrs French at the Rent of per annum (Landlord paying rates)	£0 10 0
Plots 930, 923 and 924 are let to Mr James Harris at a Rent of per annum	£3 15 0
Total Rents	£6 0 0

Free of Tithe and Land Tax.

The Purchaser will be required to erect to the satisfaction of the Vendors' Surveyors and maintain a fence on Enclosure No. 931 between the points marked A and B on the plan.

NOTES: *Prior to the sale of the Chardstock Estate plot 922 formed part of Court Farm.*

Lot 116 was not sold at the first auction being withdrawn with the highest bid at £126. It was subsequently sold, with Lot 169, to Donald Mackenzie Esq. of Heathcot, Arthur Road, Biggin Hill for a combined price of £190. Completion date of 28.2.1916.

LOT 117 - THE PRIORY (Coloured Dark Green on Plans No. 2 and 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £40 per annum secured upon the Lifehold Tenement known as "The Tenement at Chardstock and Huntley".

THE TENEMENT consists of the Residence known as THE PRIORY, CHARDSTOCK

comprising a Residence, Garden and Orchard together with Five Enclosures of Land extending in all to 20A 3R 33P.

THE RESIDENCE is double-fronted, well built of stone with thatched roof and contains: Three Good Bed Rooms, Two Servants' Bed Rooms, Two Excellent Sitting Rooms, Kitchen, Larder, Dairy.

THE OUTBUILDINGS comprise Pound House, Workshop, Wagon House, Stable, Two Sheds, Two Cow Stalls and Coach House with Loft over.

Two of the Meadows are situate close to The Priory and the remaining Enclosures are respectively near The Hook on Burchill Common and at Farway.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
790pt	1133pt/1134		House & Garden		0.762
746	1133pt/1134		Cottage, Garden & Orchard	Pasture	1.129
757	1116		Townsend Meadow	Pasture	2.727
161	1237		Wyatts Three Acres	Arable	4.233
1174		148	Common Land	Rough Pasture	10.037
454pt		125	Common Lane	Pasture	2.069
				Total	20.957

Note: Plot 746 is recorded in official documents relating to the estate sale as Cottage, Garden & Orchard, but as Pasture in the sale catalogue.

Previously Copyhold Agreement No. 64, by 1916 the holding was referred to as a Lifehold Tenure held by Mr Isaac Pryer, Luzon, Rossmore Avenue, Parkstone, Poole, Dorset and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
John Thomas Gould	49	6s 0d	Heriotable
Albert Edward Deane	52		

The Lifeholder pays Tithe and Land Tax.

NOTE: Lot 117 did not sell at the first auction being withdrawn without attracting a single bid. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which The Priory was part.

LOT 118 - PEWIT COTTAGE (Coloured Pink on Plan No. 2)

A FREEHOLD COTTAGE AND GARDEN known as PEWIT COTTAGE together with a LARGE AREA OF ROUGH PASTURE LAND situate at Burchill and containing about 29A 2R 16P.

THE COTTAGE contains Two Bed Rooms, Sitting Room, Kitchen and Back House. Outside are Milk House and Pigstye. Productive Garden and Small Orchard.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
1175	400/401		Cottage, Garden & Enclosure	0.622
1173		151/168/169/170	Common Land Rough Pasture	14.835
914		147pt/147apt	Common Land Pasture	1.171
1176		147pt/147apt	Common Land Rough Pasture	7.330
602		147pt	Common Land Rough Pasture	4.803
601		147pt	Common Land Rough Pasture	0.843
Total				29.604

Plot 1175 is let to Mr John Summers at a Rent of per annum (Landlord paying Rates and Taxes)	£3 19 6
The remaining lands are let with others to Mr John Seward at an Apportioned Rent of per annum	£7 0 0
Total Rents	£10 19 6

The Shooting is estimated to be worth £3 per annum.

Outgoings: Apportioned Tithe 5s 2d Value for 1915 about 3s 11¹/₂d

The Timber is valued at £3 10s 0d.

The Purchaser will be required to erect to the satisfaction of the Vendor's Surveyors and maintain fences between the points marked A and B and C and D on the Plan.

NOTES: Prior to the sale of the Chardstock Estate plot 1173 formed part of Alston Farm and plots 601, 602, 914 and 1176 part of Millway; both Alston Farm and Millway being held by John Seward as tenant.

Pewit Cottage did not sell at the first auction being withdrawn without attracting a single bid. The holding was then sold by four separate Private Treaties as shown below:

Plot 1175 to Matthew Batstone Beer (completion date 15.5.1916)

Plot 1173 was purchased for £148 10s 0d by Donald Mackenzie Esq. of 4 East Street, Bromley Kent with a completion date of 28.3.1917

Plots 914 & 1176 to William George Larcombe (16.11.1916)

Plots 602 & 601 to Benjamin Sidney Genge (9.11.1916)

END OF SECOND DAY'S SALE

THIRD DAY'S SALE

WEDNESDAY, NOVEMBER 24th, 1915 AT 1.30 P. M. PRECISELY

LOT 119- HOOPERS FARM (Coloured Pink on Plan No. 3)

THE COMPACT FREEHOLD SMALL HOLDING known as HOOPER'S FARM in the Village of Chardstock and containing about 11A 1R 21P.

THE FARM HOUSE is double-fronted, stone-built and slated, and contains: On the Ground Floor - Dining and Drawing Rooms, Kitchen, Dairy and Larder. Upstairs are Four Bed Rooms and Box Room. Outside are Coal and Wood Houses, Loft. Potato Store, Small Barn, Cider and Pound House with Loft over, productive Kitchen Garden.

THE OUTBUILDINGS comprise stone and thatched Range of Stalls for ten cows with Loft over, Piggery, &c.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
790pt	1145		House, Buildings & Garden	0.650
790pt	1073pt		- Orchard	0.237
736	1146		Hoopers Meadow	1.219
735	1147/1147a		Sopers Meadow	2.229
799	1071/1073pt		Stable & Dye House Meadow	1.163
558		138pt	Common Land	0.300
559		138pt	Common Land	2.581
798	1070		Parsons Close	2.753
Total				11.132

Plots 798 is let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of per annum.	£2 15 0
The remaining lands are let on an Annual Michaelmas Tenancy to Mr Fred Spiller at a Rent of per annum	£26 0 0
Total Rents	£28 15 0

Outgoings: Apportioned Tithe £2 10s 4d Value for 1915 about £1 18s 10d
Apportioned Land Tax £1 2s 6d

Landlord pays the Rates, except upon plot 798.

The Timber is valued at £47 19s 9d.

NOTES: Prior to the sale of the Chardstock Estate plot 798 formed part of Court Farm.

Hoopers Farm was purchased at the first auction sale for £697 19s 9d (£650 auction price plus £47 19s 9d for timber) by Miss Edith Elizabeth Spiller, Nurse, of The South Western Hospital, Landor Road, Stockwell, London with a completion date of 29.2.1916.

LOT 120 - WATERLOO COTTAGE (Coloured Green on Plan No. 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £10 per annum secured upon the Lifehold Tenement known as "Mill Cottage" near the Mill, Chardstock and consisting of WATERLOO COTTAGE together with the Orchard adjoining and an Enclosure of Pasture Land near Farway Marsh containing in all about 1A 2R 15P.

THE COTTAGE stands detached, is Double-fronted, built of stone with thatched roof, approached through a Garden and contains: Two Bed Rooms, Small Sitting Room and Kitchen. Outside are Shed, Pigstye, stone-built and tiled Stable and Shoemaker's Shop.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
800pt	418		Cottage, Garden & Orchard	0.544
548		134	Common Land Pasture	1.052
Total				1.596

Previously Copyhold Agreement No. 72, by 1916 the holding was referred to as a Lifehold Tenure held by Mr William Bond of Chardstock and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Charles Collier	56	2s 4d	6d
Joseph Wale	56		
Joseph William Deane	55		

The Lifeholder pays Tithe and Land Tax.

NOTE: Waterloo Cottage did not sell at the first auction being withdrawn without attracting a single bid. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Waterloo Cottage was part.

LOT 121 - OLD MILL HOUSE (Coloured Yellow on Plan No. 1)

A FREEHOLD COTTAGE known as THE OLD MILL HOUSE on the road to Holy City in the Village of Chardstock together with TWO ORCHARDS adjoining extending to 3A 1R 38P.

THE COTTAGE is double-fronted and contains: Sitting Room, Large Kitchen, Back Kitchen, Three Bed Rooms, Two Lumber Rooms, Loft, Wash House, Dairy and Separating Room, Larder &c.

THE OUTBUILDINGS comprise Three Stall Stable, Old Bake House (now Cider Store), Cider Cellar and Pound House, Loft, Waggon and Trap Sheds.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
734	228/229	Cottage, Mill House Buildings, Outbuildings & Orchard	1.720
730	230	Garden, Orchard & Homefield	1.768
Total			3.488

Let to Mr James Perring at a Rent of £15 per annum.

Outgoings: Apportioned Tithe £1 0s 8d Value for 1915 about 16s 0d
Free of Land Tax

The Timber is valued at £1 18s 0d.

A right of way for foot traffic only is reserved over this Lot to Lot 123.

NOTES: Prior to the sale of the Chardstock Estate these plots formed part of Old Mill Farm. However, the 11 plots of lands totalling 38.194 acres were offered for sale as Lot 92, thereby separating the house from the farm land.

Old Mill House was acquired at the first auction sale for £250 (plus timber valued at £1 18s 0d) by Andrew Perring with a completion date of 24.6.1916 (who also bought Lot 92, thus keeping the holding intact).

LOT 122 (Coloured Brown on Plan No. 1)

AN ENCLOSURE OF FREEHOLD PASTURE LAND with ORCHARDS adjoining on the Holy City Road in the Village of Chardstock containing about 4A 1R 1P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
803	414	Parks Pasture	1.860
801	415	Parks Orchard	1.798
800pt	417	Parks Orchard	0.598
Total			4.256

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £4 5s 0d per annum.

Outgoings: Apportioned Tithe £1 3s 10d Value for 1915 about 18s 5d

The Timber is valued at £19 18s 0d.

NOTES: Prior to the sale of the Chardstock Estate these plots formed part of Court Farm.

Lot 122 was acquired at the first auction sale for £145 (plus timber valued at £19 18s od) by Emily Elizabeth Genge with a completion date of 20.5.1916.

