

BY DIRECTION OF THE EXECUTORS OF THE LATE
DAVID TROMAN, ESQ.

MALVERN HALL
AND
ESTATE
SOLIHULL, WARWICKSHIRE.

Solicitors :

MESSRS. LEE, MUSGROVE & CO.
18, NEWHALL STREET,
BIRMINGHAM.

Auctioneers :

MESSRS. WALTER LUDLOW & BRISCOE,
19, TEMPLE STREET,
BIRMINGHAM.

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BY DIRECTION OF THE EXECUTORS OF THE LATE DAVID TROMAN, ESQ

SOLIHULL, WARWICKSHIRE.

Illustrated Particulars, Plan, and Conditions of Sale
of the very attractive moderate sized RESIDENCE
known as

"Malvern Hall" & Estate



FRONT VIEW OF HALL

TO BE SOLD BY AUCTION, BY

Messrs. Walter Ludlow & Briscoe

AT THE

GRAND HOTEL, COLMORE ROW, BIRMINGHAM,

On THURSDAY, the 14th day of OCTOBER, 1915, at 4 p.m. precisely.

Solicitors—

MESSRS. LEE, MUSGROVE & CO.,
18, NEWHALL STREET,
BIRMINGHAM.

Auctioneers' Address—

19, TEMPLE STREET, BIRMINGHAM.
Telephone : 537 CENTRAL.
Telegrams : "APPRAISE, BIRMINGHAM."



THE
MALVERN HALL ESTATE
SOLIHULL, WARWICKSHIRE

Illustrated Particulars, Plan
and Conditions of Sale of

The Very Attractive and
Desirable Family Residence
known as
MALVERN HALL

With its ANCIENT AVENUE, ORNAMENTAL GROUNDS and
PLANTATIONS, LODGE, COTTAGES and FARM BUILDINGS,
together with the beautiful PARK surrounding the same, containing an area of

148A. 3R. 4P.

or thereabouts, and producing at actual and estimated rentals

£520-0-0 per annum.

To be Sold by Auction by Messrs.

WALTER LUDLOW & BRISCOE

ON

THURSDAY, OCTOBER 14th, 1915

AT THE

GRAND HOTEL, COLMORE ROW, BIRMINGHAM

at 4 p.m. precisely.

Solicitors : Messrs. LEE, MUSGROVE & Co., 18, Newhall Street, Birmingham.

Auctioneers' Offices : 19, TEMPLE STREET, BIRMINGHAM.

PARTICULARS

MALVERN HALL is situate on a gentle eminence facing South, and stands back from the Carriage Drive from which the grounds are entered through massive wrought iron Fleur-de-Lys gates with lamp columns, stone pillars and statues in recess on either side. The Residence is an imposing structure of brick and stone in the Italian style of Architecture, it is entered through a Portico flanked with two carved stone figures of warriors, and contains:—Outer Entrance Hall with canopy ceiling, 18ft.6in. square, and lighted by two large windows and glass entrance door; Inner Hall, 21ft.×16ft.; Cloak Room, with two lavatory basins and W.C.; Drawing Room, 29ft.5in.×17ft.10in., with carved and gilt overmantel and mantel en suite; Dining Room, 26ft.7in.×17ft.9in.; Morning Room, 14ft.6in.×16ft.4in.; School Room, 16ft.9in.×11ft.1in.; Billiard Room, 30ft.×19ft., with handsome oak chimney-piece and oak panelled dado; Servants' Hall, 17ft.2in.×14ft.7in., with Eagle range; Kitchen, 14ft.4in.×13ft.3in., with Eagle range; Larder, Store Cupboard, China Pantry; also wine, ale and other large cellars in Basement; and, in an enclosed yard, two coal houses, wash house, and other conveniences. The whole of the corridors, kitchens and domestic offices have mosaic floors.

ON THE FIRST FLOOR, approached by principal staircase in oak with ornamental iron balustrades, and lighted by stained glass windows and doors communicating with South Terrace is a Bath Room, 12ft.8in.×9ft.10in.; Bedroom No. 1, 26ft.5in.×19ft.1in.; Bedroom No. 2, 18ft.×17ft.4in.; Bedroom No. 3, 18ft.7in.×13ft.6in., with two recesses and cupboard; Bedroom No. 4, 16ft.9in.×15ft.9in.; Bedroom No. 5, 17ft.11in.×15ft.5in., with closet and marble lavatory basin in recess; three Servants' Bedrooms approached by secondary staircase, also housemaids' sink and W.C.

THE STABLES AND OUTBUILDINGS are approached from the house through a fine Avenue of Limes about 110 yards in length, and consist of Gateway Entrance, four-stall Stable and Saddle Room fitted with harness cupboards, two Loose Boxes and Sick Box, adjoining which are TWO WELL-BUILT COTTAGES, with out-offices for Coachman and Gardener.



SOUTH VIEW OF HALL.



THE LIME AVENUE, FROM THE HALL.

