

Adjoining the Residence are EXCELLENT AND WELL-ARRANGED BUILDINGS, comprising Motor Garage with Loft over, Six Loose Boxes, Two-stall Stable, Two Saddle Rooms. Piggeries, Coal House and Potting Shed.

There is a BRICK AND TILED FOREMAN'S-HOUSE, containing Five Bed Rooms, Two Sitting Rooms, Two Kitchens, Dairies, Pantry, Wash-house, Coal House, etc., and also Three substantially-built Cottages, well placed on the Farm.

THE COMMODIOUS AND WELL-ARRANGED FARM BUILDINGS comprise Twenty-four-stall Cow Stables in Covered Yard, Two Covered Crew-yards, Three Open Crewyards and Sheds, Eight-stall Cart Horse Stable, Large Barn with Granary over, Loose Boxes, Cake House, Chaff House, Cut House and Two Large Implement Sheds.

The Farm is well situated, having a long Frontage on the Main Road and near to the City of Lincoln and Langworth Railway Station, on the G.C.Rly., between Lincoln and Grimsby. It is in an excellent state of cultivation and comprises some of the most productive land in the district, and has a good supply of water.

This sale presents an excellent opportunity for those requiring a first-class Residential Estate with an exceptionally picturesque Residence and well-equipped Farmsteads and Cottages in a convenient and pleasant position.

Outgoings:

Tithe Apportionment, £75 11s. 1d.

Land Tax 11½d. in the £.

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## LOT 7

(Coloured Brown on Plan).

# A Brick and Tiled Cottage, Garden and Orchard

Situate on the Nettleham Road, in the Parish of SADBROOKE, as now in the occupation of Mr. James Scott.

This lot is No. 25 on Ordnance Plan and contains .475 of an Acre.

The Cottage is in an excellent state of repair and contains Four Bed Rooms, Two Reception Rooms, Kitchen, Wash-house and Out-offices, together with Piggery and sheds.

The Garden and Orchard are very productive and are well stocked with Fruit Trees.

There is a plentiful supply of water.

This lot has a Right of Drainage through the ditch at the West side of No. 24 (pt. of Lot 3) into the Beck.

Outgoings:

Tithe, nil.

Land Tax 8¼d. in the £.

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## LOT 8

(Coloured Blue on Plan.)

# A Valuable and Productive Farm

known as

## *The Sudbrooke Grange Farm*

adjoining Langworth Station on the G.C.Rly., between Lincoln and Grimsby and comprising Brick and Tiled Dwelling House, known as

### SADBROOKE GRANGE

substantial and well-arranged Farm Buildings, and

**218·233 Acres**

(more or less)

of productive Arable and Pasture Land, as set out in the following Schedule and as now in the occupation of Mr. Lewis Allbones.

## SCHEDULE.

No. on O.M.	Description.	Acreage.	No. on O.M.	Description.	Acreage.
<i>In Sudbrooke.</i>			<i>In Scothern.</i>		
61 Pt.	Plantation ... ..	2·877	282	Arable ... ..	·220
63	Ditto ... ..	·168	281	Ditto ... ..	14·220
65	House, Buildings, Orchard, &c.	2·597	280	Ditto ... ..	6·755
68	Pasture ... ..	13·956	261	Ditto ... ..	5·411
70	Ditto ... ..	11·286	219	Ditto ... ..	6·432
62	Arable (Temporary Pasture)	15·938	279	Ditto ... ..	4·616
64	Ditto ... ..	22·582	277	Ditto ... ..	18·083
66	Ditto ... ..	3·666	276	Ditto ... ..	9·747
67	Ditto ... ..	13·691	286	Ditto ... ..	22·032
69	Ditto ... ..	18·455			
72	Pasture ... ..	10·612			
80	Arable ... ..	8·541			
87pt.	Ditto ... ..	6·348			
				Total	218·233

THE HOUSE is well built and pleasantly situated and contains Eight Bed Rooms, Two Sitting Rooms, Two Kitchens, Dairies, Pantries with Wash-house and the usual Domestic Out-offices, together with a Good Garden and Orchard.

