

PARTICULARS
PLANS & CONDITIONS OF SALE
OF
VALUABLE AGRICULTURAL
PROPERTIES

INCLUDING
FARMS, COTTAGES,
SMALL HOLDINGS & ACCOMMODATION LAND

AND COMPRISING AN AREA OF ABOUT
452 ACS. 2 RDS. 23 PS.

SITUATED IN THE
TOWNSHIPS OF MOBBERLEY AND WILMSLOW, ABOUT
ONE MILE AND A HALF FROM MOBBERLEY STATION
AND ABOUT 12 MILES FROM MANCHESTER

TO BE OFFERED FOR
SALE BY PUBLIC AUCTION

BY
SAM D. WALTON

AT THE ROYAL GEORGE HOTEL : KNUTSFORD

ON
WEDNESDAY JUNE 4TH 1919

COMMENCING AT 3-0 P.M. PUNCTUALLY

IN THE FOLLOWING OR SUCH OTHER LOTS AS MAY BE DETERMINED UPON
AT THE TIME OF THE SALE

THE SALE IS SUBJECT TO THE CONDITIONS OF SALE ATTACHED

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PLANS, PARTICULARS AND CONDITIONS OF SALE (PRICE 1/- PER COPY)
AND ANY OTHER INFORMATION MAY BE OBTAINED FROM :

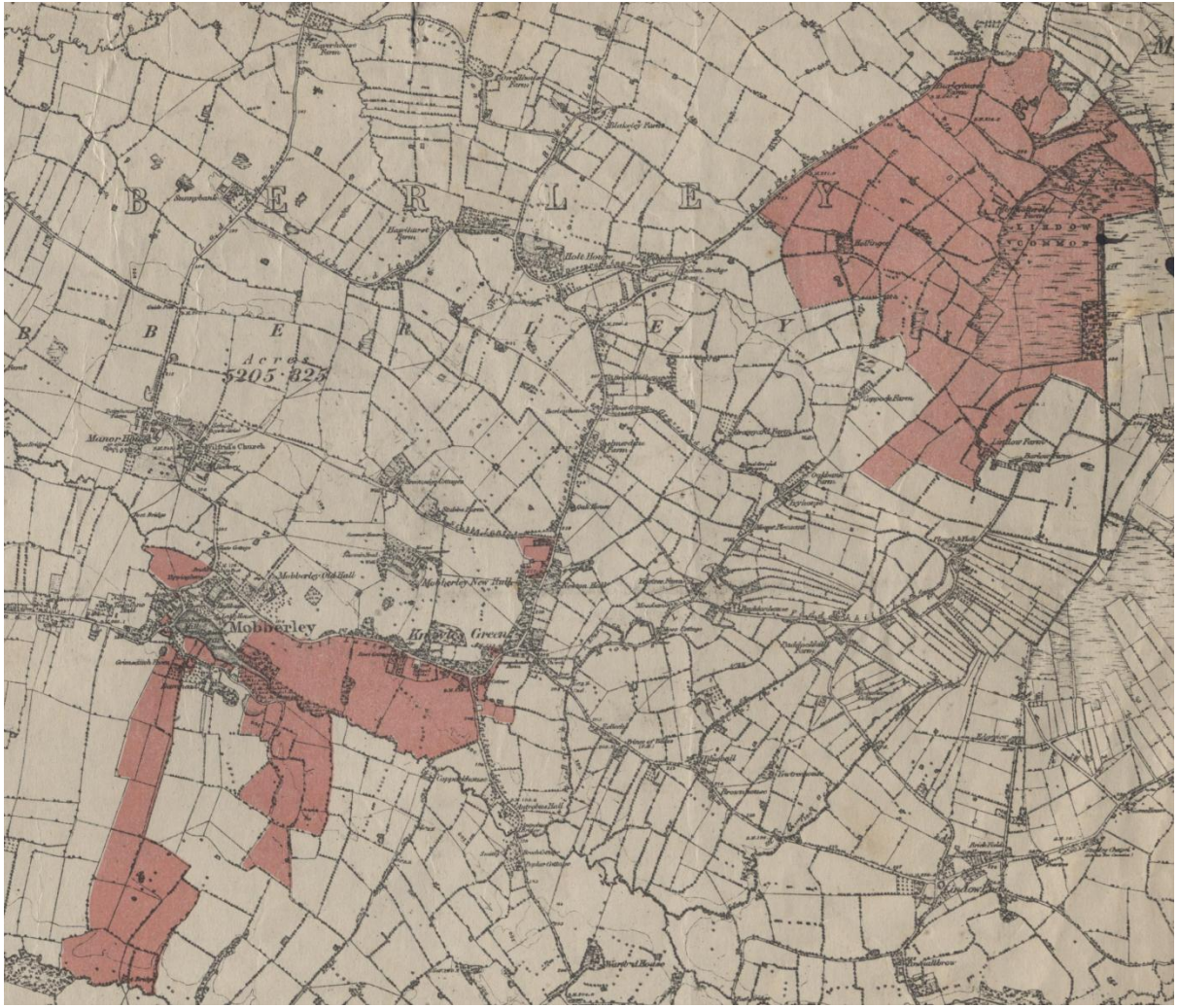
AUCTIONEER SAM. D. WALTON
MAYWOOD
WILMSLOW

