

VALUABLE

FREEHOLD ESTATE, LONGNOR HALL, South Staffordshire.

To be Sold by Auction,

BY

Mr. JAMES DAVISON,

AT THE

LITTLETON ARMS INN, PENKRIDGE,

On Thursday, February 14, 1839,

At Five o'Clock in the Afternoon, subject to such Conditions as will then be produced, (unless disposed of in the mean time by Private Contract, of which due notice will be given,)

All that the Manor, or reputed

MANOR OF LONGNOR,

IN THE PARISH OF BRADLEY,

IN THE COUNTY OF STAFFORD,

With the Rights, Royalties, and Appurtenances thereunto belonging.

And also, all that capital

MANSION OR MANOR HOUSE,

With the Yards, Gardens, Orchards,

Stabling for Twelve Horses, convenient Barns, Cow-sheds, Piggeries, Dovecote, Smithy, and Appurtenances thereunto belonging, containing

315 ACRES, 2 ROODS, AND 14 PERCHES, of

Rich Arable, Meadow, and Pasture Land,

In a high state of Cultivation, (100 Acres of which is Turnip and Barley soil,) and most respectably tenanted.

The Estate lies well to a southern aspect; is bounded for a mile and three quarters southerly by the celebrated Trout Stream, called, "LONGNOR BROOK;" possesses a fair quantity of fine Timber and thriving Plantations; Poor and other Rates are very moderate; and there is an excellent Pew in the south aisle of Bradley Church belonging to the Premises. A portion of the Estate is Tithe free.

The Birmingham and Liverpool Junction Canal passes within a mile of the Estate, thus affording a supply of Lime, Coals, and Manure, at a cheap rate.

LONGNOR HALL is situate about four miles from Penkridge, and nine from Stafford, both of which Towns have Stations on the Liverpool and Birmingham Railway.

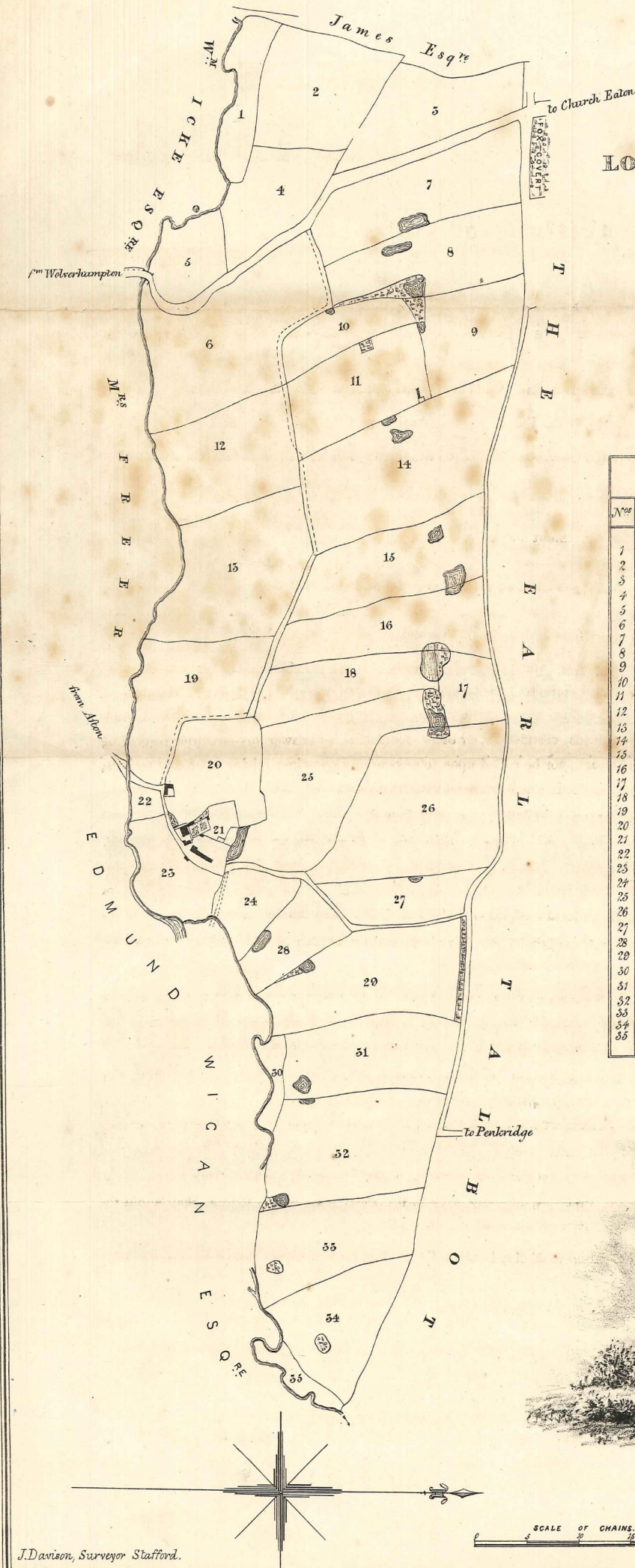
The House, which is a handsome structure, consists of Entrance Hall, Dining and Drawing Rooms, six good Bed Rooms on the first Floor, and Attics above, with suitable Cellarage, Kitchens, Brewhouse, and other out offices.