THE FARM BUILDINGS are commodious and well arranged. and comprise Large Barn, Granary, Six-stall Cart Horse Stable, Cut House, Loose Boxes, Three Open Crewyards and Sheds, Covered Yard, Nine-stall Cow Stable, Calf Boxes, Piggeries, Five-bay Wagon Shed, Range of Poultry Houses and Two-stall Nag Stable and Carriage House.

There is a plentiful supply of water on the premises.

The Farm is well situated, being near to Langworth Station and within 5 miles of the City of Lincoln, and is well adapted for a Dairy Farm.

This lot has a Right of Way over the Occupation Road included in Lot 1, between the points A & B on the Plan, and is subject to a Right of Drainage for Lot 1, as shown on the Plan.

The Bridge spanning the Beck at the point C on the Plan is included in this lot.

In the event of Lot 1 not being sold the Vendor reserves the right of withdrawing this lot from the sale.

### Outgoings :

Tithe Apportionment (Sudbrooke), £9 15s. 0d.  
(Scothern), nil.

Land Tax (Sudbrooke), 8½d. in the £.  
(Scothern), 5d. in the £.

Court of Sewers Rate (Sudbrooke), 16s. 5d.  
(Scothern), 7s. 2d.

# LANGWORTH

## LOT 9

(Coloured Pink on Plan).

### All those Licensed Premises

known as

## *The Station Hotel*

LANGWORTH, together with Brick and Tiled Buildings and

**6.292 Acres**

(more or less)

of Arable and Pasture Land, situate close to Langworth Station on the G.C.Ry., between Lincoln and Grimsby, and abutting on the main Lincoln and Wragby Road, as now in the occupation of Mr. D. M. Gillespie, as set out in the following

#### SCHEDULE.

No. on O.M.	Description.	Acreage.
38	Hotel, Yard and Buildings	.699
40	Pasture	.932
37	Pasture	.267
42	Arable	4.394
	Total	6.292

THE HOUSE is substantial and well built of brick and slated and contains Six Bed Rooms, Tap Room, Bar with Serving Counter, Parlour, Kitchens, Pantry, Dairy, Scullery and Cellar, together with Out-offices and Garden.

THE BUILDINGS comprise Barn with Granary over, Six-stall Stable, Cow Stable, Implement Shed, Piggeries, Covered Yard and Loose Boxes.

These premises are extremely well situated, adjoining Langworth Station and abutting on the Main Road from Lincoln to Wragby and Horncastle.

N.B.—The fixtures and fittings belonging to the tenant are not included in the sale.

This lot has a right to use the Gate at the point B on the Plan as a means of access to No. 37 from the Langworth Road.

#### Outgoings:

Tithe, nil.

Land Tax, 1s. in the £.

Fee Farm Rent to the Lord of the Manor of Barlings, 5s. a year.

# REEPHAM

## LOT 10

(Coloured Mauve on Plan).

### An Excellent Small Holding

Situate near Langworth Station and comprising a Substantial Farmhouse, Farm Buildings and

### 70.652 Acres

(more or less)

of Arable and Pasture Land as now in the occupation of Messrs. H. & C. Denton, and as set out in the following

#### SCHEDULE.

No. on O.M.	Description	Acreage.
2	Farmhouse and Buildings	.510
3	Arable	8.521
1	Ditto	9.586
6	Ditto	8.201
10	Ditto	13.444
5	Pasture	3.971
98	Arable	.549
120	Ditto	5.751
119	Ditto	5.544
118	Ditto	6.893
116	Ditto	3.754
117	Ditto	3.928
Total		70.652

#### Outgoings:

Tithe Apportionment, £14 17s. 3d.  
Land Tax 11½d. in the £.

## LOT 11

(Coloured Orange on Plan).

