

# *Berry Hall Estate*

**SOLIHULL**

**WARWICKSHIRE**

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TO BE OFFERED FOR  
SALE BY AUCTION ON

**THURSDAY, 11th JULY,  
1957**

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*Solicitors :*

**Messrs. WALLACE ROBINSON & MORGAN,**  
52, Newhall Street,  
Birmingham, 3.  
*Telephone :* CENTral 1905.

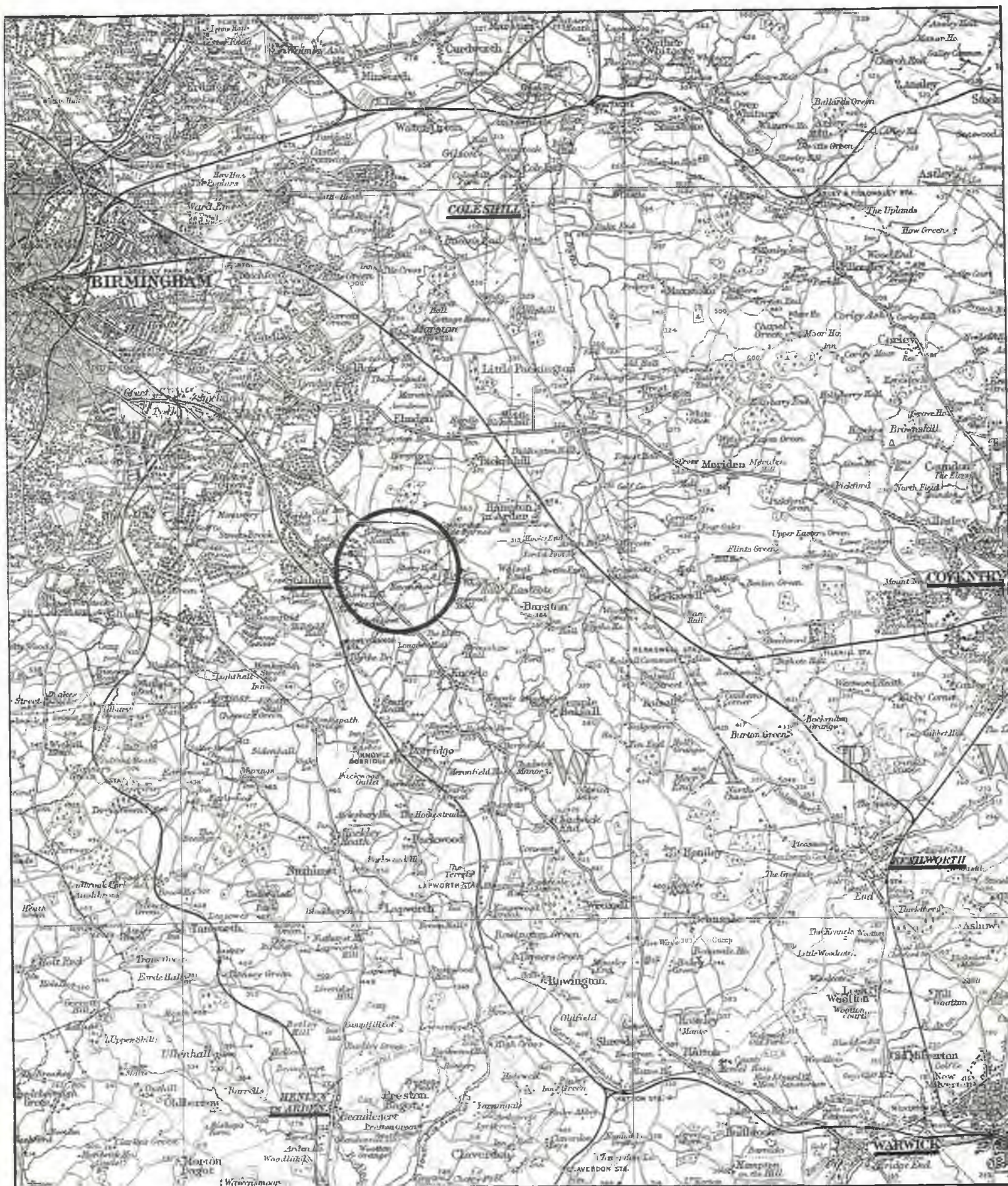
*Auctioneers :*

**Messrs. CHESHIRE, GIBSON & CO.,**  
Colmore House, 21, Waterloo Street,  
Birmingham, 2.  
*Telephone :* MIDland 2451.

**Price : 5/-**



# KEY PLAN



Scale : 2 miles to the inch.

Approximate position of the Estate shown in black circle.



*By direction of Mrs. A. Maude Tippetts.*

# **SOLIHULL**

**WARWICKSHIRE**

**Birmingham City Centre 8 miles ;      Coventry 11 miles ;  
Stratford-on-Avon 21 miles**

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**Illustrated Particulars, Plan and Conditions of Sale**

of the

**MOST VALUABLE AND IMPORTANT**

## **RESIDENTIAL and AGRICULTURAL PROPERTY**

### *Berry Hall Estate*

Comprising an attractive and fully modernised

**Medium-Sized Country House**

having Two Entrance Lodges, Cottage, Outbuildings and Attractive Wooded Grounds  
together with

**Berry Hall Farm** with fine Elizabethan House and Extensive Range of Modern Dairy Buildings ;

**Bogay Hall Farm, Woodlands, Three excellent Cottages** (one built in 1952)

and

**VALUABLE ACCOMMODATION LAND**

with long frontages to Hampton Lane, Marsh Lane, Warwick Road and Ravenshaw Lane.

**Possessing opportunities for Future Increment**

**THE WHOLE EXTENDING TO AN AREA OF**

**OVER 240 ACRES**

**ALL WITH VACANT POSSESSION ON COMPLETION**

(except for one Cottage let on weekly tenancy)

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## **CHESSHIRE, GIBSON & CO.**

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will offer the above for SALE BY AUCTION as a whole or in Lots

**At the AUCTION ROOM, REGENT HOUSE,  
ST. PHILIP'S PLACE, COLMORE ROW, BIRMINGHAM**

**On THURSDAY, 11th JULY, 1957**

at 2.30 o'clock in the afternoon

(unless sold previously by Private Treaty)

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*Solicitors :*

**Messrs. WALLACE ROBINSON & MORGAN,**  
52, Newhall Street,  
Birmingham, 3.  
*Tel : CENtral 1905.*

*Auctioneers' Offices :*

Colmore House,  
21, Waterloo Street,  
Birmingham, 2.  
*Tel : MIDland 2451.*

# General Remarks and Stipulations

(forming part of Conditions of Sale)

## **SITUATION :**

The position of the property is shown on the key Plan at the front of these Particulars. The various Lots are compactly grouped within the Borough of Solihull, and lie between the River Blythe on the South side and Hampton Lane (from Solihull to Hampton-in-Arden) on the North ; part of the western boundary is formed by the main Birmingham to Warwick Road (A41).

The property occupies a very delightful position in one of the most popular residential areas on the South side of Birmingham, and on the fringe of the lovely Warwickshire countryside, and whilst enjoying all the advantages of such a favourable position, and the natural amenities of the neighbourhood, it is most conveniently situated.

Birmingham (City Centre) is only 8 miles distant and many other important centres are easily accessible ; Coventry 11 miles, Leamington Spa 14 miles and Stratford-on-Avon 21 miles.

Solihull Village with its excellent shopping centre is about 1 mile distant, and there is a frequent train service from Solihull railway station (on the Birmingham/London line). Good Midland Red 'bus services are available to Birmingham and other parts, and the district is exceptionally well provided with many amenities including Churches, Schools, Golf and Tennis Clubs and other facilities.