Sir Thomas Boughey's Hounds hunt in the immediate neighbourhood, and the Estate always affords a plentiful supply of Game.

For further Information apply, (if by Letter, post paid,) at the Offices of Messrs. Freeth and Rawson, Solicitors, Nottingham; Messrs. Parke and Freeth, 63, Lincoln's Inn Fields, London; or of Mr. Davison, Land Agent, Stafford, where Plans and Particulars may be obtained.

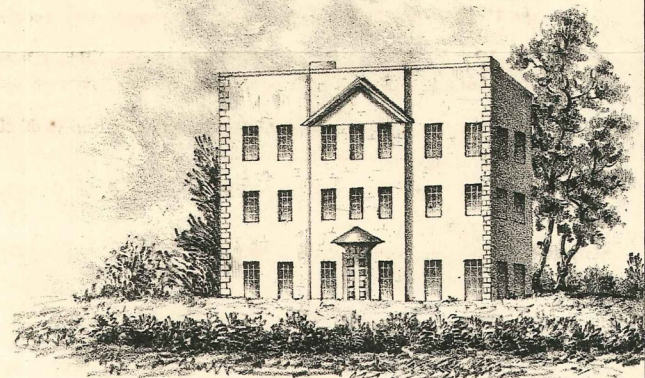


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Plan of
the
LONGNOR HALL ESTATE
Situate in the
Parish of Bradley,
and
COUNTY OF STAFFORD.
1859

Reference.						
No ^s	Parcels	Culture	Quantities			
			a	r	p	
1	Free Meadow	Meadow	4	0	23	
2	Lower Free Leasow	Arable	11	0	36	
3	Upper do	Pasture	9	1	20	
4	Dove Bank	do	7	0	14	
5	Dove Meadow	Meadow	4	2	16	
6	Stony Ford and Meadow	Arable	17	1	33	
7	Far Clays	do	11	3	25	
8	Middle do, including Pile	do	11	1	39	
9	Upper Barn Leasow and Plantation	do	7	2	31	
10	Little Clays	do	4	1	16	
11	Lower Barn Leasow, Plantation and Barn	do	9	0	16	
12	Cow Leasow	do	11	0	14	
13	Far Rye Field	do	15	0	32	
14	Highway Leasow	Pasture	19	0	8	
15	Calves Leasow	Arable	11	0	23	
16	Far Ox Leasow	do	10	1	4	
17	Widely Leasow	do	3	3	3	
18	Near Ox Leasow	do	7	0	36	
19	Near Rye Field	Pasture	12	0	30	
20	Hall Meadow, Barn and Yard	Meadow	7	1	32	
21	Longnor Hall, Yards, Gardens & Outbuildings	—	2	1	11	
22	Garden	—	0	3	24	
23	Hall Croft	Meadow	4	3	22	
24	Lower Pool Leasow	Pasture	4	2	4	
25	Lower Pool Leasow	Arable	15	1	29	
26	Upper Pool Leasow	do	18	1	15	
27	Upper Pool Leasow	Pasture	5	1	12	
28	Saw Pit Leasow	do	5	0	23	
29	Oak Tree Leasow & Plantation	Arable	13	2	36	
30	Oak Tree Meadow	Meadow	1	3	8	
31	Middle Leasow	Arable	10	3	4	
32	Winters Leasow	do	14	1	13	
33	Crick's Leasow	do	11	1	16	
34	Bickford Leasow	do	9	0	37	
35	Bickford Meadow	Meadow	1	2	16	
TOTAL			315	2	14	



