Lot 35

Duplicate Contract.

By Direction of Major Francis C. A. Hurt.

OUTLYING PORTIONS OF THE ALDERWASLEY ESTATE, *Derbyshire*

For Sale by Auction,
July, 1920.

Messrs. JOHN D. WOOD & Co.,
6, Mount Street,
London, W. 1.



Crich Chase Wood (Lot 56) and the River Derwent, from the Terrace at Chase Cliff.

By direction of Major Francis C. A. HURT.

DERBYSHIRE

In and around the beautiful Valley of the Derwent.

Matlock 4 miles, Derby 11 miles, Chesterfield 14 miles, with both Whatstandwell and Ambergate Junction Stations adjoining.

IN 88 LOTS.

OUTLYING PORTIONS OF

"The Alderwasley Estate"

In the Parishes of ALDERWASLEY, ASHLEYHAY, CRICH and HEAGE,

extending to about

2,289 Acres

and comprising

"Chase Cliffe"

A Modern Residence of Elizabethan character, commanding *Magnificent Views* and containing 15 Bed Rooms, 2 Bath Rooms, 4 Reception Rooms, Billiard Room, Lodge, Stabling, Garage, Cottages, with either 262 or 310 Acres, including

Beautifully-situated Grounds and Cliff Gardens, Parkland and Well Disposed Woodlands

Twelve Capital Stock Rearing & Dairying Farms of from 40 to 225 Acres

With SUBSTANTIAL HOUSES & HOMESTEADS.

Having the advantage of Three First-class Live Stock and Dairy Produce Markets within easy reach.

"The Hurt Arms Hotel," "The Derwent Hotel," "The Bear Inn,"

16 Small Holdings, also Mixed Woodlands, Accommodation Lands and Valuable Building Sites with Long Frontages. Numerous Superior Cottages.

ALL IN SPLENDID ORDER.

For Sale by Auction (unless previously disposed of) by

JOHN D. WOOD & Co.,

At the "Royal Hotel," Derby,

On FRIDAY the 30th day of JULY, 1920,

At 11.30 o'clock precisely.

Solicitors :—Messrs. SHIPTON, HALLEWELL & Co., 23, West Bars, Chesterfield.

Auctioneers' Offices :—6, **MOUNT STREET, LONDON, W. 1.**

Remarks and Stipulations.

1.—**SITUATION.** The Estate lies in and adjoining the beautiful Valley of the River Derwent, intersected by the main Derby-Matlock Road, also by several other Main Roads. Ambergate Junction, on the Midland Railway Main Line from London to Manchester, Chesterfield, Sheffield and the North of England, and from which all important centres are reached by a good and frequent service of trains, is actually on the estate, as also is Whatstandwell Station, on the Matlock Line of the Midland Railway. Derby is distant about 11 miles, Belper is within about 1 mile at its nearest point, the Township of Crich lies within about ½ a mile at its nearest point, and Wirksworth is within about 1 mile at its nearest point. Matlock is 4 miles, and Buxton is 20 miles. Chesterfield is 14 miles, and several other important centres are within easy reach.

2.—**MARKETS.** The bi-weekly market at Derby is the principal of these, and there are markets at Belper and Wirksworth. The close proximity to several important industrial centres gives residents on the estate exceptional facilities for disposing of all kinds of produce at excellent prices.

3.—**THE FARMS & SMALL HOLDINGS** are principally situated adjacent to and intersected by good Parish Roads, and include most attractive Valley and Upland Stock rearing, Dairying and Mixed farms, of from 40 to 225 acres, with **substantially erected houses and premises, in capital order,** many of the houses being suitable for the occupation of gentlemen farmers.

4.—**A GENTLEMAN'S RESIDENCE,** "Chase Cliffe," occupying one of the **finest positions in the County,** commanding beautiful views over the Valley of the Derwent, is included in the sale. Illustrations of this most attractive residence may be seen in the following particulars:—It contains **15 Bed and Dressing Rooms, 2 Bath Rooms, 4 Reception Rooms, Hall, Billiard Room,** complete offices, and will be sold with about 262 or 310 Acres, including beautiful grounds, cliff gardens, park lands, farm lands, lodge, several cottages and magnificent hanging woodlands.

5.—**THE LICENSED PREMISES** included in the sale are two fully-licensed Free hotels and a fully licensed free public house, the two former being substantially built and exceptionally well situated residential hotels, occupying commanding positions on the Main Derby-Matlock Road, and being the "Hurt Arms" Hotel, situated at Ambergate Junction and the "Derwent Hotel," situated close to Whatstandwell Station, on the main Derby Road by the Derwent Bridge, and the latter the "Bear Inn," situated at Alderwasley, on the Wirksworth Road.

6.—**BUILDING SITES.** There are several carefully selected and beautifully-situated lots of building land of various sizes, suitable for the sites of moderate-sized residences, week-end cottages and small dwelling houses; also, in one or two cases, business premises.

7.—**SMALL HOLDINGS & COTTAGES.** There are numerous attractive Small Holdings conveniently situated, with capital houses and premises and several good stone-built cottages, many of which occupy beautiful positions, and are suitable for conversion into **Week End Cottages.**

8.—**THE TENANCIES** of the Farms, Small Holdings and Accommodation Lands are Yearly from Lady Day (March 25th), and are determinable by either party on six calendar months' notice being given, expiring on Lady Day, unless otherwise stated, and generally the Tenants pay the Rates on their holdings. In the case of the Cottages and Small Lettings the Rates are paid by the Tenants except in the case of Water Rates unless otherwise stated. Such Agreements as at present exist may be seen at the offices of the Auctioneers during business hours, upon reasonable notice being given, or in the Sale Room at the time of the sale. The tenants of the farms and small holdings pay the land tax upon their occupations unless otherwise stated.

9.—**TENURE.** The whole of the lots are Freehold.

10.—**TIMBER.** The Timber on the respective lots has been carefully valued at the bare market price, and shall be paid for at the sum stated in the descriptions of each lot, in addition to the purchase money. Allowance has been made for bark and for rotten or defective trees. Any dispute as to the ownership of any trees to be left to the decision of the Auctioneers, which shall be final. Timber felled or already sold or marked for sale is reserved with right to enter and remove same within two years of completion of sale, the owner of the timber making good any extraordinary damage.

11.—**PLANS & DESCRIPTIONS.** The Plans and Schedules are based upon the Ordnance Survey, and are for reference only. They have been carefully revised and are believed to be correct, and the various lots are open to inspection. Each Purchaser shall be deemed to have satisfied himself that the within descriptions, including statements as to rental and tenancies, sufficiently describe the several lots, and any error or mis-description shall not annul the sale nor entitle either party to compensation.

12.—Each Purchaser shall be deemed to have knowledge of the various lots, but if any dispute arises between the Vendor and any Purchaser, or between Purchasers, as to the ownership or position of any boundary of any lot or lots, or any point whatever arising out of the plan and particulars attached hereto, or in the interpretation of the particulars, or as to the apportionment of any rents or outgoings, the matter in dispute shall not annul the sale but shall (subject to Clause 11 hereof) be referred to the arbitration of the Auctioneers, whose decision shall be conclusive and binding on all parties, and whose costs shall be paid as they may decide, and all parties shall accept as final the awards of the Auctioneers.

13.—The approximate amounts of the Commuted Tithe and Land Tax, and other outgoings (if any) and the apportionments of same between the various lots have been made as stated in these Particulars for

the information of the Purchasers, but no guarantee of accuracy is given or implied nor shall legal apportionments be required. Each Lot is sold subject to tithe and to land tax as assessed, whether stated in the Particulars or not.

14.—In cases where two or more lots or portions of lots are held by one tenant and the rent has been apportioned between the several lots, the Purchaser shall accept such apportionment as stated in the particulars and shall not require the assent of the tenant thereto. The Purchaser of any lot which is held with any other lot or lots upon a yearly or other tenancy determinable by notice, shall (if required) at any time after the conclusion of the auction, concur with the Purchaser or Purchasers of such other lot or lots in a notice to determine such tenancy. If any lot so held remains unsold, the Vendor in that case shall stand in the place of a Purchaser of that lot for the purpose of this Stipulation.

15.—The description of the cultivation of the lands is believed to represent their present state, but shall not affect the rights of any tenant or tenants to alter such cultivation, and the lands are sold subject to such rights (if any) as well as to any statutory or departmental requirements under the existing emergency legislation.

16.—Each lot is sold subject to all existing tenancies, abatements and rights of off-going tenants, and each Purchaser shall take to and pay for the tenant right according to the custom of the country, tenancy agreement, Agricultural Holdings Acts or otherwise, and if required shall enter into a covenant to indemnify the Vendor therefrom. In cases where a lot is made up of parts of one or several holdings, and the outgoing tenant or tenants have to be valued out under the terms of the tenancy agreements, Agricultural Holdings Acts or custom of the country, each Purchaser shall agree to the appointment of one valuer to represent the interests of the several Purchasers, and such Valuer shall be empowered to make and settle the amount of the valuation and to apportion the amount equitably between the various Purchasers, and his award shall be final and binding on all parties. In the event of the respective Purchasers failing to agree upon a valuer, the Auctioneers shall be empowered to appoint another valuer, whose apportionment of the amount of the valuation shall be final and binding on all parties. On the lands in hand the Vendor shall be deemed the tenant, and the tenant right shall be taken and paid for accordingly. Hay to be taken at market price and straw at consuming price.

17.—Every effort has been made to omit any building belonging to the various tenants from the description of the various lots, but the properties are sold subject to the tenant's right of removal of or payment for, as the case may be, any such building or fixtures, etc., whether included in the Particulars or not. Fixtures only, which are the property of the landlord, will be included in the sale.

18.—The Vendor reserves the right to withdraw from the sale any lot or lots and to alter the lotting or the order thereof. Each lot is sold, and so far as required by the Vendor, will be conveyed subject to all easements, quasi-easements, privileges and advantages (whether of way, water, drainage, light, or of laying and maintaining water and other pipes or mains of any nature whatsoever, and although not mentioned or referred to in the Particulars or shown on the Plan) for the benefit of any other property (whether sold or retained by the Vendor) as the owners, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise, or as the Vendors may at any time before the completion of the sale of such other property deem reasonably necessary or expedient for the benefit, enjoyment or protection of any of such other property. Where a water supply is common between two or more cottages, the Purchaser of each lot and the owner for the time being of each cottage enjoying the benefit of such a supply, shall pay a proportionate part of the cost of upkeep.

19.—All main or party walls or fences between the premises sold and adjoining premises, whether included in the sale or not, which now are joint party walls or fences, shall continue to be so and shall be so used, repaired and maintained.

20.—In case of any inconsistency between these Stipulations and the Conditions of Sale the latter shall prevail.

21.—**HOW TO VIEW.** Except in the case of Lot 56, which may only be viewed by appointment, to be made through the Auctioneers, the whole of the lots may be viewed at any time on presentation of these Particulars, but intending Purchasers are requested to give notice to the respective tenants whenever possible.

22.—**SPORTING RESERVATIONS.** All sporting rights over Lots 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 52 and and 53, subject to the Ground Game Acts, are reserved to the Vendor, his heirs and assigns and his and their friends, servants and workmen, together with the right of access at all times and for all purposes in connection with the enjoyment of the said sporting rights. The sporting over the remainder of the Estate is let under various leases until February 1st, 1921, and is reserved to the Vendor until that date.

23.—"The Lordship of the Copyhold Manors of Alderwasley, Ashleyhay, Crich and Heage, of which Manors the Vendor is Lord, are not included in the Sale."

24.—**THE DERWENT VALLEY WATER BOARD** have certain pipe and other easements through Lots 10, 11, 14, 15, 18, 19, 24, 56 and 63, the particulars of which will be found in the Special Conditions of Sale. The line of pipes is roughly indicated on the Plan by dotted lines.

25.—**MINERALS.** The attention of Purchasers is called to Condition marked 12, from which it will be observed that all mines and minerals including oil are excepted from the Sale with full working powers in favour of the Vendor and without liability to pay compensation for damage done in the working of the minerals. The reservation however does not give the Vendor any power to enter upon the surface.

Summary Schedule.

Lot.	Holding.	Acreage. A.	R.	P.
1	Dwelling House	0	2	7
2	Building Land	2	1	24
3	Village Occupation	4	3	34
4	Small Holding	6	3	11
5	Building Land	1	3	36
6	Woodland	4	2	22
7	Thacker's Hall Farm	12	2	25
8	Accommodation Land	11	3	0
9	Building Land	4	0	38
10	Hag Farm	19	1	4
11	Small Holding	49	2	32
12	Accommodation or Building Land	7	3	9
13	Eight Cottages	0	2	8
14	Hurt Arms Hotel	16	1	29
15	Chase Farm	32	1	29
16	Accommodation Pasture ...	7	0	25
17	Ditto	3	0	32
17a	Ditto	3	0	3
18	Ditto	4	1	5
19	Ditto	4	3	29
20	Ditto	1	1	38
21	Corner Site	0	2	29
22	Accommodation Pasture ...	6	1	15
23	Ditto	4	0	3
24	Mixed Woodlands	27	3	1
25	Ditto	6	3	37
26	Building or Accommodation Land	4	1	27
26a	Corner Building Site	5	2	15
26b	Accommodation or Building Land	7	0	36
26c	Corner Site	6	2	5
27	Dairywood Farm	145	0	18
28	Lawn Farm	225	0	6
29	Wiggonlee Farm	133	0	26
30	Netherpark Farm	102	2	38
31	Sandyford Farm	178	1	31
32	Milnhay Farm	60	2	34
33	Whitewells Farm	140	1	35
34	The Gorses	24	0	6
35	Small Holding	37	2	35
36	Packhorse Farm	33	3	35
37	The Fishpools Farm	64	2	23
38	The "Bear" Inn	4	1	7
39	Week-end Cottage	0	0	27
40	Cottage	0	0	20
41	Coneygrave Farm	120	2	19
42	Nethercommon Farm	19	1	35
43	Small Occupation	3	3	17
44	Accommodation Holding ...	11	2	26
45	Small Holding	35	3	15
46	Small Holding	21	1	31
47	Accommodation Land	9	1	1
48	Small Holding	13	3	37
49	Lane Head Farm	108	0	29
50	Watergate Farm	111	3	1
51	Mixed Occupation	13	3	31
52	Oakhill Farm	40	0	12
53	Small Occupation	3	2	3
54	Merebrook Farm	9	3	35
55	Cottage	0	0	33
55a	Accommodation Land	2	1	0
56	Chase Cliffe Estate	262	2	10
57	Small Holding	11	1	22
58	Cottage	0	1	8
59	Pair of Cottages	0	0	27
60	Ditto	0	0	28
61	Ditto	0	0	27
62	Ditto	0	0	27
63	Chasecliffe Farm	35	2	38
64	Accommodation Land	3	3	20
65	(Withdrawn)			
66	Small Holding	4	1	15
67	Cottage	0	0	13
68	Accommodation or Building Land	0	2	18
69	Pair of Cottages	0	0	19
70	Village Occupation	0	0	32
71	Whatstandwell Post Office ...	0	0	14
72	Cottage	0	0	17
73	House and Garden	0	0	36
73a	House and Garden	0	0	25
73b	Garden Ground	0	0	15
74	Cottage	0	0	16
75	Derwent Hotel	11	0	4
76	Whatstandwell Smithy	0	1	17
77	Village Holding	0	1	10
78	Ditto	0	0	26
79	Building Site	0	2	4
80	Ditto	0	3	38
81	Ditto	1	1	37
82	Ditto	1	2	0
83	(Withdrawn)			
84	Village Occupation	3	0	18
85	Cottage	0	0	11
85a	Ditto	0	0	11
86	(Withdrawn)			
87	(Ditto)			
88	Accommodation Land	2	3	15
		2289	2	12

Particulars

OF THE

OUTLYING PORTIONS OF

THE ALDERWASLEY ESTATE

Lot 1 is described on Page 12.

Lots 56 to 63 (inclusive) will first be offered as One Lot, the whole making an extraordinarily attractive RESIDENTIAL and SPORTING ESTATE of 310 ACRES.

Lot 56.

(Coloured GREEN on Plan No. 1.)

The Exceptionally Attractive Moderate-sized

Residential and Sporting Estate

KNOWN AS

"CHASE CLIFFE"

CRICH.

Situated close to the Main Derby and Matlock Road, 13 miles from the former and 5 from the latter, about 4 miles from Wirksworth, 5 miles from Alfreton, within one mile of Whatstandwell Station and within

1½ miles of Ambergate Junction on the Main Midland Railway, from whence London, Manchester and other important centres are quickly reached.

Many of the express trains between London Manchester and the North stop at this Station.

The Estate occupies one of the Finest Situations in the County

overlooking the River Derwent, winding through a typical Peak District Dale and including the well-known and BEAUTIFUL HANGING WOODLANDS, Crich Chase, also Bowmer Rough and Bilberry Woods and Park and Farm Lands, and extending to about

262a. 2r. 10p.

"Chase Cliffe"

is approached from a well set back Entrance guarded by

A Picturesque Tudor Lodge

Stone-built with Slated Roof, containing Three Bed Rooms, Living Room, Kitchen with copper and outside Wash-house, Coalhouse, etc. By a Charming Drive, shaded by magnificent Chestnut, Beech, Yew and ornamented by masses of Rhododendrons, terminating in a Broad Gravelled Sweep affording ample turning space before

THE RESIDENCE

which occupies a secluded position about 550-ft. above sea level, on a well sheltered plateau, faces almost due South and **commands Magnificent Views across the beautiful Derwent Valley and the Derbyshire Hills beyond.**

It is a picturesque structure, well built on solid limestone rock foundations, designed in the style of the

Elizabethan Period

of stone ashlar construction with bath stone dressings and mullioned and transomed windows, with tiled roof ornamented by characteristic gables, and very comfortably planned.