LAND AGENT
& SURVEYOR

J. HERBERT HALL
1 COOPER STREET
MANCHESTER

VENDOR'S
SOLICITORS

PALMER, BULL & BARTLETT
24 BEDFORD ROW
LONDON, W.C. 1





SUMMARY



LOT NO.	DESCRIPTION	TENANT	AREA			RENTAL		
			A.	R.	P.	£	s.	d.
5 610	1 House, Shop and Post Office	A. Hulme	0	1	0	16	0	0
720	2 Public-house, "The Bull's Head"	Mrs. J. G. Dobell	0	1	18	19	10	0
350	3 Cottage and Smithy	P. Ford's Reps.	0	1	8	18	6	6
750	4 Grimsditch Farm	Representatives of Mr. A. Brown	76	3	15	145	0	0
20	5 Public-house, "The Roebuck" and Farm	N. Leigh	23	1	11	66	16	8
	6 Agricultural Land	N. Leigh	5	1	18	10	13	4
	7 Agricultural Land	Thos. Davies	51	0	37	81	10	0
885	8 White Cottage	A. H. Johnson	0	2	1	45	0	0
70	9 Cottage and Garden	P. Pennington	0	1	39	5	4	0
455	10 Pair of Cottages	Messrs. Lawton & Garner	0	1	30	15	18	0
160	11 Cottage and Garden	J. Warburton	0	1	16	7	0	0
670	12 Pair of Cottages	Messrs. Hawkins & Dutton	0	2	30	17	19	0
235	13 Cottage and Garden	P. Brandreth	0	0	33	8	0	0
375	14 Cottage and Garden	The Misses Watson	0	1	34	14	0	0
660	15 Small Holding, "Ash Cottage"	Mrs. Pollitt	2	2	10	10	0	0
205	16 Cottage and Garden	J. Maddocks	0	1	2	6	10	0
565	17 Small Holding and Cottage	J. Green	3	1	32	10	0	0
3000	18 Saltersley Farm	W. H. Hope	89	0	34	105	0	0
	19 Lindow Farm	T. Moreton	47	2	11	95	0	0
2000	20 Hollingee Farm	Exors. of S. Harvey	101	2	1	200	0	0
	21 Lindow Common	In Hand	47	1	3			
			452	2	23	£897	7	6

PARTICULARS

LOT 1

(Coloured Blue on Plan No. 1)

THE COMPACT DWELLING-HOUSE AND SHOP PREMISES

including the POST OFFICE

Brick-built, with slated roof. Tenant : Mr. A. Hulme
The accommodation includes : Shop and Post Office, Kitchen, Sitting Room, and Four Bedrooms
Small Garden containing an area of about 1 Rood

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES
Pt. 126	Cottage and Garden ... ..	.25

Let on a Monthly Tenancy at a Rent of
£16 per annum.

