

The "Smith's Hall"
Estate.

Cent. near Maidstone

Parishes of West Farleigh, East Farleigh,
Malding, Lenham and Harnetsham.



THE
"Smith's Hall" Estate

For Sale by Auction

AT THE

Royal Star Hotel,

Maidstone,

ON

Thursday, 6th July,

1911,

At 2.30 for Three o'clock,

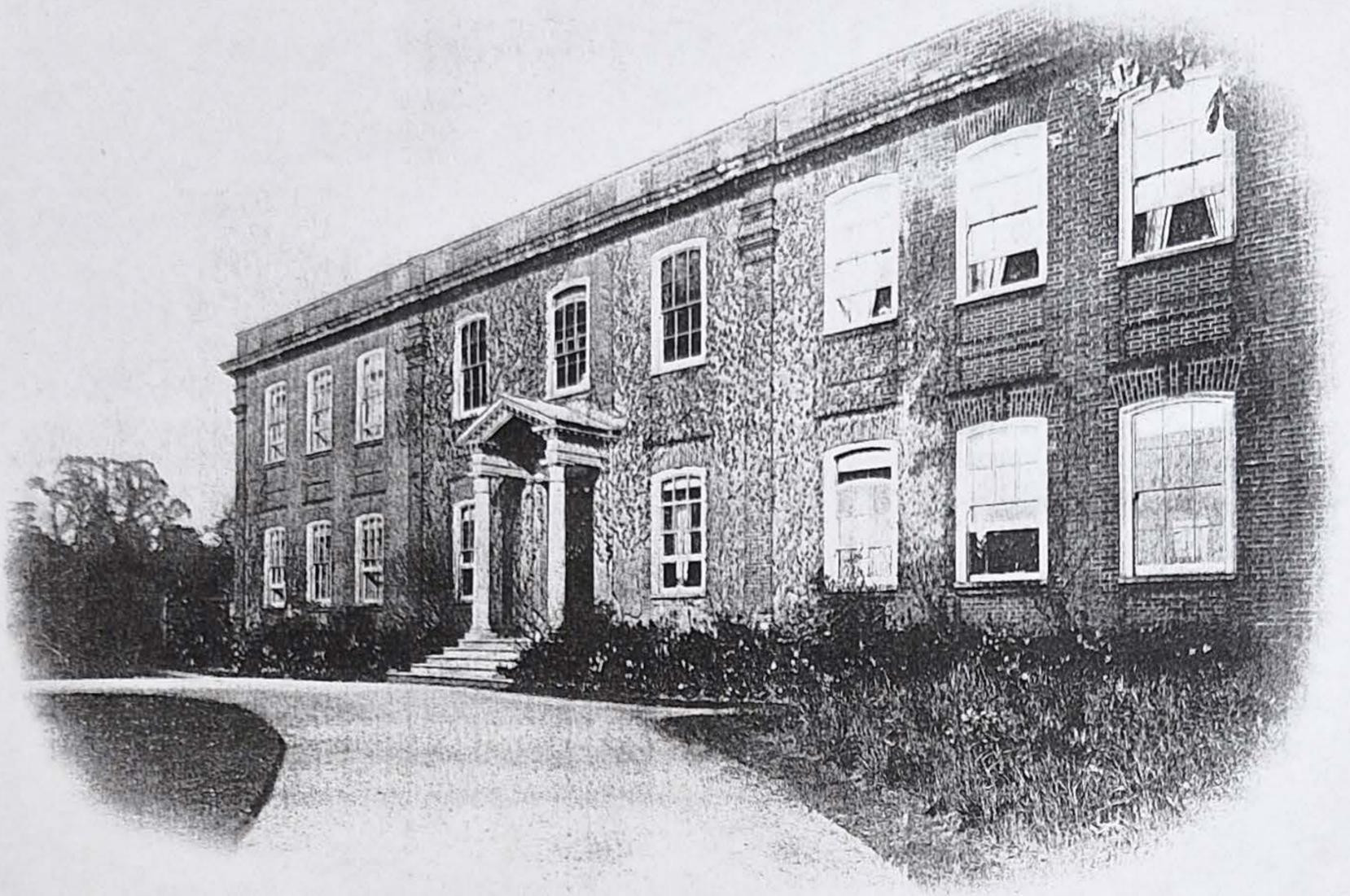
In 32 Lots,

By order of William FitzHerbert, Esq.



AUCTIONEERS.

Messrs. Tootell & Green,
King Street,
Maidstone.



"SMITH'S HALL," WEST FARLEIGH. NORTH-WEST VIEW.



"SMITH'S HALL," WEST FARLEIGH. NORTH-EAST VIEW.

PARTICULARS.

N.B.—Lots 1, 2 & 3 will be first offered as a whole, and if not so sold, then in Three Lots, as set out in the Particulars.

LOT ONE.—THE

Fine Old QUEEN ANNE MANSION,

KNOWN AS

“SMITH’S HALL,”

WEST FARLEIGH,

Standing in Charming Old-world Grounds

And MOST DELIGHTFULLY SITUATED in the

BEAUTIFUL DISTRICT OF THE FARLEIGHS,

OCCUPYING AN ELEVATED POSITION,

AND ENJOYING

Splendid Views over the Valley of the River Medway,

About 4 miles from Maidstone, half-a-mile from Teston Halt Station, and about $1\frac{1}{2}$ miles from either East Farleigh or Watlingbury Stations. West Farleigh Church is half-a-mile distant, and there is a Post and Telegraph Office just outside the Hall Gates.

THE RESIDENCE

Is approached by a CARRIAGE SWEEP enclosed by Entrance Gates,

AND IS EXCEPTIONALLY WELL BUILT.

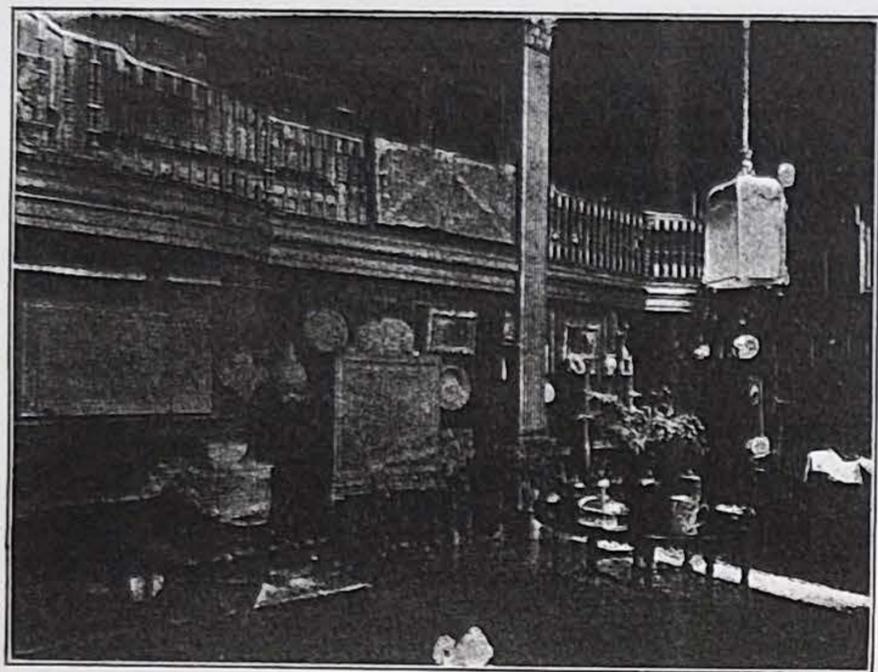
A large sum of money was expended a few years ago in alterations and repairs, and the Property has since been thoroughly well kept up and is now in perfect order, both internally and externally.

