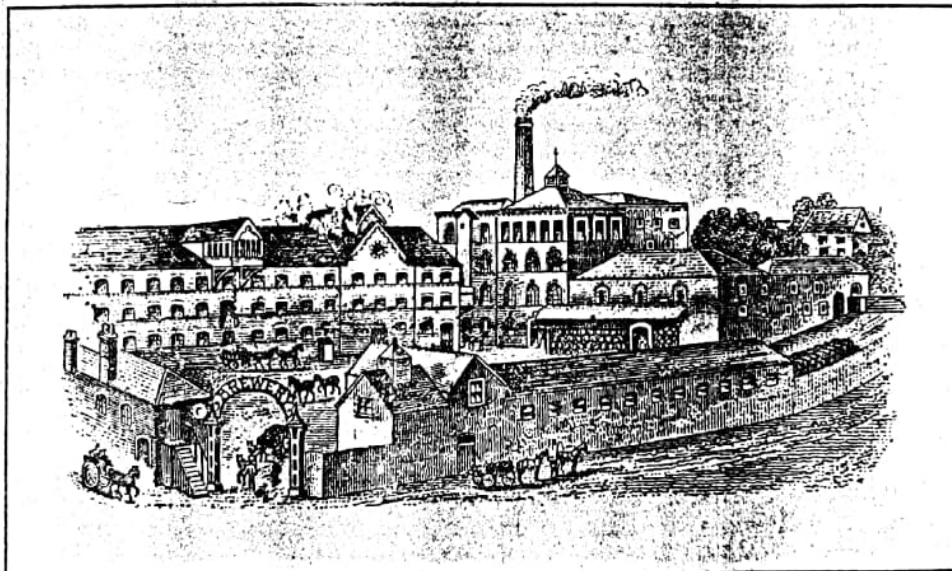


Gloucestershire and Herefordshire.

The Forest Steam Brewery

Mitcheldean, Glos.

*Together with Seventy-two Licensed Properties,
also Shops, Cottages, etc.*



To be Sold by Auction, at the Bell Hotel, Gloucester,
on Tuesday, 6th March, 1923, at 3 o'clock precisely
(unless disposed of privately).

Solicitors:

Messrs. YEARSLEY & WADESON,
Mitcheldean, Glos.

Auctioneers:

Messrs. FLEURET, ADAMS & HAXELL,
22, Bloomsbury Square, London, W.C.1.

Gloucestershire and Herefordshire.

PARTICULARS AND CONDITIONS OF SALE

OF THE

*Extremely Valuable FREEHOLD Brewery
Premises and Maltings*

KNOWN AS

The Forest Steam Brewery

MITCHELDEAN, GLOS.

TOGETHER WITH

72 Freehold Licensed Properties, also Cottages,
Shops, Land, Etc.

Which for over 30 years has been carried on by the Owner, Francis Wintle, Esq.,
(who is retiring owing to ill health), and previously by his father, who established
the Brewery some 60 years ago,

Together with the Brewery, Maltings and Fixed Plant, Machinery,
etc., which will be included in the Sale.

With one exception all the Properties are within a radius of 15 miles
from the Brewery, and Transport facilities are consequently easy.

The Valuable Properties are well placed, many in the centre of the
chief neighbouring Towns and Villages, viz.: Mitcheldean, Long-
hope, Cinderford, Littledean, Drybrook, Ruardean, Lydbrook,
Yorkley, Bream, Coleford, Lydney, Ross, Gloucester, etc.

WHICH WILL BE SOLD BY AUCTION BY MESSRS.

Fleuret, Adams & Haxell

AT THE BELL HOTEL, GLOUCESTER,

On Tuesday, the 6th day of March, 1923,

At THREE o'clock precisely (unless previously disposed of),

IN ONE LOT, AS A GOING CONCERN.

Printed Particulars and Conditions of Sale may be obtained from the Solicitors, Messrs.
YEARSLEY & WADESON, Mitcheldean; and from the Auctioneers' Offices; together with
the necessary Permits for Viewing.

