

THE NORMAN COURT ESTATE.

SALE OF BROUGHTON PROPERTIES.

Yesterday afternoon the large room at the White Hart Hotel, Salisbury, was filled with ladies and gentlemen, who had been attracted by the public sale of the outlying portions of the Norman Court Estate, and the village of Broughton and neighbourhood were strongly represented in the room. The properties offered for sale comprised 1974a. 2r. 9p., with a total rental of £1391 6s. 6d., and the sale was divided into 60 convenient lots. The auctioneers were Messrs. Beadel, Wood & Co., of Gresham Street, E.C., and Messrs. Rendell & Sawdye, of Newton Abbott, and representatives of the firms were present. The rostrum was occupied by Mr. Rendell and Mr. J. Lee Allen, and a start was made ten minutes after the advertised time, there being then standing room only. Mr. Rendell said he was there in consequence of the illness of Mr. Beadel. He explained that in accordance with the conditions of Sir John Evelyn's charity £4 a year was payable to the parish of Whiteparish by the purchaser of Dean Hill, and £4 to the parish of Broughton by the purchaser of the Manor Farm. He then announced that lots 1, 2, 4, 5, 9 had been withdrawn from the sale by the owner. The Norman Court Estate was purchased by Mr. Singer a short time ago, and they would, perhaps, be surprised that he was offering part of it again, but as he had two whole villages he had decided to dispose of the outlying portions of the estate and the village of Broughton. They had not picked out the poorer portions of the lands, but offered the whole of the estate in Broughton and the outside pieces elsewhere. He asked them not to base their ideas of value on the rentals as most of the tenants were old occupiers at very low rentals. With regard to Broughton especially he might mention that a new railway was projected from Bulford to Southampton, and the surveys had already been made, and a station had been located at Broughton. That would lead to a considerable advance in the rental values at Broughton. Mr. Rendell submitted the first 26 lots, and Mr. Lee the remainder. The latter announced that where the farms did not sell the cottages attached would be withdrawn, as the vendor considered the purchasers of the farms should have the opportunity of acquiring the cottages in the village most convenient for them. Business then commenced, with the following result:—

Lot 1.—Enclosure of meadow land at East Grimstead, containing 8a. 1r. 0p., let at £6 per annum, tenant paying tithe.—Withdrawn.

Lot 2.—Enclosure of arable and wood land at East Grimstead, containing 11a. 1r. 17p., let at £11 per annum, tenant paying tithe.—Withdrawn.

Lot 3.—Enclosure of pasture land at East Grimstead, containing 12a. 2r. 36p., let at £18 per annum, tenant paying tithe, £3 2s. 6d. The land tax on this lot was 16s. 3d. Bidding commenced at £250, and the lot was withdrawn at £380.

Lot 4.—Enclosure of arable and pasture land at East Grimstead, containing 4a. 3r. 5p., let at £4 10s. per annum.—Withdrawn.

Lot 5.—Enclosure of pasture land, situate in the parish of East Grimstead, containing 1a. 3r. 12p., and let at £1 10s.—Withdrawn.

Lot 6.—Dean Hill Farm, comprising substantial dwelling house, garden, orchard, two barns, cart shed, granary, piggeries, stabling, chaff house, lambing yard, open sheds and yards, cottage and garden, arable, pasture, down and wood land, the whole containing 365a. 3r. 12p., let at £142 per annum. The commuted tithe is £81, and the land tax £1 19s. The first offer was £1000, and after a good competition it was knocked down at £1900 to Mr. Francis Baring.

Lot 7.—Bijou residence known as "White House," West Dean, with garden, pasture and wood land, containing 8a. 1r. 14p., and producing £10 10s. per annum. The first offer was £150, but several in the room desired this lot, which was ultimately purchased by Mr. Francis Baring at £430.

Lot 8.—Water meadows at East Dean, containing 6a. 0r. 3p., and let at £5 18s. 6d. per annum.—Withdrawn at £120.

Lot 9.—Enclosure of pasture and wood land at West Tytherley, containing 22a. 1r. 8p., and let at £11 per annum.—Withdrawn.

Lot 10.—Sopp's Farm, West Tytherley, with residence, outbuildings, two cottages and arable pasture and wood land, in all 163a. 0r. 11p., producing £107 17s. 6d. per annum. The commuted tithe was £35 10s. Bidding commenced at £1500, and the lot was withdrawn at £1900.

Lot 11.—Hawthorn Cottage, West Tytherley, an old-fashioned timber and thatched building with garden, orchard, stable, barn, poultry house and pasture land, in all 3a. 3r. 34p., let at £14 per annum, tenant paying tithe. The first offer for this lot was £150, but the price went up to £350 before the hammer fell, the purchaser being Capt. Dalgety.

Lot 12.—Broughton Down Estate, comprising comfortable dwelling house, cottage for carter, barn, cart shed, stable, piggeries, granary, cow sheds, poultry houses, mixing house, open sheds, yards, two cottages, arable, pasture and down land, in all 435a. 1r. 37p., and let at £170 per annum.—Withdrawn.