It is well appointed, most conveniently & comfortably arranged,

AND CONTAINS THE FOLLOWING ACCOMMODATION:—

PORTICO ENTRANCE, with solid oak Double Doors

OPENING INTO



LOUNGE HALL.

A Spacious and Lofty

LOUNGE HALL,

31 ft. 6 in. by 18 ft. 6 in.,

Having **Stone Floor, Panelled Walls,** and

A MAGNIFICENT CARVED OAK GALLERY,

Supported by a massive oak Corinthian Pillar, with finely carved capital,

Approached from the Hall by a Handsome Staircase.

This GALLERY, which leads to the principal Bedrooms on the First Floor, is an **exceedingly fine specimen of 17th Century Carving.** On the right of the Hall is the

DINING ROOM,

18 ft. 9 in. by 17 ft.,

with panelled walls, fitted with **Two Queen Anne Cupboards** in recesses, and a handsome

Adam Mantelpiece. On the left of the Hall is

A VERY HANDSOME ROOM,

with parquet floor, at present used as a **LIBRARY, 27 ft. by 22 ft. 6 in.** The walls are covered with fine **QUEEN ANNE PANELLING**, and fitted with 3 Bookcases from floor to ceiling.

Adjoining this Room is the

STUDY or SMALL LIBRARY, 16 ft. 9 in. by 15 ft. 9 in.,

with panelled walls, and fitted with fine Adam mantel.

THERE IS A CASEMENT WINDOW OPENING ON TO THE LAWN.

ON THE FIRST FLOOR,

Approached by Principal and Secondary Staircases :

ELEGANT DRAWING ROOM, 27 ft. 9 in. (into bay) by 15 ft. 9 in., having Chippendale cupboard, partly panelled walls, and a very handsome Adam mantel.

A PRINCIPAL BEDROOM, 22 ft. 6 in. by 18 ft., with panelled walls & Adam mantelpiece ; **DRESSING ROOM** adjoining, with panelled walls

A PRINCIPAL BEDROOM, 17 ft. 6 in. by 19 ft., with panelled walls and Adam mantelpiece, and a large Dress Closet with shelves.

Communicating with this Room is a **DRESSING ROOM**, with large Wardrobe Cupboard, opening into another **PRINCIPAL BEDROOM**, 14ft. by 13 ft. 6 in.

BATH ROOM, with hot and cold water supply. W.C.

The above Bedrooms are situated on the Landing opening on to the Gallery.

Housemaid's Closet, having large Airing Cupboard, and fitted with sink supplied with hot and cold water. **Schoolroom**, 20 ft. 6 in. by 13 ft. **3 Secondary Bedrooms & Dressing Room**; W.C.

ON THE SECOND FLOOR are Five Attics.

THE DOMESTIC OFFICES,

Which are completely shut off from the Hall, comprise :—

Housekeeper's Room, fitted with cupboards. **Kitchen**, with Stone Floor, fitted with Eagle range, hot plate, dresser, and cupboards. **Scullery**, with 2 sinks, having Company's water, and pumps for soft water. **Butler's Pantry**, with cupboard and sink, having hot and cold water supply ; large cupboard under Stairs. **Store Room**, with fine old Jacobean panelled walls. W.C.

IN THE BASEMENT

Are excellent Wine and Beer Cellars, also Apparatus for heating Hall, Reception Rooms, &c.

THE HOUSE IS FITTED THROUGHOUT WITH ELECTRIC BELLS.

In the rear of the Residence is a Coachman's Cottage,

Containing Living Room, Kitchen, Large Washhouse (formerly Brewhouse) with Copper, Sink and Company's Water, Pantry and Four Bedrooms. Large Coal House, Ashpits, Outside W.C. and Knife House.

In the Yard adjoining, which is approached by a separate entrance, is the well-built Brick-and-Tiled

STABLING and PREMISES,

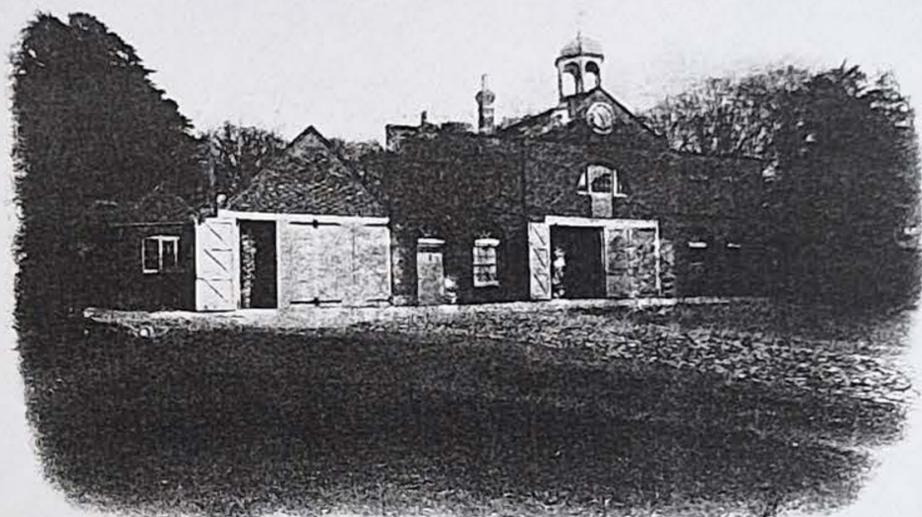
surmounted by a CLOCK TOWER with VANE, and comprising GARDENER'S COTTAGE containing Living Room, Kitchen, Scullery with Copper and Sink and Company's Water, Pantry, Two Bedrooms and Boxroom; TWO DOUBLE COACH-HOUSES,

EXCELLENT

STABLING

Well Fitted throughout,

Having 2 Stalls and Loose Box, Harness Room adjoining,
and Lofts over.



THE STABLES.

THE GARDENS AND GROUNDS.

THE PERFECTLY PRESERVED

Queen Anne Pleasure Gardens,

Which are a great feature of the Property, are most

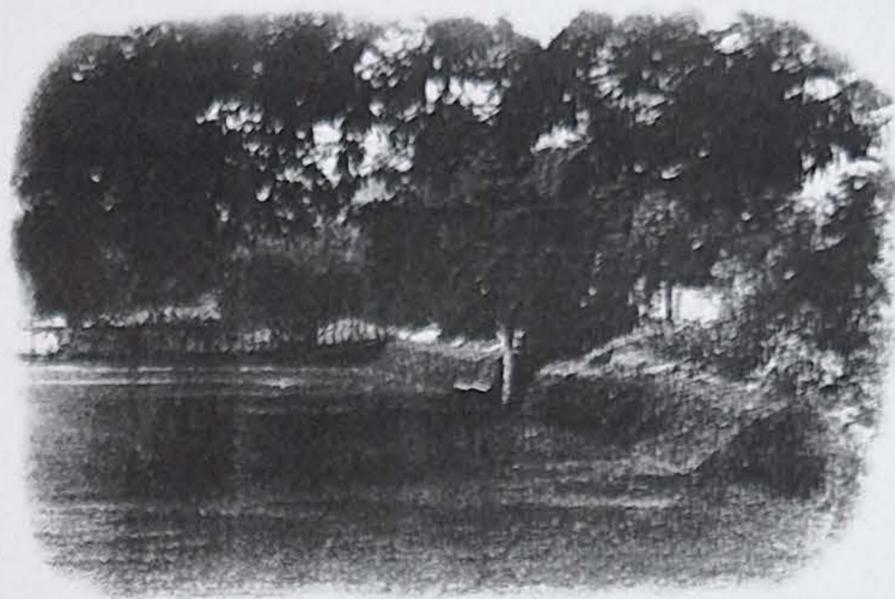
Charmingly laid out in Terraces, and well stocked with Wall, Espalier, Pyramid and Standard Fruit Trees of Choice Sorts
and in full bearing.

