

By Order of the Dean and Chapter of Christ Church, Oxford.

# The Deddington Estate

## OXFORDSHIRE

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FOR SALE BY PUBLIC AUCTION  
ON THURSDAY, 30th SEPTEMBER, 1954

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*Land Agents:*

Messrs. SMITH-WOOLLEY & CO.  
Islip, Oxford  
*Tel.:* Kidlington 3103  
And at  
Collingham, Notts., and Folkestone

*Auctioneers:*

Messrs. CURTIS & HENSON  
5, Mount Street, Grosvenor Square, W.1  
*Tel.:* Grosvenor 3131 and 4744  
And at 21, Horsefair, Banbury, Oxon  
*Tel.:* Banbury 3295

*Solicitors:*

Messrs. FARRER & CO.  
66, Lincoln's Inn Fields  
London, W.C.2  
*Tel.:* Holborn 9756

# OXFORDSHIRE

Banbury 7 miles

Oxford 15 miles

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*A Valuable Agricultural Investment*

known as

## THE DEDDINGTON ESTATE

FIVE FARMS FROM 150 TO 250 ACRES      ONE FARM OF 45 ACRES  
SEVERAL AREAS OF ACCOMMODATION LAND WITH AND WITHOUT BUILDINGS  
SIX HOUSES OR COTTAGES LET SEPARATELY  
ONE HOUSE WITH VACANT POSSESSION

In all about

**1,604 Acres**

The Land is of High Quality let mainly to Tenants of long standing

GROSS INCOME **£2,763** PER ANNUM

To be SOLD BY AUCTION IN LOTS (unless previously sold privately) by Messrs.

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## CURTIS & HENSON

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At THE CROWN HOTEL, BANBURY

On THURSDAY, 30th SEPTEMBER, 1954

Commencing at 2.30 p.m.

*Land Agents:* Messrs. SMITH-WOOLLEY & CO., Islip, Oxford. *Tel.:* Kidlington 3103.  
And at Collingham, Notts., and Folkestone.

*Solicitors:* Messrs. FARRER & CO., 66, Lincoln's Inn Fields, W.C.2. *Tel.:* HOLborn 9756.

*Auctioneers' Offices:* 5, Mount Street, Grosvenor Square, London, W.1. *Tel.:* GROsvenor 3131/2 and 4744/5.  
And at 21, Horsefair, Banbury, Oxon. *Tel.:* Banbury 3295

# Stipulations

*(which shall be deemed to form part of the Special Conditions of Sale, but in the case of any inconsistency the latter shall prevail)*

1. **PLANS AND PARTICULARS.** The plans are based upon the Ordnance Survey, 1922 Edition, amended as far as practicable. These and the Particulars have been carefully prepared, and are believed to be correct, but they are intended for guidance only and are not guaranteed, and any error, omission or mis-statement shall not annul a sale nor give grounds for any claim or action at law in any circumstances nor entitle either party to compensation.

2. **RIGHTS AND EASEMENTS.** Each Lot is sold and will be conveyed with the benefit of and subject to all rights of way, public or private, water as presently enjoyed (declaring that as regards rights of water, the Vendors do not give nor shall be deemed to have given any guarantee as to the quality, quantity or supply), sewerage, support, light and other easements (if any) whether mentioned in these Particulars or not.

All Lots are also sold subject to all easements of necessity, quasi-easements of way and all rights of access for approach whatsoever as at present existing, and such rights shall become permanent easements as between Lots. In the case of the first-mentioned, the most direct and obvious route shall be chosen, making as much use as possible of existing roadways or paths. Except where otherwise specified in the Particulars, each Lot is sold or retained with the benefit of and subject to any quasi-easements of support, drainage or otherwise affecting the same, whether mentioned in the Sale Particulars or not, including in particular all the rights for the continuance of any means of supply of water, drainage, sewerage, light or electricity, through or over any other Lot, as at present existing, together with all necessary rights of access for maintenance, renewal and repair.

In connection with any of the foregoing, where joint user of rights between Lots is established, the owners of such Lots shall pay for the upkeep of such rights in the proportion of Gross Schedule "A" assessment of such Lots; and the rights of recovery of such payments shall be mutual and reciprocal. The conveyance of each Lot shall contain such exceptions, reservations and covenants as the Vendors' Solicitors deem necessary or expedient for the protection of any Lot or other property or the rights or easements enjoyed therewith.

3. **PRIVATE ROADWAYS AND WATERCOURSES.** The Purchaser of each Lot shall take over all rights and liabilities appertaining to any private roads and watercourses adjoining or traversing such Lot, whether such roads and watercourses are shown as private or otherwise in these Plans and Particulars.

4. **BOUNDARIES.** In case of any dispute arising as to the ownership of any hedge, ditch, gateway, arch, or other fence, or the boundary of any Lot, or as to the use of way and water or other existing easements, the same shall be settled by the Auctioneers, at the joint expense of the Purchasers requiring the same, whose decision shall be final.

5. **TENANCIES.** The Sale is subject to all the existing Leases, tenancies and rights of occupations, and to all rights of the tenants and occupants either under agreement or by law, the custom of the district or otherwise. The obligations on the Vendors or their predecessors under the leases, tenancy agreements and otherwise, so far as not implemented, shall be undertaken and fulfilled by the Purchasers, who in particular shall free the Vendors of all claims for compensation for improvements under the Agricultural Holding Acts, the tenant's entry awards, custom or otherwise. Each Lot is also sold subject to all cultivation orders and other Government regulations, requisitions, Rent Restriction Acts, Agricultural Acts, Incidents of Tenure, Town and Country Planning regulations, improvement lines or other orders affecting the same, and each Purchaser shall take over all the Vendors' responsibilities affecting his Lot. The Vendors shall not be required to answer any questions concerning the standard rent or control or de-control of any property or other questions arising under the Rent Restriction Acts.

6. **BUILDINGS, FIXTURES, ETC.** Only such Fixtures, Buildings and Improvements as are usually denominated Landlord's fixtures and belong to the Vendors are included in the Sale. Certain Buildings, Fixtures, etc., are the property of the Tenants and these are not included in the Sale, whether they are described in these Particulars or not.

7. **CULTIVATIONS.** The Schedules record the cultivations according to the agreements for convenience only and subject to the Tenants' Rights to vary the same under their Agreements or otherwise.

8. **TIMBER.** The whole of the timber, standing and fallen, on the Estate or on any of the respective Lots thereof, is included in the sale.

9. **WAYLEAVES.** Each Lot is sold subject to all easements and wayleaves for electric cables, wires, poles, stays and transformers (if any) and also all telephone poles and stays or other poles, and all wires, at present erected on or passing every such Lot, and to all Agreements or pending Agreements in regard thereto. The Vendors shall not be required to apportion between the Purchasers of any Lots the rent payable under any such Agreement, but any informal apportionment mentioned in the Particulars shall be final and binding upon the Vendors and Purchasers for the purposes of this Sale.

