

KNUTSFORD.

(Less than one mile from the Railway Station)

Near Manchester, Stockport, Warrington, Macclesfield, and other large manufacturing centres.

Particulars, Plans and Conditions of Sale

OF THE VERY VALUABLE

Residential & Agricultural Estate

KNOWN AS

"NORBURY BOOTHS,"

COMPRISING

THE MANSION, PLEASURE GROUNDS, STABLING, PARK AND LAKE OF 16 ACRES.

"HALLSIDE," a Bungalow Residence with 6 Acres, Let at £120 per ann.

"TITHE HOUSE," Gentleman's Residence, Let at £130 per ann.

"OBELISK COTTAGE," standing in grounds of about 1 Acre, Let at £85 per ann.

"PARK COTTAGE," Rental Value £50 per ann.

EIGHT Well-known DAIRY, CORN and POTATO

FARMS

RANGING FROM ABOUT

30 to 160 Acres,

Small Holdings, Accommodation Lands, Nursery Gardens, Smaller Residences, Numerous Cottages, and

70 Acres Woodlands of Well-grown OAK, ASH, BEECH and PIT WOOD.

Chief Rents of £80 per ann.

SECURED ON

"The Homestead," "Woodgarth," and Land adjoining and "Oldfield,"

The whole embracing an Area of

1,032 $\frac{1}{2}$ ACRES

Producing an actual and Estimated Rent of

Per £2,661 Ann.

Messrs. MILLAR, SON and Co.

Will Sell the above by Auction,

At the "Royal George" Hotel, Knutsford, Cheshire,

On MONDAY, 17th SEPTEMBER, 1917,

At 2 p.m. sharp.

Particulars, Plans, etc., can be obtained of Messrs. SWANN, HARDMAN & Co., Solicitors, 103, Cannon Street, London, E.C. 4; Messrs. FIELD & SONS, Solicitors, 5, Fenwick Street, Liverpool; Messrs. MELLER, SPEAKMAN & HALL, 22, Cooper Street, Manchester; at the place of Sale, and of the Auctioneers,

46, PALL MALL, LONDON, S.W.1.

Telegraphic Address: "Millaresta, London." Telephone 672 Regent.