LOT 123 TENEMENT BY THE MILL (Coloured Purple on Plan No. 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £28 10s 0d per annum secured upon the Lifehold Tenement known as "The Tenement by the Mill", Chardstock consisting of FIVE ENCLOSURES OF PASTURE LAND, TWO NURSERY ENCLOSURES AND AN ORCHARD situate near the Mill and on the Holy City Road, containing in all about 16A 0R 31P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
733	1148		Mill Meadow	Pasture	2.796
724	213		Knappy Close	Pasture	3.831
723	212		Mill Tenement	Orchard	1.263
617	214		New Close	Pasture	3.321
725	225		Moor Close	Pasture	1.987
552		127pt	Common Land	Rough Pasture	2.121
551		127pt	Common Land	Nursery	0.499
452		127pt	Common Land	Nursery	0.378
				Total	16.196

Previously Copyhold Agreement No. 70, by 1916 the holding was referred to as a Lifehold Tenure held by Miss Ann Deane Cox, 3 St. Georges Terrace, Wilton, Taunton and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Ann Deane Cox	79	7s 6d	Heriotable
Charles Follett	60		
William Follett	57		

The Lifeholder pays Tithe and Land Tax.

This Lot is sold with the benefit of the Right of Way referred to in Lot 121.

NOTE: Lot 123 did not sell at the first auction being withdrawn without attracting a single bid. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which the Tenement by the Mill was part.

LOT 124 (Coloured Light Blue on Plan No. 3)

THREE FREEHOLD ENCLOSURES OF LAND situate at Cuckolds Pit near the Village of Chardstock and containing about 3A 3R 6P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
565		140pt	Common Land Pasture & Nursery	1.800
567		140pt	Common Land Pasture	1.118
566	410	-	Nursery	0.873
Total				3.791

Plot 565 is let to Mr William Bond upon an Annual Michaelmas Tenancy at a yearly Rent of per annum £1 0 0
 Plots 567 & 566 are let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of per annum. £2 0 0
 Total Rents £3 0 0

Outgoings: Apportioned Tithe 3s 10d Value for 1915 about 3s 0d

The Timber is valued at £1 15s 0d.

NOTES: Prior to the sale of the Chardstock Estate plots 567 & 566 formed part of Court Farm.

Lot 124 did not sell at the first auction being withdrawn with the highest bid at £115. It was offered again for sale at the second auction on 25.10.1916 as Lot 13, when it was purchased for £71 15s 0d (£70 plus £1 15s 0d for timber) by Isaac Lisle Smith (completion date of 29.9.1917).

LOT 125 (Coloured Dark Green on Plan No. 1)

A FREEHOLD ORCHARD ENCLOSURE situate at Cuckolds Pit near the Village of Chardstock and containing about 1R 31P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
609pt	238	Nursery Plot Orchard	0.444

Let to Mr Tom Pearce at a yearly Rent of £1 5s 0d per annum.

Outgoings: Apportioned Tithe 3s 0d Value for 1915 about 2s 4d

Landlord pays Rates.

NOTE: Lot 125 was acquired at the first auction sale for £19 by John James Perring with a completion date of 1.3.1916

LOT 126 (Coloured Pink on Plan No. 1)

A SMALL FREEHOLD ORCHARD ENCLOSURE triangular in shape at Cuckolds Pit near the

Village of Chardstock and containing about 24P .

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
609pt	242	- Orchard	0.150

Let to Miss E Searle upon an Annual Michaelmas Tenancy at a Rent of 10s 0d per annum.

Outgoings: Apportioned Tithe 8d Value for 1915 about 6d

Landlord pays Rates.

NOTE: Lot 126 did not sell at the first auction being withdrawn without attracting a single bid. It was subsequently acquired by William Wale with a completion date of 20.5.1916

LOT 127 (Coloured Dark Blue on Plan No. 1)

A FREEHOLD NURSERY PLOT close by containing about 1R 12P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
611	233	Small Plot Nursery	0.327

Let with other lands to Mr Cerdic Deem at an Apportioned Rent of £1 per annum.

Outgoings: Apportioned Tithe 3s 2d Value for 1915 about 2s 6d

NOTE: Lot 127 did not sell at the first auction being withdrawn without attracting a single bid. It was subsequently acquired by Cerdic George Deem with a completion date of 2.3.1916.

LOT 128 (Coloured Brown on Plan No. 1)

A FREEHOLD NURSERY PLOT approached from the Holy City Road and within half-a-mile of the Village of Chardstock containing about 1R 15P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
726	223	- Nursery	0.342

Let with other land, to Mr Cerdic Deem at an Apportioned Rent of £1 per annum.

Outgoings: Apportioned Tithe 1s 10d Value for 1915 about 1s 5d

NOTE: Lot 128 did not sell at the first auction being withdrawn without attracting a single

bid. It was subsequently acquired by Lloyd Newbery with a completion date of 20.5.1916.

LOT 129 (Coloured Purple on Plan No. 1)

TWO ENCLOSURES OF FREEHOLD PASTURE LAND situate at Farway on the Holy City Road and containing about 3A 0R 39P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
553	215	Bulls	Pasture	1.773
554	216	Bulls	Pasture	1.469
			Total	3.242

Let to Mr George Newberry at a Rent of £5 10s 0d per annum.

Outgoings: Apportioned Tithe 10s 10d Value for 1915 about 8s 4d

The Timber is valued at £8 16s 0d.

NOTE: Lot 129 was sold at the first auction for £100 (plus timber valued at £8 16s 0d) to Mr R Snell of Axminster, who was presumably acting as an agent, because the legal documents record the new owner as Oliver Cromwell Newbery with a completion date of 20.5.1916.

LOT 130 (Coloured Yellow on Plan No. 1)

THREE ENCLOSURES OF FREEHOLD PASTURE LAND approached by a blind road at Farway and containing about 8A 3R 33P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
619	200	Higher Vulscombes	Pasture	2.348
618	211	Yonder Vulscombes	Pasture	3.127
722	199	Vulscombes	Pasture	3.479
			Total	8.954

Let to Mr Albert Pearce at a Rent of £13 per annum.

Outgoings: Apportioned Tithe £1 15s 0d Value for 1915 about £1 7s 0d

The Timber is valued at £11 5s 0d.

NOTE: Lot 130 did not sell at the first auction being withdrawn with the highest bid at £280. It was then combined with Lot 131 and offered again for sale at the second auction on 25.10.1916 as Lot 14, but again did not sell. It was subsequently purchased for £358 5s 0d (£347 plus £11 5s 0d for timber) by private treaty by Isaac Lisle Smith (completion date of 29.9.1917) as the combined price for Lot 130 (Lot 14 second auction), Lot 131 (Lot 14 second auction) and part Lot 162 (Lot 22 second auction).

LOT 131 (Coloured Brown on Plan No. 1)

TWO EXCELLENT FREEHOLD NURSERY ENCLOSURES situate at Farway and containing about 32P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
449pt	202	- Nursery	0.200

Let to Mr Albert Pearce at a Rent of 10s 0d per annum.

Outgoings: Apportioned Tithe 2s 2d Value for 1915 about 1s 8d

The Landlord pays Rates.

NOTES: The sale catalogue heads Lot 131 as being two enclosures, yet only one plot of land is recorded. Also the size of the plot is recorded as 0.200 in the first sale catalogue, but as 0.319 in the second. The legal documents relating to the sale of the estate record Albert Pearce as holding two separate plots 449pt/Tithe 200 of 0.319 acres and 449pt/tithe 200 of 0.200 acres.

Lot 131 did not sell at the first auction being withdrawn with the highest bid at £13. It was then combined with Lot 130 and offered again for sale at the second auction on 25.10.1916 as Lot 14, but again did not sell. It was subsequently purchased for £358 5s 0d (£347 plus £11 5s 0d or timber) by private treaty by Isaac Lisle Smith (completion date of 29.9.1917) as the combined price for Lot 130 (Lot 14 second auction), Lot 131 (Lot 14 second auction) and part Lot 162 (Lot 22 second auction)..

LOT 132 (Coloured Dark Blue on Plan No. 1)

THE PRODUCTIVE FREEHOLD ORCHARD situate at Farway and SMALL ENCLOSURE adjoining containing about 1A 0R 1P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
446	192	- Orchard	0.933
447pt	193	- Orchard	0.075

Total 1.008

Let upon an Annual Michaelmas Tenancy to Mr Daniel Long at a Rent of £1 10s 0d per annum.

Outgoings: Apportioned Tithe 12s 0d Value for 1915 about 9s 3d

The Landlord pays Rates.

NOTE: Lot 132 was not included in the first auction sale, instead being sold by private treaty to Frederick Daniel Long. Completion date 20.5.1916.

LOT 133 (Coloured Pink on Plan No. 3)

A FREEHOLD ENCLOSURE OF ROUGH PASTURE LAND situate on the Holy City Road at Farway containing about 1A 2R 33P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
549		128	Common Land	Rough Pasture	1.494
547pt		128a	Wasteland	Waste	0.212
				Total	1.706

Plot 549 is let to Mr William Searle at a Rent of £1 0s 0d per annum.

Plot 547 part has vacant possession and is held by the Chardstock Estate.

Free of Tithe and Land Tax.

As regards plot 547 part, which is not coloured on Plan, the Vendor sells only such interest (if any) as he has therein.

NOTE: Lot 133 was acquired at the first auction sale for £22 by Frederick Daniel Long with a completion date of 20.5.1916.

LOT 134 (Coloured Red on Plan No. 3)

A FREEHOLD NURSERY ENCLOSURE situate at Holy City within one mile of the Village of Chardstock containing about 1R 9P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
465pt	264	- Nursery	0.306

Let to Mr Tom Pearce at a rental of £1 10s 0d per annum.

Outgoings: Apportioned Tithe 2s 0d Value for 1915 about 1s 6d

The Landlord pays Rates.

NOTE: Lot 134 was not sold at the first auction sale being withdrawn with the highest bid at £23. It was subsequently acquired by George James Taverner with a completion date of 29.2.1916.

LOT 135 (Coloured Light Green on Plan No. 3)

THE CAPITAL PASTURE ENCLOSURE AND TWO ORCHARDS situate at Holy City within one mile of the Village of Chardstock containing about 2A 2R 7P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
466	274	Three Cornered Piece	Orchard	0.745
467	273pt	Hawkins Field	Meadow	0.974
468	273pt	-	Orchard	0.827
			Total	2.546

Let to Mr Tom Pearce at a Rent of £6 per annum.

Outgoings: Apportioned Tithe 18s 2d Value for 1915 about 14s 0d
 Apportioned Land Tax 5s 10d.

NOTE: Lot 135 was not sold at the first auction sale being withdrawn with the highest bid at £110. It was subsequently acquired by Thomas Pearce with a completion date of 20.5.1916.

LOT 136 (Coloured Light Blue on Plan No. 3)

AN ENCLOSURE OF FREEHOLD PASTURE LAND situate at Farway Marsh and containing about 1A 2R 2P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
455		123	Common Land	Pasture	1.514

Let with other lands to Mr William Wale at an Apportioned Rent of 15s 0d per annum.

Free of Tithe and Land Tax.

NOTE: Prior to the sale of the Chardstock Estate this plot formed part of Middle Ridge Farm.