10. **OUTGOINGS.** The properties are sold subject to all outgoing of every description that may be subsisting or chargeable thereon. The Vendors shall not be required to procure or give legal effect to any apportionment of outgoing mentioned in these Particulars, but any informal apportionment mentioned in the Particulars shall be final and binding upon the Vendors and Purchasers for the purposes of this Sale.

11. **ORDER OF SALE.** The Estate will be offered (subject to any previous private sale) in Lots as set out in these Particulars. The Vendors reserve the right to amend the order of sale or to vary the lotting or to amalgamate Lots, or to withdraw any Lot or Lots or part of a Lot without declaring the reserve price.

12. **INSPECTION AND NOTICE.** All Leases and Tenancy Agreements, Licences and all Wayleave Agreements or copies thereof (if in writing) can for one week prior to the date of the sale be inspected at the offices of the Vendors' Solicitors, and a Purchaser of any Lot shall be deemed to have due notice of any such Deed or Document affecting the Lot purchased by him.

13. **ORDERS BY LOCAL, COUNTY AND PUBLIC AUTHORITIES.** Any requirements or orders which are, or may be made or served by the Local, County or Public Authorities affecting the whole or part of the Estate, whether mentioned in these Particulars or not, shall be complied with by the Purchaser of any Lot affected, who shall keep the Vendors so indemnified.

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## *General Remarks*

**SITUATION.**—The Estate is centred on the Villages of Deddington, Clifton and Hempton, and the main Banbury to Oxford road intersects the Estate.

**THE LAND.**—The Estate lies on the Lower, Middle and Upper Lias formations in attractive undulating country and provides fertile, easy-working arable and excellent grassland.

**THE FARMS.**—These and the accommodation lands are mainly let to Tenants of long standing at moderate rentals.

**SERVICES.**—Main Electricity and Water are laid on or available on the Estate and Main Drainage and Gas are laid on or available in the Village of Deddington.

**TOWN AND COUNTRY PLANNING ACT, 1947.**—A Claim for loss of development value of approximately £900 affects parts of Lots 2, 5, 6, 19 and 32.

**OUTGOINGS.**—**The Estate is free of Tithe and Land Tax.**

The only outgoing:—Rent for stone pit, Lot 31, £1 5s.; and Acknowledgment Rent for Drainage, Lot 2, 1s.

**TENURE.**—The Estate is FREEHOLD. Lots 7 and 23 were formerly Copyhold.

**VIEWING.**—All tenanted Lots can be inspected by courtesy of the tenants by producing this Catalogue. The key of Lot 13 may be borrowed from Mr. Butlin, the tenant of Lot 12.

# Summary of Lotting

Lot	Description	Tenant	Acreage	Rent			Remarks
				£	s.	d.	
1	Agricultural Holding	S. L. Canning	50.238	80	0	0	
2	College Farm, Hempton	G. E. Parker	254.268	535	9	0	Three Cottages
3	Cottage, Hempton	F. Simons	.100	7	9	4	Landlord pays rates
4	Cottage, Hempton	H. Tew	.178	7	0	0	Landlord pays rates
5	Church Farm, Hempton	A. & E. Hughes	45.455	70	0	0	One Cottage
6	Manor Farm, Deddington	N. Cole	227.750	383	6	0	Three Cottages
7	Lifehold Land	Life of W. H. Coles	21.153	10	0	0	Quit Rent
8	Agricultural Land	R. B. Heeps	17.192	30	0	0	
9	Land and Buildings	R. B. Heeps	22.412	37	0	0	
10	Agricultural Holding	W. Payne	30.137	50	0	0	
11	Pasture Land	T. F. & F. W. Lovell	17.838	24	0	0	
12	Grove Farm, Deddington	C. E. Butlin	221.682	343	4	0	One Cottage
13	Maunds Farmhouse, Deddington	—	.080	—	—	—	With Vacant Possession
14	Arable Field	J. H. Callow	5.623	10	0	0	
15	Gegg's Hook, Deddington	Miss E. B. Hands	.769	43	0	0	Tenant pays rates
16	Cottage, Deddington	Reps. of A. Willetts	.150	12	0	10	Landlord pays rates
17	College Farm, Deddington	J. M. French	74.642	142	0	0	No House. Two Cottages
18	Agricultural Land	J. M. French	15.642	25	0	0	
19	Arable Field	J. M. French	11.445	20	0	0	
20	Clay Pits Meadow	C. H. Bliss	5.448	14	0	0	
21	Two Fields	C. H. Bliss	7.776	9	10	0	
22	Pasture Land	N. Cole	19.067	30	0	0	
23	Agricultural Land	Life of Lady Brooks	28.780	15	0	0	Quit Rent
24	Two Fields	C. H. & D. Bliss	16.757	26	0	0	
25	Field	C. H. & D. Bliss	13.620	13	17	0	
26	Allotments	Deddington Parish Council	3.052	9	0	0	
27	Manor Farm, Clifton	C. E. Gardner	153.893	245	0	0	Three Cottages
	Allotments	Various		5	16	6	
28	Cottage, Clifton	T. Tustian	.090	15	5	4	Landlord pays rates
29	Barn	F. Drinkwater	.020	5	0	0	
30	Cottage and Garden, Clifton	H. Taylor	.509	10	2	0	Tenant pays rates
31	Home Farm, Clifton	F. B. Garrett	209.756	360	17	0	Four Cottages
32	Appletree Farm	F. T. Hiorns	43.319	65	0	0	No House
33	Agricultural Land	C. E. Gardner	85.929	124	10	0	
—	Sundry Wayleaves	—	—	9	0	0	
Total			1,604.770 acres	£2,763	12	0	per annum

## Particulars

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LOT 1

(Coloured Yellow on Plan)

AN AREA OF LAND WITH BUILDINGS

forming a

### Useful Agricultural Holding

Near Bloxham Bridge in the Parish of Deddington

and extending to about

**50 a. 0 r. 38 p.**

**THE EXCELLENT LAND** is mainly arable with some pasture and has a long frontage to a public road. It is also intersected by a private road with easy access to the

**BUILDINGS** which comprise:—Yard, round which are a large stone and stone tile Barn; Stone, timber and thatch range of Two Loose Boxes, Hovel and Loose Box; Stone and slate four-bay Hovel; Two stone and slate Loose Boxes.

Stone and corrugated iron loose box with partition. Four-bay lean-to Implement Shed with corrugated iron roof.

#### SCHEDULE—LOT 1

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
379	Arable	6.085
406	Arable	18.915
407	Buildings and Yard	.145
408	Grass	3.929
409	Grass	6.302
424	Arable	14.862
Total A.		50.238

The Holding is let to Mr. S. L. Canning on an annual Michaelmas tenancy at a rent of £80 per annum.

