

Particulars of Wembley Park – an auction sale by Mr Christie, in June 1829

When I was contacted, because of an online article I had written on Wembley Park's history, about the *"Particulars and Conditions of sale of a very valuable and most desirable freehold estate...called Wembley Park...late the property and residence of John Gray Esq. deceased"*, which were being catalogued, I replied immediately that I would be very interested to see them. Local historians had not previously been aware of this auction sale on 11 June 1829, by no less a person than Mr Christie, so the details the document contained would be a valuable addition to our knowledge.

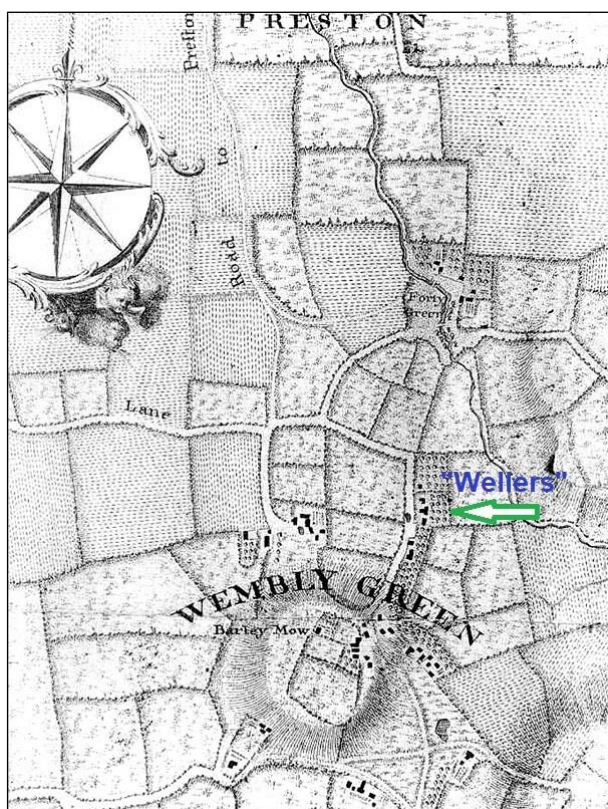
The Particulars were part of a collection of documents at the Royal Institution of Chartered Surveyors, which had been inherited from the Auctioneers' Institute. When we looked at the document together at the RICS, it was clear that it could be of wider interest. It was agreed that I would prepare a facsimile copy of the Particulars, with an illustrated introductory note to provide its historical context.

The facsimile copy is on pages 9 to 11, but first the introduction, under the following headings (which you can come back to later, if you wish to read the Particulars before these details):

1. The history of Wembley Park, up to John Gray's death in 1828.
2. Mr Christie's auction of Wembley Park in June 1829, and subsequent attempted sales.
3. The Wembley Park mansion and estate from 1829 onwards.
4. How we still have the 1829 Particulars document, nearly 200 years later.

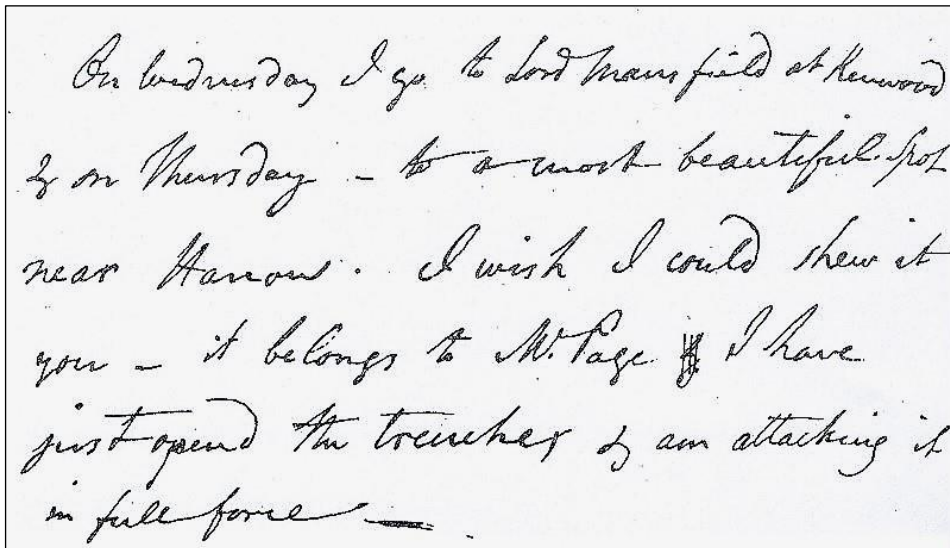
1. The history of Wembley Park, up to John Gray's death in 1828.

The Page family had been farmers and landowners in the Wembley area of Harrow Parish, in Middlesex, since at least the sixteenth century. In 1745, the widowed Richard Page of Harrow married Susanna, a grand-daughter of John Page of Wembley. Through her he became owner of a recently-built slate-roofed brick house called "Wellers", at Wembley Green.



Extract from John Rocque's 1744 map of London and Environs, with "Wellers" added. (Brent Archives)

After Richard Page of Harrow's death in 1771, his eldest son, another Richard, moved into "Wellers", in preference to his late father's home at Sudbury Grove. This Richard Page was lucky enough to inherit a fortune in 1792, from the will of Mary Herne of Harrow (the unmarried sister of his father's first wife). He'd already planned to improve the estate around his home, but he was now able to employ the landscape gardener, Humphry Repton, to design it.