Auction Offices: 22, BLOOMSBURY SQUARE, LONDON, W.C. 1.

REMARKS.

OWING to ill-health Mr. Francis Wintle, the Owner, is retiring from business, which he has most successfully carried on, and his father before him, for nearly Sixty Years.

The Sale, therefore, offers to Brewers an excellent opportunity of acquiring one of the best known concerns in the West. The Brewery and Maltings are up to date, and the Beer has an unrivalled reputation for many miles around, and in addition to the Tied Trade there is a considerable Free Trade which will be included in the Sale.

All the Properties are Freehold and let on Tenancies, many at Low Rents, whilst in a great number of cases large sums of money have been recently expended on the houses.

The Tenants are all Free for Bottled Beers, Wines, Spirits and Minerals, and this fact is important to the Brewer wishing to develop this valuable asset.

With one exception all the Properties are within a 15-mile radius of the Brewery (vide Map), thus facilitating the transport question and making them easy of supervision.

The very Valuable Fixed Plant and Machinery of the Brewery and Maltings will be included in the Sale, together with any Fixtures or Fittings at the respective houses as may belong to the Vendor.

N.B.—The Vendor, if desired, will lend Half the Purchase Price (exclusive of Valuations) for a period of five years at £5 per cent. per annum on terms to be arranged.

The Freehold Brewery Premises.

BREWING SIDE.

Boiler House.

Two 28ft. by 7ft. 6in. Lancashire Boilers by Danks & Co., complete with fittings to work at 80-lb. pressure.

At the rear of Boiler House, a Patent Water Softening Plant by Lassen-H. J. Ort, with 40-barrel Cast Iron Cold Liquor Tank supplying softened water to boilers.

Brick-built Coal Bunker to serve Boilers and Copper.

Copper.

100-Barrel Fire Copper fitted with powerful Auxiliary Steam Coil returning exhaust steam to Boiler through Pratt's Patent Trap.

Hop Back Room.

Containing 90-Barrel Circular Cast Iron Hop Back by Ramsdens, fitted with Gunmetal False Bottom and Hop Spargers.

Copper Wort Circulator.

Set of Fine Three-throw Wort Pumps by Ramsdens.

Engine Room.

Marshall's Patent Steam Engine of about 16 H.P.

8 H.P. Steam Engine by Adlams.

Paul's Patent Heater for Heating Brewing Liquor with exhaust steam from Engines.

Donkey Pump by Adlams for Pumping Brewing Liquor.

Worthington Air Compressor for raising liquor from Bore Hole and working Scott's Yeast Press.

Dynamo for working Electric Rousing Pump.

Fan for cooling Casks in Washing Shed.

Pump Room.

Set of Two-throw Deep Well Pumps.

Air Compressor, Tank, etc.

Copper Floor.

12-Barrel Cast Iron Underback fitted with Silent Heater.

Copper Wort Safe with four draw-off Cocks from Mash Tun.

(For Copper, see Boiler House.)

Mash Tun Room.

18-Quarter Cast Iron Mash Tun with Internal Rakes and Gunmetal False Bottom by Adlams, with Wood Cover in two parts with Counterpoise Weights.

Steele's Mashing Machine by Adlams.

Gauges for Tanks, etc.

Enclosure forming Brewer's Office and Laboratory.

Enclosure forming Sugar Store No. 1.

Tank Room No. 2.

60-Barrel Hot Liquor Back by Ramsdens.

40-Barrel Hot Liquor Back by Adlams. Both lagged and fitted with Silent Heaters.

40-Barrel Liquor Tank.

Enclosure of Circular Iron Grist Case with Mixer.

Mill Room.

Nalder Separating Malt Screen, with Dust Destructor.

Pair of Double Malt Rolls by Ramsden.

Malt Elevator.

(Malt is brought by Worm direct from Malt House and elevated to Mill Room. Screened and ground at one operation. Capacity about 12½ quarters per hour.)

Tank Room No. 1.