Land Tax, paid by Landlord, 2/3



LOT 2

(Coloured Yellow on Plan No. 1)

THE LICENSED PREMISES

known as

“The Bull’s Head”

Brick-built and Slated House, together with the Out-buildings, &c., and Garden

Tenant—Mrs. J. G. Dobell

The accommodation includes : Lobby, Kitchen, Scullery, Pantry, Tap-room, Sitting Room,
Snug Bar, Club Room, and Three Bedrooms. Stable, Coach-house with
Loft over, and good Garden

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES
126 c.	Public-house and Garden ... ..	.36

Let on a Yearly Tenancy from June 24th, subject to six months' notice

Annual Rent **£19 10s. 0d.**

Rising to £25 at end of War, and five years later to £30

Tithe Rent Apportioned, 2d.

The Agreement of Tenancy of this Lot provides for the transfer of the License at the
expiration of the Tenancy

LOT 3
(Coloured Green on Plan No. 1)

COTTAGE AND SMITHY

Situate at the corner of Tipping Brow and Mill Yard, now in the occupation
of the Representatives of Mr. Peter Ford

The Cottage contains Two Rooms up and Two down

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES
140 (part)	Cottage, Buildings and Land ... ..	.30

Let on a Half-yearly Tenancy at a Rent of
£18 6s. 6d. per annum

Tithe Rent Apportionment, id.

Mr. J. Duckworth
£ 350



LOT 4
(Coloured Pink on Plan No. 1)

ALL THAT VALUABLE AGRICULTURAL PROPERTY

known as

“Grimsditch Farm”

At present in the occupation of the Representatives of the late Mr. A. Brown

Comprising a Good Comfortable House, Brick-built with Slated Roof, containing : Ground Floor—Kitchen,
Pantry, Dairy, Scullery, Two Entertaining Rooms. First Floor—Six Bedrooms

Good Range of Farm Buildings, comprising :
Well-built Shippon with tying for 20 Cows, with Loft over. Three good Loose Boxes,
Three Pigstyes, Three-stall Stable. Cart and Implement Sheds, with Granary
over, Mash and Chop House, Fowl House, and the Small Cottage
adjoining, together with Rich Pasture and Arable Land

The whole containing an area of about **76a. 3r. 15p.**

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES
72	Homestead, Farm Buildings	1.237
71	Pasture	4.069
70	Arable	3.245
64	Pasture	7.523
18	Arable	4.717
17	Pasture	9.052
21	Arable	6.740
11	Arable	5.056
10	Part Pasture, Part Arable	8.654
12	Pasture	10.476
19	Pasture	1.039
51	Arable	14.096
73	North Side of Dam Lane, Pasture ... ..	.942
		76.846

4750
Mr. C. Linnock

Let on an Annual Tenancy from February 2nd at

"The Roebuck" Public-House

Brick-built and Slated

Together with the Farm Buildings and Land, now in the occupation of Mr. Needham Leigh

Containing :

Ground Floor : Kitchen and Scullery, Smoke Room, Bar, and Large Parlour (Licensed)

First Floor : Dining and Sitting Rooms and Three Bedrooms.

The Farm Buildings comprise :

Well-built Barn, Shippon with tying for 8 Cows, Loose-box, Calf Cote, Two-stall Stable

Two Pigstyes and Cart Shed, and Valuable

Agricultural Land

The whole containing an area of **23a. 1r. 11p.** or thereabouts

SCHEDULE *Parry 1620*

NO. ON PLAN	DESCRIPTION	ACRES
125	Public-house, Farm Buildings and Garden	·688
74	North Side of Dam Lane, Pasture	·679
77	North Side of Dam Lane, Pasture	·460
79	North Side of Dam Lane, Pasture	2·442
56	Arable	2·249
54	Pasture	1·670
58	Pasture	3·820
52	Pasture	5·720
25	Arable	5·592
		23·320

Let with other land on an Annual Tenancy from March 25th, subject to six months' notice
Apportioned Rent **£66 16s. 8d.** per annum

Tithe Rent Apportionment, £3 12s. 5d.

Land Tax paid by Tenant

The Agreement of Tenancy of this Lot provides for the transfer of
the License on the expiration of the tenancy



LOT 6

(Coloured Yellow on Plan No. 1)

AGRICULTURAL LAND

With Good Building Frontage to Tipping Brow

Tenant, Mr. Needham Leigh

Containing an area of **5a. 1r. 18p.** or thereabouts

SCHEDULE

NO. ON PLAN	DESCRIPTION	ACRES
139	Meadow	5·364

Let with other land on an Annual Tenancy from March 25th, subject to six months' notice

Apportioned Rent **£10 13s. 4d.** per annum

Tithe Rent Apportionment, 13s. 3d.