On Wednesday I go to Lord Mansfield at Kenwood
& on Thursday - to a most beautiful spot
near Harrow. I wish I could shew it
you - it belongs to Mr. Page & I have
just opened the trenches & am attacking it
in full force -

Extract from a letter Humphry Repton wrote on 6 May 1793. (From a copy at Brent Archives)

Repton described Richard Page's estate as 'a most beautiful spot near Harrow'. But he improved it by closing off the lane which ran past "Wellers", introducing a new curved drive with a lodge at its entrance and fencing off a large area of fields, as his "canvas". He removed a large number of individual trees, which cluttered the view from the house, planted new groups of trees, including a line of oaks around the skyline of Barn Hill, and recommended that a herd of dairy cattle should be introduced there, to provide interest in the landscape.

One of Repton's ideas, which Page did not accept, was to remodel his house as a "Gothic" style mansion. Despite this, Humphry Repton gave something else to the estate. In a book he published in 1794, "Sketches and Hints on Landscape Gardening", he wrote:

'There is at present no word by which we express that sort of territory adjacent to a country mansion, which being too large for a garden, too wild for pleasure ground, and too neat for a farm, is yet often denied the name of a park, because it is not fed by deer. I generally waive this distinction, and call the wood and lawns, near every house, a park, whether fed by deer, by sheep, or heavy cattle.'

The estate became Wembley Park, and its owner known as Richard Page of Wembley Park.

Richard Page never married, and after he died in 1803 the estate passed to his younger brother, Francis. As he and his other brothers already had a choice of homes, including Sudbury Grove and "Flambards" on Harrow Hill (inherited from Mary Herne), Francis decided to sell Wembley Park. In 1804, the copyhold of the park and mansion was sold to John Gray, although the Page family retained the tenanted Uxendon and Wembley Farms.

John Gray was a wealthy brandy merchant, and a Freeman of the City of London. He already owned a mansion at Winchmore Hill, which had been built for him in 1787. But it was clear that he wanted to make Wembley Park his home when he had his ownership of the property converted to freehold in 1810, through a deed of feofment from Lord Northwick, Harrow's Lord of the Manor.

Between 1811 and 1814, John Gray spent around £14,000 (equivalent to about £1.3 million today) on a major rebuilding of, and additions to, his Wembley Park mansion. He put down further roots in Harrow Parish by becoming a Governor of Harrow School in 1809. Those ties were made stronger when his eldest daughter, Sarah Maria, married the Rev. George Butler DD, Head Master of Harrow School, in March 1818.

It was Dr Butler who, six years later, conducted the marriage service of John Gray's only son, John Edward Gray, who'd been educated at Harrow School before going to Oriel College, Oxford. On 22 October 1828, "Squire" John Gray died at Wembley Park, aged 81.

2. Mr Christie's auction of Wembley Park in June 1829, and subsequent attempted sales.

Only four months after John Gray's death, Mr Christie (James Christie the Younger, who in 1803 had inherited the auction business set up by his father in 1766) was advertising that he had been instructed by John Gray's executors to sell the Wembley Park estate. His notice in the "Public Sales" column of the "New Times" on 26 February 1829 said that the sale was likely to take place in early May, but when the further details he promised then were published, the date fixed was 11 June 1829.

Wembley Park.—Freehold, with Mansion, and Three Hundred and Twenty-six Acres, Seven Miles from London.—To be SOLD by AUCTION, by Mr. CHRISTIE, at the Auction Mart, Bartholomew-lane, on THURSDAY, June 11, at One precisely,

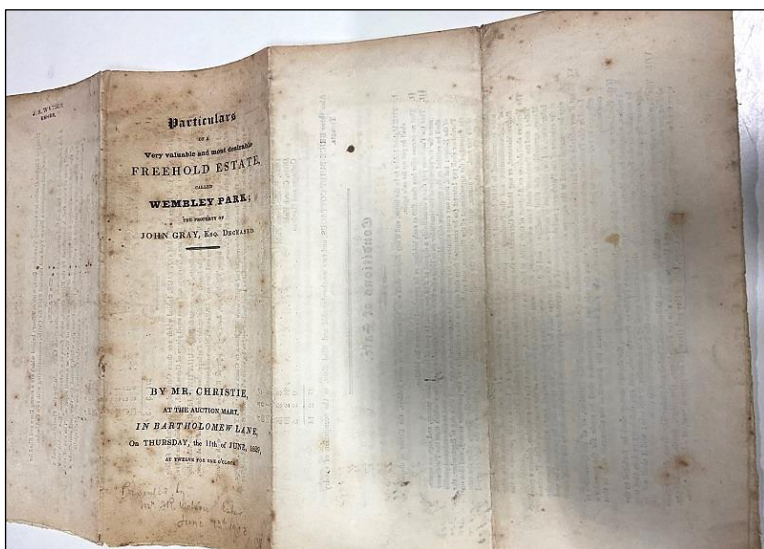
A Very valuable and most desirable FREEHOLD ESTATE, called WEMBLEY PARK, distant about seven miles from London, on a road branching off from that to Harrow, in the County of Middlesex; consisting of a demesne of two hundred and sixty-five acres of grass land, chiefly enclosed with park paling, the Brent flowing through the same at some distance from the Mansion. A chain of finely wooded rising grounds forms the boundary to the view, and contributes a seclusion to the Park, scarcely elsewhere to be enjoyed but at a considerable distance from the Metropolis. The Mansion, screened by much fine timber, intersected by the walks of the pleasure grounds, is a very elegant and comfortable family dwelling, brick-built, stuccoed, and slated, and was almost entirely rebuilt by the late proprietor within the last fifteen years. It presents a regular elevation, with two projecting bows, and contains, on the ground floor, a stone paved hall, with screen of scagliola columns behind, which is a billiard room thirty by fifteen feet, between a dining room twenty-eight feet six inches by eighteen feet three inches, and a drawing room thirty feet six inches by eighteen feet, opening by folding doors to a saloon thirty feet six inches by eighteen feet; the four last apartments are thirteen feet high, the sashes framed with mahogany and glazed with plate glass; also a gentleman's study, dressing room, and water closet; on the first floor a lady's morning room, two elegant principal bedchambers, a dressing room, and four other best bed rooms, three dressing rooms, and a water closet; six bed rooms on the second floor; attached and detached offices of every kind, well supplied with fine spring water, standings for five carriages, and stabling for fifteen horses; bailiff's house, farm buildings, kitchen garden, a gardener's house, with capital fruit walls and hot houses, and an icehouse. Also a compact brick dwelling on the skirts of the park, on the Wembley-road; and some detached enclosures, about 47½ acres, chiefly laid down for grass, and sundry cottages. The whole forming a capital residence for any individual of distinction with a large family, to whom such a retreat, within one hour's drive of Whitehall and the Courts at Westminster, may be desirable.