Flanking the South and west facades is

THE TERRACE

enclosed by quaint Tudor style stone balustrading, from the South side of which the grounds slope gently away to the Woodlands and on the West the Pine-clad Cliffs precipitate to Thurlow Booth Wood, and which enjoys

Glorious Southern and Western Views.

The Entrance

is through a **Projecting Porch** with a picturesque Oriel Window over, through double oak doors to

THE VESTIBULE

about 10-ft. by 10-ft., with East and West windows and having diamond pattern tiled floor, which gives access through double oak screen doors with handsome wrought iron lattice to

The Lounge Hall

about 19-ft. by 14-ft., with oak panelled wainscotting and fireplace having handsomely carved oak mantel and jambs. W.C. adjoining. A Central Corridor gives access to all of



Lot 56.—Chase Cliffe from across the Valley.

THE RECEPTION ROOMS

which, with the exception of the Study, are on the South side of the Residence and enjoy the

Extraordinarily Beautiful Views

previously described and are about 13-ft. high.

The Dining Room

measuring 27-ft. by 16-ft., with South and East windows and enjoying the South view, is a comfortable room, conveniently placed, having modern fireplace with black marble mantel, and jambs and scroll work cornice. Adjoining is

The Drawing Room

a finely proportioned apartment, measuring about 36-ft. by 20-ft., having two South windows with French casements opening on to the South terrace. The handsome modern fireplace has inlaid Derbyshire stone mantel and jambs. A door gives access to

The Morning Room or Library

which is also entered from the central corridor and which occupies the South West corner of the residence, and in addition to enjoying the beautiful Southern views, commands also a fine panorama to the West, including the woods in Alderwasley Park and the River Derwent. It measures about 20-ft. by 16-ft., and has a handsome modern fireplace with Derbyshire marble mantel, and cornice with acanthus leaf design.

Opposite is

The Study

measuring about 16-ft. by 10-ft., with door from the staircase Hall, and fitted with modern fireplace.

Opening from a central corridor,

THE STAIRCASE HALL

has a diamond pattern tiled floor, and from this rises the Principal Staircase in two easy flights to the first floor. At the Eastern end of the corridor is a small

CONSERVATORY

facing South and overlooking the grounds and the Derwent Valley, opening from which is a small Vestibule with door to the gardens and the

SUNNY SOUTH LOGGIA

overlooking the Italian garden, the parklands, and enjoying beautiful views.

A separate staircase from the Vestibule rises to the first floor, and

The Billiard Room

which measures about 35-ft. by 22-ft., is a light and lofty apartment, having North and South windows, the latter commanding magnificent views across the grounds, parklands, woodlands, and the Derwent Valley, and a modern fireplace, with polished teak overmantel, also fitted radiators. Adjoining is a lavatory and two separate W.C.'s.

On the First Floor:

There are on both sides of a wide central corridor, which is heated by radiators,

SEVEN PRINCIPAL BED ROOMS

Four of which face South and enjoy the previously described views across the Derwent Valley and measure respectively:

Bed Room 16-ft. by 10-ft.
„ 18-ft. 6-in. by 14-ft. with bay 10-ft. by 15-ft. 9-in.
„ 12-ft. by 14-ft.
„ 16-ft. by 20-ft.
„ 17-ft. 6-in. by 20-ft.
„ 17-ft. 6-in. by 19-ft. 3-in.
„ 21-ft. 3-in. by 26-ft. 9-in. (including bay).

On this floor also are

TWO BATH ROOMS

one fitted with lavatory basin (hot and cold), W.C., and approached by a secondary staircase are

Two Double and One Single Bed Rooms

housemaid's closet and separate sink.

On the Second Floor:

Approached by the secondary staircase, are two Double Bed Rooms, each with radiator and fireplace, maid's small Bed Room, and large ditto to take three beds, Housemaid's Tap, Box Room, &c., the whole, including the man-servant's Bed Room, making a total of

15 Bed and Dressing Rooms and 2 Bath Rooms.

THE DOMESTIC OFFICES

are compactly arranged and shut off from the Reception Rooms. There are Butler's Pantry, with sink (hot and cold), Store Cupboards, Plate Room, &c., Housekeeper's Room, Servant's Hall, Large Light Kitchen, with double modern range, Scullery, two North Larders, Store Rooms, &c., and appoached by a separate staircase is a Man Servant's Bed Room.

Outside is an enclosed yard, surrounding which is a Laundry with copper, Ironing Room, Gas House, Petrol and Paraffin Store. Under the Offices is a good Cellarage and Stoke Hole, for heating the radiators.

WATER SUPPLY.—Company's water from the Crich water mains is connected.

SANITATION.—The Drainage is on modern principles, with a good fall from the Residence.

CENTRAL HEATING.—The Hall, the Corridors, the Billiard Room and the Principal Bed Rooms are fitted with Radiators, which have been installed by the Tenant.

LIGHTING.—Petrol Gas has been installed by the present Tenant.



Lot 56.—Chase Cliffe, The South Lawns and Parklands.



Lot 56.—Chase Cliffe.



Lot 56.—Chase Cliffe, The Italian Garden.

The Modern Stabling

Lies conveniently near, but completely shut off from the Mansion and has a separate approach. It is built, in similar style, of stone with slated and gabled roof and surrounds, on three sides a stone-paved washing yard, to which Co.'s water is connected. There are Two Garages, one to hold Two Cars, a Harness Room Three Well-covered Loose Boxes, Harness Room with stove, Mixing House, Two-stall Stable, Coach-house, Granary, and Three Good Rooms over for storage, etc.

Adjoining is

THE FARMERY

Also built of stone with slated roof and comprising a Four-tie Cow-house, Root-house, Three Pigstyes, Three-tie Cow-house, Fodder Room, Large Loose Box, Wagon Shed with loft over, Open Yard, etc.

The Gardens

Descend from the Residence, to the South, East and West of it, Sheltered from the North by belts of trees and the hills beyond, and enjoy the charms of maturity and an exceptionally fine natural position commanding glorious views of and across the Derwent Valley nearly approaching if not equalling those obtained from the Mansion. Overlooked by the loggia and approached by wide stone steps descending from the South Terrace is an

Italian Garden

with central fountain leading from which is a picturesque

Rock Garden

Delightfully shaded and partly enclosed by a fine clipped Yew hedge, whilst lying on a slightly lower level and overlooked by, and with a stone retaining wall to the Terrace is a

Large Lawn

Flanked by herbaceous borders, and leading from which are paths to the Woodlands. The levelled

Tennis or Croquet Lawn

Lies to the East of the Residence, is ornamented by Dwarf Yews, and overlooked by a Picturesque Timber-built Summer House. The Gravelled Walks leading from this Lawn are flanked by fine herbaceous borders and open into a sheltered

Rose Garden

through which is a **WILD GARDEN** shaded by magnificent Beech and other Trees.

The Kitchen Garden

Extends to nearly an Acre, is completely secluded by a high wall pierced by two gateways and contains an abundance of Wall, Standard and Bush Fruit. There is a double-span Tomato House, a Lean-to Fernery, a Ditto Forcing House, a Large Double-span Vinery and a Lean-to Ditto, also Eight Large and Eight Small Forcing Frames, Three Potting Sheds, Tool House with loft over and Two Timber-built Store Sheds. Water is laid on from a Spring, from which it flows by gravitation. Near by is

The Head Gardener's House

which is stone-built in the same style as the Residence and contains Three Bed Rooms, Two Rooms downstairs, with Small Back Kitchen and at the rear is a Sitting Room for the Under-Gardeners. Outside is a Coal-house and a Wash-house, and close to are a Pair of Stone-built Kennels.

Delightful Woodland Walks.

Lead from the Terrace and the Grounds below, and wind gently or zig-zag sharply, descending at intervals by means of wide stone steps, through the

Remarkably Beautiful Cliff Gardens

and the Woodlands which with their Romantic Glades and Magnificently Timbered Hill-sides and Pine-clad Cliffs form a most delightful adjunct to the Gardens having an immense charm with practically no expense maintenance.

THE EXCEPTIONALLY FINE TIMBER

includes many, if not all of the well known varieties of Forest and Ornamental Timber, growing under which are masses of Rhododendrons, and in Season, Wild, Spring and Summer Flowers.

At convenient intervals, small spaces for Woodland Garden Seats have been cleared, and from these **MAGNIFICENT VISTA AND PANORAMIC VIEWS** are obtained. The Steep Hanging

Crich Chase Wood

opens from the Woodland Gardens and lies on a South-Westerly Slope, falling to the Valley of the Derwent and contains a vast quantity of Mixed Forest Timber, a good deal of which is finely proportioned, and ample Mixed Underwood, and is intersected by Winding Walks and Broad Rides. Lying to the East of this, on a higher level, are the well known and finely planted Woodlands, "Bowmer's Rough" and "Bilberry Wood."

The Parklands

lie to the South and East of the Residence, and are sheltered on the North and East by Hills and Belts of Wood, are studded by Fine Trees and slope gently down to the Woodlands and the

Agricultural Lands

comprising several useful Grass and Arable Fields.

At the Southern end of the property is a

KEEPER'S COTTAGE

built of Stone, with tiled roof, containing Two Rooms Upstairs and Two Down, with Lean-to Store.
Water is laid on, and adjoining are

Farm Premises

comprising a Stone Built Barn, Cow Ties for 3, Calf Stall, etc.

The Sporting

is, for a property of this size, exceptionally good, the Woodlands being well placed and capable of holding a large head of game. Additional sporting could probably be rented.



Lot 56.—Chase Cliffe, in the Natural Rock Gardens.



Lot 1.—The House.

SCHEDULE.

Ord No.	Description.	Acreage.
	In Crich Parish.	
915	House, Gardens, Stabling, Lodge, etc.	7.550
913	Grass	2.337
917	Parklands	7.000
953	Ditto & Cattle Shed	5.425
952	Ditto	4.298
951	Ditto	3.815
950	Ditto	3.871
1007	Woodlands	2.688
946	Ditto	.471
945	Grass	1.969
944	Rough Pasture	4.705
1111	Grass	3.024
1114	Rough Grass	1.760
1209	Grass	2.444
1210	Ditto	1.197
1211	Keeper's Cottage & Premises	.238
911	Woodlands	8.439
918	Ditto	7.703
943	Crich Close	147.096
1115	Pt. Bowmer Rough Wood	8.424
1172	Bilberry Rough	12.719
949	Grass	2.674
948	Ditto	3.574
1056	Ditto	2.619
1057	Ditto	3.356
1059	Ditto	1.980
1109	Ditto	2.626
1110	Ditto	2.470
947	Ditto	2.192
1058	Grass	1.465
1294	Grass	1.472
1293	Ditto	.967
		262.563

Ord. Nos. 1056, 948, 1057, 1058, 1059 and 947 are let to Mr. Vaughan Taylor with other lands, apportioned rent £23 10s. per annum. Ord. Nos. 1109 and 1110 are let to Mr. Frank Taylor at £6 12s. per annum. Ord. No. 1294 is let to Mr. R. H. Wilmot with other lands, apportioned rent £2 per annum. Ord. No. 1293 is let to Mr. G. Twigg, with other lands, apportioned rent £1 5s. per annum. Ordnance No. 913 is let to Mr. E. Epperson, with other lands, apportioned rent £2 10s. per annum. The Woodlands are in hand, except as to the Shooting, which, with the remainder of the Property, is let with other lands to Maurice Deacon, Esq., under a verbal agreement, apportioned rent £399 10s. per annum. The tenant would give up possession at Michaelmas, 1920 if desired.

Apportioned Outgoings :—

Tithe, £6 5s. 4d.
Land Tax, £2 9s. 4d.

The whole of the Valuable Timber, except that in Ord. Nos. 1115, Pt. 1172 (about 5 acres), Pt. 1294 (about ½ acre), and in a portion of Ord. No. 943 (in the South-Eastern corner, and covering about 14 acres), and certain trees which have been double scored for removal, which has been valued at a sum exceeding £5,000, will be included in the sale. The areas in which the timber has been sold are edged in black on the Plan.

N.B.—The tenant installed the central heating and petrol gas and these installations are his property. He also claims the Summer House referred to on page 9 of the Particulars, Wooden Workshop near the Gardener's Cottage, and a Glasshouse.

Rights of Way for all purposes over the roadway intersecting Ord. Nos. 911, 918 and 943 on this Lot are reserved to the owners for the time being of Lots 57 to 62 inclusive.

A Right of Way for all purposes over the roadway Ord. No. 923 on Lot 57 is reserved to the Owner for the time being of this Lot.

This Lot is sold subject to an easement of drainage with right of access to the pipes and the outfall for the purpose of repairs, etc. in favour of the Owners for the time being of Lots 58 to 62 inclusive.

The right to a supply of water (to the Gardens at " Chase Cliffe ") as at present enjoyed from the Spring on Lot 63 together with the right of access to the said Spring and the pipes running therefrom at all times and for all purposes in connection with the maintenaace of this supply is reserved to the owner for the time being of this Lot.

This Lot is affected by the Derwent Valley Water Board Easement (see Condition No. 13).

The right to enter upon this Lot at any time within two years of the date of completion to remove the timber which has been sold or marked for removal, is reserved to the owner, his heirs and assigns, and his or their servants and workmen, the owner of the timber paying for any extraordinary damage done.

LOT 1 (Coloured Pink on Plan No. 1).

A Particularly Well-situated and Attractive

Detached Dwelling House

Suitable for a Week-End Residence

occupying a sheltered position, commanding beautiful views across the Derwent Valley, at Toad Moor, within a few minutes' walk of Ambergate Junction Station, soundly built of stone with slated roof, double-fronted and containing Five Bed Rooms, Bath Room, W.C., Three Reception Rooms, Kitchen and Pantry, together with Boiler House, Two Pigstyes and Coal House with Chamber over. Gas and Company's water is laid on.

Standing in nicely laid-out garden with small paddock and a strip of grass land upon which is a useful stone-built Cattle Shed, in all about

2r. 7p.

Being Ord. No. 340 and Pt. 343 in Heage Parish. The House is let to Messrs. J. Glossop & Sons at £14 per annum, and the remainder is let to the same tenants, with other lands. Apportioned rent 10s. p.a.

Apportioned Outgoings:

Tithe, 1s. 1d.

Land Tax, 6d.

The owner for the time being of Lot 2 shall erect at his own expense, within 3 months of the expiration of the present tenancy, and maintain a post and rail fence between Ord. No. Pt. 343 on this lot and Lot 2.

LOT 2 (Coloured Yellow on Plan No. 1).

A Beautifully Situated Enclosure of

Building Land

occupying a sheltered position with long frontage to the Parish Road at Toad Moor, overlooking the Derwent Valley and extending to about

2a. 1r. 24p.

Being Ord. No. Pt. 343 in Heage Parish. Let with other lands to Messrs. J. Glossop & Sons, apportioned rent, £2 per annum.

Apportioned Outgoings:

Tithe, 1s. 7d.

Land Tax, 1s.

The Owner for the time being of this lot shall erect at his own expense, within three months of the expiration of the present tenancy, and maintain a post and rail fence between Ord. No. Pt. 343 on this lot and Lot 1.

LOT 3 (Coloured Blue on Plan No. 1).

A Capital

Village Occupation

At TOADMOOR,

situated in Heage Parish, within a quarter of a mile from Ambergate Junction Station and extending to about

4a. 3r. 34p.

all of which is Good Grassland.

The House

which is elevated above the roadway is Stone-built and Tiled, and contains Three Bed Rooms, Sitting Room, Living Room and Kitchen. Main water is laid on and the house stands in a good Garden. There are Farm Premises comprising stone-built Cattle Shed and Loose Box.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Heage Parish.	
293	Grass	2.939
291	Garden	.366
Pt. 292	Premises	.230
290	Grass	.727
288	Ditto	.701
		4.963

Let to Mrs. T. Beighton at £17 per annum.

Apportioned Outgoings:

Tithe, 6s. 1d.

Land Tax, as assessed (if any).

Value of Timber, £7.

LOT 4 (Coloured Green on Plan No. 1).

A Valuable Small Holding

known as

Toadmoor Farm

at present the

Ambergate Allotments

situated at Toad Moor in Heage Parish, extending to about

6a. 3r. 11p.

of which approximately ¾ of an acre are allotment gardens, and the remainder is Grassland, together with

A Stone and Tiled Cottage

containing Three Bed Rooms, Living Room, Parlour and Pantry. Well of water. Garden.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Heage Parish.	
339	Grass	.947
338	Ditto	1.315
354	Allotments	.986
353	Ditto	.797
355	Ditto	.913
356	Grass	1.642
Pt. 341	Orchard & Premises ...	.220
		6.820

Let to the Ambergate Allotment Committee on a five years' lease terminating 25th March, 1922, with other lands. Apportioned rent, £16 per annum.

Apportioned Outgoings:

Tithe, 9d.

Land Tax, as assessed (if any).

LOT 5 (Coloured Pink on Plan No. 1).

A Valuable Enclosure of
Building Land

having long frontage to the main Matlock Derby Road, occupying a sheltered position overlooking the beautiful Derwent Valley, within a few minutes' walk of Ambergate Junction Station, adjoining Lot 4, and extending to about

1a. 3r. 36p.

Being Ord. No. 351 in Heage Parish.

Let with other lands to the Ambergate Allotment Committee on a five years' lease terminating on the 25th March, 1922. Apportioned rent, £6 per annum.

Apportioned Outgoings:

Tithe, 2d.

Land Tax, as assessed (if any).

WITH POSSESSION.

LOT 6 (Coloured Pink on Plan No. 1).

A Beautifully-situated
Piece of Woodland
being part of
Dunge Wood, Heage

having long frontage to the main road, suitable for the

Site of a Gentleman's Residence

being in a sheltered spot overlooking the Derwent Valley, and extending to about

4a. 2r. 22p.

This lot is Ord. No. 459 in Heage Parish and is in hand.

Apportioned Outgoings:

Land Tax as assessed (if any).