Lot 13.—Enclosure of arable land at Broughton, containing 9a. 2r. 31p., and let at £45 per annum.—Withdrawn.

Lot 14.—Church Farm, Broughton, comprising dwelling house, garden, orchard, homestead, arable, pasture and down land, in all 211a. 2r. 30p., and producing £82 per annum. The commuted tithe on this land was £52, and the land tax £1 15s. The lot was withdrawn at £2200, and later, when submitted with lot 19, the two were withdrawn at £2490.

Lot 15.—Enclosure of arable land in the parishes of Broughton and Buckholt, containing 46a. 3r. 15p., and let at £21 per annum.—The first offer was £150, and after steady competition Capt. Dalgety became the owner at £300.

Lot 16.—Enclosure of arable land situate in the parish of Broughton and containing 27a. 1r. 23p., and producing a rental of £14 per annum. Commuted tithe £6, land tax 8s. The first bid was £150, and the hammer fell at £250, Capt. Dalgety being the purchaser.

Lot 17.—Three enclosures of arable and pasture land situate in the parish of Broughton, containing 6a. 3r. 26p., and let at a rental of £5 per annum. Capt. Dalgety purchased this lot after a short competition for £100.

Lot 18.—Four enclosures of arable and pasture land situate in the parish of Broughton, having a total area of 9a. 0r. 32p., and let to tenants at rentals amounting to £5 7s. per annum. Commuted tithe £1 12s. 6d., land tax 2s. 7d. Bidding commenced at £50, and the hammer fell at £125, Capt. Dalgety being the purchaser.

Lot 19.—Excellent enclosures of arable and pasture land in the parish of Broughton, having a total area of 37a. 2r. 32p., and producing a rental of £19 per annum.—Withdrawn.

Lot 20.—The Manor Farm, Broughton, comprising 33a. 3r. 19p., with a comfortable 14-roomed farm house, garden, and a very convenient homestead, and let at £220, from which the owner pays £20 a year for glebe land lying in this farm. Tithe £62, land tax £6 18s.—Withdrawn at £3700.

Lot 21.—Two enclosures of arable land in the parish of Broughton with a combined acreage of 32a. 3r. 32p., and let at £17 per annum. Tithe £9 6s., land tax 13s. 4d. This lot was started at £200, and the price ran up to £300, when Mr. G. Briscoe became the purchaser.

Lot 22.—Broughton Cricket Ground, containing 4a. 3r. 3p., and let to the local cricket club at the nominal rent of £3 10s. per annum, tenants paying tithe. Bidding commenced at £100, and the hammer fell to a bid by Mr. A. Tomkins of £160.

Lot 23.—Enclosure of accommodation land in the parish of Broughton, containing 4a. 0r. 12p., and producing £2 per annum. Tithe £1, land tax 1s. 4d. £50 was the first offer, and after a slow progress the lot was knocked down to Mr. Knapman for £95.

Lot 24.—An enclosure of pasture land, with barn, situate at Broughton, containing 1a. 1r. 21p., and producing £2 per annum. Bidding commenced at £50, and Mr. Hinxman became the purchaser at £75.

Lot 25.—Enclosure of arable land at Broughton, containing 8a. 3r. 34p., and let at £9 5s. per annum. Tithe £1 18s., land tax 7s. 6d. The first bid was £100, but the price ran up quickly to £190, at which figure Mr. A. Tomkins became the purchaser.

Lot 26.—Enclosure of arable land at Broughton, containing 25a. 2r. 33p., producing £11 rental. This lot started at £200, and was purchased by Mr. Knapman with a bid of £300.

Lot 27.—Small residence, with garden, barn and outbuildings, containing 38p., and let at £10 per annum. Bidding commenced at £100, and the hammer eventually fell to a bid of £200 by Mr. Hinxman.

Lot 28.—Broughton Allotments, with a total area of 10a. 1r. 3p., let at rentals amounting to £17 10s. Bidding commenced at £200, and Mr. Knapman became the owner at £315.

Lot 29.—Enclosure of accommodation land at Broughton, containing 3a. 2r. 34p., let at £3 per annum. Commuted tithe £1 1s., land tax 2s. 6d. Purchased by Mr. Hinxman at £80.

Lot 30.—Ground rent of £1 7s. 6d., secured upon 2r. 20p. of garden ground, with stabling, the lease expiring at Michaelmas, 1909. Bidding commenced at £200, and after sharp competition Mr. Hall, Salisbury, became the owner at £300.

Lot 31.—Small residence, with stabling and garden, at Broughton, containing 1r. 11p., and let at £16 per annum. From £200 this lot ran up to £330, when Mr. C. Hinxman became the owner.

Lot 32.—Two cottages and gardens situate at Broughton, comprising together 2r. 4p., and producing £7 15s. per annum.—Withdrawn.

Lot 33.—Enclosure of pasture land at Broughton, 1r. 34p., let at 10s. per annum. Started at £20 and sold for £30 to Mr. Knapman.