### A Productive Small Holding

Situate in the Parish of REEPHAM, near to Langworth Station, comprising a Brick and Tiled Farmhouse, Farm Buildings and

### 39.738 Acres

(more or less)

of Arable and Pasture Land, as now in the occupation of Mr. Charles Denton and Mr. F. Scorer, and as set out in the following

#### SCHEDULE.

No. on O.M.	Description.	Acreage.
93	House, Buildings and Orchard	1.433
93A	Pasture	1.997
7	Arable	5.125
94	Ditto	6.268
15	Ditto	24.915
Total		39.738

The site of the road between Lots 28 & 29 is included in this lot, and this lot is subject to the right of Lot 28 to continue any existing method of drainage through or under No. 7.

#### Outgoings:

Tithe Apportionment, £9 0s. 11d.  
Land Tax, 11½d. in the £.

## LOT 12

(Coloured Brown on Plan).

# A Productive Arable Field

Abutting on the Main Road near to Langworth Station, in the Parish of REEPHAM, and adjoining Lot 28, being No. 88 on the Ordnance Plan and containing

**12.807 Acres**

(more or less)

as now in the occupation of Mr. Fred Scorer.

Outgoings:

Tithe Apportionment, £3 7s. 2d.

Land Tax, 11½d. in the £.

In the event of Lot 1 not being sold the Vendor reserves the right of withdrawing this lot from the sale.

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## LOT 13

(Coloured Pink on Plan).

# A Productive Small Holding

known as

## *North Lane Farm*

Situate in the Parish of REEPHAM, comprising Excellent Farmhouse, suitable Farm Buildings and

**40.351 Acres**

(more or less)

of Arable and Pasture Land, as now in the occupation of Mr. Edward Bugg and Mr. Fred Scorer, as set out in the following

### SCHEDULE.

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No. on O.M.	Description.	Acreage.
41	House and Buildings ... ..	·418
39	Pasture ... ..	7·902
42	Ditto ... ..	2·110
46	Arable ... ..	9·690
66	Ditto ... ..	9·642
47	Ditto ... ..	10·589
	Total	40·351

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The House and Buildings are substantial and well built and are ample for the size of the holding.

The Land is very productive and the whole forms a compact Small Holding.

Outgoings:

Tithe Apportionment, £8 1s. 4d.

Land Tax, 11½d. in the £.

**LOT 14**  
(Coloured Blue on Plan).

# Two Closes of Rich Old Pasture

containing  
**25·001 Acres**

(more or less)

Abutting on a Green Lane, in the Parish of REEPHAM, and near the Village,  
as now in the occupation of Mr. Fred Scorer, as set out in the following

### SCHEDULE.

No. on O.M.	Description.	Acreage.
50	Rich Old Pasture ... ..	17·990
61	Ditto ... ..	7·011
<b>Total</b>		<b>25·001</b>

These fields are exceptionally good Grass and are well watered.

**Outgoings:**

Tithe Apportionment, £4 17s. 5d.

Land Tax, 11½d. in the £.

**LOT 15**  
(Coloured Orange on Plan).

# Two Closes of Rich Old Pasture Land

Adjoining the Village of REEPHAM, being Nos. 63 and 65 on the Ordnance  
Plan and containing

**10·321 Acres**

(more or less)

as now in the occupation of Mr. H. M. Neesham.

### SCHEDULE.

No. on O.M.	Description.	Acreage.
63	Pasture ... ..	1·506
65	Ditto ... ..	8·815
<b>Total</b>		<b>10·321</b>

These fields are exceptionally good Grass and are well supplied with water.

There is a Right of Way over this lot at the South corner, near the street, as now  
used and enjoyed by the adjoining owner.

**Outgoings:**

Tithe Apportionment (on No. 65), £1 12s. 5d.

(on No. 63), nil.

Land Tax, 11½d. in the £.

