

The
Chenies Estate
BUCKINGHAMSHIRE

For Sale by Auction

1954

Buckinghamshire

Chorleywood 2 miles.

Amersham 4 miles.

London 20 miles.

Particulars, Plans and Conditions of Sale

OF THE

AGRICULTURAL and RESIDENTIAL PROPERTY

KNOWN AS

CHENIES ESTATE

extending to about

1,676 acres

FREEHOLD

and comprising

SEVEN DAIRY and MIXED FARMS

THE "BEDFORD ARMS" HOTEL

44 RESIDENTIAL AND COTTAGE PROPERTIES

ABOUT 255 ACRES WOODLANDS

ALLOTMENTS, WATERCRESS BEDS

FISHING RIGHTS, ETC.

The let portions producing

Per **£4,685 7s. 1d.** *Annum*

FOR SALE BY AUCTION

(unless sold previously)

as a whole or in lots by

HUMBERT & FLINT

At THE SMALL TOWN HALL, WATFORD

On WEDNESDAY, 23rd JUNE, 1954

Commencing 11.0 a.m.

Auctioneers:

MESSRS. HUMBERT & FLINT
6 Lincoln's Inn Fields
London, W.C.2
(Tel. CHAncery 3121-5)

Solicitors:

MESSRS. TAYLOR & HUMBERT
2 Raymond Buildings
Grays Inn, London, W.C.1
(Tel. CHAncery 8016 and
HOLborn 6477)

The Steward:

P. STAINER, ESQ., The Estate Office, Woburn, Beds

GENERAL REMARKS AND STIPULATIONS

1. SITUATION

Chenies Estate has been continuously associated with the Russell family since the sixteenth century. The Village was developed during the late 1800's as one of the first garden communities and retains its character today unspoiled by post-war development. It is situated in most attractive countryside on the borders of Buckinghamshire and Hertfordshire, some four miles from Amersham. London is about twenty miles distant and is easily reached by road and by train.

2. SOIL

The soil is basically chalk and gravel with flints giving a free draining, easily worked, fertile light to medium loam.

3. SERVICES

The Estate as a whole is well served by main Water, Electricity and Gas and by public roads and the River Chess.

4. TIMBER

All growing timber and timberlike trees are included in the purchase price of the respective lots.

5. SPORTING

The shooting rights over almost the whole of the Estate are reserved to the Vendor until 1st April, 1955, as to part of the area let and until 1st February, 1955, as to the remainder. After these dates the shooting rights will revert to Purchasers. Trout fishing is available in the Chess. See Special Conditions for rights and liabilities affecting the lots concerned.

6. TENURE

The whole of the Estate is freehold.

7. AGREEMENTS

Tenancies are, wherever possible, stated in the Particulars. The Agreements or Leases may be inspected by appointment at the offices of Messrs. HUMBERT & FLINT prior to the sale or in the Auction Room.

8. BOUNDARIES, FENCES, Etc.

Where the boundary between two lots is a hedge or fence without a ditch, the boundary of such lots shall be the centre of such hedge or fence. Where hedges or fences form the boundary between a house or cottage garden and farmlands, the hedge or fence shall be the property of the Purchaser of the house or cottage.

Any dispute arising as to the ownership or situation of boundaries, hedges, and fences, or as to any rights of way, water, drainage or other easements connected with the sale, whether mentioned in the Particulars or not, shall be referred to the decision of the Auctioneers whose decision shall be conclusive and binding on all parties and whose costs shall be paid as they decide. In any case where the boundary between two Lots or between any Lot and property not for sale is unfenced the Vendors shall not be required or be under any liability to fence the same.

9. RIGHTS, OUTGOINGS, EASEMENTS, Etc.

Each Lot is sold subject to existing tenancies, outgoing, incidents of tenure, rights of way, light, drainage and all other rights and easements (if any) affecting the same and whether mentioned in the Particulars or Special Conditions or not and to all notices served by the local or other authorities and all liabilities as to maintenance of fences, drains, banks, ditches, rivers or watercourses, charged or subsisting upon the property and otherwise. With regard to roads, rivers, streams, ditches, walls, fences, hedges or other boundaries, the Vendors sell only such Estate and interest therein (if any) as they may have power to dispose of and they shall not be required to specify the existence, extent or nature of such interest (if any) or to convey such interest in express terms. All Tithe and Land Tax has been redeemed.

10. WAYLEAVES

Each Lot is sold subject to all easements and wayleaves for electric cables, wires, poles, stays and transformers (if any) and also all telephone poles, struts and stays, or other poles, etc., and all wires at present erected on or passing over such Lot, and to all agreements or pending agreements in regard thereto. The Vendors shall not be required to apportion between the purchasers of any Lots the rents payable under such any agreements, but the approximate totals relating to these and other matters mentioned on page 52 are shown in the Particulars of each Lot concerned.

11. TENANT'S FIXTURES

Every effort has been made to omit any buildings or fixtures belonging to the tenants from the description of the various Lots, but the properties are sold subject to the tenants' rights of removal of, or payment for, as the case may be, any such buildings or fixtures, whether mentioned in the Particulars or not.

12. CULTIVATIONS

The description of the cultivations of the land are believed to represent their present state. The sale of each and every Lot and the description thereof is subject to all notices (if any) directing the ploughing up of grassland issued by the County Agricultural Executive Committee or other competent body and the Vendor shall in no way be held liable for the operation or effect of these orders or any claim that may arise therefrom.

13. PRIVATE ROADS

Every Purchaser shall take over the Vendors' rights and liabilities in respect to any water courses or private roads bounding, leading to or from, or passing through the property sold to him and in particular if any roadway included in the area of any Lot shall in fact be a public road, the same is sold subject thereto.

14. LOCAL AUTHORITY

The Local Authority for the greater part of the Estate is the Amersham Rural District Council.

15. TOWN AND COUNTRY PLANNING ACT, 1947

Claims for the loss of development value under Part VI of the Town and Country Planning Act, 1947, amounting to approximately £80,000 have been determined and provisionally apportioned between the lots concerned. Further details may be obtained from the Auctioneers' Offices or in the Sale Room prior to the Sale.

16. RESERVES AND LOTTING

The Vendors reserve the right to alter the order of sale, to amalgamate or divide Lots or to withdraw the whole of any Lot or Lots without declaring the reserve price.

17. PLANS AND SCHEDULES

Although the Plans are believed to be correct, they are only issued as a guide to the property and accuracy is not guaranteed. Schedules are based on the 1914, 1924 and 1925 Ordnance Survey Editions and in many cases acreages are estimated only.