THERE IS A

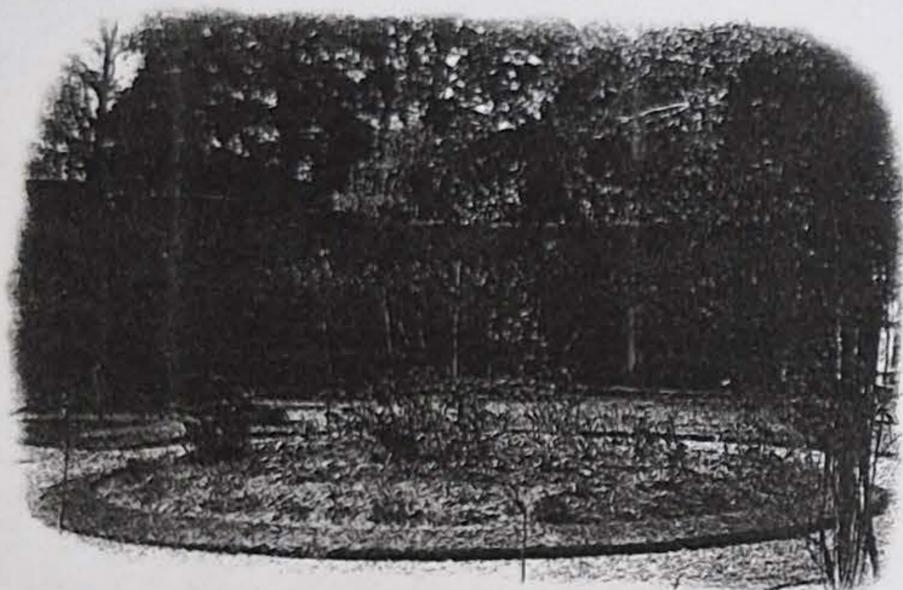
Range of Forcing Pits, also Tool House, Potting Sheds, &c.

Bowling Green,

SURROUNDED BY FLOWER BEDS
AND SHRUBS,
WITH
TERRACE WALK AND SUNDIAL.



BOWLING GREEN.



ROSE GARDEN.

ADJOINING IS A

Delightful Rose Garden,

Enclosed by a CLIPPED YEW HEDGE



On the Lower Terrace is a

CAPITAL TENNIS LAWN.

EXCELLENT KITCHEN GARDEN.

IN THE REAR OF THE GARDEN ARE

Two Meadows with Cow Lodge, containing about Eight Acres.

The House and Grounds are practically surrounded by SHRUBBERIES, laid out in Picturesque Walks, containing an unusually large number of FINE TREES for the size of the Property, including Cedars of Lebanon, Yews, Spanish and Horse Chestnut, and a number of exceptionally fine Elms.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
1.	Mansion, Stables and Gardens	3	0	1
2.	Meadow	1	2	7
3.	Ditto	6	2	39
4.	Shrubbery	5	1	16
5.	Apple Orchard	0	1	33
6.	Elm Trees and Shrubs	0	0	2
		A. 17	0	18

This Lot is sold with the right of Drainage into the Cesspool on Lot 3, as at present enjoyed.

2830 withdrawn

INCLUDED IN THIS LOT IS A

Carved Oak Faculty Pew,

In West Farleigh Church, belonging to The Hall.

This Lot is in the occupation of the Honble. H. A. HANNEN, on a Lease for 21 years from 29th September, 1902 (determinable by the Lessee at the end of the 7th or 14th year).

At a Rental of £230 per Annum.

Apportioned Tithe £4 18s. 5d. Value 1911, £3 10s. 1d. Extraordinary Tithe, 1/7.

Land Tax Redeemed.

LOT TWO.

That very desirable Old Fashioned Residence

KNOWN AS

“THE CROFT,”

WITH GARDENS & MEADOW,

THE WHOLE

Extending to about 4a. 1r. 10p., and numbered 7 on Plan,

SITUATE OPPOSITE THE HALL AT WEST FARLEIGH,

Built of brick with tiled roof and containing the following accommodation:—

Basement—Cellars and Larder.

Ground Floor—LOUNGE HALL. DRAWING ROOM (formerly two rooms) 34 ft. 6 in. by 14 ft. 6 in., having casement window opening on to lawn. DINING ROOM 15 ft. 6 in. by 14 ft. 6 in. STUDY 14 ft. 3 in. by 12 ft. 3 in. KITCHEN with range and cupboards. Butler's Pantry with Sink (h. & c.), Cupboards and Shelves. Detached Washhouse with Range, Copper and Sink. Dairy. Large rain-water tank.

First Floor—(approached by two staircases) FIVE BEDROOMS. Bathroom (h. & c.) Airing Cupboard. Box Room and One Attic above.

In the rear is a yard with a two-stall Stable with Loft over.

Coach House and Harness Room with rooms over.

Tastefully laid out Pleasure Garden, planted with Shrubs, &c.

Tennis Lawn. Kitchen Garden. Meadow with Yard and Cow Lodge, &c.

Let to the M^{ISS}ES WARDE on Lease for 21 years from 25th March, 1901, (determinable by either party at the end of 14 years) at a rental of £60 per annum.

N.B.—This lot is sold with the right of drainage into the Cesspool on lot 3 as at present enjoyed.

Apportioned Tithe £1 7s. 0d. Value 1911, 19/2.

4 5 6
2 8

That Freehold Fully Licensed Public House

KNOWN AS

“The Chequers,”

West Farleigh,

TOGETHER WITH

About 16a. 2r. 7p. of LAND.



THE “CHEQUERS.”

The House is most substantially built of Brick, with Tiled Roof,
and contains:—

In Basement.—Large Cellarage.

Ground Floor.—Bar, Bar Parlour, Tea Room, Tap Room, &c., Kitchen; Scullery with Copper and Sink, Company's water, also pump for rain water, Pantry.

First Floor.—(approached by two staircases) Sitting Room, Six Bedrooms, Bathroom and W.C.

In the rear is a Coal House, Wood Lodge, outside W.C., Garden.

In the Yard adjoining is an excellent range of buildings, comprising:—Stabling for 8 Horses. Harness Room, Coach Houses with Loft over, Dairy, 2 Cow Lodges, Piggeries, Fowl House, &c.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
10.	House, Yard and Buildings.....	0	3	7
11.	Pasture and Orchard.....	4	3	8
12.	Pasture.....	7	3	22
13.	Wood.....	0	2	25
14.	Wood.....	2	1	25
		<u>A. 16</u>	<u>2</u>	<u>7</u>

This Lot is sold subject to the right of drainage into the cesspool thereon for the Owners and Occupiers of Lots 1 and 2.