Wayleaves: The Postmaster-General, 6 poles, 6s. per annum.

A right of way in favour of Lot 6 and Deddington Mill is reserved over the roadway on O.S. 408 and 409 of this Lot.

LOT 2

(Coloured Pink on Plan)

A VALUABLE DAIRY AND MIXED FARM

known as

### College Farm, Hempton

and extending to about

**254 a. 1 r. 3 p.**

Situated mainly in the Parish of Deddington, the Farm is well served by public roads with the Farmhouse, Three Cottages and two sets of Buildings in the Village of Hempton.

**THE FARMHOUSE**, which was built in 1912, is of red brick and tiled construction and contains:—

*On the Ground Floor:* **Hall; Three Reception Rooms; Modern Kitchen; Pantry; Scullery; W.C.**

*On the First Floor:* **Five Bedrooms**, four with fireplaces, and three with built-in cupboards; **Boxroom; Bathroom**, with bath, basin and W.C.; Airing cupboard.

Dairy. Coal-house. Garage.

*Main Water and Electricity. Septic Tank Drainage.*

**THE FARM BUILDINGS** are in Two Blocks and comprise:—  
*Near the house:* Large stone and slate Barn; Four-bay stone and corrugated iron Implement Shed; Three-bay steel and corrugated asbestos Dutch Barns with one end sheeted to ground and with concrete block and corrugated asbestos lean-to on one side.

Yard with concrete block and corrugated asbestos building forming Four Pigsties with central passage; Stone and thatch Seven-bay Hovel; Range of one large and one smaller timber and corrugated iron Cattle Boxes; Loose Box.

Derelict Cottage used for storage.

To the North of the road: Yard with three-bay stone and slate Hovel; Stone-built Sterilising Room with concrete and corrugated iron Cooling Room adjoining; Two Pigsties; Concreted Yard with large stone and corrugated asbestos Barn; Stone and slate Cowhouse with standings for fourteen, with water laid on and feeding passage; Stone and slate Bull Box and another Cowhouse with standings for eight, and water laid on. Three-bay steel and corrugated asbestos Dutch Barn with back sheeted.

In O.S. 76 is a Hovel and Yard.

**THE THREE COTTAGES** comprise a pair of stone and thatch to the South of the road; one containing Living Room, Kitchen, Two Bedrooms, and W.C.; and the other, Living Room, Kitchen, Bathroom with W.C., Three Bedrooms.

The third to the North of the road is of stone, with part tile and part thatch roof, and contains Living Room, Kitchen, Pantry, W.C. and Three Bedrooms, one with bath.

**SCHEDULE—LOT 2**

O.S. No.	Description	Acreage
<b>Parish of Barford St. Michael</b>		
1	Grass	10.074
4	Arable	24.538
<b>Parish of Deddington</b>		
19	Grass*	8.433
20	Arable	10.155
22	Grass	9.980
32	Grass	9.532
33	Arable	12.438
44	Grass	7.881
47	Grass	3.732
56	Grass*	7.299
58	Grass*	8.436
71	Grass	11.914
74	Grass	7.998
75	Grass	8.425
76	Hovel and Yard	.139
77	Arable	8.278
83	Grass	13.993
83a	Grass	2.150
530	Garden	.330
531	Buildings and Two Cottages	.523
Pt. 532	House and Garden	1.150
535	Grass	8.822
544	Grass	1.978
545	Buildings and Cottage	.769
Pt. 551	Arable	14.628
555	Grass (3a*)	20.260
559	Grass	7.609

O.S. No.	Description	Acreage
560	Grass*	7.888
561	Grass	10.045
562	Grass	8.967
<b>Parish of Duns Tew</b>		
1	Grass	5.856
4	Grass	.048
Total A.		254.268

\* Ploughing order

The Farm is let to Mr. G. E. Parker on an annual Michaelmas tenancy at a rent, including interest, of £535 9s. per annum.

Southern Electricity Board Wayleave, four poles and four stays, 8s. per annum (informally apportioned).

An acknowledgement rent of 1s. per annum is payable to Mrs. N. E. Goffe, Manor House Farm, Duns Tew, in respect of the overflow from septic tank.

**LOT 3**

(Coloured Yellow on Plan)

# Cottage at Hempton

Being O.S. Pt. 546a, est. .100 acre, in the Parish of Deddington

**THIS SEMI-DETACHED COTTAGE**, which forms a pair with Lot 4, is conveniently situated in the Village of Hempton. It is of stone and tile construction, and contains:—**Kitchen/Living Room; Scullery; Two Bedrooms.** Bucket closet.

The Cottage stands back from the road and there is a good front garden.

Water is obtained from a main supply tap in the road.

This Lot is let to Mr. F. Simons on a weekly tenancy at a rent of £7 9s. 4d. per annum, Landlord paying rates.

Rateable Value £6.

Wayleaves: Southern Electricity Board, one pole, 1s. per annum (informally apportioned).

Postmaster-General, one stay, 1s. per annum.

LOT 4

(Coloured Blue on Plan)

## Cottage at Hempton

Being O.S. Pt. 546a, est. .178 acre, in the Parish of Deddington

**THIS SEMI-DETACHED COTTAGE**, which forms a pair with Lot 3, is conveniently placed in the Village of Hempton with large garden at the back and gravelled area to the side. It is of stone and slate construction, and contains:—**Living Room** with Triplex grate; **Kitchen; Two Bedrooms**. Bucket closet.

*Main Electricity* is installed, and *Water* is obtained from a main supply tap in the road.

This Lot is let to Mr. H. Tew on a weekly tenancy at a rent of £7 per annum, Landlord paying rates.

Rateable Value £4.

Southern Electricity Board Wayleave, one pole, 1s. per annum (informally apportioned).

LOT 5

(Coloured Green on Plan)

### A SMALL MIXED FARM

known as

## Church Farm, Hempton

and extending to about

**45 a. 1 r. 33 p.**

The Holding, which lies in the Parish of Deddington, consists of a pair of Cottages, a set of Buildings and about 17 acres Grass and 27 acres Arable.

**THE COTTAGES**, one of which is occupied by Mr. E. Hughes, are situated in the main street of the Village of Hempton. They are of stone and slate construction, and each contains:—**Living Room; Kitchen/Scullery; Two Bedrooms**. Bucket closet.

*Main Electricity* is installed, and *Water* is from a main supply tap in the road.

**THE FARM BUILDINGS** comprise:—Yard with stone and corrugated iron Barn; Stone, timber and corrugated iron Cowhouse with standings for eight, and lean-to concrete block and corrugated asbestos Implement Shed at back.

Three concrete block and corrugated asbestos Loose Boxes.