Lot 136 was acquired at the first auction sale for £20 by Frederick Daniel Long with a completion date of 20.5.1916.

LOT 137 - THE LODGE (Coloured Purple on Plan No. 1)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £70 per annum secured upon the Lifehold Tenement known as "Cottage at Chardstock" (Copyhold No. 58) and "The Old Five Bells" (Copyhold No. 59).

The Tenements consist of the Residence known as THE LODGE, CHARDSTOCK together with a BLOCK OF THREE COTTAGES AND TWO ENCLOSURES OF MEADOW LAND.

THE LODGE is a substantially-built Residence, situate close to the Church. It is of modern erection in stone with tiled roof and contains the following accommodation: On the Ground Floor - Square Entrance Hall, Excellent Drawing Room, Good Dining Room and Conservatory, Kitchen, Pantry, Larder, Scullery &c. On the First Floor - Large Landing, Three Excellent Bed and Dressing Rooms, Two Servants' Bed Rooms, Box Room, and Housemaid's Closet with hot and cold water supplies. At the rear of the house is a Large Garden with Good Lawn, Herbaceous Flower Borders and Productive Kitchen Garden.

THE WELL-BUILT STABLING comprises Two Stalls, Loose Box, Harness Room, Coach House, Forage Room, Corn Store, Wood Shed and Coal Houses.

THE BLOCK OF THREE COTTAGES are situate immediately opposite the Lodge and are in the respective occupations of Mr Symes, Mrs Parris (Chardstock Post Office) and Mr Pennycard. They contain four rooms each, while in the rear is a large central covered washing space common to the three occupiers.

THE MEADOWS are situate at Kitbridge.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
790pt	1077/1080		House (The Lodge), Garden & Orchard	0.650
790pt	1140		Cottages (The Old Five Bells)	0.131
944	992		Gostleford Meadow	1.789
884		196	Common Land	1.181
			Total	3.751

Previously Copyhold Agreements Nos. 58 and 59, by 1916 the holding was referred to as a Lifehold Tenure held by Mrs Wale of Chardstock and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Ellen Craigie Edmonstone	59	1s 0d	3s 10d
Fanny Tudor St. Quinton (now Mrs Gore Browne)	66		

The Lifeholder pays Tithe and Land Tax.

NOTE: The Lodge was not included in the first auction sale, instead being sold by private treaty to the Lifeholder Mrs Maria Wale with a completion date of 29.2.1916.

LOT 138 (Coloured Red on Plan No. 1)

THE VALUABLE FREEHOLD GROUND RENT of £1 per annum secured upon a well built Cottage with tiled roof and casement windows immediately adjoining "The George Inn" and containing Four Bed Rooms, Loft, Two Sitting Rooms and Kitchen.

THE PROPERTY is held upon Lease by Mr T Pratt for a term of 65 years from Lady Day, 1877 at a Ground Rent of £1 per annum, with Reversion to the Rack Rent in 1942, moderately estimated at £10 per annum.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1140a	Corner Cottage next to George Inn	0.025

NOTES: For identification purposes in 2008 this cottage was called "Rose Cottage".

Lot 138 was acquired at the first auction sale for £37 by Mr W Davy of Colyford, possibly acting as an agent, because the legal documents record the new owner as Charles Newbury, Farmer & Dealer of Axminster, who purchased the holding also for £37 with a completion date of 29.2.1916.

LOT 139 - THE GEORGE INN (Coloured Green on Plan No. 1)

THE FREE AND FULLY LICENSED FREEHOLD PREMISES known as THE GEORGE INN, CHARDSTOCK.

It has a quaint old world appearance, is built of flint and stone with mullioned windows and thatched roof, and contains: On the Ground Floor - Public Bar, Bar Parlour, Tap Room, Private Sitting Room partly panelled with old oak, Pantry, Wash House, Beer Cellar. On the First Floor reached by Two Staircases are One large Bed Room and Two smaller Bed Rooms.

THE OUTBUILDINGS comprise a Carpenter's Shop, Pound House, Stabling for three horses with Loft over and Cart Shed.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1139	The George Inn & Outbuildings	0.525

Let to Mrs H P Parris at a rent of £18 per annum.

Outgoings: Apportioned Tithe 3s 0d Value for 1915 about 2s 4d

NOTE: The George Inn was not sold at the first auction sale being withdrawn with the highest bid at £550. It was subsequently acquired by The Crewkerne United Breweries Company Ltd. with a completion date of 28.2.1916.

LOT 140 - YEW TREE (Coloured Brown on Plan No. 1)

A DETACHED FREEHOLD COTTAGE AND GARDEN situate close to the "George Inn", Chardstock and containing Four Bed Rooms, Two Sitting Rooms, Living Room, Passage Room, Wash House and Pump House.

There is a Large Garden, the whole extending to about 2R 29P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
790pt	1138		Cottage & Garden	0.681

Let to Mr John Allen at a rent of £9 per annum.

Outgoings: Apportioned Tithe 4s 4d Value for 1915 about 3s 4d
 Apportioned Land Tax 6s 9d.

NOTES: For identification purposes in 2008 this cottage was called "Yew Tree".

Lot 140 is recorded in the Chard & Ilminster Newspaper as having been sold at the first auction sale for £105 to Mr J Newbury. However the legal documents relating to the disposal of the Manor Estate record that Lots 140 and 141 were sold either to William Henry Searle (completion date 29.2.1916) or Ernest John jhCoombs (1.9.1916). Which person acquired which Lot has not yet been traced.

LOT 141 (Coloured Purple on Plan No. 1)

THE DETACHED FREEHOLD COTTAGE AND ORCHARD adjoining the previous Lot.

THE COTTAGE contains: Three Bed Rooms, Two Sitting Rooms, Wash House and Cellar.

THE OUTBUILDINGS comprise Cider Cellar with Loft over, Stone Built and Tiled Piggeries, Productive Kitchen Garden and Orchard, the whole extending to 1A 0R 34P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1135/1136/1137	Cottage, Garden & Orchard	1.212

Let to Mr Robert Goff at a rent of £10 per annum.

Outgoings: Apportioned Tithe 11s 2d Value for 1915 about 8s 7d
 Apportioned Land Tax 7s 6d.

NOTES: For identification purposes in 2008 this cottage was called Hope Cottage.

Lot 141 is recorded in the Chard & Ilminster Newspaper as having been sold at the first auction sale for £126 to Mr J Strawbridge. However the legal documents relating to the disposal of the Manor Estate record that Lots 140 and 141 were sold either to William Henry Searle (completion date 29.2.1916) or Ernest John Coombs (1.9.1916). Which person acquired which Lot has not yet been traced.

LOT 142 HARESTONES AND BAKERS (Coloured Blue on Plans No. 2 and 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £28 per annum secured upon the Lifehold Tenement known as "Harestones" (Copyhold No. 74) and "Bakers Tenement at Hook Cross" (Copyhold No. 75), consisting of Six Enclosures of Pasture Lane, one of which is situate at Chardstock, three at Stockstyle and two at Burchill containing about 18A 3R 9P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
H 693pt	1130		Harestones Field	Pasture	4.274
B 693pt	1130a		Harestones Field	Pasture	0.687
B 702	1175		Bakers Mead	Pasture	2.329
B 705	1178		Long Rag	Pasture	1.061
B 711	1188		Bakers Close	Pasture	3.676
H 1220		150pt	Common Land	Rough Pasture	5.271
H 1221		150pt	Common Land	Nursery	1.511
Total					18.809

H Indicates part of Copyhold Agreement No. 74 "Harestones"
 B Indicates part of Copyhold Agreement No. 75 Bakers"

Previously Copyhold Agreements Nos. 74 and 75, by 1916 the holding was referred to as Lifehold Tenures held by Mr Isaac Pryer, Luzon, Rossmore Avenue, Parkstone, Poole, Dorset and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
HARESTONES			
Isaac Pryer	50	1s 4d	Heriotable
George Gould	60		
Alfred Thomas Grabham	53		
Albert Edward Deane	52		
BAKERS			
George Abraham Bentley	54	5s 4d	Best goods
Joseph Wale	56		
Alfred Thomas Grabham	53		

The Lifeholder pays Tithe and Land Tax.

NOTE: *Lot 142 did not sell at the first auction being withdrawn without attracting a single bid. It was offered again for sale at the second auction on 25.10.1916 as part of*

Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Harestones and Bakers was part.

LOT 143 (Coloured Light Blue on Plan No. 1)

THE DESIRABLE FREEHOLD SMALL HOLDING With the Fishing Rights in the Chardstock Stream. It has a capital frontage to the Hook Road close to the Village of Chardstock and containing about 42A 1R 3P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
703	1151		Great Morlands	Meadow	11.958
745	1131pt		Slades	Pasture	3.803
741	1131pt		-	Pasture	0.383
740	1150		All Moors	Pasture	3.872
739	1180		All Moors	Pasture	0.327
712	1179pt		All Moors	Pasture	3.820
738	1149		All Moors	Rough Pasture	4.063
713	1181		All Moors	Rough Pasture	8.243
716	1184	116	-	Wood	0.576
715	1182/1183		Lower Meadow	Water Meadow	5.224
				Total	42.269

On plot 741 is a stone and corrugated Range of Stalls for eleven cows.

A right-of-way over Plot 703 has been granted to Mrs Wale at an acknowledgement Rent of per annum
 Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of per annum.

£0	1	0
£22	12	0
Total Rents		£22 13 0

Outgoings: Apportioned Tithe £7 18s 0d Value for 1915 about £6 1s 9d

The Timber is valued at £39 16s 6d.

With this Lot is sold the whole bed of and the whole water fishing rights in the Chardstock stream where the Lot fronts the stream on both sides and half the bed of and the half water fishing rights where the Lot fronts the stream on one side only.

NOTES: *Prior to the sale of the Chardstock Estate all these plots formed part of Court Farm.*

Lot 143 was purchased at the first auction sale for £810 (plus timber valued at £39 16s 6d) by Mr C Forward of Axminster. However the legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152,

161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 144 (Coloured Purple on Plan No. 1)

THE CAPITAL ENCLOSURE OF FREEHOLD PASTURE LAND on the Hook Road close to the Village of Chardstock and containing about 2A 2R 39P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
694	1152	Hook Cross Close or Hailston Pasture	2.742

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £2 15s 0d per annum.

Outgoings: Apportioned Tithe 16s 4d Value for 1915 about 12s 7d

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.

Lot 144 was purchased at the first auction sale for £75 by Mr C Forward of Axminster. However the legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 145 (Coloured Yellow on Plan No. 1)

TWO CAPITAL ENCLOSURES OF PASTURE LANE & SMALL PLANTATION situate at the corner of Chill Pits Lane and the Hook Road, close to the Village of Chardstock and containing about 5A 2R 21P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
695	1153	Gilletts Close Pasture	4.575
691pt	1154pt	- Plantation	0.081
697	1173	Little Gilletts Pasture	0.974
Total			5.630

Let with other lands to Mr E J Spiller at an Apportioned Rent of £7 per annum.