18. INCOME TAX

Substantial reliefs are available under Maintenance Claims and claims under Sec. 314 of the Income Tax Act, 1952. Further particulars will be supplied on application to the Auctioneers.

VIEWING

Tenants are kindly requested to allow prospective purchasers to view at reasonable times upon production of these particulars.

To avoid difficulties it is suggested that an appointment be made whenever possible.

Summary Schedule of Lots

Lot No.	Plan No.	Colour	Description	Tenant	Area (acres)	RENT	With Vacant Possession (acres)
1	1 & 2		Chenies Estate	—	1676.169	£ 4685 7 1	262.217
2	1 & 2		Farms, Woods, other lands and Fishing ..	—	1647.354	3238 10 9	260.972
3	1 & 2	Green	Great House Farm ..	W. S. Simpson ..	333.423	927 5 10	7.326
4	1 & 2	Yellow	Mill Farm ..	W. and W. Fitch	94.024	283 11 4	
5	1 & 2	Pink ..	Mountwood Farm ..	W. S. Simpson ..	165.213	336 16 8	2.662
6	1 & 2	Blue ..	Great Greenstreet Farm	W. T. Dickins ..	279.291	399 14 4	
7	1 & 2	Green	Little Greenstreet Farm	R. C. Dickins ..	172.900	347 11 8	5.942
8	1	Brown	Newhouse Farm ..	D. G. Campbell ..	129.856	274 12 4	
9	1	Pink ..	Lodge Farm ..	W. and H. Aspinall	166.056	365 7 4	
10	1 & 2	Brown	Smallholding and Butcher's Premises..	J. M. Hughes ..	30.112	145 0 0	
11	1	Brown	Mount Wood ..	Vacant Possession	57.951		57.951
12	1	Yellow	Turveylane and other Woods ..	" "	49.395		49.395
13	1	Yellow	Carpenters and other Woods ..	" "	62.863		62.863
14	1	Brown	The Hanging Woods and Lodge Copse ..	" "	41.660		41.660
15	1	Blue ..	Placehouse Copse, Coney Wood and Walk Wood ..	" "	31.850		31.850
16	1 & 2	Yellow	Allotments at Claypits	Various ..	2.462	3 15 6	
17	1 & 2	Brown	Allotments in Back Lane	Various ..	.569	1 15 9	
18	1	Pink ..	Land near Mill Farm ..	T. Clutterbuck ..	6.441	10 0 0	
19	1 & 2	Green	The Cricket Ground..	Chenies and Latimer Cricket Club ..	4.817	9 0 0	
20	1	Brown	Camping Site in Chiltons Wood ..	Holborn Borough Council ..	.764	3 0 0	
21	1 & 2	Pink ..	Orchard at Chenies ..	Vacant Possession	.925		.925
22	1	Blue ..	Meadow and Watercress Beds, Sarratt Bottom ..	F. Tyler ..	4.890	15 0 0	
23	1	Blue ..	Watercress Beds near Latimer ..	W. Maling ..	.494	16 0 0	
24	1 & 2	Pink ..	Swimming Pool ..	Vacant Possession	.398		.398
25	1	Brown	Chenies Park ..	C. E. Benson ..	11.000	Rent Free	
26	2	Green	Bedford Arms Hotel	L. G. Mobsby ..	2.710	150 0 0	
27	1	Blue ..	Woodside House ..	C. E. Benson ..	10.226	358 0 0	
28	1	Brown	Sarratt Mill House ..	J. T. Baker ..	7.793	140 0 0	
29	2	Pink ..	Chenies Lodge ..	Vacant Possession	.261		.261
30	1	Pink ..	59 Chenies ..	" "	.610		.610
31	2	Yellow	33 Hillside ..	R. C. Franklin ..	.480	19 10 0	
32	1	Brown	1 Chesham Road ..	G. W. Rumbold..	.409	62 10 0	
33	1	Yellow	Sarratt Mill Cottage ..	W. Christopher ..	.461	48 0 0	
34	2	Blue ..	41 Chenies ..	E. Kilby ..	.474	23 19 4	
35	2	Yellow	29 Hillside ..	R. Jackman ..	.131	28 0 0	
36	2	Green	28 Hillside ..	S. J. Pickton..	.139	16 13 8	
37	2	Brown	53 Chenies ..	J. M. Hughes ..	.027	15 16 4	
38	2	Pink ..	54 Chenies ..	*J. Biggs ..	.045	13 13 0	
39	2	Blue ..	18 Hillside ..	F. Le Neve Foster..	.265	29 5 0	
40	2	Pink ..	19 Hillside ..	J. M. Hughes ..	.098	18 17 0	

SUMMARY SCHEDULE OF LOTS (continued)

Lot No.	Plan No.	Colour	Description	Tenant	Area (acres)	RENT	With Vacant Possession (acres)
						£ s. d.	
41	2	Blue ..	8 Chenies	H. F. Jacklin.. ..	.188	16 13 8	
42	2	Yellow	9 Chenies	E. M. Boyd	.133	25 11 4	
43	2	Pink ..	10 Chenies	T. M. Jones	.155	15 12 0	
44	2	Pink ..	63 Claypits	D. Hughes	.112	16 9 4	
45	2	Green	64 Claypits	Vacant Possession	.170		.170
46	1	Pink ..	1 Mill Cottages	J. R. Bastin	.170	12 2 8	
47	1	Blue	2 Mill Cottages	Vacant Possession	.204		.204
48	2	Green	3 Chesham Road	W. J. Weller	.138	17 11 0	
49	2	Pink ..	4 Chesham Road	*A. E. Ayres.. ..	.145	20 16 0	
50	2	Blue ..	5 Chesham Road	L. Pearce	.170	17 6 8	
51	2	Pink ..	6 Chesham Road	*J. Bastin	.143	19 5 8	
52	2	Brown	7 Chesham Road	H. Dancer	.130	19 18 8	
53	2	Green	20 Hillside	C. Simmonds	.145	17 15 4	
54	2	Blue ..	21 Hillside	*A. Simmonds	.100	21 13 4	
55	2	Brown	22 Hillside	S. F. Beeson.. ..	.115	20 16 0	
56	2	Pink ..	24 Hillside	*F. G. Buck	.083	14 10 4	
57	2	Blue ..	25 Hillside	*C. Beeson	.075	21 13 4	
58	2	Yellow	26 Hillside	S. Body.. ..	.068	21 13 4	
59	2	Pink ..	27 Hillside	W. Cant	.065	19 5 8	
60	2	Blue ..	30 Hillside	A. Holloway	.095	13 13 0	
61	2	Brown	31 Hillside	*E. E. Puddephatt..	.088	17 19 8	
62	2	Brown	42 Chenies	W. J. Hounslow ..	.255	15 12 0	
63	2	Green	43 Chenies	L. Austin	.203	17 2 4	
64	2	Brown	46 Chenies	*A. Barden	.300	21 13 4	
65	2	Pink ..	49 Chenies	J. Tomlin	.193	22 15 0	
66	2	Green	50 Chenies	W. Matthews	.050	19 5 8	
67	2	Pink ..	51 Chenies	Holloway	.015	9 2 0	
68	2	Blue ..	52 Chenies	*J. Chilton	.113	25 2 8	
69	2	Yellow	58 Chenies	A. Salmon	.629	22 8 0	
70	2	Green	The Village Shop ..	H. W. Wilson	.216	18 4 0	
71	2	Brown	The Electricity Trans- former Station ..	Eastern Electricity Board	.020	1 0 0	
72	—	—	The Fishing Rights ..	F. Le Neve Foster		100 0 0	
				Total	1676.169	4685 7 1	262.217