Possession will be given on completion, except as to the shooting which is let on a yearly tenancy (see Stipulation No. 22).

The whole of the valuable timber will be included in the purchase.

LOT 7 (Coloured Yellow on Plan No. 1).

A Capital Small Dairy Holding
known as
Thacker's Hall
RIDGEWAY,

occupying a sheltered position in Heage Parish with a long frontage to Crich Lane, and within about half a mile of Ambergate Station and extending to about

12a. 2r. 25p.

The Superior House

is Stone-built and Tiled, and contains Three Bed Rooms, Living Room, Sitting Room, Kitchen and Pantry. Spring of water.

The Farm Buildings

are conveniently arranged, Stone-built and Tiled, and comprise Cattle Box with troughs, Loose Box with Chamber over, Stabling for 4 with Chambers over, Mixing House, Cowhouse to tie 7 with Feeding Passage and Chamber over, range of Pigstyes and Poultry Houses.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Heage Parish.	
221	Grass	1.623
250	Lane & Premises	.645
249	Ditto	3.681
276	Ditto	2.790
277	Ditto	3.915
		12.654

Let to Messrs. J. Glossop & Son at £24 per annum.

Apportioned Outgoings:

Tithe, £1 2s. 6d.

Land Tax, 10d.

Value of Timber, £2.

A Right-of-Way for timber hauling over the roadway intersecting Ord. Nos. 249, 250 and 221 is reserved to the Owner for the time being of Lot 24, upon payment for any extraordinary damage done.

The Derbyshire County Council pay £1 for an Easement of Drainage for the School adjoining this lot.

LOT 8 (Coloured Pink on Plan No. 1).

Four Exceptionally Well-situated Enclosures of

Accommodation Land

(ARABLE)

having long frontage to the road from Matlock to Heage and Ripley, and within a few minutes' walk of Ambergate Junction Station, the front land eligible for

Good Building Sites for Dwelling Houses

Company's water is laid along the road to which this lot has approximately 700-ft. frontage. The whole extends to about

11a. 3r. 0p.

which is divided according to the following schedule.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Heage Parish.	
295	Arable	3.382
294	Ditto	2.751
336	Ditto	3.622
337	Grass	1.998
		11.753

Let with other lands to Messrs. J. Glossop & Son, apportioned rent £16 per annum (inadequate).

Apportioned Outgoings:

Tithe, 12s. 6d.
Land Tax, 7d.

LOT 9 (Coloured Blue on Plan No. 1).

About

4a. 0r. 38p.

of

Centrally-situated

Building Land

having long frontage to a Parish Road and including part of

Hag Wood

Being Ord. Nos. Pt. 1324 and Pt. 1325 in Crich Parish. Ord. No. Pt. 1324 is in hand, and Pt. 1325 is let to Messrs. J. Glossop & Son at £2 per annum.

Apportioned Outgoings:

Tithe, 3s. 4d.
Land Tax, 1d.

The shooting let on a yearly tenancy (see Stipulation No. 22).

LOT 10 (Coloured Pink on Plan No. 1).

One of the Most Attractive Small Occupations

known as

Hag Farm

situated in the Parish of Crich and between Bullbridge and Ambergate, being only about half a mile distant from the latter, intersected by Hag Lane and extending to about

19a. 1r. 4p.

of which over 2 Acres are thriving Woodland and the remainder is Capital Grassland.

The House,

pleasantly situated with extensive views over the surrounding country, is stone-built, cement faced and slated, and contains Two Bed Rooms, Living Room, Sitting Room, Kitchen and Dairy. Spring of water. Garden.

The Farm Buildings,

which adjoin the road are stone-built and tiled, and comprise Loose Box, Hay Shed, Stabling for 3 with Chamber over, Loose Box with cement floor, mixing Room, Cart Shed and Poultry Houses.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Crich Parish.	
1272	Premises	.261
1271	Grass	1.193
1274	Ditto	.392
1273	Lane	.220
1253	Ditto	1.957
1254	Grass	1.840
1217	Ditto	2.772
1218	Ditto	2.850
1219	Ditto	2.448
Pt.1252	Grass	2.658
1199a	Road Waste	.293
1201	Littlehag Wood	2.066
Pt.1200	Roadway	.325
		19.275

Littlehag Wood is in hand and the remainder is let to the Clay Cross Company, at £42 per annum.

Apportioned Outgoings:

Tithe, 5s.
Land Tax, 3s. 5d.

Value of Timber, £166.

This Lot is affected by the Conveyance to the Derwent Valley Water Board (see Condition No. 13).

LOT 11 (Coloured Yellow on Plan No. 1).

A Valuable and Important

Grazing Accommodation

with Woodlands, situated between Ambergate and Fritchley and within half a mile of Ambergate Junction and extending to about

49a. 2r. 32p.

of which approximately 30 Acres are Capital Grassland, 6 Acres of thriving Mixed Woodlands, known as Smith's Rough, and the remainder is arable.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Crich Parish.	
1206a	Grass	1.435
1204	Ditto	2.731
1205	Arable	3.287
1203	Ditto	3.560
1206	Grass	1.482
1255	Ditto	3.898
1213	Ditto	1.234
1259	Ditto	6.680
1257	Ditto	5.578
1258	Ditto	6.655
1264	Arable	6.800
Pt.1270	Trees	.080
Pt.1269	Waste	.100
1215	Smiths Rough	1.967
1216	Ditto	3.948
1260	Plantation	.264
		49.699

The Woodlands, Nos. 1215 and 1216, in Crich Parish, are in hand, and the remainder is let to Mr. T. Bowmer with other lands. Apportioned rent £55 per annum. The Light Railway intersecting this lot is not included in the Sale or the area for the lot and the Vendor reserves the right of access to this at all times and for all purposes.

Apportioned Outgoings:

Tithe, 19s. 8d.

Land Tax, 7s. 6d.

Value of Timber, £410.

A Right-of-Way for all purposes over the roadway being Ord. No. Pt. 1269 and running along the Southern boundaries of Ord. Nos. 1255, 1256, 1257 and 1258 is reserved to the Owner for the time being of Lot 18.

This lot is affected by the Conveyance to the Derwent Valley Water Board (see Condition No. 13).

The shooting in the Woodlands is let on a yearly tenancy (see Stipulation No. 22).

LOT 12 (Coloured Pink on Plan No. 1).

About

7a. 3r. 9p.

of Centrally-situated

Accommodation Pasture or Building Land

having about 270 yards frontage to the main road

being within a few minutes' walk of Ambergate Junction and adjoining Lots 7, 14 and 24.

This Lot is Ord. Nos. 1326 and 1330 in Crich Parish and is let with other lands to Mr. T. Bowmer. Apportioned rent £15 per annum.

Apportioned Outgoings:

Tithe, 3s. 6d.

Land Tax, 1s.

Value of Timber, £8.

LOT 13 (Coloured Yellow on Plan No. 1).

A Row of Eight Cottages

situated on the Ambergate Ripley Road, less than half a mile from Ambergate Junction Station, built in pairs of brick with tiled roofs, and each containing Two Rooms upstairs and Two down with Pantry, Coal-house and Closet. Standing in Gardens extending in all to about

2r. 8p.

being Ord. No. 1328 in Crich Parish and is let to Messrs. T. A. and W. A. Glossop, at £36 per annum.

Apportioned Outgoings:

Tithe, 2s. 5d.

Land Tax, 3s. 8d.

A Right-of-Way for all purposes over the roadway in front of the cottages is reserved to the Vendor.

Lots 14 & 22 will first be offered as one Lot, and if not so sold, then separately.

LOT 14 (Coloured Blue on Plan No. 1).

The Important and Imposing
Fully Licensed and Free Premises
known as
The Hurt Arms Hotel
AMBERGATE,

which, together with Enclosures of Excellent Grassland, extends to about

16a. 1r. 29p.

The House

situated in a capital position for an hotel opposite **Ambergate Junction Station (Main Midland Railway) and on the main Derby-Matlock Road** and within 7 miles of Matlock Bath and 2½ miles from Belper. It is a 3-storey building, substantially built of stone with tiled roof and contains on the **Ground Floor**, large entrance passage with Bar, Tap Room, Commercial Room, Private Sitting Room, Front and Back Kitchens, Scullery and Pantry.

On the **First Floor** are Five Bed Rooms, Landing, Bath Room and w.c.

On the **Second Floor**, are Five Bed Rooms, Landing and Box Room.

A Club Room, Store Room and Hay Chamber adjoin. Good cellarage under the entire house. Gas is laid on to the house and stabling, and company's water is installed.

The Buildings

of similar construction to the house are conveniently placed, being approached from the road through a paved yard and comprise Two 3-Stalled Stables, Coachhouse and Loose Box, together with a Store Shed, Pig Styes and Cowhouse.

Excellent walled-in Kitchen Garden and Tea Garden, together with a paddock.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Heage Parish.	
Pt. 237	Hotel premises	.470
239	Ditto & Garden	.447
225	Grass	3.106
247	Ditto	7.690
248	Ditto	4.717
		16.430

Let to Mr. J. R. Mountney, with other lands. Apportioned rent £197 per annum.

Apportioned Outgoings:

Tithe, £1 11s. 6d.

Land Tax, as assessed (if any).

A Right-of-Way for timber hauling over the roadway intersecting Ord. No. 248 in this lot is reserved to the owners for the time being of Lot 24 upon payment for any extraordinary damage done.

This lot is affected by the Conveyance to the Derwent Valley Water Board (see Condition No. **13**).

LOT 15 (Coloured Blue on Plan No. 1).

One of the Most Attractive
Smaller Farms
known as
Chase Farm
AMBERGATE,

having a unique and important situation adjoining the main Matlock-Derby Road, the River Derwent and the Cromford Canal, and close to Ambergate Junction Station, and extending to about

32a. 1r. 29p.

all of which is Valuable Grassland.

The Superior House

is pleasantly situated and stone-built and tiled and contains Six Bed Rooms, Sitting Room, Living Room, Kitchen, Pantry and Washhouse, Orchard and Garden. Spring of water.

The Farm Buildings

built of stone and tile and comprise Trap House, Stabling for 3, with Granary over, Cowhouses to tie 11 with a Chamber over part and Feeding Passage, 3 Loose Boxes, Pigstye, Barn, 2-Bay Cart Shed, Manure Yard, Cattle Shed.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Crich Parish.	
1303	Grass	3.853
1312	House, Premises, etc. ...	1.256
1312a	Orchard	.615
1313	Ditto	1.045
1316	Grass	2.558
1315	Ditto	7.388
1310	Ditto	.609
1317	Ditto	.724
Pt.1318	Ditto	.650
1308	Ditto	5.765
Pt.1319	Ditto	7.850
Pt.1307	Lane	.030
Pt. 1309	Grass	.090
		32.433



Lot 14.—"The Hurt Arms Hotel," Ambergate Junction.



Lot 75.—"The Derwent Hotel."



Lot 84.—Carr Cottage.

Ord. No. 1303 is let to Mr. R. H. Wilmot, Junr., at £8 8s. per annum and the remainder is let to Mr. R. H. Wilmot, Senr., with other lands. Apportioned rent £55 per annum.

Apportioned Outgoings:

Tithe, £2 17s. 6d.

Land Tax, as assessed (if any).

Value of Timber, £18.

N.B.—Parts of Ord. Nos. 1318 and 1319, situated close to the Railway Bridge are claimed by the Midland Railway Company and are not included in the sale or in the area of this lot.

Rights of Way for all purposes as at present enjoyed over the roadway, being Ord. No. Pt. 1307 on this lot are reserved to the Owners for the time being of Lots 17 and 17a, upon payment of proportionate parts of the cost of upkeep.

This lot is affected by the Conveyance to the Derwent Valley Water Board (see Condition No. 13).

LOT 16 (Coloured Pink on Plan No. 1).

An Enclosure of Valuable

Accommodation Pasture

having long frontage to the main Derby and Matlock Road and the River Derwent, situated adjoining Lot 15, within half a mile of Ambergate Junction, and extending to about

7a. 0r. 25p.

being Ord. No. 1301 in Crich Parish and let to Messrs. J. Glossop & Sons at £14 14s. per annum.

Apportioned Outgoings:

Tithe, 3s. 5d.

Land Tax, 6d.

Value of Timber, £10.

LOT 17 (Coloured Pink on Plan No. 1).

Two Enclosures of

Accommodation Pasture

situated just off the main Derby and Matlock Road adjoining Crich Chase Farm and Lots 11 and 56, and extending to about

3a. 0r. 32p.

being Ord. Nos. 1261 and 1292, in Crich Parish. Let to Mr. G. Twigg, with other lands. Apportioned rent £5 per annum.

Apportioned Outgoings:

Tithe, 1s.

Land Tax, as assessed (if any).

Value of Timber, £4.

A Right-of-Way for alll purposes as at present enjoyed over the roadway being Ord. No. Pt. 1307 on Lots 15 and 17a, is reserved to the Owner for the time being of this lot, upon payment of a proportionate part of the cost of upkeep.

LOT 17a (Coloured Yellow on Plan No. 1).

An Enclosure of

Accommodation Pasture

situated just off the main Derby and Matlock Road, adjoining Crich Chase Farm and Lot 15 and extending to about

3a. 0r. 3p.

being Ord. Nos. 1306 and Pt. 1307 in Crich Parish and let, with other lands, to Mr. G. Twigg. Apportioned rent £5 per annum.

Apportioned Outgoings:

Land Tax, as assessed (if any).

Land Tax, £

A Right of Way for all purposes, as at present enjoyed, over the roadway, being Ord. No. Pt. 1307 on Lot 15, is reserved to the owner for the time being of this lot, upon payment of a proportionate part of the cost of upkeep.

A similar Right of Way over the roadway Pt. Ord. No. 1307 on this lot, is reserved to the owner for the time being of Lot 17, upon similar terms.

LOT 18 (Coloured Green on Plan No. 1).

Situated adjoining Lot 11, and comprising

Two Enclosures of

Accommodation Pasture

extending to about

4a. 1r. 5p.

Being Ord. Nos. 1263 and Pt. 1288 in Crich Parish, and let, with other lands, to Mr. G. Twigg, apportioned rent £7 per annum.

Apportioned Outgoings:

Tithe, 9s. 3d.

Land Tax, as assessed (if any).

Value of Timber, £2.

A Right of Way over the track being Ord. No. Pt. 1269, and running along the Southern boundaries of Ord. Nos. 1255, 1256, 1257 and 1258 on Lot 11 is reserved to the owner for the time being of this lot.

This lot is affected by the Conveyance to the Derwent Valley Water Board (see Condition No. 13).

LOT 19 (Coloured Pink on Plan No. 1).

About

4a. 3r. 29p.

of valuable

Accommodation Pasture

having long Building Frontage to the Ambergate-Ripley Road,

being Ord. Nos. 224, 229, Pt. 230 and 230a in Heage Parish.

Let to Messrs. J. Glossop & Son, at £13 per annum.

Apportioned Outgoings:

Tithe, 5d.
Land Tax, 5d.

This lot is affected by the Conveyance to the Derwent Valley Water Board (see Condition No. 13).

LOT 20 (Coloured Green on Plan No. 1).

Adjoining Lot 19 and comprising an Enclosure of

Valuable Accommodation Pasture or Building Land

extending to about

1a. 1r. 38p.

having a long Frontage to the Ambergate-Ripley Road and less than 100 yards from Ambergate Junction Station.

Beinng Ord. No. 231 in Heage Parish, and let, with other lands, to Mr. J. R. Mountney, apportioned rent, £3 per annum.

Apportioned Outgoings:

Tithe, 6s. 4d.
Land Tax, as assessed (if any).

LOT 21 (Coloured Pink on Plan No. 1).

An Exceptionally Well-situated

Corner Site

situated adjoining Ambergate Junction station, occupying an excellent position at the junction of the main Derby and Matlock Road, and the Derby and Ripley Road, extending to about

2r. 29p.

and being Ord. No. 236 in Heage Parish.
Let, with other lands, to Mr. R. H. Wilmot, apportioned rent, 15s. per annm.

Apportioned Outgoings:

Tithe, 1d.
Land Tax, as assessed (if any).

The Midland Railway Company have an easement for a pipe across this lot, for which they pay an annual acknowledgment of 5s.

Lots 14 & 22 will first be offered as one Lot.

LOT 22 (Coloured Green on Plan No. 1).

An Exceptionally Well-situated Enclosure of Valuable

Accommodation Pasture

adjoining the Hurt Arms Hotel (Lot 14), and having long

Building Frontage

to the main road and extending to about

6a. 1r. 15p.

upon which is a useful stone-built cattle shed, and being Pt. Ord. Nos. 237 and Pt. 238 in Heage Parish.

Let, with other lands, to Mr. R. H. Wilmot, apportioned rent £10 per annum.

Apportioned Outgoings:

Tithe, 8d.
Land Tax, £

Value of Timber, £2.

N.B.—The cottage and garden adjoining the South-West corner of this lot are not included in the sale.

LOT 23 (Coloured Pink on Plan No. 1).

Practically adjoining Lot 22 and comprising a similar Enclosure of

Accommodation Pasture

having long Frontage to the main Derby Road, Holly Lane and the River Derwent, extending to about

4a. 0r. 3p.

and being Ord. No. 284 in Heage Parish.

Let, with other lands, to Mr. R. H. Wilmot, apportioned rent £5 19s. 6d. per annum.

Apportioned Outgoings:

Tithe, 5d.
Land Tax, £

Value of Timber, £5.

The Midland Railway Company pay 5s. per annum for poles and stays situated on this Lot.

LOT 24 (Coloured Green on Plan No. 1).

WITH POSSESSION.

Valuable Mixed Woodlands

known as

"Thacker's Chase"

situated in the Parish of Heage, close to Ambergate Junction, and extending to about

27a. 3r. 1p.

and containing a large quantity of thriving oak timber.