Outgoings: Apportioned Tithe £1 7s 6d Value for 1915 about £1 1s 2d

The Timber is valued at £31 17s 6d.

NOTE: Lot 145 was not sold at the first auction sale being withdrawn with the highest bid at £120. The legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a

completion date of 3.3.1916.

LOT 146 (Coloured Pink on Plan No. 1)

TWO CAPITAL ENCLOSURES OF ARABLE LAND situate at the corner of the Chard Road and Brockhole Lane close to the Village of Chardstock and containing about 6A 0R 25P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
683	1125	Dommitts Close	Arable	5.266
675	1126	Rag Close	Arable	0.890
			Total	6.156

Let with other lands at Apportioned Rents as follows:

Plot 683 to Mr Isaac Lisle Smith at per annum £3 10 0
Plot 675 to Mr James Harris at per annum £0 15 0

Total Rents £4 5 0

Outgoings: Apportioned Tithe £1 12s 10d Value for 1915 about £1 5s 4d
Apportioned Land Tax 2s 6d.

The Timber is valued at £1 10s 0d.

NOTES: Prior to the sale of the Chardstock Estate plot 683 was part of Court Farm.

Lot 146 was purchased at the first auction sale for £130 (plus timber valued at £1 10s 0d) by Mr C Forward of Axminster. However the legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 147 - STRONGS (Coloured Yellow on Plan No. 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £35 per annum secured upon the Lifehold Tenement known as STRONGS consisting of a BUSINESS HOLDING with Garden and Orchard in the Village of Chardstock together with Three Enclosures of Land, one situate at Chill Pits, one at Farway and the other on the Huntley Lane extending in all to about 9A 3R 30P.

The Business Holding consists of excellent Premises now used as a General Stores and in the occupation of Mr James Harris.

The Accommodation comprises: Four Bed Rooms, Good Shop, Living Room, Dairy, Back House, Separating Room. Outside are Shed, Cider Cellar, Wash House and Range of Stalls for seven cows. A productive Orchard at the rear and side.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
790pt	1056		Shop, Garden & Orchard		1.012
685	1121		Sheeplands	Arable	5.016
173	1320		Long Close	Arable	1.947
454pt		124	Common Land	Pasture	1.963
Total					9.938

Previously Copyhold Agreement No 40, by 1916 the holding was referred to as a Lifehold Tenure held by Mr Isaac Pryer, Luzon, Rossmore Avenue, Parkstone, Poole, Dorset and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
William Pryer	54	7s 0d	Heriotable
Joseph William Deane	55		
George Abraham Bentley	54		

The Lifeholder pays Tithe and Land Tax.

NOTE: Lot 147 did not sell at the first auction; no bids being forthcoming. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Strongs was part.

LOT 148 (Coloured Dark Blue on Plan No. 1)

A PRODUCTIVE ENCLOSURE OF ARABLE LAND situate on the Chard Road close to the Village of Chardstock and containing about 3A 1R 36P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
686	1120	Higher Sopers	Arable	3.477

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £2 6s 0d per annum.

Outgoings: Apportioned Tithe £1 0s 6d Value for 1915 about 15s 10d
 Apportioned Land Tax 2s 0d

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.

Lot 148 was purchased at the first auction sale for £61 by Mr R Snell of Axminster. However the legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 149 - PENNEYS OR PIERCES (Coloured Pink on Plan No. 1)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £35 per annum secured upon the Lifehold Tenement known as "Penneys or Pierces".

THE TENEMENT consists of a well-built Cottage with Garden and Orchard, together with NINE ENCLOSURES OF LAND, two of which are situate on the Chard Road at Chardstock, one at Hook Cross (near Chillpits Lane), two at Kitbridge, two on the Tytherleigh Lane and the remaining two near the Triangle at Burchill Common; extending in all to about 21A 1R 36P.

THE COTTAGE is in the occupation of Mrs Rebecca Dunster and contains Three Bedrooms, Sitting Room, Two Kitchens and Wash House. Outside is Stabling for two, Wood House and Store House.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
793pt	1042/1045pt		Cottage & Garden	0.583
790pt	1047		- Orchard	0.562
687	1113		Upper Sheeplands Arable	3.152
688	1119		Lower Sheeplands Pasture	3.153
698	1171		Hook Cross Pasture	1.760
894	434		Kitbridge Meadow Pasture	2.124
885	993		Yonder Kitbridge Meadow Pasture	1.585
954	958		- Pasture	1.251
866	982		Pearces Close Pasture	2.284
934		181pt	Common Land Pasture	1.975
942		181pt	Common Land Rough Pasture	3.050
Total				21.479

Previously Copyhold Agreement No 25, by 1916 the holding was referred to as a Lifehold Tenure held by Mrs Maria Wale of The Lodge, Chardstock and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Robert Bonfield	84	3s 6d	Heriotable
George Henry Bonfield	63		
William John Down	64		

The Lifeholder pays Tithe and Land Tax.

NOTE: Lot 149 was not included in the first auction sale, instead being sold by private treaty for £500 to the Lifeholder Mrs Maria Wale with a completion date of 29.2.1916.

LOT 150 (Coloured Purple on Plan No. 1)

TWO USEFUL ENCLOSURES OF MEADOW LAND situate on the Chard Road and near to

the Village of Chardstock and containing about 4A 2R 15P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
758	1117	Two Acres at Chardstock	Meadow	1.859
759	1118	Lower Sopers	Meadow	2.736
			Total	4.595
Let with other lands at Apportioned Rents as follows:				
Plot 758 to Mr John Pym at per annum				£2 5 0
Plot 759 to Mr Isaac Lisle Smith at per annum				£2 15 0
Total Rents				£5 0 0
Outgoings: Apportioned Tithe £1 7s 0d Value for 1915 about £1 0s 10d Apportioned Land Tax 4s 0d.				

NOTES: Prior to the sale of the Chardstock Estate Plot 758 formed part of Hook Farm and plot 759 part of Court Farm.

Lot 150 was not sold at the first auction sale being withdrawn with the highest bid at £124. The legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 151 (Coloured Light Blue on Plan No. 1)

TWO ENCLOSURES OF FREEHOLD PASTURE LAND situate on the Chard Road in the Village of Chardstock and containing about 3A 0R 28P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
747	1088	The 1000 Acres	Pasture	0.433
756	1115	Meadow Townsend	Pasture	2.743
			Total	3.176
Plot 747 let to Mr J Pearce at a Yearly Rent of per annum				£0 10 0
Plot 756 let with other lands to Mrs Parris at an Apportioned Rent of per annum.				£5 10 0
Total Rents				£6 0 0
Outgoings: Apportioned Tithe 19s 8d Value for 1915 about 15s 2d				

NOTE: Lot 151 was acquired at the first auction sale for £103 by John Strawbridge with a completion date of 29.2.1916.

LOT 152 - SOPERS (Coloured Brown on Plan No. 1)

THE WELL-BUILT DOUBLE-FRONTED FREEHOLD COTTAGE AND PRODUCTIVE ORCHARD adjoining the last Lot and containing about 2R 31P.

THE COTTAGE is in the occupation of Mr Harris, is stone-built with tiled roof and contains Two good Bed Rooms, Kitchen and Back House, Kitchen Garden &c.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1084pt/1086	Cottage, Garden and Orchard	0.694

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £9 per annum.

Outgoings: Apportioned Tithe 7s 2d Value for 1915 about 5s 6d

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.

For identification purposes in 2008 this cottage was called "Sopers".

Lot 152 was not sold at the first auction sale being withdrawn with the highest bid at £140. The legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 153 (Coloured Dark Green on Plan No. 1)

THE FREEHOLD COTTAGE WITH GARDEN AND ORCHARD ATTACHED adjoining the last Lot.

THE COTTAGE is built of stone with thatched roof, is double-fronted and contains: Two Bed Rooms, Living Room and Kitchen. Good Garden and Orchard.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1084pt	Cottage & Garden	0.175
790pt	1085	- Orchard	0.231
Total			0.406

The Cottage and Garden are let to Mr Pearce at a Rent of per annum (Landlord paying Rates and Taxes) £5 4 0

The Orchard is let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of per annum. £1 0 0

Total Rents £6 4 0

Outgoings: Apportioned Tithe 4s 2d Value for 1915 3s 4d

Free of Land Tax.

The Purchaser will be required to erect, to the satisfaction of the Vendor's Surveyors, and maintain a fence between the points marked A and B on the Plan.

NOTES: Prior to the sale of the Chardstock Estate the orchard part of plot 790 formed part of Court Farm.

For identification purposes in 2008 this cottage was called "Rose Cottage".

Lot 153 was not sold at the first auction sale being withdrawn with the highest bid at £94. It was subsequently acquired either by Thomas Deane Eames (completion date 20.5.1916) or Sidney Hull (27.5.1916). See also lot 166.

LOT 154 (Coloured Yellow on Plan No. 1)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £8 per annum secured upon the Lifehold Tenement known as "The New Cottage" and consisting of a COTTAGE AND GARDEN (now in the occupation of the Devon Constabulary) in Chardstock Village, together with an ENCLOSURE OF ARABLE LAND ON EGG MOOR LANE.

THE COTTAGE is Double-fronted, is of stone with tiled roof and contains: Two Bed Rooms, One Living Room, Kitchen, Wash House, Wood Shed &c and excellent Garden.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
790pt	1083		Cottage & Garden	0.125
877pt		190	Common Land	0.231
			Total	0.356

Previously Copyhold Agreement No 36, by 1916 the holding was referred to as a Lifehold Tenure held by Mr J Strawbridge of Holy City, Chardstock and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Albert Edward Deane	53	2s 0d	0s 6d
William Deane Eames	47		

The Lifeholder pays Tithe and Land Tax.

NOTE: New Cottage was not sold at the first auction sale, the reserve price of £38 not being reached. It was subsequently acquired by the tenant, John Strawbridge, with a completion date of 29.2.1916.

LOT 155 (Coloured Dark Blue on Plan No. 1)

THE VALUABLE FREEHOLD GROUND RENT of £2 per annum secured upon the Business Holding immediately opposite the George Inn at Chardstock and consisting of Grocery Stores with Private Dwelling House adjoining.

THE PREMISES are well-built and contain: On the Ground Floor - Excellent Double-fronted Shop with Back Store. Private entrance to the House, Drawing and Dining Rooms, Pantry and Kitchen. On the First Floor are Four Bed Rooms and Bath Room (no bath).

