

LINCOLNSHIRE.

BOOTHBY PAGNELL

Six Miles from Grantham and Two-and-a-half Miles from Great Ponton,
L. & N. E. Ry, Main Line Stations.

PARTICULARS

... OF ...

Valuable Freehold Agricultural Properties

COMPRISING

Five Capital Farms

varying from 100 Acres to 300 Acres, principally Grass, and
including some first-class Feeding Pastures, with excellent
Houses and conveniently arranged Farm Buildings,

THE WHOLE EXTENDING TO AN AREA OF

991 Acres

(OR THEREABOUTS).

TO BE SOLD BY AUCTION, BY

G. W. GOLDING, F.A.I.

IN CONJUNCTION WITH

MR. W. HARWOOD

(The Melton Mowbray and District Farmers' Association, Ltd.)

At the Dairy Farm Premises, Boothby Pagnell, Grantham,

On MONDAY, JUNE 16th, 1930

At FOUR o'clock in the Afternoon, precisely.

Subject to Conditions of Sale to be then produced (unless previously Sold by Private Treaty).

Copies of these Particulars may be obtained of the Auctioneers—

Mr. G. W. GOLDING, F.A.I., 38, Westgate, Grantham, or
Mr. W. HARWOOD, The Melton Mowbray Farmers' Association, Ltd., Melton Mowbray; or
Messrs. BAND HATTON & CO., Solicitors, 9-11 High Street, Coventry; and of
Mr. T. NORTON, Solicitor, 4, St. Peter's Hill, Grantham.

LOT 1

The excellent Dairy Farm, known as

The Home Farm, Boothby

Situate on the West side of Boothby Pagnell village, on the Great Ponton road (which runs through the Farm and to which practically every field has direct access) extending in all to about

302a. 2r. 3p.

of which about 245 Acres is sound Pasture and Meadow Land.

No. on Plan.	Description.	Acreage.
42	Pasture	32.992
77	Pasture	24.050
81	Two Cottages and Gardens227
83	Arable, part sown to Grass	31.469
84	Pasture	17.442
85	Pasture	17.369
87	Pasture	36.602
86	Pasture	37.960
130	Pasture	9.077
128	Pasture	8.958
121	Pasture	14.917
122	Arable, sown to Grass	20.767
88	Pasture	31.649
80	Stackyard, Etc.	1.093
78	Farmhouse and Buildings	1.178
79	Lane	1.037
126	Lane124
127	Pasture	15.614

A. 302.520

The commodious and comfortable Farm House

is substantially built of stone with slated roof, occupies a pleasant position and contains Tiled Entrance Hall, Drawing Room, Dining Room, Living Room with range, Kitchen, Two Pantries, China Pantry, Cellar, Six Bedrooms (four of which have fireplaces), Bath Room and Box Room, Two Staircases.

Outside: Brick and tiled Wash House with Copper and Pump from soft water storage, Coal House, and E.C.

Kitchen Garden with fruit trees, Tool Shed.

The Buildings, mostly of stone and brick with tiled roofs, comprise Nag Stable of two stalls and loose box, Garage, range of Cow Houses for 12, 6 and 14 respectively with Crew Yards; Dairy, Three Loose Boxes, Cart Horse Stable of three stalls and loose box, Barn, Crew Yard with open four-bay shed, another Barn with granary, Four-bay Open Wagon Shed and Two Three-bay Open Cattle Sheds, each with yard.

In Enclosure No. 81 on Plan, is

A Pair of Capital Cottages

Brick built and slated, and each containing Small Entrance Hall, Sitting Room with range, Kitchen with tiled floor and sink, Pantry, and Three Bedrooms (two having fireplaces).

Outside: Coal House, Pigsty, and E.C. to each, and Wash House with copper between the two.

Part of the Enclosure 83 and the whole of Enclosure 122 is sown with permanent grass seeds.

Water from Village Water Supply, at 2/- per 1000 gallons over meter.

Apportioned Tithe £57 3s. od. Approximate Land Tax £8 3s. 7d.

Possession will be given on completion of purchase, or earlier by arrangement.

See Conditions of Sale as to Sporting Rights and Village Water Supply.

The Purchaser of this Lot will have the option to buy Boothby Great Wood, at the sum of £1,500, as per the Conditions of Sale.

A right of way for all purposes is reserved to Boothby Great Wood over the Eastern side of field No. 87, and a similar right of way over the Eastern side of field No. 86 between the points marked F. & G. and H. & K respectively, on the Sale Plan.

A similar right of way to Boothby Great Wood is also reserved across field No. 42, between the points marked A & B on the said plan.

The Dairy Farm, Boothby

A very desirable Farm with House and Farm Buildings,
extending to an area of about

100a. 1r. 1p.

(or thereabouts).

No. on Plan.	Description.	Acreage.
59	Pasture	6.751
60	Farm House, Buildings, Etc.	2.128
57	Pasture	2.061
43A	Pasture	18.758
36	Pasture	30.945
37	Pasture	22.286
30	Pasture	17.885
		<hr/>
		A. 100.259
		<hr/>

The superior Farm House

of brick and stone with tiled roof, is situate in the Village, and contains Small Hall, Dining and Drawing Rooms, each with fireplace; Kitchen, Small Scullery with sink and pump to tank in bathroom, Back Kitchen, Larder, Dairy with stone floor and slate bench, another Dairy with concrete floor and slate bench, Six Bedrooms (three having fireplaces), Bath Room and Two Attics. Two Staircases.

Outside: Wash House with copper, Coal House, Pigsty, and E.C.

Water supply by pump from well; also Village supply, to be paid for at 2/- per 1000 gallons over meter.

The extensive Farm Buildings

mostly of brick with tiled roofs, comprise Cake House, Nag Stable of two stalls and loose box, Fodder Room, Saddle Room, Garage, Fowl House, Potato and Root Stores, Four-bay Open Wagon Shed, Two Loose Boxes, Implement Shed, Two-bay Open ditto, Large Barn, Cowhouse for ten with channelled brick floor, Double Cowhouse for six, another Double Cowhouse for six, Three Calf Houses, Loose Box, Cart Horse Stable for four, and Chaff House.

Possession will be given on completion of the purchase, or earlier by arrangement.

Apportioned Tithe £18 19s. 6d. Approximate Land Tax £2 18s. 6d.

See Conditions of Sale as to Sporting Rights.

A right of way over field No. 36, between the points marked B & C on the Sale Plan, is reserved for the Owner of Boothby Great Wood for the purpose of joining the right of way over fields No. 42 and 50 gaining access to Wood.

A right of way is also reserved over field No. 30 (see Lot 5).

LOT 3.

The Compact Farm, known as

Hill Farm, Boothby

extending to an area of

229a. Or. 23p.