Printed particulars may be had at the Office of Messrs. Dawes and Chatfield, Angel-court, Throgmorton-street; at the Auction Mart; and at Mr. Christie's, King-street, St. James's-square.

Notice of the Wembley Park auction in the "New Times", 28 May 1829. (British Newspaper Library online)

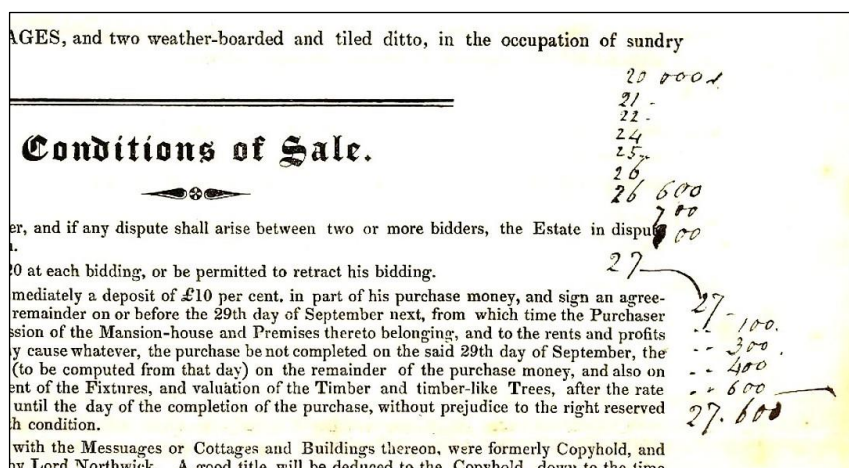
The 'printed particulars', as seen from the facsimile copy of them, will leave the modern reader feeling that the description of the Wembley Park mansion as '*a very elegant and comfortable family dwelling*' is something of an understatement! The document itself was printed on both sides of a large sheet of paper. From its dimensions, around 19 inches x 15¼ inches (470mm x 385mm), this was likely to be a sheet of Post, one of many Imperial paper sizes at that time.

The two main pages of the Particulars, pages 2 and 3, were printed on one side. When the document was folded, these would be on the inside, and easily read together. On the outside were printed page 1, the main details of the auction, and a short version of these to provide a cover, when the sheet of paper was folded, then folded again. This produced a pocket-sized document, roughly 9¼ inches x 3¾ inches (230mm x 97mm).



One half of the printed particulars document with the outside folds showing. (Photo by Fiona Fogden, RICS)

Although the number of people able to afford such 'a very valuable and desirable Freehold Estate' would have been small, the auction must have attracted some attention. Yet the property was not sold. The most likely reason for that would be that the vendor had set too high a reserve price. This copy of the Particulars has several ticks and annotations on it, in pen, and the figures noted on the third page, beside the Conditions of Sale, suggest that the original holder of the document actually attended the auction, and noted down the bids.



