

Portions of the Estates of
His Grace The Duke of Rutland, K.G.
DERBYSHIRE.

Particulars of Sale, with Plans,

[The Conditions of Sale and the General Remarks appear in Part V., and are to be read in conjunction with these Particulars.]

OF

Freehold Estates

in the Parishes of Aldwark, Bakewell (Rural portion), Barlow, Baslow, Brampton, Eaton-and-Alsop, Curbar, Darley (near Rowsley), Dore, Froggatt, Hartington-Nether-Quarter, Harthill, Hazlebadge, Holmesfield, Middleton-and-Smerrill, Stanton-in-Peak, Totley and Youlgreave, comprising

about **14,500** acres,

divided into numerous Farms, Small Holdings, Accommodation Lands, Allotments, Woodlands, Shops, Residences, Cottages, Water Mills, Hotels and Licensed Premises, Residential and other Building Sites, Fee Farm Rents, Freehold Ground Rents, and a Grouse Moor

WHICH

THURGOOD AND MARTIN

(HOWARD MARTIN, HARRISON MARTIN & C. GERALD EVE)

Have received instructions to offer for Sale by Auction (unless previously disposed of by Private Treaty)

In about 600 Lots

At The Market Hall, CHESTERFIELD,

On THURSDAY, 11th March, 1920, and

At The Town Hall, BAKEWELL,

On 15th, 16th, 17th, 18th and 19th March, 1920,

Commencing at 11.30 a.m. precisely on each day.

THERE WILL BE AN INTERVAL OF ONE HOUR AT 1 O'CLOCK FOR LUNCHEON.

Particulars and Conditions of Sale, with Plans, may be obtained of the Resident Agent, A. H. KERR, Esq., Estate Office, Castle Hill, Bakewell; of Messrs. W. S. BAGSHAW & SONS, Auctioneers, at their Offices at Bakewell, Ashbourne and Uttoxeter; of the Solicitors, Messrs. DAWSON & CO., 2, New Square, Lincoln's Inn, London, W.C. 2; and of the Auctioneers, THURGOOD & MARTIN, 27, Chancery Lane, London, W.C. 2.

NOTE.—The Sale Particulars relating to the subsequent Sales of His Grace's Properties in the Towns of Bakewell and Ilkeston, will be published later.

Parish of Totley.

LOT 352

(Coloured Blue on Plan No. 22).

A Small Holding

situate on Moss Road and Baslow Road containing an area of about

23a. 2r. 34p.

Let with other land to Mr. A. Denniff on a Yearly Lady-day Tenancy at an apportioned Rent of
per **£25** annum.

The COTTAGE (Stone Built and Slate Roofed) contains:—

Living Room, Kitchen and Two Bedrooms, with Coal Place and Closet outside.

The BUILDINGS comprise:—

Two-stall Stable with Loft over, Cow Shed for 10 with Loft over; also (erected by a Tenant)
Cow Shed for 4, Open Shed and Fowl Place.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.	No. on Plan.	Description.	Ordnance Area.
		ACRES.			ACRES.
141	House, Buildings, &c.	2'208	213	Arable	2'584
142	Grass	1'262	214	Arable	2'047
143	Grass	1'680	216	Grass	3'786
144	Grass	2'326			
146	Grass	1'289			
148	Grass	4'305			
149	Grass	2'226			
				TOTAL ACRES	23'713

Tithe Commutation—None paid.

Land Tax.—4s. 8d.

Rent Charge.—15s. 6d., being the proportion (payable in respect of Field No. 149 on Plan) of a Rent Charge of £50 payable to the Vicar of Rowsley.

This Lot is sold with the benefit of Rights of Way for all purposes:—

- (i.) From the Baslow Road into Field No. 214 over the Occupation Lane in Field No. 269 of Lot 354 and in Field Nos. 207 and 215 of Lot 353;
- (ii.) into Field No. 214 over the Occupation Lane in Field No. 208 of Lot 353 from Moss Road.