(or thereabouts) mostly excellent Pasture Land, as follows :

No. on Plan.	Description.	Acreage.
55A	Farmhouse, Buildings, Etc.	1.076
45	Pasture	4.668
46	Pasture	516
34	Pasture	28.918
31	Pasture	21.972
15	Arable, part sown to Grass	19.529
14	Pasture	19.944
13	Pasture	19.213
32	Arable, part sown to Grass	21.918
32A	Pasture	5.282
10	Pasture	29.448
11	Pasture	22.318
2	Pasture	34.297
	Cottage and Garden068
		<hr/>
		A. 229.147

The commodious Farm House

conveniently situated near the Village, is built of brick with tiled roof, and contains Small Entrance Hall, Dining and Drawing Rooms, Kitchen, Back Kitchen with range, copper and sink, having soft water pump; Dairy, Larder, Six Bedrooms (four having fireplaces) and Bath Room. Two Staircases. Water supply by pump from well, and Village Water Supply over meter.

Outside : Wood House, Coal House, and E.C.

The Farm Buildings, mostly of brick or stone with tiled roofs, comprise Two Calf Houses, Crew Yard, Cart Horse Stables for 8 with Chaff House, Bull Box, Loose Box, Granary, Nag Stable of two stalls and loose box, Garage, Open Wagon Shed, Large Barn, Cow House for 4, and Hen House.

A Brick and Tiled Cottage

containing Living Room, Back Kitchen, Pantry, and Two Bedrooms.

Outside : Wash House, Coal House, Pigsty, and E.C.

Water to Farm Buildings and Cottage from Village supply, to be paid for at 2/- per 1,000 gallons over meter.

Part of the Arable Land enclosures No. 15 and 32 is sown with permanent Grass.

Possession will be given on completion of the purchase, or earlier by arrangement.

Apportioned Tithe £43 8s. 3d. Approximate Land Tax £4 15s. 5d.

Littlewood Farm

A very useful Grazing Farm with House and Homestead in centre of Village, Cottage, and other Farm Buildings, extending to an area of

195a. Or. 3p.

(or thereabouts).

No on Plan.	Description.	Acreage.	Tenants.
44	Pasture	2.019	
100	Pasture	8.862	
33	Pasture	8.576	
94	Pasture	21.045	
95	Pasture	16.225	
92	Pasture	20.152	
12	Pasture	15.502	
12A	Pasture	3.407	
93	Cottage, Buildings, Etc.708	
23	Pasture	5.866	
22	Arable, sown to Grass ...	22.243	
3	Pasture	3.533	
1	Pasture	20.183	
18	Pasture	22.452	
19	Pasture	22.265	
		<hr/>	188.058 In Hand
55D	Smithy014	
55C	House, Buildings, Garden, Etc.608	
54	Pasture	1.414	
53	Pasture	1.295	
48	Pasture896	
49	Pasture842	
50	Pasture497	
67	Pasture	1.396	
		<hr/>	6.962 Mrs. Hunt

A. 195.020

Enclosure 22 is sown with permanent Grass Seeds.

Water from Village supply to be paid for over meter, 2/- per 1000 gallons. Water is laid to Land.

Possession of Lands in hand will be given on completion of the purchase, or earlier by arrangement.

Apportioned Tithe £36 19s. 10d. Approximate Land Tax £4 9s. 4d.

See Conditions of Sale as to Sporting Rights.

The Purchaser of this Lot will have the option to buy Boothby Little Wood at the sum of £700 as per the Conditions of Sale.

A right of way for all purposes is reserved to the Owner of Boothby Little Wood along the accustomed track through fields Nos. 44, 100 and 33 on the O.S., and along the land abutting on such Wood in fields Nos. 94 and 95.

LOT 5.

Brackenbury's Farm

The Valuable Pasture Farm with the House and Excellent Farm Buildings,
situate in the centre of the Village of Boothby Pagnell,
the whole extending to an area of

164a. Or. 7p.

(or thereabouts), as follows :

No. on Plan.	Description.	Acreage.
55B	Farm House and Buildings	·680
52	Pasture	2·303
47	Pasture	1·424
62A	Pasture	4·194
62B	Pumping House, Etc.	·044
16	Pasture	8·169
17	Pasture	13·029
9	Pasture and Buildings	11·618
8	Pasture	12·726
7	Pasture	13·776
25	Pasture	15·485
26	Pasture	13·136
28	Pasture	12·549
39	Pasture	13·039
40	Pasture	9·738
29	Pasture	12·840
38	Pasture	19·299

A. 164·049

The Farm House

conveniently situated in the Village, is built of stone with tiled roof, and contains Small Entrance Hall, Dining and Drawing Rooms, each with fireplace; Kitchen, Larder, and Four Bedrooms. Two Staircases.

Outside : Wash House with copper, and E.C.

Water from Estate Supply to be taken over with this Lot, and Purchaser to receive rents from same.

The Buildings comprise brick, timber and iron Double Cow House to tie 30, with channelled brick floor; Three-bay timber and iron Implement Shed, Crew Yard with Two Open Sheds, Three-bay brick and tiled Open Wagon Shed, Hen House, Garage, Calf Box, Cow House for 3, Small Barn, Large Covered Yard with Two-bay Open Shed, Stable for 2 and Loose Box, brick and tiled Nag Stable, Cart Horse Stable for 4, Trap House and Loft.

In Enclosure No. 9 on Plan, is an enclosed Yard with Three-bay timber and iron Open Cattle Shed.

Possession will be given on completion of purchase, or earlier by arrangement.

Apportioned Tithe £31 4s. 3d. Approximate Land Tax £3 14s. od.

See Conditions of Sale as to Sporting Rights and Water supply.

The Conditions of Sale as to Pumping House, No. 62B. This Lot is sold subject to rights of way for all purposes reserved to the Owner of Boothby Great Wood, over the lands abutting on the said Wood and the Wood numbered 24 on the O.S. Map, which rights of ways cross fields Nos. 40, 39, 25, 26, 28, and 38, and over the accustomed track through fields Nos. 38, 30, and 16, to the public road.

LOTS 1 to 5.

Special Conditions of Sale.



1—The Properties are sold subject to the General Conditions of 1925 so far as they are not varied by the following Conditions.

2—The Vendor's Solicitors are Messrs. Band Hatton & Co., whose Office is at 9-11, High Street, Coventry, with whom Mr. Theodore Norton, whose Office is at St. Peter's Hill, Grantham, is acting jointly.

3—The date for completion is the 31st day of October, 1930, but the Purchaser of any Lot may have possession prior to such date on payment of 20 per cent. deposit and of any moneys payable for ingoing valuation in accordance with Special Condition 12, but the Purchaser so taking possession shall be responsible for all outgoings including Property Tax and shall pay Interest on the balance of the Purchase Money at the rate of $5\frac{1}{2}$ per cent. per annum as from the date he takes possession.

4—The balance of Purchase Money shall bear Interest at the rate of $5\frac{1}{2}$ per cent. per annum from the date fixed for completion.