**LOT 16**  
(Coloured Green on Plan).

## A Close of Rich Feeding Land

Situate in the Village of REEPHAM, and near the Station, as now in the occupation of Mr. Fred Scorer, and being No. 227 on the Ordnance Map, containing

**13·782 Acres**  
(more or less)

This Close of Feeding Land is well situated in the Village and affords admirable sites for the erection of villas.

This lot is subject to a Right of Way along the Western side thereof for Lot 18, from the Highway to the Railway Crossing.

Outgoings:

Tithe Apportionment, £3 11s. 7d.

Land Tax, 11½d. in the £.

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**LOT 17**  
(Coloured Orange on Plan).

## A Close of Allotment Land

Situate and being on the South side of the Railway, near the Village of REEPHAM, as now in the occupation of the Reepham Parish Council, being No. 246 on the Ordnance Plan and containing

**8·651 Acres**  
(more or less)

Outgoings:

Tithe Apportionment, £2 17s. 7d.

Land Tax, 11½d. in the £.

This Close of Accommodation Land affords admirable sites for the erection of villas or cottages.



## LOT 18

(Coloured Blue on Plan) .

# A Very Productive Close of Arable Land

Situate in the Parish of REEPHAM, near to the Village, being No. 247 on the Ordnance Plan, and containing

**13·229 Acres**

(more or less)

as now in the occupation of the Vicar and Churchwardens of Reepham, and let as allotments.

This lot has a Right of Way over the Western side of Lot 16.

Outgoings :

Tithe Apportionment, £4 2s. 0d.

Land Tax, 11½d. in the £.

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## LOT 19

(Coloured Blue on Plan) .

# A Parcel of Allotment Land

Situate close to the Village of REEPHAM, and adjoining the Highway, as now in the occupation of various allotment holders, and being No. 234 on the Ordnance Plan, and containing

**6·984 Acres**

(more or less)

Outgoings :

Tithe Apportionment, £2 0s. 7d.

Land Tax, 11½d. in the £.

# SCOTHERN

## LOT 20

(Coloured Yellow on Plan).

## A Very Desirable Small Holding

Situate on the Scothern Road, close to the Village of SCOTHERN, comprising Brick and Tiled Farm Buildings and

### 54.631 Acres

(more or less)

as now in the occupation of Mr. J. T. Barber, and as set out in the following

### SCHEDULE.

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No. on O.M.	Description.	Acreage.
240	Farm Buildings, etc., and Arable Land	6.288
250	Arable	5.283
251	Ditto	11.258
252	Ditto	12.444
257	Pasture	5.496
258	Ditto	5.343
259	Arable	8.519
		<hr/>
		54.631

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THE BUILDINGS are of recent erection, substantial and well built and comprise Barn, Two-bay Wagon Shed, Stables, Crew Yard and Shed and other outbuildings.

There is an excellent Holding and comprises some highly productive land abutting on a good road.

Outgoings:

Tithe, nil.

Land Tax, 5d. in the £.

Court of Sewers Rate, 2s.

## LOT 21

(Coloured Brown on Plan).

# A Very Productive Small Holding

Situate in the Village of SCOTHERN, comprising suitable Farmhouse, Farm Buildings and

## 59·475 Acres

(more or less)

of Arable and Pasture Land, as now in the occupation of the Executors of John Mottram, and as set out in the following

### SCHEDULE.

No. on O. M.	Description.	Acreage
117A	House, Buildings, Stackyard and Orchard ...	1·430
117	Paddock, Pasture ... ..	1·342
143	Home Field, Pasture ... ..	18·538
145	The Five Acres, Pasture ... ..	5·052
144	Arable ... ..	6·789
246	Ditto ... ..	11·756
247	Ditto ... ..	5·475
260	Ditto ... ..	9·093
	Total	59·475

The House and Buildings are substantial and well placed on the farm.

The Land is highly productive and capable of growing heavy crops.

Outgoings:

Tithe Apportionment, 9s. 3d.

Land Tax, 5d. in the £.