*The Representatives of

NOTE

In the event of the Sale proceeding by LOTS there will be a break from 1 p.m. to 2 p.m.

175
Particulars of Sale

LOT 1

THE WHOLE OF THE

CHENIES ESTATE

1,676 Acres 0 Roods 27 Perches

This well farmed agricultural and residential property lotted in these particulars, lies in a compact block only twenty miles from London yet has preserved its rural character unspoiled by post-war housing development. The houses and cottages have considerable charm and close attention has been paid to the upkeep of buildings. Woodlands contain much good timber and have reached a stage where little need be spent on maintenance.

Many of the tenants are of long standing and the Estate as a whole forms a most attractive investment.

It comprises:

SEVEN FARMS, THE "BEDFORD ARMS" HOTEL
FORTY-FOUR RESIDENTIAL AND OTHER PROPERTIES
ABOUT 255 ACRES OF WOODLAND, ALLOTMENTS
WATERCRESS BEDS, FISHING RIGHTS, ETC.

The let portions produce an income of

Per £4,685 7s. 1d. annum

There is no Tithe or Land Tax payable.

Total Rateable Value £952 0s. 0d. (The landlord pays rates on a total Value of £302 0s. 0d.) Particulars of the Schedule "A" Maintenance Claim, claims under Section 314 of the Income Tax Act, 1952, and details of claims for loss of development value under Part VI of the Town and Country Planning Act, 1947, amounting to about £80,000, may be obtained on application to the Auctioneers.

About 262 acres, mainly Woodland, are in hand.

LOT 2

THE WHOLE OF

**THE FARMS, WOODS,
OTHER LANDS AND FISHING**

1,647 Acres 1 Rood 17 Perches

The property offered is described as Lots 3 to 25 inclusive, and Lot 72 in these particulars and is most attractive to the investor interested mainly in Agricultural Property with its financial and other advantages.

The Lot includes:

SEVEN FARMS, ABOUT 255 ACRES OF WOODLAND
ALLOTMENTS, WATERCRESS BEDS, ETC.

The let portions produce

Per £3,238 10s. 9d. annum

There is no Tithe or Land Tax payable.

Total Rateable Value £300 0s. 0d. (The landlord pays rates on a total Value of £70 0s. 0d.) Particulars of the Schedule "A" Maintenance Claim, claims under Section 314 of the Income Tax Act, 1952 and provisional apportionments of the greater part of the claim for loss of development value under Part VI of the Town and Country Planning Act, 1947, amounting to about £80,000, may be obtained on application from the Auctioneers.

About 261 acres, mainly Woodland, are in hand.



LOT 3. GREAT HOUSE FARM—THE HOUSE



LOT 3

(Coloured *Green* on Plans 1 and 2)

GREAT HOUSE FARM

333 Acres 1 Rood 28 Perches

A well equipped attested dairy and arable farm with a house of great character.

THE FARMHOUSE

This extremely interesting house has a long history extending from the building erected about 1550 by the first Earl of Bedford on the site of an old castle of which there is only a small section of the East elevation, with turret and battlemented wall remaining. It was almost entirely rebuilt in the eighteenth century with a few more recent additions, always in keeping with the original design. Construction is in red brick with tiled roofs and stepped gables and the elaborate chimney stacks are a most attractive feature being partly original but much restored. The house occupies a fine position on a rise just off the Village Green.

Accommodation is as follows:

On the Ground Floor:

Entrance Hall, Dining Room, Drawing Room, Breakfast Room, Cloakroom with W.C. and lavatory basin, Kitchen, Scullery, Pantry, Coal Cellar, two Stores.

On the First Floor, approached by a wide spiral staircase and secondary stairs:
Seven Bedrooms, Bathroom with W.C. and lavatory basin.

On the Second Floor:

Original Armoury.

Outside:

Workshop, Woodshed, attractive Flower and Vegetable Gardens, "En-Tout-Cas" hard Tennis Court with surrounding netting and Pavilion.

Services:

Main Electricity, Gas, main Water; part Centrally Heated. Drainage to Cesspool.

NOTE: The house is included in a provisional list of buildings of architectural and historic interest for consideration under the provisions of the Town and Country Planning Act, 1947.

THE FARM BUILDINGS

Arranged around three open concreted yards, the well maintained buildings are constructed mainly in brick with tiled or slated roofs. They comprise:

Three single-range Cowhouses with standings for 18, 16 and 12 cows respectively, Dairy, Sterilising Room, Engine House, Corn Barn, six-bay Implement Shed, four-bay Implement Shed and Mixing Room with Granary over, eight-bay Dutch Barn, four Loose Boxes, Bull Pen, Calf House with feeding passage, open-fronted Cattle Shed, Stable and Harness Room, two Stores, double Garage, Wellhouse. Electricity to most buildings and main water to dairy buildings and yards.

THE COTTAGES AND OTHER BUILDINGS

THE PLATT. A block of estate designed brick and tiled cottages near the farm buildings, containing:

No. 37. Sitting Room, Kitchen, three Bedrooms, Bathroom.

No. 38. Two Sitting Rooms, Kitchen, Scullery, two Bedrooms, Bathroom.

No. 39. Two Sitting Rooms, Kitchen, Scullery, three Bedrooms, Bathroom.

They each have two Outbuildings and Garden and share the Washhouse and Well.

No. 36 OLD HOUSE. An annexe to the Farmhouse, similarly built in brick with a tiled roof. It has Sitting Room, Kitchen, four Bedrooms, Boxroom, W.C., Woodshed, Coal Store and a good Garden. Main Electricity, Gas and main Water are connected and drainage is to a Cesspool.