5—The Title shall begin with the Will of a Testator who died in the year 1895, whereby, in the events which have happened, the property was settled to the use of his only child (hereinafter called Mrs. Rayner) during her life, and after her death to such uses as she should by deed or will appoint with divers remainders over. Part of the property was at the date of the death of the said Testator subject to certain family charges created by an Indenture dated the 1st September, 1875. The Purchasers shall assume (as is believed to be the case) that the said family charges have been cleared off or determined, and shall not require any Abstract or production of the said Indenture. Notwithstanding any discrepancies or variations in names, quantities, measurements, boundaries or otherwise, the Purchaser shall assume and admit the identity of the property purchased by him with that comprised in the miniments abstracted upon the evidence afforded by a comparison of the descriptions in the Particulars and miniments, and the Purchaser shall assume that the property contracted to be purchased by him formed part of the property which was settled by the will of the said Testator above referred to.

6—By an Indenture of Settlement dated the 20th September, 1897, the property therein mentioned (being the greater part of the property now agreed to be sold) was conveyed, and appointed by Mrs. Rayner (then and therein described as Margeurite Thorold) to Trustees upon Trust for Sale but subject to the charges therein mentioned. The Schedule to the said Indenture of the 20th September, 1897, contains references to the numbers on the "Estate Plan." The Vendor who purchased from the Trustees was informed by them that they had no such Plan or any tracing or copy thereof in their possession and that it was believed that the same had been lost or mislaid. The Purchaser shall not call for the same or make any requisition nor objection in respect thereof and the Vendor shall not be called upon to identify the lands comprised in the said Indenture with any of the property now being sold or to point out which part of the property passed under that Indenture.

7—All minerals of a depth of 50 yards or more below the surface are excepted and reserved out of this Sale together with full power to search for, win, work or carry away the same by underground or surface workings. The Conveyance to each Purchaser shall reserve to the Owners from time to time of the said minerals all necessary or proper rights and easements exercisable by themselves, their lessees, agents or licensees for searching for, winning, working, getting and carrying away the said minerals or any other minerals, whether by underground or surface workings or by sinking shafts, making roads, railways or tramways or otherwise occupying or using the surface or in any other usual manner, but the persons exercising such powers, rights and easements shall pay an annual rent of £4 per acre for the occupation of the surface used in or about the exercise of the rights and powers aforesaid, and shall pay reasonable compensation in respect of damage by subsidence or otherwise occasioned thereby and shall when all the mines and minerals are worked out or permanently cease to be worked, restore the surface so occupied, so as to render the same fit for agricultural purposes, provided always that under this provision the surface of any land used for buildings or gardens or otherwise than for agricultural purposes, shall not be entered upon, and that in lieu of paying or continuing to pay a rental for the surface entered on the owners from time to time of the minerals under the land entered on shall have the right of purchasing such land, less the minerals thereunder excepted from the Sale thereof, at the price of £100 per acre. Such right of purchase shall be limited in such manner as the Vendor may require for the purpose of complying with the rule of law relating to perpetuities.

8—Each Purchaser is to be satisfied with, and accept as sufficient, the statement in the Particulars as to the amount of any tithe, rent-charge, land tax or other outgoing or apportioned part thereof, to which his lot is now subject, or is for the purposes of the present Sale to be taken as subject, and is not to make any objection on the ground of any tithe, rent-charge, land tax, drainage rate, quit rent or fee farm rent or other outgoing not being legally apportioned or require the same to be apportioned or any indemnity against any outgoing or any part thereof which, according to the arrangements made by the Particulars or otherwise ought to be borne by other property.

9—Lots 1, 2, 3 and 4 and other properties in the Parish of Boothby Pagnell are supplied with water from a well situate on Close No. 62b, part of Lot 5, the water being pumped from the well by means of certain machinery and conveyed by means of lines of pipes indicated on a plan to be produced at the time of the Auction Sale to certain tanks, reservoirs, troughs or wells situate at various points on the respective properties. The Sale is made subject to the terms of a Deed of Covenant as to water rights which has already been executed by the Vendor and Persons who have already purchased properties in the said Parish from him, a copy of which Deed of Covenant will be produced at the time of the Sale for inspection by the Purchasers and whether the Purchasers shall have inspected the same or not they shall be deemed to have bought with full knowledge of all the provisions thereof. Without prejudice to the foregoing stipulations and for the convenience of Purchasers the principle effect of the said Deed of Covenant is briefly summarised as follows:—

- (a)—If the owner of the said well and plant shall at any time vest the site of the well and water supply and pumping plant in the Local Authority then as from the date the site shall be so vested all rights, privileges and easements Hereinafter created shall determine, but so that the Local Authority shall have the necessary rights and easements in connection with the water supply.
- (b)—The respective owners of Lots 1 to 4 inclusive shall at their own expense and to the satisfaction of the owner of Lot 5 attach and maintain satisfactory meters for registering the amount of water consumed by them, such meters to be in accessible positions and to be open for inspection at all reasonable hours by the owner of Lot 5.
- (c)—The respective owners of Lots 1 to 4 inclusive and of all other properties now or formerly belonging to the Vendor in Boothby Pagnell shall be entitled to the water service at present enjoyed by them respectively, and shall pay to the owner of Lot 5 for all water consumed by them respectively, at the rate of 2/- per 1000 gallons, such payment to be made quarterly on the usual quarter days, except that the owners of certain cottages in lieu of such rent shall pay a weekly water rate of sixpence, payable quarterly on the usual quarter days, and shall be entitled to take water from the village pump, but so that any of such owners may, at their own expense, lay a line of pipes to their own premises from the pumping plant, and upon installing a proper meter shall be entitled to enjoy water service at the rate of 2/- per 1000 gallons.
- (d)—The owner of Lot 5 shall, at his own expense, maintain and, if necessary, replace the pumping house plant, machinery, pipes, tanks, reservoirs and appurtenances, provided that any persons entitled to a water supply shall, at his own expense, maintain in good order all pipes, taps and appliances solely used for the convenience of water to his premises, and that where a pipe serves more than one set of premises the responsibility of the owner of Lot 5 for upkeep shall end at the point at which occurs the first junction with a subsidiary pipe serving only one set of premises, and so far as the pipe after such point continues to serve more than one set of premises the upkeep shall be borne equally by the owners of the premises served thereby.
- (e)—No obstruction shall be made in the uninterrupted flow of water through any pipes.

Each purchaser will on completion execute the said Deed of Covenant.

10—The Vendor reserves the right to himself and his tenants and licensees to shoot and sport over any of the properties until the 31st day of December, 1930, with the exclusive right during such period to all game upon the property, including (subject to the Ground Game Act) hares and rabbits, and the right to go upon all or any part of the property for the purpose of exercising such rights. The properties are also sold subject to the right for the owner for the time being of Boothby Great Wood and Boothby Little Wood, and the Wood No. 24 on the Ordnance Map, and his tenants, servants and licensees, to enter on the lands abutting on such woods for a distance not exceeding fifty yards therefrom for shooting and other purposes with dogs and other animals including the right to stand guns within such distance from the woods and to shoot and pick up game and ground game within such distance.

11—Each Lot is sold and hereby conveyed subject to a Covenant which shall be entered into by the Purchasers in his conveyance or otherwise as may be required that the land shall not be used for the sale of ale, beer, wines or other intoxicating liquors nor for any club, beerhouse, or for other premises licensed or unlicensed at which such liquors shall be sold or supplied but the Vendor may release waive or vary any such covenant in respect of any lot or lots without the concurrence of any other Purchaser.

