

By Direction of the Owner, who is leaving the County.

NORTHAMPTONSHIRE

Within 4 Miles of Northampton, 4 from Blisworth, and 3 from Road Stations
(L.M.S. Main Line).

With Possession by arrangement.

Particulars, Plan and Conditions of Sale

OF THE VERY ATTRACTIVE

AGRICULTURAL, RESIDENTIAL & SPORTING PROPERTY

known as the

“Quinton Manor Estate”

of
594 ACRES

Comprising the well known

“QUINTON MANOR” & “LOWER FARMS”

WITH THE CHARMING OLD STONE BUILT

MANOR HOUSE & GROUNDS

of moderate size, with every modern convenience, Central Heating, Electric Light, Telephone, etc., and containing 8 Bedrooms, Bathroom (h. & c.), 3 Reception Rooms, Excellent Offices.

Croquet Lawn, Hard Tennis Court, 2 Garages.

Two sets of Splendidly Built and Convenient

Farm Buildings, Accommodation Lands, 16 Cottages

Etc.

- PEIRCE & THORPE -

and

JOHN D. WOOD & CO.

Have been favoured with instructions from the Owner, who is in occupation,
to Sell the above by Auction,

At the “GRAND HOTEL,” NORTHAMPTON,

On Wednesday, June 22nd, 1927, at 3 o'clock

(Unless previously Sold by Private Treaty).

Particulars, Plan, and Conditions of Sale may be obtained of the Solicitors:

Messrs. PHIPPS & TROUP, 4, Wood Hill, Northampton;

or of the Auctioneers:

Messrs. PEIRCE & THORPE,
9, Bridge Street, Northampton.

Messrs. JOHN D. WOOD & CO.,
6, Mount Street, London, W. 1.



LOT 2.

THE MANOR HOUSE, S.E. & N.E. FRONTS, FROM THE CROQUET LAWN.

General Remarks and Stipulations.

The Quinton Manor and Lower Farms are well known as possessing some of the best land in Northamptonshire, the Pasture is on excellent feeding land suitable for either grazing or dairying, and the Arable is easily worked two-horse land very good for corn growing.

They have been farmed since 1915 on the most up-to-date and scientific lines, and the land is in a first class state of cultivation, the Buildings and Cottages are in excellent order, as are also the fences.

The Manor House was partly rebuilt by the Owner and many modern conveniences added, including Central Heating and Electric Light, the Grounds—which include a new Permanent Hard Tennis Court—are tastefully laid out, and it is now a charming home, of moderate size and in perfect order.

Lots 1 and 2, The Lower Farm and The Manor Farm, forming as they do a most attractive and convenient Agricultural Holding, will first be offered as one lot, and if not so sold will then be submitted separately.

SITUATION.—The property is situated on the Northampton—Hanslope Road, 4 miles from Northampton, 4 from Blisworth, and 3 from Roade Stations (L.M.S. Main Line).

HUNTING AND SHOOTING.—Quinton is in the Grafton Country and convenient for the Pytchley, and the Partridge Shooting on the Estate is exceptionally good.

SOIL.—The soil is a medium loam, with subsoil rock.

WATER.—All the fields and Buildings have an excellent water supply, and there is a never-failing supply of pure drinking water pumped by electricity from a well in Field No. 61.

POSSESSION of the whole will be given on the 25th March, 1928, or earlier by arrangement, except as regards five of the Cottages which are not in the occupation of the Vendor's employees. Notices to quit these Cottages on completion will be given by the Vendor if desired by the Purchaser.

TENURE.—The Property is Freehold.

OUTGOINGS.—The Property is free of Tithe, and there is only a small Land Tax of 9/- per annum on Lot 2.

THE TIMBER is to be taken by purchasers at a Valuation as provided by the Special Conditions.

LANDLORD'S FIXTURES.—Such Fixtures and Fittings as are usually termed Landlord's Fixtures, with the exception of the Dutch Barns, will be included in the sale.

THE PLAN AND SCHEDULE are based on the Ordnance Survey, 1900, 2nd Edition, and are for reference only. They have been carefully revised and are believed to be correct, and the property is open to inspection; the purchaser shall be deemed to have satisfied himself that the within descriptions sufficiently describe the property and that the particulars generally including statements as to area are correct.