Being Ord. No. 278 in Heage Parish. This lot is in hand and possession will be given on completion.

Apportioned Outgoings:
Tithe, 15s. 10d.
Land Tax, as assessed (if any).

Timber included.

Rights of Way for timber hauling over the roadways intersecting Ord. Nos. 249, 250 and 221 on Lot 7 and intersecting Ord. No. 248 on Lot 14 are reserved to the Owner for the time being of this lot upon payment for any extraordinary damage done.

This lot is affected by the Conveyance to the Derwent Valley Water Board (see Condition No. 13).

The Sporting let on a yearly tenancy (see Stipulation No. 22).

LOT 25 (Coloured Pink on Plan No. 1).

The Valuable and Attractive Woodlands

known as

"Graves Wood"

situated in Heage Parish, and extending to about

6a. 3r. 37p.

and containing numerous well-grown hard woods and conifers, including

This lot is Ord. No. Pt. 149, and is in hand.

Apportioned Outgoings:
Land Tax, as assessed (if any).

The approach to this Wood is dependent on adjoining owners.

LOT 26 (Coloured Yellow on Plan No. 3).

Lots 26, 26a, 26b, and 26c will first be offered as One Lot, the whole making a **Most Attractive Small Building Estate of 23a. 3r. 2p.**, and if not so sold, then separately.

An Enclosure of

Building or Accommodation Land

having 180 yards Frontage to Tenter Lane, and occupying a central position in Heage, known as one of the "West Bank Fields," and extending to about

4a. 1r. 27p.

being Ord. No. 720 in Heage Parish.

Let, with other lands, to Mr. G. Sims, apportioned rent, £7 per annum.

Apportioned Outgoings:
Tithe, 5d.
Land Tax, as assessed (if any).

This Lot is affected by the Mineral Lease to Mr. Chas. Ford (see Conditions of Sale).

LOT 26a (Coloured Pink on Plan No. 3).

The Adjoining

Corner Building Site

having 330 yards Frontage to Tenter Lane, and to another parish road, occupying one of the best positions in the centre of Heage Parish, extending to about

5a. 2r. 15p.

and being Ord. No. 744 in Heage Parish.

Let, with other lands, to Mr. G. Sims, apportioned rent £8 10s. per annum.

Apportioned Outgoings:
Tithe, 7d.
Land Tax, as assessed (if any).

This Lot is affected by the Mineral Lease to Mr. Chas. Ford (see Conditions of Sale).

LOT 26b (Coloured Blue on Plan No. 3).

Adjoining Lot 26 and comprising a similar Enclosure of

Building or Accommodation Land

having 180 yards Frontage to one of the principal roads, in the centre of Heage Parish, extending to about

7a. 0r. 36p.

and being Ord. No. 721 in Heage Parish.

Let, with other lands, to Mr. G. Sims, apportioned rent, £11 per annum.

Apportioned Outgoings:
Tithe, 9d.
Land Tax, as assessed (if any).

This Lot is affected by the Mineral Lease to Mr. Chas. Ford (see Conditions of Sale).

LOT 26c (Coloured Green on Plan No. 3).

The Adjoining Corner Site

having about 330 yards Frontage to two parish roads, extending to about

6a. 2r. 5p.

and being Ord. No. 743, in Heage Parish.
Let, with other lands, to Mr. G. Sims, apportioned rent £9 10s. per annum.

Apportioned Outgoings:
Tithe, 8d.
Land Tax, £

This Lot is affected by the Mineral Lease to Mr. Chas. Ford (see Conditions of Sale).

LOT 27 (Coloured Pink on Plan No. 1).

A Capital Farm

known as

"Dairywood Farm,"

situated in the Parish of Alderwasley, with long Frontages to a high road and within easy reach of Belper and Ambergate Junction, and extending to about

145a. 0r. 18p.

of which approximately 85 Acres are good Grassland and the remainder is productive Arable.

The House

is stone built and tiled, and contains Six Bed Rooms, Sitting Room, Living Room, Kitchen, Dairy and Two Pantries. Detached Wash-house. Garden and Orchard. Spring of water.

The Farm Buildings

are substantially built of stone, and part slated and part tiled, and comprise 3-Bay Cart Shed, Two Open Yards, Cattle Shed, Cow Houses to tie 17 and 6 respectively, with Feeding Passages, one with chamber over. Range of Piggeries, Two Loose Boxes and Stabling for four, with Loft over. Mixing Room, Barn, Stack Yard.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
515	Grass	4.909
514	Ditto	5.093
516	Arable	5.272
533	Ditto	3.892
534	Ditto	5.270
532	Grass	5.576
535	Arable	3.490
531	Grass	5.616
530	Ditto	5.249
528	Arable	5.985
582	Grass	5.290
583	Ditto	4.766
585	Arable	5.071
527	Ditto	3.785
590	Grass	4.932
589	Ditto	5.284
586	Arable	4.721
Pt. 584	Grass	2.647
622	Orchard	.263
587	Grass	2.630
620	House, Premises, Orchard, etc.	2.675
591	Grass	3.657
588	Ditto	3.288
619	Ditto	8.012
657	Ditto	11.728
617	Arable	12.974
660	Grass	5.258
659	Ditto	7.580
661	Trees	.199
		145.112

Let with other lands to Mr. Arthur Calderbank, apportioned rent, £150 per annum.

Apportioned Outgoings:
Tithe, £15 13s. 11d.
Land Tax, £3 1s. 3d.

Value of Timber, £68.

Rights-of-Way for timber hauling from Dairy Wood and Yewtree Wood over a track intersecting Ord. Nos. 659, 657 and 620 and over the roadway out to the Parish road, are reserved to the Vendor upon payment for any extraordinary damage done.

The water pipes supplying the house and premises on Lot 28 cross this lot, as roughly indicated on the plan by dotted lines, and the right to retain and renew these pipes in their present position and of access at all times and for all purposes in connection with the water supply to these pipes, is reserved to the Owner for the time being of Lot 28 upon payment for any extraordinary damage done.

All sporting rights over this Lot are reserved to the Vendor (see Stipulation No. 22).

LOT 28 (Coloured Yellow on Plan).

The Important and Valuable

Dairying and Stock-Rearing Farm

known as

Lawn Farm

situated in the Parishes of Alderwasley, Belper and Heage, intersected by good parish roads, within 2 miles of Belper and about half a mile from Ambergate Junction and extending to about

225a. 0r. 6p.

of which approximately 159 Acres are Excellent Grassland (including 43 Acres of Riverside Land), 4½ Acres of thriving Woodland, and the remainder is free working arable.

The Superior House

with a Southern aspect, is part stone and part brick built and slated and contains Three Attic Rooms, Three Bed Rooms, w.c., Two Sitting Rooms, Dining Room, Kitchen, Scullery, Pantry and Cellar. Orchard. Well laid-out Garden and Glasshouse. Spring of water.

The Farm Buildings

are conveniently arranged, around Two Open Yards mostly stone-built and tiled and comprise Mixing Room, Two Calf Boxes with Feeding Passage. Cowhouses to tie 18, 14, 12, 11, 5 and 2 respectively, mostly with Feeding Passages, Fodder Rooms and Chambers over, Four Loose Boxes and Poultry Houses, Manure Yard, Implement Shed, Stack Yard, Stabling for 4 and 3 respectively, with Chambers over, Range of Piggeries, Small Open Yard with 2-bay Cattle Shed, 2-bay Cart Shed, together with a Range of Off-buildings, known as

Brown's Barn

stone-built and tiled with ties for 15 cows and 7 young stock with Chamber over and Hay Barn.



Lot 28.—The Lawn House.



Lot 29.—Wiggonlee Farm.



Lot 30.—Netherpark House.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
415	Arable	4.601
414	Grass	.702
413	Arable	2.524
412	Ditto	3.861
469	Grass	3.938
470	Ditto	2.992
472	Ditto	2.468
471	Browns Barn	.306
411	Grass	5.270
410	Arable	4.178
474	Ditto	4.919
475	Grass	2.743
476	Arable	8.813
478	Grass	1.351
477	Arable	5.149
482	Ditto	2.493
480	Grass	9.092
481	Trees	.247
483	Arable	3.636
484	Plantation	.953
479	Ditto	7.912
485	Plantation	.590
522	Grass	7.145
519	Arable	7.484
520	Grass	8.627
521	Ditto	7.773
523	Arable	5.238
529	Rough	.331
596	Grass	9.271
612	Ditto	9.417
525	Ditto	3.569
614	Ditto	9.120
594	Ditto	2.729
595	Ditto	6.917
526	House, Premises & Orchard ...	3.060
616	Grass	2.557
593	Ditto	10.561
618	Ditto	2.673
592	Ditto	9.455
611	Ditto	7.022
609	Ditto	7.575
606a	Part Longlands Wood ...	2.800
610	Ditto	5.236
605	Ditto	3.936
	In Heage Parish.	
345	Grass	.261
346	Ditto	.828
	In Belper Parish.	
102	Grass	5.580
101	Ditto	7.134
		225.037

Pt. Longlands Wood Ord. No. 606a is in hand and the remainder is let to Mrs. A. Calderbank and Sons, at £280 per annum.

Apportioned Outgoings:
Tithe, £20 5s. 9d.
Land Tax, £4 1s. 6d.

Value of Timber, £28.

All sporting rights over this Lot are reserved to the Vendor (see Stipulation No. 22).

This lot is sold with the benefit of a supply of water from the well situated close to Shed House adjoining Lot 27 as at present enjoyed, together with the right of access at all times and for all purposes in connection with this water supply to the pipes running therefrom and crossing Lot 27 as roughly indicated on the plan by dotted lines, upon payment for any extraordinary damage done.

A Right-of-Way for timber hauling over a track 30-ft. wide running along the Western boundary of Ord. No. 605 on this lot is reserved to the Vendor, his heirs and assigns, and his or their workmen.

A 1s. per annum is paid by the Owner of this Lot for the privilege of fixing wire netting to the fence in the Wood near Longland's Tunnel, belonging to the Midland Railway Company.

LOT 29 (Coloured Green on Plan No. 1).

A Capital Stock-Rearing and Mixed Farm

known as

Wiggonlee Farm

situated in the Parish of Alderwasley, intersected by Holly Lane, 3 miles from Belper, and within easy distance from Ambergate Junction and extending to about

133a. 0r. 26p.

of which approximately 90 Acres are capital Grassland and the remainder is Productive Arable.

The Farm House

is stone-built and slated and part tiled and contains Six Bed Rooms, Two Sitting Rooms, Kitchen, Scullery, Pantry, Dairy and Cellar. Orchard.

The Farm Buildings

adjoining the high road are stone-built and tiled and part slated, and comprise Dairy, Three Loose Boxes and Cattle Shed, Stabling for 4 with Granary over, Calf Houses to tie 5 and 7 respectively, Cow Houses to tie 10 and 6 respectively with Feeding Passages, Mixing Room with Corn Chamber over, Implement Shed, bull House, Cart Shed. Manure and Stack Yards.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
428	Grass	3.744
425	Ditto	1.365
423	Ditto	2.248
419	Arable	5.065
468	Grass	2.930
459	Ditto	6,860
460	Ditto	6.621
462	House, Orchard & Premises ...	1.716
463	Grass	3.175
464	Ditto	5.276
465	Ditto	4.100
466	Ditto	5.242
467	Arable	7.947
487	Grass	5.124
488	Ditto	4.327
486	Ditto	3.825
518	Arable	1.793
517	Ditto	3.374
494	Ditto	8.774

Ord. No.	Description.	Acreage.
493	Grass	11.807
492	Ditto	5.883
491	Arable	5.417
490	Ditto	6.137
489	Ditto	4.885
511	Grass	8.080
510	Trees	.296
512	Ditto	7.150
		133.161

The Wood, Ord. No. 510, is in hand and the remainder is let to Mr. Francis Seal at £201 per annum.

Apportioned Outgoings:

Tithe, £8 12s.

Land Tax, as assessed (if any).

Value of Timber, £10.

The water supply to the house and premises on this lot is driven by a ram situated in the woodlands retained by the Vendor on the Northern side of this lot. The Owner for the time being of this lot shall have the benefit of the supply as at present enjoyed together with the right of access to the ram and pipes running therefrom at all times and for all purposes in connection with the maintenance of the water supply upon payment for any extraordinary damage done.

All sporting rights over this Lot are reserved to the Vendor (see Stipulation No. 22).

LOT 30 (Coloured Blue on Plan No. 1).

An Attractive Moderate Sized Occupation

known as

Netherpark Farm

situated in Alderwasley Parish, intersected by and having long frontages to good Parish roads and within easy distance from Belper and Ambergate Station and extending to about

102a. 2r. 38p.

of which approximately 75 Acres are Grassland and the remainder is free working arable.

The Superior House

is substantially built of stone and tiled, with gabled roof, and contains Five Bed Rooms and Box Room, Two Sitting Rooms, Kitchen, Living Room and Dairy. Spring water laid on. Orchard and Garden.

The Farm Buildings

conveniently arranged and adjoining Jackass Lane, are stone-built and slated and part tiled and comprise Cowhouses to tie 8, 5, 5 and 2 respectively (1 having Feeding Passage), Two Pigstyes, Mixing House, Stabling for 2 with Granary over, Trap Shed, Cowhouse to tie 6 young stock, Poultry House, Off Barn, Loose Box, together with a Range of stone and slated and part tiled-off Buildings known as

"Spencer Barn"

comprising an open shed for horses with chamber over, Cattle Shed and Hay Chamber.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
373	Grass	4.231
372	Spencer Barn	.209
371	Grass	6.514
381	Ditto	7.614
374	Ditto	13.859
375	Ditto	5.209
376	Ditto	8.136
391	Arable	4.292
392	Grass	4.094
394	Ditto	2.568
393	Ditto	1.486
395	Ditto	.954
Pt. 396	House & Garden	.250
397	Grass	2.155
390	Arable	3.191
439	Grass	1.343
438	Arable	1.891
440	Rough	1.544
437	Ditto	1.725
436	Grass	2.489
433	Ditto	1.637
431	Premises	.583
441	Arable	5.149
451	Grass	6.445
435	Ditto	2.528
432	Ditto	1.401
430	Ditto	1.830
429	Ditto	2.308
434	Arable	2.608
453	Ditto	2.008
452	Ditto	1.165
442	Wood	.503
454	Ditto	.815
		102.734

The Woods, Ord. Nos. 442 and 454, are in hand, and the remainder is let to Mr. C. Taylor, at £107 per annum.

Apportioned Outgoings:

Tithe, £7 12s. 4d.

Land Tax, £1 19s. 2d.

Value of Timber, £37.

The water supply to the house and premises on Lot 32 is piped from Spencer Barn, situated on this Lot, which is sold subject to this easement and to the right of access at all times and for all purposes in connection with the maintenance of this water supply to the water pipes, etc., in favour of the Owner for the time being of Lot 32 upon payment for any extraordinary damage done.

All sporting rights over this Lot are reserved to the Vendor (see Stipulation No. 22).



Lot 31.—Sandyford Farm.



Lot 33.—Whitewells Farm.



Lot 38.—"The Bear Inn."

LOT 31 (Coloured Yellow on Plan No. 1).

A Productive and Conveniently Worked

Mixed Holding

known as

Sandyford Farm

situated in the Parish of Alderwasley, intersected by the high road, within 2½ miles of both Belper and Ambergate Stations and extending to about

178a. 1r. 31p.

of which approximately 155 Acres are Grassland and the remainder is productive arable.

The Superior Residence

situated near the road is stone built and tiled and part slated and contains Two Attic Rooms, Five Bed Rooms, w.c., Kitchen, Two Sitting Rooms, Parlour, Dairy, Pantry and Washhouse, Garden and Orchard. Well of water.

The Farm Buildings

situated in the centre of the Farm and adjoining the high road are substantially built of stone and tiled, comprising 3-bay Cart Shed, Implement Shed, Pigstyes, milk cooling trough with spring water, Stabling for 7 and box with Chamber over, Chaff House (easily converted into two good boxes), Cowhouses to tie 10, 9 and 5 respectively with Granary over, Grain Pit, Mixing House, Poultry Houses and Stackyard, brick-built and tiled Calfhouse for 12, Open Yard with 4-bay Cattle Shed with troughs, Trap House.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
446	Grass	10.106
382	Ditto	10.528
378	Ditto	2.847
379	Ditto	14.383
380	Ditto	4.182
504	Ditto	4.283
502	Ditto	4.538
503	Ditto	1.185
505	Ditto	20.309
501	House, Premises & Orchard ...	1.473
549	Arable	3.557
450	Pt. Arable, Pt. Grass ...	9.016
499	Grass	3.294
506	Ditto	5.367
507	Ditto	11.653
548	Ditto	4.453
551	Ditto	1.061
552	Ditto	4.625
498	Trees	.272
497	Grass	10.928
496	Ditto	2.165
456	Arable	3.844
457	Ditto	4.421
495	Grass	7.967
509	Ditto	3.308
508	Rough Grass	3.997
547	Grass	3.764
559	Arable	4.296
560	Grass	4.272
563	Ditto	7.220
455	Ditto	3.864
561	Thorneyhedge Plantation ...	1.262
		178.440

Thornyhedge Wood, Ord. No. 561, is in hand, and the remainder is let to Messrs. G. H. and W. Redfern with other lands. Apportioned rent £193 per annum.

Apportioned Outgoings:

Tithe, £15 16s. 5d.

Land Tax, £4 2s.

Value of Timber, £57.

The water supply to the house and premises on Lot 32 is piped from Spencer Barn on Lot 30 and the water pipes cross part of this lot which is sold subject to the right of access to these pipes at all times and for all purposes in connection with the maintenance of the water supply to the Owner for the time being of Lot 32, upon payment for any extraordinary damage done.

All sporting rights over this Lot are reserved to the Vendor (see Stipulation No. 22).

LOT 32 (Coloured Pink on Plan No. 1).