## **HISTORICAL NOTE :**

Old Berry Hall, a moated residence, was built in the fifteenth century, although one wing, which perhaps contained the great hall, has been completely destroyed.

A leading Tanworth family, the Warings, came to Solihull during the reign of Henry VII, and resided at Old Berry Hall. The reconstructed porch bears the initials T and A.W. and it is thought that as Alice Waring was Prioress at the nearby Henwood Nunnery the porch may have come from there.

## **TENURE :**

All Lots are Freehold.

## **TIMBER :**

The whole of the growing timber is included in the Sale.

## **POSSESSION :**

Vacant Possession of all Lots (except Lot 8) will be given on 29th September, 1957 Lot 8 is sold subject to the existing tenancy.

## **PARTICULARS AND PLAN :**

The Particulars and Plan are believed to be correct, but their accuracy cannot be guaranteed and no claims for errors or omissions can be admitted. The Plan, which is based on the Ordnance Survey 1954 Edition, is printed for identification purposes only.

## **VIEWING ARRANGEMENTS :**

The properties may only be viewed by Order, obtainable from the Auctioneers and prior appointment. The tenanted lot is viewed by courtesy of the occupier.

## **ORDER OF SALE :**

The vendor reserves the right to sell the whole or any part of the property either before or at the auction, to alter the order of sale, to amalgamate lots, or to withdraw the whole or any lots or parts thereof.

## **OUTGOINGS :**

Each Lot is sold subject to all outgoings or charges, if any, chargeable upon the same. The amounts of any outgoings, as stated in the Particulars, are believed to be correct, but no guarantee of accuracy is given or implied.

For the purposes of this Sale, the Tithe Redemption Annuity has, where necessary, been informally apportioned between lots (See Special Conditions).

**ASSESSMENTS :**

The Rating Figures given in these Particulars are those supplied by the Local Authority. These figures are believed to be correct, but no guarantee of this is given or implied.

The Rating Authority is Solihull Borough Council and the rate for the current year is 19/- in the £.

**INCOME TAX ACT 1952 :**

Substantial claims under Section 314 of this Act have been agreed with the Inspector of Taxes in respect of capital expenditure incurred at the Properties, and details of the unexpired reliefs arising from these claims may be inspected at the Auctioneers' Offices.

**FIXTURES AND FITTINGS.**

All items in the nature of Tenant's Fixtures and Fittings, and all farm fixtures and fittings, whether mentioned in these Particulars or not, are excluded from the Sale and the Purchasers will be required to take to and pay for these at the Auctioneers' Valuation which will be available for inspection at the Offices of the Vendor's Solicitors or at the Auctioneers' Offices, seven days prior to the day of Sale.

**INGOING (Lots 2, 3, 4, 5, 6 and 7.)**

The Purchaser shall on completion pay for all unconsumed produce (including hay, straw and roots) and all cultivations and all seeds sown in the 1957 season at a price to be agreed by two Valuers (one appointed by each of the parties hereto) or, in the event of their disagreement, fixed by an umpire nominated by them in the usual way on the basis of a Michaelmas ingoing at consuming prices of produce and labour on farmyard manure. No claim shall be made for unexhausted values of manures and feeding stuffs or temporary pastures nor shall there be any counter-claims for dilapidations.

**ESTATE WATER SUPPLY : (Lots 1, 2, 6, 7 and 10) :**

The Estate Water Supply is obtained from Springs on the North side of Berry Hall (Lot 1) and runs through glazed pipes laid in the North drive to an underground Reservoir situated at the rear of Berry Hall Cottage in the Garage Yard (Lot 1). The water is pumped under pressure by two Beresford Stork pumps supplying Berry Hall Cottage and outbuildings (Lot 1), Old Berry Hall and Berry Hall Farm (Lot 2), and Berry Cottage (Lot 10). The pumps are fully automatic, electrically driven and either or both can be used according to the demands for water.

The surplus water from the Reservoir flows by gravity through glazed pipes to hydraulic rams situated near the pool on the South side of the Hall in Lot 1. The rams supply water to a 3,500 gallon storage tank in Berry Hall for domestic purposes, heating boiler and fire hydrants.

Should the rams, if ever, fail, an alternative supply of water can be obtained from the Beresford pumps.

Surplus water from the rams feeds the ornamental pools in Lots 1 and 2 and finally runs into the River Blythe.



As from the date fixed for completion the following provisions shall apply :-

1. In this clause the following expressions shall have the following meanings that is to say :  
"the Owner" shall mean the owner for the time being of Lot 1. "The Purchaser" shall mean the respective owner or owners for the time being of Lots 2, 6, 7 and 10.
2. Each of Lots 2, 6, 7 and 10 are at present supplied with water for domestic and for agricultural purposes from the Estate Water Supply system situate on Lot 1, by means of service pipes leading from the Reservoir to the said Lots.
3. The Owner will grant to the Purchaser the right to receive for domestic and agricultural purposes to the extent now enjoyed a supply of water from the said Reservoir by means of the said service pipes and also the right at all reasonable times to enter upon such part of Lot 1 as may be necessary to inspect, repair, maintain or renew such parts of the said service pipes as lie within and under the Lot and to make such excavations as may be requisite for the foregoing purposes the Purchaser exercising such rights making good forthwith all damage occasioned thereby provided that

- a. each of the Purchasers for the time being entitled to such supply shall pay to the Owner towards the cost of maintaining and repairing the said Reservoir and pumps connected therewith, the following percentages of the actual cost incurred in each year.

Lot	2	.....	30%
	6	.....	5%
	7	.....	5%
	10	.....	10%

the first payments to be made to the Owner on 25th March, 1958 and thereafter half-yearly in arrear on the 29th September and 25th March in each year.

- b. The Purchasers shall be responsible for the maintenance repair and renewal of the service pipes serving their respective Lots and where more than one Lot is served by the same pipe the respective Purchasers shall contribute towards the cost of maintenance repair and renewal of the common pipe, commensurate with user thereof.
  - c. The Owner shall maintain the said Reservoir and pumps in serviceable condition and working order, but save as aforesaid shall not be responsible to the Purchasers for the quality or purity of the said water supply nor for any failure or diminution in such supply.
  - d. The Owner and the Purchasers agree not to do or suffer to be done anything which shall waste, pollute or unduly diminish the supply.
4. The Owner shall indemnify the Vendor against any liability arising in respect of such supply of water.
  5. Any dispute arising out of or in connection with the said water supply after the date fixed for completion shall be referred to the arbitration of an arbitrator appointed jointly by the parties to the dispute or in default of such joint appointment to an arbitrator appointed by the President for the time being of the Royal Institution of Chartered Surveyors and the decision of such arbitrator shall be final and binding on the parties to such dispute.
  6. The respective Conveyances to the Owner and to the Purchasers shall contain such grants regrants exceptions reservations covenants agreements and indemnities as the Vendor may deem necessary for the purpose of carrying out the foregoing provisions and conferring or imposing on the respective purchasers the benefit or burden of the said provisions.

## **TOWN AND COUNTRY PLANNING :**

The Properties are not allocated for development in the Town Map for Solihull, forming part of the Warwickshire Development Plan, which has been approved by the Minister of Housing and Local Government. Four Claims for loss of development value under Part VI of the Town & Country Planning Act, 1947 were agreed and claims for compensation under the Town and Country Planning Act, 1954 have been made and the Vendor reserves the right to receive all such payments.

## **WAYLEAVES AND EASEMENTS :**

Each Lot will be sold subject to all rights of way, water, drainage and other easements and to all wayleaves and rights of public authorities affecting the same whether mentioned in these Particulars or not.