THE LONG ROOMS. These two large rooms on ground and first floors are contained in the South wing of the Farmhouse and are used as schoolrooms and for Village Meetings. Main Electricity, Gas and main Water are connected, and there is also a Store Room and a W.C.

THE LAND

Most of the land lies to the South-West of the homestead. Generally, enclosures are easily accessible, of a convenient size, level and well served by public roads and in certain cases by the River Chess. Mains Water is supplied to some fields. The soil is a light to medium loam. Included are a useful number of Oak, Elm, Beech and other hardwood trees.

Tenancies

Except for 7.326 acres property included in this Lot is all let as shown, at a total rent of

Per £927 5s. 10d. annum

Property	Tenant	Rent	Term	Original Agreement	Commencement	Remarks
		£ s. d.				
Farmhouse, Buildings, Land, Tennis Court and Pavilion	W. S. Simpson	798 15 0	Annual	1st Sept. 1934	29th Sept. 1933	Rent last adjusted as from 29th September, 1953.
37 The Platt	W. S. Simpson	31 12 6	Weekly	11th Jan. 1949	27th Dec. 1948	Occupied by Agricultural Worker.
38 The Platt	W. S. Simpson	25 7 0	Weekly	21st Dec. 1948	27th Sept. 1948	Ditto
39 The Platt	W. S. Simpson	33 3 0	Weekly	21st Dec. 1948	27th Sept. 1948	Ditto
36 Old House	E. North	37 18 4	Weekly	5th June 1945	12th Mar. 1945	
The Long Rooms, Chenies	Rector and Churchwardens Chenies Parish	10 0	Quarterly	31st Dec. 1938	29th Sept. 1938	
		£927 5 10				

NOTE: An allowance of £2 2s. 0d., per annum is receivable by the farm tenant in respect of water consumed at No's. 37, 38 and 39 The Platt, which passes through the farm meter.

By arrangement made in August, 1944, the Estate pays for water supplied to two drinking troughs, one situated on O.S. 161 of this Lot and the other on O.S. 128 of Lot 6, up to a maximum of 25,000 gallons per quarter. The cost of any excess consumed is borne by the tenants of these Lots by mutual agreement. The Estate's liability, the cost of which shall be finally apportioned by the Auctioneers in the event of non-agreement, will pass to the respective Purchasers of these Lots.

OUTGOINGS, Etc.

Rateable Value:	£	£ s. d.
Farmhouse, Tennis Court and Long Rooms	39	
37, 38 and 39 The Platt, and 36 Old House		
(Rates paid by Landlord)	 23	
	—	62 0 0
N.A.V. Income Tax Schedule "A"		242 4 0
Approximate Wayleave rentals, etc., receivable (see page 53)		1 13 6

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 17	Pasture	9.692	
	Part 20	Part river	.730	Estimated
	21	Pasture	8.209	
	25	"	22.235	
	46	Arable	7.521	
	47	Woodland	2.176	With Vacant Possession
	49	Pasture	.126	
	Part 51	Waste	.150	
	52	Pasture	25.167	
	53	"	9.147	
	Part 54	Part river	1.020	Estimated
	55	Pasture	1.837	
	67	Waste and Pasture	5.150	With Vacant Possession
	71	Track	.161	
	72	Paddock and Tennis Court	1.750	Estimated
	73	Farm Buildings, Garden, etc.	2.156	
	74	House, Cottage, Garden, etc.	1.026	
	76	Cottages and Gardens	.948	
	77	Pasture	5.000	
	Part 127	Rough Woodland	.893	Estimated
	127a	Pond	.157	
	Part 141	Part track	.720	Estimated
	Part 161	Arable and Pasture	79.389	"
	Part 162	" "	88.890	"
	Part 189	" "	53.000	"
Sarratt	191	Track	.551	
	246	Pasture	5.622	

333.423 acres.



LOT 4. MILL FARM—LOOKING SOUTH-EAST



LOT 4

(Coloured *Yellow* on Plans 1 and 2)

MILL FARM

94 Acres 0 Roods 4 Perches

An attested Dairy Farm situated on the northern fringe of the Estate in the Chess Valley.

THE FARMHOUSE

An attractive house occupying a pleasant position. Part of the adjoining Mill, which is otherwise disused, has been converted to provide more bedrooms. The whole is built of brick with slated and tiled roofs. Accommodation consists of:

On the Ground Floor:

Entrance Hall, Dining Room, Drawing Room, Sitting Room, Bathroom with W.C. and lavatory basin, Kitchen, Larder, Cellar beneath.

On the First Floor:

Four Bedrooms.

Outside:

Dairy, Coal Store, good Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

Most of the buildings stand round a concreted yard and are mainly constructed of brick with slated roofs. They consist of: Two single-range Cowhouses with standings for 10 cows each, open-fronted Cowhouse with standings for 6 cows, Engine House, Barn, two Stables, two Loose Boxes, Calfhouse, open-fronted Cattleshed, Implement Shed and Garage. Main Electricity is connected to a number of the buildings and main Water to milk production buildings and yard.

NOTE: By an agreement dated 24th January, 1941, the tenant may remove the lean-to Cowhouse for 20 cows, erected by him, at the termination of his tenancy.

THE COTTAGES

There are two cottages:

2 CHESHAM ROAD. One of a block of three, this cottage is brick and tiled and contains Sitting Room, Parlour-Kitchen, Pantry, three Bedrooms, Pail Closet, Washhouse and Garden. The Well is shared with all occupiers of the remainder of the block. Main Electricity and main Water are connected.

48 THE VILLAGE. One of a pair, built of brick with slated roof. The cottage contains: Living Room, Kitchen, Pantry, two Bedrooms, Boxroom, Coal Store, Pail Closet, and Garden. Main Electricity, Gas and main Water are connected. There is a right to use the well conveyed with the adjoining cottage.

THE LAND

Most of the fields lie on both sides of the Chess near the homestead but there are about twelve acres near the "Bedford Arms" in the Village. The soil is light to medium in texture and the farm is well watered and highly suitable for dairying.