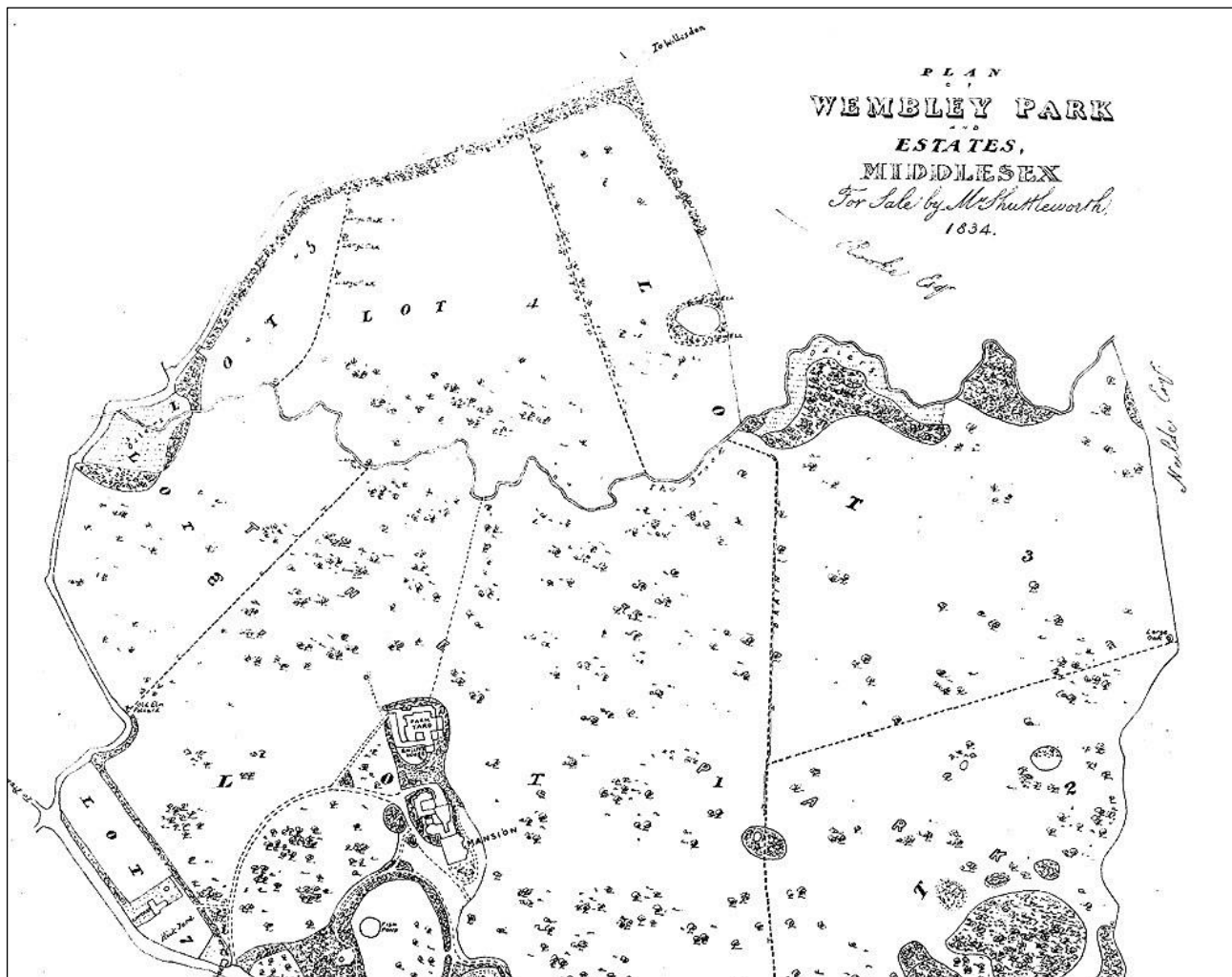
The manuscript figures at the right-hand side of page 3 of the Particulars.

If that interpretation of the manuscript figures on the document is correct, then the bidding at the auction opened at £20,000, then went up in stages to £27,000, then more slowly to a final figure of £27,600. That figure in 1829 would be equivalent to around £3.5 million today.

It was hoped to check what had happened at the auction from Christie's records. Unfortunately, although their archive does have a daybook covering auctions at their saleroom from 1828/1829, they do not have one for estate sales. Some of their early records were destroyed when their premises suffered a direct hit by an incendiary bomb during the Blitz in 1941.

The failure to sell the Wembley Park estate at Mr Christie's auction in June 1829 was not the end of the matter. There were several advertisements in the "Morning Herald", in June and July 1830, offering the Wembley Park mansion and estate for sale by private contract. Similar advertisements appeared in the "London Courier and Evening Gazette", in June and July 1831, but John Gray's executors were still unable to sell the mansion and its '320 acres of excellent meadow land.'

1834 saw the only attempt to auction the Wembley Park estate that local historians were previously aware of. The “Morning Herald” of 29 April 1834 advertised that ‘*Mr Shuttleworth, 28 Poultry, is instructed by the Executors of the late John Gray Esq. to announce for SALE by AUCTION*’ The description of the estate was very similar to that provided by Mr Christie in 1829, but this time the auction was to be in lots. The auction was again to be held ‘*at the Mart*’, on Friday June 20 at 12noon.



Main section of the 1834 Wembley Park Estate plan, from Mr Shuttleworth’s auction. (Brent Archives)

Brent Archives does have a copy of the plan of the estate, prepared for Mr Shuttleworth’s auction sale. Lot 1 on the plan is the largest area, including the Wembley Park mansion and its farm buildings, hidden from the mansion behind a screen of trees, and grounds going down the hillside to the meandering Wealdstone Brook (a tributary of the nearby River Brent). The other six lots are mainly fields, with small areas of woodland and some osier beds (which would have produced thin willow stems for basket weaving) beside the stream.

As with Mr Christie’s auction, five years earlier, the Wembley Park estate remained unsold. All of the lots remained the property of the Page family.