12—The Purchaser shall in addition to his Purchase Money pay a sum to be announced at the time of the Sale by the Auctioneer as the ingoing Tenant-right Valuation.

13—All rights of way which are stated to be reserved over any of the lots shall be reserved unto the Vendor and his sequels in Title and his and their tenants, servants and licensees for all purposes and with or without horses and other animals and vehicles laden or unladen.

14—The Purchaser of Lot 1 will have the option (to be exercised by him by written notice to the Vendors' Solicitors to be given within one month from the date of the Auction) to purchase Boothby Great Wood at the price of £1,500 and the Purchaser of Lot 4 will have the like option, to be exercised in like manner, of buying Boothby Little Wood at the price of £700.

15—If so desired by the Purchaser the Vendor will leave three-fourths of the Purchase Money of any lot on Mortgage of such lot at 5 per cent. interest per annum, and the Purchaser will execute and deliver to the Vendor on completion a Legal Mortgage to be prepared and approved by the Vendor's Solicitors for the amount so left upon Mortgage and containing all such covenants and provisions as the Vendor's Solicitors may require, and if any dispute shall arise as to the form of such Mortgage the decision of the Vendor's Solicitors shall be binding upon both parties. The Purchaser will on executing such Mortgage pay to the Vendor's Solicitors the costs of the preparation thereof calculated according to Schedule 1, Part 1, of the Solicitors' Remuneration Order, 1881, as amended by the General Order of 1925 and also the Stamp Duty payable upon such Mortgage and any out-of-pocket expense including search fees payable by the Vendor's Solicitors in connection with such Mortgage.

16—(a) The several Lots are sold subject to all chief quit and other rents and outgoings and to all manorial rights and outgoings and to all manorial rights and incidents of tenure (if any), rights of way, light, drainage and other easements or quasi-easements affecting the same or now or heretofore used and enjoyed in respect of any other property whether included in the present Sale or not and to all rights of adjacent owners and to any subsisting liability to repair or cleanse or contribute to the repair or cleansing of roads, ways, paths, bridges, party and other walls, fences, ponds, culverts and such other like matters without any obligation on the part of the Vendor to show the origin of such rents, easements, incidents of tenure, outgoings or liabilities or to define such easements. Every boundary shall be that adopted by the last Ordnance Survey Map.

17—The property is believed to be and shall be taken as correctly described and any incorrect statement error or omission found in the Particulars, Sale Plan or Conditions shall not annul the Sale or entitle any Purchaser to be discharged from his purchase nor shall the Vendor or any Purchaser claim or be allowed any compensation in respect thereof and this Condition shall take effect in substitution for Clause 35 of the General Conditions of 1925.

Contract.



IT IS HEREBY AGREED AND DECLARED BETWEEN JOHN TODD of Northallerton, in the County of York, Gentleman (hereinafter called "the Vendor" and

(hereinafter called "the Purchaser") that at the Sale by Auction this day of June, 1930, the Purchaser was the purchaser of Lot No.

subject to the annexed Conditions at the price of

and that the Purchaser has paid to the Vendor's Solicitors the sum of

by way of deposit and in part payment of the Purchase Money and agrees to pay to the Vendor according to the annexed Conditions the balance of the said Purchase Money AND the Vendor and the Purchaser hereby agree to complete the Sale in accordance with the annexed Conditions.

AS WITNESS our hands this

day of

1930.

£ s. d.

Purchase Money

Deposit

Balance

Abstract of Title to be sent to:—

LINCOLNSHIRE.

Boothby Pagnell

Six Miles from Grantham and Two-and-a-half Miles
from Great Ponton, L. & N. E. Ry. Main Line
Stations.

Particulars

VALUABLE FREEHOLD
OF
AGRICULTURAL
PROPERTIES

comprising

Five Capital Farms

varying from 100 Acres to 300 Acres,
principally Grass, and including some
first-class Feeding Pastures, with
excellent Houses and conveniently
arranged Farm Buildings,

The whole extending to an Area of

991 Acres

(or thereabouts)

TO BE SOLD BY AUCTION, BY

G. W. GOLDING, F.A.I.

IN CONJUNCTION WITH

MR. W. HARWOOD

(The Melton Mowbray & District Farmers' Association, Ltd.)

At the Dairy Farm Premises, Boothby Pagnell
Grantham.

On Monday, June 16th, 1930

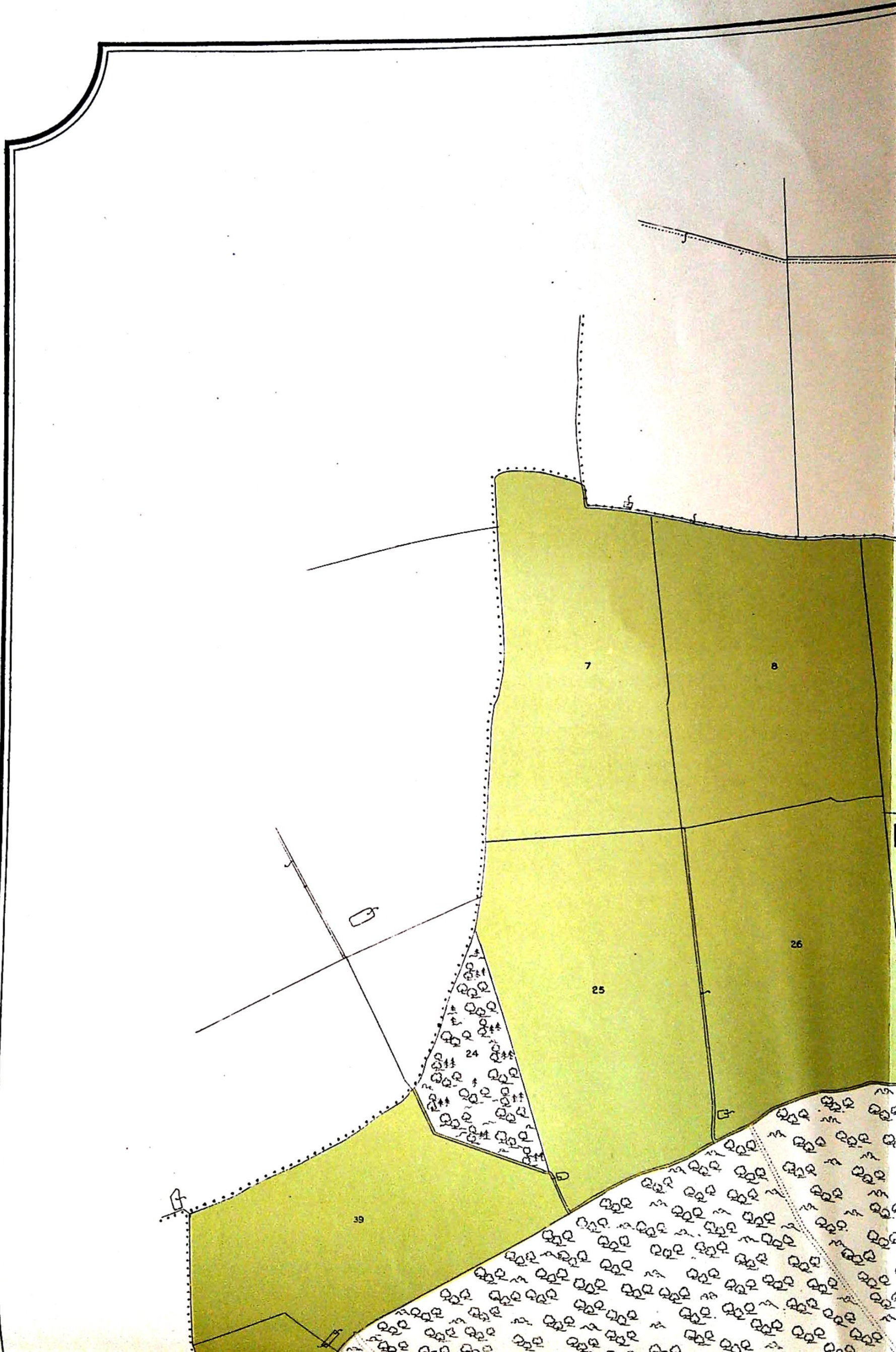
At FOUR o'clock in the Afternoon, precisely.