LOT.	DESCRIPTION.	TENANT.	AREA.			RENTAL.		
			A.	R.	P.	£	s.	d.
1	Oak Tree Farm...	Reps. L. Brennan	28	0	38	76	10	0
2	Town Lane Farm	Mr. J. Norbury	11	0	25	31	10	0
3	Accommodation Land	Ditto	5	3	3	11	0	0
4	Ditto	Ditto	7	0	3	13	5	0
5	Ditto	Ditto	0	0	3	1	5	0
6	Pavement Lane Farm	Mr. J. Goostrey	109	1	21	209	0	0
7	Dukinfield Hall	Mr. E. B. Richardson	65	2	24	105	10	0
8	Accommodation Land	Mr. J. Norbury	5	3	19	11	0	0
9	Ditto	Ditto	10	1	13	19	10	0
10	Ditto	Ditto	6	2	16	12	0	0
11	Meadow	Ditto	8	0	24	15	15	0
12	Ditto	Ditto	9	2	8	18	0	0
13	Two Cottages	Mr. T. Povall and another	0	1	10	10	10	0
14	Cottage	Reps. L. Brennan	0	0	21	2	0	0
15	Ditto	Mr. H. Spilsbury	0	1	35	9	10	0
16	Arable Land	Mr. E. B. Richardson	13	1	5	21	5	0
17	Meadow and Wood	Mr. Spilsbury, &c.	2	1	34	1	10	0
18	Garden	Mr. Spilsbury	0	0	32	1	2	0
19	Arable Land	Mr. J. Norbury	4	2	29	8	15	0
20	Meadow	Mr. E. B. Richardson	10	3	29	17	10	0
21	Pasture and Arable Land	Ditto	10	3	5	17	5	0
22	Pasture and Wood	Ditto	26	3	9	39	10	0
23	Wood and Osiers	In hand	6	3	4	5	0	0
24	Norbury Booths Hall	S. Hinrichsen, Esq.	102	3	1	355	0	0
25	Higher Town Farm	Mr. M. Mounfield	99	2	9	178	0	0
26	Park House Farm	Mr. T. Eden	152	1	30	300	0	0
27	Ollerton Farm	Mr. J. Harvey	80	2	7	110	0	0
28	Henson House Farm	Mr. H. Riley	45	1	28	58	0	0
29	Building Site	Mr. J. Derbyshire	24	3	28	50	0	0
30	Ditto	Mr. T. Eden	3	3	33	6	0	0
31	Ditto	Ditto	4	0	0	6	0	0
32	Ditto	Ditto	3	3	24	6	0	0
33	Ditto	Mr. J. Harvey	2	1	9	4	0	0
34	Woodland and Water	In hand	5	3	2	5	0	0
35	Wood and Pasture	In hand	2	3	34	2	10	0
36	Building Site	Mr. J. Derbyshire	18	0	7	25	0	0
37	Timber Land	In hand	53	2	26	30	0	0
38	Hallside	S. Lamb, Esq., Junr.	5	3	26	120	0	0
39	Park Cottage	Mr. C. G. C. Hamilton	0	1	22	59	2	0
40	Tithe House	Mr. R. P. Sidebottom	1	1	3	130	0	0
41	Obelisk Cottage	M. M. Speakman, Esq.	1	3	25	85	0	0
42	Hazlehurst	Messrs. W. & A. Caldwell	0	2	21	20	0	0
43	Two Cottages	Mrs. Grimsditch	0	1	1	17	16	0
44	Two Cottages	S. Hinrichsen, Esq., &c.	0	0	16	18	0	0
45	Cottage	Mr. J. Ollier	0	0	27	5	0	0
46	Pair of Cottages	Mr. J. T. Ollier	0	2	12	29	6	0
47	Six Cottages	Mr. T. Eden and others	0	2	15	36	17	0
48	Cottage	Mr. S. Ollier	0	0	38	15	6	0
49	Two Cottages	Mrs. Bengel	0	0	39	16	0	0
50	Garden	Ditto	0	0	8	2	0	0
51	Nursery Ground	Messrs. W. & A. Caldwell	4	3	25	22	0	0
52	Ditto	Ditto	1	2	0	5	0	0
53	Garden	Mrs. Bengel	0	0	38	2	0	0
54	Arable Land	Mr. M. Mounfield	13	2	32	25	0	0
55	Accommodation Land	Ditto	5	3	29	9	10	0
56	Ditto	Ditto	2	3	37	4	10	0
57	Building Site	Mr. T. Eden and another	0	2	0	0	2	0
58 to 75	Ditto ditto	Mr. T. Eden and others	29	2	24	40	12	0
76	Chief Rent (Woodgarth)	H. F. Smith, Esq.	4	1	7	35	0	0
77	Ditto (The Homestead)	Hubert Winstanley, Esq.	1	1	0	25	0	0
78	Ditto (Oldfield)	J. J. Groves, Esq.	1	0	0	20	3	4
79	Acknowledgment Rents	Various				4	6	0
80	Sporting	C. W. Lowe, Esq.				121	0	0
		The Estate						

Lot 60 - 200
 Lot 61 -

A. 1,032 0 15 £2,661 16 4

£1,675

to Mr Beech. **LOT 1.**

(Coloured *Pink* on the Plan.)

The Fertile and Desirable Property

KNOWN AS

“OAK TREE FARM,”

Situate on the Moberley Road, and comprising Picturesque Brick and Slated House pleasantly situated and containing:—

ON THE GROUND FLOOR: Two Sitting Rooms, Excellent Kitchen, Scullery, Store Room, Dairy.

ON THE FIRST FLOOR: Three good Bedrooms.

Outbuildings and good water supply.

PRETTY FRONT GARDEN

Capital Range of Farm Buildings

Brick and slated, consisting of Shippen for 16 with Feeding Way, Calf Pen, Pig Sty, Barn, Cart House, Cart Horse Stable, Loft over and Loose Box.

TOGETHER WITH

FERTILE ARABLE AND PASTURE LAND

the whole containing an area of about

28a. Or. 38p.

SCHEDULE.

NO. ON PLAN.		DESCRIPTION.						AREA.		
Pt.								A.	R.	P.
968	House, Orchard and Meadow	..	..	..	..	..	..	0	3	17
969	Pasture	..	..	..	..	..	..	0	3	30
967	Meadow	..	..	..	..	..	..	4	0	5
966	Arable	..	..	..	..	..	..	7	2	19
965	Meadow	..	..	..	..	..	..	14	3	7

Total A. 28 0 38

Let on an Annual (2nd February) tenancy to the Representatives of the late L. Brennan at a rental of

Per **£76 10s.** Ann.