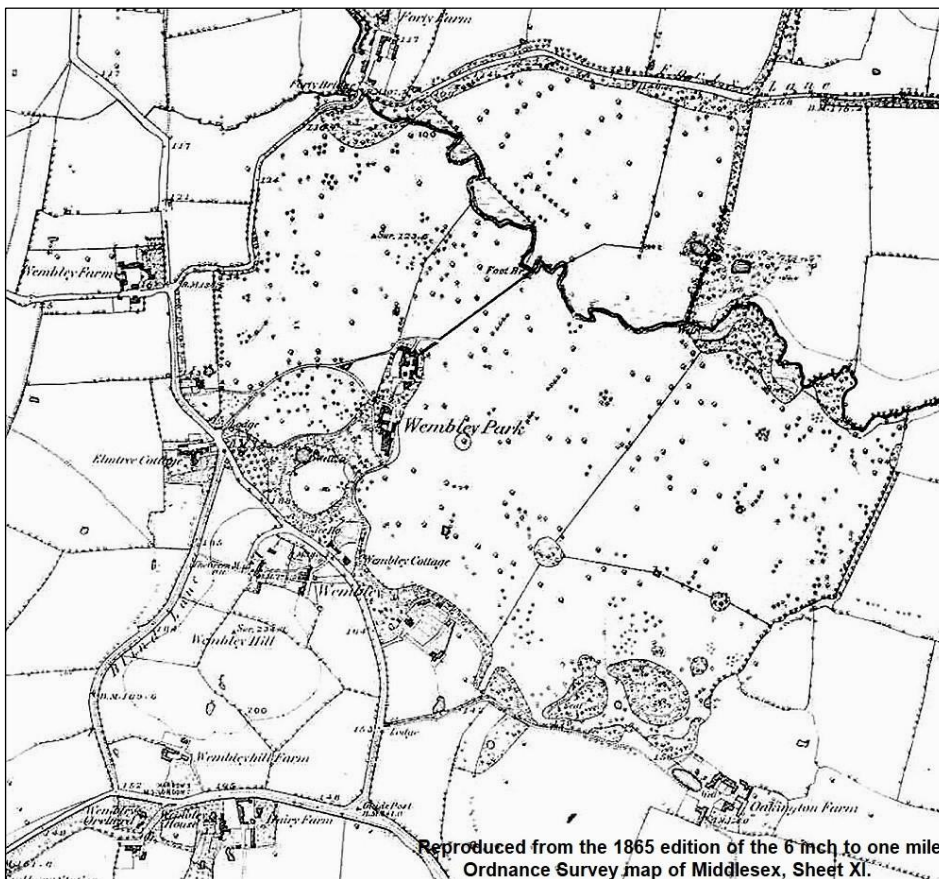
3. The Wembley Park mansion and estate from 1829 onwards.

It is unclear why John Gray’s executors put the entire Wembley Park estate up for sale so soon after his death in October 1828. His wife, Sarah Maria (née Lewis), who was nearly 30 years his junior, was still alive, and living at Wembley Park with at least one of their daughters. He had a son, by then the Rev. John Edward Gray, vicar of Gayton, Northamptonshire, in line to inherit his estate.

It seems possible that John Gray's expenditure on Wembley Park had left him with a list of creditors who needed to be paid. There appears to have been a High Court case, *Gray v. Gray*, in the Chancery Division, which was not settled until 1841. Notice of the Court's decree was published in the "Morning Herald" on 15 July 1841, inviting creditors of '*John Gray, late of Wembley Park, dec'd 22nd day of October 1828*', to apply for payment! Unfortunately, I don't have any more details.

It is known that John Edward Gray, with his wife and children, moved to Wembley Park. Sadly, four days after giving birth to their ninth child, his wife, Susanna Eliza, died at Wembley Park in August 1839. His youngest sister, Rachel Charlotte Gray, married the Rev. W. Oxenham of Harrow from Wembley Park in April 1840.

Sarah Maria Gray also continued to live at Wembley Park, but this may have been in the house described in the Particulars as: '*on the border of the Estate is a compact brick-built dwelling, on the Wembley road-side, and inclosed by palings from the road.*' Its official name was Wembley Cottage, but there are references (in correspondence of the Read family, tenants of the nearby Elmtree Farm throughout the 19th century) to it being known as the Dower House, which would fit with it being the home of John Gray's widow until her death in 1854.



The Wembley Park estate, as shown on the 1865 Ordnance Survey map. (From a copy at Brent Archives)

It seems from the 1865 Ordnance Survey map, where the boundaries of the Wembley Park estate can be seen from their lines of trees, that not much had changed since the 1834 Shuttleworth auction plan. John Edward Gray does not appear to have engaged much in the affairs of Wembley, instead living a quiet life (as far as we know), in his mansion and its peaceful park. That peace was shattered when he had to sell 47 acres of land across the north of Wembley Park to the Metropolitan Railway Company in 1880, so that they could extend their line out of Baker Street as far as Harrow-on-the-Hill. It was at around this time that a photograph was taken of the Wembley Park mansion.

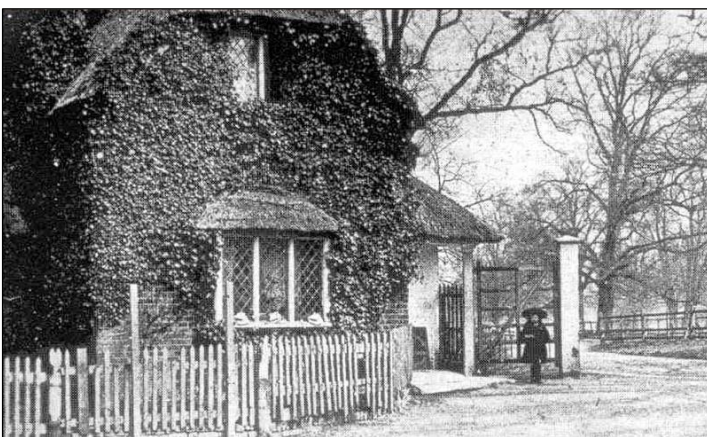


The Wembley Park mansion, with ornamental grounds behind, c.1880. (Brent Archives – WHS Collection)

The mansion was known locally as “The White House”, from the light-coloured stucco walls seen in this picture. Although taken around 50 years later, the photograph confirms the description of *‘the Principal Range of Apartments’* given in Mr Christie’s Particulars. Nearest the camera on the ground floor is the single-storey Saloon, linked to the bow-fronted Drawing Room, and beyond that the Dining Room, also with a bow window. Above on the first floor are *‘two elegant bow-windowed bed-chambers’*. All of *‘this elegant range of apartments looks towards the open scenery of the Park.’*

The Rev. John Edward Gray died in 1887. As he still had a number of adult children living, his executors did need to ensure that the Wembley Park estate was finally sold. It was bought, in 1889, by the Metropolitan Railway’s Chairman, Sir Edward Watkin, for £32,929 18s 7d (equivalent to around £5million today).