Subject to Conditions of Sale to be then produced
(unless previously Sold by Private Treaty).

Copies of these Particulars may be obtained of the

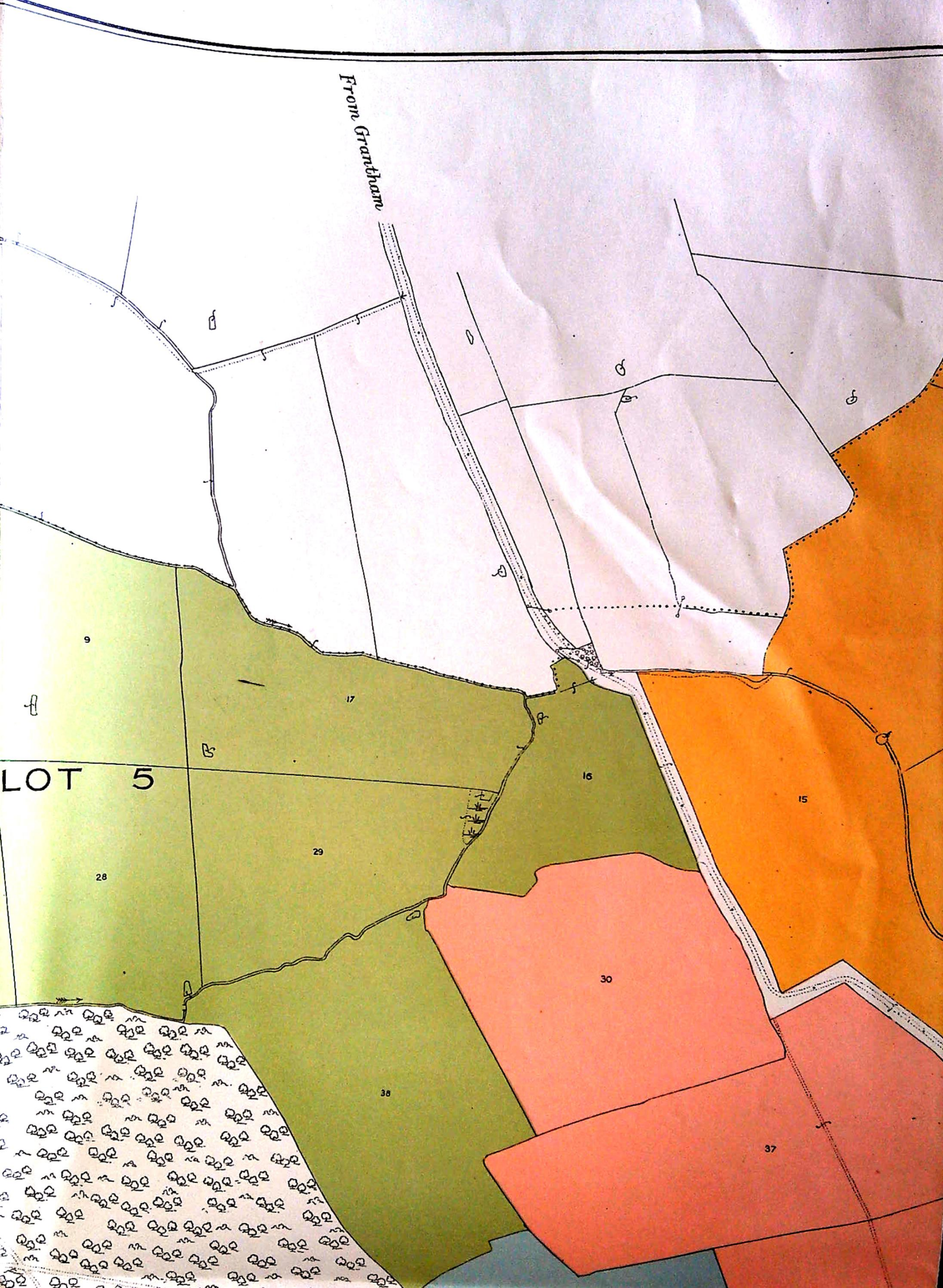
Auctioneers—

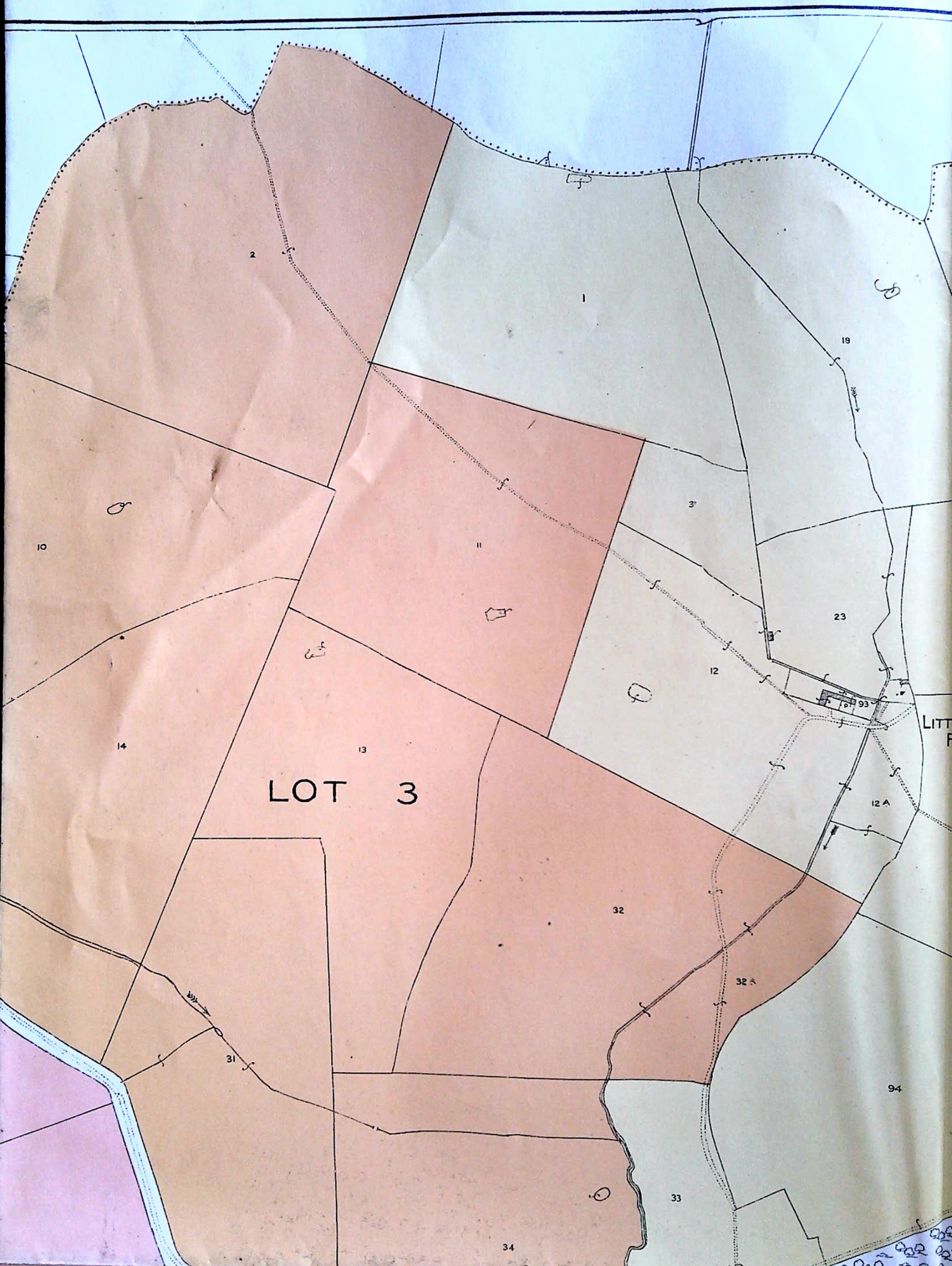
Mr. G. W. GOLDING, F.A.I., 38, Westgate, Grantham, or
