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WARWICKSHIRE.

Particulars, Conditions of Sale, and Plans

OF AN IMPORTANT

FREEHOLD

Residential Estate

DISTINGUISHED AS

"WEDDINGTON HALL,"

In the Parish of Weddington,

WARWICKSHIRE:

Which will be Sold by Auction,

BY MESSRS.

ABBOTT & WRIGGLESWORTH

At the Mart, opposite the Bank of England,

On WEDNESDAY, 26th of JUNE, 1861,

At 1 o'Clock precisely,

Unless an acceptable offer is made by Private Contract
by the 15th of June.

FS 10/61

Northamptonshire
CRO

26, BEDFORD ROW,
London, W. C.

Belted by ORNAMENTAL PLANTATIONS, on the Banks of the River Anker, with

THE PLEASURE GROUNDS AND GARDENS,

LODGE ENTRANCE, EXTENSIVE STABLING,

FARM YARD AND BUILDINGS,

In the Parish of

WEDDINGTON, WARWICKSHIRE:

Which will be Sold by Auction,

BY MESSRS.

ABBOTT & WRIGGLESWORTH

(By instructions of the Proprietor and Occupier,)

AT THE MART, OPPOSITE THE BANK OF ENGLAND,

On WEDNESDAY, the 26th day of JUNE, 1861,

At 1 o' Clock precisely,

Unless an acceptable offer is made by Private Contract by the 15th of June.

TO BE VIEWED BY CARDS ONLY, WHICH MAY BE HAD OF THE AUCTIONEERS.

Printed Particulars and Conditions of Sale, with lithographed Plans, may be had of Mr. J. E. DALTON, Solicitor, Leicester; at the "Newdegate Arms," Nuneaton; "Red Lion," Atherstone; "King's Head," Coventry; "Warwick Arms," Warwick; "Royal Hotel," Rugby; "Stork Hotel," Birmingham; on the Estate; and of

Messrs. ABBOTT & WRIGGLESWORTH, Land Agents and Auctioneers,
26, Bedford Row, London, and Eynesbury, St. Neots, Huntingdonshire.

Printed by THOMAS SCOTT, 1, Warwick Court, Holborn.

(2)

Particulars.

THE ESTATE IS FREEHOLD

AND COMPRISES

84a.

Or.

20p.

OF

LAND OF FIRST-RATE QUALITY,

LAI D OUT IN

PLANTATIONS, PLEASURE GROUNDS,

FISH PONDS, GARDENS, AND PADDOCKS,

*Bounded on the North by the Village Road, on the South and West by the River Anker,
and on the East partly by the River Anker, and partly by the Main Road from
Nuneaton to Atherstone.*

THE MANSION

WHICH STANDS IN NEARLY THE CENTRE OF THE PROPERTY,

Is approached from the Main Road by a Carriage Drive through a Lodge Entrance,

AND CONTAINS

ON THE GROUND FLOOR,

A HANDSOME PORTICO ENTRANCE,

VESTIBULE, AND SPACIOUS HALL WITH POLISHED OAK FLOOR;

A noble Suite of Reception Rooms,

Viz.,

A well-proportioned DINING ROOM, 25 feet 6 by 19 feet, communicating with the LIBRARY, 29 feet by 18 feet 8; A MORNING ROOM, 20 feet by 18 feet 6, with Bay Window opening on to the Lawn; a lofty DRAWING ROOM, 33 feet by 20, with Ante Room, handsomely fitted with carved statuary chimney piece, and having three mahogany-framed French windows opening on to the Lawn; and a charming BOUDOIR, 15 feet by 11 feet 6.

25.6 x 19.-
29 x 18.8
20 x 18.6
33 x 20
15 x 11.6

A HANDSOME STAIRCASE EXECUTED IN ENGLISH OAK & WELL LIGHTED

LEADS TO THE

PRINCIPAL BED CHAMBERS ON THE FIRST FLOOR,

WHICH COMPRISE

A Bed Room, 20 feet by 17 feet 6; a Bed Room, 21 feet 6 by 15 feet, approached by a Private Staircase, with a Dressing Room; a Bed Room, 26 feet 4 by 20 feet 6, commanding delightful Views of the Grounds, with two Dressing Rooms; a Bed Room, 19 feet 3 by 17 feet 3; a Bed Room, 19 feet 6 by 15 feet, with Dressing Room; a Bed Room, 18 feet by 16 feet 6, with Dressing Room; a Bed Room, 18 feet 6 by 16 feet 4, with Cabinet Closet; a Bed Room, 17 feet 6 by 14 feet 8; and a Bed Room, 14 feet 8 by 14 feet.

