



The History of Ewyas Lacy: Chanstone Court

Document Record

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Title: Digital Images Collection: Sale Particulars – Chanstone Court Estate

Place name: Vowchurch, St Margarets

Date: 1913

Description:

Sale Particulars for the Chanstone Court Estate, sold by auction on the 12th November 1913.

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1913



PARTICULARS, PLAN & CONDITIONS OF SALE

— OF —

— THE —

CHANSTONE COURT ESTATE

IN THE PARISHES OF

VOWCHURCH and ST. MARGARETS

HEREFORDSHIRE

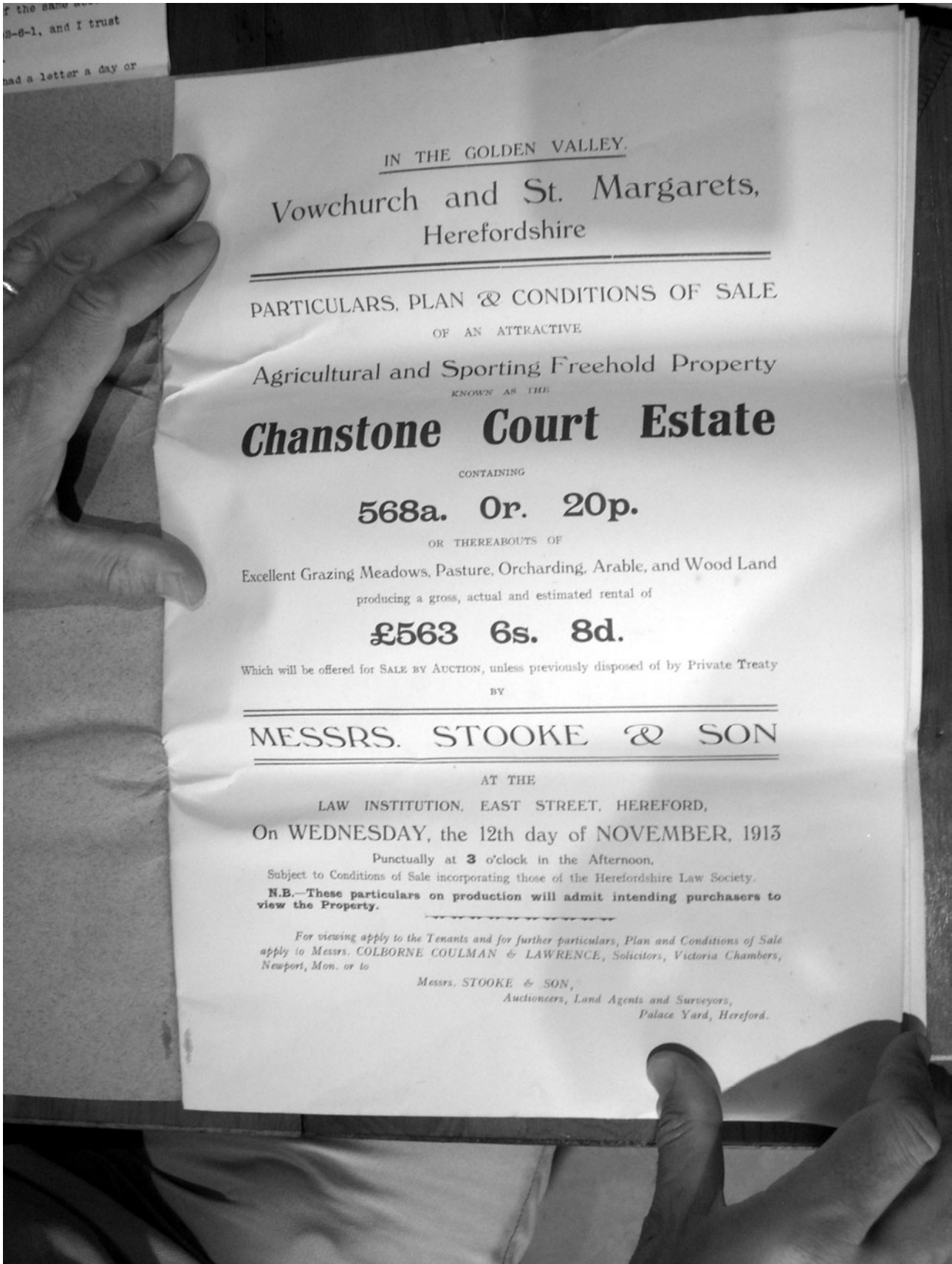


COLBORNE, COULMAN & LAWRENCE,
Solicitors,
NEWPORT, Mon.

