

LOT 1.

(Coloured Green on Plan)

THE MANSION

Ornamental Grounds and Gardens, Stabling, Buildings, Lodges, Model Laundry, Gardeners' Cottages, Gardeners' Bothy, Cottage, and House, Park, Grass, and Arable Lands and Woodlands, together with the Artesian Wells, and Home Farmery, totalling to an area of

418·832 ACRES.

(more or less)

This Lot forms a remarkably beautiful home with exceptionally attractive grounds, park, woodlands and lake, the whole of such a character as to make it rank with the show places of England; comprising an area sufficient to procure perfect privacy and all the charm appertaining to a rural home without the burden of a landed estate; affording capital shooting for its size, the woodlands being specially adapted for holding a considerable head of pheasants and showing good high birds. Fishing in the lakes and Hunting with the Burton and Blankney Hounds.

The land slopes generally to a Southern dip in the park, rising again beyond to its belts of sheltering woodlands.

The Home Farmery

(described on Page 10) is conveniently situated at a sufficient remove behind the Stables, and the newly-erected Gardener's House for taking a number of bachelor gardeners is in a most convenient position and admirably situated for letting as a Farmhouse or for use as a

Bailiff's House

It contains Large Sitting Room with bay (20-ft. by 15-ft.); Kitchen with range and boiler (hot and cold water to cylinder in Linen Room); Larder with two hand basins (hot and cold supplies). Good Staircase leads to the First Floor, where there are Five excellent Bed Rooms, Bath Room, W.C., linen cupboard, and lavatory hand basins, and Large Garden.

The Woodlands

extend to upwards of 120 Acres, are very prettily disposed around about the Park, and with their extensive gravel walks form a feature of great beauty to the Property. There is a great deal of very finely grown Forest Timber consisting of Beech, Elm, Ash, etc., interspersed with Spruce, Larch, Scotch Fir, Yews and Ornamental Shrubs and Trees.

The Two Picturesque and well-built brick

Lodges

stand back from the circular walls which recede from the Lincoln Road with their stone ball finials, have gabled roofs and mullioned windows, and each contains Sitting Room, Kitchen, Living Room, Two Bed Rooms, Larders, Pantry, Coal House, etc., with excellent Gardens and Piggery.

The Old Lodge

is in somewhat similar style and comprises a well built House containing Living Room. Kitchen, Wash-house and Three Bed Rooms.

There is a House for the Head Coachman and one for the Chauffeur or Butler, both very superior erections, containing Sitting Room, Kitchen, Living Room, Scullery, Larder and Three Bed Rooms with Wash-house, E.C., and Large Garden. Also a Back Lodge and Keeper's Cottage and Two Labourer's Cottages.

Gardener's House

with Two Sitting Rooms, Kitchen, Larder and Three Bed Rooms, Wash House, Coal House, etc, with large Garden. All have been built on a generous scale, and form very comfortable small homes.

Nos. 11 and 12 are Valuable Enclosures of Attractive Arable Land.

The Timbering on the Estate is very fine, and a great number of these splendid trees, ripe for cutting, could be thinned with advantage without in any way detracting from the remainder of the Property.

SCHEDULE.

No. on Plan.	Description.	Acreage.	No. on Plan.	Description.	Acreage.
<i>Parish of Sudbrooke.</i>					
3a	Plantation	5.053	71	Plantation	4.149
4	Pasture	32.052	71a	Paddock	5.179
5	Ditto	9.721	73	Plantation	5.519
6	Plantation	1.364	75	Arable	6.023
8	Old Rookery	2.224	76	Plantation ... ..	.669
10	New 10-acre Covert	11.114	77	Fish Pond ... ..	.443
11	Arable	6.122	78	Station Plantation	19.046
12	Ditto	7.946	79	Occupation Road ... ..	.642
34	Game Keeper's Cottage and Lodge (Cott) ... ..	.524	88	Pasture	9.710
34a	Paddock ... ..	.963	89	Plantation ... ..	.825
35	Plantation	6.003	91	Island ... ..	.438
36	Ditto	9.097	92	Plantation	10.254
37	Ditto	3.911	93	The Lake	11.171
38	Ditto ... ..	.402	94	Island ... ..	.171
39	Fish Pond ... ..	.618	95	Bathing Plantation	1.368
40	Plantation	4.206	96	Boat House Plantation	1.344
41	Pasture	5.091	97	Plantation	1.523
42	Plantation ... ..	.280	99	Ditto	7.427
43	Ditto ... ..	.995	101	Ditto ... ..	.546
44	Fish Pond ... ..	.898	101a	Ditto ... ..	.665
45	Plantation	1.230	102	Ditto ... ..	.403
46	Two Cottages ... ..	.490	103	New Lodge and Plantation... ..	.499
47	Plantation	1.293	108	Plantation ... ..	.651
34	Pasture	99.802	109	Ditto	4.951
55	Plantation	3.673	110	New Lodge and Plantation... ..	1.337
58	Hall and Grounds, Head Gardener's Cottage, Under Gardener's Bothy, Coachman's Cottage, Butler's Cottage, Glasshouses, Garden Sheds, Kitchen Garden	18.819	111	Old Lodge and Plantation	3.429
59	Pasture	57.100	87pt.	Occupation Road ... ..	.308
60	Pasture	20.188	<i>Parish of Scothern.</i>		
61	Plantation	7.237	247a	Plantation ... ..	.032
			<i>Parish of Barlings.</i>		
			39	Occupation Road ... ..	.077
			41	Pasture	1.557
			41a	Covert ... ..	.060
				Total	418.832