Lot 34.—Cottage and garden with two enclosures of pasture land at Broughton, in all 2r. 34p., let at £3 per annum.—Withdrawn.

Lot 35.—Enclosure of pasture land and orchard at Broughton, together 2a. 1r. 31p., let at £3 per annum. Tithe 14s., land tax 2s. 5d. Sold to Mr. Knapman at £105 after a slow competition.

Lot 36.—Enclosure of pasture land at Broughton 1a. 0r. 22p., producing £3 15s. 0d. per annum. Sold to Mr. Knapman at £60.

Lot 37.—Two cottages and gardens, 1r. 29p., at Broughton, let at £7 per annum.—Withdrawn.

Lot 38.—Enclosure of accommodation land at Broughton, containing 2r. 3p., let at £2 per annum. The first bid was £30, and Mr. Milborne purchased the lot at a bid of £50.

Lot 39.—Two cottages and gardens at Broughton containing 30p., and let at £6 10s. 0d. per annum. Bidding commenced at £60, and rose steadily to £100, when Mr. Ayles became the owner.

Lot 40.—Two cottages and gardens with pasture land, containing 3a. 3r. 33p., with barn and piggeries, at Broughton, let at £20 per annum. The first bid was one of £200, and there was a good competition, Rev. A. Woodin being the last to bid, the hammer falling at £320.

Lot 41.—Enclosure of pasture land, three cottages and gardens at Broughton, in all 2a. 1r. 3p., producing a rental of £15. £200 was the initial bid here, and at £250 Mr. Briscoe became the purchaser.

Lot 42.—Two cottages and gardens at Broughton, containing 2r. 21p., let at £10 5s. 0d. per annum. The first offer was £100 and the figure slowly rose to £200, when it was knocked down to Rev. A. Woodin.

Lot 43.—Plough Gardens, Broughton, 2r. 39p., let at £3 10s. per annum. Sold after slow competition to Mr. Knapman for £75.

Lot 44.—Small residence and garden at Broughton, 19p., let at £16 per annum. This lot ran up from £100 to £175, when Mr. Knapman became the purchaser.

Lot 45.—Six cottages and gardens at Broughton, containing 1r., and let at rentals amounting to £22 14s. per annum.—Withdrawn.

Lot 46.—Greyhound Hotel, Broughton, with cottage adjoining, outbuildings and garden, in all 1r. 26p., and producing a rental of £103 per annum. Tithe 3s., land tax £2 6s. There were only two competitors for this lot, which was put in at £1800 and withdrawn at £2450, the auctioneer stating he would consider an offer in the neighbourhood of £3000.

Lot 47.—Two cottages and gardens at Broughton, containing 1r. 8p., and let at £15 per annum. Purchased at £155 by Mr. Steele Tomkins.

Lot 48.—Cottage and garden at Broughton, containing 24p., and let at £3 10s. per annum. Sold to Mr. Hinxman at £65.

Lot 49.—Shop, cottage, and garden at Broughton, containing 32p., and let at £12 10s. per annum. Started at £100 and fell to Mr. Steele Tomkins at £150.

Lot 50.—Cottage, garden, and pasture land at Broughton, 2a. 0r. 2p., let at £7 per annum. Purchased by Mr. Knapman at £110.

Lot 51.—Enclosure of arable land at Broughton, containing 11a. 0r. 22p., producing £10 per annum. Commuted tithe £3 10s. The first offer was £100, and the price moved up slowly to £200, when the lot became the property of Mr. Briscoe.

Lot 52.—Two cottages and gardens at Broughton, containing 34p., producing £5 17s. per annum. Sold to Mr. Briscoe at £75.

Lot 53.—Cottage and garden at Broughton, containing 20p., and let at £5 per annum. Sold at £50 to Mr. Knapman, there being some jocular comments upon the stability of the cottage on this lot.

Lot 54.—Two cottages and gardens at Broughton, containing 38p., and producing £8 10s. per annum. Purchased at £80 by Mr. Ayles.

Lot 55.—Two enclosures of pasture land at Broughton, containing 3a. 1r. 32p., let at £6 5s. per annum. Sold to Mr. Briscoe at a bid of £175.

Lot 56.—Enclosures of pasture land at Broughton, containing 1a. 2r., let at £5 per annum. Purchased at £120 by Mr. Steele Tomkins.

Lot 57.—Enclosure of pasture land at Broughton, containing 1a., let at £1 per annum.—Withdrawn at £40.

Lot 58.—Garden ground at Broughton, 1r. 8p., let at £1 per annum. Purchased at £20 by Mr. W. W. Gifford.

Lot 59.—Freehold rent, 10s. per annum, secured upon the school house and buildings, payable by the Stockbridge Education Authority.—Withdrawn at £9.

Lot 60.—Water meadows at Bossington, comprising altogether 28a. 3r. 18p., and let at £70 per annum. Tithe £3 3s. 3d.—Withdrawn at £750.