There shall be reserved to the Vendor for the benefit of any Lot or Lots retained by her and her other property in the neighbourhood all rights of way, water, light, drainage, support and other easements or quasi easements now actually enjoyed over any of the other Lots notwithstanding that by reason of unity of ownership no legal easement or right has hitherto existed in respect thereof and the Conveyance to each respective Purchaser shall contain a reservation to the Vendor in fee simple in accordance with the foregoing provision.

Lot 1 is sold and will be conveyed subject to the right of the owner and occupiers for the time being of Berry Hall Farm to go pass and repass on foot or with cattle or farm vehicles over and along the existing farm track adjacent to the public footpath between the points marked 'A' and 'B' on the said plan provided that the persons exercising such rights shall not do or permit anything which shall cause damage to the surface of the said public footpath or which shall be a nuisance or hindrance to the users thereof, and provided further that the aforesaid rights shall cease and be extinguished in the event of the fields connected by the said farm track falling into different ownership or ceasing to be farmed together as part of one agricultural unit.

## **AUCTION SALE UPON THE PROPERTY :**

The Vendor reserves the right to hold a Sale or Sales by Auction upon the Property prior to the date when possession is given.

## **IN CASE OF DISPUTE :**

Any dispute arising regarding the boundaries or fences between the various lots or as to the application to the respective lots of the foregoing stipulations, shall be referred to the Auctioneers, whose decision shall be binding and conclusive on all parties.

## **GENERALLY :**

So far, if at all, as there may be any inconsistency between these Particulars and Stipulations and the special Conditions of Sale, the latter shall prevail.

## **MODE OF OFFERING :**

The Estate will first be offered as one lot. If not so sold, it will then be offered in 10 lots in accordance with the Particulars of Sale.

### SCHEDULE OF LOTS

Lot No.	Colour on Plan	Description	Area (actual or estimated)	Rent per annum
1	Pink	Berry Hall ... ..	38.45	—
2	Yellow	Berry Hall Farm ... ..	133.04	—
3	Blue	Bogay Hall Farm ... ..	39.64	—
4	Brown	Accommodation land, Marsh Lane ...	8.83	—
5	Purple	Accommodation land, Hampton Lane ...	7.09	—
6	Brown	Accommodation land, Hampton Lane ...	5.34	—
7	Green	Accommodation land, Hampton and Ravenshaw Lanes... ..	7.70	—
8	Green	*Sandal Cottage ... ..	.20	£39 0 0
9	Brown	Ravenshaw Cottage ... ..	.32	—
10	Purple	Berry Cottage ... ..	.22	—
Totals :			240.83 acres or thereabouts	£39 0 0 per annum

\* Sold subject to existing Tenancy.

### NOTICE

Attention is drawn to the

### DISPERSAL SALE OF THE BERRY HERD OF PEDIGREE GUERNSEYS

On TUESDAY, 30th JULY, 1957

by

Messrs. JOHN THORNTON & CO.,  
Victoria House, Southampton Row, London, W.C.1.

*in conjunction with*

Messrs. EDGAR WHITTINDALE & SON  
19, Coventry Road, Coventry

Also the Sale of the

### REMAINING LIVE AND DEAD FARMING STOCK at Berry Hall

at a date to be announced  
in September, 1957

by

Messrs. EDGAR WHITTINDALE & SON





BERRY HALL (Lot 1)  
The South Aspect

## PARTICULARS

### LOT 1.

(Coloured Pink on Plan)

THE ATTRACTIVELY SITUATED  
FULLY MODERNISED AND EXPENSIVELY APPOINTED  
**MEDIUM-SIZED RESIDENCE**

## *Berry Hall*

**together with Gardens, Grounds and Outbuildings**

and

**Two Excellent Entrance Lodges and Cottage**

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**All with Possession on Completion**

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### SITUATION :

Berry Hall is situated in a choice position, over 400 feet above sea level, overlooking the surrounding well-wooded Park and Grounds which provide complete seclusion and a very delightful rural atmosphere.

Whilst enjoying these amenities the Property is, nevertheless, most conveniently situated, lying about 8 miles to the South East of the centre of Birmingham, and within easy reach of many important centres.

The Main Entrance is only a few yards distant from the main Birmingham—Warwick Road (A 41) and the centre of Solihull, with its excellent shopping and public transport facilities, churches and schools, is within 1 mile.

### RESIDENCE :

Berry Hall was built towards the end of the last century, close to the site of the historic Old Berry Hall (known now as Berry Hall Farm—Lot 2). It is very soundly constructed in the Tudor style of brick with a tiled roof, and has stone window mullions. The residence is surmounted by an ornamental stone bell tower, and the principal elevations with South and West aspect, are pleasing and dignified.

The principal approach is from Marsh Lane through the imposing wrought iron entrance gateway and along a tarmac carriage drive, nearly half-a-mile in length to the turning and parking sweep at the front entrance to the Hall. The driveway is bordered by a fine avenue of rhododendrons and many other trees and shrubs, which form a particularly imposing approach to the Hall. There is also a further drive with lodge entrance in Hampton Lane.

The interior has been fully modernised so that the Hall is completely up to present day requirements. The principal accommodation, comprising the very fine reception rooms and bedrooms grouped into suites, is conveniently arranged on two floors, and the Residence is capable of being managed with the minimum staff.

The appointments and fittings throughout are excellent and incorporate many special features, so that the Hall is replete with every modern comfort and convenience.

## THE ACCOMMODATION :

### ON THE GROUND FLOOR :

**Porch Entrance** with stone arch and pillars and raised stone steps to

**Vestibule** with double outer doors, terrazzo floor, half-panelled walls and decorated ceiling. Through half-glazed front door into the

**Fine Reception Hall**, 19ft. 10in. x 19ft. 8in. with half-panelled walls, oak boarded floor, large ornamental window, decorated ceiling and stone fireplace with carved oak overmantel. Three central heating radiators and pipes. Leading off are doors to garden and to

**Cloakroom** with half-tiled walls, terrazzo floor, and two pedestal washbasins. Central heating radiator, **Separate W.C.** with half tiled walls and terrazzo floor.

### *Suite of Four charming and excellently appointed Reception Rooms*

comprising :

**Morning Room**, 16ft. 6in. x 20ft. 6in. into bay window, with additional side window and large brickette fireplace with carved light oak overmantel, fitted bookshelves and fireside seats. Two central heating radiators.

**Dining Room**, 24ft. 8in. x 19ft. 10in. into wide bay window, with oak parquet floor, dado panelled in light wood and full-height decorations to match, and ceiling decorations. There is a fine fireplace having green marble hearth and surround, decorated metal back and light wood overmantel. Two central heating radiators and heavy mahogany side door from the Domestic Offices.

**Drawing Room**, 19ft. 10in. x 26ft. 6in. into bay window, with two additional side windows, oak boarded floor, beautifully decorated ceiling, and fireplace with marble hearth and surround, metal back and carved wood overmantel. Two central heating radiators.

**Music Room**, 34ft. 6in. x 29ft. 0in. into alcove with French windows to terrace, additional side windows and further small alcove. Oak boarded floor, decorated ceiling, and stone fireplace with carved oak panelled overmantel and bookshelves and cupboards at each side. Three central heating radiators.

Leading off the Reception Hall are the

### *Fully modernised, well-fitted and entirely Self-contained Domestic Offices*

conveniently arranged as follows :

**Rear Passage** with two central heating radiators, telephone exchange, serving hatch to kitchen and rear staircase.

**Butler's Pantry** with double stainless steel sink with cupboards under, extensive range of fitted mahogany cupboards with glazed doors and cupboards under, heated chromium plated towel rail and fitted shelves.

**Larder** with quarry tiled floor, slate setlass, stainless steel sink with cupboards under and fitted shelves.

**Staff Sitting Room**, 15ft. 2in. x 11ft. 5in. with French windows to garden, corner tiled fireplace. Central heating radiator.