12-Barrel Hot Liquor Tank with Silent Heater.

40-Barrel Liquor Tank.

Circular Copper Dissolving Vessel, jacketed, capacity about four Barrels, by Adlams.

25-Barrel Cast Iron Dissolving Vessel fitted with Silent Heaters.

Sack Hoist commanding all floors.

FERMENTING SIDE OF BREWERY.

Tank Room.

Fitted with Cast Iron Cold Liquor Tank by Adlams, about 200 Barrels.

Cooling Room.

Cast Iron Cooler by Adlams, about 90 Barrels, with Copper Straining Sieve and Aerator.

The Room is fitted with Louvre Windows.

Refrigerator Room.

Fitted with 35-Barrel Refrigerator by Adlams.

Round Room.

Fitted with Four 100-Barrel Kauri Pine Fermenting Rounds with Attemperators, etc., and One 10-Barrel Copper-lined Fermenting Round.

Steam Heating Grids are fitted under each of the 100-Barrel Rounds.

Square Room.

Fitted with One Cedar Wood and Three Red Deal 100-Barrel Fermenting Squares with Attemperators, fitted for Hot and Cold Liquor with Copper Parachutes, Skimmers and Gear. Steam Heating Coils are fitted under Squares.

Outside this Room is a 60-Barrel Cast Iron Cold Liquor Tank for overflow from Attemperators. (The Squares and Rounds are of recent erection.)

Ground Floor.

Yeast Room fitted with Scott's Patent Yeast Skimming Plant with Press sufficiently large to deal with the whole of the Skimmings at one setting up.

Two Slate Yeast Backs on Piers.

Racking Room.

Morton's Patent Three-cock Portable Racker.

Finings Room.

Partitioned off from Racking Cellar.

Large Beer Cellar partly under ground.

Smaller Cellar adjoining, both fitted with Iron Rolling Ways.

Two Hop Stores over Cellar. Large and Roomy Carpenter's Shop. Cork and Shive Store, and Paper Room.

The Vat Room contains:—

One	about	165-Barrel	Vat.
Three	"	150	" "
One	"	48	" "
One	"	40	" "
One	"	32	" "
One	"	28	" "

Some of these Vats have not been in recent use.

N.B.—The Brewery obtains from a Deep Bore Well a Supply of Water for Boiler and other general purposes. Also a Supply from a Spring in Mill Meadow (other property of the Vendor), by means of a Hydraulic Ram and Pipes, a right to continue which will be granted to the Purchaser (see Special Conditions). In addition to this Brewing Liquor will be supplied through a meter into a Concrete Tank in Cannocks Malt House at 6d. per 1,000 gallons.

The Purchaser is to pay the annual sum of £25 for the right to take water from the Spring in Mill Meadow and for the right of drainage and maintaining sewage pipes as now existing on the Court Farm, other property of the Vendor.

The Brewery Premises are subject to a Tithe Rent Charge of £3 2s. 9d. per annum.

THE MALTINGS.

Ground Floor.

Furnace with King's Patent Heat Regulator.

Storage for Coal round Kiln.

Working Floor, fitted with Overhead Runway for Malt Baskets, and Doorway giving access to Barley Sweating Plant Furnace.

First Floor.

Two 25-Quarter Cast Iron Conical Self-emptying Barley Steeping Cisterns.

8 H.P. Steam Engine by Adlams worked with steam from Brewery Boiler.

Nalder Rotary Barley Screen with Fan, Half Corn Separators, etc., with set of Elevators delivering into Cisterns.

Small Power-driven Malt Mill for Country Trade.

Barley Bin, capacity about 400 bushels, feeding Bobby's Patent Sweating Machine, steam or fire heated, capacity about 32 to 40 bushels per hour, fitted with Large Fan.

Collecting Bin, about 200 bushel capacity, feeding Elevators with barley sprouts, delivering to First and Top Barley Floors.

There is good accommodation for Storage of Barley on this Floor.

(This Floor is connected to the Brewery by an enclosed Bridge.)