STOOKE & SON,
Auctioneers, Land Agents & Surveyors,
HEREFORD.

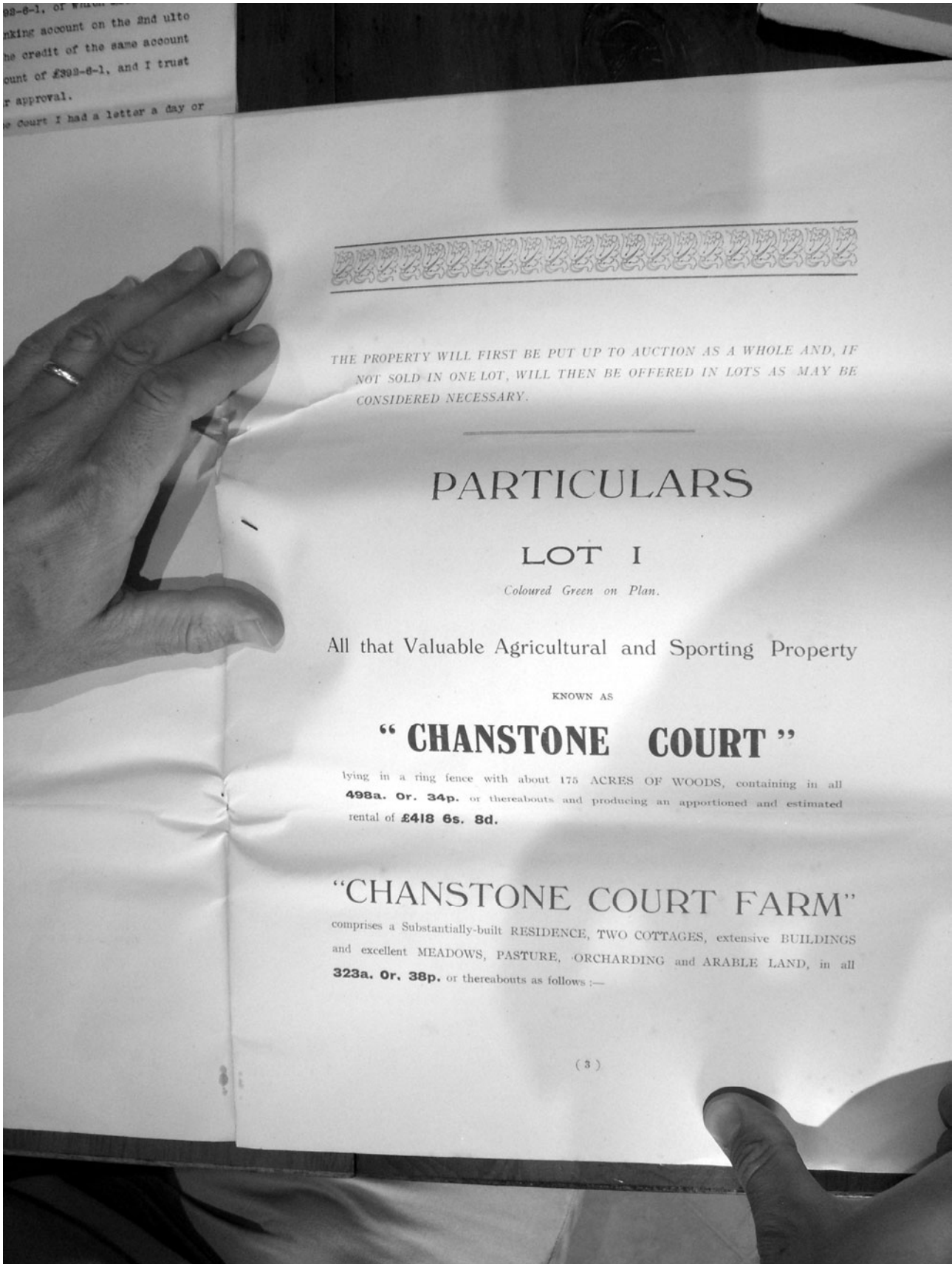
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and I have ...
a remittance for the further amount of £398-6-1, and I trust

SCHEDULE.