LOT 1.

(Coloured brown on Plan.)

*The very Compact and Convenient Dairying and
Rearing Farm,*

known as

“The Lower Farm,”

situate in the Parish of Quinton and extending to an area of

306a. Or. 19p.

or thereabouts, of which 192½ acres are excellent feeding Pasture and 112 acres very productive and easily worked two-horse Arable Land, the whole being splendidly watered and contained in a ring fence, with a long frontage to the Northampton-Hanslope Road.

THE FARM BUILDINGS

are excellent in every way, most substantially built of brick with slated roofs, conveniently placed and sufficient for the Farm.

They comprise three warm Foddering Yards, partly covered by recently erected galvanised roofs, Cart Horse Stable for 8, Chaff Place, Six Bay Implement Shed, an exceptionally large Barn with two sets double doors and granary floor, Granary, Cow Houses for 33, Three Loose Boxes, Shelter Hovels, Calf Houses and Piggeries, Root House, large Rick Yard, brick built Sheep Wash, etc., etc., and have a never-failing supply of water by gravitation.

There are also :—

FIVE COTTAGES,

viz., two brick built and slated, of Four Rooms each, situate at the Buildings, and three brick and stone built and slated of Three, Four and Five Rooms each with Gardens and Outbuildings on the Preston Deanery Road near the Church, and occupied by :—G. Darby, H. Howell, J. Hankin, T. Eaton and J. Raine.

SCHEDULE.

Ord. No.	Name of Field.	Cultivation.	Acreage.
25	Farm Buildings and Cottages .. .. .	.. .. .	1.658
24	Paddock	Pasture	1.021
26	Bottom Windmill	Ditto	12.924
32	Top Windmill } now one	Ditto	18.418
45	Home Close }	Ditto	5.286
31	Hay Cock Close	Arable	33.691
50	Three Cottages .. .. .	.. .. .	.367
30	Lee Close	Pasture	49.418
10	Corner Plot	Ditto .. .. .	.600
27	Clay Close	Ditto	48.763
11	Cook's Close	Arable	15.385
12	Pease Hill	Ditto	18.812
13	The Leys	Ditto	11.580
14	Ox Hill	Ditto	32.031
5	Cross Furlong	Pasture	25.003
1	Great Meadow	Ditto	16.271
6	Middle Meadow	Ditto	7.736
8	Top Meadow	Ditto	7.154

A. 306.118

Outgoings—Nil.

LOT 2.

(Coloured pink on Plan.)

*The Highly Attractive Residential & Agricultural
Property,*

known as

“Quinton Manor,”

extending to an area of about

225a. Or. 24p.

of which 140 acres are choice feeding Pasture and 82 acres light easily worked Arable Land.

THE MANOR HOUSE

is a picturesque old stone built Residence with slated roof, and has been brought to perfection as regards modern conveniences.

It stands well back from the road, from which it is approached by a short broad gravelled drive with two entrance gates, and is enclosed on one side by an ornamental stone wall.

It is entered by a flight of four stone steps leading to a stone porch with door to the

Hall

23-ft. by 8-ft. 3-in., with polished oak floor, radiator, enclosed bookcase and fixed oak seat; on the left is the

Dining Room

18-ft. 6-in. into bay by 18-ft. by 9-ft. high with large S.E. bay, also N. window, modern tiled fireplace and radiator.

Drawing Room

18-ft. by 15-ft. 6-in. by 9-ft. high, with large S.E. bay window, also small W. window, two window seats, "Bell" fireplace with tiled sides, hearth and curb, white enamelled mantel and overmantel with small cupboard, radiator and enclosed bookshelves with drawer and cupboard under.

Small Garden Hall

Smoke Room or Office

9-ft. 9-in. by 10-ft., South aspect, with fireplace, fitted enclosed gun cupboard with drawers under, radiator and telephone.

The Offices

comprise

CLOAK ROOM AND LAVATORY with pedestal lavatory basin (h. and c.), heated rails, mosaic floor, and separate W.C.

LARGE BOOT CUPBOARD.