Second Floor.

Working Floor fitted with Overhead Runway and Baskets.

Hoist for lifting Grain from Ground Floor.

Bottom Kiln fitted with Bobby's Patent Malt turners.

(The Malt Bins lie on either side of Kiln and have a total capacity of about 2,000 Quarters.)

Third Floor.

Working Floor fitted with Overhead Runway and Baskets.

Hoist for lifting Grain from Second Floor.

Top Kiln fitted with Bobby's Patent Malt turners.

Fourth Floor.

Barley Store and Bins.

Hoist for unloading from Wagons in Yard.

YARD.

Loading-out Area paved with Granite Setts.

Cast Iron Grains Tank with Automatic Measurer delivering direct to carts.

Large Garage with two Inspection Pits enclosed by Two Pairs of Folding Doors, with Engineer's Shop adjacent.

Raised Cask Washing Area with MacCardle's 6-Nozzle Cask Washing Plant and 24 Drying Nozzles.

40-Barrel Cast Iron Cold Liquor Tank (lagged), to supply Malt House.

40-Barrel Cast Iron Hot Liquor Tank to supply Wash House.

Wood Enclosure of Sugar Room, No. 2, with door.

1,000-Gallon Bulk Storage Petrol Tank fitted with Gilbert & Bartness Measuring Pump.

All this part of the Yard is covered with Corrugated Iron on Steel and Iron Supports, and paved with Granite Setts or Blue Brick on edge.

Weighbridge to weigh 5 Tons.

Trap Shed.

Cannocks Maltings now containing Large Concrete Cold Liquor Tank supplying Brewing Liquor to Brewery.

Beer Store with Grain and General Stores over.

Stabling comprising Seven Stalls with Coach House or Motor Garage with Lofts over.

Open Cart Shed with Tiled Roof.

Cask Shed covered with Corrugated Iron Roof.

Brick-built Erection of Three W.C's. and Urinal.

Corrugated Iron and Timber-built Blacksmith's Shop.

The Modern Red brick-built Range of Offices comprising Private Office, General Office, Grains Office, approached by flight of stone steps from Brewery Yard. Stores under Offices.

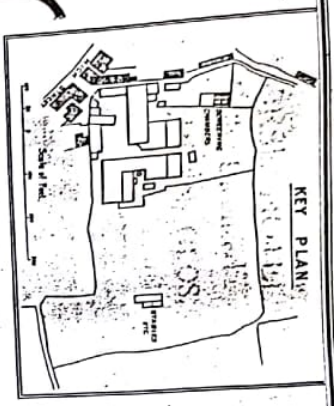
Newly-built Stabling in Meadow comprising Three Stalls, Loose Box, Lister's 6 H.P. Petrol Engine for driving Chaff Cutter, Chaff Cutter by Lister, Chaff Store, Large Loft over, and lean-to addition.

In Rear of the Brewery is a small Meadow with Entrance Gates from Side Road with Sheds and Stores.

N.B.—The Purchaser will be required to take by valuation in the usual way all the Loose Plant and the whole of the Casks, Jars, Bottles, Cases, Motor Lorries and Cars, Horses, Carts, Drays and other Rolling Stock, Harness, Office Furniture and Miscellaneous Effects belonging to the Vendor either upon the premises or at any of the tied or free houses or elsewhere, together with the stock of Malt, Barley, Hops, Beer, Stores, etc. Also all Book Debts, Rents and Outstanding Loans.

The Purchaser will in addition have the benefit of the trading of Three Licensed Clubs, Two Fully-Licensed Houses and One Beer House, of which the Vendor is Mortgagee of the premises, and will be required to pay on completion the amounts due on such mortgages the Total Principal of which is £6,950.

PUBLIC ROAD



"FOREST STEAM BREWERY"
& MALTINGS,
MITCHELL DEAN,
 Gloucestershire.
 For Sale by Auction
 at the "BELL HOTEL," GLOUCESTER,
 on Tuesday, March 6th 1923, at 3 pm,
 together with 12 Licensed Properties.