NO. ON PLAN.	DESCRIPTION AND CULTIVATION.	ACREAGE.			TOTAL ACREAGE.		
		A.	R.	F.	A.	R.	F.
IN THE PARISH OF VOWCHURCH.							
366	Meadow	32	0	30			
367	Birch Cottages and Gardens		1	35			
381	Water Meadow	22	3	14			
465	Road		3	12			
467	Meadow	2	1	7			
468	Ditto	14	1	21			
469	House, Buildings, Yards, Garden, &c.	2	2	28			
470	Meadow	6	0	29			
471	Pasture Orchard	6	0	11			
472	Lane		1	2			
473	Water Meadow	9	1	4			
474	Pasture Orchard	6	0	25			
475	Meadow	3	3	33			
476	Arable	11	2	38			
477	Arable	12	3	30			
479	Pasture	14	0	0			
480	Arable	18	0	27			
481	Lane		2	37			
482	Arable	17	2	37			
483	Ditto	14	0	28			
484	Ditto	11	0	36			
485	Ditto	10	3	27			
486	Lane		2	23			
493	Meadow	11	3	36			
494	Pasture	10	0	10			
495	Ditto	11	2	20			
497	Ditto	12	1	1			
498	Arable	9	1	37			
499	Rough Pasture	3	3	1			
					271	3	36
IN THE PARISH OF ST. MARGARETS.							
312	Rough Pasture	9	1	34			
414	Pool			39			
415	Brake	1	0	3			
416	Rough Pasture	5	3	14			
418	Ditto	1	3	0			
602	Ditto	3	3	15			
603	Ditto	10	0	6			
604	Pasture	4	1	2			
606	Arable		3	4			
607	Rough Pasture	4	2	26			
607A	Brake		2	0			
610	Rough Pasture and Brake	8	3	19	51	1	2
					TOTAL	4,323	0 38

Of the above about 12 Acres are Productive Pasture Orcharding, about 103 Acres are Grazing Meadows, about 100 Acres are Pasture and about 100 Acres are Arable Land.

CHANSTONE COURT is a Substantially-built Red Brick Residence with Tiled Roof and contains:—

In the Basement: Large Cellar.

On the Ground Floor: Front Hall about 21 feet by 7 feet.
Drawing Room about 20 feet by 16 feet.
Dining Room about 18 feet by 16 feet 4 inches.
Both these Rooms are 9 feet 6 inches high as well as the Hall.
Kitchen about 20 feet by 16 feet 6 inches, with Paneled Oak Dado about 4 feet deep.
Back Hall and Passage with Side Entrances.
Back Kitchen with Two Baking Ovens.
Wash House with Furnace and Pump supplying excellent Drinking Water.
Large Dairy and Pantry.

(4)

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placed to the credit of the
and I have today forwarded to the credit of the

SUMMARY OF LOT 1.

DESCRIPTION.	ACREAGE.			RENT.			REMARKS.
	A.	R.	P.	£.	s.	d.	
Chanstone Court Farm	323	0	38	353	6	8	Apportioned.
Woods	174	3	36	40	0	0	Estimated.
Shooting				25	0	0	Estimated.
	A. 498	0	34	£418	6	8	

The Commuted Vicarial Tithe Rent-Charge payable for Vowchurch Parish has been apportioned at £37 11s. 6d; the Commuted Rectorial Tithe Rent-Charge is £21 4s. 11d; the respective values for 1913 being £28 1s. 8d. and £15 17s. 7d.