**Gun Room** and **Boot Room** with fitted cupboards and shelves.

**Bright, very well fitted Working Kitchen** with walls panelled to three-quarter height in cream coloured vitrolite, terrazzo floor, "English Rose" double stainless steel sink unit and cupboards with Formica tops, heated chromium plated towel rail and range of fitted cupboards.





THE MAIN LODGE AND ENTRANCE GATES, BERRY HALL



THE RECEPTION HALL, BERRY HALL

**Lobby** with cream tiled walls to three-quarter height, fitted cupboards and glazed partition to

**Vegetable Kitchen** with cream tiled walls to three-quarter height, terrazzo floor, stainless steel sink with cupboards under. Leading off is

**Pantry** with cream-tiled walls to three-quarter height, terrazzo floor, two tiled setlasses and fitted safe.

**Food Storeroom** with cream tiled walls to three-quarter height, terrazzo floor and fitted shelves.

**Staff Cloakroom** with half-tiled walls, terrazzo floor, pedestal washbasin and **Separate W.C.** with half-tiled walls.

**Rear Entrance Door to Yard.**

**Wine and Storage Cellars.**

#### ON THE FIRST FLOOR :

approached from the Reception Hall by a wide oak staircase with oak handrail, newels and balustrade, and leading off an L-shaped Landing with oak boarded floor, two central heating radiators and large ornamental window to half-landing, are :

### *Four Bedrooms, Four Bathrooms, Dressing Room and Sitting Room*

delightfully arranged in three suites, as follows :

#### PRINCIPAL SUITE COMPRISING :

**Entrance Lobby** with extensive range of fitted wardrobes and clothes cupboards.

**Bedroom No. 1,** 19ft. 0in. x 19ft. 3in. into bay window, Adam style fireplace and two central heating radiators.

**Bathroom No. 1,** with pink wall tiles to three-quarter height, pedestal washbasin, low encased bath, W.C., bidet, heated chromium plated towel rail, central fitted ceiling light and two medicine cupboards with mirror doors.

**Dressing Room,** 17ft. 6in. x 17ft. 6in. into bay window, with additional side window, oak parquet floor, green pedestal washbasin, heated chromium plated towel rail, range of fitted wardrobes and tiled fireplace. Two central heating radiators.

#### GUEST SUITE comprising :

**Bedroom No. 2,** 16ft. 9in. x 16ft. 3in. with tiled fireplace, central heating radiator, and door into

**Bathroom No. 2,** with tiled walls to three-quarter height, low encased bath in tiled alcove, pedestal washbasin, W.C. and heated chromium plated towel rail.

#### FURTHER GUEST SUITE comprising :

**Bedroom No. 3,** 17ft. 10in. x 15ft. 9in. into bay window, with fireplace with marble overmantel, decorated ceiling panel depicting classical scene, central heating radiator and door into

**Bathroom No. 3,** with blue mottled wall tiles to three-quarter height, pink pedestal washbasin and low encased bath to match, W.C., heated chromium plated towel rail and fitted medicine cupboard with mirror door. Central heating radiator.

**Bedroom No. 4,** 17ft. 6in. x 15ft. 6in. with windows on two sides, central heating radiator, and range of fitted light wood bedroom appointments including : Hanging cupboard, green pedestal washbasin in compartment with pair of sliding doors, bed head boards, cupboards and wardrobes.

**Bathroom No. 4,** with half-tiled walls, terrazzo floor, pedestal washbasin, W.C., heated chromium plated towel rail, low encased bath with shower attachment and glass screen and central heating radiator.

**Sitting Room or Dressing Room,** 14ft. 8in. x 9ft. 11in. with corner tiled fireplace.

**Heated Airing Room** with fitted shelves.

Electrically operated S.M.S. Service lift on Landing from the Domestic Offices.

Leading off the Rear Landing, with stairs from the Domestic Offices, is the following usefully arranged **Staff Accommodation**

**HOUSEKEEPER'S SUITE comprising :**

**Bedroom No. 1,** 17ft. 7in. x 17ft. 0in. with windows on two sides, tiled fireplace and central heating radiator. Door to

**Sitting Room,** 15ft. 10in. x 15ft. 8in. with tiled fireplace and central heating radiator.

**Staff Bathroom No. 1,** with part tiled walls, panelled bath, pedestal washbasin, W.C. and range of fitted cupboards.

**Staff Bedroom No. 2,** 14ft. 6in. x 11ft. 6in. with pedestal washbasin and corner fireplace.

**Heated Linen Room.**

**Housemaid's Pantry** with deep sink (h. and c.) and fitted shelves.

**Ironing and Laundry Room.**

*ON THE SECOND FLOOR :*

leading off Landing with central heating radiator, are :—

**Staff Bedroom No. 3,** 14ft. 9in. x 13ft. 10in. with door to fire-escape and central heating radiator.

**Staff Bedroom No. 4,** 13ft. 2in. x 12ft. 2in. with central heating radiator and fireplace.

**Staff Bedroom No. 5,** 23ft. 0in. x 18ft. 5in. with central heating radiator and fireplace.

**Staff Bathroom No. 2,** with pedestal washbasin, panelled bath and W.C.

**Boxroom. Tankroom.**

*OUTSIDE :*

Grouped around an **enclosed Yard** and adjoining the Hall to the rear, are the following out-buildings :—

**Laundry** with quarry tiled floor, long sink (h. and c.) and boiler.

**Tradesmen's Entrance and Garden Door.**

**Boiler House** with Robin Hood New "L" boiler with automatic stoker and large lagged hot water cylinder.

**Fuel Stores ; Separate W.C. ; Coalhouse.**

**Double Garage** with sliding entrance doors and two central heating radiators.

**Timber Garden Tool Shed and Log Store.**

The Garage and Stable Yard is situated within a conveniently short distance of the Hall and has direct access from the North Drive. It comprises a particularly **useful range of brick and tiled buildings** grouped around an **enclosed yard** with tarmac surface containing :

**Garage** (for three-cars) with door to the Kitchen garden adjoining.

**Two Loose Boxes.**

**Harness Room.**

**Implement Store.**

**Further Garage** (for two-cars) with sliding entrance doors and inspection pit.

**Separate W.C.**

Brick and asbestos roofed **Storeshed** and **Pumphouse Workshop** with two automatic electrically operated pumps for the Estate water supply.





THE DINING ROOM, BERRY HALL



THE MUSIC ROOM, BERRY HALL

## *The Pleasure Gardens and Grounds*

surrounding Berry Hall have been laid out with great care so as to provide a very beautiful setting and a most delightful feature of the whole property. They slope away from the Hall towards the south carefully blending with the woods and the adjoining farmland, and they are designed in a simple, straight-forward layout for ease of maintenance with the minimum of upkeep.

The Grounds very briefly include stone terraces with sweeping lawns bounded by groups of rhododendrons, azaleas and many varieties of shrubs, evergreens and flowering trees, interspersed by flower borders with grass and woodland walks. Approached by gravelled paths through a pair of wrought iron gates and flanked by sloping lawns and flower beds is the **picturesque water garden**. This comprises a series of ornamental pools connected by a stream of running water with waterfalls and rustic bridges, in a very charming and natural woodland setting.

There are also putting and croquet lawns, rose garden with low stone walls, rockery, and useful paddock.

**The Well-equipped and Productive Walled Kitchen Garden** lies within convenient reach of the Hall and adjoins the Garage Yard. It contains a pair of heavy wrought iron entrance gates, with gravelled paths leading to a **splendid series of heated glass houses**, comprising :—

Three-division tomato and cucumber house; Flowering house with office off; Vinery and fig house; Carnation house; Peach house, and New two-bay tomato house.