*N.B. This Plan is published
 for convenience only &
 its accuracy is in no way
 guaranteed.*

AN CDAYLL,
 Chief & Surveyor,
 ROSS-ON-WYVE.

FLURET, ADAMS & HAXELL
 Auctioneers & Surveyors,
 22, Abchurch Lane, London, E.C. 4.

Particulars of Licensed Premises, etc.

1.

THE WHITE HORSE HOTEL, Freehold and Fully Licensed MITCHELDEAN, GLOS.

Occupying an important Position for Business within a few yards of the Brewery. The Premises are built of Stone with Slate Roof, and comprise:—

SECOND FLOOR—Two Attic Bed Rooms.

ON HALF-LANDING—Two Bed Rooms.

FIRST FLOOR:—Four Bed Rooms, Sitting Room, W.C.

ON HALF-LANDING:—Two Bed Rooms.

GROUND FLOOR:—Hotel Entrance, Serving Bar, and Smoke Room, Commercial Room, Private Sitting Room, Tap Room, with Entrance from Yard, Kitchen, Cellarage, etc.

IN REAR:—Approached by Gateway from Main Road, Stone-built Coach-house, or Garage, Small Room adjoining, Stabling for two, Wash-house, Coal House, Bottle Store, etc. Range of Stone-built Stabling with slate roof for 10 horses, Small Coach-house, Lofts over and Granary approached by Flight of Stone Steps. Pigs Cot, Public W.C. and Urinal, Large Kitchen Garden, Timber and Corrugated-iron Roof construction of Skittle Alley.

The Property is of Freehold Tenure and let to Mr. Harry Preece, on Quarterly Tenancy, at the low Rent of

Per £40 Ann.

This Property is subject to a Chief Rent of 2s. per Annum, payable to the Lord of the Manor. Compensation Charge, £6.

2.

THE RED LION, Freehold and Fully Licensed MITCHELDEAN, GLOS.

Situate on the main road within a few yards of the Brewery. The Building, which is of Brick and Stone, comprises:—

FIRST FLOOR:—Five Living Rooms, Store Room, etc,

GROUND FLOOR:—Serving Bar, Small Bar, Tap Room, Two Beer Stores, Pot House, Private Sitting Room.

IN REAR:—Yard with entrance from main road, Coach-house, with Two rooms over, Harness Room, Stabling for five with Loft Over, Open Cart-Shed, Public Urinal, Two Brick-built W.C's. Small Vegetable Garden.

The Property is of Freehold Tenure and let to Mr. O. T. B. Haines, a tenant of about 10 years' standing, on Quarterly Tenancy at the low Rent of

Per £24 Ann.

Apart from its Licence Value this Property occupies an Important Site with a Frontage of about 60ft. to the main road.

Compensation Charge, £3.

3.

THE GREYHOUND, Freehold and Fully Licensed MITCHELDEAN, GLOS.

Occupying an Important Position for Business, the Building which is Stone-built with Slate Roof, comprises:—

SECOND FLOOR:—Attics.

FIRST FLOOR:—Three Bed Rooms, Two Store Rooms.

GROUND FLOOR:—Serving Bar, Private ditto, Tap Room, Sitting Room, Kitchen, etc.

Unused cellar in Basement.

IN REAR:—Yard with entrance from Platts Row, Pot House, Coal and Lumber Store, Large Room over, Public Urinal and Two W.C's.

A Strip of Vegetable Garden opposite is held with this Property and in occupation of the Tenant.

The Property is of Freehold Tenure and let to Mr. G. E. Cox, a tenant of three years' standing, on Quarterly Tenancy at the low Rent of

Per £30 Ann.

This Property is subject to a Chief Rent of 6s. 11d. per Annum, payable to the Lord of the Manor. Compensation Charge, £3.

4.

THE GEORGE HOTEL, Freehold and Fully Licensed MITCHELDEAN, GLOS.