BUTLER'S PANTRY, with sink (h. and c.), and teak draining board, fitted shelves, china and glass cupboards with drawers and sliding doors under.

LARGE LIGHT KITCHEN, 17-ft. by 14-ft., with stone flagged floor and fitted dresser.

LARDER, with slate shelf and fitted cupboards with sliding doors and drawers under.

SCULLERY, with white tiled dado, "Bell" range, large sink (h. and c.), and two fitted cupboards.

COOL DAIRY with two slate shelves.

BOOT ROOM.

SMALL LAUNDRY with copper, soft water pump, white glazed sink and fireplace.

BACK HALL, Servants' W.C., side and back entrances.

BASEMENT. Good Cellarage, Coke Store, Furnace Room with "Robin Hood" boiler for central heating, Wine Cellar, etc.

The pretty but inexpensive Grounds

situate on the S.E., are charmingly laid out, with ornamental flower beds, and include :

ATTRACTIVE CROQUET LAWN, enclosed on three sides by stone wall and clipped yew hedges, old-fashioned crazy paved walk with herbaceous border on either side and rose garden in centre.

NEW PERMANENT HARD TENNIS COURT with stone built loggia or tea house.

LEAN-TO GLASSHOUSE, with heating apparatus.

EXCELLENT KITCHEN GARDEN AND THRIVING YOUNG ORCHARD.

STONE BUILT AND SLATED OUTBUILDINGS, including Timber Store, Store or Apple Room, Harness Room with loft over, Potting Shed, large Store Room or Carpenter's Shop (used as Incubator Room).

THE STABLE & GARAGE ACCOMMODATION

comprises :—**GARAGE** for Two Cars, with sliding doors, concrete floor, inspection pit (heated by Beeston boiler and pipes), outside wash, a second Garage, Petrol and Oil Store, Nag Stable, Harness Room, large Coal House, etc.

At a short distance is a well arranged set of

FARM BUILDINGS

chiefly stone and slated, and including a partly covered Foddering Yard, Open Sheds, large Barn, Chaff and Root Houses, Cart Horse Stable for four, Harness Room, Mixing House, Poultry House, Cowhouse for 14, lean-to corrugated Hay Barn, eight brick built and tiled and corrugated Loose Boxes, Rickyard, etc., lighted by electricity.

Close by is another warm Foddering Yard with open slated and tiled Hovels, large Barn with granary floor, Tractor Shed and Duck House. Of the

FOUR STONE BUILT & SLATED COTTAGES

two are situate on the Main Road and two in the Village near the Church, and are occupied as follows :—H. Stickler, H. Lovesey, A. Tysom and E. Cook.

Schedule.

Ord. No.	Name of Field.	Cultivation.	Acreage.
62	Manor House, Grounds and Buildings .. .. .	.. .. .	1.648
63	.. .. .	.. .. .	.421
64	Buildings, Cottages, etc. .. .. .	.. .. .	1.404
60	.. .. .	.. .. .	.244
73	Little Holt	Pasture	22.085
72	Marriotts	Ditto	10.665
59	Great Holt	Ditto	53.093
75	Top Holt	Ditto	28.298
58	Elsinore	Ditto	15.825
61	White Croft	Ditto	10.159
Part 51	Cottages .. .. .	.. .. .	about .157
53	Hedge Row	Arable	20.718
29	North Preston Piece	Ditto	16.330
66	South Preston Piece	Ditto	13.672
65	Mortar Pits	Ditto	17.539
67	Strong Furlong	Ditto	12.891
			A 225.149

Outgoings—Land Tax, 9/-.

LOT 3.

(Coloured yellow on Plan.)

TWO CLOSES OF VALUABLE Accommodation Pasture Land

And a SMALL SPINNEY

on the Main Road within $2\frac{1}{2}$ miles of Northampton, and having an area of

36a. 2r. 8p.

or thereabouts.

Schedule.

No. on Plan.	Name of Field.	Cultivation.	Acreage.
4	Bull Hocks	Pasture	28.630
2	Little Meadow	Ditto	4.946
3	Spinney .. .. .	.. .. .	2.973
			<hr/>
Outgoings—Nil.			A. 36.549

LOT 4.

