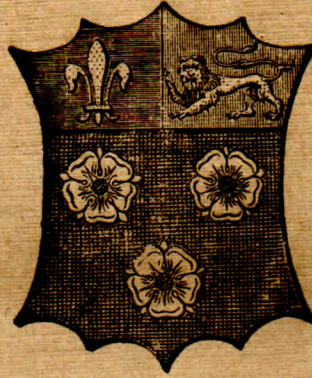


By Direction of The Provost and Fellows of King's College in the University
of Cambridge.



THE HALL FARM
GREAT BRICETT
— SUFFOLK —

Solicitors :

Messrs. EADEN, SPEARING & RAYNES
15, Sidney Street, Cambridge

Auctioneers :

Messrs. J. CARTER JONAS & SONS
Auctioneers, Land Agents & Surveyors
Sun Fire & Life Offices, St. Mary's Street, Cambridge, and at
8, Suffolk Street, Pall Mall East, London, S.W. 1.

GREAT BRICETT SUFFOLK.

Particulars, Plan and Conditions of Sale of

The Hall Farm

Comprising an Area of about

385 ACRES

With Possession at Michaelmas 1921

ALSO

Arable Land, Dwelling House, Shop and Cottages

ALL FREEHOLD

FOR SALE BY PUBLIC AUCTION BY MESSRS.

J. CARTER JONAS & SONS

At The Crown & Anchor Hotel, Ipswich

On TUESDAY, the 26th JULY, 1921

At 3.30 o'clock in the Afternoon punctually, in 8 LOTS.

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and at 8, Suffolk Street, Pall Mall East, London, S.W. 1.

PARTICULARS.

LOT 1.

(Coloured Pink on Plan).

The Hall Farm, Great Bricett

Situate in the Parishes of Great Bricett and Ringshall in the County of Suffolk,
about 10 miles from Ipswich, 5 miles from Needham Market,
and 7 miles from Stowmarket.

A Freehold Residential Farm

comprising about

385 Acres

Subdivided as under:—

	A.	R.	P.
House, Farm Buildings, Cottages, etc.	7	0	10
Pasture	65	3	1
Arable	312	3	21
	<hr/>	<hr/>	<hr/>
	385	2	32

including

Bricett Hall Farm House, Farm Buildings and 13 Cottages.

For Sale with Possession at Michaelmas (29th September, 1921)

BRICETT HALL

An attractive old house situate adjoining Great Bricett Church, timber framed, stucco and tiled, contains the following accommodation:—

On the Ground Floor.—Entrance Porch, front Entrance Hall and Garden, Passage and Entrance with front Staircase; Drawing Room with boarded floor, fireplace and white marble chimney piece; Dining Room with boarded floor, fireplace and grey marble chimney piece, opening into China Pantry with tiled floor and shelving; Covered Way by the Garden Entrance leads to Office with tiled floor and fireplace and Earth Closet; Morning Room in leanto with bay window and door, fireplace and recessed cupboards; Back Passage with back

LOT 1—continued.

Garden door and Back Staircase, leading to Larder and Pantry with paved floor; Kitchen with paved floor; Back Kitchen with paved floor, open fireplace, baking oven, copper and sink; Dairy with brick floor and shelving. A separate Staircase leads to two Rooms over the Back Kitchen and Dairy.

On the First Floor.—Bedroom over Drawing Room fitted with fireplace and large cupboard; Landing, Bath Room fitted with bath and waste. Bedroom over Dining Room fitted with fireplace, Bedroom over Pantry, etc., Bedroom over Kitchen with fireplace and large cupboard; 2 Maids' Bedrooms over the Kitchen and back portion, and Back Staircase. On the Attic Floor, Lumber Rooms.

Adjoining the House is an open Yard with a leanto Coal Cellar.

THE STABLING

Adjoining the House consists of a range of timber and tiled Buildings comprising, Nag Stabling for 3 and Coachhouse with Loft over, Loosebox and Poultry House with tiled Shed adjoining and detached timber and tiled Wood Shed.