### SCHEDULE—LOT 5

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
79	Grass	8.242
84	Arable	14.869
81	Arable	5.719
86	Arable	7.293
Pt. 541	Homestead and Cottage	.200
543	Orchard	1.130
563	Grass	4.306
566	Grass	3.696
Total A.		45.455

The Farm is let to Messrs. A. and E. Hughes on an annual Michaelmas tenancy at a rent of £70 per annum.

Wayleaves: Southern Electricity Board, two poles and two stays, 4s. (informally apportioned).

Southern Electricity Board, two poles and one stay 10s. (informally apportioned).

A right of way is reserved in favour of this Lot over the northern end of O.S. 85 on Lot 10.

A right of way is reserved in favour of Lot 10 over the track crossing O.S. 86 on this Lot.

LOT 6

(Coloured Green on Plan)

### AN EXCELLENT GRAZING, STOCK-RAISING AND ARABLE FARM

known as

## Manor Farm, Deddington

extending to about

**227 a. 3 r. 0 p.**

In the Parish of Deddington, the Farm is mainly high quality grass. The Homestead is most conveniently situated on the edge of the Village of Deddington and the land is well served by public roads.

**THE FARMHOUSE**, which is in excellent order throughout, is constructed partly of stone and partly of brick with slate roof, and contains:—

*On the Ground Floor:* **Drawing Room; Dining Room; Sitting Room; Kitchen** with Ideal boiler for domestic hot water; **Pantry; Scullery; Larder;** Cellar.

*On the First Floor:* **Two Double Bedrooms** with fireplaces; **Three Single Bedrooms; Dressing Room; Bathroom** with bath, basin and airing cupboard; W.C.

*All Main Services.*

There is a walled Flower and Kitchen Garden with greenhouse; Potting Shed and outside W.C.

Garage and Wood and Fuel Store formerly a Stable.

**THE AMPLE FARM BUILDINGS** are in good order and comprise:—Three open Yards, round which are stone and slate Loose Box; Four-bay Hovel; Loose Box; Cowhouse with standings for eight, with feeding passage; Two Loose Boxes; Cowhouse with standings for six, with feeding passage; Stable with four double stalls, Loose Box, and loft over; another Loose Box; Two-bay Hovel. Two-bay Hovel and Store Room. Range of Three Pigsties.

Four-bay stone and slate Implement Shed. Sheep Dip. Stackyard with stone and slate Barn, part with loft over; Five-bay steel and corrugated iron Dutch Barn, part sheeted to back. Two stone and slate Store Rooms.

Water to these buildings is supplied by a windmill.

**OFF BUILDINGS.** In O.S. 421 at the North end of the farm are Yard with timber and corrugated iron four-bay Hovel; stone and thatch Loose Box; stone and tile Barn; stone and slate Stable with loft over; three-bay stone, timber and corrugated iron Hovel.

Stone, timber and corrugated iron three-bay Implement Shed. Timber and corrugated iron Three-bay lean-to Implement Shed.

**THREE COTTAGES.** The first, adjoining the main buildings, is of stone and thatch, and contains:—Two Living Rooms; Kitchen with sink and copper; Larder; Three Bedrooms; W.C. Coal Store with loft over. *Main Electricity, Water and Drainage.*

The second, near the main buildings, is of stone and slate, and contains:—Living Room; Kitchen/Scullery with sink; Larder; Two Bedrooms; W.C. Wood Shed. *All Main Services.*

The third, in Philpott St., is of stone and thatch and contains:—Two Living Rooms; Kitchen with range; Scullery with sink and copper; Larder; Three Bedrooms; W.C. Wood Shed. Store Shed. Large walled Garden. *All Main Services.*

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**SCHEDULE—LOT 6**

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
Pt. 211	Cottage and Garden	.337
Pt. 410	Grass*	6.021
Pt. 418	Arable	13.250
421	Buildings	.222
422	Grass	6.964
423	Grass	4.013
425	Grass	4.600
426	Grass*	5.033
Pt. 439	Grass	8.787
441	Grass	6.569
442	Grass	5.603
443	Grass	4.854
444	Grass	4.643
446	Grass*	13.741
447	Grass*	10.231
448	Grass*	13.154
449	Grass	5.824
450	Arable and Grass Bank	9.919
451	Arable	19.657
453	Arable	7.325
454	Grass	6.066
456	Grass	8.376
457	Arable	7.462
Pt. 458	Arable	14.363
Pt. 500	Arable	4.619
501	Grass	1.094
503	Homestead and One Cottage	1.141
504	Orchard	.314
505	Arable and Cottage	12.606
Pt. 507	Arable	6.900
513	Grass	3.900
514	Arable	6.285
515	Arable	.154
553	Grass	3.723
Total A.		227.750

\* Ploughing order

The Farm is let to Mr. N. Cole on an annual Michaelmas tenancy at a rent of £383 6s. per annum.

Wayleave: Postmaster-General, four poles, 4s. per annum.

A right of way is reserved in favour of this Lot over the roadway on O.S. 408 and 409 of Lot 1.

A right of way is reserved in favour of Deddington Mill over the roadway on O.S. 410 on this Lot.

LOT 7

(Coloured Blue on Plan)

## Two Rich Pasture Fields

extending to about  
**21 a. 0 r. 24 p.**

In the Parish of Deddington and formerly Copyhold

### SCHEDULE—LOT 7

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
419	Grass	17.449
420	Grass	3.704
Total A.		21.153

This Lot is let for the life of Mr. W. H. Coles at a Quit Rent of 10s. per annum.

*NOTE.*—Mr. Coles has recently died and steps are being taken to terminate the lease. The land is occupied by Mr. R. B. Heeps at a rent of £40 per annum.

LOT 8

(Coloured Pink on Plan)

## An Area of Agricultural Land

extending to about  
**17 a. 0 r. 31 p.**

In the Parish of Deddington, the land lies to the North of the Deddington to Hempton road. It has a useful frontage to the public road.

### SCHEDULE—LOT 8

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
445	Grass	6.978
452a	Grass	4.570
Pt. 452	Arable	5.644
Total A.		17.192

This Lot is let to Mr. R. B. Heeps on an annual Michaelmas tenancy at a rent of £30 per annum.

LOT 9

(Coloured Yellow on Plan)

## Compact Area of Land with Buildings

extending to about  
**22 a. 1 r. 26 p.**

This productive block of land in the Parish of Deddington lies to the North of, and has a long frontage to, the Deddington to Hempton road. It consists of 17 acres Arable and 5 acres Grass.

**THE BUILDING**, in the corner of O.S. 554, is of timber and corrugated iron, and provides Two Loose Boxes and open-sided Cattle Shed.

### SCHEDULE—LOT 9

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
552	Arable	16.880
554	Grass and Buildings	5.532
Total A.		22.412

This Lot is let to Mr. R. B. Heeps on an annual Michaelmas tenancy at a rent of £37 per annum.

LOT 10

(Coloured Blue on Plan)

## AN AREA OF LAND WITH BUILDINGS

forming a

## Useful Agricultural Holding

extending to about  
**30 a. 0 r. 22 p.**

In the Parish of Deddington, the land runs to the South from the Village of Hempton.