One of the Most Attractive

Smaller Holdings

known as

Milnhay Farm

situated in the Parish of Alderwasley, having a long frontage to the High Road and extending to about

60a. 2r. 34p.

of which 43 Acres are capital Grassland nearly 2 Acres of thriving Woodland and the remainder is free working arable.

The House

is stone built and tiled and contains Four Bed Rooms, Parlour, Living Room, Kitchen and Scullery.

The Farm Buildings

are stone and tile built and comprise stabling for 2 with Chamber over, large Mixing Room, Loose Box, Cowhouse to tie 11 with Feeding Passage. Two good Pigstyes and Yard.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
562	Grass	5.409
566	Ditto	4.670
568	Arable	2.590
564	Lane	.064
637	Ditto	.102
638	House, Premises, etc. ...	.757
639	Grass	.487
565	Ditto	2.820
567	Ditto	4.658
569	Ditto	3.728
636	Ditto	3.825
640	Ditto	4.488
641	Ditto	6.165
675	Ditto	5.656
635	Arable	5.846
634	Ditto	2.678
633	Ditto	4.081
643	Wood	1.779
642	Rough	.914
		60.717

Ord. Nos. 642 and 643 are in hand and the remainder is let to Mr. F. White at £68 per annum.

Apportioned Outgoings:

Tithe, £5 2s. 5d.
Land Tax, £1 6s. 8d.

Value of Timber, £33.

The right to a supply of water as at present enjoyed to the cottage known as Star Chamber on Lot 33 from the well situated in Ord. No. 642 on this lot is reserved to the Owner for the time being of Lot 33.

The water supply to the house and premises on this lot is piped from Spencer Barn on Lot 30, which is sold subject to this easement and to the right of access at all times and for all purposes to the pipes which cross this part of Lot 30, also Lot 31, in favour of the Owner for the time being of this lot, upon payment for any extraordinary damage done.

All sporting rights over this Lot are reserved to the Vendor (see Stipulation No. 22).

LOT 33 (Coloured Yellow on Plan No. 1).

An Important and Conveniently Worked Mixed Holding

known as

Whitewells Farm

situated in the Parish of Alderwasley, intersected by the high road; 1½ miles from Belper Station and Ambergate Junction respectively, and extending to about

140a. 1r. 35p.

of which approximately 96 Acres are excellent Grassland and the remainder is arable.

The Superior Residence

is a 3-storey Stone-built and Tiled House, containing Three Attic Rooms and Box Room, 3 Bed Rooms, Bath Room and W.C., Kitchen, Morning Room, Two Sitting Rooms, Large Dairy and Cellar, Orchard.

The Farm Buildings

are substantially built of stone and slated and are conveniently arranged around an open flagged yard and comprise Two-bay Cart Shed, Stabling for 5 with Chamber over, Cowhouses to tie 20, 13 and 2 respectively with Feeding Passages, with Hay Barn over part, Mixing Room and Grain Pit, Calf House, Two Loose Boxes, Two Pigstyes, Poultry House, Trap House, Range of Lambing Sheds, together with a desirable

Stone Built and Tiled Cottage

known as "Star Chamber," containing Two Rooms Up and Two Down and Pantry. Company's water is laid on to the house and to several of the fields.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
697	Grass	5.943
696	Ditto	4.893
694	Ditto	6.745
693	Ditto	6.644
692	Ditto	2.714
695	Ditto	5.234
685	Ditto	1.954
686	Ditto	3.029
687	Ditto	4.785
664	House, Premises & Orchard ...	1.237
663	Grass	1.231
662	Ditto	5.610
656	Ditto	6.082
680	Arable	4.830
681	Ditto	3.658
671	Ditto	4.138
670	Ditto	7.094
669	Grass	5.202
682	Arable	5.701
683	Grass	2.554
665	Ditto	3.949
668	Ditto	3.676
667	Ditto	2.294
666	Arable	2.990
650	Ditto	2.955
649	Grass	6.168
648	Ditto	4.359
630	Rough	.167
629	Grass	3.030
631	Ditto	3.531
632	Arable	2.148
646	Grass	3.464
647	Ditto	2.956
645	Arable	3.807
673	Lane	.328
672	Arable	4.480
674	Cottage & Garden	.226
644	Wood	.149
655	Ditto	.515
		140.466

The Woods, Ord. Nos. 644 and 655, are in hand and the remainder is let to Messrs. I. and I. L. Beardsley, with other lands. Apportioned Rent, £190 per annum.

Apportioned Outgoings:

Tithe, £12 14s. 10d.

Land Tax, £2 19s. 5d.

Value of Timber, £100.

The right to a supply of water as at present enjoyed from the well situated in Ord. No. 642 on Lot 32 to the cottage known as Star Chamber, on this lot, is reserved to the Owner for the time being of this lot.
N.B.—The 5 and 2-bay Dutch Barns were built by the Tenant.

All sporting rights over this lot are reserved (see Stipulation No. 22).

LOT 34 (Coloured Green on Plan No. 1).

A Particularly Choice Small Holding

known as

"The Gorses"

situated in Alderwasley Parish, intersected by Parish roads and having over half a mile of frontage to these, and extending to about

24a. 0r. 6p.

of which approximately 19 Acres are good Grassland and the remainder is arable.

The House

is stone-built and tiled and contains Two Bed Rooms, Living Room, Kitchen and Dairy. Company's water is laid on.

The Buildings

stone-built and tiled, comprise Cowhouse to tie 3 with Granary over, Two Pigstyes, Small Stackyard and Large Off-barn.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
676	Grass	5.552
703	Ditto	4.598
701	Arable	4.234
706	Ditto	1.193
708	Grass	1.551
709	Ditto	2.712
710	Ditto	3.724
717	House, Premises, etc. ...	.471
		24.035

Let to Mr. W. Brailsford at £40 per annum.

Apportioned Outgoings:

Tithe, £2 5s. 10d.

Land Tax, as assessed (if any).

Value of Timber, £3.

LOT 35 (Coloured Blue on Plan No. 1).

A Most Attractive and Valuable

Small Holding

extending to about

37a. 2r. 35p.

comprising some

Excellent Land

and situated at Belper Lane, within less than 1 mile from Belper Town, all of the fields having frontage to Parish roads.

The Farm Premises

are stone-built and slated and comprise Loose Box (easily convertable into a 2-stall stable), Cowhouse to tie 4 and 4 young stock, Small Open Yard with Two-bay Cattle Shed, Fodder Room, Mixing House, Calf Box with Loft over, Implement Shed.

Company's water is connected to the premises and to several of the fields which are divided according to the following schedule:

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
719	Grass	7.072
698	Ditto	4.967
718	Ditto & Premises	2.350
700	Ditto	7.402
679	Arable	5.541
699	Grass	6.596
678	Arable	3.791
		37.719

Let with other lands to Messrs. I. and I. L. Beardsley, Apportioned Rent, £48 per annum.

Apportioned Outgoings:

Tithe, £3 14s. 1d.

Land Tax, 15s. 10d.

Value of Timber, £3.

All sporting rights over this lot are reserved to the Vendor (see Stipulation No. 22).

LOT 36 (Coloured Pink on Plan No. 1).

A Very Desirable Small Holding

known as

Packhorse Farm

situated in Alderwasley Parish, with long frontages to two Parish roads and extending to about

33a. 3r. 35p.

of which approximately 19 Acres are Grassland and the remainder is Arable.

The House

situated at four cross roads, is stone-built and slated, and contains Three Bed Rooms, Sitting Room, Kitchen, Living Room and Dairy, Wash-house. Well of water. Garden.

The Buildings

are stone-built and tiled and comprise Cowhouses to tie 7, 4, 2 and 2 respectively, and Mixing Room with Hay Chamber over. Calf pen.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
383	Grass	5.829
384	Arable	3.971
Pt. 368	House, Premises, etc. ...	.280
385	Arable	2.373
386	Grass	2.228
387	Arable	2.248
388	Ditto	2.180
443	Grass	3.501
444	Rough	2.076
445	Ditto	1.451
449	Ditto	1.186
227	Grass	3.633
228	Arable	3.011
		33.967

Let to Mr. Carrington at £34 per annum.

Apportioned Outgoings:

Tithe, £2 3s.

Land Tax, 9s. 9d.

The right to a supply of water as at present enjoyed from the well and pump situated in the yard on this lot is reserved to the Owner for the time being of Lot 40, upon payment of a proportionate part of the cost of upkeep.

All sporting rights over this lot are reserved to the Vendor (see Stipulation No. 22).

LOT 37 (Coloured Yellow on Plan No. 1).

One of the Most Attractive Smaller Farms

known as

The Fishpools Farms

situated in the Parishes of Ashleyhay and Alderwasley, with over a mile of frontage to the high road to which virtually all of the fields have access, and extending to about

64a. 2r. 23p.

of which approximately 55 Acres are capital Grassland and the remainder is free working arable.

The Superior House

is stone-built and slated and contains Five Bed Rooms, Two Sitting Rooms, Two Kitchens, Two Dairies, Cellar and Wash-house. Well of water.

The Farm Buildings

are substantially built of stone and tiled and conveniently arranged and comprise Cowhouses to tie 8, 7, 6, 6 and 4 respectively, with Chambers over. Mixing Room with Chamber over. Grain pit. Calfhouse to tie 6 with Chamber over, Stabling for 4 and box and fodder room. Range of Pigstyes and Boiler House, Trap Shed with Granary over with concrete floor. Cart Shed. Large Yard.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Ashleyhay Parish.	
35	Grass	4.860
36	Ditto	5.157
37	Ditto	4.919
38	Arable	5.091
39	Grass	4.343
40	Ditto	3.419
41	Ditto	4.816
42	House, Orchard & Premises ...	.846
114	Grass	2.488
115	Ditto	2.417
125	Pt. Grass, Pt. Arable ...	4.438
	In Alderwasley Parish.	
355	Premises	.386
356	Grass	3.652
357	Ditto	2.686
364	Ditto	5.556
363	Ditto	4.708
366	Ditto	4.758
Pt. 365	Lane ... ... (Subject Right of Way to Lot 39)	.100
		64.640

Let to Mr. C. Andrews with other lands, apportioned rent £90 per annum.

Apportioned Outgoings:

Tithe, £7 14s. 4d.

Land Tax, £2 1s.

Value of Timber, £10.

All sporting rights over this lot are reserved to the Vendor (see Stipulation No. 22).

LOT 38 (Coloured Pink on Plan No. 1).

The Capital Fully Licensed Premises

known as

"The Bear Inn,"

ALDERWASLEY,

situated on the high road between Wirksworth and Belper with Garden and Land, extending to about

4a. 1r. 7p.

all of which is good Grassland.

The House

is stone-built and tiled and part cement faced and contains Two Attic Rooms, Two Bed Rooms, Parlour, Kitchen, Tap Room, Club Room, Dairy and Cellar. Well of water.

The Buildings

are stone-built and tiled and part slated, comprising Range of Piggeries, Calf Pen, Cowhouses to tie 3, 4 and 5 respectively, and Hay Store with loft over part, Cart Shed. Being Ord. Nos. 343, 344, 345 and 346 in Alderwasley Parish and let, with other lands, to Mrs. P. Slack, apportioned rent £28 per annum.

Apportioned Outgoings:

Tithe, 13s. 5d.

Land Tax, 9s. 9d.

All sporting rights over this lot are reserved to the Vendor (see Stipulation No. 22).

LOT 39 (Coloured Blue on Plan No. 1).

A Capital Cottage

situated in Alderwasley Parish, stone-built and tiled and containing Two Bed Rooms, Living Room, Kitchen and Pantry, Pigstye, and with Garden, extends to about

27 Poles

Being Ord. No. Pt. 365 in Alderwasley Parish and let to Mr. G. Pickering at £4 10s. per annum.

Apportioned Outgoings:

Land Tax, £

LOT 40 (Coloured Blue on Plan No. 1).

A Superior Cottage

At PACKHORSE,

suitable for conversion into a week-end cottage, situated at four cross roads, is stone-built and tiled and contains Three Bed Rooms, Living Room, Kitchen, Sitting Room, and Pantry, together with Washhouse, Two Pigstyes and with Garden, extends to about

20 Poles

Being Ord. No. Pt. 368 in Alderwasley Parish and let to Mr. F. Walker at £9 per annum.

Apportioned Outgoings:

Land Tax, £

The right to a supply of water as at present enjoyed from the well and pump situated in the yard on Lot 56 is reserved to the Owner for the time being of this lot upon payment of a proportionate part of the cost of upkeep.

LOT 41 (Coloured Green on Plan No. 1).

A Useful and Compact Stock Rearing and Dairying Farm

known as

Coneygrave Farm

situated in Ashleyhay Parish with long frontages to Peat and Palerow Lanes and extending to about

120a. 2r. 19p.

of which approximately 94 Acres are good Grassland, and the remainder is productive arable

The Farm House

is stone-built and tiled and contains Four Bed Rooms, Living Room, Parlour, Kitchen, Dairy and Pantry, Spring Water.

The Farm Buildings

conveniently arranged around an open yard and substantially built of stone and slated and part tiled, comprise Stabling for 3 with Granary over, Mixing Room, Cowhouses to tie 14, 8 and 3 respectively with Feeding Passages and Lofts over, Manure Yard, Barn with ties for 5 young stock, Cart Shed, Grain Pit, Pigstye and Two-bay Cart Shed.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Ashleyhay Parish.	
259	Grass	5.418
260	Ditto	4.884
290	Pt. Grass, Pt. Arable ...	4.343
298	Grass	1.844
297	House, Premises, etc. ...	1.169
291	Grass	6.975
296	Ditto	3.982
295	Arable	2.784
292	Grass	3.254
293	Ditto	7.600
294	Arable	5.653
325	Grass	3.047
326	Ditto	4.939
327	Ditto	3.899
328	Arable	4.989
329	Grass	1.709
331	Ditto	3.698
323	Ditto	1.531
344	Ditto	6.057
343	Ditto	4.348
342	Arable	5.145
340	Grass	4.329
341	Ditto	5.204
330	Ditto	4.546
338	Ditto	5.255
333	Arable	2.161
337	Roadway	.938
334	Arable	3.539
335	Grass	4.600
332	Ditto	2.304
336	Coneygrave Hillock ...	.477
		120.621

Coneygrave Hillock, Ord. No. 336, is in hand and the remainder is let to Mr. J. W. Ford, at £135 per annum.

Apportioned Outgoings:

Tithe, £14 1s. 4d.

Land Tax, £3 10s. 10½d.

Value of Timber, £14.

The right to a supply of water as at present enjoyed in the event of drought from this lot is reserved to the Owner for the time being of Lot 42.

LOT 42 (Coloured Pink on Plan No. 1).

A Very Attractive Small Holding

known as

Nethercommon Farm

situated in Ashleyhay Parish with a long frontage to Sandyford Lane and extending to about

19a. 1r. 35p.

all of which is capital Grassland.

The House

is stone-built and tiled and contains Two Bed Rooms, Kitchen, Living Room and Dairy. Small Garden.

The Buildings

are stone-built and tiled and comprise Stabling for 2 with Chamber over, Two Cowhouses to tie 4 each, with Granary over, Calf House to tie 2, Pigstye, and Cart Shed.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Ashleyhay Parish.	
237	Grass	6.026
238	Ditto	1.509
258	Ditto	1.773
256	Ditto	1.943
257	Ditto	1.487
255	House, Premises, etc. ...	.205
253	Grass	1.069
254	Ditto	2.350
191	Ditto	1.573
240	Ditto	1.531
		19.466

Let to Mr. W. Johnson at £30 per annum.

Apportioned Outgoings:

Tithe, £1 18s. 9d.

Land Tax, 16s. 11½d.

The right to a supply of water as at present enjoyed in the event of a drought from Lot 41 is reserved to the Owner for the time being of this lot.

LOT 43 (Coloured Blue on Plan No. 1).

A Compact Small Occupation

known as

Roughpiece

situated in Ashleyhay Parish and having a long frontage to Roughpiece Lane, extending to about

3a. 3r. 17p.

all of which with the exception of Ord. No. 194, which is potato ground, is capital Grassland.

The House

is pleasantly situated, being stone-built and slated and containing Two Bed Rooms, Living Room, Kitchen and Pantry, Garden, well of water.

The Buildings

are built of stone and tiled and comprise Cowhouse to tie 2 with Loft over, and Stick House; Stackyard. Being Ord. Nos. 196, 194, 195 and 197 in Ashleyhay Parish, and let to Mr. W. Fox at £10 per annum.

Apportioned Outgoings:

Tithe, 8s. 9d.

Land Tax, 4s. 8½d.

Value of Timber, £4.

N.B.—A lean-to Cowhouse for 3 was built by the Tenant.

LOT 44 (Coloured Pink on Plan No. 1).

A Desirable Upland

Accommodation Holding

At SPOUT,

situated in the Parish of Ashleyhay, intersected by Alport Lane and bounded on the South and East by Spout Lane and Malinscommon Lane respectively, and extending to about

11a. 2r. 26p.

all of which is Grassland.

The Farm Buildings

are stone-built and slated and comprise Cowhouse to tie 5 with Loft over, Barn, Calfhouse to tie 5, Loose Box (readily convertible into a stable for 2) together with an old ruined house. Garden.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Ashleyhay Parish.	
266	Grass	1.110
280	Ditto	4.023
281	Ditto	1.723
304	Ditto	1.345
303	Ditto	.845
301	Ditto	.530
322	Ditto	1.139
302	Premises	.176
321	Grass	.681
Pts. 320	Paddock, Shed, etc. ...	.090
		11.662

Let to Mr. W. Spendlove with other lands. Apportioned rent, £15 18s. per annum.

Apportioned Outgoings:

Tithe, £2 1s. 7d.

Land Tax, 13s.

LOT 45 (Coloured Yellow on Plan No. 1).