There is also a **useful Range of Buildings** including :—

Potting shed; Boiler house with two boilers, which supply the glasshouse heating; Stores; Mushroom bed; Apple stores; Toolshed; Open-fronted store, and Range of cold frames.

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### **SERVICES :**

Main electricity and gas are installed and private telephone exchange with extensions is connected (subject to G.P.O. regulations).

Drainage is to the main sewer.

There is a private water supply obtained from springs and pumped by rams to storage tanks in the roof.

The domestic hot water is obtained from the Robin Hood boiler in the boiler house. This boiler also supplies the central heating system, which is installed throughout the Hall.

## Two Good Entrance Lodges and Cottage

all being fully modernised, very conveniently situated and comprising :—

### 1. **THE MAIN LODGE** at the Marsh Lane Entrance.

**This Charming Lodge** stands at the Main Entrance Gates and is soundly built of brick with a tiled roof. It has attractive half-timbered elevations in the Tudor Style with leaded lights and contains :—

*ON THE GROUND FLOOR :* Verandah, Hall, Sitting Room and Living Rooms, Kitchen with sink unit and Larder.

*ON THE FIRST FLOOR :* Three double Bedrooms with washbasins, Bathroom with panelled bath, washbasin and W.C.

*OUTSIDE :* Covered Yard and pleasant Garden.

**Services :** Main electricity, water and drainage are installed, and the hot water is heated by the Triplex grate in the Living Room and by an electric immersion heater. A telephone extension from the private exchange at the Hall is connected (subject to G.P.O. Regulations).

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### 2. **THE NORTH LODGE** at the Hampton Lane Entrance.

**This Lodge** is situated at the entrance to the North Drive and is built of brick with a tiled roof.

The Accommodation comprises :—

*ON THE GROUND FLOOR :* Hall, Sitting and Living Rooms, Kitchen with sink, Pantry, Modern Bathroom with bath, washbasin and W.C.

*ON THE FIRST FLOOR :* One single and two double Bedrooms and Boxroom.

*OUTSIDE :* Attractive Garden and enclosed Yard with useful range of outbuildings comprising : Fuel Store, Toolhouse, W.C., Dog Kennel, Storeroom and Pigsty.

**Services :** All main services are installed and telephone extension from the private exchange at the Hall is connected (subject to G.P.O. regulations).

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### 3. **BERRY HALL COTTAGE**

**This Pleasant Cottage** is conveniently situated along one side of the Garage and Stable Yard near to the Hall and is constructed of brick with a tiled roof. It contains :

*ON THE GROUND FLOOR :* Sitting Room, Living Room, Kitchen with sink unit, Single Bedroom and Larder.

*ON THE FIRST FLOOR :* Two double Bedrooms, Bathroom with bath, washbasin and W.C.

*OUTSIDE :* Outhouse and vegetable garden at rear.





THE GARDENS, BERRY HALL



OLD BERRY HALL (Lot 2).

**Services :** Main gas and electricity are installed, water is from the Estate supply and drainage is to the main sewer. Telephone extension from the private exchange at the Hall is connected (subject to G.P.O. Regulations).

**Area :**

The Property (Lot 1) as shown coloured Pink on plan for identification purposes extends to an area of

**38.45 ACRES**

or thereabouts, as set out in the Schedule.

<b>Assessments :</b>	<b>Rateable Value</b>	<b>Present half year's Rates</b>
Berry Hall	£205	£97 7 6
Main Lodge	£30	£14 5 0
North Lodge	£24	£11 8 0
Berry Hall Cottage	£35	£16 12 6

**Possession :**

Vacant Possession will be given on completion of the Sale.

**Outgoings :**

Apportioned Tithe Redemption Annuity : £4 16s. 3d. per annum. Land Tax £1 7s. 10d.

**SCHEDULE**

No. on Ordnance Survey Plan 1954 Edition	Description	Area (Acres)
	<b>Parish of Solihull</b>	
6851	Berry Hall and Grounds ... ..	24.02
0250	Grounds ... ..	1.73
0649	do. ... ..	.26
0142	Woodland ... ..	.17
9340	do. ... ..	1.39
8644	Pond ... ..	.16
7944	Pasture field ... ..	2.76
9579	North Drive, Lodge and rookery ... ..	7.57
0071	Rookery ... ..	.39
	<b>Total (acres)</b>	<b>38.45</b>

**LOT 2.**

(Coloured Yellow on Plan)

THE VALUABLE AND WELL-EQUIPPED

**RESIDENTIAL and  
AGRICULTURAL PROPERTY**

*Berry Hall Farm*

comprising the

VERY ATTRACTIVE

**15th CENTURY HALF-TIMBERED AND MOATED RESIDENCE**

*Old Berry Hall*

together with the extensive Range of modern T. T.  
Attested Buildings and Productive Land extending  
to some

**133 ACRES**

---

**With Vacant Possession**

---

**SITUATION :**

The Farm occupies a delightful position about 1 mile from the centre of Solihull and possesses long frontages to the main Warwick Road, Marsh Lane, Ravenshaw Lane and Berry Hall Lane, and is bounded on the South by the River Blythe.

The House and Buildings lie in the centre of the farm with a short approach road off Ravenshaw Lane and are easily accessible from all parts of the holding.

The surrounding land is well-wooded and provides a very delightful rural atmosphere, yet the Farm is most conveniently situated in a much sought after residential area with Birmingham, Coventry and many other important centres within easy reach.

For many years the farm has been the home of the well-known Berry Herd of Pedigree Guernseys.

**THE RESIDENCE :**

The Historic Old Berry Hall, which is built of brick with a tiled roof, has attractive half-timbered elevations, and although it has been extensively modernised so as to bring it up to present day requirements, much of the original structure and interesting features have been preserved and the essential character retained.

Old Berry Hall has been included in the list of Buildings of Special Architectural or Historic Interest under Section 30 of the Town and Country Planning Act, 1947 by a Notice dated 20th February, 1950 ( a copy of this Notice may be inspected at the Auctioneers' Offices.)

The Hall is set back from the road with its surrounding moat and enjoys a very pleasant and quiet position within convenient reach of the Farm Buildings.



### THE ACCOMMODATION :

which is fully modernised and comfortably fitted throughout, contains the following, on two floors only :—

#### ON THE GROUND FLOOR :

**Fine Porch Entrance** with an overhanging gable carried by two fine brackets, re-constructed about 1876, with a heavy oak front door opening into

**Entrance Hall**, 26ft. 0in. max. x 14ft. 0in. with panelled dado, fitted corner and built-in cupboards, carved ceiling beam and open brickette fireplace with overbeam and small side window.

**Cloakroom** with washbasin and **Separate W.C.**

**Dining Room**, 17ft. 9in. x 14ft. 0in. with stone fireplace, decorated oak beam and large leaded light to **Storeroom** with fitted shelves.

**Attractive Office**, 17ft. 9in. x 10ft. 6in. with panelled walls, carved beams, built-in store cupboard and deep window sill. A special feature is the fine old brickette fireplace with massive beam over and decorated plaster overmantel. Door to Rear Hall.

**Kitchen** with stainless steel sink unit (h. and c.) fitted cupboards and shelves, and "Yorkseal" oven range in tiled recess with heavy carved oak overmantel.

**Pantry** with fitted shelves. **Storeroom.**

**Dairy** with tiled setlass.

**Cellar** with "Ideal" boiler for the hot water system.

#### ON THE FIRST FLOOR :

approached by a staircase with carved oak balusters are :—

### *Five good Bedrooms, Two modern Bathrooms and Two Dressing Rooms*

as follows :—

**Bedroom No. 1**, 15ft. 0in. x 9ft. 3in. with windows on two sides and door to

**Bathroom No. 1**, with pedestal washbasin, low encased bath and W.C.

**Bedroom No. 2**, 19ft. 0in. into alcove x 15ft. 9in. max., with old panelled door and washbasin.

**Bedroom No. 3**, 18ft. 6in. x 16ft. 0in. with oak panelled walls and door, fireplace, built-in hanging cupboard and door into **Dressing Room** with washbasin.