**THE BUILDINGS** are on the edge of the village and comprise:—Yard with stone and corrugated iron Barn; stone and thatch Hovel, and Two Loose Boxes.

**SCHEDULE—LOT 10**

<i>O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
<b>Parish of Deddington</b>		
55	Grass	6.581
78	Grass	6.472
80	Grass	5.932
85	Arable	10.530
521	Barn and Yard	.622
<b>Total A.</b>		<b>30.137</b>

The Holding is let to Mr. W. Payne on an annual tenancy at a rent of £50 per annum.

Wayleaves: Southern Electricity Board, three poles and two stays, 5s. (informally apportioned).

Southern Electricity Board, transformer and stay 1s. 6d. (informally apportioned).

A right of way is reserved in favour of this Lot over the track crossing O.S. 86 on Lot 5.

A right of way is reserved in favour of Lot 5 over the northern end of O.S. 85 on this Lot.

**LOT 11**

*(Coloured Yellow on Plan)*

**An Area of Pasture Land**

extending to about  
**17 a. 3 r. 14 p.**

In the Parishes of Deddington and Barford St. John and St. Michael, the land lies to the East of the Village of Barford St. Michael.

**SCHEDULE—LOT 11**

<i>O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
<b>Parish of Deddington</b>		
567	Grass	8.676
569	Grass	7.475
<b>Parish of Barford St. Michael and St. John</b>		
2	Grass	1.687
<b>Total A.</b>		<b>17.838</b>

This Lot is let to Messrs. T. F. and F. W. Lovell on an annual Michaelmas tenancy at a rent of £24 per annum.

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**LOT 12**

*(Coloured Blue on Plan)*

**A PRODUCTIVE STOCK-RAISING AND ARABLE FARM**

known as

**Grove Farm, Deddington**

and extending to about  
**221 a. 2 r. 29 p.**

The Farm is in the Parish of Deddington and the land, which consists mainly of grassland, runs to the West from the Village with a long frontage to the Deddington to Hempton Road.

**THE FARMHOUSE**, which is on the High Street, is of stone with part stone tile and part slate roof, and contains:—

*On the Ground Floor:* **Hall; Drawing Room; Sitting Room; Kitchen; Scullery; Pantry** with loft over. Coal Store.

*On the First Floor:* **Three Bedrooms; Bathroom**, with bath, basin and W.C.

*Above:* **Two Attic Bedrooms** and Boxroom.

*All Main Services.*

Stone and thatch Store Room. Garage. Walled Garden.

**THE FARM BUILDINGS** comprise:—Yard with stone and thatch range of Loose Box; Stable; Fowl House; Hay Barn. Stone and thatch Barn. Stone and slate range of Two Loose Boxes and Three-bay Hovel. Yard with stone wall surround and stone and thatch Hovel.

Stone and thatch Wood Store and Stable.

Yard with stone and thatch range of Loose Box and Stable with loft over; large Barn.

Stone and tile Dovecote with two lean-to brick and slate Loose Boxes. Hovel. Open Yard.

Stone and corrugated iron Cowhouse with standings for fourteen.

Water for buildings pumped by electricity from a well.

**OFF BUILDINGS.** In O.S. 94—Yard with stone and slate Three-bay Hovel.

In O.S. 158—Stone and slate Three-bay Hovel.

**THE LARGE FARM COTTAGE**, which is of stone and tile construction, is on the High Street, and contains:—Three Living Rooms; Kitchen with modern grate and sink; Bathroom; W.C.; Large Store Room with division. Above are three first floor Bedrooms and Two Attics.

Cellar. Walled Garden.

*Main Electricity, Water and Drainage.*

**SCHEDULE—LOT 12**

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
Pt. 92	Arable .....	9.423
94	Grass .....	19.754
103	Grass .....	5.925
127	Arable .....	17.125
128	Grass .....	14.369
132	Grass* .....	13.203
133	Grass .....	12.201
134	Grass* .....	5.921
158	Grass .....	15.432
159	Grass* .....	7.695
160	Grass* .....	20.302
161	Roadway .....	.590
162	Grass .....	7.631
202	Grass .....	1.301
202a	Grass .....	.641
203	Orchard and Buildings .....	.777
203a	Orchard .....	.708
Pt. 204	Arable .....	14.455
205	Grass (10a.), Arable (14a.) .....	24.040
206	Arable .....	17.906
207	Arable .....	6.627
Pt. 208	Grass* .....	4.177
Pt. 211	Homestead and Cottage.....	1.470
Total A. ....		221.682

\* Ploughing order

The Farm is let to Mr. C. E. Butlin on an annual Michaelmas tenancy at a rent of £343 4s. per annum.

Wayleaves: Southern Electricity Board, five poles, 17s. 8d. per annum.

Southern Electricity Board, eleven poles and one stay, £1 17s. 9d. per annum (informally apportioned).

This Lot is sold subject to a right of way in favour of Lot 13 in order to gain access to the back door of Maunds Farmhouse.

**LOT 13**

(Coloured Yellow on Plan)

**HOUSE IN DEDDINGTON**

known as

**Maunds Farmhouse**

Being O.S. Pt. 211, est. .080 acre, in the Parish of Deddington

**THIS HOUSE** is most conveniently situated on the West side of the High Street in the Village of Deddington. Although it requires some attention it could be made a most attractive property.

Built of stone with stone tiled roof, it contains:—

*On the Ground Floor:* Stone flagged **Hall**; **Front Sitting Room**, about 12ft. 6in. by 11ft. 6in., with fireplace and alcove with fitted shelves; **Living Room**, about 14ft. by 10ft., with fireplace and built-in cupboards each side, stone flagged floor, window seat; **Kitchen**, about 14ft. by 13ft., with range and large built-in cupboards each side, sink, stone flagged floor.

*On the First Floor:* **Bedroom 1**, about 14ft. by 8ft. 6in., with large built-in cupboard, fitted shelves; **Bedroom 2**, about 19ft. 6in. by 13ft., formerly two smaller rooms, with fireplace; **Bathroom**, with bath and W.C.; **Bedroom 3**, about 16ft. by 13ft., with fireplace.

Adjoining the house is a disused Cottage providing useful storage, or which could be incorporated with the house in order to increase the accommodation.

**All Main Services**

This Lot is offered

**WITH VACANT POSSESSION ON COMPLETION**

Rateable Value £19.

A right of way is reserved in favour of this Lot, in order to gain access to the back door, over Lot 12.

LOT 14

(Coloured Pink on Plan)

## An Arable Field

Being O.S. Pt. 92, est. 5.623 acres, in the Parish of Deddington

This productive Field is situated to the South of, and with frontage to, the Deddington to Hempton Road.