THE FARM BUILDINGS

Comprise: *On the West*, range of Cart Horse Stables for 12 horses, Chaffhouse and loosebox with Granary over, brick, timber and tiled, and brick and thatched Open Horse Shed, 7 bays, with enclosed Horse Yard. *On the North*, large timber and thatched Dressing and Chaff Barn, concrete floor 3 bays and boarded floor 2 bays; Chaff Barn adjoining, 4 bays, with Open Shed 3 bays with leanto iron roof; Implement Shed at back, 2 bays with leanto iron roof and range of open Pig Sheds, brick with leanto tiled roofs and enclosed open Yard at front. *On the East*, detached Cart Shed, 4 bays, and Drill House enclosed by 2 doors, timber and tiled; Corn Barn with Porch, timber and thatched, with leanto Implement Shed at end. An open tiled Cow Shed and Yard, and Bull House with leanto iron roof at back. Waggon Lodge and Calf Place with Loft over, timber and thatched, with leanto tiled Cowhouse for 7 cows. *In the Centre*, a range of brick, timber and tiled Buildings comprising, Piggeries with feeding passage, 2 Cowhouses for 6 cows each, with mangers and racks, and Open Shed, 3 bays. *Detached*, Open Shed with Bullock Yard, 3 bays, timber and slated. *Detached on the West*, a range of open Pig Sheds with leanto tiled roofs and enclosed Yards in front; thatched Cart Shed and detached Cart Shed, 4 bays, timber and thatched. *Detached in Meadow*, adjoining the Road near the entrance to the Farm is an old disused Cottage, timber built, plaster and thatched, converted into Boiling and Mixing Houses for pigs with concrete floors and 2 coppers, and adjoining is a range of Open thatched Sheep Sheds and Yards.

In Meadow (No. 65 Ordnance Survey) is a detached Building, timber built with iron span roof, Mixing House and 2-bay open Shed with enclosed Yard in front.

THE COTTAGES

comprise:—

- No. part 64 on Plan.**—A Single Cottage, plaster and thatched containing 2 Upper, 2 Lower Rooms and Pantry; large Garden with detached Outbuildings; occupied by Charles Sparks.
- No. part 64 on Plan.**—A Pair of Modern Cottages, red brick and tiled, each containing front Porch, Entrance Lobby and Staircase, Living Room front with stove, Kitchen back with stove, copper and sink, large Pantry with brick floor and shelving, and 3 Bedrooms; good Gardens with Outbuildings at back comprising Bakehouse with baking oven, and Closets. These Cottages are occupied by D. Caley and Mrs. Tomlinson.
- No. part 64 on Plan.**—The old Farmhouse converted into 2 Tenements, timber framed, plaster and tiled with carved oak beams and joists, each Tenement contains large Living Room in front with grate and cupboards, Kitchen with brick floor, grate, baking oven and coppers, Pantry and 2 Bedrooms. Large Gardens at back; occupied by Henry Grimwood and Charles Morpew.
- No. part 71 on Plan.**—A Single Cottage near the Church, timber framed, plaster and thatched, containing large Living Room, Pantry and 2 Bedrooms; good Garden with detached Closet.
- No. 116 on Plan.**—A Single Cottage, plaster and thatched, containing 2 Lower and 2 Upper Rooms with leanto tiled Kitchen at back, and lean-to tiled Barn at end, with Garden; occupied by Mrs. Fayers.
- No. part 118 on Plan.**—A Pair of Cottages, brick, plaster and thatched, with tiled lean-to, each containing Living Room, front, with register grate, Kitchen, back, with copper and fireplace, and 2 Bedrooms; large Gardens with timber and tiled Outbuildings; occupied by George Fayers and Charles Elmer.
- No. 56 on Plan.**—A Pair of Cottages, plaster and thatched, each containing 2 lower and 2 upper rooms, with Outbuildings and Gardens; occupied by W. Barton and G. Grimwood.
- No. 138 on Plan.**—A Pair of Cottages, brick, plaster and tiled with slated lean-to at back, each containing Living Room, Kitchen with open fireplace, copper and baking oven, and 3 Bedrooms; occupied by J. Grimwood and Mrs. Morpew.

LOT 1—continued.

Schedule.

No. on Ord. 1904 Edn.	Description.	Area.		
		A.	R.	P.
20	Arable Field	7	2	26
337	Pt. do. in Ringshall Parish	2	0	18
			9	3 4
21	do.		6	1 4
22	do.		14	3 20
37	do.		10	2 0
44	do.		13	3 14
45	Plantation		1	20
46	Arable Field		26	1 34
51	Grass Field		1	0 18
52	do.		2	1 32
53	Arable Field	12	3	16
335	Pt. do. in Ringshall Parish...	2	0	35
			15	0 11
54	Grass Field		10	3 8
55	Arable Field		8	2 7
56	Pair of Cottages and Gardens			38
58	Arable Field		10	0 7
59	Grass Field		4	2 1
60	Arable Field		13	2 31
61	Grass Field		4	0 36
62	Orchard		1	25
63	Shed, Yard and Site of Old Farm Buildings		2	20
64	Old Farm House (2 Tenements) and Pair of Cottages and Single Cottage and Gardens		1	0 31
65	Grass Field		4	3 33
67	Arable Field		2	2 32
70	Grass Field		1	1 8
Pt. 71	Single Cottage and Garden			30
75	Bricett Hall Farm House, Gardens, etc.		1	0 22
76	Roadway, etc.		2	8
77	Paddock, Potash Cottage, etc.		3	6
78	Meadow		2	2 37
79	Farm Buildings, Yards, etc.		3	10
80	Pond			37
81	Grass Paddock			24
82	Roadway		1	12
	Carried forward		170	3 20