Conditions of Sale.

- 1.—The highest Bidder to be the purchaser, and if any dispute arise as to the last or best Bidder, the Estate to be put up again at the bidding previous to such dispute.
- 2.—No person to advance less than Ten Pounds at each bidding, nor retract his or her bidding.
- 3.—The duty on Sales by Auction to be paid by the Purchaser immediately after the Sale.
- 4.—The Vendor reserves to himself the privilege of one bidding for the Estate to be made on his behalf by Mr. if thought proper.
- 5.—The Purchaser shall immediately pay down a deposit of Ten Pounds per cent. upon and in part of the Purchase Money to the Vendors' Solicitors, and sign the Agreement hereunder written for payment of the remainder on or before the twenty-fourth day of June next, at which time the Purchaser shall be entitled to the rents and profits, and up to which time all out-goings shall be cleared by the Vendor, but if from any cause whatever the purchase shall not be completed on the said twenty-fourth day of June next, the Purchaser shall pay interest after the rate of Four Pounds per cent. per annum on the remainder of the purchase money from that time until the completion thereof.
- 6.—The Vendor shall at his own expence, prepare and have ready to deliver to the Purchaser or his Agent, on application at the Office of Messrs. Freeth and Rawson, Solicitors, Nottingham, on or after the twenty-fifth day of March next, an Abstract of his Title to the Estate, and shall deduce a good Title thereto for sixty years now last past, but the Vendor shall not be required to produce or prove any deeds, certificates, or other documents, or answer any enquiries respecting the title previous to the said period of sixty years, nor be called upon to answer any questions arising upon any recitals, statements, or references contained in any deed or deeds which are more than thirty years old, but such recitals, statements, or references, shall be conclusive evidence of the facts therein stated; and if no objection be made to the title on the part of the Purchaser on or before the twenty-fifth day of April next, the Title shall be deemed accepted.
- 7.—The expence of deducing and making out the title to, and preparing and obtaining the Assignment of, any outstanding term or terms of years already assigned to attend the inheritance, and of obtaining the production of any deeds or documents not in the possession of the Vendor, and also of proving the pedigree of any Trustee or former Owner of the Estate, shall be borne by the Purchaser, who shall also be at the expence of his own conveyance, and of any covenant for the production of deeds he may require.
- 8.—All Timber and Timber-like Trees on the Estate of the value to grow of One Shilling each and upwards shall be taken by the Purchaser at the valuation of two indifferent persons (one to be chosen by the Vendor and the other by the Purchaser) or their Umpire, and be paid for at time of completing the purchase, in addition to the purchase money.
- 9.—If the Purchaser shall neglect or fail to comply with the above conditions, his or her deposit money shall be forfeited to the Vendor, who shall thereupon be at liberty either to compel the performance of these conditions or to re-sell the Premises, either by Public Auction or Private Contract; and in case of such re-sale, any deficiency occasioned thereby, together with all expences attending the same, shall be made good and paid by the defaulter at this sale, and the Vendor shall not be called upon, previous to such second sale, to tender to the Purchaser a conveyance.
- 10.—No mistake in the description of the Premises, nor any error in the Particulars of the Estate, shall annul the sale, but a compensation or equivalent shall be given or taken, as the case may require.
- 11.—The Estate is sold subject to all such Rights of Road, Quit, Chief, Fee-farm, or other Rent Charges, and payments (if any) now affecting the same.