Note.—This Lot will be sold subject to the Owner of Lot 14 having the Right to draw water from the Pump as hitherto.

The Timber is valued at £20.

(Coloured Mauve on the Plan.)

A Valuable and well-situate Property

KNOWN AS

TOWN LANE FARM

MOBBERLEY,

Occupying a grand position just off the Road and comprising :

A Picturesque House

Red-brick and slated, easily converted into a

GOOD COUNTRY RESIDENCE

Approached from the Roads through a Swing Gate, it stands in a

Large Garden with well-trimmed Hedges

The accommodation comprises :

ON THE GROUND FLOOR :

Hall, Dining and Drawing Rooms.
Large Kitchen fitted with a modern Cooking Range, Scullery, etc.

ON THE FIRST FLOOR :

Three Large Bedrooms and Two Small Bedrooms.

Conveniently removed from the House are a

Range of Farm Buildings

Red-brick built and slated, consisting of House for Young Stock, Cart Horse Stable, Large Barn, Shippen for 15, Two Pigstyes, Cart and Implement House, Cart Horse Stable for four, Implement House and Granary over.

TOGETHER WITH

PASTURES AND RICH ARABLE LAND

The whole containing an area of about

11a. Or. 25p.

NO. ON PLAN.	DESCRIPTION.	SCHEDULE.			AREA.		
		A.	R.	P.	A.	R.	P.
Pt. 132	House, Garden and Buildings	1	1	12	1	1	12
66	Arable	2	3	26	2	3	26
67	Arable	3	3	14	3	3	14
875	Pasture	4	0	13	4	0	13
Total		A. 11	0	25			

Let with other lands, on an Annual (2nd February) Tenancy to Mr. James Norbury at an Apportioned Rental of

Per **£31 10s.** Ann.

The Timber is valued at £5.



Oak Tree Farm. Lot 1.



Town Lane Farm. Lot 2.

A VALUABLE COMPACT FARM

KNOWN AS

Dukinfield Hall

Situate just off the Road from Knutsford to Mobberley in the Parish of Knutsford, comprising

A Fine Old Residence

approached by a good Road through a

FLOWER GARDEN

protected by a Dwarf Brick Wall and Wrought Iron Entrance Gate.

The House is entered through a Portico and Studded Old Oak Door, opening into a

Large Hall

20 feet square, with Fire Place and Oak-beamed Ceiling. Now used as a Dining Room.

On the right is the

Drawing Room

20 feet square, with Fire Place and Oak-beamed Fine Tudor Panelled Ceiling.

Large Kitchen

fitted with exceptionally good Cooking Range by Morland of Northwich.

Second Kitchen, Scullery.

ON THE FIRST FLOOR,

reached by Principal and Secondary Staircases, **Oak Panelled** Front Bedroom, fitted
Fireplace and Hanging Cupboard.

Four other Good Bedrooms and Two Box Rooms and Attics.

DETACHED RED BRICK AND SLATED DAIRY

Ranged round an open Yard are the

CAPITAL RANGE OF FARM BUILDINGS

Brick and Slated, consisting of Five-stall Cart Horse Stable and Foaling Box with Granary
over. Range of Pig Styes, Implement House, Granary over, Shippen for 35 with Feeding Way,
Large Barn, Root House, Shippen for 6, Meal House, Four-bay Timber Cart House, Calf House,
Open Cattle Shed and Calf House.

SIX-BAY DUTCH BARN. TOWN WATER LAID ON.

TOGETHER WITH

FERTILE PASTURES AND ARABLE LAND

THE WHOLE CONTAINING AN AREA OF ABOUT

65a. 2r. 24p.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
938	House, Buildings, &c.	1	2	9
937	Pasture and Orchard	0	3	23
936	Pasture	0	1	14
941	Meadow	6	3	38
924	Ditto	7	1	11
934	Arable	2	3	12
926	Meadow	8	0	15
925	Ditto	8	0	24
903	Arable	9	3	31
927	Ditto	6	0	13
900	Arable	13	1	34
Total		A. 65	2	24

No. 936 is let with other land to Mr. H. Spilsbury on a Monthly Tenancy at an Apportioned
Rent of £1 per annum, and the remainder is let with other lands to Mr. Ernest B. Richardson
on an Annual (2nd February) Tenancy at an Apportioned Rent of £104 10s., total

Per **£105 10s.** Ann.