Watkin leased 124 acres at the east side of the estate to his Wembley Tower company, which opened the Wembley Park pleasure grounds there in May 1894. All of the land acquired from Gray’s executors was in the hands of the Metropolitan Railway’s Wembley Park Estate Company by 1906. They had already laid out roads to the west of the pleasure grounds in the 1890s, ready to open up the land for housing development. One of the roads, Wembley Park Drive, now led from the original Lodge to Wembley Park Station, rather than to the mansion.

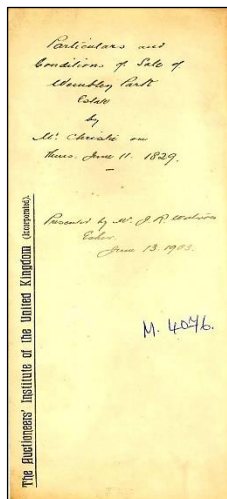


Wembley Park Lodge, in the “cottage orné” style, c. 1900. (Brent Archives – Wembley History Soc. Colln.)

The Lodge still exists (though currently an “at risk” Grade II listed building, awaiting restoration), but the Wembley Park mansion was demolished in 1908, to make way for a housing estate centred on Manor Drive. Its last occupants were a group of Catholic nuns from France, who arrived as refugees in 1905, when they were expelled from their convent under a new French law separating Church and State.

4. How we still have the 1829 Particulars document, nearly 200 years later.

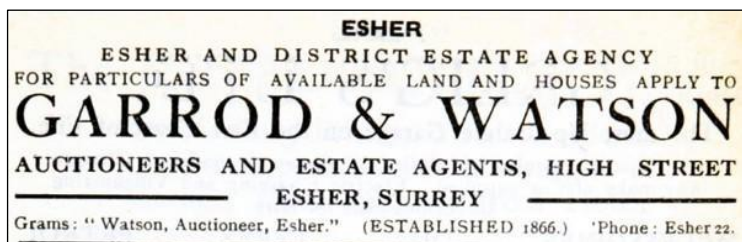
The Particulars are just a piece of printed paper, about an auction on one day in 1829, which could easily have been thrown away after the event. We don't know who kept this document, or why, although we are very lucky that it was kept. We do know that by 1903, it was in the hands of Mr J.R. Watson of Esher, and that on 13 June 1903 he presented it to the Auctioneers' Institute. This is recorded on the envelope in which the document was found.



The envelope containing the particulars, from a box of documents being catalogued. (Courtesy of RICS)

Thanks to a local historian, we now know that John Rowland Watson was born in Kingston-upon-Thames in April 1864, and later lived with his wife and children at Weston Green, near Esher. His occupation in the 1911 census is listed as 'auctioneer, house and estate agent.'

A report in the "Western Times" records that he was accepted as an associate member of the Auctioneers' Institute at their meeting in the Exeter Guildhall on 11 September 1903. His proposer was John Garrod, F.A.I., of Esher, a former house painter and builder who'd set up business as a house agent in 1886. J.R. Watson was a junior partner in the firm by 1905, and possibly the sole proprietor by 1927, when the advert below was published. He died in 1935.



An advert for Garrod & Watson, auctioneers and estate agents, in 1927. (From the Grace's Guide website)

It is thanks to people who save interesting ephemera, and who donate such items to collections where they will be preserved and catalogued, that we have this wonderful piece of history.

Philip Grant, Wembley History Society, November 2022.

With thanks to:

Fiona Fogden – Royal Institution of Chartered Surveyors.

Angus Gull – L & J Gull Fine Arts Ltd.

Janet Heskins – Esher District Local History Society.

Lynda McLeod – Christie's Archives, London.

Brent Museum & Archives,

Particulars
AND
CONDITIONS OF SALE
OF A
VERY VALUABLE AND MOST DESIRABLE
Freehold Estate,
FREE OF LAND-TAX AND TYTHE-FREE,
BUT
SUBJECT TO A SMALL ANNUAL CORN RENT,
CALLED
Wembley Park,
A beautiful Demesne of Two Hundred and Seventy-two Acres of productive Grass Land,
richly and finely Timbered,
ELEGANT MANSION,
Offices, Walled Gardens, and Forty-eight Acres in sundry detached Inclosures;
SITUATED
In the Parish of Harrow, about Seven Miles only from London,
LATE THE PROPERTY AND RESIDENCE OF
JOHN GRAY, ESQ. DECEASED;
WHICH
Will be Sold by Auction,

BY MR. CHRISTIE,

AT THE
AUCTION MART, BARTHOLOMEW LANE,
On THURSDAY, the 11th of JUNE, 1829,
IN ONE LOT.