A Capital Small Holding

known as

Broadgates

situated in the Parish of Ashleyhay intersected by Alport Lane and extending to about

35a. 3r. 15p.

of which approximately 29 Acres are capital Grassland and the remainder is arable.

The House

adjoining the road is stone-built and tiled and contains Four Bed Rooms, Two Kitchens, Parlour and Dairy. Spring water.

The Buildings

are built of stone and tiled and part slated and comprise Cowhouses to tie 9 and 4 calves, Mixing Room, and Manure Yard, Cart Shed, Implement Shed, Range of Pigstyes and Stabling for 2.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Ashleyhay Parish.	
91	Grass	.917
92	House, Premises & Yard ...	.294
139	Grass	2.106
154	Ditto	3.946
210	Ditto	.970
209	Ditto	4.360
208	Ditto	2.533
207	Ditto	1.676
206	Ditto	2.933
224	Ditto	2.999
155	Ditto	.436
204	Ditto	3.128
205	Arable	2.729
203	Ditto	3.314
231	Grass	2.143
232	Ditto	1.358
		35.842

Let to Mr. T. W. Slack at £50 per annum.

Apportioned Outgoings:

Tithe, £4 15s. 4d.

Land Tax, £1 4s. 8d.

Value of Timber, £12.

LOT 46 (Coloured Pink on Plan No. 1).

Another Small Occupation

known as

Little Broadgates

situated in the Parish of Ashleyhay, adjoining Lot 45 and extending to about

21a. 1r. 31p.

of which approximately 14 Acres are excellent Grassland, and the remainder is free working arable.

The House

is built of stone and tiled and contains Three Bed Rooms, Living Room, Kitchen and Pantry, Washhouse. Spring water.

The Buildings

are mostly stone-built and tiled and comprise Cowhouses to tie 6 and 4 calves with Lofts over, Mixing Room, Two Calf Pens, Stabling for 1, Stick House and Loose Box.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Ashleyhay Parish.	
86	Arable	2.836
87	Grass	2.865
140	Ditto	1.674
141	Arable	1.255
150	Grass	.966
142	Arable	.931
151	Grass	1.041
152	Ditto	1.393
153	House, Premises & Grass ...	1.342
386	Ditto	2.573
215	Ditto	2.007
214	Arable	2.559
		21.442

Let to Mr. F. Frost at £35 per annum.

Apportioned Outgoings:

Tithe, £3 7s. 1d.

Land Tax, 16s. 10d.

Value of Timber, £7.

LOT 47 (Coloured Blue on Plan No. 1).

Five Enclosures of

Accommodation Land

occupying a convenient situation on Back Lane with long frontage, having also frontage to Alport Lane, situated on Alport Hill, adjoining Lot 45, and extending to about

9a. 1r. 1p.

divided according to the following schedule.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Ashleyhay Parish.	
226	Grass	1.009
227	Ditto	1.106
228	Ditto	3.222
229	Ditto	1.914
264	Ditto	2.003
		9.254

Let with other lands to Mr. Wm. Spendlove, apportioned rent £6 per annum.

Apportioned Outgoings:
Tithe, 14s. 9d.
Land Tax, 5s.

LOT 48 (Coloured Blue on Plan No. 1).

A Compact and Valuable Small Holding

known as

Colebrook

situated in the Parish of Ashleyhay and extending to about

13a. 3r. 37p.

virtually all of which is good Grassland.

The House

is conveniently situated, being stone-built and tiled and contains Four Bed Rooms, Two Kitchens, Living Room, Store Room and Dairy. Garden. Well of water.

The Buildings

mostly stone-built and slated and part tiled, comprise Cowhouse to tie 4 with Fodder Room, Range of Piggeries, Chaff House, Calf House to tie 3 and Pony. Small Stackyard.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Ashleyhay Parish.	
33	Grass	2.543
34	Ditto	2.155
53	Ditto	.269
58	Ditto	3.665
55	Ditto	3.115
52	Ditto	1.289
54	House, Premises & Orchard ...	.471
	In Alderwasley Parish.	
337	Grass	.473
		13.980

Ord. No. 337 is let to Mr. A. Byard at 10s. per annum and the remainder is let to Mr. W. Snow at £28 per annum.

Apportioned Outgoings:
Tithe, £1 13s. 7d.
Land Tax, 13s. 1½d.
Value of Timber, £11.

LOT 49 (Coloured Pink on Plan No. 1).

A Capital Mixed Farm

known as

Lane Head Farm

ALDERWASLEY,

situated in the Parish of Alderwasley, intersected by and with long frontages to numerous Parish roads and within 1½ miles of Wirksworth and extending to about

108a. 0r. 29p.

of which 70 Acres are good Grassland, 25 Acres Arable, together with about 13 Acres of thriving Woodlands.

The House

is stone-built and slated and part tiled and contains Four Bed Rooms, Two Box Rooms, Two Kitchens, Parlour, Sitting Room, Pantry and Cellars. Spring water. Garden.

The Farm Buildings

are most substantially built of stone and slated and part tiled and comprise Cowhouses to tie 5, 8, 5, 4 and 4 respectively, with Feeding Passages and Chambers over, Three Loose Boxes, Two-bay Cattle Shed, Two Open Yards, Hay Barn, Horse Box, Milk Cooling House, Stabling for 3, Two Pigstyes, Cart Shed, Poultry House, Mixing Room, Grain Pit. Stack Yard.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
37	Grass	3.511
40	Ditto	2.541
38	Ditto	4.202
39	Ditto	3.730
257	Ditto & Buildings	5.143
256	Grass	2.679
255	Ditto	3.168
254	Ditto	1.466
258	Ditto	1.112
261	Ditto	5.486
260	Ditto	5.295
259	Arable	6.276
294	House, Premises, Orchard, etc.	1.315
295	Grass	3.040
293	Arable	5.376
292	Grass	4.409
296	Ditto	10.727
298	Ditto	3.921
297	Ditto	3.307
300	Arable	2.822
331	Ditto	2.233
332	Grass	4.870
333	Arable	3.754
334	Ditto	4.050
330	Notonsteer Wood	9.766
299	Derbyroad Plantation ...	3.983
		108.182

Notonsteer Wood and Derby Road Plantation, being Ord. Nos. 330 and 299 are in hand and the remainder is let to Mr. G. Cooper with other lands, apportioned rent £125 8s. per annum.

Apportioned Outgoings:

Tithe, £10 18s. 4d.

Land Tax, £2 0s. 3d.

Value of Timber, £299.

Water supplies from springs situated on this lot are piped to Wigwell Grange an adjoining property and Knobb Farm, also adjoining, and this lot is sold subject to the easements and to the right of access at all times and for all purposes to the Owners for the time being of these properties to the pipes connected with these supplies.

LOT 50 (Coloured Yellow on Plan No. 1).

An Attractive Moderate Sized Mixed Holding

known as

Watergate Farm

situated in Alderwasley Parish and extending to about

111a. 3r. 1p.

of which approximately 77 Acres are Grassland, 16 Acres of thriving Woodlands and the remainder is Productive Arable.

The House

is stone-built and slated and contains Three Bed Rooms, Kitchen, Cheese Room, Parlour, Sitting Room, Dairy, Cellar and Corn Chamber. Spring water.

The Farm Buildings

are mostly stone-built and tiled and comprise Cowhouses to tie 6, 5 and 5 respectively with Feeding Passages and Chamber over. Calfhouse, Mixing Room, Trap House, Stabling for 2 with Granary over and Loose Box, Cart Shed and Piggery.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
18	Grass	9.322
19	Ditto	7.869
17	Arable	3.996
16	Grass	3.857
15	Ditto	5.269
1	Arable	4.230
14	Grass	5.326
2	Arable	4.074
8	Lane	.191
13	Grass	4.238
4	Ditto	3.501
12	Ditto	4.317
5	Arable	2.492
59	House, Premises & Yard ...	.504
11	Grass	4.009
7	Arable	3.468
3	Mill Coppice	3.668
60	Grass	.525
9	Sandbed Coppice	3.146
58	Ditto	6.089
57	Ditto	3.826
10	Ditto	5.077
56	Ditto	2.890
36	Grass	9.970
23	Long Wood	9.660
Pt. 20	Grass	.245
		111.759

The Woodlands Ord. Nos. 23, 9 and 3 are in hand Ord. No. 36, is let to Mr. T. Saunders, with other lands, apportioned rent £7 10s. per annum; Ord. No. Pt. 20 is let to Mr. G. Webster, with other lands, apportioned rent 5s. per annum, and the remainder is let to Mr. V. Vickers, with other lands, apportioned rent, £92 per annum.

Apportioned Outgoings:

Tithe, £12 14s. 9d.

Land Tax, £1 13s. 7d.

Value of Timber, £510.

The water supply for this lot is from Pit Coppice, being part of Lot 51, which is sold subject to this Easement and to the right of access to the water pipes, etc., for the purposes of inspection, renewals, repairs and cleansing to the Owner for the time being of this lot upon payment for any extraordinary damage done.

A Right-of-Way for all purposes over the roadway intersecting Lots 51 and 53 is reserved to the Owner for the time being of this lot upon payment of a proportionate part of the cost of upkeep.

LOT 51 (Coloured Pink on Plan No. 1).

A Valuable Freehold Property

situated adjoining Lots 50 and 52 in Alderwasley Parish, comprising the well known and Valuable Woodlands,

Pit Coppice

and

Two Enclosures of Grass Land

and the Alderwasley Sanitary Pipe Works, suitable for conversion into brick works or for storage purposes, the whole extending to about

13a. 3r. 31p.

Being Ord. Nos. 132, 133 and 134, Pt. 61, Pt. 62 and 55 in Alderwasley Parish.

Ord. Nos. 132, 133 and 134 are let to Mr. V. Vickers, with other lands, apportioned rent £2 per annum.

Ord. Nos. Pt. 61 and Pt. 62 are let to Mr. T. Shaw, with other lands, apportioned rent £1 per annum, and the remainder, Ord. No. 55, are in hand.

Apportioned Outgoings:

Tithe, £1 16s. 0d.

Land Tax, 1s. 2d.

Value of Timber, £233.

Rights of Way for all purposes over the roadway running through the Northern part of this lot is reserved to the Owners for the time being of Lots 50 and 52, upon payment of proportionate parts of the cost of upkeep.

A similar Right of Way over the roadway intersecting Lot 53 is reserved to the Owner for the time being of this lot upon similar terms.

The water supply to Lot 50 is from Pit Coppice on this lot which is sold subject to this Easement and to the right of access to the water piping, etc., for the purposes of inspection, repairs, renewals and cleansing, to the Owner for the time being of Lot 50 upon payment for any extraordinary damage done.

LOT 52 (Coloured Blue on Plan No. 1).

A Choice Small Farm

known as

Oakhill Farm

WHATSTANDWELL,

situated in the Parish of Alderwasley and within ¾ mile of Whatstandwell Station and extending to about

40a. 0r. 12p.

of which approximately 35 Acres are capital Grassland and the remainder is free working arable.

The House

pleasantly situated, is built of stone and tiled and contains Three Bed Rooms, Box Room, Parlour, Kitchen and Two Pantries, Orchard and Garden. Spring water.

The Farm Buildings

are substantially built of stone and tiled and comprise Loose Box with Chamber over, Cowhouses to tie 4, 8 and 4 respectively with Feeding Passages, Mixing Room with brick floor, Stabling for 3, Cart Shed, Granary and Stackyard.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
131	Grass	2.869
129	Ditto	3.686
Pt. 61	Ditto	1.414
Pt. 62	Ditto	3.313
63	Ditto	3.643
85	Ditto	5.516
64	Ditto	.101
Pt. 84	Arable	1.599
86	Grass	3.527
82	Arable	1.521
87	Ditto	1.800
88	Lane	.396
99	Grass	4.714
Pt. 98	House, Premises, etc. ...	.640
101	Ditto & Yard	.881
81	Grass	.389
80	Ditto	1.637
89	Ditto	.863
90	Ditto	.899
97	Ditto	.647
	In Wirksworth Parish.	
63	Grass	.021
		40.076

Ord. Nos. 80, 89, 90 and 97 are let to Mr. G. Petts, with other lands, apportioned rent £6 per annum. The remainder is let to Mr. T. Shaw with other lands, apportioned rent £49 per annum.

Apportioned Outgoings:

Tithe, £4 12s. 11d.

Land Tax, 19s. 9d.

Value of Timber, £53.

A Right-of-Way for all purposes over the roadway intersecting Lot 51 and 53 is reserved to the Owner for the time being of this lot, upon payment of a proportionate part of the cost of upkeep.

This lot is sold subject to an easement of water pipes running from Round Wood and crossing Ord. No. 99 out to the road intersecting this lot, together with right of access to the Vendor, his heirs and assigns and his or their workmen at all times and for all purposes connected with the maintenance of the water supply to his or their property.

The right to a supply of water as at present enjoyed from this spring is reserved to the Owner for the time being of this lot upon payment of the cost of upkeep of the main pipe or pipes from Round Wood and the tank situated in Ord. No. 99. The Vendor shall covenant to maintain the service pipes only supplying property retained by him.

A Right-of-Way for all purposes as at present enjoyed over the roadway Ord. No. 88 intersecting this lot is reserved to the Vendor, his heirs and assigns and his or their workmen.

Rights of way for timber hauling from Round Wood over tracks intersecting Ord. Nos. 61, 62, 63, 85 and 99 are reserved to the Vendor, upon payment for any extraordinary damage done.

All sporting rights over this lot are reserved to the Vendor (see Stipulation No. 22).

LOT 53 (Coloured Green on Plan No. 1).

An Attractive

Small Occupation

situated adjoining Lot 52 close to the Old Wigwell Brick and Tile Works, having long frontage to a Parish road and comprising a

Detached Cottage

stone-built and containing Four Rooms and an Enclosure of

Useful Pasture Land

the whole extending to about

3a. 2r. 3p.

Being Ord. No. 72 and Pt. 75 in Wirksworth Parish.

The Cottage is let to Mr. John Horner on a monthly tenancy at £3 18s. per annum, and the remainder is let with other lands to Mr. T. Shaw, apportioned rent £5 per annum.

Apportioned Outgoings:

Tithe, 6s. 9d.
Land Tax, 3s. 10d.

Value of Timber, £2.

Rights of Way for all purposes over the roadway intersecting this lot are reserved to the owners for the time being of Lots 50, 51 and 52, upon payment of proportionate parts of the cost of upkeep.

All sporting rights over this lot are reserved to the Vendor (see Stipulation No. 22).

LOT 54 (Coloured Pink on Plan No. 1).

A Particularly Attractive Small Holding

known as

Merebrook Farm

situated in the Parish of Alderwasley, on the Matlock-Derby Road, within ½ mile of Whatstandwell Station and extending to about

9a. 3r. 35p.

including about an acre of Woodland and the remainder excellent Grassland.

The House

is stone-built and tiled and contains Three Bed Rooms, Kitchen, Living Room and Pantry. Garden. Well water.

The Buildings

stone-built and tiled, comprise Cowhouse to tie 4 with Chamber over, Chaff House, Pigstyes and Horse Box.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Alderwasley Parish.	
73	Grass	2.173
74	Ditto	2.023
71	Ditto	.282
72	Ditto	.417
77	Ditto	.335
76	House, Premises, etc. ...	.622
93	Grass	.971
94	Ditto	2.314
92	Woodland	.834
		9.971

The Woodland, Ord. No. 92, is in hand and the remainder is let to Mr. J. Hastings with other lands, apportioned rent £19 per annum.

Apportioned Outgoings:

Tithe, £1 9s. 0d.
Land Tax, 6s. 10d.

Value of Timber, £41.

The right to a supply of water as at present enjoyed is reserved to the Owner for the time being of Lot 55.

LOT 55 (Coloured Blue on Plan No. 1).

A Picturesque Cottage

(Formerly Merebrook Toll Bar),

situated on the main Matlock-Derby Road in Alderwasley Parish, stone-built and slated and containing Three Bed Rooms, Parlour, Living Room, Kitchen, and Pantry, and with Garden, extends to about

33 Poles

Being Ord. No. 78 in Alderwasley Parish and let to Mr. B. Lee at £8 12s. per annum.

Apportioned Outgoings:

Land Tax, £

The right to a supply of water as at present enjoyed from Lot 54 is reserved to the Owner for the time being of this Lot.

LOT 55a (Coloured Yellow on Plan No. 1).

Two Enclosures of

Accommodation Land

situated on the main Derby-Mattock Road, having long frontage thereto and to the River Derwent, adjoining Lot 54, and extending to about

2a. 1r. 0p.

being Ord. Nos. 103 and 104 in Alderwasley Parish. Let, with other lands, to Mr. W. Y. Farnsworth, apportioned rent £3 10s. per annum.

Apportioned Outgoings:

Tithe, 8s. 8d.
Land Tax, 5d.

LOT 56.—For description of this lot see Page 5 of the Particulars.

LOT 57 (Coloured Pink on Plan No. 1).

A Most Attractive Small Holding

known as

Thurlowbooth Farm

situated adjoining Lot 56 in Crich Parish, within about 1 mile of Whatstandwell Station and extending to about

11a. 1r. 22p.

virtually all of which is Grassland.

The Farmhouse

is double-fronted, built of stone with slated roof and occupies a very pretty position overlooking the beautiful Derwent Valley. It contains Two Bed Rooms, Two Rooms Downstairs, with usual Outhouse.

The Farm Premises

are stone built and comprise Cow Ties for 3 with Corn Place, Pigstye, Barn or One-stall Stable, Fodder Room, etc.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Crich Parish.	
919	House, Premises & Paddock	.576
920	Grass	.822
922	Ditto	1.529
923	Roadway	.355
924	Grass	6.268
925	Ditto	1.837
		11.387

This lot is let to Mr. W. Wootton at £21 per annum.

Apportioned Outgoings:

Tithe, 12s. 6d.
Land Tax, 2s.