This Well-known Establishment occupies a commanding position, is Stone-built, and comprises:—

THIRD FLOOR:—Attics (not used).

SECOND FLOOR:—Two Large and Two Smaller Rooms.

FIRST FLOOR:—One Large and Two Smaller Rooms, Large Dining Room with entrance from road, Store Room, and W.C.

GROUND FLOOR:—Serving Bar, Bar Parlour, Smoke Room, Ditto, Public Bar, Kitchen, Beer Store, and Wine Cellar.

OUT BUILDINGS COMPRISE:—Large Club Room, Pot House, Two Store Rooms, Loose Box, Skittle Alley, Two Coach Houses, Stabling for nine horses, Two Lofts over, Ditto Brick-built Stabling for four, Pig Cot, etc.

An Orchard and Outbuildings is included in this Holding, which is let on Two Rents, The Total Area in all being about Two Acres.

The whole of the Property is of Freehold Tenure and let to Mrs. Baynham, a tenant of about six years' standing, on Quarterly Tenancy, at total Rents of

Per £40 Ann.

This Property is subject to a Chief Rent of 26s. 6d. per Annum, payable to the Lord of the Manor.

Tithe Rent Charge 5s. 3d. per annum. Compensation Charge, £6.

N.B.—Renovations are now in progress.

5.

THE LAMB, Freehold and Fully Licensed MITCHELDEAN, GLOS.

Well situated to command a Good-class Trade, the Premises are of Stone with Slate Roof, and comprise :—

FIRST FLOOR :—Four Bed Rooms, Two Store Rooms.

GROUND FLOOR :—Serving Bar, Bar Parlour, Private Sitting Room, Kitchen and Beer Store.

IN REAR :—Small Yard, Private W.C., Public Urinal, Wash-house, Coal Store, Stabling for one, with Loft over, and Strip of Vegetable Garden.

The Property is of Freehold Tenure and let to Mr. Oliver Hail, on Quarterly Tenancy, at the Reduced Rent of

Per £18 Ann.

Tithe Rent Charge, 1s. 8d. per Annum. Compensation Charge, £3.

6.

THE POINT INN, Freehold and Fully Licensed PLUMP HILL, near MITCHELDEAN, GLOS.

Situate about one mile from the town on very high ground, and commanding Magnificent Views over the Severn Valley. The Premises are substantially built with Rough Cast Front and Slate Roof, and comprise :—

FIRST FLOOR :—Four Bed Rooms, Sitting Room, Store Room, Large Club Room.

GROUND FLOOR :—Bar, Smoke Room, Ditto, Sitting Room, Kitchen, Outside ditto, Two Beer Stores, Coal and other Stores, Coach-house, Small Yard with Well.

OUTSIDE :—Two-stall Stable, Pig Cots, Urinal, etc.

IN REAR :—Good Garden and Meadow, in all about Two Acres.

The Property is of Freehold Tenure and let to Mrs. Mary Grimshaw a tenant of about 27 years' standing, on quarterly Tenancy, at total Rents of

Per £32 Ann.

Compensation Charge, £6.

7.

THE RAILWAY INN, Freehold and Fully Licensed NAILBRIDGE, GLOS.

Situate about 2 miles from the Brewery and occupying a commanding position at the junction of four cross roads. The Premises are built of Stone and Rough Cast with Slate Roof and comprise :—

FIRST FLOOR :—Four Bed Rooms.

GROUND FLOOR :—Bar, Tap Room, Smoke Room, Sitting Room, Kitchen, Beer Store.

OUTSIDE :—Yard, Pot House, Coach-house, Two-stall Stable, Pig Cot, Coal Shed, Two W.C.'s., and Strip of Flower Garden.

The Property is of Freehold Tenure, and let to Mr. Richard Read, a tenant of over 10 years' standing, on Quarterly Tenancy at the Rental of

Per £40 Ann.

This Rent includes Two Cottages adjoining, which are Sub-let by the tenant at total inclusive Rents of £18 4s. per annum.

Compensation Charge, £6.

8.