The Lot is let to Mr. J. H. Callow on an annual Michaelmas tenancy at a rent of £10 per annum.

Wayleave: Southern Electricity Board, four poles and three stays, 5s. 6d. per annum (informally apportioned).

LOT 15

(Coloured Pink on Plan)

### A SUBSTANTIAL HOUSE

situated in

IN THE VILLAGE OF DEDDINGTON

known as

## Gegg's Hook

extending to about

**3 r. 3 p.**

O.S. Pt. 211, est. .551 acre, and Pt. 506, est. .218 acre  
in the Parish of Deddington

Most conveniently situated on the West side of the High Street in the Village of Deddington, the House has a brick front elevation but is otherwise of stone and slate construction. The accommodation is as follows:—

*On the Ground Floor:* **Hall**, with door to garden; **Drawing Room**, 15ft. 9in. by 13ft., with fireplace; **Dining Room**, 17ft. 9in. by 15ft., with fireplace; **Study**, 13ft. by 10ft., with fireplace; **Large Kitchen**, with range, dresser and built-in cupboard; **Larder**; **Scullery**, with sink and copper; **Store cupboard**; **Cellar**.

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*On the First Floor:* Approached by two staircases—**Six Bedrooms**, three having fireplaces; **Store Room**; **Bathroom**, with bath, basin, W.C. and Sadia electric hot water heater.

**OUTBUILDINGS:** Brick and slate Coal Shed and Store Room. Yard with double doors opening on to the Hempton Road, and range of stone and slate buildings comprising Stables with loft over; Wood Shed; Outside W.C.

**THE ATTRACTIVE WALLED GARDEN** gives complete seclusion, with trees and shrubs, lawn, herbaceous and other borders and an area of Kitchen Garden. **Greenhouse**.

Beyond the garden is an area of land which was formerly an orchard.

#### All Main Services

The House is let to Miss E. B. Hands on a quarterly tenancy at a rent, including interest, of £43 per annum, Tenant paying rates.

LOT 16

(Coloured Yellow on Plan)

## Cottage in Deddington

Being O.S. Pt. 211, est. .150 acre, in the Parish of Deddington

**THIS COTTAGE** of stone and thatch construction is conveniently situated at the South end of the Market Place in the Village of Deddington. It has a back garden, and the accommodation is:—

**Sitting Room**, with fireplace; **Kitchen/Living Room**, with range and sink; **Larder**; Large Landing with space for bed; and **Two Bedrooms**; W.C.

*Main Water, Electricity and Drainage.*

This Lot is let to the Representatives of A. Willetts on a quarterly tenancy at a rent of £12 0s. 10d. per annum, Landlord paying rates.

Rateable Value £5.

This Lot is sold subject to a right of way, in favour of Lot 17, along the path at the rear of the Cottage.

A PRODUCTIVE AGRICULTURAL HOLDING

known as

College Farm, Deddington

and extending to

74 a. 2 r. 23 p.

The Holding comprises Two Cottages, a set of Buildings in the Village, the main block of land, with buildings, to the East of the Deddington to Oxford Road and two smaller areas of land.

**THE COTTAGE**, in the Market Place, Deddington, is of stone and slate, and contains:—**Sitting Room; Kitchen; Two Bedrooms;** W.C. Back Garden.

*Main Electricity, Water and Drainage.*

**THE BUNGALOW COTTAGE**, in O.S. 117, is of rendered brick with tiled roof, and contains:—**Living Room; Kitchen; Two Bedrooms;** Wash-house, with sink and copper. Coal House. Elsan Closet.

**THE BUILDINGS** are as follows:—

*In Hudson Street, Deddington:* Stone and thatch range of Two Store Rooms with loft over. Brick and tile Store Room with room over. Brick and tile Loose Box. Brick and corrugated iron lean-to Store. Timber and corrugated iron Tractor Shed and Loose Box. Brick and tile Four-stall Stable with Loose Box and loft over. Lean-to brick, timber and corrugated iron Implement Shed.

*In O.S. 114:* Yard with brick and tile range of small Barn, large Loose Box and Cowshed. Timber and corrugated iron Cattle Shed and Loose Box with lean-to shelter. Timber and thatch Four-bay Hovel.

*In O.S. 116:* Timber and corrugated iron Two-bay Hovel.

*In O.S. 117:* Large timber and corrugated iron Store. Brick and corrugated iron Store.

*In O.S. 150:* Brick and thatch Hovel.

SCHEDULE—LOT 17

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
Pt. 110	Grass	.024
111	Grass	1.566
112	Grass	6.820
113	Grass	7.236
114	Buildings	.246
115	Grass	6.708
Pt. 116	Grass	6.195
142	Grass	14.639
143	Grass	14.411
150	Grass	11.102
150a	Grass	.161
189	Grass	1.142
189a	Grass	1.286
189b	Pond	.160
Pt. 211	Buildings (Hudson St.)	.100
Pt. 211	Cottage and Garden (Market Square)	.070
117	Cottage and Premises	1.845
118	Grass	.931
Total A.		74.642

The Holding is let to Mr. J. M. French on a yearly Michaelmas tenancy at an apportioned rent of £142 per annum.

Wayleaves: Southern Electricity Board, three double poles, one H pole, £1 9s. per annum.

Postmaster-General, one pole and underground cable, 1s. per annum.

A right of way is reserved in favour of this Lot over the path to the rear of the Cottage on Lot 16.

An Area of Agricultural Land

extending to about

15 a. 2 r. 23 p.

In the Parish of Duns Tew, this area of land has a long frontage to the main Deddington to Oxford Road.

SCHEDULE—LOT 18

O.S. No.	Description	Acreage
<b>Parish of Duns Tew</b>		
Pt. 172	Grass*	8.631
Pt. 173	Grass*	7.011
Total A.		15.642

\* Ploughing Order

This Lot is let to Mr. J. M. French on an annual Michaelmas tenancy at an apportioned rent of £25 per annum.

LOT 19

(Coloured Yellow on Plan)

A Valuable Arable Field

extending to about

**11 a. 1 r. 31 p.**

Being O.S. Pt. 217, est. 11.445 acres, in the Parish of Deddington

The Field lies to the South of the Deddington to Clifton Road on the outskirts of the Village of Deddington.

With long frontage to the public road, where *Main Services* are available.

This Lot is let to Mr. J. M. French on an annual Michaelmas tenancy at an apportioned rent of £20 per annum.

Wayleaves: Southern Electricity Board, overhead line and stays, 1s. per annum.

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LOT 20

(Coloured Green on Plan)

A PASTURE FIELD

known as

Clay Pits Meadow

extending to about

**5 a. 1 r. 32 p.**

Being O.S. 151, 5.448 acres, in the Parish of Deddington

The Field lies to the East of, and has frontage to, the main Deddington to Oxford Road.

Let to Mr. C. H. Bliss on an annual Michaelmas tenancy at a rent of £14 per annum.