LOT 1—continued.

No. on Ord. 1904 Edn.	Description.	Area.		
		A.	R.	P.
	Brought forward ...	170	3	20
83	Meadow ...	4	1	19
84	do. ...	5	3	25
85	do. ...	2	32	
86	Moat ...	1	10	
87	Nunnery Mount, Grass...	2	25	
88	Grass Field ...	1	3	14
89	Arable Field ...	21	3	35
90	Grass Field ...	9	3	31
91	Arable Field ...	12	0	19
92	do. ...	19	0	36
112	do. ...	20	3	20
114	do. ...	20	1	6
115	Meadow ...	2	2	2
116	Single Cottage and Garden			25
117	Allotment Gardens ...	2	3	1
Pt. 118	Pair Cottages and Gardens	0	1	8
123	Arable Field ...	11	1	35
125	do. ...	16	2	6
126	do. ...	8	1	30
127	do. ...	15	0	11
129	Grass Meadow ...	6	1	25
132	Arable Field ...	4	2	13
133	do. ...	8	3	11
134	do. ...	4	2	38
135	do. ...	14	0	36
136	Site of Cottages and Gardens ...	1	10	
138	Pair of ditto ...	1	9	
		385	2	32

Tenancy. The Farm is let to Mr. H. S. Bryant, who has by arrangement agreed to terminate his tenancy on the 29th September, 1921, and the Farm will be sold with vacant possession at that date. The Allotment Gardens (No. 117) are let to various Tenants at rents amounting to **£3 5s. 0d.** per annum.

Outgoings. The Farm is practically free from Outgoings, being only subject to a small Tithe in Ringshall Parish, the amount payable 1921 being **£1 0s. 9d.** and a Land Tax of 4s. per annum (charged on Cottages numbers Pt. 71 and Pt. 118).

LOT 2.

(Coloured Green on Plan)

Two Freehold Arable Fields

Situate in the Parish of Great Bricett fronting the Main Road to Ipswich,
being Nos. 17 and 18 Ordnance Survey and containing a total area of

16 a. 3 r. 28 p.

This Lot is let to Mr. P. Baker on a Yearly Michaelmas (10th October)
Tenancy at an Annual Rent of £21.

LOT 3.

(Coloured Blue on Plan)

House, Carpenter's Shop & Premises

Situate adjoining the previous Lot fronting the Main Road to Ipswich,
Nos. 17a and 24 Ordnance Survey containing a total area of about

0 a. 1 r. 20 p.

THE HOUSE

timber framed plaster and iron and tiled roof, contains: Sitting Room with stove and cupboard, Kitchen with good cooking range, and baking oven; Scullery with copper; Pantry and 3 Bedrooms; lean-to Paint Shed at end of Shop with tiled roof.

THE BUILDINGS

comprise, a timber built Carpenter's Shop with span roof, covered with corrugated iron; a detached timber and tiled Stable. Good Garden at back.

This Lot is let to Mr. B. Howe, Carpenter and Wheelwright, on a Yearly Michaelmas Tenancy at an Annual Rent of £10.

Outgoings: Rates.

LOT 4.

(Coloured Blue on Plan)

The School House and Garden

Situate in Great Bricett Village adjoining the Schools,
No. part 74 Ordnance Survey.

THE HOUSE

brick and slated, contains Living Room with tiled grate, Kitchen with grate,
Pantry in lean-to at back and 2 Bedrooms.

This Lot is let to the Managers of Great Bricett School on a Yearly
Michaelmas Tenancy at an Annual Rent of £4.

LOT 5.

(Coloured Yellow on Plan)

A Single Cottage, Outbuildings and Garden

Situate in Great Bricett Village adjoining the previous Lot,
No. part 74 Ordnance Survey.