The Mansion and Estate may be viewed only by Cards: printed Particulars may be had at the Office of Messrs. DAWES and CHATFIELD, Solicitors, Angel Court, Throgmorton Street; at the AUCTION MART, Bartholomew Lane; and of Mr. CHRISTIE, 8, King Street, St. James's Square.

Particulars.

THIS valuable and very desirable FREEHOLD ESTATE is situated in the *Parish of Harrow*, on a Road branching off from the High Road from London to Harrow; about seven Miles from Oxford-Street Turnpike, and about three Miles and a half from Harrow, being in the *County of Middlesex*.

The whole of the Property is FREEHOLD, and TYTHE-FREE;

But subject to the annual Payment of a Corn Rent (the amount of which is settled every Tenth year) of £47. 6s. 0½d. to the Dean and Chapter of Christ Church, Oxford, and to the Vicar of Harrow, in lieu of the half Tythes to which it had been originally subject.

The ENTRANCE to the PARK

Is at a Lodge, and a circuitous Drive leads to the north-west elevation of the Mansion, which is a regular and elegant stuccoed Building, almost re-built within the last fifteen Years by the late Proprietor, who then expended about £14,000 upon the same.

It contains, on the Ground Floor:—A Hall, entered at a small Doric Portico; the Door of mahogany, but painted and glazed with plate-glass. The Hall paved with Portland-stone, with small diamonds of black marble, and divided from the principal Staircase by a screen of Scagliola Columns and Pilasters, in imitation of Giallo marble;—to the right is a Gentleman's Study or Library, 16 ft. by 15 ft. 8; to the left a Dressing-Room, and a Water-Closet. A Flue from the Hall Stove conveys warm air to the adjoining Billiard-Room, across the back Staircase.

The Principal RANGE of APARTMENTS

On this Floor (behind the Hall) consists of a Dining-Room, having a separate Door of entrance by a Lobby from the Offices; at one extremity is an elliptic Recess for a Sideboard, the Bow-window forming a corresponding ellipsis at the other end; the extreme length 28 ft. 6 by 18 ft. 3, and 13 ft. high; the folding Sashes are of mahogany, glazed with plate-glass. Steam-pipes are laid from the Kitchen to the back of the Sideboard.

Adjoining to this is a Billiard-Room, 30 ft. by 15; the Walls tinted green, with a Niche for a Statue on each side of the Chimney-piece; the folding Sashes also of mahogany, with plate-glass.

Beyond is a Drawing-Room, 24 ft. by 17, including the bow, and 13 ft. high, with enriched cornice; the Walls embellished with gilt mouldings: It leads through folding Doors to a Saloon, 30 ft. 6 by 18 ft., and 13 ft. high, with statuary marble Chimney-piece; the Windows glazed with plate-glass. The whole of this elegant range of Apartments looks towards the open scenery of the Park, which presents a beautifully-wooded Landscape.

The principal Staircase is of stone, with iron Balustre, and mahogany Hand-rail.

On the First Floor are:—Two elegant bow-windowed principal Bed-chambers, one other Bed-chamber, two Dressing-Rooms, and Water-Closet; a Lady's Morning-Room, three Bed-chambers, and two Dressing-Rooms.

On the Second Floor:—Four Bed-Rooms, one of them with a Dressing-Room; a Store-Room, and Housemaid's Closets, and one large and one smaller Servants' Bedroom.

The ATTACHED OFFICES

Are:—Butler's Pantry, Housekeeper's Room, Larders, Servants' Hall, and two Men-Servants' Sleeping-rooms above; excellent Kitchen, Scullery, with brick Oven; outer and inner Wine-Cellar, with Catacombs; a large Coal-Cellar, extending under the Kitchen; an outer and three inner Beer-Cellars.

In a Court-Yard, are:—A Wash-house, with two Coppers, a Pump and Cistern, Laundry, a Dairy and Scalding-house, Brew-house, a Yard, with Fuel-sheds, &c. &c.

Adjoining is the Stable-Yard.—In this a Building, forming three sides of a square, contains Standings for five Carriages; three Stables, each containing three Stalls; a Four-Stall ditto, two Box-Stables, three Harness-Rooms, and a place for boiling food for Dogs; three Servants'-Rooms, and a large range of Lofts. Water is laid on in different parts of these Offices.

Concealed from the House by Plantations is a *Bailiff's House*, requiring some repair; and near it a *Farm-Yard*, with numerous Farm Buildings, weather-boarded and tiled: viz. Poultry and Fuel-house, Granary, Cow-house, Farm-house, Stables for twelve Horses, a two-bay Barn, Bullock-Sheds, Piggery, Cow and Cart Sheds, and Carpenter's Shop.

Above the Lawn, which rises before the Hall of Entrance, is

A Large BASIN of WATER,

which is conducted through pipes for the supply of the Offices; but the Dwelling is supplied with the finest Spring Water, from a Well, dug at great expense by the late Proprietor.

Under the shelter of the fine timber Trees in this part of the Grounds, is a well-constructed large Ice-House, fresh filled.

A Gardener's House adjoins to the Kitchen-Garden, surrounded by noble lofty Fruit Walls, well planted with Fruit Trees. The extent of the whole, including some Potagerie without the Wall, is about two Acres. It contains a Grapery, Pinery, Green-House, and a Peachery. A gravelled Walk of considerable extent skirts the fine Grove of Timber at the back of the Mansion, giving the enjoyment of shade in Summer, and shelter from wind in the later Months; and several detached and inclosed clumps of Timber and Plantations are intersected by Walks, which open occasionally to picturesque Scenery.