Mr. W. HARWOOD, The Melton Mowbray Farmers' Association
Ltd., Melton Mowbray; or
Messrs. BAND HAYTON & CO., Solicitors, 9-11 High Street,
Coventry; and of
Mr. T. NORTON, Solicitor, 4, St. Peter's Hill, Grantham.

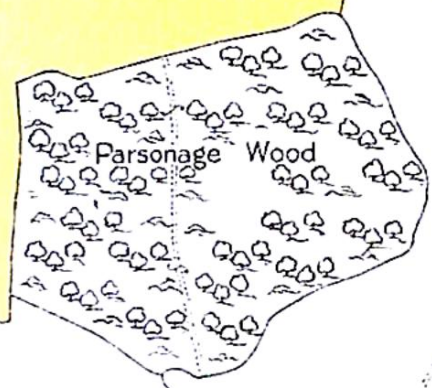
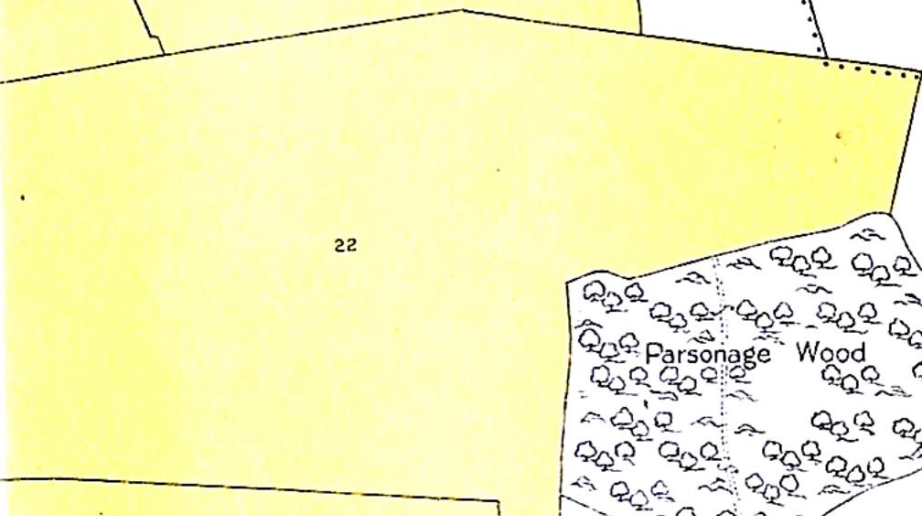
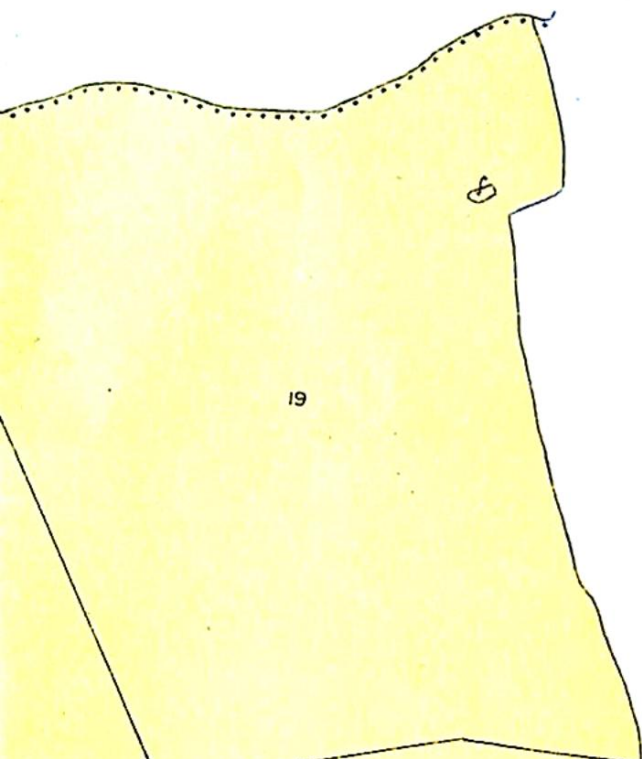