THE COTTAGE

brick, flint and thatched with tiled lean-to at back, contains: 2 Living Rooms,
2 Pantries and 2 Bedrooms.

THE OUTBUILDINGS

brick and tiled, comprise: Piggeries, Shed and Closet.

Part of this Lot is let to George Sayers on a Yearly Michaelmas Tenancy
at an Annual Rent of £3.

Outgoings: Rates.

LOT 6.

(Coloured Green on Plan).

Dwelling House, Shop & Paddock

Situate in Great Bricett Village, containing an area of about

1 a. 1 r. 20 p.

Schedule.

No. on Ord. 1904 Edn.	Description.	Area.		
		A.	R.	P.
66	Paddock	0	0	38
68	Do.	0	2	35
69	House, Shop, Buildings and Garden	0	1	27
		<hr/>	<hr/>	<hr/>
		1	1	20

THE HOUSE

red brick with thatched roof in front and tiled roof at back, contains: Living Room with register grate, Shop, Kitchen with grate, copper and baking oven, Pantry and lean-to Meal House at end and 3 Bedrooms.

THE BUILDINGS

comprise: Timber and tiled Stable and Closet and a modern building, timber built with span iron roof, Stable and Cart Shed.

This Lot is let to Daniel Howe on a Yearly Michaelmas Tenancy at an Annual Rent of £10.

Outgoings: Rates.

LOT 7.

(Coloured Yellow on Plan).

Dwelling House and Garden

Formerly the Griffin Public House, situate in Great Bricett Village, No. part 118 Ordnance Survey.

THE HOUSE

Brick, plaster and tiled, contains Front Entrance Lobby with paved floor and match boarded walls, large Living Room front with brick floor, the walls lined with match boarding, grate and cupboard under Stairs. Sitting Room front with grate; Kitchen with brick floor, open fireplace, oven and copper; Cellar in timber and tiled building at back, and 3 Bedrooms.

Leanto Shed and Closet with tiled roof at end of house. Good Garden.
This Lot is let to Herbert Clark on a Yearly Michaelmas Tenancy at an Annual Rent of £5.

LOT 8.

(Coloured Blue on Plan).

A Pair of Cottages, Gardens, Orchard and Meadow

Situate at Green Street Green, about half a mile from Great Bricett Village, and opposite the Red Lion Inn, containing an area of about

2 a. 0 r. 11 p.

Schedule.

No. on Ord. 1904 Edn.	Description.	Area.		
		A.	R.	P.
139 & 140 ...	Meadow	1	1	37
141 ...	Pair of Cottages and Gardens	0	1	7
142 ...	Orchard	0	1	7
		<u>2</u>	<u>0</u>	<u>11</u>

THE COTTAGES

Timber framed plaster and thatched, each contain Entrance Passage, Living Room with grate, copper and baking oven, Cellar in tiled leanto, Larder and 2 Bedrooms.

Good Gardens with Outbuildings.

THE ORCHARD

Is well planted with fruit trees and **The Meadow** comprises a convenient paddock of Old Pasture, containing some Ash Trees.

This Lot is let with the Hall Farm to Mr. Bryant, whose tenancy expires on the 29th September, 1921.

CONDITIONS OF SALE.

1. The biddings shall be regulated by the Auctioneers. No bidding shall be retracted. The highest bidder shall be the Purchaser and if any dispute arise concerning a bidding for any Lot the same shall be put up again. The Vendors reserve the right to bid.
2. Each Purchaser shall immediately after the Sale pay a deposit of £10 per cent. on his purchase-money into the hands of the Vendors Solicitors and sign the subjoined agreement.
3. The Property described in the Particulars of Sale belongs to the Provost and Scholars of King's College, Cambridge, and is sold with the consent of the Minister of Agriculture and Fisheries in accordance with the provisions of the Universities' and College Estates Acts.
4. The Plans and Quantities issued with the Particulars are prepared from the Ordnance Survey and have been as far as possible corrected and brought up-to-date. They are believed to be accurate, but the Vendors are not to be held liable for any error omission or misdescription that may occur therein or in the Particulars of Sale.
5. The cultivations given in the Particulars are believed to be as at present existing but are subject to any claim a Tenant may have for laying down land to permanent pasture, buildings or other improvements under his tenancy.
6. The Property is sold subject to all existing Tenancies whether expiring or not and to all rights of the Tenants, either under any Agreement, Lease or by law, custom or otherwise. The Purchasers shall in all cases pay any compensation which may be due to the Tenants.
7. All fixtures to which Tenants can shew a title are excluded from the Sale.
8. All outgoing that are known to be paid by the Vendors are stated in the Particulars. The amounts of such outgoing are given for the convenience of Purchasers and are believed to be correct, but no guarantee of accuracy is given or implied.
9. Lots 1, 2, 3, 4, 6 and 8 (with the exception of 2 Cottages and a small piece of Land part of Lot 1) form part of the ancient possessions of the Vendors and their title thereto shall be possessory only but they will deliver to each

CONDITIONS OF SALE—Continued.

