

MOBBERLEY, near KNUTSFORD : CHESHIRE

Particulars and Plan of Sale of

VALUABLE
AGRICULTURAL
PROPERTIES

viz :

SUNNY BANK FARM

Comprising

88 Acres : 2 Roods : 22 Perches

and

FIVE FREEHOLD COTTAGES



To be offered for Sale by Auction by

SAM D. WALTON

At the ANGEL HOTEL, KNUTSFORD

on MONDAY MARCH 24th 1930

commencing at 4.0 p.m. punctually, in the following or such other lots as
may be determined upon at the time of sale.

*PLANS, PARTICULARS OF SALE, and any other information
may be obtained from*

AUCTIONEER :
SAM D. WALTON
Maywood
WILMSLOW

LAND AGENTS, &c. :
MELLER, SPEAKMAN
& HALL
1 Cooper Street
MANCHESTER

VENDOR'S SOLICITORS :
PALMER, BULL & CO.
24 Bedford Row
LONDON, W.C. 1

VALUABLE
DAIRY FARM
WITH POSSESSION
AND
COTTAGE PROPERTY
AT
MOBBERLEY
CHESHIRE

SAM D. WALTON
WILL OFFER FOR SALE BY AUCTION AT
THE ANGEL HOTEL, KNUTSFORD
ON
MONDAY, MARCH 24th 1930
At 4 o'clock in the afternoon prompt
unless sold privately beforehand, subject to the Conditions
of Sale to be then and there
produced



Lot 1

(Coloured Red on Plan)

All that Excellent **DAIRY FARM** known as **SUNNY BANK FARM** situate at **MOBBERLEY** in the **COUNTY OF CHESTER** containing **88 Acres 2 Roods 22 Perches** or thereabouts, tenanted by Mr. John Norbury.

THE HOMESTEAD is modern, and contains Two Sitting Rooms, Kitchen, Pantry, Dairy, Cellar, Five Bedrooms, and Attic.

THE BUILDINGS comprise Modern Shippens, for 30 head of Cattle, Tool-house, Piggeries, Covered Straw Yard, Stable (for Three Horses), Garage, Cart-shed (with Loft over), Granary, Barn and Bay, and Two Loose Boxes

THE FARM is in a capital state of cultivation and has valuable building frontages to Lady Lane and Hobcroft Lane.

Schedule of Lot 1

Ordinance Number	Description	Acreage
(1909 Edn.)		
622	Homestead	1.939
676	13.323
664	16.274
665	10.426
666	11.981
621	10.633
620	14.924
Pt. 607	9.136
		<u>88.636</u>
		<u>88 a. 2 r. 22 p.</u>



Lot 2

All those TWO FREEHOLD COTTAGES situate at TOWN LANE, MOBBERLEY, together with the Gardens and Land forming the sites thereof and occupied therewith containing **1704 square yards** or thereabouts, and tenanted by Messrs. H. Ward & C. Daniels as quarterly tenants, and the tenants paying the rates.

THE COTTAGE occupied by Mr. Ward contains two rooms down and one upstairs, and that occupied by Mr. Daniels contains three down and two upstairs.

Lot 3

All those TWO FREEHOLD COTTAGES known as BEECH HILL COTTAGES situate in a commanding position above TOWN LANE, MOBBERLEY together with the Gardens and Land forming the site thereof and occupied therewith containing **2415 square yards** or thereabouts, and tenanted by Mr. T. Jones and Mrs. F. J. Bradbury as quarterly tenants, and the tenants paying Rates.

Each Cottage contains two rooms down and two upstairs.

Lot 4

All that FREEHOLD COTTAGE situate at SPOUT LANE, MOBBERLEY with the Garden and Land forming the site thereof and occupied therewith containing **809 square yards** or thereabouts, and tenanted by Mr. J. Murphy as quarterly tenant, and the tenant paying Rates.

Also the PLOT OF LAND adjacent to the above, being at present in hand, having a frontage to TOWN LANE of **over 30 yards** and containing **819 square yards** or thereabouts. The total area of this Lot being therefore **1628 square yards** or thereabouts.

THE COTTAGE contains Front Room, Kitchen, Scullery, Pantry, and Two Bedrooms.



Further particulars from

The AUCTIONEER, "Maywood," Wilmslow;

Messrs. MELLER, SPEAKMAN & HALL, Land Agents, &c.
1 Cooper Street, Manchester;

or from

Messrs. PALMER, BULL & CO., Solicitors
24 Bedford Row, London W.C. 1