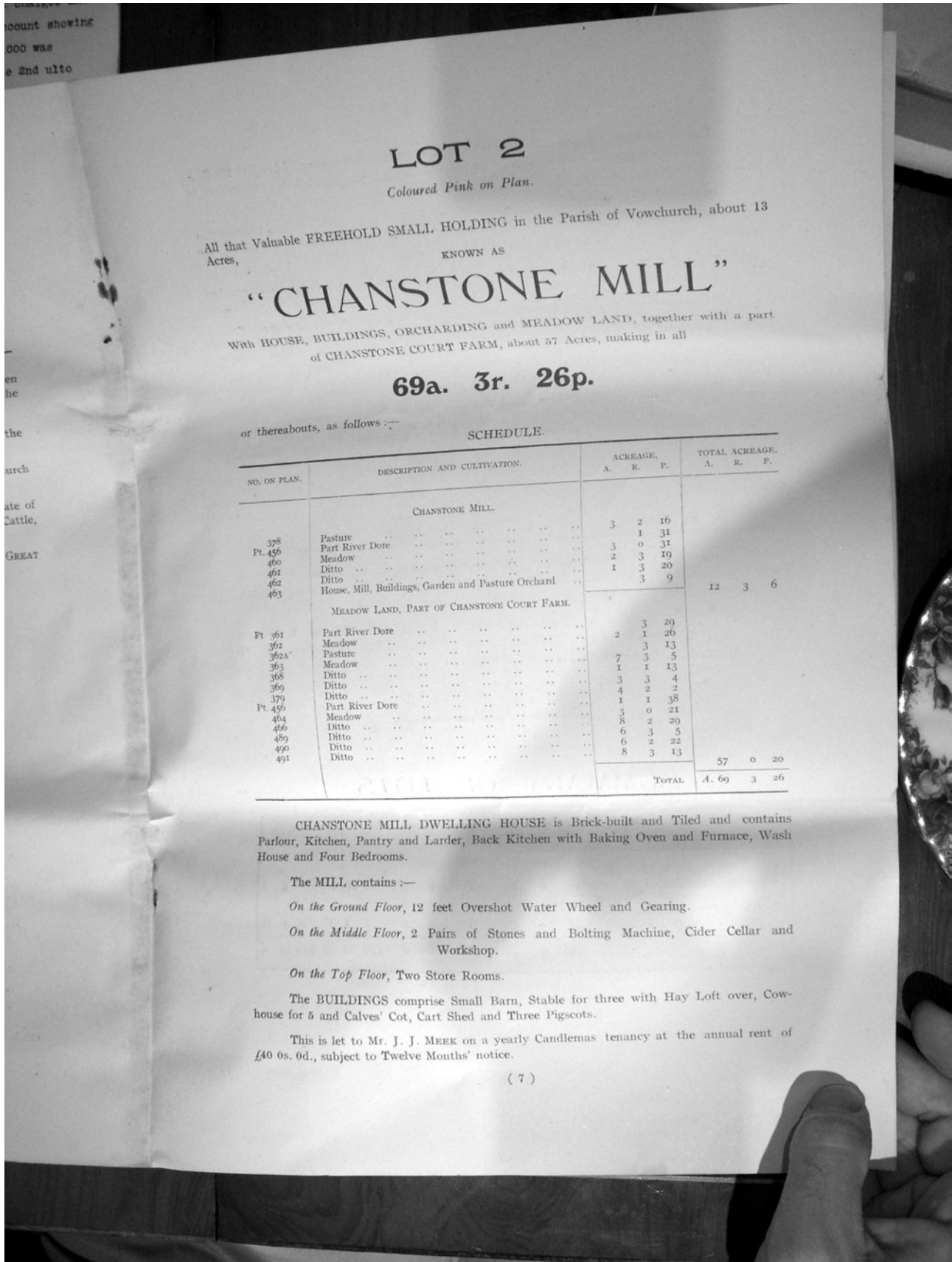
The Commuted Tithe Rent-Charge payable for St. Margarets parish is £4 16s. 6d., the value for 1913 being £3 12s. 1d.

The Land Tax for 1912-13 has been apportioned at £8 9s. 9d. on land in Vowchurch Parish, and is 16s. 11d. on land in St. Margarets Parish.

This Lot forms a very desirable Property. The Farm Lands are in a good state of cultivation and are well adapted for mixed Farming, Rearing of Pedigree Hereford Cattle, &c.

It is bounded by lands belonging to H. H. WOOD, Esq., GUY'S HOSPITAL, THE GREAT WESTERN RAILWAY COMPANY and Mr. WILLIAM WATKINS.

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LOT 2

Coloured Pink on Plan.

All that Valuable FREEHOLD SMALL HOLDING in the Parish of Vowchurch, about 13 Acres,

KNOWN AS

“CHANSTONE MILL”

With HOUSE, BUILDINGS, ORCHARDING and MEADOW LAND, together with a part of CHANSTONE COURT FARM, about 57 Acres, making in all

69a. 3r. 26p.

or thereabouts, as follows:—

SCHEDULE.