Let to MESSRS. FREDERICK LENEY & SONS, LTD. with Lot 6, on a Yearly Michaelmas Tenancy

At a Rental of £90 14s. 0d. per annum.

The apportioned Rent of this Lot for the purpose of Sale is £90 4s. 0d.

Apportioned Tithe, £5 7s. 1d. Value 1911, £3 16s. 3d. Extraordinary Tithe, 2/5.

Land Tax redeemed.

LOT FOUR.

A Freehold Detached Dwelling House,

KNOWN AS

“IVY COTTAGE,”

With **Garden and Meadow**, containing about 0a. 3r. 25p., and numbered 9 on the Plan,

OCCUPYING AN EXCELLENT CORNER POSITION AT WEST FARLEIGH.

The House to which is attached the West Farleigh Post Office, is built of BRICK with TILED ROOF, and contains:—

Basement:—Cellar.

Ground Floor:—Sitting Room, Shop, Kitchen, Pantry, &c.

First Floor:—Two Bedrooms.

Second Floor:—Two Attics.

Detached Wash-house with Copper and Sink, Coal Shed, Brick-built Lodge, and outside W.C.

GARDEN and small MEADOW. Well of Water with Pump.

This Lot is in the occupation of Mr. H. Wilding, a weekly tenant at 6/- per week, thus producing £15 12s. 0d. per annum, Landlord paying Rates.

Apportioned Tithe, 5/5. Value 1911, 3/10.

LOT FIVE.

That Freehold Detached Residence

KNOWN AS

“VALE COTTAGE,”

With **GARDEN**, etc., containing about 0a. 1r. 38p., and numbered 8 on Plan,

VERY PRETTILY SITUATED AT WEST FARLEIGH.

Built of Brick with Tiled Roof and containing the following accommodation:

On the Ground Floor—Dining Room, Drawing Room, Kitchen, Scullery with Copper, Sink and Company's Water, Lamp Room and Cellar.

On the First Floor—Five Bedrooms. Bath Room (h. & c. supply), W.C. Airing Cupboard. Two Attics and Box Room.

In the rear is a timber & thatched Stable and Coach House with Loft over, outside W.C.'s and large rain-water tank with pump.

The Garden in front of the House is prettily laid out with Lawn and Flower Beds and at the side is a small Shrubbery.

This Lot is sold subject to the right of user of the roadway on the North East side by the owners and occupiers of Lot 2.

Land Tax redeemed.

In the occupation of F. A. ROLLER, Esq., for a term of 21 years from 29th September, 1905, determinable by the Tenant at the end of the 7th or 14th year, at a rental of £40 per annum.

15 0
2 6
7 0
5 9
0 0
10
5
2 0
5
2 0
2 5
4 0
5 0
3 5
6 0
2 0

Drive

with crown

LOT SIX.

A PIECE OF WOODLAND,

Containing about 1a. 1r. 1p.,

And numbered 15 on Plan,

Situate opposite WEST FARLEIGH VICARAGE, adjoining the Teston Road
and the Barham Court Estate.

In the occupation of Messrs. Fredk. Leney & Sons, Limited, together with Lot 3,

And the apportioned Rent of this Lot for the purpose of sale is 10/- per annum.

Apportioned Tithe, $5/2$. Value 1911, $3/8$.

14 5 0 1/2

LOT SEVEN.—THAT

VALUABLE FREEHOLD PROPERTY,

KNOWN AS

“SMITH’S HILL FARM,”

In the Parishes of West Farleigh and Yalding,

COMPRISING ABOUT

44a. 2r. 17p. ^{of exceedingly} _{productive} Hop and Fruit Land,

IN A HIGH STATE OF CULTIVATION,

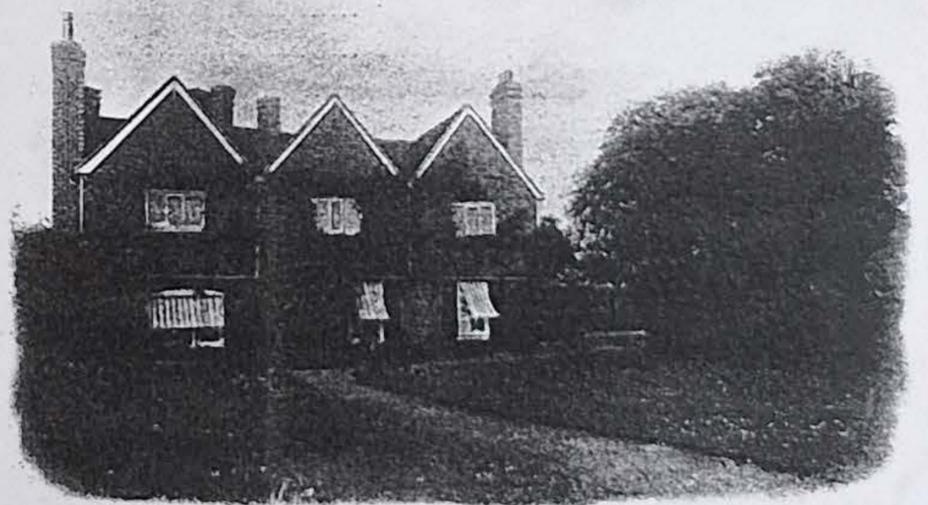
TOGETHER WITH A

CHARMING

Old Fashioned Residence,

AND

NECESSARY FARM BUILDINGS.



“SMITH’S HILL.”

The House, formerly known as “Randor’s Hall,”

IS BUILT OF BRICK WITH TILED ROOF.

It is COMFORTABLY ARRANGED, of ATTRACTIVE ELEVATION,

And contains the following accommodation :—

In the Basement.—Wine and Beer Cellars.

On the Ground Floor.—LOUNGE HALL, 16 ft. 6 in. by 13 ft. 9 in.; DRAWING ROOM, 16 ft. 6 in. by 12 ft. 9 in.; DINING ROOM, 17 ft. 9 in. by 12 ft. 3 in.; LAMP ROOM, PANTRY, LARDER, KITCHEN, SCULLERY with Copper and Sink and Company's Water; BACK HALL and LOBBY with LAVATORY and W.C.

On the First Floor (approached by Two Staircases)—FIVE BEDROOMS, BATH ROOM with Hot and Cold supply, and W.C.

The GARDENS are Tastefully laid out IN LAWNS AND FLOWER BEDS,

And are well stocked with STANDARD and WALL FRUIT TREES, and there is an excellent KITCHEN GARDEN.

The BUILDINGS, which are Substantially Built,

Comprise NAG STABLE having One Stall and Loose Box, Harness Room and Coach House, CART HORSE STABLE having Four Stalls and Loft over, an OAST HOUSE with Three Square Kilns, Cooling Room, Stowage, &c., a timber-built and tiled Store Room, Cart Lodge, and two ranges of Hopper Houses. Also THREE timber-built and tiled COTTAGES with GARDENS, good Well of Water, and FRUIT PLATT, known as "FEAKINGS," in the Parish of YALDING.