THE OUTBUILDINGS comprise: A spacious Bake House and Coal Store. At the rear is a productive Kitchen Garden.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1082	Shop, Bakers, House & Garden	0.406

The Property is held by Mr A J Brett upon Lease for a term of 65 years from September 29th, 1898 at a Ground Rent of £2 per annum with Reversion to the Rack Rent in 1963, moderately estimated at £25 per annum.

NOTES: At the time of the sale of the Chardstock Estate the premises were known as Brett's Shop. It was later renamed "The Laurels" and in 2007 was altered to "Peperharow".

The ground rent for Lot 155 was sold at the first auction sale for £50 to the leaseholder, Albert James Brett, with a completion date of 29.2.1916.

LOT 156 (Coloured Purple on Plan No. 1)

THE FREEHOLD SEMI-DETACHED COTTAGE on the Tytherleigh Lane at Chardstock containing Three Bed Rooms, Two Lumber Rooms, Two Living Rooms, Kitchen, Two Wash Houses, Potatoe Store &c and a productive Garden at the rear.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1091	Cottage & Garden	0.194

Let to Mrs Jane Coombs upon an Annual Michaelmas Tenancy at a Rent of £8 5s 0d per annum. Landlord paying Rates and Taxes.

Outgoings: Apportioned Tithe 1s 4d Value for 1915 about 1s 0d

NOTES: In 2008 this cottage was called "Wayside".

Lot 156 was not sold at the first auction being withdrawn with the highest bid at £64. It was subsequently sold with Lot 158 to Susan Mary Wale, Spinster, of Chardstock for a combined price of £334 5s 0d (£332 auction price plus £2 5s 0d for timber) and a completion date of 29.2.1916.

LOT 157 (Coloured Pink on Plan No. 1)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £28 per annum secured upon the Lifehold Tenement known as "Cooks & Bennetts" consisting of the desirable Residence (now in the occupation of Mr Edwards), together with the Garden and Orchard and Enclosure of Meadow Land at the rear and an additional Pasture Enclosure situate on Burchill Common extending in all to 8A 0R 16P.

THE RESIDENCE is built of stone with tiled roof and contains Four Bed Rooms, Drawing Room, Dining Room, Kitchen and Larder &c.

THE OUTBUILDINGS comprise Two-Stall Stable, Fowl House and Wash House. Productive Kitchen Gardens.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
790pt	1090pt/1092		House & Garden	0.487
748	1090pt		- Orchard	0.846
755	1089		Long Meadow	4.183
931pt		176	Common Land	2.587
Total				8.103

Previously Copyhold Agreement No 33, by 1916 the holding was referred to as a Lifehold Tenure held by Mrs French of Southchard and subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
George Washington Slade	58	2s 10d	1s 0d
Anthony Albert Slade	54		
James Slade	58		

The Lifeholder pays Tithe and Land Tax.

NOTES: In 2008 this house was called "Fernleigh".

Lot 157 was sold at the first auction sale for £180 to Mr T Dare, possibly acting as an agent, because the legal documents record the new owner as Mrs Susan Deane French with a completion date of 29.2.1916.

LOT 158 (Coloured Yellow on Plan No. 1)

THE FREEHOLD DOUBLE-FRONTED DETACHED RESIDENCE adjoining with Garden and Orchard extending to about 1A 2R 23P.

THE RESIDENCE is built of stone with tiled roof and contains: On the Ground Floor - Good Dining and Drawing Rooms, Kitchen and Pantry, Scullery with cottage range, Wash House &c. On the First Floor - Four Bed Rooms, Lumber Room and Loft. Garden and Orchard at

the sides and rear.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1093pt	House & Garden	0.181
749	1093pt	- Orchard	1.461
Total			1.642

Let to Mr Francis King at a Rental of £15 per annum.

Outgoings: Apportioned Tithe 19s 0d Value for 1915 about 14s 8d
 Apportioned Land Tax 9s 6d

The Timber is valued at £2 5s 0d

NOTES: In 2008 this house was called "Ivydene".

Lot 158 was sold at the first auction to The Rev. W French of Cadleigh for £262 (plus timber valued at £2 5s 0d). However, the legal documents record that it was subsequently purchased with Lot 156 by Susan Mary Wale, Spinster, of Chardstock for a combined price of £334 5s 0d (£332 auction price plus £2 5s 0d for timber) and a completion date of 29.2.1916..

LOT 159 - COOKS COTTAGE (Coloured Red on Plan No. 1)

THE DETACHED FREEHOLD COTTAGE adjoining Lot 158 with Garden and Orchard containing in all about 3R 33P.

THE COTTAGE contains Two Bed Rooms, Living Room, Back House and Outside Wash House.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1095	Cottage & Garden	0.312
750	1094	- Orchard	0.643
Total			0.955

Let with other lands to Mrs Parris at an Apportioned Rent of £10 per annum.

Outgoings: Apportioned Tithe 9s 2d Value for 1915 about 7s 1d

The Timber is valued at £4 18s 6d

NOTES: At the time of the auction sale this cottage was known as "Cook's Cottage". By 2008 all signs of the cottage had been removed, the site cleared and the plot used as pasture land.

Cooks Cottage was not sold at the first auction being withdrawn with the highest bid at £153. It was subsequently purchased by Albert George Beasley, Small Holder of Chardstock for £134 18s 6d (£130 plus £4 18s 6d for timber) with a completion date of 1.7.1916.

LOT 160 (Coloured Brown on Plan No. 1)

A USEFUL ENCLOSURE OF FREEHOLD PASTURE LAND with frontage to Green Lane containing about 3R 38P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
753	1104	Green Lane at Chardstock Pasture	0.990

Let with other lands to Mr Frank Apsey at an Apportioned Rental of £1 per annum.

Outgoings: Apportioned Tithe 6s 2d Value for 1915 about 4s 9d
 Apportioned Land Tax 1s 0d

The Timber is valued at £1 10s 0d

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of The Mill House Farm at Hook Cross.

Lot 160 was acquired at the first auction sale for £160 (plus timber valued at £1 10s 0d by James Hutchings with a completion date of 29.2.1916.

LOT 161 (Coloured Purple on Plan No. 1)

THE ADJOINING ENCLOSURE OF FREEHOLD PASTURE LAND approached from Green Lane by an accommodation road and containing about 2A 2R 13P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
754	1103	Cooks Close Pasture	2.582

Let with other lands to Mrs Parris at an Apportioned Rent of £5 2s 0d per annum.

Outgoings: Apportioned Tithe 14s 4d Value for 1915 about 10s 3d
 Apportioned Land Tax 9s 6d

The Timber is valued at £1 8s 6d

NOTE: Lot 161 was not sold at the first auction being withdrawn with the highest bid at £72. It was subsequently purchased by James Hutchings with a completion date of 29.2.1916.

LOT 161a (Coloured Yellow on Plan No. 1)

TWO EXCELLENT ENCLOSURES OF FREEHOLD PASTURE LAND adjoining the previous Lot and containing about 8A 0R 5P.

SCHEDULE

O/S No.	Tithe No.	Name & Description		Acreage
761	1105	Cockcroft	Pasture	4.254
760	1114	Cock Grate	Pasture	3.779
			Total	8.033

Let with other lands at Apportioned Rents, as follows:

Plot 761 to Mr Isaac Lisle Smith at per annum	£4	5	0
Plot 760 to Mr John Perring at per annum	£5	1	0
Total Rents	£9	6	0

Outgoings: Apportioned Tithe £2 1s 4d Value for 1915 about £1 11s 10d
 Apportioned Land Tax 6s 9d

The Timber is valued at £1 15s 0d

NOTES: Prior to the sale of the Chardstock Estate plot 761 formed part of Court Farm.

Lot 161a was not sold at the first auction sale being withdrawn with the highest bid at £228. The legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 162 - BARTON/HOLBROOKS & BAKERS PLOT (Coloured Green on Plans No. 2 and 3)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £25 per annum secured upon the Lifehold Tenements known as "Barton or Holbrooks" (Copyhold No. 54) and "Bakers Plot at Millway" (Copyhold No. 113).

THE TENEMENTS consist of a Well-built Cottage with Garden and Orchard, adjoining the last Lot, together with Six Enclosures of Land, one situate on the Green Lane at Chardstock, another at corner of Stockstyle Lane, Two others at Farway and the remaining Two at Millway near Burchill, extending in all to about 11A 0R 10P.

THE COTTAGE is in the occupation of Mr E T Morley, is well-built and contains: Two Bed Rooms, Lumber room, Good Living Room, Large Hall, Dairy &c.

OUTSIDE are Range of Stalls for five cows, Trap Shed and Two-stall Stable.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
BH 790pt	1048/1049		Cottage, Garden & Orchard		0.737
BH 763	1008		Holbrooks Field	Pasture	5.007
BH 700	1174		Three Corner Close at Hook	Pasture	0.745
B 1016	448pt		Bakers Plot	Pasture	0.851
B 1018pt	448pt		-	Pasture	0.194
B 555pt		136	Common Land	Rough Pasture	1.194
BH 555pt		137	Common Land	Rough Pasture	0.862
BH 557pt		137	Common Land	Rough Pasture	1.470
Total					11.060

BH Indicates part of Copyhold Agreement No. 54 "Barton or Holbrooks"

B Indicates part of Copyhold Agreement No. 113 "Bakers Plot at Millway"

Previously Copyhold Agreements Nos. 54 and 113, by 1916 the holdings were referred to as Lifehold Tenures held by the Representatives of the late Thomas Bentley, subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
BARTON OR HOLBROOKS			
Arthur Parris	76	4s 8d	Heriotable
Mary Anne Broom (now Mrs Reynolds)	49		
BAKERS PLOT			
Arthur Parris	76	6d	6d
Ann Parris	76		
Ellen Marie Broom	52		

The Lifeholder pays Tithe and Land Tax.

This Lot is sold with the benefit of the right of way referred to in Lot 7.

NOTES: *There are discrepancies between the legal documents relating to the estate sale and the sale catalogue regarding this holding. The former shows Plot 555 in two parts, as recorded above, with a combined acreage of 2.056, whereas the latter combines them into a single entry of 1.056 acres. For this reason the total acreage of the Lot differed between 11.060 (legal documents) and 10.060 (catalogue). It is believed that the legal documents are correct. Also the legal documents make no mention of Ann Parris as a surviving "Life" for the Copyhold called Bakers Plot.*

In 2008 the cottage was called "Holbrooks".

Lot 162 did not sell at the first auction, when the reserve price of £160 was not reached. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith in two parts with completion dates of 29.9.1917 (Copyhold No. 54 "Barton or Holbrooks") and 15.6.1918 (Copyhold No. 113 "Bakers Plot at Millway").

Barton or Holbrooks was purchased 29.9.1917 for £358 5s 0d (£347 plus £11 5s 0d for timber) by Isaac Lisle Smith as the combined price for Lot 130 (Lot 14 second auction), Lot 131 (Lot 14 second auction) and part Lot 162 (Lot 22 second auction).