## LOT 22

(Coloured Blue on Plan).

# All that Close of Accommodation Pasture Land

Situate in the Village of SCOTHERN, as now in the occupation of Mr. Wm. Lusby, and being No. 125 on the Ordnance Plan and containing

## ·530 Acres

(more or less)

Outgoings:

Tithe Apportionment, 1s. 9d.

Land Tax, 5d. in the £.

**LOT 23**  
(Coloured Pink on Plan).

## All that Freehold Farm

known as

## *The Top Farm*

Situate in the Parish of SCOTHERN, in the occupation of Mr. Thos. Barber, comprising a substantial and well-built Residence, commodious Farm Buildings and

**159·976 Acres**

(more or less)

of Arable and Pasture Land, as follows:

### SCHEDULE.

No. on O.M.	Description.	Acreage.	No. on O.M.	Description.	Acreage.
199A	Farmhouse, Outbuildings, Garden and Orchard ...	·496	199	Arable ...	11·147
198	Farm Buildings, Stackyard, etc. ...	·920	217	Ditto ...	9·744
265	Pasture ...	11·414	231	Ditto ...	8·457
266	Ditto ...	2·464	230	Ditto ...	11·233
264	Cottage, Garden and Out- buildings ...	·258	218	Ditto ...	13·076
263	Pasture ...	3·689	229	Ditto ...	4·809
214	Ditto ...	6·299	220	Ditto ...	3·467
215	Ditto ...	5·170	228	Ditto ...	11·338
200	Ditto ...	5·710	262	Ditto ...	6·981
216	Ditto ...	4·693	267	Ditto ...	8·856
158	Arable ...	15·673	232	Ditto ...	14·082
<b>Total</b>					<b>159·976</b>

THE FARMHOUSE has been recently constructed of brick and slated and contains Dining Room, Drawing Room, Two Kitchens, Dairy, Pantry, Five Bed Rooms, with Coal House and the usual domestic offices, together with good Orchard and Garden.

THE BUILDINGS are very substantial and well arranged and comprise Four-stall Cow Stable, Five-stall Cart Horse Stable, Barn with Granary over, Loose Boxes, Poultry Houses, Piggery, Meal House, Five-bay Implement Shed, Two Crew Yards and Sheds and Calf Boxes.

Outgoings:

Tithe, nil.

Land Tax 5d. in the £.

## LOT 24

(Coloured Brown on Plan).

# An Enclosure of Arable Land

Situate on the Scothern and Stainton Road, as now in the occupation of Mr. E. Cade, and containing

**6.258 Acres**

(more or less)

and being No. 189 on the Ordnance Plan.

Outgoings:

Tithe, nil.

Land Tax 5d. in the £.

Court of Sewers Rate, 3s. 7d.

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## LOT 25

(Coloured Brown on Plan).

# All those Two Enclosures of Arable Land

Adjoining the Highway, near the Village of LANGWORTH, as now in the occupation of Mr. T. Barber, containing

**18.290 Acres**

(more or less), as under

### SCHEDULE.

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No. on O.M.	Description.	Acreage.
270	Arable	13.193
271	Ditto	5.097
	Total	18.290

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Outgoings:

Tithe, nil.

Land Tax, 5d. in the £.

Court of Sewers Rate, 3s. 4d.

## LOT 26

(Coloured Pink on Plan).

# All that Productive Piece of Pasture Land

Adjoining the Highway near to Scothern Bridge, as now in the occupation of Mr. D. M. Gillespie, being No. 274 on the Ordnance Plan and containing

**1.680 Acres**

(more or less)

Outgoings:

Tithe, nil.

Land Tax, 5d. in the £.

Court of Sewers Rate, 11d.

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## LOT 27

(Coloured Orange on Plan).

# An Enclosure of Productive Accommodation Pasture Land

Adjoining the Highway, close to the Village of LANGWORTH, as now in the occupation of Mr. D. M. Gillespie, being No. 275 on the Ordnance Plan and containing

**11.689 Acres**

(more or less)

Outgoings:

Tithe, nil.