NO. ON PLAN.	DESCRIPTION AND CULTIVATION.	ACREAGE.			TOTAL ACREAGE.		
		A.	R.	P.	A.	R.	P.
CHANSTONE MILL.							
378	Pasture	3	2	16			
Pt. 456	Part River Dore		1	31			
450	Meadow	3	0	31			
461	Ditto	2	3	19			
462	Ditto	1	3	20			
463	House, Mill, Buildings, Garden and Pasture Orchard		3	9			
					12	3	6
MEADOW LAND, PART OF CHANSTONE COURT FARM.							
Pt. 361	Part River Dore		3	29			
362	Meadow	2	1	26			
362A	Pasture		3	13			
363	Meadow	7	3	5			
368	Ditto	1	1	13			
369	Ditto	3	3	4			
Pt. 379	Ditto	4	2	2			
Pt. 456	Part River Dore	1	1	38			
454	Meadow	3	0	21			
456	Ditto	8	2	29			
489	Ditto	6	3	5			
490	Ditto	6	2	22			
491	Ditto	8	3	13			
					57	0	20
					TOTAL	A. 69	3 26

CHANSTONE MILL DWELLING HOUSE is Brick-built and Tiled and contains Parlour, Kitchen, Pantry and Larder, Back Kitchen with Baking Oven and Furnace, Wash House and Four Bedrooms.

The MILL contains:—

On the Ground Floor, 12 feet Overshot Water Wheel and Gearing.

On the Middle Floor, 2 Pairs of Stones and Bolting Machine, Cider Cellar and Workshop.

On the Top Floor, Two Store Rooms.

The BUILDINGS comprise Small Barn, Stable for three with Hay Loft over, Cow-house for 5 and Calves' Cot, Cart Shed and Three Pigscots.

This is let to Mr. J. J. MEEK on a yearly Candlemas tenancy at the annual rent of £40 0s. 0d., subject to Twelve Months' notice.

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and I have today forwarded to the credit of the same account a remittance for the further amount of £900 ...

The 57 Acres of Meadow Land are let with the Agricultural portion of Lot 1 to Mr. D. A. GRIFFITHS on a yearly Candlemas tenancy at the annual rent of £453 6s. 8d., subject to twelve months' notice, the apportioned rent being £100 0s. 0d.

The Commuted Tithe Rent Charge on Chanstone Mill and Land is £2 17s. 1d., and that on the Meadows occupied by Mr. D. A. GRIFFITHS has been apportioned at £7 1s. 6d., the respective values for 1913 being £2 2s. 7½d. and £5 5s. 9d.

The Land Tax for 1912-13 was £1 0s. 10d. on Chanstone Mill and on the Meadows it has been apportioned at £2 5s. 0d.

The River Dore flows through this Lot for over a mile and affords some good Trout Fishing which is let to the Rev. F. R. GREEN as referred to on page 5. The estimated rental value being £5 0s. 0d.

SUMMARY OF LOT 2.

DESCRIPTION	ACREAGE			RENT			REMARKS
	A.	R.	P.	£	s.	d.	
Chanstone Mill	12	3	6	40	0	0	Apportioned.
Meadow Land	57	0	20	100	0	0	
Fishing				5	0	0	Estimated.
	A. 69	3	26	£145	0	0	

A right-of-way will be granted to the owner of this Lot to pass between the points A and B on plan through the numbers 360 and 370 to clean out the Mill Stream when necessary, and as more particularly mentioned in the Special Conditions of Sale.

