

SUSSEX.
COMPACT FREEHOLD FARM.

Particulars

Of a Very Desirable

FREEHOLD ESTATE,

BETCHETT'S FARM,

CONSISTING OF

A commodious Farm House,

WITH

BARNs, STABLE, WAGGON LODGE, GRANARY, CATTLE SHEDS,
AND OTHER OUT-BUILDINGS,

Pards, Gardens,

AND

SUNDRY ENCLOSURES OF GOOD

Meadow, Pasture, Arable, and Wood Land,

LYING EXCEEDINGLY COMPACT:

AND CONTAINING

141 Acres, 2 Roods and 13 Perches

BE THE SAME MORE OR LESS,

SITUATE

IN THE PARISH OF WARNHAM,

IN THE COUNTY OF SUSSEX,

Only about four Miles from HORSHAM, ten from DORRING, fourteen from GUILFORD, and thirty-four
from LONDON;

IN THE OCCUPATION OF MR. RICHARD GRINSTED, ON LEASE,

WHICH

WILL BE SOLD BY AUCTION,

BY

WINSTANLEY AND SONS

AT THE AUCTION MART,

On THURSDAY, 30th of JULY, 1818,

AT TWELVE O'CLOCK,

IN ONE LOT.

To be viewed by applying to the Tenant, of whom Particulars may be had. Particulars also at the
Inns at Horsham, Guilford, Dorking, Burford Bridge, Leatherhead, Epsom, Croydon, Reigate, and
Crawley; at the Mart; and of WINSTANLEY and SONS, Paternoster Row, where a Plan
may be seen.

CONDITIONS OF SALE

- I. THE highest Bidder to be the Purchaser; and if any Dispute shall arise between two or more Bidders, the Estate to be put up again and re-sold.
 - II. No Person to advance less than £20 at each Bidding.
 - III. The Purchaser to pay down immediately a Deposit of £20 per Cent. in Part of the Purchase-Money, and sign an Agreement for Payment of the Remainder on or before the 29th of September, 1818, from which time the Purchaser will be entitled to the Rents and Profits; but should any delay arise to prevent the Purchase being completed at the time specified, the Purchaser is to pay Interest at the rate of £5. per Cent. per Annum on the full Amount of the Purchase Money, and also on the Valuation of the Timber, &c.
 - IV. A proper Abstract will be delivered and a good Title made out at the Vendor's Expence: but the Deeds of Conveyance, together with any Attested or other Copies or Extracts that may be required for the purpose of verifying the Abstract, or otherwise, (except such as are now in the Vendor's possession,) are to be at the Purchaser's Expence.
 - V. The Purchaser to take the Timber, Timber-like Trees, Tellers, Saplings, and Pollards, down to the value of 1s. per Stick inclusive, together with the Copses and Underwoods, at a fair Valuation, and pay for the same at the time of completing the Purchase for the Estate.
 - VI. If any error or mis-statement should be inserted in this Particular, the same shall not vacate the sale, but the Vendor or Purchaser, as the case may happen, shall pay or allow a proportionate value, according to the average of the whole Purchase-money, as a compensation either way.
 - VII. The Auction Duty to be paid in equal Moieties between the Vendor and Purchaser.
- LASTLY—That should the Purchaser neglect or fail to comply with the above Conditions, the Deposit-money shall be forfeited, the Vendor shall be at full Liberty to re-sell the Estate by Public or Private Sale, and the Deficiency (if any), attending such Second Sale, together with all incidental Charges, shall be made good by the Defaulter at the present Sale, as and for liquidated Damages.

Particulars, &c.

THE WHOLE ESTATE IS FREEHOLD,

And offers an eligible opportunity for Investment of Capital, the Rent being exceedingly moderate, and the Soil is particularly favourable to the Growth of Timber. The Turnpike Road to Arundel passes thro' the Land.

IT COMPRISES

A Very Commodious Farm House,

Two Barns, Stabling, Waggon and Cart Lodge, Granary, Lime Kiln, Sheds, and various other Out-buildings; Yards, Garden, and the surrounding Enclosures of good Meadow, Pasture Arable, and Wood Land, containing altogether

141 ACRES, 2 ROODS, and 13 PERCHES,

(Be the same more or less.) viz:—

No. in Plan.	DESCRIPTION.	QUALITY.	QUANTITY.		
			A.	R.	P.
1	Little Ground Field	Arable	3	0	24
2	Barn Field	Ditto	6	2	30
3	Rough Ground	} laid together Pasture.	1	0	37
4		0	1	16
5	} Ground Fields }	} Ditto }	9	2	12
6					
6	Kitchen Field	Ditto	7	1	11
7	Daisy's Croft	Ditto	2	2	39
8	Little North Field	} laid together } Ditto	3	3	15
9	Great Ditto		5	2	38
10	Hanger	Wood	6	0	16
11	Fearnly Field	} laid together } Arable	6	3	20
12	Lower Ditto		2	2	27
13	Orchard, Buildings, Roads, &c.		5	1	16
14	Little Hammonds	Arable	2	1	24
15	Ditto Wood	Wood	4	1	0
16	Hammond's Mead	Meadow	2	3	21
17	Hurst Mead	Ditto	3	3	16
18	Hither Hurst	Arable	7	2	37
19	Gate Field	Ditto	5	3	14
20	Middle Hurst	Ditto	7	0	21
21	Three Cornered Hurst	Ditto	5	0	34
22	Long Leg	Meadow	5	1	6
23	Wood	Wood	1	1	26
24	Hither Sand Field	Arable	7	1	22
25	Middle Ditto	Ditto	5	1	21
26	Lower Ditto	Ditto	7	2	26
27	Round Leg	Meadow	1	2	13
28	Hither Betchett's Field	Arable	3	2	16
29	Middle Ditto	Ditto	4	3	16
30	Lower Ditto	Do. & Meadow	4	3	36

143 0 13

Deduct for the New Road, about 1 2 0

TOTAL ACRES 141 2 13

On Lease to Mr. RICHARD GRINSTED, for a Term of TEN YEARS and a HALF, commencing at Lady Day, 1817, at the very low net Rent of £125. per Annum, out of which a Moiety of the Land Tax is allowed, which is £4 10s. per Annum.

The Estate is subject to Four Heriots to the Manor of Den.

N.B. Several of the Fields have been altered in consequence of the new Road, and will now differ in some respects from the Quantities herein stated.