Land Tax, 5d. in the £.

Court of Sewers Rate 1s.

# REEPHAM

## LOT 28

(Coloured Green on Plan).

### Three Brick and Slated Cottages

Adjoining the Highway from Wragby to Lincoln, and near to Langworth Station, being Pt. No. 8 on Ordnance Plan, and containing

**·785 Acres**

Each containing Sitting Room, Kitchen, Scullery, Dairy, Three Bed Rooms with Wash-houses and productive Gardens and Brick-built Piggeries, as now in the occupation of Messrs. Todd, Allbones and Scorer, or their under tenants.

The roadway between this lot and Lot 29 is included in Lot 11.

This lot has a right to obtain water from the Well on Lot 29, and also to continue any existing method of drainage through or under No. 7 (part of Lot 11).

Outgoings:

Tithe Apportionment, 2s. 9d.

Land Tax, 11½d. in the £.

## LOT 29

(Coloured Pink on Plan.)

### Three Brick and Slated Cottages

together with

### A Close of Arable Land

containing altogether

**6·950 Acres**

(more or less) as follows:

## SCHEDULE.

No. on O.M.	Description.	Acreage.
8 Pt.	Cottages and Gardens	0.785
9	Arable	6.165
Total		6.950

THE COTTAGES are well built and substantial and in a good position, on the main road from Lincoln to Wragby, and near to Langworth Station. Each contains Sitting Room, Kitchen, Scullery, Dairy, Three Bed Rooms, together with Wash-house, brick-built Piggery and productive Garden, as now in the occupation of Messrs. Shepherd, Ward and Hall.

THE LAND, which is very productive and capable of growing heavy crops of potatoes, and eminently adapted for Market Gardening purposes, is now in the occupation of Mr. Denton.

There is a Brick and Tiled Implement Shed, with Stable and Loose Box on No. 9.

This lot is sold subject to a right for Lot 28 to obtain water from the Well.

The roadway between this lot and Lot 28 is included in Lot 11.

Outgoings:

Tithe Apportionment, £1 4s. 3d.

Land Tax, 11½d. in the £.

## SCOTHERN

### LOT 30

(Coloured Green on Plan).

## A Brick and Tiled Cottage with Buildings and Garden

Situate in the SCHOOL LANE, SCOTHERN, and now in the occupation of Mr. William Lusby.

THE COTTAGE contains Sitting Room, Three Bed Rooms, Kitchen, Scullery and Wash-house and Coal House, together with a good Garden adjoining.

THE BUILDINGS are brick and tiled, and comprise Implement Shed, Piggery, Nag and Cow Stables with Loft over, together with Yard.

The boarded shed belongs to the tenant.

There are party walls between this lot and the adjoining properties.

Outgoings:

Tithe Apportionment, 10½d.

Land Tax 5d. in the £.



# Memorandum.

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**Be it remembered** that at the Sale by Auction this  
day of \_\_\_\_\_ 1919, of the Property mentioned in the  
annexed Particulars of Sale,  
of \_\_\_\_\_

was the highest bidder for Lot \_\_\_\_\_ and was declared the Purchaser  
thereof subject to the foregoing Conditions and Stipulations at the  
Price of \_\_\_\_\_  
and has paid to the Solicitors, MESSRS. BURTON SCORERS & WHITE, as  
Agents for Coningsby Charles Sibthorp, of Sudbrooke Holme, in the County  
of Lincoln, Esq., the sum of \_\_\_\_\_  
by way of Deposit. And the Vendor and the Purchaser hereby agree to  
complete the Sale and Purchase in accordance with the foregoing Conditions  
and Stipulations.

As witness the hands of the Parties.

	£	s.	d.
Purchase Money - -		:	:
Deposit - - - -		:	:
Balance payable -	£	:	:

Abstract of Title to be sent to:—