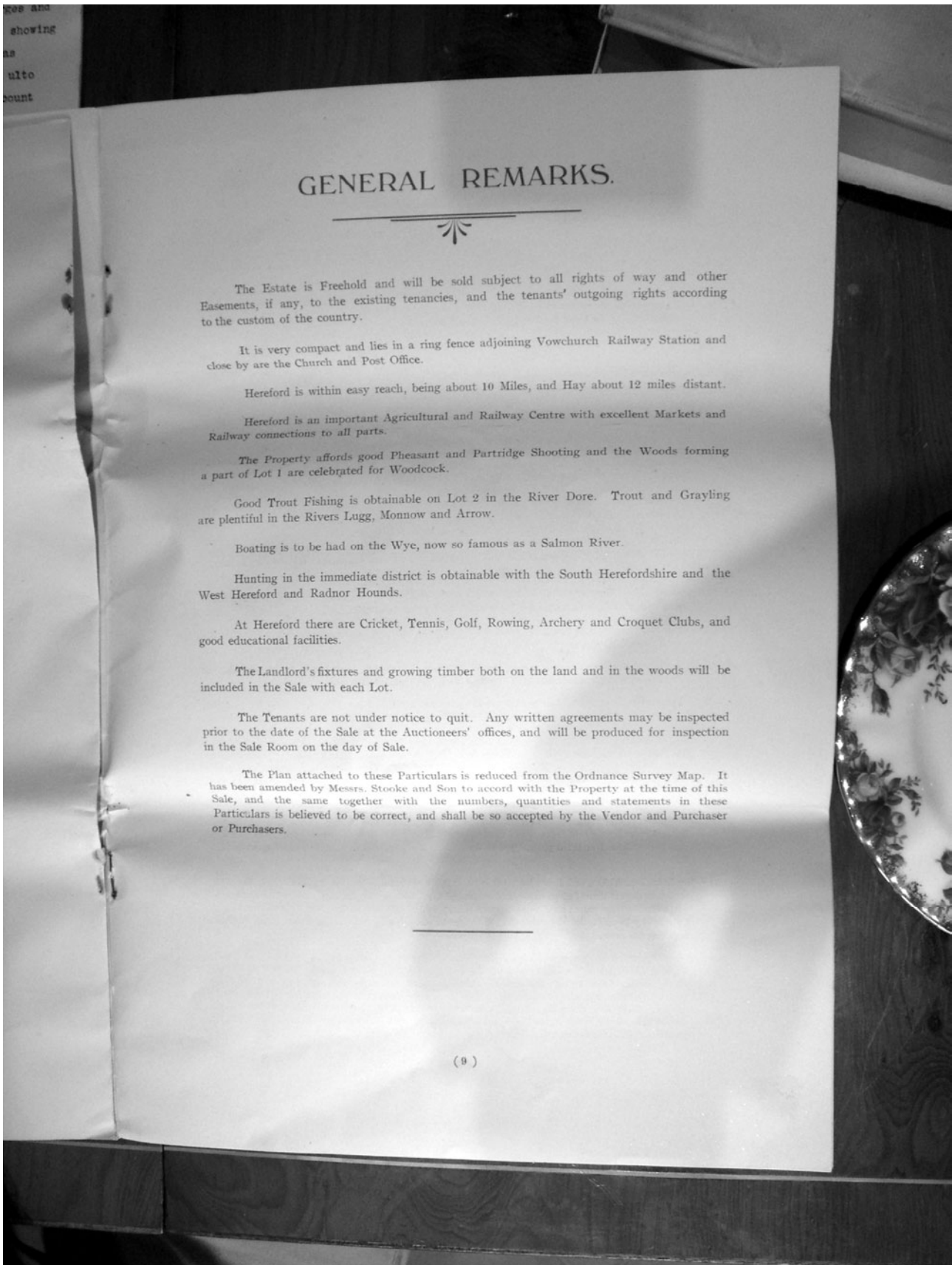
This Lot is bounded by Lands belonging to Mrs. V. H. MANLEY, Mr. T. PEARCE, THE GREAT WESTERN RAILWAY COMPANY, GUY'S HOSPITAL, The Trustees of the late W. B. PARTRIDGE, Turnstone Glebe and the Road to Pontrilas.

SUMMARY OF LOTS.

Lot.	Description.	Acreage.			Gross Estimated Rents.	Tithe, 1913.	Land Tax, 1912-1913.
		A.	R.	P.			
1	CHANSTONE COURT FARM, WOODS and SHOOTING	498	0	34	418 6 8	47 11 4	9 6 8
2	CHANSTONE MILL, MEADOWLAND & FISHING	69	3	26	145 0 0	7 8 4½	3 5 10
		A568	0	20	£563 6 8	£54 19 8½	£12 12 6

