

Dated

1857

006/012/001

Estate at Horton in

Ribblesdale

Lot 4

(Copy).

Particular & Conditions of Sale.

NICHOLSON,
Sawders. WATH.

PARTICULAR & CONDITIONS OF SALE

OF 400 ACRES OR THEREABOUTS

near *Beaconsfield*

situate at *in the Parish of St. Martin in Middlesex*
near the High Church in Epsom in the County of York
 offered for Sale by Auction, in *10* Lots at the *same time* in
 the *29th* day of *August* *1859*, as is comprised in
 viz. *on Monday*
 Lot 4 _____

PARTICULAR.

*The Lot No. 10 is a valuable and desirable cottage or dwelling house called
 Newland House situate in the Parish of St. Martin in Middlesex in the
 County of York and the following closes or parcels of land forming part
 of the *same* House situate with the exception of *10* 22 which forms
 part of the High Estate all in the occupation of John Chamberly with the
 exception of *10* 22 which is in the occupation of William Chamberly.*

No.	Description	Quantity in Acre & Roods	No.	Description	Quantity in Acre & Roods
1	Leas	64	14	Brook Farm	159
2	Hayfield	23	15	Side Gate	3
3	High Road near <i>Wheat Lane</i>	14	16	Side of <i>Chamberly</i>	2
4	Great Hayfield	22	17	Side of <i>Chamberly</i>	5
5	<i>The Hayfield</i>	4	18	<i>Chamberly</i> side	2
6	<i>St. Andrew</i>	1	19	<i>Chamberly</i> side	1
7	Coal Pavecock	1	20	<i>Chamberly</i> side	1
8	<i>Chamberly</i> Close	4	21	<i>Chamberly</i> side	2
9	<i>Chamberly</i> Close	4	22	<i>Chamberly</i> side	2
10	<i>Chamberly</i> Close	3			3
11	<i>Chamberly</i> Close	3			3
12	<i>Chamberly</i> Close	3			3
13	<i>Chamberly</i> Close	5			5
		159	0	11	459

CONDITIONS OF SALE.

- 1.—The highest Bidder shall be the Purchaser, and if any dispute shall arise as to the last or highest Bidder, the Lot shall be put up again at the last preceding Bidding. *The Auctioneer reserves the right to make*
- 2.—That no person shall advance less at any bidding than such sum as may be fixed by the Auctioneer at the time of Sale, or retract his bidding.
- 3.—The Purchaser shall immediately after the Sale pay a deposit of £10. per cent. on his Purchase Money into the hands of the Vendor's Solicitor, and sign the Agreement hereunder written to complete the Purchase according to these Conditions, which Agreement shall be stamped at the joint expense of the Vendor and Purchaser; and if any Duplicate thereof be required by the Purchaser, the same shall be prepared and stamped at his expense.
- 4.—The Purchaser shall pay the remainder of the Purchase Money on the _____ day of _____ next, at the Office of *Mr. Nicholson*, the Vendor's Solicitor, on having a proper Conveyance executed to him agreeably to these Conditions, and the Purchaser shall from thenceforth be entitled to the Rents of this Lot [to be apportioned by the Auctioneer] ~~and possession of this Lot~~, all outgoing being cleared by the Vendor to that time; but if the completion of the Purchase shall be delayed by any cause whatever beyond the said _____ day of _____ next, the Purchaser shall pay interest at the rate of £4 per cent. per annum on the remainder of the Purchase Money from that day until the actual payment thereof; but this shall not prevent the Vendor from requiring and compelling such completion then or as soon after as may be.
- 5.—The Purchaser shall, at the time of completing the Purchase, pay for all Timber and Timber like Trees and Saplings on this Lot, or in the Fences thereto, according to a Valuation thereof to be made as hereinafter specified.

In case of allotments set out under Articles of Agreement or under a public or private act of Parliament the Vendor shall not be bound to carry her Title to such allotment or allotments further back but subject nevertheless and without prejudice to the special conditions applying to each particular lot only than such respective Articles of Agreement or the Statute or Statutes under such Act or Acts nor to shew any previous Title to the Past Grafts or Sheep Grafts share or interest in the Common or commons in lieu of which such allotment or allotments purports or purport to be set out nor shall the purchaser be entitled to require the Title of the other parties interested in such Inclosures or Releases or Conveyances from them or any of them nor shall the Vendor be bound to shew in lieu of what Lands such allotments have been set out nor shall she be bound to produce any Deed or Deeds creating or to shew the commencement of the term or terms of years in such part of the Estate as is of Leasehold Tenure or to identify and distinguish the Freehold from the leasehold parts thereof nor shall any purchaser make any objection in consequence of its appearing that any of the Lots described in the particulars as freehold are in fact leasehold for long terms of years or equivalent in their duration to freeholds nor in consequence of their having been conveyed as freehold and where the said Tax is received a Certified Extract from the said Tax Duplicate under the hand of the Clerk to the Commissioners shall be taken as sufficient evidence of such redemption without further proof.

The Rectory rents charged on more than one Lot to be apportioned upon the several Lots liable to the same in proportion to the purchase money and where any Lot is sold subject to a specified Rectory Rent no evidence shall be required shewing how such rent was created nor shall any objection be taken in consequence of its being an apportioned rent and of the Lot being in fact liable to the total rent apportioned nor otherwise in reference to such Rent.

M I S S L U N D

K A T S S I K

Springs



Cragg Hill Estate,
 IN THE
PARISH OF HORTON,
 IN
RIBBLESDALE,
YORKSHIRE.
LOT I.

21
M O U G H T O N

S Y K O H L
 T O
 C L A P H A M E S Q U E

13
W O R T H E R S

16
B A C K C L O S E

15
C A L F P A D D O C K

20
C R A G G H I L L W O O D

C R A G G H I L L

14
F O R E C L O S E

12
B A R C L O S E

11
M I D D L E C L O S E

10
F A R C L O S E

Miss E. Robinson

T R U S T E E S O F
 M R J O H N S L I N G E R
 T H O M A S C L A P H A M E S Q U E

S T U D F I E L D M O O R E A L L O T M E N T

T H O M A S C L A P H A M E S Q U E

M R B R O W N .

A C K L I N G D E N C L O S E

M R T H O S O T H E R .

Scale:—Three Chains to One Inch.



Boundaries of Woods in Ribblesdale
 District of Wharfedale

Sir J. W. Ramsden Bart.

Heirs of the late Revd Thomas Lindall Esq.

J. W. Foster Esq.

Thomas Otter Esq.

John William Foster Esq.

Mrs. Agnes Knipe's Land

ONE UNDIVIDED MOIETY OF LONG CHURN ALLOTMENT.

LOT 3

John Fielden Esq.

PART OF THE TOP ESTATE,

LOT 2.

Mrs. Knipe's Land

Revd T. P. Rigby's Land

Rev. T. P. Rigby's Land

Miss Ellen Robinson

Rev. T. P. Rigby's Land

Miss Ellen Robinson

Christopher Brown Esq.

Scale of Chains
Linking 0 1 2 3 4 5 6 7 8 9 10 Chains

Stone Quarry
Soll Gill Barn
Soll Gill Cove
The Aspiden
W. T. Spencer