Tenancies

The whole Farm is let to Messrs. W. and W. Fitch as shown below at a rent of

Per £283 11s. 4d. annum

Property	Rent	Term	Original Agreement	Commence-ment	Remarks
	£ s. d.				
Farmhouse, Buildings and Land	241 15 0	Annual	18th Nov., 1943	29th Sept. 1943	Rent last adjusted as from 29th September, 1953.
2 Chesham Road	21 0 4	Weekly	9th Feb., 1953	29th Dec. 1952	Occupied by Agricultural Worker.
48 The Village	20 16 0	Weekly	13th Nov., 1951	12th Nov., 1951	
	<u>283 11 4</u>				

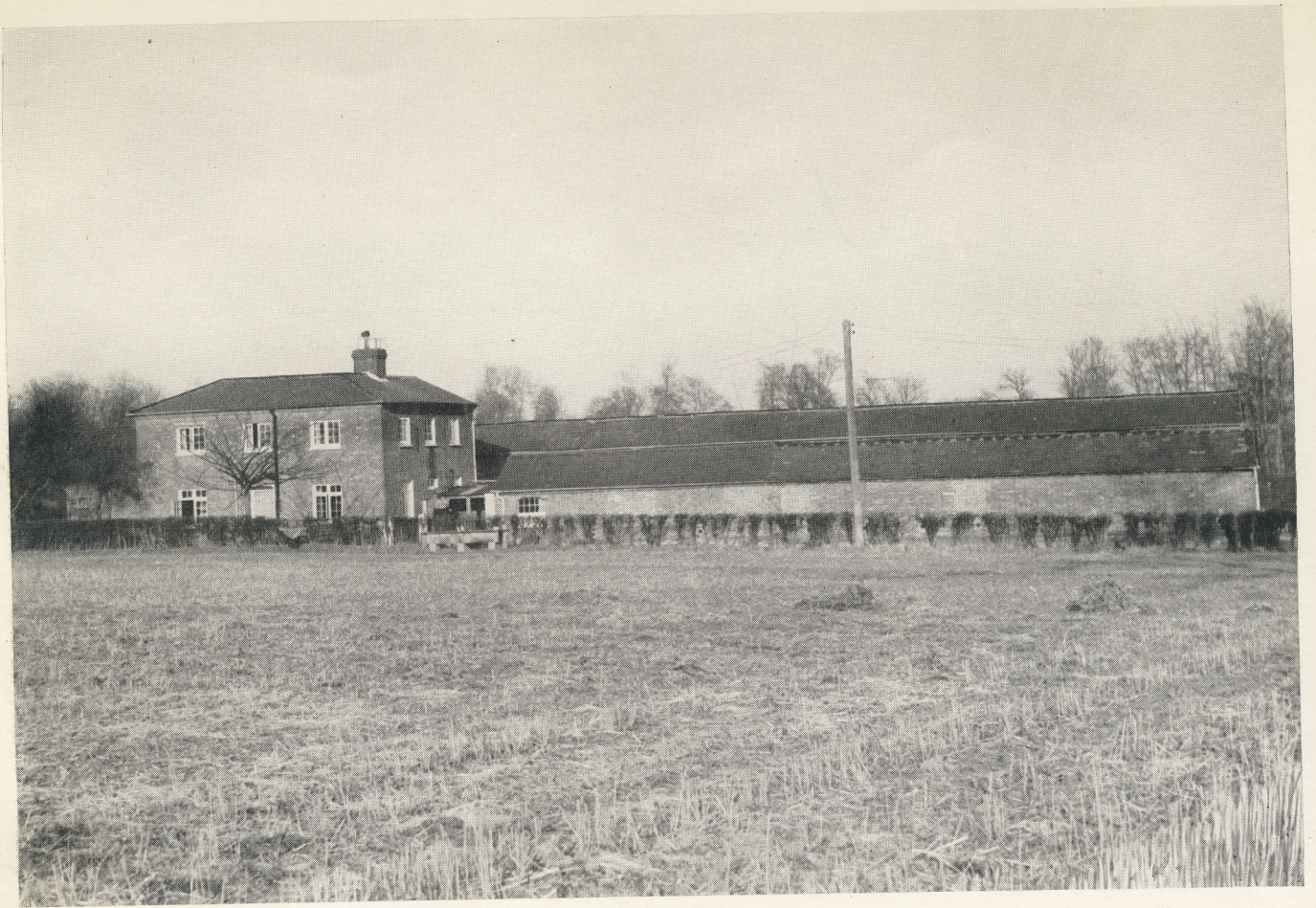
NOTE: An allowance of £3 per annum is receivable by the farm tenants in respect of water consumed at No's. 1 and 2 Mill Cottages (lots 46 and 47), which passes through the farm meter.

OUTGOINGS, Etc.

Rateable Value:	£	£ s. d.
Farmhouse	10	
2 Chesham Road and 48 The Village (Rates paid by Landlord)	14	
	—	24 0 0
N.A.V. Income Tax Schedule "A"	..	118 10 0
Approximate Wayleave rentals, etc., receivable (see page 53)	..	2 5 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	18	Arable	11.857	Estimated
	Part 20	Part river	1.410	"
	27	Pasture	1.999	
	28	"	2.757	
	30	"	6.550	
	Part 31	Part river	.292	Estimated
	Part 33	Farmhouse Buildings, etc. and Garden	.407	"
	Part 34	Waste	.012	"
	35	Pasture	.289	
	Part 36	Cottage and Garden	.140	Estimated
	37	Orchard	.321	
	44	Pasture	.489	
	Part 54	Part river	.410	Estimated
	89	Pasture	4.862	
	90	"	3.909	
	120	"	3.222	
	Part 121	Cottage and Garden	.203	Estimated
Flaunden	100	Pasture	6.814	
	102	Arable and Pasture	26.540	
	117	Pasture	1.250	
	118	Part river	.216	
	119	Pasture	.776	
	120	Part river	.166	
	121	Pasture	.902	
	Part 122	Farm Buildings, etc.	.309	Estimated
	125	Pasture	5.338	
	125a	"	3.548	
	126	Part river	.571	
	127	Pasture	1.212	
	128	"	7.253	
			<u>94.024</u>	acres



LOT 5. MOUNTWOOD FARM



LOT 5

(Coloured *Pink* on Plans 1 and 2)

MOUNTWOOD FARM

165 Acres 0 Roods 34 Perches

Another attested dairy and arable holding situated just East of the Village.

THE FARMHOUSE

Built of brick with a slated roof, the house contains:

On the Ground Floor:

Sitting Room, Parlour-Kitchen, Larder, Scullery, two Storerooms, Cellar beneath.

On the First Floor:

Four Bedrooms, Bathroom with W.C. and lavatory basin.

Outside:

Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

The buildings are chiefly constructed of brick with slated roofs. They stand around a central yard and include: Single-range Cowhouse with standings for 24, Dairy, Calf house and Bull Pen with Loft over, Barn, two-bay Implement Shed, Lean-to. The buildings are lit by main Electricity and main Water is connected.