(Coloured green on Plan.)

25 Acres of Accommodation Pasture & Arable Land

situate on the Main Road, within 4 miles of Northampton, and very suitable for a Market Garden; also

FIVE COTTAGES

all substantially built, four being of stone and one brick and stone, and thatched, with gardens and appurtenances, and occupied as follows:—J. Newcombe, Mrs. Rolfe, J. Mills, G. Mills and Mrs. Matthews.

Schedule.

No. on Plan.	Name of Field.	Cultivation.	Acreage.
37	Five Cottages and Gardens .. .. .	.. .. .	.715
33	Church Close	Pasture	4.851
34	Fox Field	Arable	19.636
			A. 25.202

Outgoings—Nil.

LOT 5.

(Coloured blue on Plan.)

A CORNER PLOT OF EXCELLENT

Garden Ground

adjoining the Church and forming a pleasant and attractive

BUILDING SITE

within easy distance of the Town.

Area: 1 Rood 37 Poles

Ord. No. 49 A. 478

LOT 6.

(Coloured green on Plan.)

A PAIR of very well built brick and stone and slated

Modern Cottages

pleasantly situate opposite Lot 5 and each containing Hall, Living Room, Kitchen with sink, Larder, Three Bedrooms and Box Room, with nice Gardens, brick and slated Coalhouses and E.C.'s, occupied by E. W. Sharman and J. Lee.

Special Conditions of Sale.

1.—The property is sold subject to the General Conditions of 1925 (a copy of which can be inspected at the Office of the Vendor's Solicitors at any time before the sale during business hours or at the Auction Room on the day of sale), so far as they are not varied by or inconsistent with these conditions.

2.—The Vendor's Solicitors are Messrs. PHIPPS & TROUP, whose office is at No. 4 Wood Hill, Northampton.

3.—The date fixed for completion is the 25th day of March, 1928.

4.—The deposit shall be 10 per cent. of the purchase price, and shall be paid to Messrs. Phipps & Troup as Agents for the Vendor.

5.—The Vendor is selling as absolute owner.

6.—The title to the whole property shall commence with a Conveyance on sale dated the 30th day of September, 1892.

7.—Lot 2 is sold subject to and with the benefit of (except as regards the rent of any poles and stays erected on other Lots) an Agreement dated the 5th December, 1925, made with the Northampton Electric Light & Power Company whereby the Company undertake to supply electricity to Manor Farm, Quinton, in consideration of a guarantee that the amount consumed for five years from December, 1926, shall not be less than £40 per annum. The Purchaser of this lot shall in exoneration of the other lots indemnify the Vendor and any other interested person from all claims that may arise in respect of such supply. The other lots are only affected by the permission granted by the Vendor to the Company to erect poles, stays and overhead mains on the property subject to a rent to be paid by the Company. A Copy of the Agreement can be inspected at the Office of the Vendors' Solicitors before the sale and also in the Auction Room at the time of sale.

8.—Each Purchaser shall in addition to his purchase money pay for all timber and timberlike trees, tellers, pollards, saplings and plantations (if any) down to one shilling per stick inclusive and underwood down to the stem according to a valuation to be made by two Valuers or their Umpire.

9.—The Purchasers of Lots 1 and 2 shall in addition to the purchase money pay for the Dutch Barns and for the fixtures and fittings usually known as tenant's fixtures and fittings comprised in the Lot at a Valuation to be made by two Valuers or their Umpire. An Inventory of such fixtures and fittings can be seen at the Office of Messrs. Peirce & Thorpe before the sale and also in the Auction Room at the time of sale.

10.—The Vendor shall be treated as an outgoing tenant and the Purchaser of each of the lots affected as an incoming tenant or landlord and accordingly the Purchaser shall pay to the Vendor on completion all money properly payable under any statute or in accordance with the custom of the district by an incoming tenant or the landlord for growing and secured crops, manure, tillages and other matters (subject to the rights of selling reserved by the next clause). The amount shall be ascertained by a valuation to be made by two Valuers or their Umpire in the manner provided by clause 3 (2) of the General Conditions and the provisions of sect. 16 of the Agricultural Holdings Act, 1923, as to the mode of arbitration shall not apply. The Purchasers shall not make any claim against the Vendor in respect of dilapidations cross cropping or crops sold off. This Condition shall take effect in substitution for Clause 22 (7) of the General Conditions.