A Large Coach or Motor House, Game Larder, Cart-horse Stable, Piggeries, Implement Shed, Potting and Fruit House, Poultry Yard with pens, Cart Shed, Cow Houses, open Shed and Yard with spring water supply from pond in the yard; Engine House with Crossley's 7 h.p. Oil Engine, Dynamo and Accumulator House.

THE KITCHEN AND FRUIT GARDENS are walled in and well stocked with fruit trees, and contain two single-span Orchid Houses, Rose and Tomato Houses, with Orchard and Gardens surrounding.

THE ORNAMENTAL GROUNDS surrounding the Residence are planted with fine old specimen Cedars, Wellingtonia, Scotch Fir, and a great variety of other trees, and are separated from the Park by a sunk fence, the views on all sides being most charming.

There is a large lawn on the South Front of the Residence, which is approached therefrom by a Stone Terrace and steps mounted with stone balustrades; also a Vinery, 31ft. x 18ft., with eight vines.

THE MAZE POOL is a picturesque sheet of water, well stocked with fish, and supplied by never-failing springs, and there is an ancient Rookery adjoining.

There is a beautiful avenue of Limes about half a mile in length from the Warwick Road to the front of the Hall.

THE RIVER BLYTHE, which runs for about a quarter of a mile through the Park, is widened until it forms an ornamental lake with island, and good fishing can be obtained therein, and the brook south of the Hall is a good trout stream.

The approach from Solihull Village is by a carriage drive through THE PARK with a Lodge Entrance and iron gates, and there is also an approach from Warwick Road at Sandals Bridge, where there is a Cottage and Garden, also two Cow Houses, Barn and Loft, distant from the Residence about a quarter of a mile.

The Hall has been modernised and reconstructed, and is in first-class decorative order and repair, no expense having been spared in the appointments. It is lighted by Electricity, water is laid on from the City mains, and the drainage is of modern construction and in working order.

THE PARK, which is rich old turf land, has a FRONTAGE to the Birmingham and Warwick turnpike roads of more than THREE QUARTERS of a MILE, it is well watered and magnificently timbered, and the whole comprises an area of about

A.	R.	P.
148	3	4

as set forth in the following Schedule.



THE AVENUE TO THE STABLES.



LODGE ENTRANCE.

SCHEDULE

No. on Plan.	Description.	Occupier	Area.	Total Area.	Rental.	Remarks.
			A. R. P.	A. R. P.		
1043	Malvern Hall, gardenground, stabling, and two cottages		12 3 31			
Pt. 841	Lodge and garden		27			
737	Maze pool		1 2 6			
736	Plantation		2 1 34			
				17 0 18		
1523	Plantation		2 0 30			
843	The Moat		37			
840	Pool and Plantation		1 0 18			
Pt. 733	Plantation		0 2 35		£350	In hand. Estimated, including sporting and fishing rights.
738	River Blythe		2 1 19			
Pt. 740	Plantation		28			
				6 3 7		
1044	Part of Park		6 2 2			
735	Ditto		7 1 12			
				13 3 14		

37 2 39

SCHEDULE—Continued

No. on Plan.	Description.	Occupier,	Area.	Total Area.	Rental.	Remarks.
			A. R. P.	A. R. P.		
1415	Part of Park	Mr. Thomas Cross.	7 3 30	18 3 7	£20	Annual tenancy, Michaelmas entry, Half-year's notice to terminate. Sporting rights reserved.
1414	Ditto		10 3 17			
783	The Island	Mr. Edward Samuel Nunn	1 18	20 2 29	£50	Annual tenancy, determinable at Ladyday by six months' notice. Sporting rights reserved.
782	Cottage build-ings & garden		2 10			
739	Part of Park		19 3 1			
842	Part of Park	Mr. John Wild	33 0 0	33 0 0	£40	Annual tenancy, Ladyday entry. Half-year's notice to terminate. Sporting rights reserved.
Pt. 841	Part of Park		20 3 22			
Pt. 841	Part of Park	Mr. Daniel Cook	17 2 27	17 2 27	£30	Annual tenancy, Ladyday entry. Half-year's notice to terminate. Sporting rights reserved.
Total			A. R. P.	148 3 4	£520	

The apportioned and actual payments are as follows:—

Commuted Tithe Rent Charge	-	£15	0	5½	(Present value
Bread Dole - - - - -	-	2	0	0	£12 4 0)
United Charities - - - - -	-	7	0	0	

The iron fencing and tree guards are included in the sale ; but the purchaser will be required to take to the timber at the sum of £750. The electric light fittings and other Tenant's fixtures will also have to be taken to by the purchaser, at a sum to be declared by the Auctioneers at the time of sale.

GENERAL REMARKS

The Estate adjoins the growing town of Solihull, which is one of the most popular districts in the vicinity of the City of Birmingham. It possesses one of the finest Parish Churches in Warwickshire (in which there are three pews allotted to the Hall), an excellent Grammar School, a Public Hall, Golf, Tennis and Croquet Clubs, and good educational and social advantages.

There is an excellent service of trains, and Birmingham can be reached in from 15 to 20 minutes, and London in 2 hours.