The LAND, which is situated in the well known district of the Farleighs,

So celebrated for its growth of HOPS and FRUIT, is divided as follows :—

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
In the Parish of West Farleigh.				
16.	House, Gardens and Buildings	1	0	11
17.	Fruit Plantation	1	2	9
18.	Wood.....	0	3	8
19.	Fruit Plantation	0	1	33
20.	Orchard, Road and Pond	2	3	2
21.	Orchard.....	2	1	1
22.	Fruit Plantation	4	0	22
23.	Wood.....	0	2	4
24.	Hops	12	2	15
25.	Ditto	3	0	24
26.	Orchard.....	2	1	27
27.	Wood.....	0	2	5
28.	Ditto	0	1	28
29.	Yard, Cart Lodge, &c.	0	1	23
30.	Fruit Plantation	0	2	31
31.	Ditto	4	3	23
32.	Arable and Wood	0	0	8
In Yalding Parish.				
33.	Arable and Wood	4	1	23
34.	Fruit Plantation	0	2	21
35.	Three Cottages and Fruit Platt	0	3	19

A. 44 2 17

This Lot, together with Lot 8, part Lot 9, part Lot 10, and Lot 12 is in the occupation of HERBERT LENEY, Esq., on Lease for 21 years from 11th October, 1899, determinable by the Lessee by six months' previous notice at any Michaelmas, and by the Lessor at the end of the 14th year of the term, at a Rental of £200 per Annum, and the apportioned rent of this Lot for the purpose of Sale is £95.

Apportioned Tithes, £22 10s. 0d. Value 1911, £16 0s. 6d. Extraordinary Tithe, £10 17s. 7d.

That Valuable Freehold Property

KNOWN AS

“Hall Farm,”

IN THE PARISH OF WEST FARLEIGH,

Comprising about 53a. or. 1p.

Of very Productive Hop, Fruit and Pasture Land,

TOGETHER WITH

Three Cottages and Farm Buildings

Situate at Monkey's Hole, near Farleigh Green.

THE LAND is in a high state of cultivation and comprises about $11\frac{1}{2}$ acres of Hops, $12\frac{1}{2}$ acres of Fruit, 11 acres of Pasture, 12 acres of Arable, and 5 acres of Wood.

THE BUILDINGS comprise a brick built and tiled OAST with 3 kilns and stowage, a capital timber built and tiled BARN with Yard and Bullock Lodges, a range of 10 brick built Hopper Houses, Cook Houses, &c. Two timber and tiled Cottages and a lean-to Cottage in rear of Oast. There is a good Well of water.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
36.	Cottages, Gardens, Farm Buildings and Pasture	1	3	16
37.	Fruit Plantation	3	0	22
38.	Ditto	2	0	36
39.	Hops	11	1	10
40.	Wood (in hand)	2	2	0
41.	Pasture	9	3	34
42.	Arable	4	0	10
43.	Ditto	5	0	26
44.	Wood	2	1	10
45.	Orchard	6	0	35
46.	Wood	0	1	21
47.	Orchard	0	3	16
48.	Arable	3	0	5
		<u>A. 53</u>	<u>0</u>	<u>1</u>

This Lot is in the occupation of HERBERT LENEY, Esq., as stated in Lot 7, and the apportioned Rent for the purpose of Sale is £75 3s. 0d.

N.B.—The Purchaser of this Lot shall not, without the consent of the Owner of Lot 1, cut or damage any trees at any time overhanging from Lot 1.

Apportioned Tithe, £22 15s. 7d. Value 1911, £16 4s. 5d. Extraordinary Tithe, £11 8s. 10d.

LOT NINE.

W. H. Green
A Freehold Dwelling House,

THREE COTTAGES,

AND

FRUIT PLANTATION,

SITUATE AT

FARLEIGH GREEN,

The whole containing about 4a. 3r. 22p. and numbered 49 on plan.

The PLANTATION comprises about 4½ Acres planted with

APPLES, PLUMS, COBNUTS, CURRANTS & GOOSEBERRIES,

And this, together with a 2-Floor Fruit Store, and the Six Roomed Dwelling House adjoining with Stable, Cart Lodge, Wood Lodge, &c., is in the occupation Messrs. Frederick Leney & Sons, Limited, at a Rental of £37 12s. 0d. per annum. They have given notice to terminate their tenancy at Michaelmas next.

The remainder of this Lot Comprises TWO BRICK and TILED COTTAGES, one of which is let to Mr. Herbert Leney, at 3/- per week, and the other, with a Small Cottage by the Dwelling House, is included in Mr. Leney's lease, as stated in Lot 7, and the Rent apportioned at the rate of 5/- per week.

The total Gross Rent of this Lot is £58 8s. 0d.

THERE IS A GOOD WELL OF WATER.

Apportioned Tithe, £2 13s. 9d.

Value 1911, £1 18s. 3d.

Extraordinary Tithe, 16s.

Land Tax redeemed.

Thomas Dove
LOT TEN.

A

Pair of Freehold Cottages

WITH GARDENS,

About 0a. 1r. 18p., numbered 50 on Plan, situate at Farleigh Green,

BUILT OF BRICK WITH TILED ROOF & EACH CONTAINING

Living Room, Pantry, Wash-house with copper and sink, Lodge and two Bedrooms.

One is in the occupation of Mr. T. A. DOVE, a weekly tenant at 2/- per week, the other is included in Mr. HERBERT LENEY'S lease as stated in Lot 7. Apportioned Rent at the rate of 2/3 per week.

The Total Gross Rental of this Lot is £11 1s. 0d. per annum.

N.B.—This Lot is sold with the right to the use of the well on Lot 11.

LOT ELEVEN.

A BLOCK OF FOUR

NEWLY ERECTED

FREEHOLD COTTAGES, WITH GARDENS,

3 1 0
2 5
5
6 6 0
2 5
About 0a. 1r. 0p., and numbered 51 on Plan, situate at Farleigh Green,

SUBSTANTIALLY BUILT OF BRICK & EACH CONTAINING

Living Room, Kitchen, Wash-house with copper and sink, Three Bedrooms, Outside W.C.

They are in the occupation of weekly tenants at +/- per week each, thus producing a Gross Rental of £41 12s. 0d. per annum, Landlord paying Rates.

N.B.—This Lot is sold subject to the right to the use of the well on this Lot by the owners and occupiers of Lot 10, and also the owners and occupiers of the property on the South side of this Lot as at present enjoyed.

Land Tax, 8/-.

LOT TWELVE.

7/11
A VALUABLE ENCLOSURE OF

Freehold Arable Land,

Situate near Farleigh Green, in the Parish of EAST FARLEIGH,

19 **Containing about 9a. 0r. 5p.**

AND NUMBERED 52 ON PLAN,

Occupying an excellent position nearly 350 feet above Sea Level, with Charming Views over the Medway Valley, and offering an exceptionally fine site for the erection of a

FIRST CLASS RESIDENCE.

This Lot also forms part of Mr. LENEY'S holding as stated in Lot 7, and the apportioned Rent for the purpose of Sale is £11.

Apportioned Tithe £3 7s. 6d., value 1911 £2 8s. 0d. Extraordinary Tithe £2 12s. 10d.

Land Tax redeemed.

“KETTLE FARM”

Mr. Tapsfield
2400

A Choice little holding comprising about

7a. Or. 35p. OF VALUABLE FRUIT LAND,

IN THE PARISHES OF

EAST AND WEST FARLEIGH,

Planted with APPLES, PLUMS, DAMSONS, CHERRIES, COBNUTS, &c., of good sorts, and in full bearing.

A VERY SUBSTANTIAL STONE BUILT

DWELLING HOUSE,

with Thatched Roof, containing:—

On the Ground Floor:—Sitting Room, Kitchen, Scullery with Sink and Company's Water, Larder fitted with Slate Shelves, Cupboard under stairs.