Bakers Plot was purchased 15.6.1918 for £2610 by Isaac Lisle Smith as the combined price for all the remaining unsold Copyhold Agreements.

LOT 163 (Coloured Brown on Plan No. 1)

THE CAPITAL FREEHOLD BLOCK OF FIVE COTTAGES situate at the corner of Tytherleigh Lane and Kitbridge Lane and each containing Two Bed Rooms, Kitchen and Wash House, with the exception of the corner Cottage, which contains Two Rooms. Large Garden and Orchard in Rear.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1057pt	Cottages, Gardens & Orchard	0.719

THE COTTAGES are let as follows:

Corner Cottage upon an Annual Lady Day Tenancy to Mr Isaac Lisle Smith at per annum	£3
Second Cottage and Orchard upon an Annual Michaelmas Tenancy to Mr Henry Bonfield at per annum	£7
Third Cottage upon an Annual Michaelmas Tenancy to Mrs Louisa Chubb at per annum	£3
Fourth Cottage upon an Annual Michaelmas Tenancy to Mrs Hull at per annum	£3
Fifth Cottage upon an Annual Lady Day Tenancy to Mrs Elizabeth Newberry at per annum	£3
The whole producing per annum	£19

Outgoings: Apportioned Tithe 5s 4d Value for 1915 about 4s 1d

Landlord pays Rates. Free of Land Tax.

NOTES: By 2008 all trace of cottages three to five had disappeared and the corner/second cottages had been combined into a single cottage called "Pear Tree".

Lot 163 was not sold at the first auction sale with no bids being offered. It was subsequently acquired by Albert George Beasley with a completion date of 20.6.1916.

LOT 164 - TURNERS COTTAGE (Coloured Dark Green on Plan No. 1)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £28 10s 0d per annum secured upon the Lifehold Tenement known as "Turners Cottage" consisting of

a detached double-fronted Cottage, Garden and Orchard, adjoining the previous Lot, together with Two Enclosures of Pasture Land, one situate on Tytherleigh Lane and the other near The Triangle on Burchill Common, extending in all to about 4A 0R 12P.

THE COTTAGE is well-built of stone with tiled roof and contains: Four Bed Rooms, Two Sitting Rooms, Kitchen, Back House and Wash House. Productive Garden and Orchard at the rear.

THE OUTBUILDINGS comprise Stone and Brick Cow Stall for four cows.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
790pt	1058		Cottage, Garden & Orchard	0.575
824pt	1002		Tytherleigh Lane Close	Pasture 1.055
935		179pt/180	Common Land	Pasture 2.448
Total				4.078

Previously Copyhold Agreement No. 42, by 1916 the holding was referred to as a Lifehold Tenure held by Mrs Watts of Chardstock, subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Bridget Alice Watts	62	6d	6d
Emily Louisa Watts	54		

The Lifeholder pays Tithe and Land Tax.

NOTES: The catalogue for the second auction sale records the Copyholder as the Executors of the late Mrs Watts and the lives as Bridget Alice Watts (now Mrs Grabham) and Emily Louisa Watts (now Mrs Mansfield).

Turners Cottage did not sell at the first auction, when the reserve price of £174 was not reached. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Turners Cottage was part.

LOT 165 (Coloured Pink on Plan No. 1)

TWO FREEHOLD GARDEN PLOTS situate at the corner of Back Lane in the Village of Chardstock containing about 0A 1R 29P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1053pt	Garden & Orchard	0.331
790pt	1059pt/1060/1061pt	Garden Plot	0.100

Total 0.431

Let to Mr Sidney Hull at a Rent of £1 10s 0d per annum.

Outgoings: Apportioned Tithe 3s 4d Value for 1915 about 2s 7d
Free of Land Tax

NOTES: The above is a fuller description of the land holdings as recorded in legal documents relating to the estate sale.

By 2008 these plots contained two dwellings - "Southview" and "Early's Garage".

Lot 165 was acquired at the first auction sale for £23 10s 0d by Charles Newbery, Farmer & Dealer of Axminster, with a completion date of 29.2.1916.

LOT 166 (Coloured Purple on Plan No. 1)

A DETACHED FREEHOLD COTTAGE WITH GARDEN AND PRODUCTIVE ORCHARD situate on the Back Lane in the Village of Chardstock and containing about 1A 0R 285P.

THE COTTAGE contains Three Bed Rooms , good Living Room, Pantry and Back Shed.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1054/1055	- Orchard	0.881
790pt	1054/1055	Cottage & Garden	0.300
Total			1.181

The Cottage and Garden is let to Mr Isaac Lisle Smith at a Rent of per annum £6 0 0

The Orchard is let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of per annum £0 16 0

Total Rents £6 16 0

Outgoings: Apportioned Tithe 12s 0d Value for 1915 about 9s 3d
Apportioned Land Tax 5s 6d

NOTES: Prior to the sale of the Chardstock Estate these plots formed part of Court Farm.

By 2008 these plots contained three bungalows - "Foxgrove", "School House Bungalow" and "Lumleys".

Lot 166 was not sold at the first auction sale being withdrawn with the highest bid at £95. It was subsequently acquired either by Thomas Deane Eames (completion date 20.5.1916) or Sidney Hull (27.5.1916). See also lot 153.

LOT 167 - THE WORKHOUSE (Coloured Purple on Plan No. 1)

THE CAPITAL FREEHOLD BLOCK OF THREE COTTAGES with large Gardens at the rear and in front situate in the Village of Chardstock known as "The Workhouse" and covering about 0A 2R 31P.

THE CORNER COTTAGE contains Five Bed Rooms, Living Room and Wash House.

THE SECOND COTTAGE contains Four Rooms.

THE END COTTAGE contains Five Bed Rooms, Living Room, Kitchen, Back House &c.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage		
790pt	1052/1060/1061	Cottages & Garden	0.694		
The Corner Cottage is let to Mr Sidney Hull at per annum			£6	0	0
The Second Cottage is let to Mr A Zeally at per annum			£5	4	0
The End Cottage is let to Mr Isaac Lisle Smith at per annum			£5	0	0
The Garden at rear is let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of per annum			£0	5	0
Thus producing a total Rent of			£16	9	0

Outgoings: Apportioned Tithe 5s 0d Value for 1915 about 3s 10d
 Land Tax 7s 6d

The Landlord pays the Rates.

A right of way for foot traffic only is reserved over this Lot to Lot 1.

NOTES: By 2008 the cottages had been split into four dwellings called Nos. 1 to 4 Victoria Place.

Lot 167 was not sold at the first auction sale being withdrawn with the highest bid at £91. It was subsequently acquired by Isaac Lisle Smith for £125 with a completion date of 27.5.1916.

LOT 168 (Coloured Brown on Plan No. 1)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £12 10s 0d per annum secured upon the Lifehold Tenement known as "The Cottage at Chardstock" (Copyhold No. 53).

THE TENEMENT consists of a Well-built Cottage and Orchard with long frontage to Kitbridge Lane in the Village of Chardstock and contains about 2R 11P.

THE COTTAGE is in the occupation of Mr James Farrant and contains: Two Bed Rooms, Living Room, Wash House, Store Room, Cider Space &c.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
790pt	1050/1051		Cottage, Garden, Linhay & Orchard	0.700

Previously Copyhold Agreement No. 53, by 1916 the holding was referred to as a Lifehold Tenure held by Mrs Watts of Chardstock, subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Emily Louisa Watts	57	1s 6d	6d
Robert Isaac William Deane	57		
John Charles Deem	48		

The Lifeholder pays Tithe and Land Tax.

NOTES: Legal documents relating to the sale of the estate record the third "Life" as John Charles Dean. See also Lot 170 relating to Copyhold No. 50 "Bunters Meadow".

In 2008 the cottage was called "The Shrubs".

Lot 168 did not sell at the first auction, when the reserve price of £50 was not reached. By deduction it was subsequently acquired by Emily Louisa Mansfield (nee Watts) with a completion date of 2.3.1916.

LOT 169 - LITTLE THATCH (Coloured Dark Blue on Plan No. 1)

A DETACHED FREEHOLD COTTAGE in Kitbridge Lane containing Two Bed Rooms, Kitchen and Living Room. Good Garden adjoining

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
793pt	1043/1044	Cottage & Garden	0.200

Let to Mr John Chubb upon an Annual Michaelmas Tenancy at a rent of £3 10s 0d per annum.

Outgoings: Apportioned Tithe 2s 6d Value for 1915 about 1s 11d

Landlord pays Rates.

Free of Land Tax.

NOTES: By 2008 all signs of the cottage had been removed, the site cleared and the plot used as a garden.

Little Thatch was not sold at the first auction being withdrawn with the highest bid at just £27. It was subsequently sold, with Lot 116, to Donald Mackenzie Esq. of Heathcot, Arthur Road, Biggin Hill for a combined price of £190. Completion date of 28.2.1916.

LOT 170 BUNTERS MEADOW (Coloured Brown on Plan No. 1)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £1 10s 0d per annum secured upon the Lifehold Tenement known as "Bunters Meadow" (Copyhold No. 50) consisting of TWO PASTURE AND NURSERY ENCLOSURES one at Kitbridge and the other at Egg Moor Lane and containing about 3R 2P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
893	1026		Bunters Meadow	Pasture	0.637
877pt		191	Common Land	Nursery	0.125
				Total	0.762

Previously Copyhold Agreement No. 50, by 1916 the holding was referred to as a Lifehold Tenure held by Mr Cerdic Deem of The Travellers Rest Inn, Chardstock, subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
Robert Isaac William Deem	57	1s 9d	Heriotable
John Charles Deane	48		

The Lifeholder pays Tithe and Land Tax.

NOTES: The sale catalogue for the first auction incorrectly recorded the first life as Robert Isaac William Deane.

The sale catalogue for the second auction records the Copyholder and sole life as Robert Isaac William Deem with no mention of either Cerdic Deem or John Charles Deane.

Lot 170 did not sell at the first auction, when the reserve price of £10 was not reached. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty to Isaac Lisle Smith with a completion date of 15.6.1918. The purchase price of £2610 for Lot 22 included all the remaining unsold Copyhold Agreements of which Bunters Meadow was part.

LOT 171 (Coloured Yellow on Plan No. 1)

THREE ENCLOSURES OF FREEHOLD PASTURE LAND situate at Kitbridge close to the Village of Chardstock with frontages to Kitbridge Lane and Egg Moor Lane containing about 6A 2R 1P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
892	1025		Kitbridge Meadow	Pasture	1.082

886	994	Gostleford	Pasture	3.651
882		194/194a Common Land	Pasture	1.775
			Total	6.508

Let to Mr J Hutchings upon an Annual Michaelmas Tenancy at a Rent of £6 per annum.