LOT 21

(Coloured Blue on Plan)

Two Productive Fields

extending to about

**7 a. 3 r. 4 p.**

In the Parish of Deddington

These Fields lie to the West of the main Deddington to Oxford Road, one of them having a frontage to this road. Access to the other is from Plumdon Lane.

SCHEDULE—LOT 21

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
119	Grass	3.523
123	Arable	4.253
Total A.		7.776

Let to Mr. C. H. Bliss on annual Michaelmas tenancies at a rent of £9 10s. per annum.

LOT 22

(Coloured Green on Plan)

## A Fertile Area of Pasture Land

extending to about  
19 a. 0 r. 11 p.

In the Parish of Deddington, the land lies to the West of, and with frontage to, the main Deddington to Oxford Road.

### SCHEDULE—LOT 22

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
106	Grass	10.010
Pt. 107	Grass	9.057
Total A.		19.067

The land is let to Mr. N. Cole on an annual Michaelmas tenancy at a rent of £30 per annum.

LOT 23

(Coloured Pink on Plan)

## A Block of Agricultural Land

extending to about  
28 a. 3 r. 5 p.

This land, which was formerly Copyhold, lies to the South of Plumdon Lane, from which it is approached.

### SCHEDULE—LOT 23

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
105	Grass	8.238
121	Rough	.512
122	Grass	7.056
124	Arable	12.974
Total A.		28.780

This Lot is let for the life of Lady Brooks at a Quit Rent of 15s. per annum.

LOT 24

(Coloured Yellow on Plan)

## Two Agricultural Fields

extending to about  
16 a. 3 r. 1 p.

This productive land in the Parish of Deddington lies to the South of Plumdon Lane, from which it is approached.

### SCHEDULE—LOT 24

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
104	Grass	7.933
125	Arable	8.824
Total A.		16.757

Let to Messrs. C. H. and D. Bliss on an annual Michaelmas tenancy at a rent of £26 per annum.

LOT 25

(Coloured Pink on Plan)

## A Grass and Arable Field

extending to about  
13 a. 2 r. 19 p.

Being O.S. 129, 13.620 acres, in the Parish of Deddington

This Field lies to the South of Plumdon Lane, from which it is approached and runs down to the stream at its southern boundary.

Let to Messrs. C. H. and D. Bliss on an annual tenancy at a rent of £13 17s. per annum.

LOT 26

(Coloured Yellow on Plan)

## Allotments

On the edge of the Village of Deddington

Being O.S. 192, 3.052 acres, in the Parish of Deddington

Let to the Deddington Parish Council on an annual Michaelmas tenancy at a rent of £9 per annum.

LOT 27

(Coloured Blue on Plan)

VALUABLE DAIRY AND MIXED FARM

known as

## Manor Farm, Clifton

extending to about

153 a. 0 r. 26 p.

The land lies to the South of the Village of Clifton in the Parish of Deddington, and consists mainly of rich grassland. The Homestead is most conveniently situated in the Village of Clifton.

**THE FARMHOUSE** is of stone construction with stone tile roof and contains:—

*On the Ground Floor:* **Sitting Room; Kitchen/Living Room,** with Triplex stove; **Pantry; Scullery,** with sink.

*On the First Floor:* **Four Bedrooms; Store Room; Bathroom.** Bucket Closet. Attached to the house are two large Store Rooms, formerly dairy and kitchen.

*Main Water and Electricity.*

**THE FARM BUILDINGS** comprise:—Large concreted yard with stone and corrugated asbestos range of Three-stall Stable with double stall and loft over; Loose Box. Range of Three Pigsties. Stone and slate range of Five Loose Boxes and Cowhouse with

standings for eleven. Large stone and slate Barn. Stone and slate range of Bull Box and Cowhouses with standings for eight and three. Brick and slate Barn, Cooling Room and Store. Sheep Dip. Three-bay brick and slate Implement Shed. Three-bay timber and corrugated iron Implement Shed.

*In O.S. 263* is a Yard with stone, timber and corrugated iron Cattle Shed and Loose Box; stone and corrugated iron Barn.

*In O.S. 240* is a Hovel.

**THE THREE FARM COTTAGES** are as follows:—

That in O.S. 281 is of stone and thatch, and contains:—Sitting Room; Kitchen/Living Room; Two Bedrooms; Wash-house; Coal House. Bucket Closet. *Main Electricity.* *Water* is from a main supply tap in the road.

The pair in O.S. 263 are of stone and thatch, one containing:—Kitchen/Living Room; Pantry; Two Bedrooms; Bucket Closet. The other:—Two Living Rooms; Scullery; Two Bedrooms; Bucket Closet.

Each has *Main Electricity,* and *Water* from main supply tap in the road.

Included in this Lot are the allotments in O.S. 297 which are let to various tenants.

### SCHEDULE—LOT 27

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
240	Grass	25.629
241	Grass	43.751
241a	Grass	6.460
244	Grass	2.909
245	Grass	8.634
246	Grass	25.238
256	Arable	13.549
262	Grass	14.473
262a	Orchard	.799
263	Two Cottages and Buildings	.356
265	Grass	.879
Pt. 266	Grass	8.926
Pt. 281	Cottage and Garden	.070
283	Homestead	1.490
		153.163
Pt. 297	Allotments	.730
	Total A.	153.893

The Farm is let to Mr. C. E. Gardner on an annual Michaelmas tenancy at a rent of £245 per annum.

The allotments in O.S. 297 are let to various tenants at rents totalling £5 16s. 6d. per annum.

A right of way is reserved in favour of Lot 31 over the track which crosses O.S. 240 on this Lot.

This Lot is sold subject to a right of drainage in O.S. 283 in favour of the owner of White Cottage.

LOT 28

(Coloured Pink on Inset Plan)

## Cottage in Clifton

Being O.S. Pt. 297, est. .090 acre, in the Parish of Deddington

**THIS COTTAGE**, which is of stone and thatch construction, is one of a terrace, conveniently situated to the South of the road in the centre of the Village of Clifton.

It contains:—**Living Room; Scullery; Two Bedrooms;** Wash-house and large Barn; Bucket Closet.

Good Garden to the rear of the Cottage.

*Main Electricity.* Water is from a main supply tap in the road.

Let to Mr. T. Tustian on a weekly tenancy at a rent of £15 5s. 4d. per annum, Landlord paying rates.

Rateable Value £4.

LOT 29

(Coloured Green on Inset Plan)

## A Useful Barn

Being O.S. Pt. 284, est. 020 acre, in the Parish of Deddington

The Barn is situated in the terrace between Lots 28 and 30 and is of stone and thatch construction. Providing good storage facilities, it measures about 42ft. by 16ft.

Let to Mr. F. Drinkwater on a quarterly tenancy at a rent of £5 per annum.