Rights-of-Way for all purposes over the roadway, Ord. No. 923 on this lot, are reserved to the Owners for the time being of Lots 56, 58, 59, 60, 61 and 62.

A Right-of-Way for all purposes as at present enjoyed over the roadway intersecting Ord. Nos. 911, 918 and 943 on Lot 56 is reserved to the Owner for the time being of this lot.

LOT 58 (Coloured Pink on Plan No. 4).

A Detached Cottage

pleasantly situated at Thurlowbooth, in a sheltered position adjoining the beautiful grounds of Chasecliffe House, stone-built and tiled, containing Two Rooms Upstairs and Two Down and Washhouse, and with good Garden, extends to about

1r. 8p.

Being Ord. No. Pt. 914 in Crich Parish and let to Mr G. Lee at £7 4s. per annum.

Apportioned Outgoings:

Tithe, 1d.
Land Tax, 6d.

The right to a supply of water as at present enjoyed from the well on Lot 60 is reserved to the Owner for the time being of this lot upon payment of a proportionate part of the cost of the upkeep.

Rights-of-Way for all purposes as at present enjoyed over the roadway intersecting Ord. Nos. 911, 918 and 943 on Lot 56 and Ord. No. 923 on Lot 57 are reserved to the Owners for the time being of Lots 58 to 62 in-

The drainage from this lot and Lots 59 to 62 inclusive, is through a joint pipe, the outfall of which is on Lot 56, which is sold subject to this easement. The purchasers of Lots 58 to 62 inclusive shall covenant jointly to keep this drainage in repair and each pay a proportion of the cost of repairs thereto.

LOT 59 (Coloured Yellow on Plan No. 4).

A Pair of Cottages

situated at Thurlowbooth in the Parish of Crich, stone-built and tiled and each containing Two Rooms Up and Two Down and extending with Gardens to about

27 Poles

Being Ord. No. Pt. 914 in Crich Parish and let to Messrs. Redfern & Wain, at £4 16s. and £3 12s. per annum respectively:

Apportioned Outgoings:

Tithe, 2d.
Land Tax, 1s.

The right to a supply of water as at present enjoyed from the well on Lot 60 is reserved to the Owner for the time being of this lot upon payment of a proportionate part of the cost of the upkeep of the said well. See Lot 58 as to Right of Way and drainage.

LOT 60 (Coloured Pink on Plan No. 4).

Two Similar Cottages

to Lot 59 and extending with garden to about

28 Poles

Being Ord. No. Pt. 914 in Crich Parish and let to Messrs. Millward & Harris, at £4 16s. per annum each.

Apportioned Outgoings:

Tithe, 2d.

Land Tax, 1s.

The right to a supply of water from the well on this lot is reserved to the Owners for the time being of Lots 58, 59, 61 and 62, upon payment of a proportionate part of the cost of upkeep of the said well.

See Lot 58 as to Right of Way and drainage.

LOT 61 (Coloured Blue on Plan No. 4).

Two Similar Cottages

to Lot 59 and extending with garden to about

27 Poles

Being Ord. No. Pt. 914 in Crich Parish and let to Messrs. Hay & Cauldwen at £4 16s. and £3 12s. per annum respectively.

Apportioned Outgoings:

Tithe, 2d.

Land Tax, 1s.

The right to a supply of water from the well on Lot 60 is reserved to the Owner for the time being of this lot upon payment of a proportionate part of the cost of upkeep of the said well.

See Lot 58 as to Right of Way and drainage.

LOT 62 (Coloured Yellow on Plan No. 4).

Two Similar Cottages

to Lot 59, but now converted into one house extending with garden to about

27 Poles

Being Ord. No. Pt. 914 in Crich Parish and let to Mr. Wm. Swindwell at £8 8s. per annum.

Apportioned Outgoings:

Tithe, 2d.

Land Tax, 1s.

The right to a supply of water as at present enjoyed from the well on Lot 60 is reserved to the Owner for the time being of this lot upon payment of a proportionate part of the cost of upkeep of the said well.

See Lot 58 as to Right of Way and drainage.

LOT 63 (Coloured Pink on Plan No. 1).

One of the Most Attractive Smaller Farms

known as

Chasecliffe Farm

having long frontage to Sandy Lane, Crich, and extending to about

35a. 2r. 38p.

The Superior Modern House

is double-fronted, built of stone with slated roof and contains: Four Bed Rooms, Kitchen, Living Room, Dairy and Back Kitchen. Company's water is connected. Stands in good Garden. Outside is wood shed and E.C.

The Farm Premises

are also modern, built of stone and comprise Cow Ties for 7 with Feeding Passage, Granary, Loft over, Two-stall Stable, Cowhouse for 6, Fodder Room, Two Pig-sties, and in the field is a useful Cattle Shed.

The Land

lies principally on a Southern slope, and is divided into convenient enclosures according to the following schedule:

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Crich Parish.	
706	Grass	3.583
708	Ditto	4.112
644	Ditto	.840
Pt. 647	Ditto	.240
889	Ditto	3.922
894	Ditto	4.512
893	Trees	.886
892	Ditto	.459
906	Grass	4.967
905	Ditto	2.578
907	Ditto	3.647
910	Arable	2.136
909	House & Premises	.546
908	Grass	3.310
		35.738

Ord. Nos. 644, Pt. 647, 706 and 708 are let, with other lands to Mr. Vaughan Taylor, apportioned rent £10 per annum. The Stackyard is let to Maurice Deacon, Esq., with other lands, apportioned rent 10s. per annum, and the remainder is let to Mr. F. Snow at £52 per annum.

Apportioned Outgoings:

Tithe, £3 11s. 4d.
Land Tax, 5s. 8d.

Value of Timber, £84.

This lot is affected by the Conveyance to the Derwent Valley Water Board (see Condition No. 13).
The right to a supply of water as at present enjoyed from the spring on this lot, together with the right of access to the said spring and the property running therefrom at all times and for all purposes in connection with the maintenance of this water supply is reserved to the Owner for the time being of Lot 56.

LOT 64 (Coloured Yellow on Plan No. 1).

A Valuable Enclosure of

Accommodation Grassland

situated midway between Whatstandwell and Crich, and extending to about

3a. 3r. 20p.

Being Ord. No. 603 in Crich Parish and let to Mr. V. Taylor, with other lands, apportioned rent £6 per ann.

Apportioned Outgoings:

Tithe, 1s. 5d.
Land Tax, 1s.

Value of Timber, £1.

LOT 65

Withdrawn.

LOT 66 (Coloured Blue on Plan No. 2).

A Most Attractive
Small Holding

situated in Crich Parish and near to Whatstandwell Station and village and extending to about

4a. 1r. 15p.

virtually all of which is Grassland.

The House

which adjoins Hindersitch Lane is substantially built of stone and tiled and contains Three Bed Rooms, Kitchen, Sitting Room, Washhouse (sink and copper) and Pantry. Company's water and Garden.

The Buildings

adjoining the house are stone-built and tiled and comprise Cowhouse to tie 3 with Chamber over, Loose Box, Pigstye and Stackyard. Being Ord. Nos. 844 and 871 in Crich Parish, and let with other lands to Mr. C. Godfray. Apportioned Rent, £17 per annum.

Apportioned Outgoings:

Tithe, 5s. 4d.

Land Tax, 2s. 6d.

Value of Timber, £3.

Mr. Fred Allsop pays 1s. per annum for an Easement of Drainage, the pipe intersecting the garden on Lot 67 and emptying into Ord. No. 871 on Lot 66. This easement is temporary pending the completion of the Crich Sewage Scheme. The Owner of Lot 66 shall receive 1s. per annum in respect of this and no proportion of the amount paid shall be received by the Purchaser of Lot 67.

LOT 67 (Coloured Pink on Plan No. 2).

A Detached Cottage

adjoining Lot 66, facing South, stone-built and tiled and containing Two Bed Rooms, Living Room, Kitchen and Pantry, town's water, together with a Pigstye and good Garden, extends to about

13 Poles.

Being Ord. No. Pt. 849 in Crich Parish and let to Mr. E. Ashman at £6 per annum.

Apportioned Outgoings:

Tithe, 3d.

Land Tax, £

Mr. Fred Allsop pays 1s. per annum for an Easement of Drainage, the pipe intersecting the garden on this lot and emptying into Lot 66. This easement is temporary pending the completion of the Crich Sewage Scheme. The Owner of Lot 66 shall receive 1s. per annum in respect of this and no proportion of the amount paid shall be received by the Purchaser of this lot.

LOT 68 (Coloured Pink on Plan No. 2).

An Enclosure of
Valuable Accommodation or Building Land

occupying a fine position at Crich Carr, adjoining Lot 66 and extending to about

2r. 18p.

Being Ord. No. 850 in Crich Parish.

Let with other lands to Mr. C. Godfray. Apportioned rent £1 per annum.

Apportioned Outgoings:

Tithe, 1s.

Land Tax, £

Value of Timber, £2.

N.B.—Mr. J. Bunting pays 2s. 6d. per annum for an easement for a water pipe crossing this lot.

LOT 69 (Coloured Pink on Plan No. 2).

A Pair of Stone & Tiled Cottages

At WHATSTANDWELL,

adjoining Lot 66 and each containing Two Bed Rooms, Living Room, Kitchen (town's water), Coal House and with gardens and Pigstyes, extend to about

19 Poles

Being Ord. No. Pt. 872 in Crich Parish and let to Mr. Sampson and Mrs. Merchant at £5 4s. per annum each.

Apportioned Outgoings:

Tithe, 2d.

Land Tax, 10d.

LOT 70 (Coloured Pink on Plan No. 2).

A Very Desirable

Village Occupation

At WHATSTANDWELL,

situated in the Parish of Crich, adjoining the high road from Whatstandwell to Alfreton, and extending to about

32 Poles

The Cottage

is pleasantly situated overlooking Alderwasley Park, stone-built and slated and containing Three Bed Rooms, Living Room, Parlour, Kitchen and Pantry, Garden.

The Buildings

adjoining the house are stone-built and slated and comprise Stabling for 2 with Chamber over and Cart Shed.

There is spring water in the yard at the rear which is piped into the house. This lot is Ord. No. Pt. 872 in Crich Parish and is let to Mr. Frank Wass at £11 14s. per annum.

Apportioned Outgoings:

Land Tax, 7d.

The right to a supply of water as at present enjoyed from a tap situated adjoining Lot 71 is reserved to the Owner for the time being of this lot upon payment of a proportionate part of the cost of upkeep.

LOT 71 (Coloured Blue on Plan No. 2).

Whatstandwell Post Office

pleasantly situated on the high road with Southern aspect, stone-built and slated and containing Two Bed Rooms, Living Room, Kitchen, and Post Office, and with detached Garden, Drying Ground and Closet, extends to about

14 Poles

Being Ord. No. Pt. 872 in Crich Parish and let to Mr. Bowmer at £6 per annum.

Apportioned Outgoings:

Tithe, 3d.
Land Tax, 7d.

Rights to supplies of water as at present enjoyed from the tap adjoining this lot are reserved to the Owners for the time being of Lots 70, 72, 73, 73a and 74 upon payment of proportionate parts of the cost of upkeep.

The undefined boundaries between this Lot and Lots 72 and 73, as indicated on the Plan, will be staked out by the Auctioneers.

A Right-of-Way to the drying ground on this lot up the steps and over the drying ground on Lot 72 is reserved to the Owner for the time being of this lot.

LOT 72 (Coloured Green on Plan No. 2).

A Desirable Cottage

At WHATSTANDWELL,

adjoining the high road with Southern aspect, stone-built and slated and containing Three Bed Rooms, Living Room, Kitchen, Pantry, Washhouse and Closet and extending with detached Garden and Drying Ground to about

17 Poles

Being Ord. No. Pt. 872 in Crich Parish and let to Mrs. Kirkland at £5 5s. per annum.

Apportioned Outgoings:

Tithe, 2d.
Land Tax, 6d.

The right to a supply of water as at present enjoyed from the tap adjoining Lot 71 is reserved to the Owner for the time being of this lot upon payment of a proportionate part of the cost of upkeep.

The undefined boundary between this lot and part of Lot 71 as indicated on the Plan will be staked out by the Auctioneers.

A Right-of-Way to the drying ground on Lot 71, up the steps and across the drying ground on this lot, is reserved to the Owner for the time being of Lot 71.

LOT 73 (Coloured Yellow on Plan No. 2).

A Picturesque

Semi-detached House

At WHATSTANDWELL,

adjoining the Matlock-Derby Road, facing South, sheltered from the North by a high cliff, and commanding magnificent views over Alderwasley Park and country beyond and containing Three Bed Rooms, Sitting Rooms, Kitchen and Scullery and Two Bed Rooms, Living Room, Scullery and Pantry, Gardens, together with a Range of good

Stone and Slated Buildings

comprising Loose Box, Large Beesom-making Shed and Pigstye, and extending in all to about

36 Poles

Being Ord. No. Pt. 872 in Crich Parish and let to Mr. W. Peacock at £10 per annum.

Apportioned Outgoings:

Tithe, 2d.
Land Tax, 1s.

The right to a supply of water as at present enjoyed from the tap adjoining Lot 71 is reserved to the Owner for the time being of this lot upon payment of a proportionate part of the cost of upkeep.

The undefined boundaries between this Lot and Lots 71 and 72 as indicated on the Plan, will be staked out.

LOT 73a (Coloured Mauve on Plan No. 2).

A Similar House

To LOT 73

and extending with garden to about

25 Poles

Being Ord. No. Pt. 872 in Crich Parish and let to Mr. E. Porter, at £7 8s. per annum.

Apportioned Outgoings:

Tithe, 2d.

Land Tax, 11d.

The right to a supply of water as at present enjoyed from the tap adjoining Lot 71 is reserved to the Owner for the time being of this lot, upon payment of a proportionate part of the cost of upkeep.

LOT 73b (Coloured Mauve on Plan No. 2).

An Enclosure of

Garden and Drying Ground

At WHATSTANDWELL,

adjoining Lots 72 and 73, and extending to about

15 Poles

Being Ord. No. Pt. 872 in Crich Parish and let to Mrs. Riley and Mrs. Fryer at 7s. 6d. per annum.

LOT 74 (Coloured Pink on Plan No. 2).

A Detached Cottage

At WHATSTANDWELL,

pleasantly situated with Southern aspect, stone-built and slated containing Three Bed Rooms, Living Room, Kitchen and Pantry, Pigstye and with Garden, extends to about

16 Poles.

Being Ord. No. Pt. 872 in Crich Parish and let to Mrs. Bollington at £8 per annum.

Apportioned Outgoings:

Tithe, 1s. 3d.

Land Tax, 7d.

The right to a supply of water as at present enjoyed from the tap adjoining Lot 71 is reserved to the Owner for the time being of this lot upon payment of a proportionate part of the cost of upkeep.

LOT 75 (Coloured Pink on Plan No. 2).

The Fully Licensed and Free Premises

known as

"The Derwent Hotel,"

WHATSTANDWELL,

having a capital situation at the junction of the Alfreton and Matlock and the Derby main roads at Whatstandwell Bridgehead and extending in all to about

11a. 0r. 4p.

The House

is an imposing and spacious structure, stone-built and slated, and part tiled and contains Seven Bed Rooms, Two Box Rooms, Bath Room and w.c. Entrance Lobby, Sitting Room, Dining Room, Tap Room, Bar, Kitchen and Cellars. Gardens, Tennis Court and Boathouse.

The Buildings

are stone-built and slated and comprise Washhouse and Dairy with Club Room over, Coal-house, and across the road are

The Farm Buildings

stone-built and tiled and comprising Stabling for 4 with Loft over, Range of Pigstyes, Two Horse Boxes with Chamber over, Coachhouse, Cowhouse to tie 10 with Chamber over, and Hay Barn. Calf pens to tie 6 and 6 respectively and Wood and Tile Cart Shed. Stackyard.

SCHEDULE.

Ord. No.	Description.	Acreage.
	In Crich Parish.	
Pt. 773	Grass	1.200
Pt. 833	Hotel Premises	.245
835	Garden	.221
837	Buildings & Yard	.349
838	Grass	1.221
877	Ditto	1.562
883	Tennis Court & Trees ...	.668
Pt. 873	Arable	.810
Pt. 884	Ditto	1.350
Pt. 898	Ditto	1.500
Pt. 897	Grass	1.900
		11.026

Let to Mr. H. Mountney, with other lands, apportioned rent £85 per annum.

Apportioned Outgoings:

Tithe, 3s. 9d.

Land Tax, 7s. 1d.

Value of Timber, £43.

Pt. Ord. No. 773 is sold subject to a perpetual Right-of-Way over the track running along the Eastern boundary of this enclosure for horses and carts in favour of Messrs. Yelverton & Dawbarn.

The Midland Railway Company have an easement for a pipe across Ord. No. Pt. 773 on this lot for which they pay an annual acknowledgment of 5s.

The Vendor pays the Midland Railway Company 1s. per annum in respect of a gate to the goods yard situated by the hotel premises and for a Right-of-Way to the back of these premises.

A Right-of-Way for all purposes over the yard being part of Lot 76 to the coalhouse and the rear of the hotel premises on this lot is reserved to the Owner for the time being of this lot.

The right of access in connection with the maintenance of the water supply to this lot at all times and for all purposes to the water pipe crossing Lot 76 is reserved to the Owner for the time being of this lot upon payment for any extraordinary damage done in the exercise of this right.

The Owner for the time being of this lot shall covenant not to erect any building upon Ord. Nos. 835, 837 and 838 on this lot without the permission in writing of the Vendor or the Owner for the time being of Alderwasley Hall.

A Right-of-Way for all purposes over a track 20-ft. wide running along the Eastern boundary of Ord. No. 840 being Lot 79 is reserved to the Owner for the time being of this lot together with the right to erect a gate in the wall between this enclosure and the road.

LOT 76 (Coloured Blue on Plan No. 2).