This lot has a Right of Drainage through portion of Lot 8, as shown on the Plan.

This lot is subject to a Right of Way for Lot 8 over the Occupation Road between the points A & B on the Plan and to a Right for Lot 9 to use the Gate at the Langworth Road at the point B as a means of access to No. 37.

Outgoings:

Tithe Apportionment, £33 14s. 0d.

Land Tax, Scothern, 5d. in the £.

Sudbrooke, 8¼d. in the £.

Barlings, 1s. in the £.

Court of Sewers Rate, £2 1s. 9d.

The Timber on this lot has been valued at £6,000, and is included in the sale.

And also

The
**Lordship of the Manor of Scothern
with Great Court Baron**

There are 23 Tenants paying Quit Rents amounting to £6 15s. 3d. per annum in respect of about 220 acres, and there is an annual income of 2s. 4d., being acknowledgment rents.

The Fines are arbitrary, limited to two years improved value on purchase, and one and-a-half years improved value on death, such values being fixed by the Homage.

The total Fines paid on Admissions during the 20 years ending May, 1919, was Annual Value of about £480.

£35 9s. 10d. per annum.

also

The Advowsons

and perpetual rights of Presentation of the Vicarages of the Parish Churches of Sudbrooke and Scothern.

The two livings are now held jointly by the Rev. H. F. Allison, and are of the Annual Value of about £480.

In the event of Lot 1 not being sold, the Vendor reserves the right to withdraw Lots 8 and 12 from the Sale.

SUDBROOKE.

LOT 2

(Coloured Blue on Plan).

A Delightful Family Residence

known as

The Old Rectory House

Together with a most Delightful and Picturesque Sheltered Garden, situate in the Village of Sudbrooke, having a South aspect, and being surrounded by tastefully laid-out Gardens with Rosery, Luxurious Shrubberies and Herbaceous Borders, Pergolas and Tennis Lawn and flanked by Forest Trees on the East.

THE HOUSE has been recently thoroughly restored and is a charming up-to-date Residence, containing Entrance Hall with fireplace, Drawing Room with bay window, Dining Room with bay window, opening out on to a Verandah leading to the Garden, Housekeeper's Room, Library, Inner Entrance Hall, Large Kitchen, Dairy, Pantry with wash-up basin, Glass and Plate Cupboards, Two W.C.'s and Two Bath Rooms (h. & c.), with Radiator, Seven Principal Bed Rooms and Dressing Rooms, Wash-house, Coal House, Cellars and the usual domestic offices.

The premises are installed with a Lister-Bruston Automatic Lighting and Pumping Plant and Electric Light is fitted throughout the house.

THE BUILDINGS adjoining the house are up-to-date, fitted with Electric Light and comprise Two-stall Nag Stable, Two Loose Boxes, Motor Garage to hold Two Cars, Saddle House with Loft and Bed Room Bothy over, Petrol House, large Yard. There is an excellent water supply, and the sanitary arrangements are upon modern principles.

There is also a Grass Paddock with Boarded and Corrugated Loose Box, the whole containing

4.391 Acres

(more or less) as follows:

SCHEDULE.

No. on O.M. 2.	Description.	Acreage
27 & 27A	Residence, Stables, Coach-house and Gardens ...	1.152
28	Paddock ...	2.577
19	Kitchen Gardens ...	.662
	Total	4.391

The Kitchen Garden and Orchard are on the opposite side of the road and are well stocked with very good Fruit Trees.

An exceptional opportunity is afforded by this sale of acquiring a first-class up-to-date Residence, with all Modern Appliances in a charming situation near Langworth Station, and within easy access of the City of Lincoln.

This lot has a Right of Drainage through Lot 3.

