

Plan of Farm No. 23 in Domes Sale.

GOADBY MARWOOD

Near MELTON MOWBRAY.

Particulars and Plan
of
FREEHOLD
GRASS HOLDING

WITH

Good DWELLING HOUSE and
Excellent FARM BUILDINGS

Which will be SOLD BY AUCTION, by

SHOULER & SON

On Tuesday, 30th March, 1937,

At the Auction Assembly Rooms, 1 & 3 Norman Street,
Melton Mowbray, at **2-30** o'clock in the Afternoon.

Auction Offices :—

1, Norman Street,
Melton Mowbray (Tel. 81).

Solicitors :—

LATHAM, NEW & SMYTH,
Melton Mowbray (Tel. 12)

THE DWELLING HOUSE is well and substantially built of bricks with good tiled roof, and in an excellent state of repair, and contains Entrance Hall, Living Room, Kitchen with modern cooking grate, Scullery with grate, sink and soft water pump; Dairy, Store Place and 4 Bedrooms. The Outbuildings comprise brick and tiled wash house and closet. Pump of good drinking water.

The FARM BUILDINGS are brick and tiled, and comprise loose box, cow hovel for four cows, calf place, loose box, pig-stye, large loose box, calf place, hovel; also stone and brick trap house with corrugated roof.

In Field No. 207 there is a stone and tiled hovel. In Ordnance No. Pt. 78 there is a stone and tiled coal house, wash house, and brew-house; also brick and stone and tiled Barn with loft over.

SCHEDULE.

Ord. No.	Description.	A.	R.	P.
76 ...	Farm House and Garden		1	34
Pt. 78 ...	Buildings and Garden ...			6
75 ...	Pasture ...	2	1	3
156 ...	Do. ...	12	0	28
207 ...	Do. ...	3	1	38
208 ...	Orchard ...	5	2	22
206 ...	Garden ...			22
Total Area		24	0	33

This farm is well watered and is in a ring fence. There is an annual tithe of £5 16s. 8d. (present value) on the property, and a land tax of £2 2s. 0d.

The Eastwell Iron Ore Co. pay annually to the owner the sum of £13 0s. 0d. for surface rent of 3 acres, 1 rood, 0 poles.

There is a right of way over Ord. No. 27 for all purposes to this property.

Vacant possession 6th April, 1937.