Land Tax paid by Tenant

LOT 7
(Coloured Green on Plan No. 1)

AGRICULTURAL AND WOODLAND

Situate on the South Side of Hall Lane

Containing an area of
51a. 0r. 37p. or thereabouts
of which 46a. or. 26p. are in occupation of Mr. T. Davies, the remainder being in Hand

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES	ACRES
83	Pasture	44.469 1.695	46.164
85 (Part)	Pasture Let		
82	Spinney Filter Beds for Hall	.720	5.069
80	Woodland	2.181	
50	Woodland In hand	.164	
81	Woodland	2.004	
			51.233

2000
W O Let as to Nos. 83 and Part 85 to Mr. Thos. Davies, on an Annual Tenancy, subject to six months' notice expiring at February 2nd, at an Annual Rent of **£81 10s. 0d.**

Tithe Rent Apportionment, £6 4s. 9d. (approx.) Land Tax paid by Tenant

Nos. 82, 80, 50 and 81 are in hand

Nos. 83, 82 and 50 will be Sold and conveyed subject to the rights of drainage and free running of water and soil as now enjoyed by the Vendor, his Tenants, and the Owners and occupiers of Moberley Hall, with full and free access at all times for the Vendor, his Assigns, and the Owner of Moberley Hall and his and their Tenants' Agents, Workmen, and Servants to and upon the said Fields, Nos. 83, 82 and 50, for the purpose of repairing the pipes, filter bed and other appliances used for the purpose of the said drainage



LOT 8
(Coloured Blue on Plan No. 1)

A VERY DESIRABLE RESIDENCE

known as

"WHITE COTTAGE"

Tenant: Mr. A. H. Johnson

The House is brick-built, with slated roof, and contains:—

Ground Floor: Entrance Hall, Two Entertaining Rooms, Kitchen, Scullery, Pantry

First Floor: Four Bedrooms, Bath and W.C.

Also Coach-house, Loose-box, Stable, Coal-house and usual offices

At the back is a small Lawn and good Kitchen Garden

The whole extending to an area of **2r. 1p.** or thereabouts

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES
84 (Part)	House and Garden ... ..	.506

8
885
Mr Johnson

(Coloured Yellow on Plan No. 1)

COTTAGE AND GARDEN

HALL LANE

Containing Three Rooms up and Three down

Tenant : Mr. P. Pennington

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES
Pt. 84	Cottage and Garden ... ..	.494

£ 170

Let on a Monthly Tenancy at **£5 4s. 0d.** per annum

vs Allan.

Tithe Rent Apportionment, 4s. 7d.



LOT 10

(Coloured Green on Plan No. 1)

Two Cottages

Brick-built with Slated Roof and nice Garden

Tenants : Mr. John Lawton Mr. R. Garner

Each Cottage containing Two Rooms up and Three Rooms down

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES
Pt. 86 and Pt. 87	Cottage and Garden ... ..	.437

Let respectively to Mr. J. Lawton, **£8 0s. 0d.** per annum and Apportioned Rent to Mr. R. Garner, **£7 18s. 0d.** per annum

vs Lawton 455

Tithe Rent Apportionment, 1s. 7d.

Land Tax, paid by Landlord, 2s. 0d.

The Purchaser of this Lot must covenant in his conveyance to erect

LOT II
(Coloured Pink on Plan No. 1)

Cottage and Garden

HALL LANE

Tenant: Mr. J. Warburton

The Cottage is brick-built and thatched and contains Three Rooms up and Three down. Small Garden containing 33 perches or thereabouts, and situate between the Cottage and the School

SCHEDULE

NO. ON PLAN	DESCRIPTION	ACRES
Pt. 84	Cottage ... ..	.144
Pt. 85	Garden .. ...	.206
		.350

Mr. Allen 160

Let on a Monthly Tenancy at **£7 0s. 0d.** per annum

Tithe Apportionment Rent, 1s. 2d. Land Tax, paid by Landlord, 1s. 0d.