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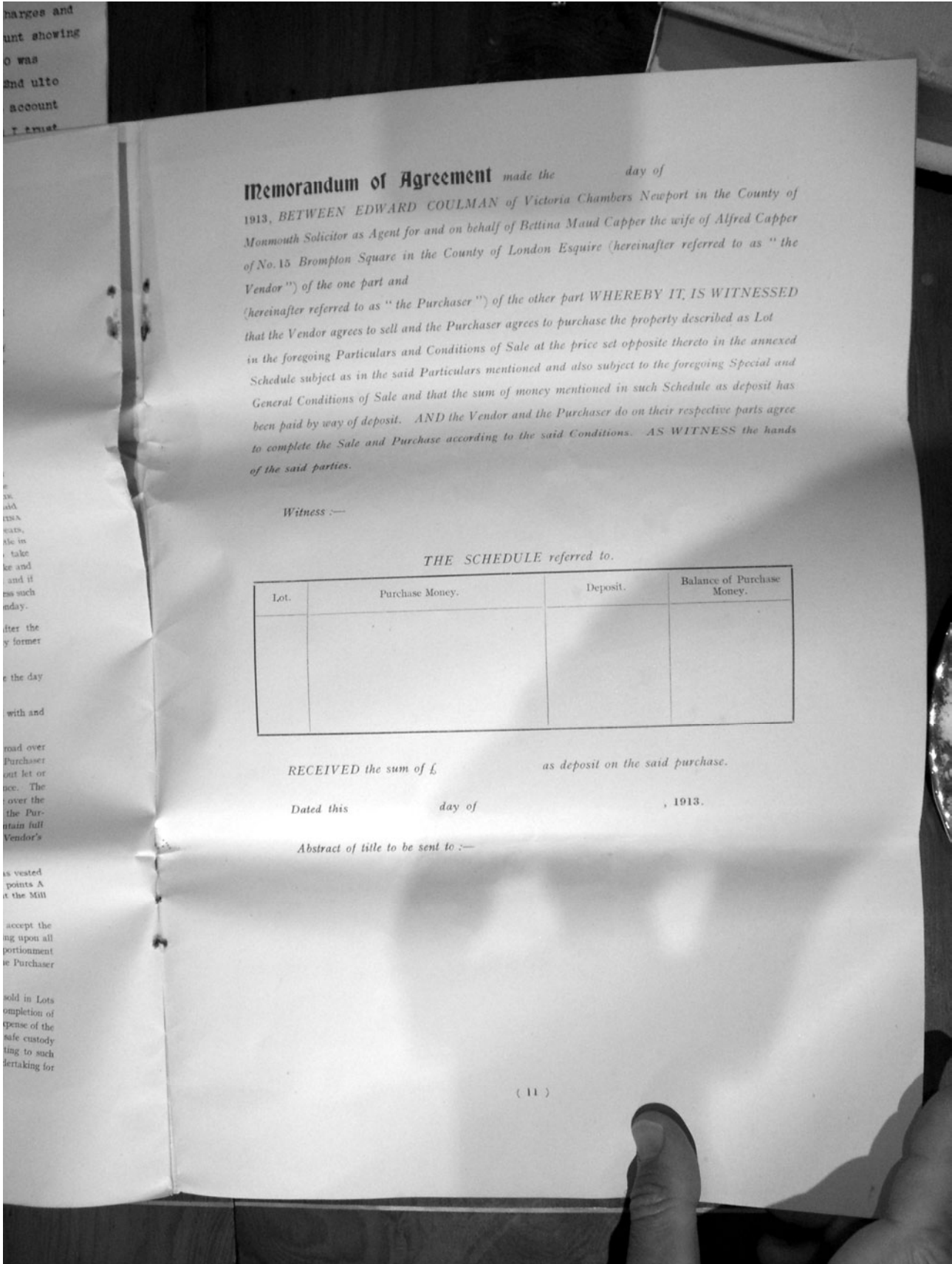
and I have today forwarded to the credit of the same account
a remittance for the further amount of £392-6-1, and I trust

SPECIAL CONDITIONS OF SALE.