From Grantham

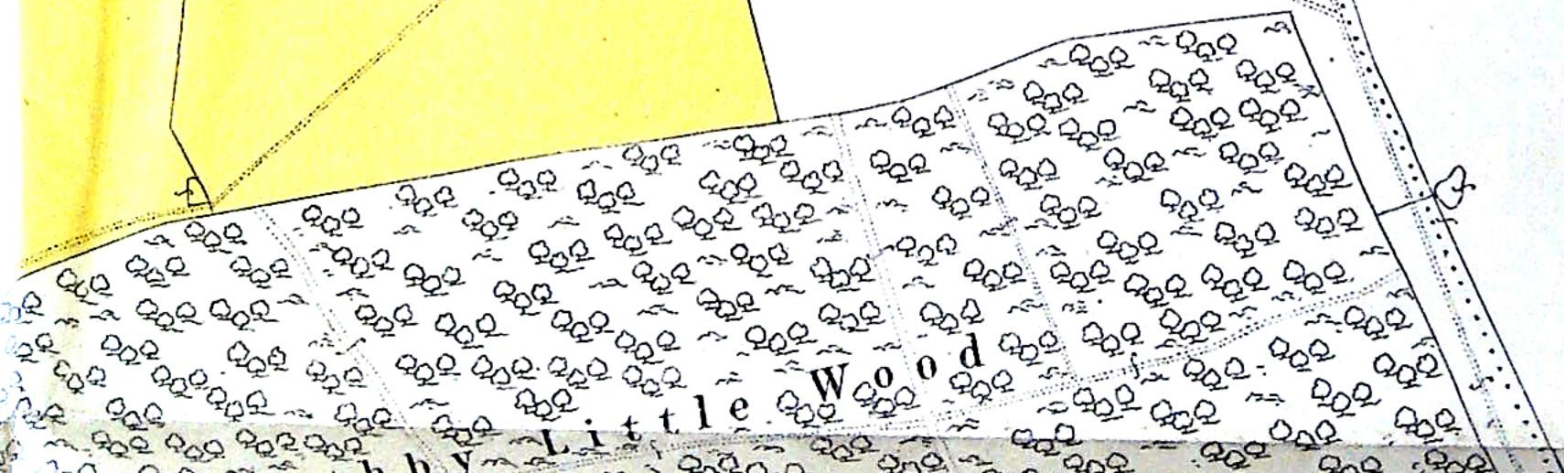
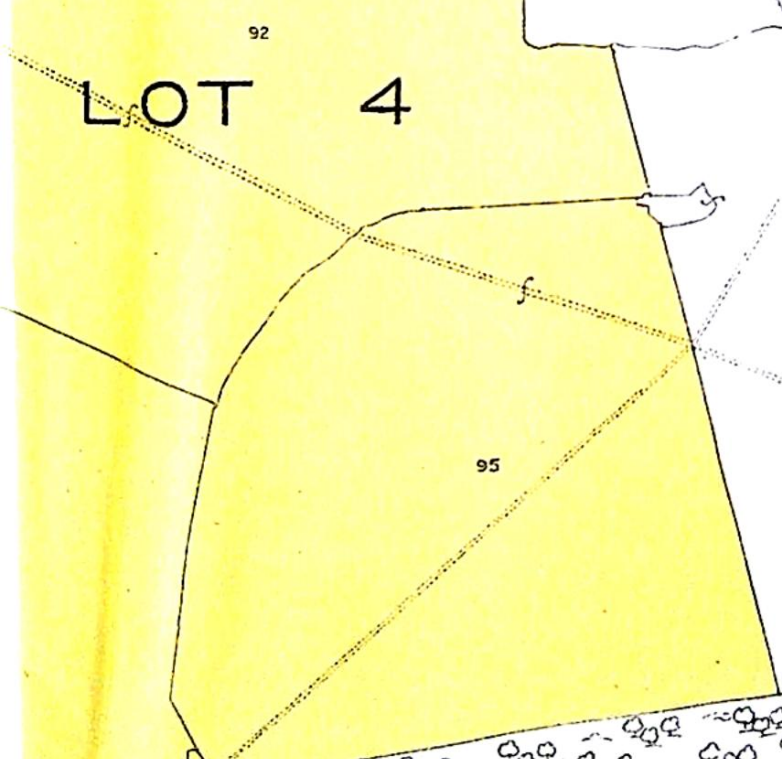
LOT 5