On the First Floor:—Three Bedrooms.

Detached Wash-house with Copper and a Brick-built and Tiled Ladder Lodge, Stone-built Cow Lodge, &c., and Yard. There is a Well of Water which could be used if desired.

This Lot, together with Lot 14, is in the occupation of Mr. ARTHUR TAPSFIELD, upon an Agreement expiring on the 11th October next,

At a Rental of £62 0d. per Annum,

and the apportioned Rent of this Lot for the purpose of Sale is £50.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
53.	House, Buildings, Garden and Fruit Plantation.....	3	1	11
54.	Orchard, Stable, &c.	1	1	6
55.	Orchard	2	2	18
		<u>A. 7 0 35</u>		

Apportioned Tithe..... £2 7s. 0d.

Value for 1911 £1 13s. 5d.

Extraordinary Tithe ... £1 5s. 8d.

Land Tax redeemed.

LOT FOURTEEN.

A Valuable Enclosure of

FREEHOLD PASTURE LAND

Together with a small piece of WOODLAND adjoining,

In the Parish of WEST FARLEIGH, containing about 7a. 1r. 20p.

It has a good frontage to the Road from HOPPER'S CORNER to FARLEIGH GREEN, and is also approached by a roadway from the Farleigh Road.

This Lot occupies a very fine position and offers excellent sites for Building in this favourite district with

Charming views over the Medway Valley.

In the occupation of Mr. ARTHUR TAPSFIELD together with Lot 13 at a Rental of £62 per annum. Apportioned Rent of this Lot for the purpose of Sale is £12.

Apportioned Tithe £2 5s. 4d.

Value for 1911, £1 12s. 3d.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
56.	Pasture	6	3	6
57.	Wood	0	2	0
58.	Arable	0	0	14
		<u>A.</u>	<u>7</u>	<u>1 20</u>

LOT FIFTEEN.

A Block of 3 Freehold Cottages, WITH GARDENS, Containing about 0a. 1r. 7p.

AND NUMBERED 59 ON PLAN.

Situate in Lower Road, West Farleigh,

Built of Brick and Stone with Tiled Roofs.

No. 1 containing **Living Room, Kitchen, Wash-house** with Copper, Sink & Oven, and **3 Bedrooms**, let to Mr. CHAS. BENNETT, at 2/6 per week.

No. 2 containing **Living Room, Wash-house** with Copper and Sink, and **Two Bedrooms**, let to Mr. HERERT LENEY, at 2/6 per week.

No. 3 containing **Living Room, Wash-house** with Copper and Sink, **Pantry** and **Three Bedrooms**, let to Rev. GRIFFITHS, 2/6 per week.

There is a Well of water for supplying the Three Cottages.

Gross Rental £19 10s. 0d. per annum.

Landlord paying Rates.

7
LOT SIXTEEN.

A Detached Cottage & Garden,

Containing about 0a. 0r. 22p., and numbered 60 on Plan.

Situate adjoining Lot 15, in Lower Road, West Farleigh,

BUILT OF BRICK AND STONE WITH TILED ROOF AND CONTAINING

Living Room. Pantry. Wash-house with copper, sink and oven. Coal Place. Three Bedrooms. Company's water is laid on. Small Garden.

In the occupation of Mr. JOHN SMITH, a weekly tenant, at 3/- per week, thus producing £7 16s. 0s. per annum, Landlord paying Rates.

LOT SEVENTEEN.

A PAIR OF FREEHOLD COTTAGES WITH GARDENS,

Containing about 0a. 1r. 7p.

AND NUMBERED 61 ON PLAN.

Situate at Hopper's Corner, WEST FARLEIGH.

Exceptionally well built of Brick with Tiled Roof, and each containing

Living Room, Pantry, Scullery, Coal Place, and Three Bedrooms.

Detached Wash-house with Copper, Sink and Oven. Wood

Lodge, &c.,

In the occupation of Messrs. CRAYFORD and CAWSON, Weekly Tenants at 2/- and 3/- per week respectively, thus

Producing £13 0s. 0d. per annum.

Landlord paying Rates.

There is an excellent Well of water on this Lot.

LOT EIGHTEEN.—That Valuable Freehold

Dwelling House, Builder's Yard & Premises

Situate at Kettle Corner, East Farleigh.

The HOUSE is built of Brick with Tiled Roof, and contains SITTING ROOM with Stove and Cupboards, OFFICE with Register Stove, KITCHEN with Range and Cupboards, PANTRY, Scullery with Sink and Company's Water, also Rain Water from Tank, Five BEDROOMS, Detached Wash-house with Copper, Brick-built and Tiled STABLE for Two Horses, and Store Room.

ADJOINING IS A

Builder's Yard with large Carpenter's Shop, built of Timber with Corrugated Iron Roof.

In the rear is an Orchard planted with Apples, Plums and Damsons.

In the occupation of Mr. T. H. MILLER, a yearly Michaelmas tenant, at a Rental of **£22 13s. 0d.** per annum, Tenant paying Rates.

ADJOINING ARE

THREE FREEHOLD COTTAGES AND GARDENS,

Situate at the Corner of Kettle Lane.

Built of Brick with Tiled Roof, each containing Three Rooms with Copper used in common, and each house is supplied with Company's water. They are let to Messrs. STEVENS, MILLS, and WILLIAMS, weekly tenants at 2/- per week each, thus producing **£15 12s. 0d.** per annum, Landlord paying Rates.

This Lot covers an area of about 1a. 2r. 7p., and is numbered 62 on Plan.

The Total Gross Rent is £38 5s. 0d.

Apportioned Tithe, 13/6. Value for 1911, 9/7. Extraordinary Tithe, 4/10. Land Tax, 8/5.

LOT NINETEEN.

Freehold Dwelling House with Garden & Fruit Plantation

TOGETHER WITH 4 COTTAGES & GARDENS,

Situate at St. Helen's Corner, West Farleigh,

BUILT OF BRICK WITH TILED ROOF.

The HOUSE contains CELLAR, SITTING ROOM, Room formerly a Shop, KITCHEN with Range, SCULLERY with Copper, Sink, and Oven, TWO BEDROOMS and TWO ATTICS. Good Gardens.

This House, together with the small Cottage adjoining and the Fruit Plantation, Stable and Lodge adjoining the Barning Road, is in the occupation of Mr. E. HURSELL, a yearly Michaelmas tenant, at a Rental of **£25** per annum, Tenant paying Rates.

The adjoining Cottage, containing Living Room, Wash-house and Two Bedrooms, is in the occupation of Mr. GARLICK, at 2/6 per week, Landlord paying Rates.

Adjoining is a Cottage containing Living Room with Register Stove, Kitchen with Range and Dresser, Wash-house with Copper, Sink and Oven, and Three Bedrooms. Let to Mr. H. LENEY, at 3/- per week, Landlord paying Rates.

And a Detached Cottage, containing Living Room, Wash-house and Two Bedrooms, is let to Mrs. SEAGER at 1/9 per week, Landlord paying Rates. There is a good Well of Water on this Lot.

Area 1a. 1r. 3p. Numbered 63 on Plan. Total Gross Rental £43 17s.

Apportioned Tithe, 6/6. Value for 1911, 4/7. Extraordinary Tithe, 2/5. Land Tax, 5/-.

LOT TWENTY.