A Useful Village Occupation

known as

"The Smithy,"

WHATSTANDWELL,

situated in Crich Parish, adjoining the Derwent Hotel (Lot 75), and extending to about

1r. 17p.

The House

is stone-built and tiled and contains Three Bed Rtooms, Living Room, Parlour, Scullery and Dairy. Garden.

The Smithy Premises

are built of stone and tiled and comprise Shoeing Shed and Forge, Stabling for 4, Pigstye, Large Corn Store or Dairy and Yard.

This Lot is Ord. Nos. Pt. 833, Pt. 771 and Pt. 830, in Crich Parish. The Stabling and part of the Pigstye is let to Mr. H. Mountney, with other lands. Apportioned rent, £2, and the remainder is let to Mr. W. Y. Farnsworth at £12 10s. per annum.

Apportioned Outgoings:
Tithe, 3d.
Land Tax, 2s. 7d.

A Right-of-Way for all purposes as at present enjoyed over the yard on this lot is reserved to the Owner for the time being of Lot 75.

The right of access in connection with the maintenance of the water supply at all times and for all purposes to the water pipe crossing this lot is reserved to the Owner for the time being of Lot 75 upon payment for any extraordinary damage done in the exercise of this right.

LOT 77 (Coloured Green on Plan No. 2).

Another Desirable

Village Occupation

At WHATSTANDWELL,

situated in Crich Parish and extending to about

1r. 10p.

The House

standing back from the main road is stone-built and slated and contains Three Bed Rooms, Living Room, Kitchen, Parlour, Pantry and Washhouse. Company's water.

The Buildings

are stone-built and tiled and comprise Stabling for 2, Cart Shed with Chamber over, Weigh Bridge and House. Lard Yard. Being Ord. No. Pt. 832, in Crich Parish. The former is let to Mr. I. Jackson, with other lands, apportioned rent £21 10s. per annum, and the latter (a small piece of Woodland) is let to Mr. H. Mountney, with other lands, apportioned rent 2s. per annum.

Apportioned Outgoings:
Land Tax, 1s. 9d.

This lot is sold with the benefit of a Right-of-Way over the roadway leading out to the Crich Road, and belonging to the Midland Railway Co.

A 1s. per annum is paid by the Owner of this lot for the privilege of running a ½-in. water pipe under the Midland Railway Company's property near Poredge No. 9.

LOT 78 (Coloured Yellow on Plan No. 2).

A Capital Village Occupation

known as

The Whatstandwell Coffee Rooms

situated in Crich Parish, close to Whatstandwell Station and Bridge, and extending to about

26 Poles

The House

is substantially built of stone and tiled and contains Two Bed Rooms, Sitting Room, Shop, Large Refreshment Room and Billiard Room, with concrete Floor. Pleasant Garden.

Being Ord. No. Pt. 839 in Crich Parish and let to Mr. William Peacock on lease expiring 25th March, 1921, at £31 per annum.

Apportioned Outgoings:
Land Tax, 2s. 2d.

LOT 79 (Coloured Blue on Plan No. 2).

An Exceptionally Well-situated

Building Site

At WHATSTANDWELL, having

30 Yards Frontage to the main Road

and long frontage to the Cromford Canal and expanding to about

2r. 4p.

Being Ord. No. 840 in Crich Parish and let with other lands to Mr. H. Mountney, apportioned rent, £

Apportioned Outgoings:

Land Tax, 2d.

A Right-of-Way for all all purposes over a track 20-ft. wide running along the Eastern boundary of this lot is reserved to the Owner for the time being of Lot 75 together with right to erect a gate in the wall between this lot and the road

---

LOT 80 (Coloured Blue on Plan No. 2).

A beautifully-situated

Building Site

at Crich Carr, occupying a sheltered position on a Southern slope commanding magnificent views across the Derwent Valley and extending to about

3r. 38p.

Being Pt. Ord. No. 873 in Crich Parish.

Let, with other lands, to Mr. H. Mountney, apportioned rent £1 10s. per annum.

Apportioned Outgoings:

Tithe, 3d.

Land Tax, 2d.

The Purchaser of this lot shall within three months of the expiration of the present tenancy erect at his own expense and maintain a suitable fence between this lot and Ord. No. Pt. 873 on Lot 75.

LOT 81 (Coloured Yellow on Plan No. 2).

The Adjoining

Building Site

also situated on a Southern slope, sheltered from the North by a belt of trees and hills behind, and commanding beautiful views to the Derwent Valley, extending to about

1a. 1r. 37p.

and being Ord. Nos. Pt. 885 and Pt. 884 in Crich Parish, Pt. 885 is in hand, and the remainder is let to Mr. H. Mountney, with other lands, apportioned rent £2 per annum. Mr. J. Bowmer pays 5s. per annum in respect of the photographic studio on this lot.

Apportioned Outgoings:

Tithe, 5d.

Land Tax, 2d.

Value of Timber, £4.

The Purchaser of this lot shall within three months of the expiration of the present tenancy erect at his own expense and maintain a suitable fence between this lot and Ord. No. Pt. 884.

LOT 82 (Coloured Green on Plan No. 2).

Adjoining Lot 81 and comprising

A Similar Site

enjoying all of the advantages of Lot 81 and extending to about

1a. 2r. 0p.

Being Ord. Nos. Pt. 885 and Pt. 898 in Crich Parish. Pt. 885 is in hand and Pt. 898 is let to Mr. H. Mountney, with other lands, apportioned rent £2 per annum.

Apportioned Outgoings:

Tithe, 5d.

Land Tax, 2d.

Value of Timber, £7.

The Purchaser of this lot shall within three months of the expiration of the present tenancy erect at his own expense and maintain a suitable fence between this lot and Ord. No. Pt. 898.

LOT 83

Withdrawn

LOT 84 (Coloured Green on Plan No. 2).

A Capital
Village Occupation

At WHATSTANDWELL,

adjoining two Parish roads, facing South with magnificent views over the surrounding country and extending to about

3a. 0r. 18p.

The House

is stone-built and slated and contains Two Bed Rooms, Two Sitting Rooms, Kitchen (Company's water laid on) and pantry; also Pigstye, Loose Box, Stick and Coalhouses, together with a valuable Enclosure of

Accommodation Pasture

Being Ord. No. Pt. 888 in Crich Parish. The house is let to Mr. Taylor at £14 per annum, and the land is let to Mr. W. Y. Farnsworth, with other lands, apportioned rent £7 per annum.

Apportioned Outgoings:

Tithe, 5s. 8d.
Land Tax, 2s. 6d.

Value of Timber, £5.

The Vendor pays 1s. per annum to Mr. J. Bunting of Edon Bank House for the right to use water running out of the adjoining fields Ord. Nos. 868 and 869, to supply the trough in the bottom corner of Ord. No. 888 being part of this lot.

The purchaser, his heirs and assigns, of this lot shall covenant not to erect or cause to be erected any buildings upon this lot without first obtaining the consent in writing of the vendor, his heirs and assigns.

LOT 85 (Coloured Blue on Plan No. 2).

A Superior
Semi-detached Cottage

At WHATSTANDWELL,

adjoining the Matlock-Derby Road, facing South with magnificent views over Alderwasley Park and country beyond, stone-built and slated, containing Three Bed Rooms, Living Room, Sitting Room, Kitchen (Company's water laid on), Pantry and Washhouse and with Garden extends to about

11 Poles

Being Ord. No. Pt. 888 in Crich Parish and let to Mrs. Mason at £10 8s. per annum. Landlord pays rates.

Apportioned Outgoings:

Tithe, 4d.
Land Tax, 11d.

LOT 85a (Coloured Pink on Plan No. 2).

A Semi-detached Cottage

adjoining Lot 85 of similar construction to the above and containing Three Bed Rooms, Box Room, Living Room, Sitting Room, Kitchen (town's water laid on), Pantry, Washhouse and Coalhouse and with Garden, extends to about

11 Poles

Being Ord. No. Pt. 888 in Crich Parish and let to Mr. A. Harrison at £10 8s. per annum.

Apportioned Outgoings:

Tithe, 4d.
Land Tax, 2s.

LOT 86

Withdrawn

LOT 87

Withdrawn

LOT 88 (Coloured Green on Plan No. 2).

Two Enclosures of
Accommodation Pasture

situated near Whatstandwell, between the Midland Railway and the Cromford Canal, extending to about

2a. 3r. 15p.

Being Ord. Nos. 882 and 881 in Crich Parish, and No. 882 is let to Mr. J. Hastings with other lands; apportioned rent £4 per annum, and Ord. No. 881 is let to Mr. J. H. Mountney with other lands, apportioned rent of 13s. per annum.

Apportioned Outgoings:

Tithe, £
Land Tax, 1s. 6d.

Special Conditions of Sale.

1.—These Special Conditions shall be deemed to incorporate the Common Form Conditions of the Derby Law Society (Edition November, 1919), and if there is any variance or inconsistency between the Special and Common Form Conditions, the Special Conditions shall prevail.

2.—The Auctioneer's duties referred to in the Common Form Conditions shall be discharged by Messrs. John D. Wood & Co., of 6, Mount Street, Grosvenor Square, London.

3.—The Vendor's Solicitors are Messrs. SHIPTON, HALLEWELL & Co., of 23, West Bars, Chesterfield.

4.—The property is sold subject to all tenancies, tenant rights, chief and other rents, land tax, tithe, commutations, rights of way, water, light and other easements (if any) affecting the same and to any subsisting liability under enclosure award or otherwise, to repair fences or roads and also to all reservations, conditions, stipulations, liabilities, matters or things specified in the Particulars of Sale, in the "Remarks and Stipulations" attached to such Particulars of Sale, or in these Special Conditions of Sale.

5.—The Purchaser shall pay the Auctioneers, as agents of the Vendor a deposit at the rate of £10 per cent. upon the purchase money, and the purchase shall be completed on the 29th day of September, 1920, at the office of the Vendor's Solicitors, situate at No. 23, West Bars, Chesterfield.

6.—The Abstract of Title shall be delivered or sent by post to the Purchaser or his Solicitor on or before the 30th day of August, 1920.

7.—Objections to and requisitions on the Title shall be sent to the Vendor's Solicitor within seven days from the delivery of the Abstract, whether the same shall have been delivered or sent within the time specified by the 6th Condition or not; and all further objections and requisitions arising out of the replies to any former requisitions shall be sent within seven days from the delivery of such replies to the Purchaser or his Solicitor.

8.—The draft assurance shall be sent to the Vendor's Solicitors 21 days, and the engrossment thereof 10 days before the day named for completion.

9.—The Title affecting the property offered for sale shall commence as follows as regards the various lots:—

(1) As to the greater part of the property offered for sale, and which is situate in the Parishes or Townships of Alderwasley and Ashleyhay, with an Indenture dated the 8th day of March, 1862, and made between Albert Frederic Hurt of the one part and the Reverend Godfrey Harry Arkwright and Sir Hew Dalrymple of the other part.

(2) As to the following lots, namely:—Part Lot 56 and Lots 60, 63, 66 to 74 (inclusive), Lots 84, 85, 85a and 87, with the Deed of Re-Settlement of the Hurt Family Estates, dated the 14th day of April, 1903, and made between Albert Frederic Hurt of the first part, Francis Cecil Albert Hurt of the second part and Seymour Frederick Auckland Albert Hurt and Bertram Harry Godfrey Arkwright of the third part.

(3) As to the remaining (and greater part) of Lot 56, and as to the rest of such of the property offered for sale as is situate in the Parish of Crich with the Will dated the 7th day of April, 1856, of the late Francis Hurt, who died on the 1st April, 1861, and the Purchaser shall assume that at the date of his Will and from thenceforth to the date of his death the testator was seised of the said properties for an estate in fee simple in possession, and that the same properties passed by the devise contained in his said Will, and the Purchaser shall not require the production of or investigate or make any requisition or objection in respect of the prior Title, whether the same shall appear to be in the Vendor's possession or power or not.

(4) As to Lot 26, which is situate in the Parish of Heage, with an Indenture dated 23rd June, 1883, and made between the Crown Life Assurance Co., of the first part, Albert Frederic Hurt of the second part and Walter Evans of the third part.

10.—The above-mentioned Indenture of the 8th day of March, 1862, reictes that the late Albert Frederic Hurt, the immediate predecessor in title of the Vendor, was entitled to the Alderwasley and Ashleyhay Estates in fee simple free from incumbrances except as follows:—

(a) A charge of £13,333 6s. 8d., payable as younger childrens' portions to the late Misses Emma Hurt, Elizabeth Hurt, Selina Hurt and Frances Hurt, the daughters of the late Francis Hurt, the elder.

(b) An annuity of £600 per annum, payable as jointure to the late Mrs. Cecilia Emely Hurt.

(c) A charge of £16,400, representing younger children's portions, payable to the younger children of the late Francis Hurt, the younger.

(d) A charge then unascertained, but estimated to amount to £4,000, charged by a codicil to the Will dated 22nd January, 1861, of the said Francis Hurt, the younger.

In an Indenture (which will appear in the Abstract of Title), dated the 8th day of February, 1890, and made between the said Albert Frederic Hurt of the first part, Charles Dorman and Samuel Horace Candler of the second part and Charles Thomas Macadam and Frederick Shanks of the third part, and approved (as appears by an indorsement thereon), by Mr. Justice North in an application to the Chancery Division of the High Court of Justice in a cause Hudson v. Austen, it is recited (as was the fact) that all the above incumbrances were paid off and discharged except the sum of £3,333 6s. 8d., due to the said Miss Selina Hurt. This lady died 18 years ago, and by virtue of her Will the said charge or sum of £3,333 6s. 8d. was released or merged in the ownership of the estates charged. The Purchaser shall assume that the four above-mentioned incumbrances have ceased to exist, and shall not be entitled to make any enquiry or requisition in respect thereof.

11.—Lots 26 to 26A inclusive are sold subject to two mining leases, one dated 21st May, 1896, and made between Albert Frederick Hurt and Charles Ford, and comprising the Furnace and Kilburn seams of coal thereunder and being for a term of 40 years from the 25th March, 1895. The other lease is dated 15th May, 1903, and is made between the same parties and comprises the Blackshale and all other seams of coal under this lot, the term being for 30 years from the 25th March, 1903. These lots are sold subject to four deeds, dated respectively the 1st day of February, 1901, 19th February, 1910, 17th September, 1914, and 7th April, 1919, modifying the terms of the above leases. Copies of all the documents mentioned in this condition may be inspected and will be produced as stated in Special Condition No. 15. The sale will include the benefit of the covenants relating to the surface of the property sold and the surface rents reserved by the above leases, but all other covenants, rents and benefits under the leases are excepted from the sale. The Purchaser shall not be entitled to an abstract of any of the documents mentioned in this condition.

12.—There shall be excepted and reserved from the Conveyance to the Purchaser of each lot all mines and minerals (including oil) lying within and under the property comprised in such lot, with full liberty for the Vendor and his successors in title and assigns and their lessees and tenants and any other person by their authority at all times hereafter to win, work, get and carry away the said mines and minerals or any of them and any mines and minerals lying within or under any adjoining or other lands and for those purposes or any of them, to drive, make and use any levels, roads, ways, air courses, watercourses and other works under (but not upon the surface of) the property sold without any obligation to leave any support subjacent or adjacent for the land sold or any buildings, erections or works now or hereafter standing thereon and without any liability for any damage which may be done to such premises or any of them, in or by reason of the exercise of the said liberties or any of them.

13.—By an Indenture dated the 6th day of September, 1910, and made between the Vendor of the first part, Seymour Frederick Auckland Albert Hurt and Bertram Harry Godfrey Arkwright of the second part and the Derwent Valley Water Board of the third part, certain pipe and other easements in connection with water supply were granted to the Water Board, and in some cases small pieces of ground in connection with the special works necessary for the user of such water easements were conveyed outright to the Water Board. This Deed of Grant affects Lots Nos. 10, 11, 14, 15, 18, 19, 24, 56 and 63, and such lots are sold subject thereto. This deed can be inspected as indicated by Special Condition No. 15.

14.—All sporting rights and privileges which can be legally exercised over landed property by the owner thereof are reserved over certain lots, as mentioned in the Particulars or in the Remarks and Stipulations attached to such Particulars, and such lots are sold subject to such reservation which is, however, subject to the Purchaser's rights or those of his tenants (if any) under the Ground Game Act, 1880.

15.—Where in the Particulars of Sale, in the Remarks and Stipulations attached thereto or in these Special Conditions of Sale any property comprised in the Particulars is stated to be subject to any document affecting the property in question the Purchaser shall be entitled to inspect at the office of the Vendor's Solicitors, 23, West Bars, Chesterfield, during one week prior to the sale copies of the said documents, the originals of which will, if required, be produced at the sale. The Purchaser shall be deemed to have notice of the contents of such documents, whether he inspects them or not.

16.—There will be a reserve price upon each lot.

Memorandum.

I, Isaac Beardsley

of Whitewells, Belper.

do hereby acknowledge myself to be the Purchaser of the Property described in the within Particulars as Lot 35 at the sum of £1300 (including Timber), that having paid to the Auctioneers, Messrs. JOHN D. WOOD & Co., as Agents for the Vendor, the sum of £130 as a deposit and in part payment of the purchase money, I hereby agree to pay the remainder of the purchase money and complete the purchase in all respects in accordance with the foregoing Particulars and Conditions of Sale. so far as they apply to a sale by private treaty

As Witness my hand this 7th day of July 1920.

Purchase money ... ... £ 1300

Timber Valuation ... £ included

Total ... £ 1300

Deposit ... ... £ 130

Balance to be paid ... £ 1170

Shipton Hallewell & Co.

As Agents for the Vendor, MAJOR FRANCIS CECIL ALBERT HURT, of Alderwasley Hall, Matlock, in the County of Derbyshire, we hereby confirm this Sale, and acknowledge the receipt of the said deposit.

Shipton Hallewell & Co.

Abstract of Title to be sent to

Walker & Terry
Belper.