Purchaser in lieu of an Abstract of Title a Statutory Declaration to be made by their Bursar that they have been in undisputed possession or in receipt of the rents and profits of each Lot for a period of 40 years and upwards. The title to the above-mentioned small part of Lot 1 shall commence with a Conveyance on Sale dated the 4th day of December, 1918, and the Purchaser shall not make any objection or requisition in respect of the prior title. The title of the Vendors x to Lots 5 and 7 is possessory only; no abstract of title to those Lots will be given but the Vendors will deliver to each of the Purchasers of those Lots a statutory declaration to be made by their Bursar that they have been in undisputed possession or in receipt of the rents and profits of each of such Lots respectively for a period of 20 years and upwards. x The declarations above referred to shall be accepted by each Purchaser as conclusive evidence of the title of the Vendors to the Lot purchased by him. A form in blank of such declaration as it will be made by the Bursar of the Vendors will be produced at the Sale.

10. Each Lot is believed and shall be taken to be correctly described in the Particulars. Any error or omission therein shall not annul the Sale, nor shall any compensation be allowed on either side.

11. Each Lot is sold subject to all such rights of way and water and other easements and also to the payment of all such land tax, quit and free rents, drainage, tax, tithes, tithe rent charge and other outgoings (if any) as the same is liable to whether stated in the Particulars or not. And also to all liabilities as to the maintenance of fences, drains or ditches charged or subsisting upon the property whether stated in the Particulars or not.

12. The remainder of the purchase money of each Lot shall be paid and the purchase thereof shall be completed on the 29th day of September next, at the office of Messrs. EADEN, SPEARING & RAYNES, 15, Sidney Street, Cambridge (the Vendors' Solicitors) and if from any cause whatever the purchase shall not be completed on that day the Purchaser thereof shall pay to the Vendors interest after the rate of £7 % p.a. on the remainder of his purchase money from that day until the completion of the purchase. Upon payment of the remainder of his purchase money and interest with the amount of valuation of fixtures and timber (if any) the Purchaser of each Lot shall be entitled to the possession or to the receipt of the rents and profits of the Lot purchased by him from the day fixed for completion, all outgoings up to that day being cleared by the Vendors. All current rents and outgoings shall be apportioned for the purposes of this Condition and any money payable by or to any Purchaser on such apportionment shall be paid with or deducted from the purchase money at the time of completion.

CONDITIONS OF SALE—Continued.

13. Upon payment of the residue of the purchase money and interest (if any) with the amount of valuation of fixtures and timber (if any) at the time and place aforesaid the Vendors shall make and execute to each Purchaser proper assurances of the Lot purchased by him such assurance to be prepared by and at the expense of the respective Purchasers, and to be left by them for execution at the office aforesaid, not less than 7 days before the said day fixed for completion and the getting in of all outstanding estates, terms and interests (if any) shall be at the expense of the Purchaser requiring the same.

14. Each Purchaser shall make his objections and requisitions (if any) in respect to the Title and send the same to the office aforesaid within 10 days from the delivery of his Declaration or Abstract as the case may be and in default of such objections and requisitions (if none) and subject to such (if any) shall be deemed to have accepted the Title. And if any Purchaser shall insist on any objection or requisition which the Vendors shall be unable or unwilling to remove or comply with the Vendors may by notice in writing to be given or sent by post to the Purchaser or his Solicitor at any time and notwithstanding any negotiation or litigation in respect of such objection or requisition annul the sale and shall thereupon return to the Purchaser or his Solicitor his deposit but without any interest, costs of investigating the title or other payment whatever.

LASTLY. If any Purchaser shall fail to comply with the above Conditions his deposit shall thereupon be forfeited to the Vendors who shall be at liberty to resell the property bought by such Purchaser at such time in such manner and subject to such Conditions as the Vendors shall think fit, any deficiency in price upon and all expenses attending such resale shall immediately afterwards be paid to the Vendors by the defaulter at this sale and in case of non-payment shall be recoverable by the Vendors as liquidated damages and it shall not be necessary to tender a conveyance.