**Bedroom No. 4**, 14ft. 3in. x 9ft. 3in. with oak panelled walls, fireplace with massive carved oak beam and overmantel, and alcove with washbasin.

**Bedroom No. 5**, 19ft. 0in. x 11ft. 7in. with panelled walls, fireplace with panelled overmantel, entrance alcove and door to **Dressing Room** with washbasin and **Store-room.**

**Bathroom No. 2**, with pedestal washbasin, low encased bath and W.C.

**Landing** with fitted cupboards having interior lighting and heated airing cupboard with large copper hot water cylinder and two electric immersion heaters.

#### OUTSIDE :

Brick and tiled **Outbuildings** comprising :—

**Wash-house** with sink, **Fuelstores**, **W.C.**, **Toolshed**, **Stores** and **Two Pigsties. Productive Vegetable Garden.**

**THE EXCELLENT RANGE OF MODERN**

**T. T. Attested Dairy  
and other Farm Buildings**

lying near to Old Berry Hall are compactly grouped in the centre of the Farm, conveniently near to Ravenshaw Lane and approached by a short tarmac access road.

These Buildings have been the subject of considerable expenditure by the Vendor in recent years, so that they are now fully equipped and in first-class order. Main electricity and Estate Water are laid on to all the main Buildings.

The principal Farm Buildings comprise :—

**Main Yard** in the centre of which is a **Fattening Pen**, 55ft. 0in. x 25ft. 0in., with corrugated iron Belfast roof on a steel frame.

**Five Modernised Cowhouses** with ties for fifty-four.

**Excellent Modern Dairy Block** with interior glazed tiled walls.

**Four Brick Bull Pens.**

**Five-Bay Dutch Barn, Single-Bay Dutch Barn** and two other barns.

**Large Implement Shed, Tractor Shed, Two Garages.**

**Two Ranges of Loose Boxes.**

**Calf Pens** and many other useful Buildings.

**The Highly Productive Land**

has been well cultivated and is in good heart, it is divided into convenient enclosures, many of which are adequately watered, and there are long road frontages affording easy access to all parts of the Farm. The land is well-wooded and contains some valuable timber and woodland.

**Berry Hall Farm** extends in all to a total area of

**Over 133 Acres**

(as set out in the Schedule)

**Services :**

Main electricity is installed and telephone is connected (subject to G.P.O. Regulations). Drainage is to the main sewer. Water is obtained from the Estate Water Supply (see conditions of sale relating to the water supply). There is one trough in O.S. Field No. 4346, which is connected to the main water supply. The Domestic hot water is obtained from the "Ideal" boiler in the cellar, by an electric immersion heater and from a "Yorkseal" oven range in the Kitchen.

**Area :** The Property (Lot 2) as shown coloured yellow on plan for identification purposes, extends to an area of 133.04 acres or thereabouts as set out in the Schedule.

**Assessment :** Old Berry Hall : Rateable Value : £22.  
Present Half Year's Rates : £10 9s. 0d.

**Possession :** Vacant Possession will be given on completion of the Sale.

**Outgoings :** Apportioned Tithe Redemption Annuity £14 12s. 9d. per annum.

**SCHEDULE :**

No. on Ordnance Survey Plan 1954 Edition	Description	Area (Acres)
	<b>Parish of Solihull</b>	
1074	Pasture ... ..	5.53
0269	Moat ... ..	.18
0469	Old Berry Hall and Garden ... ..	.33
9765	Woodland ... ..	.41
0064	Woodland ... ..	.12
0465	Pasture and Garden ... ..	.36
9462	Pasture (Reseeded 1956) ... ..	1.16
0559	Buildings, yard and drive ... ..	2.05
9960	do ... ..	.05
1454	Pasture (Reseeded 1956) ... ..	6.09
0838	Arable (Reseeded to pasture 1957) ... ..	5.17
9334	do do ... ..	2.50
7132	Pasture (Reseeded 1954) ... ..	3.94
5530	Arable (Reseeded to pasture 1957) ... ..	5.96
4020	Arable (Winter oats undersown 3 years ley) ... ..	9.66
4610	Withy Bed ... ..	1.62
3410	Arable (Winter wheat undersown 3 years ley) ... ..	2.54
3603	do (Reseeded to pasture 1957) ... .. Est.	1.15
4346	Pasture (Reseeded 1954) ... ..	11.61
4741	Spinney ... ..	.12
5848	Pasture ... ..	1.33
3864	Arable (Reseeded to Pasture 1957) ... ..	2.83
4763	Pasture ... ..	2.12
5762	do ... ..	3.97
5458	Spinney ... ..	1.35
6966	Pasture ... ..	4.49
6463	Spinney ... ..	.48
2591	Pasture (Reseeded 1953) Part Tip ... ..	4.17
2371	Pasture (Reseeded 1951) ... ..	4.18
5476	Pasture (Reseeded 1953) ... ..	5.39
3259	Pasture (Reseeded 1951) ... ..	2.08
4761	Pasture (Reseeded 1956) ... ..	8.70
6356	Arable (Reseeded to pasture 1957) ... ..	4.29
2747	Pasture ... ..	5.42
5245	Pasture ... ..	8.78
7649	Pasture (Reseeded 1956) ... ..	5.73
2783	Woodland ... ..	2.92
2986	Pond ... ..	.25
3167	Woodland ... ..	3.01
8030	Lake ... ..	1.00
	<b>Total (acres)</b>	<b>133.04</b>

**LOT 3.**  
(Coloured Blue on Plan)

# THE VALUABLE SMALLHOLDING

known as

## *Bogay Hall Farm*

**SOLIHULL**

Comprising FARM BUILDINGS AND PRODUCTIVE LAND

extending to

### Over 39 $\frac{1}{2}$ Acres

**With Vacant Possession**

**The Property** is delightfully situated near the Village of Catherine-de-Barnes and about midway between Solihull and Hampton-in-Arden, in a pleasant rural area bounded by the triangle formed by Hampton Lane, Berry Hall Lane and Henwood Lane, which provide long road frontages and convenient access.

**The Useful Set of Farm Buildings** adjoin Bogay Hall (which is excluded from the Sale) and have direct access into Henwood Lane. The Buildings are of brick and tile construction and consist of two ranges fronting a large sheltered yard being readily adaptable for many purposes ; they provide :—

**Two Garages, Barn, Loose Boxes, Five Calf Pens and Mixing Room**

The Valuable Park-like Land is compactly grouped, lies well and provides an easily-worked unit.

**TOTAL AREA 39.64 ACRES**

(or thereabouts)

as set out in the Schedule

**Possession :**

Vacant Possession will be given on completion of the Sale.

**Outgoings :**

Perpetual Rent Charge : £11 per annum.

Apportioned Tithe Redemption Annuity : £6 16s. 0d. per annum.

Land Tax : £1 5s. 0d. per annum.

**SCHEDULE :**

No. on Ordnance Survey Plan 1954 Edition	Description	Area (Acres)
	<b>Parish of Solihull</b>	
Pt. 6113	Arable ... .. Est.	19.60
6593	Arable ... .. Est.	13.09
Pt. 8589	Buildings and yard ... .. Est.	.24
7880	Arable (Spring Oats undersown) ... ..	6.71
	<b>Total (acres)</b>	<b>39.64</b>



**LOT 4.**

(Coloured Brown on Plan)

A VERY USEFUL ENCLOSURE OF

**ACCOMMODATION LAND**

fronting

**MARSH LANE**

**SOLIHULL**

extending to an area of

**Over  $8\frac{3}{4}$  Acres**

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**With Vacant Possession**

---

This Land is very conveniently situated within 1 mile of the Centre of Solihull, near to the junction of Marsh Lane with Hampton Lane, and it has a frontage to Marsh Lane of **about 183 yards.**

**Outgoings :**

Tithe Redemption Annuity : £2 14s. 3d. per annum.