THE COTTAGE

47 THE VILLAGE. One of a brick and slated pair. It contains Living Room, Kitchen, Pantry, two Bedrooms and Boxroom, with Coal Store, Pail Closet, and a good Garden outside.

Main Electricity, Gas, and main Water are supplied, and there is a well in which the occupier of No. 48 has a right to share.

THE LAND

The greater part of the farm surrounds the homestead and there are further fields near Latimer. The soil is a light to medium loam. Some of the fields are served by main Water and there are a useful number of well grown Oak, Beech and other trees.

Tenancies

The whole farm, except for a small piece of Woodland (Pt. O.S. 116, 2.662 acres) in hand, is let to Mr. W. S. Simpson, on two Agreements as shown, at a total rent of

Per £336 16s. 8d. annum

Property	Rent	Term	Original Agreement	Commencement	Remarks
	£ s. d.				
Farmhouse, Buildings and Land	316 5 0	Annual	15th Feb., 1941	29th Sept., 1940	Rent last adjusted as from 29th September, 1953
47 The Village	20 11 8	Weekly	12th May, 1952	28th April, 1952	Occupied by Agricultural Worker.
	336 16 8				

OUTGOINGS, Etc.

Rateable Value:	£	£	s.	d.
Farmhouse	22			
Cottage (Rates paid by Landlord)	7			
	—	29	0	0
N.A.V. Income Tax Schedule "A"	..	110	15	0
Approximate Wayleave rentals, etc., receivable ..	..			
(see page 53)	..	5	0	

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 20	Part river	.910	Estimated
	56	Pasture	2.349	
	58	"	.788	
	61	"	9.136	
	62	"	8.612	
	63	"	12.397	
	65	"	5.338	
	66	Arable	20.019	
	91	"	20.449	
	92	Road	2.287	
	93	Farmhouse Buildings, etc. and Garden	.990	
	94	Pasture	2.218	
	94a	Paddock	.560	
	95	Pasture	20.356	
	97	Arable	8.935	
	Part 100	Part river	1.510	
	104	Pasture	10.449	
Flaunden	Part 121	Cottage and Garden	.208	Estimated
	253	Pasture	4.299	Estimated, with Vacant Possession
	113	"	29.564	
	Part 116	Woodland	2.662	
Latimer	Part 470	"	.973	Estimated
	471	"	.204	
			165.213 acres	

LOT 6

(Coloured *Blue* on Plans 1 and 2)

GREAT GREENSTREET FARM

279 Acres 1 Rood 7 Perches

A very useful holding, attested and well equipped for both dairy and arable farming.

THE FARMHOUSE

Standing a short distance back from Green Street, the house is brick built and partly timbered, with slated and tiled roofs. The accommodation afforded is:

On the Ground Floor:

Dining Room, Drawing Room, Office, Kitchen, Scullery, Pantry and Store.

On the First Floor:

Five Bedrooms, Bathroom with W.C. and lavatory basin.

Outside:

Very good Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

Well constructed in brick and timber, with tiled and slated roofs, the buildings stand round two yards, and include: Double-range Cowhouse for 32, single-range Cowhouse for 12, Dairy and Sterilising Room, two open-fronted Cattle Sheds, two Cattle Barns, four Loose Boxes, Stables and Harness Room, five-bay Dutch Barn, four-bay Implement Shed, two Corn Barns, four Stores, double Garage. Main Electricity and main Water to buildings and mains Water to yards.

THE COTTAGES

There are two cottages:

44 THE VILLAGE. One of a brick and tiled block. It comprises Living Room, Parlour-Kitchen, Pantry, three Bedrooms, Coal Shed, Pail Closet and Garden with Pigsty. Main Electricity, Gas, main Water are connected, and there is a right to use the Well in common with the adjoining occupier.

61 CLAYPITS. Situated at the north-west corner of the farm, and an end cottage of a block of three. It is built of brick with slated roof, and has Living Room, Kitchen, two Bedrooms, Coal Store, Pail Closet, and Garden. Gas is supplied and main Water to a standpipe shared with the other occupants of the block. There is a Well which is likewise shared.

NOTE: The Estate is at present carrying out the following improvements to No. 61 Claypits: W.C. with drainage to Cesspool, main Water extension to sink in kitchen, with drain, wiring for Electric light and connection to main.

THE LAND

The farm lies in a compact block with the farmstead almost in the centre. The enclosures are level and easily accessible, and well served by public roads. Soil is a light to medium loam. Mains Water has been connected to some of the fields.

Tenancies

The farm is let to Mr. W. T. Dickins, under three Agreements, as shown below at a total rent of

Per £399 14s. 4d. annum

Property	Rent	Term	Original Agreement	Commencement	Remarks
	£ s. d.				
Farmhouse, Buildings and Land	380 0 0	Annual	11th Dec., 1928	29th Sept., 1928	Rent last adjusted as from 25th March, 1952.
44 The Village	11 5 4	Weekly	20th Dec., 1951	10th Dec., 1951	Occupied by Agricultural Worker.
61 Claypits	8 9 0	Weekly	26th Nov., 1947	29th Sept., 1947	Ditto
	<u>£399 14 4</u>				

NOTE: By arrangement made in August, 1944, the Estate pays for water supplied to two drinking troughs, one situated on O.S. 128 of this lot, and the other on O.S. 161 of Lot 3, up to a maximum of 25,000 gallons per quarter. The cost of any excess consumed is borne by the tenants of these lots by mutual agreement. The Estate's liability, the cost of which shall be finally apportioned by the Auctioneers in the event of non-agreement, will pass to the respective purchasers of these lots.

OUTGOINGS, Etc.

Rateable Value:	£	£ s. d.
Farmhouse	22	
44 The Village and 61 Claypits (rates paid by Landlord)	7	
	—	29 0 0
N.A.V. Income Tax Schedule "A"	..	155 5 0
Approximate Wayleave rentals, etc., receivable (see page 53)	..	5 2 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 121	Cottage, etc.	.105	Estimated
	Part 121	Garden	.108	"
	Part 126	Garden	.113	"
	Part 126a	Cottage, etc.	.057	"
	Part 128	Pasture	24.671	"
	Part 129	"	25.372	"
	Part 130	Orchard	1.039	"
	Part 138	Arable	25.812	"
	139	Farmhouse, Buildings, etc.	2.968	
	Part 140	Pasture	22.398	Estimated
	147	"	6.400	
	148	"	8.987	
	152	Arable	69.775	
	154	Pasture	12.963	
	Part 155	"	22.906	Estimated
Chorleywood	156	"	44.032	
	Part 148	Arable	11.585	Estimated

279.291 acres

LOT 7

(Coloured Green on Plans 1 and 2)

LITTLE GREENSTREET FARM

172 Acres 3 Roods 24 Perches

A useful attested holding against the Amersham road.