20.- x 17.6
21.6 x 20.6
19.3 x 17.3
19.6 x 15.
18.- x 16.6
18.6 x 16.4
17.6 x 14.8
14.8 x 14.-

A Separate Staircase from the Offices leads to the Second Floor,

UPON WHICH ARE

SEVEN SECONDARY BED CHAMBERS,

AND A LARGE BOX ROOM, OR STORE ROOM;

AND ON THE ROOF,

AN OBSERVATORY OR SMOKING ROOM.

THE OFFICES ARE MOST COMPLETE

COMPRISING-

SPACIOUS HOUSEKEEPER'S ROOM WELL FITTED WITH CLOSETS,

Butler's Pantry, large Kitchen, Scullery, Servants' Hall, and Lavatory;

ADJOINING IS

A LARGE PAVED COURT-YARD,

IN WHICH IS A WELL OF EXCELLENT SPRING WATER,

And around which are arranged

TWO LARDERS, DOUBLE DAIRY, FRUIT ROOM or HERB CHAMBER,

WASH HOUSE, LAUNDRY, BREW HOUSE, BAKE HOUSE, STORE HOUSE, COAL HOUSE,

KNIFE HOUSE, POTATOE STORE, AND WOOD SHED;

THREE EXCELLENT STABLES

WITH STALLS FOR 10 HORSES,
DOUBLE COACH HOUSE, HARNESS ROOM,
And THREE MEN SERVANTS' ROOMS over;

In the Rear of the Court-Yard is

THE FARM YARD,

COMPRISING

Capital Range of Cattle Sheds for 12 Beasts, Hay Store,
STABLING FOR 4 HORSES, 2 LOOSE BOXES FOR HUNTERS,
PIGGERIES, DOG KENNELS, GRANARY, AND POULTRY HOUSE.

THE LAWN AND PLEASURE GROUNDS

Surrounding the Mansion, are tastefully laid out and planted, and thoroughly drained.

There is a **HOT HOUSE, FORCING GROUND, and HERB GARDEN,** well sheltered.

A LONG TERRACE WALK LEADS TO A RURAL SUMMER HOUSE,
AND KITCHEN GARDEN, WITH GARDENER'S COTTAGE,

Enclosed by lofty Brick Walls, and well stocked with Fruit Trees,

AND HAVING A PRIVATE ENTRANCE TO THE MAIN ROAD.

THE PARISH CHURCH, IN WHICH THERE IS A LARGE FAMILY PEW,

Is within a few minutes' walk of the Hall, and there is a Private Walk through the Grounds to it.

THE PROPERTY IS SITUATE IN THE

CENTRE OF THE ATHERSTONE HUNT,

The Kennels being within three Miles, and is within easy reach of

THE PYTCHLEY AND QUORN MEETS.

The Mansion is in complete Substantial and Decorative Repair,

Presenting a most imposing exterior; the interior is planned with every attention to comfort and convenience, and is fully equal to the requirements of a large family.

THERE IS A RIGHT OF FISHING IN THE RIVER ANKER.

Nos. 6, 9, 12, 14, and 18 on the Plan are in the occupation of Mr. Swinnerton and Mr. Paterson, on Yearly Lady-day Tenancies at Rents amounting to £210 a Year. The remainder of the Property is in hand, and arrangements may be made for early possession.

The whole of the well grown Timber will be included in the Purchase.

THE FIXTURES

In and about the House and Premises (a schedule of which may be inspected at the offices of the Auctioneers, and will be produced at the time of Sale,) are to be taken by Valuation in the usual way by the Purchaser, who will also have the option of taking the appropriate Furniture and Effects in a similar way.

Further Views and Plans of Internal Arrangement may be inspected at the Offices of the Auctioneers, in London.

CONDITIONS OF SALE.

I.—The highest bidder shall be the purchaser, and if any dispute arise between two or more bidders the property shall be immediately put up again and re-sold.

II.—No person shall advance less than 50 guineas at a bidding, or retract his bidding.

III.—The person declared the highest bidder shall immediately pay a deposit of £10 per cent. on the purchase money into the hands of the Auctioneers, and sign an agreement for the completion of the purchase according to these Conditions; if the deposit be not so paid and agreement signed, the seller may sell the lot to any other person.