**Area :**

This Lot comprises an arable field (Spring oats undersown ley) being Ordnance No. 3978 on Plan. **Area 8.83 Acres** (or thereabouts).

---

**LOT 5.**

(Coloured Purple on Plan)

**VALUABLE**

**ACCOMMODATION LAND**

fronting

**HAMPTON LANE**

**SOLIHULL**

extending to an Area of

**About 7 Acres**

---

**With Vacant Possession**

---

This Valuable Accommodation Land occupies a very desirable site near to Solihull with a frontage to Hampton Lane of **about 145 yards.**

**Outgoings :**

Tithe Redemption Annuity : £1 17s. 4d. per annum.

**Area :**

This Lot comprises a pasture field (reseeded 1956) being Ordnance No. 7283 on Plan. **Area 7.09 Acres** (or thereabouts).

**LOT 6.**  
(Coloured Brown on Plan)

The Adjoining  
**VALUABLE**

# **ACCOMMODATION LAND**

fronting

**HAMPTON LANE**  
**SOLIHULL**

extending to an area of  
**About 5-34 Acres**

**With Vacant Possession**

This valuable enclosure of accommodation Land adjoins Lot 5 on the one side and borders the North Drive to Berry Hall (Lot 1) on the other. It has a frontage to Hampton Lane of **about 130 yards.**

**Water Supply :**

A water trough connected to the Estate Water Supply is included with Lot 6 (see conditions of sale relating to the water supply).

**Outgoings :** Tithe Redemption Annuity : £1 5s. 1d. per annum.

**Area :** This Lot comprises a pasture field (reseeded 1956) being Ordnance No. 8483 on Plan.  
**Area 5.34 Acres** (or thereabouts).

---

**LOT 7.**  
(Coloured Green on Plan)

**A FURTHER VALUABLE ENCLOSURE**  
of

# **ACCOMMODATION LAND**

at the corner of

**HAMPTON LANE and BERRY HALL LANE**  
**SOLIHULL**

extending to an area of  
**About 7-70 Acres**

**With Vacant Possession**

The Land is very well situated with long road frontages to Hampton Lane, Berry Hall Lane and Ravenshaw Lane amounting in all to a total frontage of **about 380 yards.**

**Water Supply :**

Included with this Lot are two water taps connected to the Estate Water Supply (see conditions of sale relating to the water supply).

**Outgoings :** Tithe Redemption Annuity : £2 0s. 9d. per annum.

**Area :** This Lot comprises the pasture fields Ordnance Nos. 0891, 9989 and 1000 on Plan.  
**Area 7.70 Acres.** (or thereabouts).

**LOT 8.**

(Coloured Green on Plan)

THE CONVENIENTLY SITUATED

**ATTRACTIVE DETACHED COTTAGE**

known as

*Sandal Cottage*

**No. 1021, WARWICK ROAD**

**SOLIHULL**

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**SITUATION :**

The Property is very conveniently situated near to Sandal Bridge and fronting the main Birmingham to Warwick Road (A41) within easy distance of Solihull Village. It overlooks Brueton Park at the front and open fields to the rear.

**DESCRIPTION :**

The Cottage Residence is of brick construction with a tiled roof and has an attractive elevation of whitened walls, with dormer windows and shutters. It stands behind a short foregarden with tall privet hedge to the road. The Accommodation comprises :—

*ON THE GROUND FLOOR :*

**Spacious Entrance Hall,** 14ft. 3in. x 11ft. 3in. with oven range and quarry tiled floor.

**Living Room,** 14ft. 3in. x 12ft. 3in. with brick fireplace and quarry tiled floor.

**Sitting Room,** 15ft. 6in. x 15ft. 3in. with fireplace and quarry tiled floor.

**Kitchen** with sink (c.), bath (c.), Ascot gas water heater and quarry tiled floor.

**Larder** with setlass.

*ON THE FIRST FLOOR :*

**Bedroom No. 1,** 14ft. 6in. x 14ft. 3in. max.

**Bedroom No. 2,** 14ft. 6in. x 12ft. 3in. with fireplace. Door to

**Bedroom No. 3,** 15ft. 6in. x 15ft. 3in. with fireplace.

*OUTSIDE :*

Brick-built outbuilding with **W.C.** and **Fuelstore.**

**Pleasant well-stocked rear Garden** with fruit trees and **Two Heated Greenhouses.**

**Garage Space** at side of house.

**Services :**

All main services are installed.

**Assessment :**

Rateable Value : £19.

Present half year's Rates : £9 0s. 6d.

**Outgoings :**

Tithe Redemption Annuity : 2d. per annum.

**Tenancy :**

This Property is let to Mr. Morling on a weekly tenancy at a rent of £39 per annum, Landlord paying Rates.

**Area:** This Lot comprises Ordnance No. 3403 on Plan, having an **Area of .20 Acre** (or thereabouts).

**LOT 9**  
(Coloured Brown on Plan)

The delightfully Situated  
and fully modernised

# DETACHED COUNTRY COTTAGE

being

*Ravenshaw Cottage*

**RAVENSHAW LANE**

**SOLIHULL**

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**With Vacant Possession**

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## **SITUATION :**

This Property is very pleasantly situated in delightful countryside and near to the entrance to Berry Hall Farm (Lot 2), within a short distance of Hampton Lane.

## **DESCRIPTION :**

The Cottage is built of brick with a tiled roof and is surrounded by an attractive garden. The Accommodation is fully modernised and comprises :—

### *ON THE GROUND FLOOR :*

**Sitting Room,** 12ft. 9in. x 12ft. 3in. with brickette fireplace and built-in cupboard.

**Living Room** with Cranford cooker.

**Kitchen** with stainless steel sink unit (h. and c.) ; **Pantry.**

### *ON THE FIRST FLOOR :*

**Two double Bedrooms ; Single Bedroom,** 11ft. 9in. x 8ft. 0in.

**Bathroom** with panelled bath, washbasin, W.C. and heated airing cupboard with electric immersion heater.

### *OUTSIDE :*

**Wash-house** with sink (h. and c.) ; **Storeshed.**

**Garage Space** in garden, if required.

### **Services :**

Main electricity and drainage are installed. Water is obtained from a well by electric pump.

### **Assessment :**

Rateable Value : £24.

Present half year's Rates : £11 8s. 0d.

### **Outgoings :**

Apportioned Tithe Redemption Annuity : 10d. per annum.

### **Possession:**

Vacant Possession will be given on completion of the sale.

**Area :** This Lot comprises Ordnance No. Pt. 2258 having an estimated area of **.32 Acre** (or thereabouts.)





RAVENSHAW COTTAGE (Lot 9)



BERRY COTTAGE (Lot 10)

**LOT 10.**  
(Coloured Purple on Plan)

THE ATTRACTIVE  
**NEWLY - BUILT**

## **DETACHED RESIDENCE**

known as

*Berry Cottage*  
**RAVENSHAW LANE**  
**SOLIHULL**

---

**With Vacant Possession**

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### **SITUATION :**

This Cottage occupies a delightful rural position in completely unspoilt surroundings with woodlands to the rear.

