

# MELDRETH,

Near ROYSTON, Cambridgeshire.

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## Particulars, Plan and Conditions of Sale

OF ALL THAT HIGHLY VALUABLE

# FREEHOLD ESTATE

Situate almost adjoining Meldreth Station, on the Hitchin and Cambridge  
Branch of the Great Northern Railway, and known as

CHISWICK END FARM,

COMPRISING—

FARMHOUSE AND HOMESTEAD,

Adjoining the West side of the Main Road from Whaddon to Meldreth together with

**29A. 1R. 10P.**

OF

ACCOMMODATION & ORCHARD LAND,

As now in the occupation of Mr. T. Kelsall, at the Rental of

**£58 per Annum,**

WHICH MESSRS.

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## NASH, SON & ROWLEY

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Have been favoured with instructions to Sell by Auction,

AT THE BULL HOTEL, ROYSTON,

On WEDNESDAY, the 12th day of OCTOBER, 1898,

At 5 o'clock p.m. precisely, in 4 Lots.

Particulars, Plan and Conditions of Sale may be obtained of H. F. Galpin, Esq., Solicitor,  
4, George Street, Oxford, and of Messrs. Nash, Son & Rowley, Auctioneers and Valuers, Royston, Herts.

WARREN BROS., PRINTERS, ROYSTON.

# PARTICULARS.

The whole of the Property is Freehold, exempt from Land Tax, and with the exception of about  $\frac{1}{2}$ -an-acre is Tithe Free.

The Properties are sold subject to such rights of way, easements and other rights (if any) as may exist over and affect the same and to such Tenant right as the Tenant may be entitled to on quitting.

The property is now in the occupation of Mr. T. Kelsall, who for the purpose of this Sale is under notice to quit at Lady-day next, 1899. The Growing Timber and such Fixtures as belong to the Vendor will be included in the Sale.

LOT I.

## A SMALL COMPACT HOLDING

Situate within a few minutes' walk of Meldreth Station adjoining the Main Road from Whaddon, known as

## CHISWICK END FARM

Suitable for Market Garden, Fruit, or Seed growing purposes, comprising

## Comfortable Old Fashioned Farm House

Containing 2 Sitting Rooms, Kitchen, Dairy, Five Bedrooms, &c., also the

## RECENTLY ERECTED HOMESTEAD

Built of Timber and Slate, comprising Large Barn, 2-bay open Shed, Cow House, Stabling for 2 horses, Poultry House, Piggeries, Granary, and enclosed Yard, together with the Highly Valuable

## FREEHOLD ARABLE & ORCHARD LAND

Comprising together about

16a. Or. 15p.,

As Scheduled below:

No.	Description.	Quantity.		
		A.	R.	P.
45	Arable ... ..	14	1	26
49	Orchard ... ..	0	3	33
Pt. 58	House and Buildings ... ..	0	2	11
Pt. 59	Orchard ... ..	0	0	25
		16	0	15

Now in the occupation of Mr. T. Kelsall, at the apportioned Rent of £36 per annum.

Pt. of No. 58 is situate in the Parish of Melbourn, and subject to Tithe.

(240)  
(150) 2/11/5  
850  
320  
85

# PARTICULARS.

LOT 2.

TWO ENCLOSURES OF VALUABLE

## Freehold and Tithe Free Arable Land

Situate at Chiswick End, Meldreth, fronting the main road from Whaddon to Meldreth Station, with an extensive frontage thereto together containing about

3a. 1r. 18p.

3r. 16p

Now in the occupation of Mr. T. Kelsall, at the apportioned rent of £6.

LOT 3.

AN ALLOTMENT OF HIGHLY VALUABLE

## FREEHOLD ARABLE LAND

No. 123 on the Plan, well adapted for fruit growing, containing about

9a. 0r. 8p.

270

As now in the occupation of Mr. T. Kelsall, at the apportioned Rent of £12 per annum.

LOT 4.

ALL THAT HIGHLY VALUABLE

## Productive Orchard

Situate close to Meldreth Station, having an extensive frontage to the main road from Whaddon, containing about

0a. 3r. 9p.,

Now in the occupation of Mr. T. Kelsall, at the apportioned rent of £4 per annum.

(85)  
85-

TERHOUS

Plan of a  
FREEHOLD ESTATE  
SITUATE AT  
MELDRETH, CAMBS,  
KNOWN AS  
CHISWICK END FARM.

To be Sold by Auction by  
MESSRS NASH, SON & ROWLEY,  
1898.



NASH, SON & ROWLEY.  
SURVEYORS  
ROYSTON.