About 4a. Or. 11p. of valuable

Freehold Fruit Land

TOGETHER WITH

3 COTTAGES AND GARDENS,

SITUATE IN

GALLANT'S LANE, IN THE PARISH OF EAST FARLEIGH.

THE LAND is planted with Apples, Gooseberries and Currants, and is in a thriving condition. In the occupation of Mrs. Burgess, a yearly Michaelmas Tenant, together with Lot 21, at a Rental of £14 per annum. The Apportioned Rent of this Land for the purpose of Sale is £10 10s. 0d.

THE COTTAGES are substantially built of Brick with Tiled Roof, and each contains Living Room, Kitchen with Copper, Sink, and Company's Water, Pantry, and 3 Bedrooms, outside W.C. and Lodges. They are in the occupation of weekly tenants at 3/2 per week each thus producing a Gross Rental of £24 14s. 0d. per annum. There is a Well of Water.

Total Gross Rental of this Lot £35 4s. 0d. per annum.

SCHEDULE.

No. ON PLAN.	SCHEDULE.	QUANTITY.		
		A.	R.	P.
64.	Three Cottages, Gardens, &c.	0	2	17
65.	Fruit Plantation	2	1	0
66.	Fruit Plantation	1	0	34
		A 4 0 11		

Apportioned Tithe, £1 0s. 0d. Value 1911, 14/3. Extraordinary Tithe, £1 13s. 7d. Land Tax, 3/2.

LOT TWENTY-ONE.

A FREEHOLD FRUIT PLANTATION,

Situate in Vicarage Lane, in the Parish of East Farleigh,

Containing about 1a. 1r. 3p. and numbered 67 on Plan,

PLANTED WITH APPLES, PLUMS, GOOSEBERRIES, &c.

This Lot, together with a portion of Lot 20, is in the occupation of Mrs. BURGESS, a Michaelmas tenant, at a Rental of £14 per annum. The apportioned Rent of this Lot for the purpose of Sale is £3 10s. 0d.

Apportioned Tithe, 9/-.

Value 1911, 6/5.

Valuable Small Holding

Containing about 6a. 1r. 29p.

AND KNOWN AS

“Pleasant Valley,” East Farleigh,

Comprising a BRICK BUILT and TILED DWELLING HOUSE,

CONTAINING

Living Room. Kitchen. Wash-house with copper and sink. Two Bedrooms and Cellar. A timber and tiled Stable and Fruit Lodge. Good well of water.

THE LAND is all planted with FRUIT: Apples, Damsons, Cobnuts, Raspberries, Currants, &c.

In the occupation of Mr. C. WILLSMORE, a Yearly Michaelmas Tenant

At a Rental of £26 8s. 0d. per annum.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
68.	Fruit Plantation	1	2	24
69.	House and Fruit Plantation	+	1	16
70.	Orchard	0	1	29
		<u>A. 6 1 29</u>		

Apportioned Tithe, £2 0s. 0d. Value 1911, £1 8s. 6d. Extraordinary Tithe, £1 4s. 0d.
Land Tax, 5/3.

LOT TWENTY-THREE—adjoining Lot twenty-two.

A SMALL FREEHOLD PROPERTY, known as

“QUARRY FARM,”

EAST FARLEIGH,

COMPRISING

DWELLING HOUSE & about 11a. 2r. 4p. of Fruit & Woodland.

The House, which is Brick Built & Slated, contains

Sitting Room, with Store Room adjoining. Kitchen. Pantry. Larder. Four Bedrooms. Outside Wash-house, &c. There is a Stone and Tiled Building (formerly an Oasthouse) with Kiln. About **3½ acres** are planted with **Apples, Plums, Pears, Cobnuts** with underfruit, and the remainder is Woodland.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
71.	House, Buildings and Plantation	3	2	31
72.	Wood (in hand)	7	3	13
		<u>A. 11 2 4</u>		

The House and Fruit Land with a portion of Lot 24, are in the occupation of Mr. Wm. Lock, a yearly Michaelmas tenant, at a Rental of £30 per annum. The apportioned Rent of this Lot for the purpose of Sale is £29.

Apportioned Tithes, £1 9s. 0d. Value 1911, £1 0s. 7d. Extraordinary Tithe, £1 4s. 0d.
Land Tax, 8/7.

A Valuable Freehold Small Holding

KNOWN AS

“LITTLE PADDOCK,”

EAST FARLEIGH,

CONPRISING

A MODERN DWELLING HOUSE,

BUILT OF BRICK, WITH TILED ROOF,

And containing Two Sitting Rooms, Kitchen, Wash-house with Copper and Sink, and Four Bedrooms; An old Building formerly a Cottage and now used as Fruit Store; Well of Water.

The Land, extending to about 12a. 2r. 28p. is partly planted with Fruit and the remainder is Woodland.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
73.	House, Plantation, &c.	7	0	13
74.	Plantation	0	2	15
75.	Wood (in hand)	5	0	0
		A	12	2 28

The Well on this Property is used in common with the owners and occupiers of Lot 25, and this Lot is sold subject to such right.

No. 74 is in the occupation of Mr. WILLIAM LOCK, together with Lot 23, and the rent apportioned to No. 74 for the purpose of sale shall be £1 per annum; the Woodland is in hand, and the remainder of the Land is let to Mr. LUKE POCOCK, at a Rental of £33 5s. 0d. per annum. The Total Rental of this Lot is £34 5s. 0d. per annum.

Apportioned Tithe, £1 12s. 6d. Value 1911, £1 3s. 1d. Extraordinary Tithe, £1 1s. 7d.
Land Tax, 6/-.

LOT TWENTY-FIVE.—A Valuable

Small Freehold Fruit Farm,

Known as “Workhouse Farm,”

IN THE PARISH OF EAST FARLEIGH,

Comprising Dwelling House, Farm Buildings,

And about 16a. 1r. 14p. of EXCELLENT LAND.

The **HOUSE** is most substantially built of Brick with Tiled Roof, and contains **Sitting Room, Kitchen** with Copper and Sink, **Pantry, Dairy, Coal Place** and **Three Bedrooms**.

Near the House is a **Stone Built Granary** with Loft, Stable and Store. There is a **Stone Building** with Iron Roof comprising **Coach-house, Wood Lodge, &c. Wagon Lodge** adjoining, Capital **Barn, Yard,** and **Cattle Lodges**. The **LAND** is in good heart and condition, and is planted with Apples, Plums, Cherries, Cobnuts, &c.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
76.	House, Buildings and Cherry Orchard	1	0	21
77.	Plantation	0	3	5
78.	Pasture	1	3	24
79.	Ditto	2	2	26
80.	Plantation	8	1	11
81.	Orchard	1	1	9
82.	Barn and Yard	0	0	38
		<u>A. 16 1 14</u>		

This Lot is sold with the right to the use of the Well on Lot 24, and is in the occupation of Messrs. SANDS, Yearly Michaelmas Tenants, at a **Rental of £46 8s.** per Annum.

Apportioned Tithe, £3 17s. 0d. Value 1911, £2 4s. 10d. Extraordinary Tithe, £1 14s. 5d.
Land Tax redeemed.

LOT TWENTY-SIX.

A Small ENCLOSURE of FRUIT LAND

In Stocking Lane, adjoining Lot 25,

IN THE PARISH OF EAST FARLEIGH,

Containing about 0a. 2r. 21p., & numbered 83 on Plan.