11.—The Vendor reserves the right to hold a sale by auction of the Live and Dead Farming Stock, Furniture, etc., on any part of the property before completion.



LOT 2.
THE MANOR HOUSE, S.E. FRONT, FROM THE ROCK GARDEN.



LOT 2.
THE HARD TENNIS COURT.

CONTRACT.

I,

of

DO HEREBY ACKNOWLEDGE myself to be the Purchaser of the Property described as Lot _____ in the annexed Particulars

for the sum of £ _____ and having

paid to the Vendor's Solicitors, Messrs. PHIPPS & TROUP, the sum of £ _____ as a deposit and in part payment of the purchase-

money I HEREBY AGREE to pay the remainder of the purchase-money

and the amount of the Valuation (if any) and to complete the Purchase

in all respects agreeably to the annexed Particulars and Conditions of Sale.

AS WITNESS my hand this _____ day of

1927.

Purchase money	..	£	:	:
Deposit	..	£	:	:
Balance	..	£	:	:

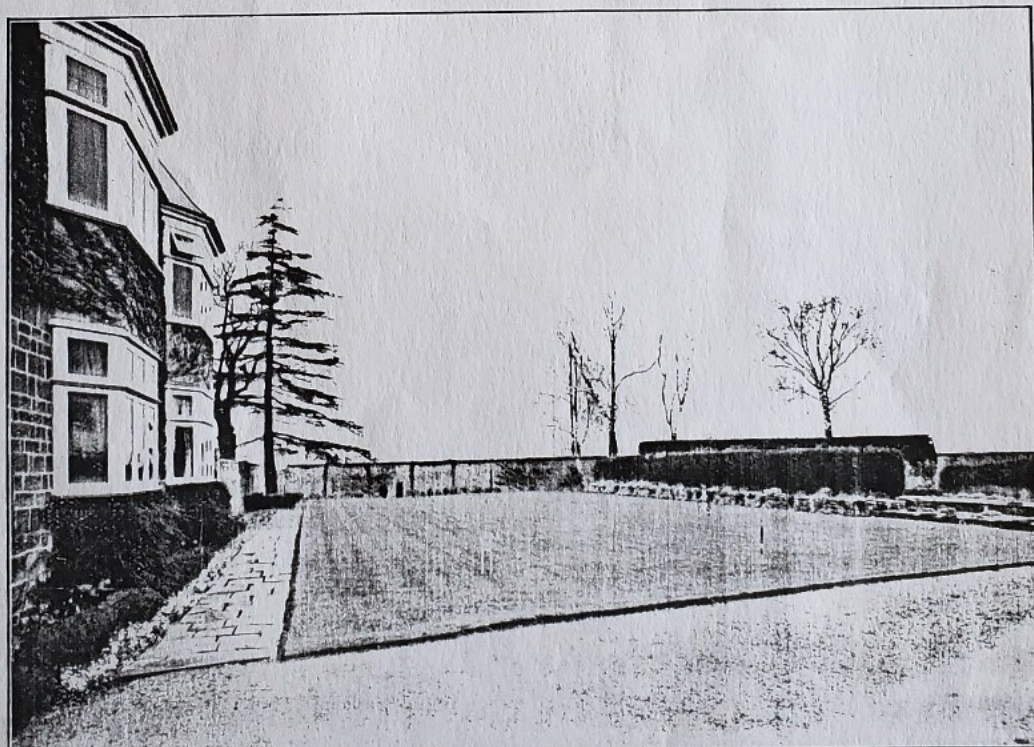
As Agents for the Vendor,

we confirm this sale and acknowledge the receipt of the said deposit.

ABSTRACT OF TITLE to be sent to



LOT 2.
THE MANOR HOUSE, SHOWING THE ENTRANCE DRIVE.



LOT 2.
THE MANOR HOUSE, SHOWING THE CROQUET LAWN.