The Property is admirably adapted for residential purposes, combining all the advantages of the country with easy communication with Birmingham, and it is at the same time desirable as a first-class Building Estate; the sub-soil is principally sand and gravel, and the Estate is 420ft. above sea level, the important road frontages provide excellent sites for medium-sized houses, for which there is a good demand, and the fine timber trees, well distributed over the Park, make it unusually attractive. The views are beautiful, the aspects generally good, and the magnificent Avenue of Limes could be preserved without interfering with the development of the Estate or detracting from the amenities surrounding the Hall.

The difficulty of obtaining Building Land will increase, and Freehold sites in a good residential neighbourhood add great prospective value to an estate of this class.

TO BE VIEWED by CARD ONLY from the Auctioneers.

CONDITIONS OF SALE

of Malvern Hall advertised to be sold by Auction by MESSRS. WALTER LUDLOW AND BRISCOE on Thursday the 14th day of October 1915 at the Grand Hotel Colmore Row Birmingham at 4 o'clock and described in the annexed Plan and Particulars.

The Property is sold subject to the following Special Conditions and to the Common Form Conditions of the Birmingham Law Society so far as such Common Form Conditions are not inconsistent with the Special Conditions and are applicable to the tenure and circumstances of the property

SPECIAL CONDITIONS.

1. The property is believed to be fully and accurately described but is sold subject to all rights of way water and light party walls and passage of soil drainage or water and other rights and easements (if any) affecting the same or any part of it and without any obligation on the part of the Vendors to define such rights or easements (if any). It is also sold subject to the existing tenancies of portions of the land and premises and to land tax tithe rent charge and other usual outgoing and subject in particular to the public drain or sewer of the Solihull Rural District Council running under the southern portion of the land and to the rights of the said Council with reference thereto as defined by the Public Health Act 1875

The Purchaser shall pay to Messrs. Lee Musgrove & Co. the Vendors' Solicitors immediately after the sale a Deposit of £10 per cent upon the purchase money

The purchase shall be completed on the twentieth day of December 1915 at the office of the Vendors' Solicitors 18 Newhall Street Birmingham

The Abstract shall be delivered or sent by post to the Purchaser or his Solicitors on or before the twenty-eighth day of October 1915.

Objections to and requisitions on the tithe shall be sent within 14 days from the delivery of the Abstract and all further objections and requisitions arising out of the replies to any former requisitions shall be sent within 3 days from the delivery of such replies.

The Draft of the assurance shall be sent to the Vendors' Solicitors ten days and the Draft and engrossment thereof five days before the day named for completion.

The Title as to the greater portion (148a. 2r. 16p.) of the Estate shall commence with an Indenture of Conveyance on sale dated the 29th day of September 1896 and made between Francis Wigley Greswolde Greswolde-Williams of the 1st part Thomas Suckling and John Benny White of the 2nd part the said Thomas Suckling and Henry Robert Mansell Porter of the 3rd part and William Troman and David Troman of the 4th part and as to a small portion (1785 sq. yards) with an Indenture of Conveyance on Sale dated the 29th day of August 1899 and made between Joseph Bennett Clarke of the one part and David Troman of the other part.

The Purchaser shall pay (in addition to his purchase money) for the Electric Light Fittings and other tenant's fixtures throughout the Hall and premises such a sum as shall be named by the Auctioneers at the time of sale and for the Timber on the Estate the further sum of £750.

The property is also sold subject to a Dole of £2 payable to the Rector and Churchwardens of the Parish Church of Solihull and to a yearly rent charge of 7/- payable to the Solihull United Charity Trustees. The Vendors shall not be bound to show out of what particular hereditaments the said Dole and Rent Charge arise or how or by whom the same were respectively charged

Possession of the Hall and the land in hand will be given on completion

The Vendors are selling as Trustees for Sale

THE CONTRACT

This Agreement made the _____ day of _____
1915 **Between** EVIS MARIA TROMAN of Malvern Hall Solihull in
the County of Warwick Widow ROBERT VERNON HOWSON of Sutton
Lodge Solihull aforesaid Manufacturer and JOSEPH MUCKLEY of
18 Newhall Street Birmingham Solicitor's Clerk Trustees of the Will of
DAVID TROMAN of Malvern Hall Solihull aforesaid Manufacturer
(the Vendors) of the one part and

(the Purchaser) of the other part **Witnesseth** that the said
_____ is the highest bidder
for and the purchaser of the property before mentioned and described
in the Plan and Particulars of Sale hereunto annexed at the price of
_____ on the terms of the Special and Common Form Conditions before
mentioned. And the above mentioned parties agree to complete the
said sale and purchase according to the said Conditions.

As witness the hands of the parties

Purchase money	...	...	£
Deposit paid	...	...	£
Balance payable	...	...	£

Received on the above mentioned date from the above mentioned purchaser
the sum of £ _____ the deposit on the said purchase.

Abstract of Title to be sent to

*Vendors' Solicitors,
as Stakeholders.*