Outgoings:

Tithe Apportionment, £1 5s. 0d.

Land Tax 8¼d. in the £.

LOT 3

(Coloured Pink on Plan).

THE MANOR FARM

SUDBROOKE,

Situate in the Village and near the Park.

An Excellent and Exceedingly Desirable and
Picturesque Residential Holding

known as

The Manor Farm

Situate in the Parishes of SUDBROOKE & SCOTHERN,

containing

283·802 Acres

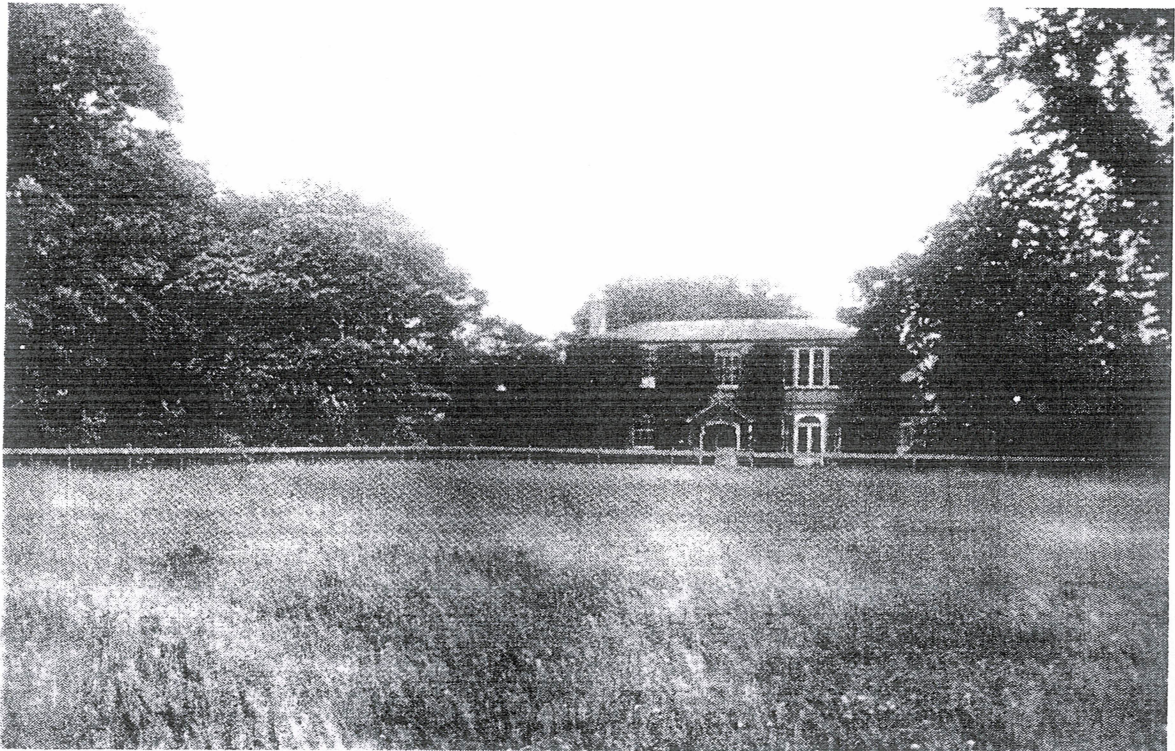
(more or less)

of Productive Arable and Pasture Land, also Foreman's House and Three Brick and Tiled Cottages, as now in the occupation of Mr. Fred Scorer.

THE MODERN AND SUBSTANTIAL UP-TO-DATE RESIDENCE is Brick and Slated, containing Inner and Outer Entrance Halls, Spacious Dining Room 22-ft. by 18-ft., Drawing Room 24-ft. by 18-ft., Library,



Lot 3. The Manor House, Sudbrooke



Lot 6. The Manor House, Reepham

LOT 4
(Coloured Green on Plan.)

A Very Desirable Residential Small Holding

Situate in the Village of SUDBROOKE, as now in the occupation of Mr. Proctor Pearson, comprising an Excellent and Substantial Farm House, suitable Buildings and

10.292 Acres.

(more or less)

of Rich Pasture Land as per the following

SCHEDULE.

No. on O.M.	Description.	Acreage.
16	Pasture	1.389
20	Ditto	3.152
21	Ditto	2.489
29	Ditto	1.619
30	Ditto	.675
31	House, Buildings and Garden	.968
Total		10.292

THE RESIDENCE is brick and slated and contains Four Bed Rooms, Dining Room, Drawing Room, Kitchen, Dairy, Pantry and Out-offices, together with a productive Garden.

