

To be offered at the very low upset price of £1,500.

GREAT HOLLAND :: Essex

THE  
Agricultural Estate

KNOWN AS

*“ The Manor Farm ”*

*For Sale by Auction*

At the Royal Hotel, Clacton-on-Sea,  
ON MONDAY, MARCH 11th, 1929,

At 3 p.m. precisely.



*Solicitors:*

Messrs. MANN, RODWAY & GREEN,  
Trowbridge, Wilts, and  
Messrs. GOODY, SONS & WEATHERALL,  
62 North Hill, Colchester.

*Auctioneers:*

FENN, WRIGHT & CO.,  
146 High Street, Colchester,  
and Clacton-on-Sea.

A particularly Attractive, Speculative Investment to be offered at the  
VERY LOW upset price of £1,500.

# Great Holland, Essex.

4 miles from Clacton-on-Sea, 3 miles from Frinton-on-Sea, and 1 mile from Kirby Station.

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*Particulars and Conditions of Sale*

OF

THE VALUABLE FREEHOLD

## Agricultural Estate

KNOWN AS

# THE MANOR FARM

COMPRISING

Good Residence, Ample Farm Buildings and 5 Cottages (subject to Tenancies)

TOGETHER WITH

**336 acres      3 roods      24 poles**

Commanding Extensive and Valuable Main Road Frontages.

WITH IMMEDIATE POSSESSION

WHICH

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## FENN, WRIGHT & CO.

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Are favoured with instructions from the Owner, W. J. Mann, Esq., to offer by Auction,

AT THE ROYAL HOTEL, CLACTON-ON-SEA,

*On Monday, March 11th, 1929, at 3 p.m. precisely.*

Particulars and Conditions of Sale may be obtained from the Vendor's Solicitors, Messrs. MANN, RODWAY & GREEN, Trowbridge, Wilts, and Messrs. GOODY, SONS & WEATHERALL, 62 North Hill, Colchester; or at the AUCTIONEERS at 146 High Street, Colchester, or Hurlingham Chambers, Station Road, Clacton-on-Sea.

Phone: Colchester 700 (2 lines); Clacton 346.

DRAWING ROOM, 17ft. 3in. by 16ft. with open grate, tiled hearth and sides and marble mantelpiece, French doors to verandah on south-east side.  
KITCHEN, 16ft. 3in. by 16ft. 3in. with oven and boiler range, brick floor, glazed sink, Pantry and Store Room.  
Store Cupboard.  
Small Lobby.  
Bathroom with bath.

### ON THE FIRST FLOOR:

Well lighted Landing with stairs to attic and linen cupboard.  
WEST BEDROOM, 19ft. by 15ft. 9in. with registered stove and staircase to kitchen.  
MIDDLE WEST BEDROOM, 16ft. 6in. by 16ft. 3in. with registered stove and large hanging cupboard.  
MIDDLE EAST BEDROOM, 13ft. 3in. by 12ft. 6in. (bay extra) with open stove, tiled hearth and sides, hanging cupboard.  
EAST BEDROOM, 14ft. 9in. by 12ft. 6in. with stove and cupboard.  
W.C.

### ON THE SECOND FLOOR:

THREE ATTIC BEDROOMS and lobby with cupboard

### OUTSIDE:

Stone and paved Back Yard with timber and galvanised shelter to Dairy.  
Brick and tiled Brewhouse with concrete floor with brewing copper, washing copper, stove, glazed tank and pump from well.  
Dairy with concrete floor and slate shelving.  
Timber and tiled cesspool Closet.  
Brick and tiled range of Coal-House, Wood-House and oil house.  
Brick and tiled Store-House.  
Brick, timber and galvanised Wood-Shed.  
Pump from well.

## The Garden

is neatly laid out being enclosed by a palisade and laurel fence, and having flower beds, tennis court and large vegetable and fruit garden.

The water supply is from the main there being also a good spring of water on the property.

The Gas is also laid on to the house.

# The Well-Planned Farm Premises

Concrete sheep dipping tank.

BRICK AND TILED TRAP HOUSE OR GARAGE with concrete floor and loose box adjoining; RANGE OF BRICK AND TILED NAG STABLE with two stalls, two loose boxes and harness room with brick floor, Cowhouse for seven cows with calf pen; Two bay open Shed; Cart horse Stable for twelve horses with two harness rooms, with stone and brick floor; BRICK, TIMBER AND TILED Chaff House, two bay open Sheds and three open Stock Yards; BRICK, TIMBER AND TILED Loose Box, three bay open Shed and Horse Yard; BRICK, TIMBER AND THATCHED double bay Barn with asphalt floor; adjoining BRICK, TIMBER AND TILED GRANARY with asphalt floor; RANGE OF BRICK, TIMBER AND TILED Loose Box, two bay open Shed, Root House, three bay open Shed and two Stock Yards; BRICK, TIMBER AND TILED four bay Waggon Lodge; BRICK, TIMBER AND TILED Fowlhouse; BRICK, TIMBER AND TILED two bay Implement Shed with Granary over; Lean-to timber and galvanised Binder Shed; Leanto timber and tiled Store and Fowlhouse; RANGE OF FOUR BRICK AND TILED PIGGERIES; TIMBER AND THATCHED six bay Implement Shed; Ditto four bay Implement Shed.