THE QUINTON MANOR ESTATE NORTHAMPTONSHIRE

To be sold by auction by
PEIRCE & THORPE
in conjunction with
JOHN D. WOOD & CO.
June 22nd, 1927

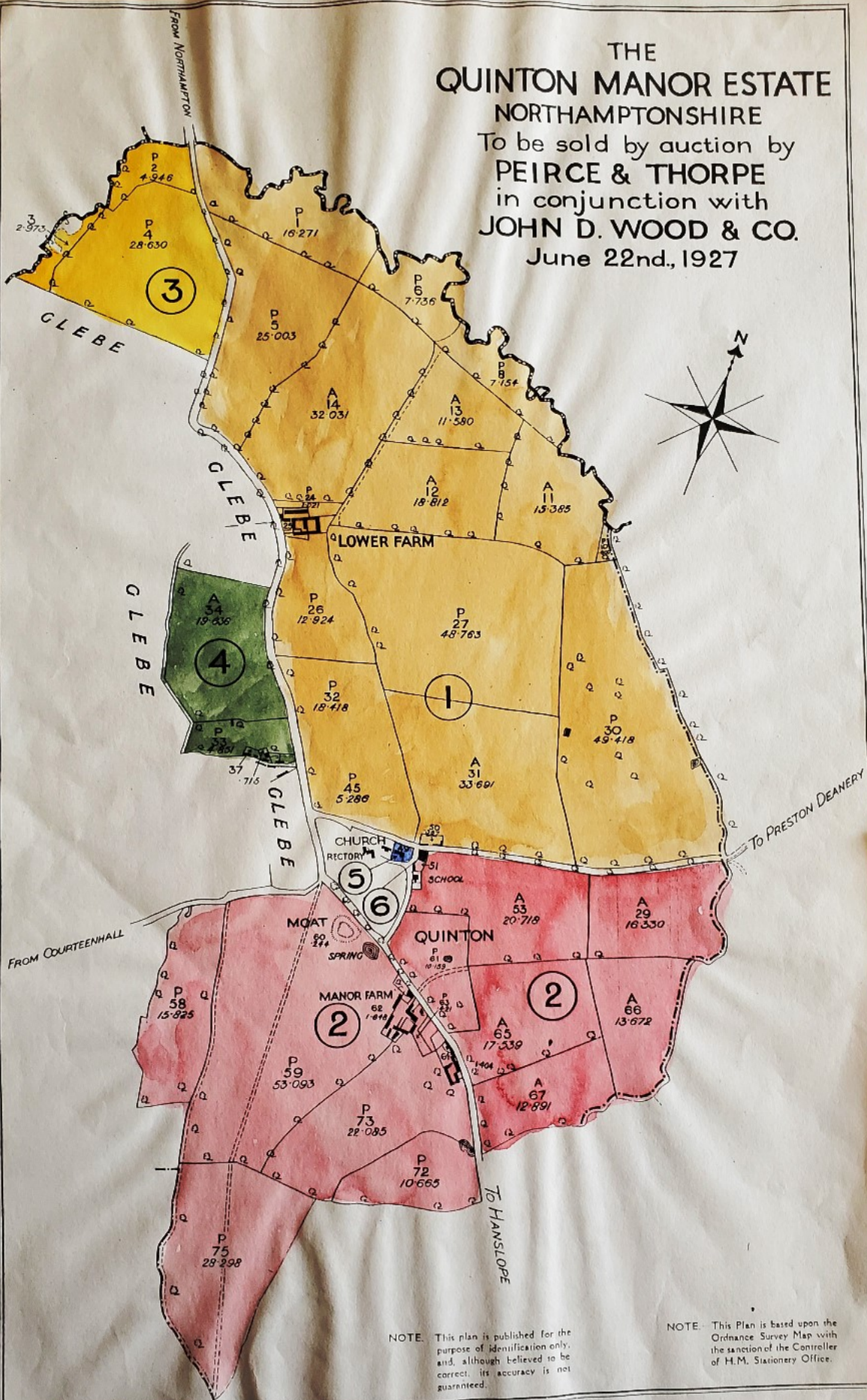


NOTE: This plan is published for the purpose of identification only, and, although believed to be correct, its accuracy is not guaranteed.

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