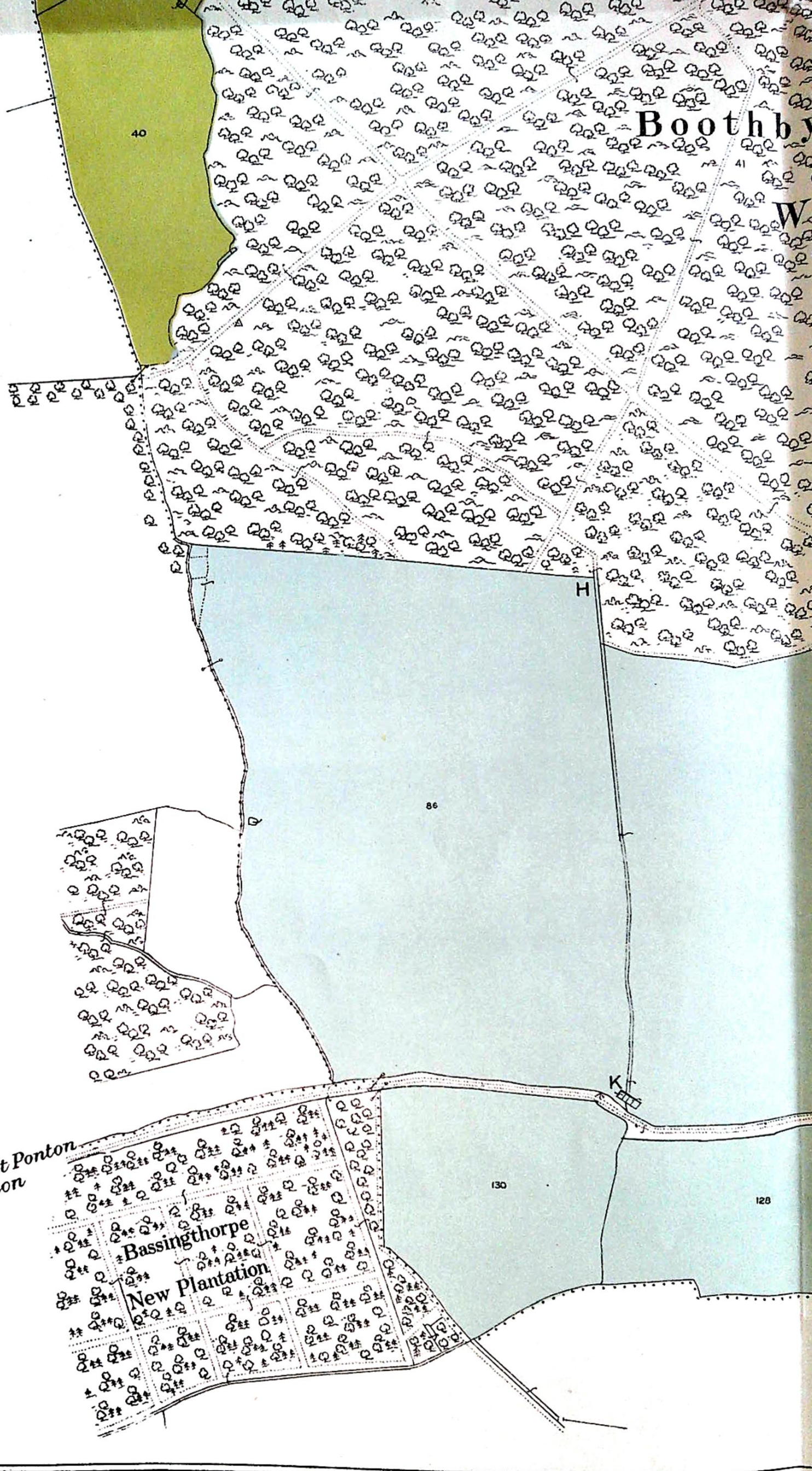






LE WOOD
FARM





by Great
Wood

LOT

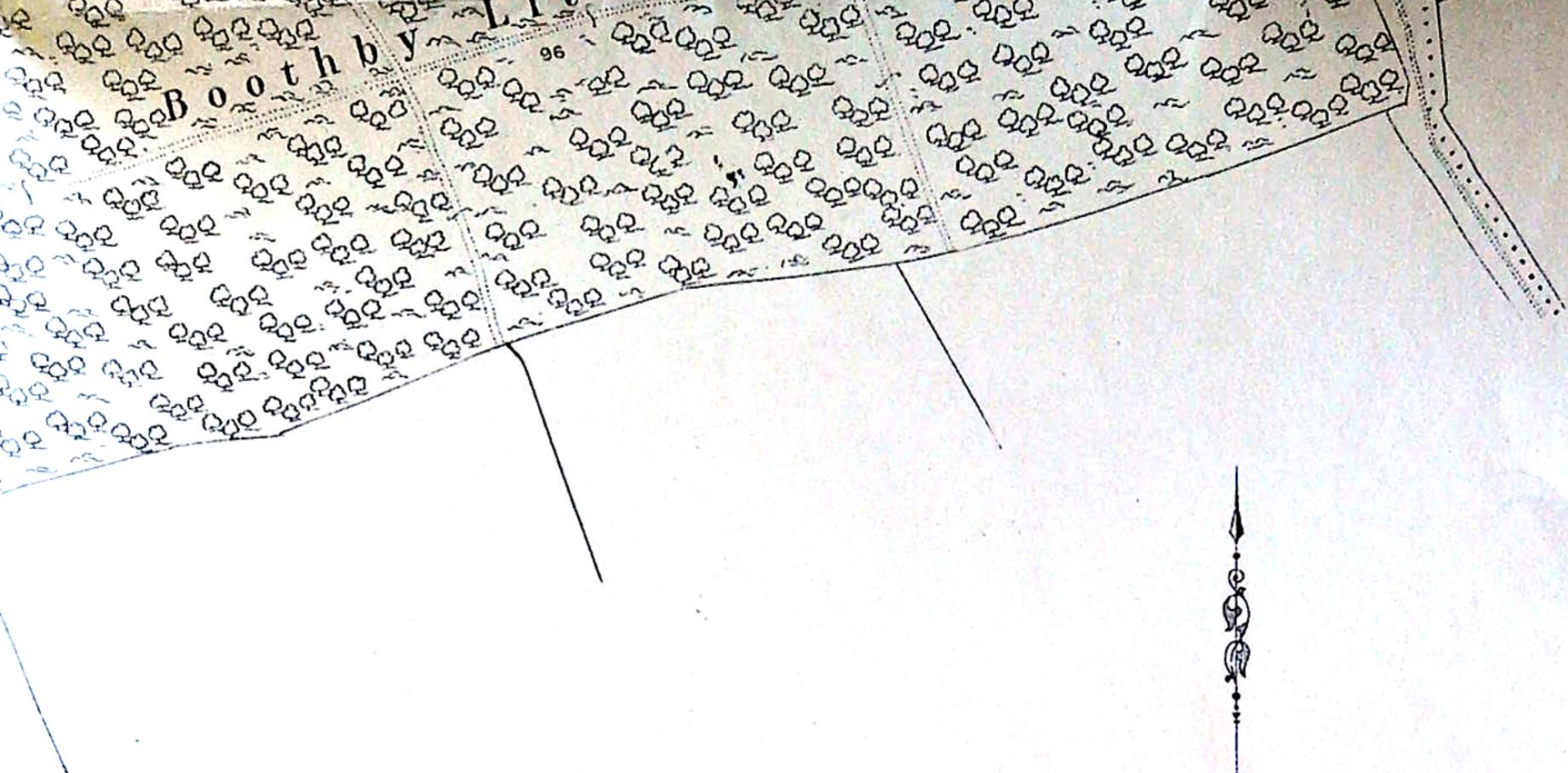
Boot

THE HOME FARM

121

122

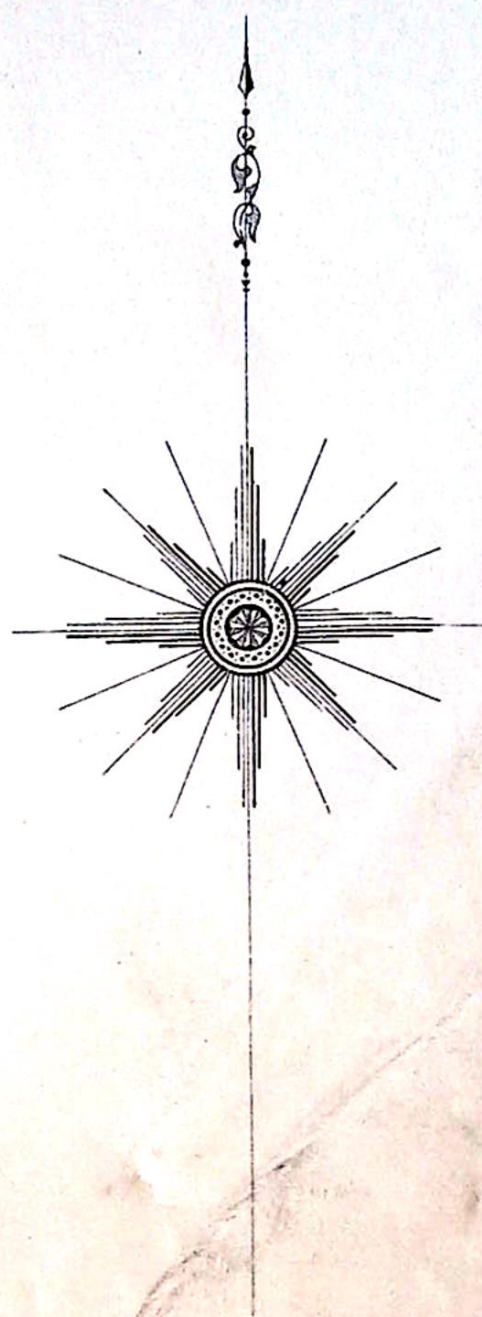
127



PLAN OF
PAGNELL ESTATE

Grantham, Lincs.

BY AUCTION BY
Selling, F.A.I.
IN CONNECTION WITH
Harwood
1930.



NOTE: *This Plan is published for convenience of identification only, and, although, believed to be correct, its accuracy is not guaranteed, and it does not form part of the contract.*

NOTE: *This Plan is based upon the Ordnance Survey by permission of the Ministry of Agriculture and Fisheries and the Controller of H.M. Stationery Office.*

40 Chains