Good Horse Pond.

OFF HAND PREMISES ON MARSH:—Range of timber and galvanised Loose Box, and eight bay open Shed, small open Shed and three Stock Yards.

IN DRIFT:—Three bay timber and thatched open Shed and Yard.

## FOUR WELL BUILT COTTAGES

### FIRST PAIR :

built in brick with slated roof and containing Living Room, Kitchen and 2 Bedrooms.

OUTSIDE: Closet and garden to each.

In the occupation of Messrs. Rose & Foskew, who are stated by the Farm Tenant to be Service Tenants.

### SECOND PAIR :

built in brick with slated roof and having the same accommodation.

In the occupation of Messrs. Sharp and Gafrey, who are stated by the Farm Tenant to be Service Tenants.

### DWELLING HUT

built in brick, timber and tiled, and containing 2 Rooms.

In the occupation of Mr. Theobald, a Weekly Tenant, at 1/6 per week.

Water is obtained from the public stand pipe opposite.

# The Deepsoil Arable and Pasture Land

lays on the South East fall and commands a valuable frontage to the Main Clacton-on-Sea—Holland Road of about 1,600 feet and extends to an area of about

**336 Acres    3 Roods    24 Poles**

of which 218 acres are of fertile mixed arable soil and 114 acres of excellent grazing marshes and pasture land.

## SCHEDULE.

No. on Tithe Map.	No. on Ordnance Survey.	Area on Tithe Map	Area on Ordnance Survey
197 } 28 } 29 } 30 }	164 } 165 } 166 } 168 pt. }	3 3 12	4 2 3
32 }	162 } Arable ...		
196 }	167 } Pasture ...		
195 } 194 }	171 } 160 } Arable ...		
193 }	157 } Arable ...	21 3 18	22 0 23
201 }	158 } Arable ...	10 0 21	10 1 19
202 } 202a }	154 } Arable ...	17 1 26	18 0 37
204 }	151 } Arable ...	10 1 15	10 2 16
205 } 206 }	153 } Arable ...	18 3 0	18 0 21
192 } 191 }	155 } 155a } Arable...	33 2 13	33 3 34
215 }	152 } Arable ...	20 2 19	21 0 16
188 pt. }	220 pt. } Pasture ...	13 1 26	15 1 37
187 pt. }	271 } Pasture ...	10 3 37	11 0 19
214 }	255 } Arable ...	19 0 23	18 3 25
213 }	264 } Arable ...	11 3 38	13 1 26
212 }	263 } Pasture ...	12 1 3	12 0 38
211 }	262 } Pasture ...	10 3 38	11 1 4
210 }	268 } Pasture ...	17 2 8	17 2 8
209 }	267 } Pasture ...	10 1 9	9 1 27
207 }	266 } Arable ...	21 2 18	22 0 37
190 }	269 } Pasture ...	12 3 2	12 3 39
189 }	270 } Pasture ...	20 2 19	20 2 2
208 }	265 } Roadway...	23	1 3 16
	151a } Roadway ...		1 2 8
<b>Total Areas                      Acres</b>		<b>336 3 24</b>	<b>346 3 20</b>

Totals from Tithe Map Areas ...	Arable	218	1	30
	Pasture	114	1	39
	Sites, etc.	3	3	35
		<b>336</b>	<b>3</b>	<b>24</b>

## Conditions of Sale.

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1. The property is sold subject to the Conditions following and to the Conditions known as the "National Conditions of Sale" 9th Edition (a copy of which can be inspected at the offices of the Vendor's Solicitors) so far as such latter Conditions are not inconsistent with the Conditions following; and also subject to the foregoing Remarks and Stipulations which shall be deemed to be incorporated in these Conditions.