Outgoings: Apportioned Tithe £1 8s 0d Value for 1915 about £1 1s 7d
Apportioned Land Tax 4s 9d

The Timber is valued at £16 13s 6d.

NOTE: Lot 171 was sold at the first auction sale for £147 (plus timber valued at £16 13s 6d) to the tenant, James Hutchings, with a completion date of 29.2.1916.

LOT 172 (Coloured Purple on Plan No. 1)

AN ENCLOSURE OF FREEHOLD PASTURE LAND with frontage to Kitbridge Lane close to the Village of Chardstock containing about 2A 0R 18P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
890	1023/1024	- Pasture	2.115

Let to Mr Cerdic Deem at a Rent of £3 per annum.

Outgoings: Apportioned Tithe 5s 8d Value for 1915 about 4s 4d
Apportioned Land Tax 3s 5d

The Timber is valued at £11 18s 6d.

NOTE: Lot 172 was sold at the first auction sale for £50 (plus timber valued at £11 18s 6d) to Mr J Newberry. However the legal documents record the new owner as Frederick Robert Swain with a completion date of 1.3.1916.

LOT 173 FRENCH/SPEEDS & PINNEYS MEAD (Coloured Light Blue on Plan No. 1)

THE VALUABLE REVERSION TO THE RACK RENT moderately estimated at £17 10s 0d per annum secured upon the Lifehold Tenements known as "French and Speeds" (Copyhold No. 47) and "Pinneys Mead" (Copyhold No. 48) consisting of THREE ENCLOSURES OF PASTURE LAND, one situate at Honey Hill, another on Egg Moor Lane and the third on Kitbridge Lane, all close to the Village of Chardstock, containing about 9A 1R 38P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
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F 870	988		Honey Hill	Pasture	2.050
F 883		195	Common Land	Rough Pasture	1.576
F 817pt	1030		Holbrooks	Pasture	3.476
P 817pt	1030a		Holbrooks	Pasture	2.256
				Total	9.358

F Indicates part of Copyhold Agreement No. 47 "French and Speeds"

P Indicates Copyhold Agreement No. 48 "Pinneys Mead"

Previously Copyhold Agreements Nos. 47 and 48, by 1916 the holdings were referred to as Lifehold Tenures held by the Representatives of the late Thomas Bentley, subject to the Lives, Heriots and Quit Rents as detailed below:

Lives	Ages in 1915	Quit Rent	Heriot
FRENCH AND SPEEDS			
Albert Parris	72	5s 4d	6d
Ellen Maria Broom	52		
PINNEYS MEAD			
Albert Parris	72	2s 0d	6d

The Lifeholder pays Tithe and Land Tax.

This Lot is sold with the benefit of the right of way to plot 870 referred to in Lot 180.

NOTES: Unusually there are discrepancies between the legal documents relating to the estate sale and the sale catalogue regarding this holding. The former shows Plot 817 in two parts, as recorded above, with a combined acreage of 5.732, whereas the latter combines them into a single entry of 5.863 acres. For this reason the total acreage of the Lot differed between 9.358 (legal documents) and 9.489 (catalogue). It is believed that the legal documents are correct.

Lot 173 did not sell at the first auction with no bids being received. It was offered again for sale at the second auction on 25.10.1916 as part of Lot 22, but again did not sell. It was subsequently sold by Private Treaty for £85 to Isaac Lisle Smith with a completion date of 29.9.1917.

LOT 174 (Coloured Dark Green on Plan No. 1)

THE FREEHOLD GARDEN AND ORCHARD situate on Kitbridge Lane and containing about 2R 9P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1039/1040	Garden & Garden	0.556
817pt	1041	- Orchard	0.131
Total			0.687

Plot 790 part is let to Mr James Harris at a Rent of per annum
(Landlord paying Rates) £3 10 0
Plot 817 part is let with other land, to Mr Isaac Lisle Smith at an
Apportioned Rent of per annum. £0 7 6
Total Rents £3 17 6

Outgoings: Apportioned Tithe 4s 10d Value for 1915 about 2s 9d

Free of Land Tax.

NOTES: *Prior to the sale of the Chardstock Estate plot 817 part formed part of Court Farm.*

In 2008 the cottage on this plot was called "Kitbridge Cottage".

Lot 174 was acquired at the first auction sale for £28 by Charles Newbery, Farmer & Dealer of Axminster, with a completion date of 29.2.1916.

By an Indenture dated 25.5.1917 the lands detailed in Lots 174 and 175 were sold by Charles Newbery to Isaac Lisle Smith of Court Farm, Chardstock for a combined purchase price of £43 15s 0d.

LOT 175 (Coloured Red on Plan No. 1)

FREEHOLD GARDEN PLOT on Kitbridge Lane and containing about 11P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1038pt	- Garden Plot	0.069

Let to Mr J Perring at a Rent of 10s per annum

Outgoings: Apportioned Tithe 10d Value for 1915 8d

Free of Land Tax. Landlord pays Rates.

NOTE: *Lot 175 was acquired at the first auction sale for £4 by Charles Newbery, Farmer & Dealer of Axminster, with a completion date of 29.2.1916.*

By an Indenture dated 25.5.1917 the lands detailed in Lots 174 and 175 were sold by Charles Newbery to Isaac Lisle Smith of Court Farm, Chardstock for a combined purchase price of £43 15s 0d.

LOT 176 (Coloured Light Blue on Plan No. 1)

THE FREEHOLD DETACHED COTTAGE WITH GARDEN AND ORCHARD situate in Kitbridge Lane, Chardstock and containing about 2R 13P.

THE COTTAGE is of stone with thatched roof and contains Four Bed Rooms. Lumber Room, Two Sitting Rooms, Kitchen, Wash House, Milk House &c.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
790pt	1035	Cottage & Garden	
790pt	1036	- Orchard	
790pt	1037	Yard & Cowstall	
Total acreage			0.581

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £9 per annum.

Outgoings: Apportioned Tithe 5s 8d Value for 1915 about 4s 4d
Apportioned Land Tax 9s 0d

NOTES: The above is a fuller description of the land holdings as recorded in legal documents relating to the estate sale. At the time of the sale the tenant was Samuel Apsey.

By 2008 the cottage on this plot was called "Springhayes".

Lot 176 was not sold at the first auction sale being withdrawn with the highest bid at £129. The legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 177 (Coloured Yellow on Plan No. 1)

THE DESIRABLE FREEHOLD SMALL HOLDING situate on the Back Lane at Chardstock and consisting of about 4A 2R 31P.

The Holding includes a STONE-BUILT COTTAGE with thatched roof and containing Three Bed Rooms, Kitchen, Wash House, Dairy, Wood House, Cider Cellar, stone-built and tiled Piggery and Cow Stalls for four cows, Flower Garden &c.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
790pt	1017		Cottage & Garden	0.137
785	1016		Buildings & Orchard	0.570
789	1018		Little Mead Meadow	0.820
788	1019		Middle Mead Meadow & Nursery	1.749
819pt	1021	182	Yonder Mead Pasture	1.417
Total				4.693

Let to Mr Thomas Smith at a Rent of £18 per annum.

Outgoings: Apportioned Tithe £1 1s 2d Value for 1915 about 16s 4d
Apportioned Land Tax 17s 6d

The Timber is valued at 15s 0d.

NOTES: *By 2008 the cottage on this plot was called "Symes Cottage".*

Lot 177 was sold at the first auction sale for £305 (plus timber valued at 15s 0d) to Mr Beviss of Axminster, who presumably acted as an agent, because the legal documents record the new owner as Henry George Pidgeon with a completion date of 2.3.1916.

LOT 178 (Coloured Dark Green on Plan No. 1)

FIVE ENCLOSURES OF FREEHOLD PASTURE LAND with Frontages to Egg Moor Lane in the Village of Chardstock containing about 9A 1R 28P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
819pt	1022pt	-	Pasture 0.194
820	997/1022pt	Marl Pit Head	Pasture 3.176
875	996pt	Marl Pit Head	Pasture 1.067
873	996pt	Marl Pit Head	Pasture 0.499
872	995/998	Marl Pit Head	Pasture 2.494
871	989/990	Marl Pit Head	Pasture 1.995
Total			9.425
Plots 819 part and 820 are let with other lands to Mr John Perring at a Rent of per annum			£4 1 0
The remaining lands are let with others to Mr Isaac Lisle Smith at an Apportioned Rent of per annum			£1 10 0
Total Rents			£5 11 0

Outgoings: Apportioned Tithe £1 8s 0d Value for 1915 about £1 1s 7d
Apportioned Land Tax 5s 6d

The Timber is valued at £25 11s 6

NOTES: *Prior to the sale of the Chardstock Estate plots 875, 873, 872 and 871 were part of Court Farm.*

Lot 178 was not sold at the first auction sale being withdrawn with the highest bid at £178. The legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 179 (Coloured Light Blue on Plan No. 1)

SEVEN ENCLOSURES OF FREEHOLD PASTURE AND NURSERY LAND with Frontages to Egg Moor Lane close to the Village of Chardstock and containing about 6A 0R 33P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
876		188	Common Land	Pasture	0.442
877pt		189/189a	Common Land	Nursery	0.512
878		186pt/187	Common Land	Pasture	1.780
879		186pt	Common Land	Pasture	0.621
887		185	Common Land	Pasture	1.251
888		184	Common Land	Pasture	0.724
880		192	Common Land	Pasture	0.879
				Total	6.209

Plot 888 is let with other lands to Mr Sidney Hull at an Apportioned Rent of per annum	£1	0	0
The remaining lands are let to Mr James Harris at a Rent of per annum	£4	12	0
Total Rents	£5	12	0

Free of Tithe and Land Tax.

The Timber is valued at £1 8s 0d.

NOTE: Lot 179 was not sold at the first auction sale being withdrawn without a bid being offered. It was subsequently acquired by William James Harris with a completion date of 6.12.1916.

LOT 180 (Coloured Brown on Plan No. 1)

AN ENCLOSURE OF ROUGH PASTURE LANE situate at Egg Moor with approaches from Egg Moor Lane and Tytherleigh Lane containing about 17A 0R 21P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
945		197/197a	Common Land	Rough Pasture	17.129

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rental of £4 5s 6d per annum.

Free of Tithe and Land Tax.

This Lot is sold with the benefit of the right of way over plot 864 referred to in Lot 2.

A right of way for all purposes is reserved over this Lot to Lots 173 (part), 106, 182, 2 (part) and 181.

NOTES: *Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.*

Lot 180 was not sold at the first auction sale being withdrawn with the highest bid at £183. It was subsequently acquired by John James Perring with a completion date of 1.3.1916.

LOT 181 (Coloured Purple on Plan No. 2)

A DESIRABLE PARCEL OF FREEHOLD AGRICULTURAL LAND having an extensive frontage to Tytherleigh Lane close to the Fosse Way and within half a mile of Chardstock Village containing about 21A 0R 9P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
955	957a		Platts	Arable	3.281
960	957		Symonds Close	Arable	7.080
957		199	Common Land	Rough Pasture	10.698
				Total	21.059

Let with other lands to Mr George Miller at an Apportioned Rental of £7 18s 0d per annum.