### **DESCRIPTION :**

The Cottage, which was erected in 1952, is built of brick with a tiled roof. It is set well back from the lane with a extensive garden, and contains :—

#### *ON THE GROUND FLOOR :*

**Hall** with built-in hanging cupboard.

**Sitting Room,** 11ft. 3in. x 9ft. 9in. with electric wall fire.

**Living Room,** 17ft. 6in. x 10ft. 9in. with brickette fireplace.

**Kitchen** with stainless steel sink unit (h. and c.) ; **Pantry.**

#### *ON THE FIRST FLOOR :*

**Two double Bedrooms ; Single Bedroom,** 11ft. 0in. x 7ft. 0in.

**Bathroom** with bath and washbasin. **Separate W.C.**

Heated airing cupboard with electric immersion heater on Landing.

#### *OUTSIDE :*

**Fuel Store ; W.C. ; Toolshed.**

**Pleasant Garden** with ample space for Garage if required.

#### **Services :**

Main electricity and drainage are installed. Water is obtained from the Estate supply (see conditions of sale relating to water supply).

#### **Assessment :**

Rateable Value : £35.

Present half year's Rates : £16 12s. 6d.

#### **Outgoings :**

Apportioned Tithe Redemption Annuity : 1s. 2d. per annum.

#### **Possession :**

Vacant Possession will be given on completion of the sale.

**Area:** This Lot comprises Ordnance No. Pt. 2258 on Plan, having an estimated area of **.22 Acre** (or thereabouts).

## Special Conditions

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1. The property described in the Particulars is sold subject to the Law Society's Conditions of Sale, 1953 as extended varied or modified by these Special Conditions.
2. The Auctioneers are Messrs. Chesshire, Gibson & Co. of Colmore House, 21, Waterloo Street, Birmingham, 2.
3. The Vendor's Solicitors are Messrs. Wallace Robinson & Morgan of 52, Newhall Street, Birmingham, 3.
4. The Vendor is selling as Absolute Owner.
5. The property is sold and each Lot will, so far as necessary, be conveyed subject to
  - (a) All matters and things registered or capable of registration in the Local Land Charges Registers and the Regulations and requirements of the Local and Planning Authorities.
  - (b) The provisions set out in the preceding general remarks and stipulations.
6. If any differences occur between the Ordnance Numbers and areas set out in the Schedules in the Particulars of Sale and those specified in the Vendor's documents of title, no objection or requisition shall be raised on this account nor shall the Vendor be called upon to explain such differences nor to identify the Ordnance Numbers in the Sale Particulars with those in the Deeds.
7. The sale and purchase of each Lot shall be completed on the 29th September, 1957.
8. On completion the Tithe Redemption Annuities shall be informally apportioned between the purchasers of the various Lots in the amounts stated in the Sale Particulars and each Purchaser shall covenant in his Conveyance to pay such apportioned Tithe pending legal apportionment and to indemnify the Vendor in respect thereof. No claim shall be made against the Vendor if the legal apportionment of the Tithe Redemption Annuities shall differ in any respect from the figures given in the Particulars for the informal apportionment thereof.
9. A Purchaser of more than one Lot shall be entitled to one Abstract only of the common Title to those Lots and the same shall be assured to him by the Vendor by means of one Conveyance only.
10. The Abstract of the Vendor's Title shall be delivered to the Purchaser or his Solicitor within 14 days of the date of sale and shall commence as to the respective Lots as follows :—

**As to Lots 1, 2 (part), 5, 6 and 7 :** with a Conveyance made the 7th August 1907 between Sydney Mitchell (1) William Albert Upton (2).

**As to Lots 2 (part) and 8 :** with a Conveyance made the 30th July 1907 between Fanny Chattock Arthur Prince Chattock Edward Spencer Chattock and Hugh Percival Chattock (1) William Albert Upton (2).

**As to Lot 2 (part) :** with a Conveyance made the 9th July 1908 between David Clarke and Baron Robert Walker (1) Eliza Sarah Hillman (2) William Albert Upton (3)

**As to Lots 2 (part) and 4 :** with a Conveyance made the 2nd February 1900 between Francis Wigley Greswolde Greswolde Williams (1) Thomas Suckling and John Benny White (2) Thomas Suckling and Henry Robert Mansel Porter (3) Albert Edward Currall (4)

**As to Lots 2 (part), 9 and 10 :** with a Conveyance made the 7th August 1907 between Theodore Hornung (1) Thomas Addison Russell (2) William Albert Upton (3)

**As to Lot 3 :** with a Conveyance made the 7th August 1907 between Theodore Hornung (1) Charles Lane (2) William Albert Upton (3)
11. Objections to and requisitions on title shall be sent within 14 days from the delivery of the Abstract of Title and answers to any objections and requisitions shall be made within 7 days after the receipt thereof. The draft of the Conveyance to the Purchaser shall be delivered at the office of the Vendor's Solicitors for approval at least 21 days, and the engrossment thereof for execution at least 10 days before the date fixed for completion.

12. The Lots respectively affected thereby are sold and will be conveyed subject to the rights covenants and stipulations contained or referred to in the under mentioned documents, copies whereof may be inspected at the office of the Vendor's Solicitors in normal business hours during the 7 days preceding the day of sale :—
- (i) The before mentioned Conveyance made the 7th August 1907 between Sydney Mitchell (1) William Albert Upton (2)
  - (ii) The before mentioned Conveyance dated 2nd February 1900.
  - (iii) A Conveyance made the 3rd April 1913 between Albert Edward Currall (1) Thomas Grosvenor Lee (2) Arthur Egerton Heckford (3).
  - (iv) An Agreement made the 8th April 1885 between John Francis Greswolde-Williams (1) The Rural Sanitary Authority of the Solihull Union (2).
  - (v) A Conveyance made the 3rd August 1934 between Ada Anne Davis and Allan Elkington Thomason (1) William Henry Hugh Sheldon (2).
  - (vi) A Conveyance made the 4th February 1938 between Ada Anne Davis and Allan Elkington Thomason (1) Warwickshire County Council (2).
  - (vii) A Coveyance made the 1st June 1935 between Ada Anne Davis and Allan Elkington Thomason (1) Jack Purden Brewer (2).
13. In Clause 7 of the Law Society's Conditions of Sale the rate of £7 10s. 0d. per cent per annum shall be substituted for £5 per cent per annum.
14. In the Assurance to him the Purchaser of Lot 3 shall enter into the following covenants with the Vendor :—
- (a) To pay the Rent Charge of £11 per annum referred to in the Sale Particulars and to indemnify the Vendor therefrom and from all covenants of indemnity in respect thereof given by the Vendor or her predecessors in title to purchasers of parts of Bogay Hall Farm which have previously been sold.
  - (b) For the benefit and protection of Bogay Hall and the owners and occupiers for the time being thereof that the Purchaser and the persons deriving title under him will not do or permit to be done upon the property thereby assured anything which shall be or become a nuisance annoyance or offensive to the owners or occupiers of Bogay Hall aforesaid or which shall be detrimental to the beneficial use and occupation thereof as a private residence.
-



# An Agreement

made the ..... day of ..... 1957

BETWEEN ALICE MAUDE TIPPETTS of The Causeway, Copt Heath in the County of Warwick  
Widow hereinafter called "the Vendor" (by her agents mentioned below) of the one part and

.....  
hereinafter called "the Purchaser" (by his agents mentioned below) of the other part.

WHEREBY it is agreed that the Vendor shall sell and the Purchaser shall purchase  
Lots ..... described in the above Particulars at the Price of £.....  
(independently of any valuation money) subject to the foregoing Conditions of Sale.

AS WITNESS the hands of the parties hereto or their agents.

	£	s.	d.
Purchase money ... ..	...	...	...
Less Deposit ... ..	...	...	...
Balance ... ..	...	...	...
Valuation Money (if any) ... ..	...	...	...
Total ... ..	...	...	...

6d.  
Stamp

As Stakeholders we hereby acknowledge the receipt of the above-mentioned

Deposit this ..... day of ..... 1957.

Abstract of title to be sent to :—

2d.  
Stamp