LOT 12
(Coloured Yellow on Plan No. 1)

"SWISS COTTAGES"

Brick-built, with slated roof

Tenants:

Mr. J. Hawkins Mr. W. Dutton

Containing Three Rooms up and Three Rooms down

2r. 30p. or thereabouts

SCHEDULE

NO. ON PLAN	DESCRIPTION	ACRES
Pt. 87	Garden ... ..	.687
Pt. 86	Cottages and Garden	

In the occupation of

Mr. J. Hawkins at an Apportioned Rent of **£8 14s. 0d.** per annum.

Mr. W. Dutton at an

Apportioned Rent of **£9 5s. 0d.** per annum

670

LOT 13

(Coloured Blue on Plan No. 1)

COTTAGE AND GARDEN

HALL LANE

Tenant : Mr. P. Brandreth

The Cottage is half-timbered and thatched and contains Four Rooms down and Two Rooms up, and has a Good Garden

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES
89a	Cottage and Garden	·206

235

Let on a Half-Yearly Tenancy at £8 Os. 0d. per annum

MW. Nicolson



LOT 14

(Coloured Brown on Plan No. 1)

COTTAGE

Situate at the corner of Hall Lane and Faulkners Lane

Tenants : The Misses Watson

The Cottage is half-timbered and thatched and contains Three Rooms up and Three Rooms down, and has a Good Garden and Orchard attached

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES
89b	Cottage, Garden and Orchard	·462

375

At present let on a Half-Yearly Tenancy at £14 Os. 0d. per annum

LOT 15
(Coloured Pink on Plan No. 1)

"ASH COTTAGE"

Together with the Garden and Orchard and Two Fields, 41 and 43 on the Plan
containing in all an area of **2a. 2r. 10p.** or thereabouts

Tenant : Mrs. Pollitt

The Cottage is brick-built and thatched and contains Three Rooms up
and Three Rooms down

SCHEDULE

NO. ON PLAN	DESCRIPTION	ACRES
91	Cottage and Garden	·438
Pt. 90	Orchard	·530
41 and 43	Holding	1·594
		2·526

At present let on on a Yearly Tenancy at

£10 0s. 0d. per annum

660
Mrs. Pollitt
Tithe Rent Apportionment, 7s. 10d. Land Tax, paid by Landlord, 2s. 3d.



LOT 16
(Coloured Yellow on Plan No. 1)

Cottage and Garden

HALL LANE

Tenant : Mr. J. Maddocks

The Cottage is brick-built and thatched and contains Three Rooms down
and One Room up

SCHEDULE

NO ON PLAN	DESCRIPTION	ACRES
92	Cottage and Garden	·265

205
Let on a Monthly Tenancy at **£6 10s. 0d.** per annum

LOT 17
(Coloured Green on Plan No. 1)

Small Holding with Cottage, Workshop & Stable

NEWTON HALL LANE

Tenant: Mr. John Green

The Cottage contains Two Rooms up and Two down. The Stable is brick-built and slated, with Loft over

Small Holding containing **3a. 1r. 32p.** or thereabouts

No. Pearson 565

SCHEDULE

NO. ON PLAN	DESCRIPTION	ACRES
154	Cottage and Garden	1.58
151	Field	3.293
152	Field	
153	Field	
155	Field	
		3.451

Let on a Yearly Tenancy from December 25th at
£10 per annum

Tithe Rent Apportionment, 4s. 3d.

Land Tax, paid by Landlord, 1s. 6d.

LOT 18
(Coloured Yellow on Plan No. 2)

THE VALUABLE AGRICULTURAL
PROPERTY

known as

“SALTERSLEY FARM”

3000

Tenant : Mr. W. H. Hope

Comprising :

AN EXCELLENT FARM-HOUSE

Brick and stone built, with slated roof, containing

Basement : Cellar

Ground Floor : Two Entertaining Rooms, Kitchen, Scullery and Pantry

First Floor : Six Bedrooms

GOOD RANGE OF FARM BUILDINGS

Comprising :

Two brick-built Shippens, each with tying for ten Cows, and Loft over, Calf-cote, Loose-box