Outgoings: Apportioned Tithe £2 17s 10d Value for 1915 about £2 4s 7d

This Lot is sold with the benefit of the rights of way referred to in Lots 2 and 180.

A right of way for all purposes is reserved over this Lot to Lot 182.

NOTES: *The sale catalogue records the acreage of plot 957 as 10.698, whereas the legal documents relating to the estate sale record it as 10.968.*

Prior to the sale of the Chardstock Estate these plots formed part of Lower Tytherleigh Farm.

Lot 181 was not sold at the first auction sale being withdrawn with the highest bid at £322. It was subsequently acquired by Henry Tom Beer with a completion date of 27.5.1916.

LOT 182 (Coloured Red on Plan No. 2)

THREE SMALL FREEHOLD ENCLOSURES situate on Eggmoor Common and approached from Tytherleigh Lane within about half a mile of Chardstock Village and containing about 1A 0R 35P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description		Acreage
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958	953	-	Garden & Orchard	0.794
956	959	-	Nursery	0.317
945pt	987	-.	Nursery	0.106
			Total	1.217

Let to Mrs Larcombe upon an Annual Michaelmas Tenancy at a Rent of £7 per annum.

Outgoings: Apportioned Tithe 10s 2d Value for 1915 7s 10d

Landlord pays Rates.

This Lot is sold with the benefit of the rights of way referred to in Lots 2, 180 and 181.

NOTE: Lot 182 was not sold at the first auction sale being withdrawn without a bid being offered. It was subsequently acquired by Henry Tom Beer with a completion date of 27.5.1916.

LOT 183 (Coloured Dark Blue on Plan No. 2)

A USEFUL ENCLOSURE OF FREEHOLD ARABLE LAND with frontages to Storridge Lane and Tytherleigh Lane close to the Fosse Way and within half a mile of Chardstock Village and containing about 4A 0R 35P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
862	967		Rough Close Arable	4.218

Let with other lands to Mr George Miller at an Apportioned Rent of £2 2s 6d per annum.

Outgoings: Apportioned Tithe £1 2s 10d Value for 1915 about 17s 7d
 Apportioned Land Tax 1s 6d

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Lower Tytherleigh Farm.

Lot 183 was not sold at the first auction sale being withdrawn with the highest bid at £69. It was subsequently acquired by Henry Tom Beer with a completion date of 29.9.1916.

LOT 184 (Coloured Red on Plan No. 2)

THE PRODUCTIVE ENCLOSURE OF FREEHOLD ARABLE LAND triangular in shape and having frontages to Storridge Lane and Tytherleigh Lane close to the Fosse Way and within half a mile of Chardstock Village and containing about 1A 1R 8P.

SCHEDULE

O/S	Tithe	Name & Description	Acreage
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No.	No.			
861	968	Schoolsfield	Arable	1.298

Let with other lands to Mr John Perring at an Apportioned Rent of £1 per annum.

Outgoings: Apportioned Tithe 7s 6d Value for 1915 about 5s 9d
 Apportioned Land Tax 1s 6d

The Timber is valued at 10s 0d.

NOTE: Lot 184 was sold at the first auction sale for £21 (plus timber valued at 10s 0d) to Mr Beasley, presumably acting as an agent or dealer, because the legal documents record the new owner as Ernest John Coombs with a completion date of 20.5.1916.

LOT 185 (Coloured Dark Green on Plan No. 1)

A CAPITAL ENCLOSURE OF FREEHOLD ARABLE LAND with frontage to Storridge Lane close to the Fosse Way and within half a mile of Chardstock Village and containing about 6A 2R 2P.

SCHEDULE

O/S	Tithe	Name & Description		Acreage
No.	No.			
860	969	Bakers Ash	Arable	6.511

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £4 7s 6d per annum.

Outgoings: Apportioned Tithe £1 14s 2d Value for 1915 about £1 6s 4d

The Timber is valued at £1 6s 6d.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.

Lot 185 was purchased for £2366 2s 0d (£2261 plus £105 2s 0d for timber) by Isaac Lisle Smith (completion date of 3.3.1916) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192.

LOT 186 (Coloured Purple on Plan No. 1)

THE FREEHOLD ENCLOSURE OF RICH PASTURE LAND with good frontage to Tytherleigh Lane and within half a mile of Chardstock Village containing about 4A 0R 4P.

SCHEDULE

O/S	Tithe	Name & Description		Acreage
No.	No.			
868	999/1000	Madge Acre & Higher Honey Hill	Pasture	4.025

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £8 per annum.

Outgoings: Apportioned Tithe £1 0s 4d Value for 1915 about 15s 8d

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.

Lot 186 was not sold at the first auction sale being withdrawn with the highest bid at £172. It was subsequently acquired by Isaac Lisle Smith for £180 with a completion date of 28.12.1916.

LOT 187 (Coloured Yellow on Plan No. 1)

THE ADJOINING ENCLOSURE OF RICH PASTURE LAND containing 8A 2R 14P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
822	1001	Great Westcombes Pasture	8.588

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rental of £17 7s 6d per annum.

Outgoings: Apportioned Tithe £2 0s 6d Value for 1915 about £1 11s 3d

The Timber is valued at £12 2s 6d.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.

Lot 187 was not sold at the first auction sale being withdrawn with the highest bid at £393 It was subsequently acquired by Isaac Lisle Smith with a completion date of 8.2.1917.

LOT 188 (Coloured Brown on Plan No. 1)

THE ADJOINING ENCLOSURE OF RICH PASTURE LAND containing 4A 2R 32P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
821	1014	Little West Combes Pasture	4.703

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rental of £9 8s 0d per annum.

Outgoings: Apportioned Tithe £1 3s 4d Value for 1915 about 18s 0d

The Timber is valued at £3 5s 0d.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.

Lot 188 was not sold at the first auction sale being withdrawn with the highest bid at £210. It was subsequently acquired by Isaac Lisle Smith with a completion date of 8.2.1917.

LOT 189 (Coloured Light Blue on Plan No. 1)

TWO ENCLOSURES OF FREEHOLD PASTURE LAND situate in Chardstock Village at the corner of Back Lane and Tytherleigh Lane and containing about 3A 1R 17P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
784	1015	Barns Close & Barn Buildings Pasture	1.661
786	1020	High Plot Pasture	1.696
Total			3.357

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £3 6s 6d per annum.

Outgoings: Apportioned Tithe 13s 10d Value for 1915 about 10s 8d

The Timber is valued at £3 5s 0d.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.

Lot 185 was not sold at the first auction sale being withdrawn with the highest bid at £110. The legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 190 (Coloured Red on Plan No. 1)

THE EXCELLENT ENCLOSURE OF FREEHOLD ALLOTMENT GARDENS situate in the Village of Chardstock at the Corner of Green Lane and Tytherleigh Lane and containing about 2A 1R 38P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
780	1013	Parish Council Allotments Arable	2.489

Let to the Parish Council of Chardstock at a Rent of £5 per annum.

Outgoings: Apportioned Tithe 12s 4d Value for 1915 about 9s 6d
Apportioned Land Tax 4s 9d

NOTE: Lot 190 was sold at the first auction sale for £70 to Mr R Snell of Axminster,

presumably acting as an agent, because the legal documents record the new owner as Thomas Deane Eames with a completion date of 20.5.1916.

LOT 191 (Coloured Yellow on Plan No. 1)

A FREEHOLD ENCLOSURE OF RICH PASTURE LAND with frontage to the Tytherleigh Lane close to the Village of Chardstock and containing about 2A 3R 10P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
781	1011/1012	Marks Close Pasture	2.814

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £5 12s 0d per annum.

Outgoings: Apportioned Tithe 13s 2d Value for 1915 about 10s 2d
 Apportioned Land Tax 5s 6d

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.

Lot 191 was not sold at the first auction sale being withdrawn with the highest bid at £120. It was subsequently acquired by Vincent Edward Woolcott with a completion date of 5.12.1916.

LOT 192 (Coloured Purple on Plan No. 1)

AN ENCLOSURE OF FREEHOLD PASTURE LAND with frontage to the Tytherleigh Lane close to the Village of Chardstock and containing about 2A 0R 7P.

SCHEDULE

O/S No.	Tithe No.	Enc. No.	Name & Description	Acreage
782	1006	184	Yonder Townsend Meadow Pasture	2.044

Let with other land, to Mr Sidney Hull at an Apportioned Rental of £5 15s 0d per annum.

Outgoings: Apportioned Tithe 9s 6d Value for 1915 about 7s 4d

NOTE: Lot 192 was not sold at the first auction sale being withdrawn with the highest bid at £91. The legal documents record the new owner as Isaac Lisle Smith who paid £2366 2s 0d (£2261 plus £105 2s 0d for timber) as the combined price for Lots 143, 144, 145, 146, 148, 150, 152, 161a, 176, 178, 185, 189 and 192 with a completion date of 3.3.1916.

LOT 193 (Coloured Pink on Plan No. 1)

THE EXCELLENT ENCLOSURE OF FREEHOLD ARABLE LAND with frontage to the

Tytherleigh Lane close to the Village of Chardstock and containing about 6A 3R 33P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
823	1004/1005	Yonder & Higher Twenty Acres Arable	6.957

Let with other lands to Mr Isaac Lisle Smith at an Apportioned Rent of £4 15s 0d per annum.

Outgoings: Apportioned Tithe £1 18s 4d Value for 1915 about £1 9s 7d

The Timber is valued at 13s 6d.

NOTES: Prior to the sale of the Chardstock Estate this plot formed part of Court Farm.

Lot 193 was not sold at the first auction sale being withdrawn with the highest bid at £120. It was subsequently acquired by Isaac Lisle Smith with a completion date of 8.2.1917.

LOT 194 (Coloured Dark Blue on Plan No. 1)

THE CAPITAL ENCLOSURE OF PASTURE LAND with SMALL PLANTATION adjoining situate on the Tytherleigh Lane close to the Village of Chardstock and containing about 4A 3R 39P.

SCHEDULE

O/S No.	Tithe No.	Name & Description	Acreage
825	1003	Pinneys Close	4.833
824pt	-	Plantation	0.162
Total			4.995

Let with other lands to Mr James Harris at an Apportioned Rent of £5 per annum.

Outgoings: Apportioned Tithe 19s 10d Value for 1915 about 15s 4d
Apportioned Land Tax 9s 0d

The Timber is valued at 15s 0d.

NOTE: Lot 194 was not sold at the first auction sale being withdrawn with the highest bid at £125. It was subsequently acquired by William Joseph Harris with a completion date of 20.5.1916.

END OF SALE