IV.—An abstract of the title commencing as to parts of the estate as after mentioned shall be prepared at the expense of the seller, ready to be delivered to the purchaser or his agent who shall apply for the same, on or after the 31st day of July next, at the office of the Solicitor for the seller; but the seller shall not be required to produce, or abstract in chief, or procure any covenant for the production of any deeds or documents not in his possession, and the purchaser shall not make any objection on the ground of any existing covenant for the production of muniments of title being invalid, or insufficient, or not running with the land, or otherwise, or require any other covenant for the production of any such muniments, or make any objection on account of the absence thereof, but shall be satisfied in all respects with such existing covenant; and if the purchaser shall object to the title, notice in writing of each particular objection shall be given to the Solicitor for the seller within 28 days from the delivery of the abstract, otherwise the purchaser and all persons claiming under him shall be held to have waived the same and be bound to accept the title.

V.—The title to the manor shall commence with a conveyance to Samuel Bracebridge Abney, in the year 1802; to the fishery in the river Anker, with a conveyance to Leonie Place, in the year 1809; and to Nos. 17 and 18 in the Particulars of Sale, with a conveyance to or in trust for John Drake, in the year 1807; and the purchaser shall accept such respective commencements as good roots of title, and shall not make any objection or requisition in respect of any title prior to the documents forming the said commencements of title, notwithstanding any notice therein or in any subsequent document of any such prior title.

VI.—The purchaser shall be at the expense of his own conveyance, and of the surrender or assignment of all terms whether satisfied or not, and of the procuring the execution of each surrender or assignment, and of discovering or constituting any personal representatives of any persons in whom such terms are or have been vested, and of tracing the descent of and getting in any outstanding legal estates, and also of all declarations and all official or other copies or extracts of wills, registers, and all other documents and evidences whatsoever, not in the custody of the seller, which may be required either by verification or proof of pedigrees, or for examining or verifying the abstract, or for any other purpose, and of all searches, enquiries, and journeys for the examination of deeds or other documents, and also of all attested

or other copies which may be required; and every deed, document, and writing stated more than twenty —
— years ago, shall be conclusive evidence of everything recited, stated, noticed, assured, or implied therein; and no objection shall be made by the purchaser for want of proof or evidence of identity in the modern or present description of the estate with former descriptions.

VII.—The estate shall be taken according to the quantity stated in the advertisement and Particulars, be it more or less.

VIII.—The residue of the purchase-money, and the amount of the valuation of the fixtures, shall be paid, and the conveyance executed on the 29th day of September next, at the office of the Solicitor for the seller, at which time the purchaser shall enter into the possession of such part of the premises as is in the occupation of the seller and into the receipt of the rents of the remainder; but if from any cause whatever the completion of the purchase shall be delayed beyond the said 29th day of September next, the purchaser shall pay interest upon the said residue and amount of the valuation of the fixtures, after the rate of £5 per cent. per annum until payment thereof.

IX.—If the purchaser shall neglect or fail to complete his purchase agreeably to these Conditions, the money deposited as aforesaid shall be absolutely forfeited to the seller, who shall be at liberty, if he think fit, to vacate this sale, and sell the lot to any other person; and the deficiency (if any) occasioned by such second sale, together with all charges attending the same, shall be made good and payable by the purchaser so making default, and it shall not be necessary previously to tender a conveyance to the purchaser.

X.—If a title according to these Conditions cannot be made, the deposit-money shall be returned on the said 29th day of September next, with banker's interest to the purchaser.

XI.—If any objection to the title, not provided against by these Conditions, shall be made by the purchaser, which the seller shall declare himself unable or unwilling to remove, and the purchaser shall not within 14 days declare in writing delivered to the seller or his agent his desire to waive his objection to the title, the seller shall be at liberty forthwith to rescind the sale by paying to him his deposit-money, without interest, which shall be accepted in full discharge of all costs and damages whatsoever.

XII.—The estate will be sold subject to land tax and chief or quit rents (if any), and also to tithes or payments in lieu thereof, and to such roads or ways as are now legally enjoyed over the same.

LASTLY.—If any mistake be made in the description of the estate, or any other error whatever shall appear in the advertisement or particulars thereof, which may not be noticed before or at the time of the auction, such mistake or error shall not annul the sale, but a compensation or equivalent shall be given or taken as the case may require; but no allowance shall be made on either side in respect of any deficiency or excess in the quantity of land.