- 1.—The Property is offered for Sale subject to the conditions following and subject also to "The Herefordshire Incorporated Law Society's General Conditions of Sale, 1910" a Copy of which is annexed. If there is any variance or inconsistency between these Conditions and the said General Conditions these Conditions shall prevail.
- 2.—If any Apportionments shall be necessary to be made between the parties then the respective amounts thereof shall be referred to and settled by the Auctioneers, Messrs STOOKE & SON of 2 Palace Yard, Hereford, whose decision shall be final and binding between the parties.
- 3.—The purchase shall be completed on the 20th day of December 1913 at the Offices of the Vendor's Solicitors, Messrs. Colborne Coulman & Lawrence at Victoria Chambers, Newport, Mon.
- 4.—The deposit of 10 per cent. provided for in the said General Conditions shall be paid to the Vendor's Solicitors, Messrs. Colborne Coulman & Lawrence.
- 5.—The title shall commence with an Indenture of Conveyance dated the 19th day of September 1907 and made between HENRY FRANCIS EGBERT HARRISON and EDWARD HILDER of the 1st part EDWARD LEWIS GAVIN ROBINSON and HARRIET EGBERTHA LUCY ROBINSON of the 2nd part JULIA CHARLOTTE HIGGORD and the Hon. NORMAN MACLEOD SINCLAIR of the 3rd part the said EDWARD LEWIS GAVIN ROBINSON and MARIE LOUISE ADRIENNE PAUMIER of the 4th part SILVIA DOROTHY GAVIN ROBINSON of the 5th part the said EDWARD LEWIS GAVIN ROBINSON of the 6th part WILLIAM BAILEY PARTRIDGE of the 7th part and BETTINA MAUD TRAFFORD of the 8th part. By this Deed the title is clearly shewn for a period of over 50 years, namely, back to the 31st day of March 1857 and the whole of the Abstracts and other particulars of title in the Vendor's possession may be perused and inspected by the Purchaser who shall be at liberty to take copies thereof and extracts therefrom or the Vendor will at the request and cost of the Purchaser make and supply any such copies or extracts. The Abstract of title shall be delivered by hand or by post and if delivered by post shall be deemed to have been delivered on the day following the day of posting unless such day shall be a Sunday in which case it shall be deemed to have been delivered on the following Monday.
- 6.—Objections to and requisitions on the title or these Particulars of Sale shall be sent within 14 days after the delivery of the Abstract and all further objections and requisitions arising out of the replies to any former requisitions shall be sent within 4 days from the delivery of such replies.
- 7.—Each draft assurance shall be sent to the Vendor's Solicitors 14 days and the engrossment 7 days before the day named for completion.
- 8.—The Special Conditions or notes printed upon the Particulars of Sale shall be deemed to be incorporated with and to form part of these Conditions as if the same were here repeated at length.
- 9.—If the Property is divided or sold in two Lots the Purchaser of Lot 1 shall have conveyed to him the road over Lot 2 and leading to the Property purchased by him subject to a right of user to be vested in the Purchaser of Lot 2. The said road shall be used by both Purchasers for all purposes whatsoever without let or hindrance by the other of them provided the same shall not cause any wilful nuisance or annoyance. The said road (from the Main Road to the East side of the Railway Crossing) together with the bridge over the river, and the culvert over the Mill Race, shall be maintained and repaired at the joint expense of the Purchaser or owner of Lot 1 and the Purchaser of Lot 2. The Conveyance to each Purchaser shall contain full provisions and a covenant to the foregoing effect, and shall be in a form to be settled by the Vendor's Solicitors.
- 10.—The Purchaser of that portion of the Property described as Lot 2 shall have conveyed to him a right (as vested in the Vendor by the said Indenture of the 19th September 1907) to pass and repass between the points A and B over fields Numbered 360 and 370 on the Plan for the purpose of repairing and cleaning out the Mill Race.
- 11.—The Land Tax, Tithes, and Rents have not been formally apportioned but the Purchasers shall accept the figures in respect thereof given in the Particulars and Conditions of Sale and they shall be binding upon all parties to the same extent as if formal apportionments had in fact been made. Any further apportionment or formality in connection therewith shall be obtained and completed at the entire expense of the Purchaser requiring the same.
- 12.—The Vendor reserves the right to offer the Property either in one Lot or in two or more Lots and if sold in Lots all the respective sales be handed over to the Purchaser largest in amount who shall upon the completion of thereof, if any Lot or Lots shall be unsold the Vendor will retain the muniments of title as relating to such unsold Lot and will herself in the Conveyance to the Purchaser or Purchasers give the usual undertaking for production and safe custody.

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Memorandum of Agreement made the _____ day of _____
 1913, BETWEEN EDWARD COULMAN of Victoria Chambers Newport in the County of
 Monmouth Solicitor as Agent for and on behalf of Bettina Maud Capper the wife of Alfred Capper
 of No. 15 Brompton Square in the County of London Esquire (hereinafter referred to as "the
 Vendor") of the one part and
 (hereinafter referred to as "the Purchaser") of the other part WHEREBY IT, IS WITNESSED
 that the Vendor agrees to sell and the Purchaser agrees to purchase the property described as Lot
 in the foregoing Particulars and Conditions of Sale at the price set opposite thereto in the annexed
 Schedule subject as in the said Particulars mentioned and also subject to the foregoing Special and
 General Conditions of Sale and that the sum of money mentioned in such Schedule as deposit has
 been paid by way of deposit. AND the Vendor and the Purchaser do on their respective parts agree
 to complete the Sale and Purchase according to the said Conditions. AS WITNESS the hands
 of the said parties.

Witness :-

THE SCHEDULE referred to.

Lot.	Purchase Money.	Deposit.	Balance of Purchase Money.

RECEIVED the sum of £ _____ as deposit on the said purchase.

Dated this _____ day of _____, 1913.

Abstract of title to be sent to :-



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Observations:

None