THE FARMHOUSE

Readily accessible from the public road, the house is brick and tiled with:

On the Ground Floor:

Dining Room, Drawing Room, Kitchen with independent hot water boiler, Bathroom with W.C. and lavatory basin, Larder, Washhouse, Cellar beneath.

On the First Floor:

Four Bedrooms.

Outside:

Coal Store and Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

The buildings are mainly of brick, with slated roofs. They are grouped round two concreted yards and consist of: Two Cowhouses with standings for 21 and 13 respectively, Dairy, two open-fronted Cattle Sheds, two Loose Boxes, Poultry House, two Implement Sheds, Garage and Store. Main Electricity to buildings and main Water to dairy buildings and yards.

THE COTTAGES

Both cottages are in the Village.

11 CHENIES. One of a brick and tiled block of four in the estate pattern near the Rectory. Accommodation comprises Sitting Room, Kitchen, Pantry, three Bedrooms, Washhouse, and Pail Closet. Electricity, Gas, and main Water are connected, and there is a right to share the Well and Store in common with the other occupiers of the block.

23 HILLSIDE. An end cottage of a block of three, in brick with tiled roofs. It contains Dining Room, Parlour-Kitchen, and three Bedrooms, with a Coal Store, Washhouse, Pail Closet and good Garden outside. Services are main Electricity, Gas, and main Water, and there is a right to use the Well in common with other occupiers of the block.

THE LAND

The fields are bounded on two sides by public roads and lie mostly to the east of the farmstead. Soil is light to medium, and main Water is laid on to some of the fields. There are a number of Oak and other hardwood trees.

Tenancies

About six acres of Woodland (O.S. No. 2) are in hand. The remainder of the Lot is let to Mr. R. C. Dickins, as shown below at a total rent of

Per £347 11s. 8d. annum

Property	Rent	Term	Original Agreement	Commencement	Remarks
	£ s. d.				
Farmhouse, Farm Buildings and Land	310 15 0	Annual	16th Nov., 1933	29th Sept., 1933	Rent last adjusted as from 29th September, 1953
11 Chenies	15 12 0	Weekly	27th Jan., 1949	27th Dec., 1948	Occupied by Agricultural Worker.
23 Hillside, Chenies	21 4 8	Weekly	12th April, 1952	31st March, 1952	
	<u>£347 11 8</u>				



LOT 7. LITTLE GREENSTREET FARM



LOT 8. NEWHOUSE FARM

OUTGOINGS, Etc.

Rateable Value:	£	£	s.	d.
Farmhouse	18			
11 Chenies and 23 Hillside, Chenies (Rates paid by Landlord)	11			
N.A.V. Income Tax Schedule "A"	—	29	0	0
Approximate Wayleaves, rental, etc., receivable (see page 53)	..	127	0	
			2	6

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 59	Pasture	1.119	Estimated
	60	Pasture and Stream	12.429	
	Part 85	Cottage, etc.	.060	Estimated
	Part 85	Garden	.058	"
	98	Pasture and Stream	4.253	
	Part 100	Part river	.650	Estimated
	101	Arable and Pasture	49.645	
	Part 102	Track	1.120	Estimated
	103	Arable	10.409	
	Part 111	Cottage and Garden	.157	Estimated
	132	Orchard	1.362	
	132a	"	.507	
	133	Farmhouse, Buildings, etc., and Garden	1.106	
	Part 134	Pasture	8.864	Estimated
	Part 136	Arable	6.707	
Chorleywood	Part 137	Pasture	7.962	"
	Part 1	Arable	29.432	"
	2	Woodland	5.942	"
	4	Pasture	20.553	With Vacant Possession
	5	Pasture and Stream	5.988	
Sarratt	7	" "	3.088	
	289	Pasture	1.249	
	Part 290	Part river	.240	Estimated
			172.900 acres	

LOT 8

(Coloured *Brown* on Plan No. 1)

NEWHOUSE FARM

129 Acres 3 Roods 17 Perches

A mixed farm at the southern end of the Estate.

THE FARMHOUSE

The house is solidly built of brick, with a tiled roof. Accommodation includes:

On the Ground Floor:

Dining Room, Drawing Room, Breakfast Room, Kitchen, Washhouse.

On the First Floor:

Four Bedrooms, Bathroom with W.C. and lavatory basin.

Outside:

Coalhouse, W.C. and Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

Grouped round two yards (one concreted), the buildings are of brick, with tiled and slated roofs. They include: Single-range Cowhouse for 12 cows, Dairy, two open-fronted Cattle Sheds, Stables, four Loose Boxes, Piggery, two Barns, Granary, four-bay Implement Shed, Tractor House, and Garage. Main Electricity and main Water are laid on to the buildings.

THE COTTAGE

- 1 NEWHOUSE FARM.** One of a pair of good brick and tiled cottages standing at the end of the road to the farmstead. Accommodation provided is Sitting Room, Kitchen, Pantry, three Bedrooms, Woodshed, and Pail Closet. Main Electricity, main Water from a stand-pipe in Washhouse. Garden.

THE LAND

Enclosures lie in a regular block to the west of the farmstead and are served by main Water. The soil is a light to medium loam.

Tenancies

The whole of the property included in this Lot, except for the cottage, is let to Mr. D. G. Campbell, as shown below at a rental of

Per £274 12s. 4d. annum

Property	Tenant	Rent	Term	Original Agreement	Commencement	Remarks
£ s. d.						
Farmhouse, Farm Buildings and Land	W. G. Campbell	260 15 0	Annual	19th Jan., 1939	29th Sept., 1938	Rent last adjusted as from 22nd October, 1953.
1 Newhouse Farm	A. West	13 17 4	Weekly	10th Nov., 1926	1st Nov., 1926	
		<u>£274 12 4</u>				

NOTE : An allowance of £1 2s. 8d. per annum is receivable by the farm tenant in respect of water consumed at No. 1 Newhouse Farm (included with this lot) and No. 2 Newhouse Farm (Lot 9), which passes through the farm meter.

OUTGOINGS, Etc.