Near the Kitchen-Garden is a two-bay Thrashing Barn, with oak floor : behind which are a roomy Barn and Shed for Straw, and contiguous a Straw-Yard and thatched Shed for Cattle, communicating with two Paddocks.

The PARK,

A fine Demesne of two hundred and seventy-two Acres of productive Grass Land, including the Plantations, and a small piece of Ozier Bed, is intersected by the River Brent, which flows at a distance from, but within view *win mile* of the Mansion—affording a fine opportunity of making a sheet of Water at a small expense. The site of the Park is beautifully diversified by richly-wooded rising Grounds, which bound the view, and contribute a seclusion, such as is scarcely elsewhere to be enjoyed but at a considerable distance from the Metropolis.

The Contents within the Fence of the Park, are as follows:

<i>The Contents within the Fence of the Park, are as follows :</i>			
	A.	R.	P.
Park, hither side of the Brent	182	2	31
Plantations	21	1	20
Well Springs, beyond the Brent	44	1	3
Plantations	4	0	23
Horse Paddock	7	3	28
Ozier Ground	1	2	28
Behind the Lodge (Meadow)	3	3	37
Barn Field (Meadow)	5	2	33
	271	3	3

On the North of the Park Lodge is a FARM COTTAGE, behind which are three Cart-lodges, inclosed by folding wooden doors; and adjoining to it are a Nursery, and some small pieces of Grass Land, included in the above.

Detached from the above, on the border of the Estate, is a compact BRICK-BUILT DWELLING, on the Wembley Road-side, and inclosed by Palings from the Road; containing three Parlours, four Rooms on the First Floor, and three and a Closet above; a Kitchen and Servants' Hall, and Cellars underneath.

Detached Stabling for three Horses, a Coach-house, Wash-house, &c.; and a plot of Kitchen Garden, with a Fruit Wall, covered with excellent Fruit Trees.

Also, beyond the Road, the following Inclosures, all of which were laid down to Grass about two Years since, except a portion of the more distant Inclosure, which has been broken up, to be sown afresh with Seeds; *and are free from Tythe or Corn Rent.*

	A.	R.	P.
Allotment near the Road, Hand-Post Field	7	0	28
Ditto, Brick-House Field	4	1	38
Further ditto, Cross-Road Field	3	0	37
Ditto, Public-House Field	3	2	16
Ditto, Church Field	28	2	10
Cottages and Gardens	0	2	5
	47	2	14

Also three BRICK-BUILT COTTAGES, and two weather-boarded and tiled ditto, in the occupation of sundry Tenants.

Conditions of Sale.

- I. THE highest bidder to be the buyer, and if any dispute shall arise between two or more bidders, the Estate in dispute shall be put up for sale again.
- II. That no person offer less than £20 at each bidding, or be permitted to retract his bidding.
- III. That the Purchaser pay down immediately a deposit of £10 per cent. in part of his purchase money, and sign an agreement for the payment of the remainder on or before the 29th day of September next, from which time the Purchaser shall be entitled to the possession of the Mansion-house and Premises thereto belonging, and to the rents and profits of the Estate; but if, from any cause whatever, the purchase be not completed on the said 29th day of September, the Purchaser shall pay Interest (to be computed from that day) on the remainder of the purchase money, and also on the amount of the appraisement of the Fixtures, and valuation of the Timber and timber-like Trees, after the rate of £5 per cent. per annum, until the day of the completion of the purchase, without prejudice to the right reserved to the Vendors in the Seventh condition.
- IV. About sixty Acres of the Land, with the Messuages or Cottages and Buildings thereon, were formerly Copyhold, and were enfranchised in 1810, by Lord Northwick. A good title will be deduced to the Copyhold, down to the time of Enfranchisement, and the Purchaser is hereby precluded from requiring the Lord's Title previous to the Enfranchisement, or any Deed of Covenant for the production of the previous Freehold Title.
- V. The Vendors shall deliver an Abstract of their Title, at their own expense, and, subject to the last condition, deduce a good Title; and the Purchaser shall have a conveyance, at his own expense, on payment of the remainder of the Purchase Money, agreeably to the third condition; and if Assignments of any satisfied terms of years attendant upon the Inheritance, and any deduction of representation to such terms shall be required, the same shall be procured by and at the expense of the Purchaser; and the expense of all attested or other copies of Deeds relating to the Title, must also be procured by and at the expense of the Purchaser.
- VI. That if any mistake shall have been inadvertently committed in the description of the Premises, or of the Quantities of Land in this Particular, such error shall not vitiate the sale, but a compensation shall be made for the same by a reference to two competent judges, or their referee, who shall determine the amount of the allowance to be in that case made.
- VII. If the Purchaser or Purchasers shall fail to comply with these Conditions, the deposit money shall be forfeited to the Vendors, who shall be at liberty to re-sell the Estate by Public or Private Sale, and any deficiency or loss that may be sustained by the Sellers, on such re-sale, shall be made good by the defaulter at this sale; and it shall not be necessary for the Vendors previously to tender the Conveyance to the Purchaser at this Sale.
- VIII. The Purchaser is to pay for the Fixtures, in the Mansion and Offices, and Timber and timber-like Trees, down to one shilling per stick inclusive, the Pollards, and Underwood, as also for Ploughings, Dressings, Seeds, and Labour, upon the Lands under Tillage, and for the Crops, both of Hay and Grass, of the present year, at a fair Valuation.