Three-stall Stable, Chop House, with Loft over

Three Pigstyes, with Henhouse over, Cart, Implement and Coal Sheds, Pump

There is also a cistern in the Loft over the Stable and Shippon

Together with

RICH PASTURE AND ARABLE LAND

and portion of Lindow Common

The whole extending to an area of **89a. 0r. 34p.** or thereabouts

SCHEDULE

NO. ON PLAN	DESCRIPTION	ACRES
441	Homestead	1.219
440	Pasture	3.240
439	Arable	5.661
450	Meadow	6.699
451	Meadow	10.196
463	Pasture	13.000
462	Spinney ... ..	.602
448	Meadow	7.257
423	Arable	2.755
444	Heath	3.778
446	Pasture	4.388
443	Arable	5.534
442 (Pt.)	Lindow Common (Part of)	24.881
		89.210

Let on an Annual Tenancy from February 2nd, subject to six months' notice, at
£105 per annum

Tithe Rent Apportionment, £7 2s. 2½d.

This Lot is sold subject to Rights of Way for all purposes across Field part of ... between the ...

LOT 19

(Coloured Blue on Plan No. 2)

THE VALUABLE AGRICULTURAL PROPERTY

known as

LINDOW FARM

Tenant : Mr. T. Moreton

1800

Comprising :

A GOOD COMFORTABLE HOUSE, BRICK-BUILT AND SLATED ROOF

containing :

Three Entertaining Rooms, Kitchen, Three Pantries, Scullery,
Wash-house, and Five Bedrooms

GOOD RANGE OF FARM BUILDINGS

Comprising :

Shippons with tying for 17 Cows, with Loft over, Four-stall Stable, Three Pigstyes, Loose-box,
Cart and Implement Sheds, Calf Cote, Chop House, and Two Fodder Bins

Together with

RICH PASTURE AND ARABLE LAND

The whole extending to an area of about

47a. 2r. 11p.

SCHEDULE

NO. ON PLAN	DESCRIPTION	ACRES
389	Homestead	·650
417	Meadow and Arable	6·348
418	Meadow	5·483
419	Meadow	4·249
420	Arable	4·099
391	Arable	3·060
390	Arable	1·137
378	Pasture	5·584
392	Meadow	3·275
380	Pasture	8·053
378	Meadow	4·316
Pt. 386	Road	1·250
Pt. 381	Spinney	·062
		47·566

Let on an Annual Tenancy from February 2nd, at **£95 0s. 0d.** per annum

Tithe Rent Apportionment, £5 13s. 7d.

This Lot is sold subject to Rights of Way for all purposes between
points C, D and E through field 420 and roadway, part 386,

LOT 20
(Coloured Pink on Plan No. 2)

THIS VALUABLE AGRICULTURAL PROPERTY
known as

"HOLLINGEE FARM"

Tenants: Exors. of S. Harvey

Comprising:
AN EXCELLENT MODERN FARM-HOUSE

Brick-built with Blue Brick Plinth and Slated Roof containing:
Hall, Two Entertaining Rooms, Two Kitchens, Dairy and Butler's Pantry
Large Cellar, Six Bedrooms, and Boxroom

GOOD RANGE OF FARM BUILDINGS

Comprising:
Shippons with tying for 30 Cows with Loft over
Four-stall Stable with Loft over. Chop House, Cart and Implement Sheds
Two Pigstyes with Henhouse over. Three Loose Boxes
Wash-house

Together with
RICH PASTURE AND ARABLE LAND

The whole extending to an area of about **101a. 2r. 1p.**

4100

SCHEDULE

No. ON PLAN	DESCRIPTION	ACRES
435	Homestead...	1'747
449	Arable ...	16'483
452	Pasture ..	8'513
433	Meadow ...	16'234
437	Arable ...	12'237
438	Arable and Seeds	7'506
428	Meadow ...	8'580
426	Pasture ...	3'214
425	Pasture ...	11'581
424	Arable ...	15'408
		101'503

Let on an Annual Tenancy from February 2nd, subject to Six Months' Notice
At **£200 0s. 0d.** per annum

Tithe Rent Apportionment, £10 15s. 2d.

Subject to a Right of Way through Field 428 to Field 420 in