Rateable Value :	£	£ s. d.
Farmhouse	22	
1 Newhouse Farm (Landlord pays rates) ..	4	
	—	26 0 0
N.A.V. Income Tax Schedule "A"	..	102 5 0
Approximate Wayleave, rentals, etc., receivable (see page 53)	..	1 8 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chalfont St. Peter	4	Pasture	10.437	
	4a	Orchard	2.099	
	4b	Pond, etc.	.592	
	5	Farmhouse, Buildings, etc., and Garden	.768	
	7	Pasture	48.719	
	13	Road	.745	
	Part 14a	Cottage and Garden	.190	Estimated
Chalfont St. Giles	16	Pasture	9.120	
	Part 45	Arable and Pasture	57.186	
			<u>129.856</u> acres	



LOT 9. LODGE FARM



LOT 9

(Coloured *Pink* on Plan No. 1)

LODGE FARM

166 Acres 0 Roods 9 Perches

A capital attested holding for the mixed farmer.

THE FARMHOUSE

Parts of the house have great character, and many original oak beams have been uncovered. The main structure is of brick, with a slated roof. It contains:

On the Ground Floor:

Hall, Cloakroom with W.C. and lavatory basin, Dining Room, Drawing Room, Kitchen, Larder, Coal Cellar.

On the First Floor:

Five Bedrooms, Bathroom with W.C. and lavatory basin, large Loft over.

Outside:

Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

The buildings are built round a concreted yard. They are of brick, timber, slate and tile, and include: Single-range Cowshed for nine, Dairy, Calf house, three open-fronted Cattle Sheds, two Loose Boxes, two Barns one with Granary over, Grain Store with Loft over, Tractor House. Main Water is connected to buildings.

THE COTTAGE

2 NEWHOUSE FARM. A good semi-detached cottage constructed of brick, with tiled roof. It contains Sitting Room, Kitchen, Pantry, three Bedrooms, Woodshed and Pail Closet. Main Electricity, main Water from standpipe in Washhouse, and a good Garden.

THE LAND

The farm lies well, with enclosures of good shape and size, many of which are supplied with main Water. The soil is a readily workable loam.

Tenancies

The whole farm is let as shown below, at a total rental of

Per £365 7s. 4d. annum

Property	Tenant	Rent	Term	Original Agreement	Commencement	Remarks
		£ s. d.				
Farmhouse, Farm Buildings and Land	W. H. E. and H. F. E. Aspinall	351 10 0	Annual	24th Oct 1949		Rent last adjusted as from 29th September, 1953.
2 Newhouse Farm	W.H.E. Aspinall	13 17 4	Weekly	22nd May 1951		Occupied by Agricultural Worker.
		<u>£365 7 4</u>				

NOTE: A total of 11s. 4d. per annum is payable by the farm tenant to the tenant of Newhouse Farm (Lot 8) in respect of water consumed at No. 2 Newhouse Farm, which passes through the farm meter.

OUTGOINGS, Etc.

Rateable Value:	£	£ s. d.
Farmhouse	26	
2 Newhouse Farm (Rates paid by Landlord)	4	
	—	30 0 0
N.A.V. Income Tax Schedule "A"	..	97 15 0
Approximate Wayleave rental receivable (see page 53)	..	2 10 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	144	Arable	4.764	
	158	"	17.638	
	159	"	12.550	
	Part 194	"	4.389	Estimated
	195	"	9.983	
	206	"	4.548	
	208	"	16.100	
	209	Roadway	1.006	
	210	Orchard	1.575	
	211	Farmhouse, Buildings, etc., and Garden	1.048	
	212	Arable	.628	
	213	Pasture	.728	
	214	"	2.506	
	214a	Pond	.145	
	215	Arable and Pasture	7.735	
	216	Arable	11.221	
	217	Pasture	10.056	
	218	Wooded Dell	.415	
Chalfont St. Giles	21	Arable	2.646	
	22	"	1.997	
	23	Pasture	9.596	
	42	Arable	13.239	
	43	Pasture	9.786	
Chalfont St. Peter	44	"	10.336	
	1	Arable	4.894	
	2	Pasture	6.322	
	Part 14a	Cottage and Garden	.205	Estimated
			<u>166.056</u> acres	

LOT 10

(Coloured *Brown* on Plans 1 and 2)

SMALLHOLDING AND BUTCHERS PREMISES

To be sold together with Lot 37

30 Acres 0 Roods 18 Perches

A valuable tradesman's property in the Village, consisting of a house, butcher's shop, farm buildings and land.

THE HOUSE

A well built brick and tiled semi-detached property with:

On the Ground Floor:

Dining Room, Drawing Room, Kitchen and Cellar beneath.

On the First Floor:

Three Bedrooms.

Outside:

Washhouse, Earth Closet, and good Garden.

Services:

Main Electricity, Gas, main Water, Well.

THE SHOP

The shop and outbuildings are in two detached blocks opposite the house and of similar construction. They consist of: Shop, Meat Store, Stable, two Pigsties, Store and Garage.
Main Electricity and main Water are connected.

THE FARM BUILDINGS

There are two sets of buildings:

NEAR 53 THE VILLAGE: Brick and slated Stable, Implement Shed and Store.

ON THE LAND: Timber, tiled and slated group consisting of Barn, single-range Cowhouse for four cows, Loose Box, two open-fronted Cattle Sheds, Implement Shed, and pair of sties.

THE LAND

The valuable enclosures of accommodation or farm land have frontages to the Main Street near the house and shop and to other public roads. Included is a useful small orchard. The soil is light to medium, fairly typical of the Estate.

Tenancy

The whole is let to Mr. J. M. Hughes, together with 53 Chenies, on an annual agreement, the original dated 20th August, 1941. The rent of this Lot is

Per £145 0s.0d. annum

	£	s.	d.
Rateable Value	25	0	0
N.A.V. Income Tax Schedule "A" (provisional apportionment)	55	0	0
Approximate Wayleave rental receiveable (see page 53) ..	5	0	

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 45	Pasture	2.031	
	Part 106	Arable	8.750	Estimated
	109	Orchard	2.028	
	Part 110	Pasture	6.756	Estimated
	116	"	2.670	
	Part 117	House, Shop, Buildings, Garden, etc.	.313	Estimated
	Part 117	Farm Buildings, etc., and Roadway	.053	Estimated
	119	Pasture	3.814	
	125	Arable	3.697	
			<u>30.112</u> acres	

LOT 11

(Coloured *Brown* on Plan No. 1)

MOUNT WOOD

57 Acres 3 Roods 32 Perches

This valuable Woodland area carries a considerable volume of good quality Beech, Oak, Ash, Cherry and other hardwood timber. The trees are in various stages of growth, the more mature timber being situated in the northern part. There are numerous rides within the Wood and access is provided over the road leading to Mountwood Farm (see Special Conditions).

The whole is offered

WITH VACANT POSSESSION

	£	s.	d.
N.A.V. Income Tax Schedule "A" (provisional apportionment)	5	16	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	64	Woodland	<u>57.951</u> acres	With Vacant Possession