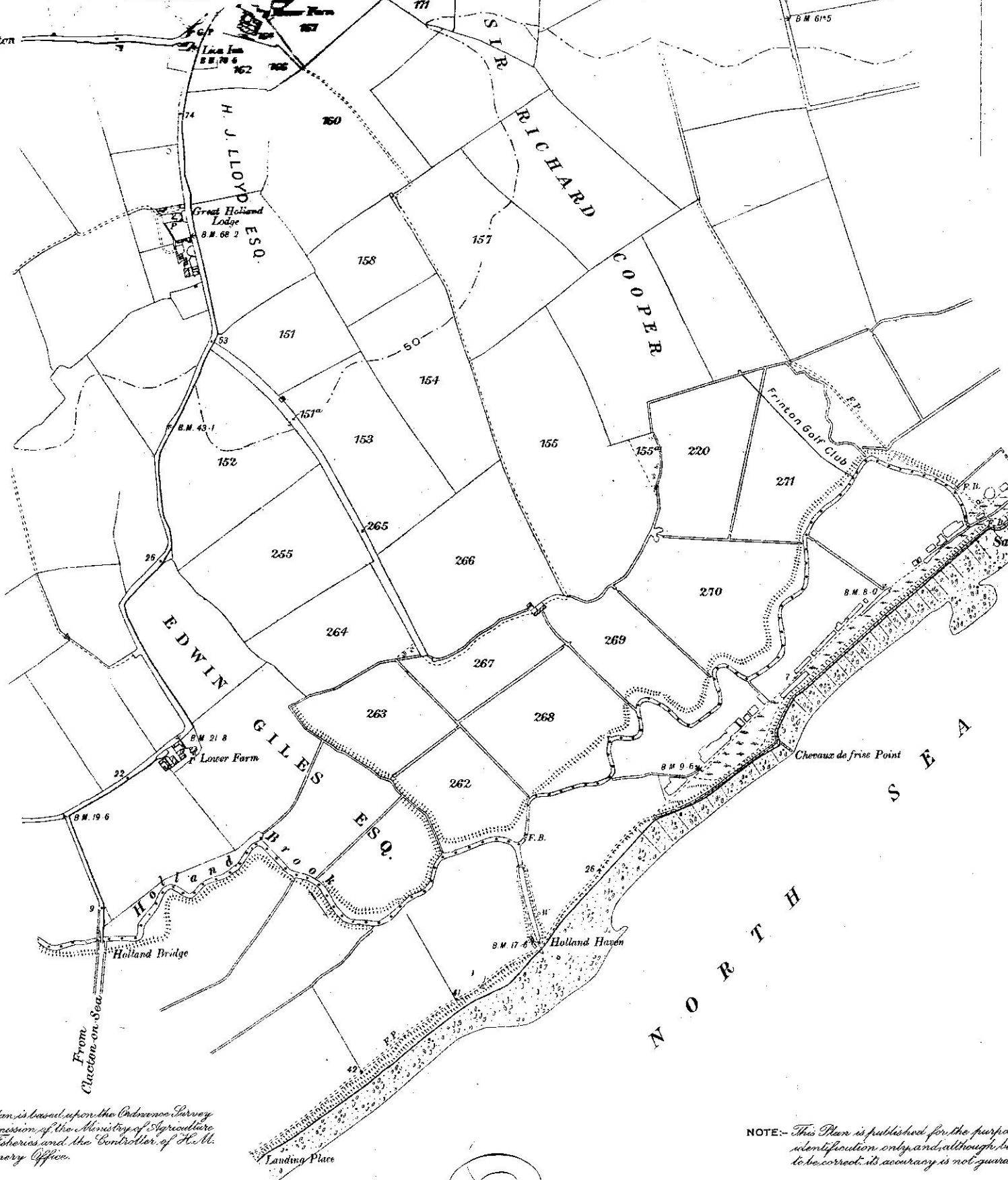
2. The date for the completion of the purchase shall be the 11th day of April, 1929.

3. The expression "the office of the Vendor's Solicitors" in the National Conditions of Sale shall mean the office at 62, North Hill, Colchester, of Messrs. Goody, Sons & Weatherall.

4. The Vendor sells and will convey as a tenant for life under the Settled Land Act, 1925, the Trustees for the purposes of that Act joining in the Conveyance for the purpose only of acknowledging receipt of the purchase money. The Vendor shall not be required to give any covenants for title except those implied by reason of his being expressed to convey as Trustee.

5. The title shall commence as follows:--As to the greater part of the property with a Conveyance on Sale dated the 11th day of April, 1864, and as to the remainder with a Conveyance on Sale dated the 24th day of June, 1880.

# Great Holland



*This Plan is based upon the Ordnance Survey by permission of the Ministry of Agriculture and Fisheries and the Controller of the M. Stationary Office.*

*NOTE:—This Plan is published for the purpose of identification only, and, although to be correct, its accuracy is not guaranteed.*

Scale of Chains.



**FENN, WRIGHT & CO**  
Auctioneers & Surveyors,  
COLCHESTER & CLACTON-ON-SEA.

## Memorandum.

AT THE SALE BY AUCTION of the property comprised in the within Particulars

of

was the highest bidder for and was declared the purchaser of the property within described at the price of £ : : subject to the accompanying Conditions of Sale, the sum of £ : : having been paid to Messrs. Fenn, Wright & Co. as Agents for

the Settled Land Act Trustees of the Vendor as a deposit and in part payment of the purchase money, and it is agreed that the purchase is made and is to be completed according to the said Conditions of Sale.

DATED this 11th day of March, 1929.

Purchase money ...	£	:	:
Deposit ...	£	:	:
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Balance to be paid	£	:	:

Purchaser.

Agents for the Vendor's  
Settled Land Act Trustees.