This Lot, together with Lot 27, is in the occupation of Mr. G. C. FROUD, a yearly Michaelmas tenant, at a Rental of £15 13s. 0d. per annum, and the apportioned Rent of this Lot for the purpose of Sale is £1 13s. per annum.

Apportioned Tithe, 1/-. Value 1911, 8d.

LOT TWENTY-SEVEN.

A Freehold Dwelling House

WITH ABOUT 3a. 0r. 14p. OF FRUIT PLANTATION

KNOWN AS

“Dane Lodge,”

IN THE PARISH OF EAST FARLEIGH.

The House contains Two Sitting Rooms, Kitchen, Scullery, Four Bedrooms. Stable. Van Lodges, &c.

THERE IS A WELL OF WATER ON THE PROPERTY.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
84.	House, Fruit Plantation, &c.....	1	1	25
85.	Fruit Plantation	0	2	31
86.	Ditto	0	3	38
		<u>A. 3 0 14</u>		

In the occupation of Mr. G. C. FROUD, a yearly Michaelmas tenant with Lot 26 at a Rental of £15 13s. 0d. per annum. The apportioned Rent of this Lot for the purpose of Sale is £14 0s. 0d.

Apportioned Tithe, 18/-. Value 1911, 12/10. Extraordinary Tithe, 13/7. Land Tax redeemed.

A Valuable Freehold Property,

KNOWN AS

“LOWER HAM FARM,”

IN THE

Parishes of Lenham and Harrietsham,

COMPRISING ABOUT

110 a. 2 r. 11 p.

THE

Homestead comprises a substantially-built Farm Residence

CONTAINING

In the Basement—Cellar.

On the Ground Floor—Small Entrance Hall, Dining Room 16 ft. 3 in. by 12 ft. 9 in., Drawing Room 16 ft. 6 in. by 12 ft. 9 in., Kitchen, Scullery with Oven, Copper, and Sink, and Pumps for Hard and Soft water, Dairy and Pantry.

On the First Floor—Six Bedrooms.

Second Floor—Two Attics.

In the front of the House is a capital walled in Garden, and in the rear is a Coal House, W.C., and Lodges.

THE FARM BUILDINGS

Comprise a Stone Built and Tiled Cart Horse Stable for Six, a large Yard with two exceptionally well-built Barns, Bullock Lodges, Granary, Wagon Lodge & Piggery.

There is a good Water Supply from a Well, and a Stream runs through the Property.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A	R.	P.
Parish of Lenham.				
87.	House, Garden and Orchard	2	0	31
88.	Orchard.....	2	3	2
89.	Homestead and Rough Pasture	7	2	18
90.	Arable	7	2	12
91.	Pasture and Orchard.....	5	2	10
92.	Wood.....	0	2	8
93.	Ditto	1	2	27
94.	Pasture	5	3	27
95.	Pasture Orchard	2	3	4
96.	Shaw	0	2	6
97.	Pasture	7	2	11
98.	Ditto	4	0	32
99.	Arable and Pasture.....	15	1	4
100.	Arable	28	3	16
Parish of Harrietsham.				
101.	Arable	7	3	25
102.	Ditto	0	0	36
103.	Ditto and Shaw	9	1	22
		A. 110	2	11

This Lot, together with Lot 29, is let to Mr. GEORGE BATES, a yearly Michaelmas tenant, at a rental of **£170** per annum. The apportioned Rent of this Lot for the purpose of Sale is **£125**.

Apportioned Tithe, £32 9s. 8d. Value 1911, £23 2s. 7d. Extraordinary Tithe, £1 12s. 10d.

Land Tax, Harrietsham, 10/-. The Land Tax for Lenham Parish on this Lot and Lot 29 is £3 19s. 10.

LOT TWENTY-NINE.

About 29a. 3r. 17p. of Valuable
PASTURE & ARABLE LAND,

Well Situated near LENHAM STATION,

With good road and frontages & offering some capital Building Sites, within a few minutes of Lenham Village.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
104.	Pasture.....	5	2	14
105.	Arable.....	8	0	7
106.	Pasture.....	9	0	36
107.	Ditto.....	4	1	34
108.	Ditto.....	2	2	6

A. 29 3 17

This Lot, together with Lot 28, is in the occupation of Mr. George Bates, a yearly Michaelmas Tenant, and the Rent is apportioned at £45.

Apportioned Tithe, £14 5s. 2d., value 1911, £10 3s. 0d.

The Land Tax on this Lot and Lot 28 is £3 19s. 10d.

LOT THIRTY.—A Choice

SMALL FRUIT AND HOP FARM,

Known as "Elmstone Hole Farm,"

SANDWAY, in the PARISH of LENHAM.

Comprising about 24a. 0r. 19p. of Exceedingly Productive Land

In a high state of Cultivation,

WITH HOUSE AND BUILDINGS,

Occupying a very favourable position on the Southern Slope of the hill overlooking the Weald of Kent.

THE HOUSE is well built of Brick with Tiled Roof and contains **Living Room, Kitchen, Dairy,** and **Three Bedrooms. Detached Wash-house** with Range, Copper and Sink, **Two Store Rooms** and **W.C.**

THE BUILDINGS comprise Timber built **Oasthouse** with 1 Circular Kiln and Stowage, Timber built **Cow Lodge** with Corrugated Iron Roof and an old Building formerly a Cottage. The Premises are supplied with water from 2 Wells.

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
109.	House, Buildings and Fruit Plantation.....	5	0	38
110.	Fruit.....	1	0	17
111.	Hops (about 2 acres) Arable and Wood.....	7	1	6
112.	Buildings and Yard.....	0	0	32
113.	Pasture.....	1	2	1
114.	Ditto.....	2	2	34
115.	Ditto.....	2	2	4
116.	Hops (about 1 acre) and Arable.....	3	2	7

A. 24 0 19

This Lot, together with Lot 31, is in the occupation of Mr. AMOS WEEKS, a Yearly Michaelmas Tenant

At a Rental of £64 per Annum,

and the apportioned Rent of this Lot for the purpose of Sale is £60 per annum.

Apportioned Tithes, £8 17s. 2d. Value 1911, £6 6s. 1d. Extraordinary Tithe, £2 1s. 7d.

Land Tax, £1 17s. 10d.

LOT THIRTY-ONE.

**AN ENCLOSURE OF
ARABLE LAND**

Near Liverton Street, in the Parish of Lenham,

Containing about 2a. 3r. 34p. and numbered 117 on Plan.

This Lot is sold with the right of way over the adjoining field belonging to Mr. CHEESMAN as at present enjoyed.

This Lot, together with Lot 30 is in the occupation of Mr. AMOS WEEKS, and the Rent is apportioned at £4.

Apportioned Tithes £1 3s. 0d. Value 1911, 16/4.

LOT THIRTY-TWO.

THAT FREEHOLD PROPERTY

KNOWN AS

“CHALK HOUSES,”

SITUATE AT

FAIRBOURNE HEATH, IN THE PARISH OF LENHAM,

Containing about 11a. 2r. 15p. of

PLANTATION AND ARABLE LAND,

(Numbered 118 on Plan) together with

DWELLING HOUSE,

Formerly Three Cottages and Out-buildings.

GOOD WELL.

This Lot is in the occupation of Messrs. John Weeks & Lewis Wilson, yearly Michaelmas Tenants, at Rentals amounting to £29 10s. 0d.

Apportioned Tithe £3 0s. 8d. Value 1911, £2 3s. 2d. Extraordinary Tithe 18/10.

Land Tax. 7/5.