The Timber is valued at £55.

A VERY VALUABLE DAIRY HOLDING

KNOWN AS

Pavement Lane Farm

occupying a fine situation in the Parish of Mobberley

COMPRISING

Comfortable Double-fronted House

approached from the road by a Garden Path and containing

ON THE GROUND FLOOR:

ENTRANCE HALL with Tiled floor.

GOOD DRAWING ROOM, fitted Fireplace with Tiled sides and hearth.

SITTING ROOM, fitted Fireplace.

LARGE KITCHEN, fitted with good Cooking Range. Two other Kitchens, Store Room, Pantry, Cycle Room.

ON THE FIRST FLOOR:

A LARGE BEDROOM and THREE other BEDROOMS; Attic Floor above.

PLEASANT FRONT GARDEN

studded with Fruit Trees, and ORCHARD in the Rear.

Exceptionally Good and Compact Farm Buildings

red-brick built and slated, consisting of—

Shippen for 22, Channelled, fitted with Feeding Troughs and intersected by Feeding Alleys, Calf Cot, Meal House and Granary over, Bull House, Two Pigstyes.

Second Range of red-brick built and slated Buildings consisting of—

Heifer Shippen for 11, Calf House and Two Granaries over, Cart Horse Stable for Three, Lean-to Two-Bay Cart House, Four-Bay Dutch Barn Two Bays wide, Implement House.

TOGETHER WITH

RICH PASTURES AND FERTILE ARABLE LAND

THE WHOLE CONTAINING AN AREA OF ABOUT

109a. 1r. 21p.

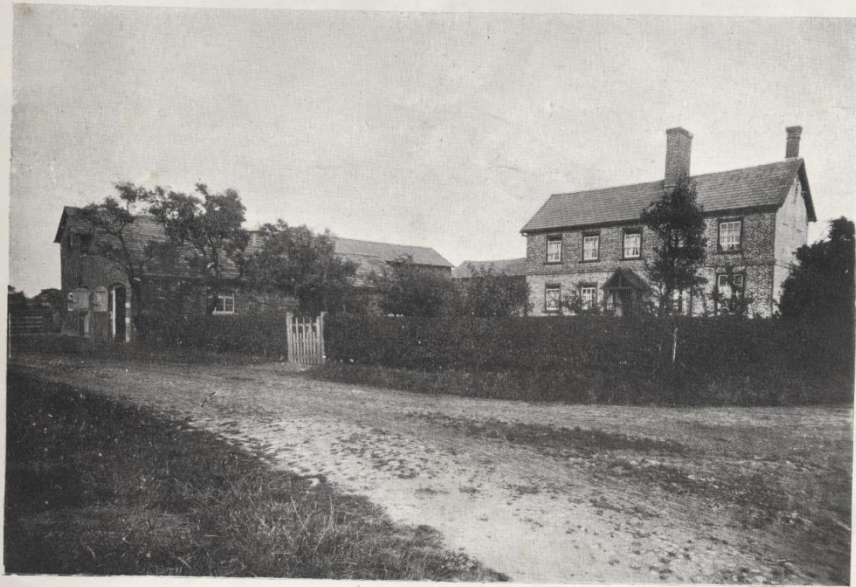
NO. ON PLAN	DESCRIPTION.	AREA.		
		A.	R.	P.
921	Meadow	2	1	10
920	Ditto	4	1	21
907	House and Buildings	0	1	32
908	Pasture Orchard	0	2	20
910	Arable	8	3	24
911	Ditto	7	1	14
913	Ditto	4	3	21
878	Ditto	1	2	12
912	Ditto	6	0	29
880	Ditto	6	0	25
889	Meadow	5	0	16
888	Ditto	6	1	3
891	Ditto	10	3	33
890	Arable	9	1	1
892	Meadow	8	3	24
894	Ditto	6	1	25
893	Ditto	8	2	35
906	Ditto	9	2	39
Pt. 909 } 923 } 905 }	Roadways	1	0	37

Total A. 109 1 21

Let on an Annual (2nd February) Tenancy, to Mr. John Goostrey, at a Rental of

Per **£209** Ann.

The Timber is valued at £85.



Pavement Lane Farm. Lot 6.



Dukinfield Hall. Lot 7.