LOT 30

(Coloured Yellow on Inset Plan)

## Cottage and Garden in Clifton

Being O.S. Pt. 284, est. .509 acre, in the Parish of Deddington

**THE COTTAGE**, which is of stone and thatch construction, is at the Western end of a terrace conveniently situated to the South of the road in the centre of the Village of Clifton.

It contains:—**Kitchen/Living Room; Scullery; Two Bedrooms;** Bucket Closet; Stone and corrugated asbestos Coal House, Tool Shed and timber and corrugated iron Wash-house.

*Main Electricity* is installed and *Water* is from a main supply tap in the road.

**Large and Productive Garden.**

Let to Mr. H. Taylor on a quarterly tenancy at a rent of £10 2s. per annum, Tenant paying rates.

LOT 31

(Coloured Yellow on Plan)

**EXCELLENT MIXED FARM**

known as

## Home Farm, Clifton

extending to about

**209 a. 3 r. 1 p.**

The fertile land runs to the South from the Village of Clifton to the River Cherwell and consists mainly of good quality grass. The Homestead is conveniently situated to the south of the road in the Village.

**THE FARMHOUSE** is of stone and thatch construction, and contains:—

*On the Ground Floor:* **Two Reception Rooms; Kitchen** with Triplex range; **Scullery**, with sink; **Bathroom**, with bath, basin and Elsan closet; Wash-house.

On the First Floor, approached by two staircases: **Four Bedrooms.**  
Attic above.

Stone and thatch Fuel Store and Store Shed with corrugated iron lean-to Garage.

*Main Electricity and Water.*

**THE FARM BUILDINGS** comprise:—Stone, brick and corrugated iron Dairy and Coal House. Stone and slate range of Loose Box with loft over; Cowhouse with standings for seven, with loft over, and another with standings for ten, both opening on to concreted Yard. Stone and thatch building used as Calf Pens.

Large concreted Yard with L-shaped brick and slate Cattle Shed with Loose Box. Range of Three Pigsties. Four-bay stone and slate Implement Shed. Large stone and slate Barn. Four-bay steel and corrugated asbestos Dutch Barn sheeted to ground one end and part sheeted to back.

Open Yard with stone, timber and corrugated iron Hovel.

In O.S. 239 is a Hovel.

**THE FOUR FARM COTTAGES** are as follows:—

A block of three near the farmhouse. The first of stone and thatch contains:—Sitting Room; Kitchen/Living Room; Two Bedrooms; Boxroom; Wash-house with copper. Bucket Closet. Store Shed.

*Main Electricity.* *Main Water* to tap in Wash-house.

The second of stone and slate, contains:—Sitting Room; Kitchen/Living Room; Scullery with sink; Two Bedrooms; Bucket Closet.

*Main Electricity.* *Main Water* to tap in Wash-house.

The third of stone and thatch, contains:—Kitchen/Living Room; Pantry; Two Bedrooms; Bucket Closet. *Main Electricity.* *Water* from adjoining cottage.

The Cottage in O.S. 297, adjoining Lot 28, contains:—Front Room; Kitchen; Scullery; Three Bedrooms; Bucket Closet. *Main Electricity.*

*Water* from main supply tap in road.

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**SCHEDULE—LOT 31**

O.S. No.	Description	Acreage
<b>Parish of Souldern</b>		
36	Grass	1.201
<b>Parish of Deddington</b>		
230	Grass*	10.878
231	Grass	5.988
Pt. 232	Grass	27.889
234	Grass	18.660
236	Grass	29.782
237	Grass	6.906
239	Grass* (10 arable)	32.338
247	Grass	9.624
248	Arable	14.797
254	Arable	12.287
255	Arable	18.878
255a	Arable	3.696
267	Grass	9.148
268	Grass	1.421
269	Grass	4.228
279	Homestead	1.377
280	Orchard	.318
Pt. 281	Three Cottages and Gardens	.215
Pt. 297	Cottage and Garden	.125
Total A.		209.756

\* Ploughing order

The Farm and Three Cottages are let to Mr. F. B. Garrett on an annual Michaelmas tenancy at a rent including interest of £342 13s. per annum.

The Cottage in O.S. 297 is let to Mr. F. B. Garrett on a separate weekly tenancy at a rent of £18 4s. per annum.

An acknowledgement rent of 1s. per annum is payable by the Banbury Rural District Council in respect of a line of pipes in O.S. 267.

A rent of £1 5s. per annum is payable to the Banbury Rural District Council in respect of the stone pit in O.S. 236.

Wayleaves: Southern Electricity Board, pole and stay, 4s. per annum.

Southern Electricity Board, pole and stay, 2s. per annum.

Postmaster-General, one pole, 1s. per annum.

A right of way is reserved in favour of this Lot over the track which crosses O.S. 240 on Lot 27.

LOT 32

(Coloured Green on Plan)

A COMPACT DAIRY AND ARABLE HOLDING

known as

Appletree Farm, Clifton

extending to about

43 a. 1 r. 11 p.

This Holding comprises a set of modernised buildings and productive arable and grass land. The buildings adjoin the Clifton to Deddington road, on the edge of the village of Clifton, from which the land runs to the south.

**THE EXCELLENT FARM BUILDINGS** comprise:—Stone and corrugated asbestos range of Fodder Store with copper; Dairy; Cowhouse with standings for fifteen; Two Loose Boxes. Yard with stone and corrugated iron Hovel; Loose Box and Cattle Shed. Three-bay stone and corrugated iron Hovel. Another stone, timber and corrugated iron open-ended Cattle Shed. Range of Three Pigsties. Brick, stone and slate Calf House. Brick and corrugated iron Chicken House. Brick and corrugated iron Implement Shed.

*Main Electricity and Water.*

SCHEDULE—LOT 32

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
270	Buildings and Yard	.792
272	Grass and Arable	23.150
273	Arable	19.377
Total A.		<u>43.319</u>

The Holding is let to Mr. F. T. Hiorns on an annual tenancy at a rent of £65 per annum.

Wayleave: Southern Electricity Board, five poles and three stays, 12s. 9d. per annum.

LOT 33

(Coloured Pink on Plan)

An Area of Agricultural Land

extending to about

85 a. 3 r. 29 p.

Situated in the Parish of Deddington, this excellent land lies to the south of and has long frontage to the Clifton to Deddington Road.

SCHEDULE—LOT 33

O.S. No.	Description	Acreage
<b>Parish of Deddington</b>		
219	Grass†	18.837
220	Grass*	27.185
252	Grass	6.628
253	Grass*	12.486
274	Grass	9.967
275	Grass†	10.826
Total A.		<u>85.929</u>

\* Ploughing Order

† Ploughed by Agreement

This Lot is let to Mr. C. E. Gardner under two agreements on annual Michaelmas tenancies at rents of £124 10s. per annum.

Wayleave: Southern Electricity Board, eight poles and one stay, £1 4s. 10d. per annum.