THE BUILDINGS are exceptionally good for the size of the holding and comprise Barn, Two-stall Stable, Three-stall Cow Stable, Cart Shed, Loose Box and Piggery. There is also in No. 16 a Brick and Tiled Calf House and Boarded Implement Shed.

This affords an exceptional opportunity for acquiring a unique Small Holding with excellent Residence, good Buildings, and productive Grass Land in a first-class position.

This lot has a Right of Drainage through Nos. 14 & 13 (pt. of Lot 3) and is subject to a Right of Drainage for No. 15 (pt. of Lot 3) into No. 16.

Outgoings:

Tithe Apportionment, £2 9s. 6d.

Land Tax 8¼d. in the £.

Court of Sewers Rate 7d.

LOT 5
(Coloured Mauve on Plan).

A Compact and Convenient Freehold Farm

Situate on the Nettleham Road, midway between SUDBROOKE & NETTLEHAM, in the Parish of Nettleham, and now in the occupation of Messrs. E. P. & J. Pearson, comprising Farmhouse, Farm Buildings and

149.974 Acres.

(more or less)

of Arable and Pasture Land, as set out in the following

SCHEDULE.

No. on O.M.	Description.	Acreage.
151	House and Buildings	.894
152	Garden and Orchard	1.257
142	Pasture	10.939
144	Ditto	12.441
146	Ditto	8.080
84	Ditto	15.520
133	Arable	23.933
155	Ditto	20.346
147	Ditto	15.300
149	Ditto	11.983
150	Ditto	7.001
153	Ditto	5.046
143	Ditto	6.051
120	Pasture	11.183
Total		149.974

THE HOUSE is well built and well situated on the Farm and contains Six Bed Rooms, Drawing Room, Dining Room, Kitchens, Dairy, Pantry and Out-offices. There is also a well-stocked Orchard and Garden adjoining.

THE BUILDINGS are substantial and ample for the working of the Farm, comprising Barn with Granary over, Three-bay Implement Shed, Four-stall Cart Horse Stable, Chaff House, Two Crewyards and Sheds, Loose Boxes, Piggery, Carriage House and Nag Stable.

THE LAND is very productive and is extremely well situated, having a wide frontage on the High Road and near the Villages of Nettleham and Sudbrooke.

Outgoings:

Tithe, nil

Land Tax, £1 13s. 2d.

REEPHAM.

LOT 6

(Coloured Yellow on Plan.)

A Valuable Residential Farm

Situate in the Parish of REEPHAM, and known as

The Manor Farm

abutting on the Main Road from Wragby to Lincoln and now in the occupation of Mr. Fred Scorer and Mr. Swan, comprising a Substantial and Well-built Residence, known as

THE MANOR HOUSE

BRICK AND TILED FOREMAN'S HOUSE, THREE SUBSTANTIAL COTTAGES, extensive and convenient FARM BUILDINGS, together with

272.439 Acres

(more or less)

of Rich Old Pasture and productive Arable Land, as set out in the following

SCHEDULE.

No. on O.M.	Description.	Acreage.	No. on O.M.	Description.	Acreage.
27	Manor House, Stables, Coach-house, etc., and Garden ...	1.684	22	Pasture ...	7.754
28	Pasture ...	1.323	37	Pasture ...	15.688
33	Ditto ...	.967	14	Ditto ...	4.256
71	Ditto ...	13.402	18	Ditto ...	11.513
34	Two Cottages ...	.489	13	Arable ...	14.970
29	Pasture ...	5.251	74	Ditto ...	19.797
32	Ditto ...	5.640	87	Ditto ...	14.498
23	Manor Farm Buildings and Foreman's House ...	.348	73	Ditto ...	10.894
25	Farm Buildings & Stackyard ...	2.537	86	Ditto ...	12.393
24	Plantation ...	.237	31	Ditto ...	18.323
21	Arable ...	25.566	75	Ditto ...	20.515
70	Cottage ...	.486	199	Ditto ...	18.126
26	Pasture ...	8.158	38	Ditto ...	4.972
36	Ditto ...	9.307	19	Ditto ...	14.865
20	Arable ...	8.480			
				Total	272.439

THE HOUSE is substantially built and pleasantly situated and contains Dining Room, Drawing Room, Library, Inner and Outer Entrance Halls, Seven Bed Rooms, Dressing Room, Bath Room (h. & c.), W.C., Two Kitchens, Pantry, Dairies, Cellar, Scullery and well-fitted Larder with glazed tiles and slab shelves. It is surrounded by tastefully and well-laid-out Gardens with Roseries and Herbaceous Borders, Croquet and Tennis Lawns and large Orchard and Kitchen Gardens.