Totley Tunnel (M.R.) passes under Fields No. 141 and 144 on Plan.

The Sporting Rights are reserved from the Sale.

Parish of Totley.

LOT 353

(Coloured Yellow on Plan No. 22).

Accommodation Land

situate at Monny Brook, Totley, about $1\frac{1}{2}$ miles from Dore and Totley Station (Midland Railway),
containing an area of about

32a. 1r. 10p.

(including 4a. 1r. 17p., part of Field No. 150 In Hand)

Let to the 1st. (Hallamshire) Batt. York and Lancaster Regt. for use as Rifle Range for a term
of 21 years from 25th March, 1901, at a Rent of

per **£35** annum.

There are some Disused Buildings which could be converted into Cattle Sheds, &c.

SCHEDULE.

No. on Plan.	Description.	Ordinance Area.	No. on Plan.	Description.	Ordinance Area.
		ACRES.			ACRES.
150	Spoil Bank	5'489	211	Grass	3'201
201	Grass	2'970	212	Grass	7'424
206	Quarry	'660	215	Grass	2'511
207	Buildings, Garden, &c.	'773	217	Grass	6'158
208	Grass	1'184			
209	Grass	1'350			
210	Grass	'640			
				TOTAL ACRES	32'310

Tithe Commutation.— $1\frac{3}{4}$ d. (payable to the Vicar of Dronfield).

Land Tax.—8s. 5d.

This Lot is sold subject to Rights of Way for all purposes over the Occupation Lane and Field Nos. 207 and 215 from the Baslow Road, and in Field No. 208 from Moss Road in favour of Lot 352.

The Sporting Rights are reserved from the Sale.

Parishes of Totley and Holmesfield.

LOT 354

(Coloured Pink on Plan No. 22).

Mooredge Farm and a Cottage

situate on Totley Road, about 1 mile from Totley, and containing an area of about

71a. 3r. 34p.

Let, with other Lands, to Mr. T. Andrew on a Yearly Lady-day Tenancy at an apportioned Rent of
per **£80** annum.

The HOUSE, which is well built (Stone and Slate Roofed) and in good repair, contains:—

Two Sitting Rooms, Kitchen, Pantry, Cellar and Three Bedrooms; with Coal Place and Closet outside.

The BUILDINGS comprise:—

A Stone Built Cottage of Two Rooms, Two-stall Stable, Cow Shed for 6 (with Granary over) Trap Shed, Two Pigsties, Two-bay Cart Shed, Loose Box, Cow Shed for 10, Fodder Bay, and Cow Shed for 5 (Granary over all);
Open Shed in Fold Yard.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.	No. on Plan.	Description.	Ordnance Area.
	Parish of Totley	ACRES.			ACRES.
269	Arable	5'062	156	Grass	4'565
270	Arable	4'043	159	Arable	4'548
	Parish of Holmesfield		160	Grass	4'528
67	Grass	3'020	166	Arable	3'170
68	Grass	2'246	169	Grass	4'726
69	Homestead	722	196	Grass	4'454
109	Grass	7'163	197	Grass	4'228
114	Grass	5'614	200	Grass	6'251
115	Grass	6'570			
155	Grass	1'055			
				TOTAL ACRES	71'965

Tithe Commutation.—Parish of Totley, 4½d.

„ Holmesfield, none paid.

Land Tax.—£2 9s. 0d.

Water is laid on to the Homestead from a Spring on the Moors of the Vendor who will use his best endeavours to continue such supply, and this Lot is sold with the right to follow up the Pipe Line on the Lands of the Vendor (not being offered for Sale) on the South-west of this Lot for the purpose of maintaining and repairing such length of the Pipe Line as lies between this Lot and the nearest property of the Vendor as is supplied by Water from the same Pipe Line.

This Lot is sold subject to a Right of Way for all purposes over Field No. 269 on Plan in favour of Lot 352.

The Sporting Rights are reserved from the Sale.