THE BRIDGE HOUSE, Freehold Beer House NAILBRIDGE, GLOS.

Situate about 2 miles from the Brewery and opposite Nailbridge Halt Station. The Premises are of Brick and Stone construction and comprise:—

FIRST FLOOR:—Four Bed Rooms, Flour Store.

GROUND FLOOR:—Shop, Two Sitting Rooms, Kitchen, Large Bakehouse with Oven.

AT SIDE:—Loose Box, Motor Shed, W.C., and Coal Store.

IN REAR:—Small Yard, with Brick Out-building.

IN BASEMENT:—Beer Store.

The Property is of Freehold Tenure, and let to Mr. Joseph Bowers, a tenant of about 19 years' standing, on Quarterly Tenancy at

Per £40 Ann.

N.B.—There is only a Six-days' Licence attached to this, and in addition to the Beer trade the Tenant carries on an extensive business as a Baker and Grocer. Compensation Charge, £6.

9.

THE NEW INN, Freehold and Fully Licensed DRYBROOK, GLOS.

Situate about 2 miles from the Brewery, built of Stone with Rough Cast, and Slate Roof, and comprises:—

FIRST FLOOR:—Club Room, Five other Rooms.

GROUND FLOOR:—Serving Bar, Tap Room, Sitting Room, Beer Store, Kitchen, Pot House, etc.

IN REAR AND AT SIDE:—Stone erection of Coach-house with tile roof, Stabling for three, Loft over, Closet, Public Urinal, Stone erection of Stabling, and Brick Pig Cots, situate at other side of the house is a small Meadow and Garden.

The Property is of Freehold Tenure, and let to Mr. A. T. Brain, a tenant of about 13 years' standing, on Quarterly Tenancy, at the Reduced Rent of

Per £25 Ann.

Land Tax, 2s. per Annum. Compensation Charge, £4.

10.

THE TRUE HEART, Freehold Beer House DRYBROOK, GLOS.

Situate about 2 miles from the Brewery and occupying an important position at cross roads. The premises are Stone with Rough Cast, and comprise:—

FIRST FLOOR:—Four Bed Rooms, Club Room.

GROUND FLOOR:—Serving Bar, Tap Room, Sitting Room, Kitchen, Larder, Beer Store, Pot House, etc.

OUTSIDE:—Yard with pair of folding gates, Private W.C., Public Ditto, Urinal, Pig Cot, Wood Store.

The Property is of Freehold Tenure, and let to Mr. W. J. Morgan, a tenant of over 15 years' standing, on Quarterly Tenancy, at the Reduced Rental of

Per £20 Ann.

Compensation Charge, £3.

11.

THE ROYAL OAK, Freehold and Fully Licensed DRYBROOK, GLOS.

Well placed to command a good business. The Premises are built of Stone and Rough Cast with Slate roof, and comprise :—

FIRST FLOOR :—Four Bed Rooms.

GROUND FLOOR :—Bar, Tap Room, Smoke Room, Private Sitting Room, Beer Store, Store Room, Pot House.

OUTSIDE :—Yard with pair of Folding Gates, Public Urinal, Coal Store, W.C., Brick-built Blacksmith's Shop, with Shoeing House, and small Garden.

The Property is of Freehold Tenure and let to Mr. William Heaven, a tenant of about 14 years' standing, on Quarterly Tenancy at the Reduced Rent of

Per £28 Ann.

Compensation Charge, £6.

12.

THE OLD ENGINE, Freehold and Fully Licensed STEAM MILLS, CINDERFORD, GLOS.

Well placed to command a steady trade within about 2½ miles from the Brewery. A Substantial Stone Building and Rough Cast, comprising :—

FIRST FLOOR :—Three Living Rooms.

ON-HALF LANDING :—Two other Ditto.

GROUND FLOOR :—Serving Bar, Large Public Ditto, Smoke Room, Kitchen, Sitting Room, and covered in yard with Pot House, W.C., etc.

IN REAR :—Coach-house, Stabling for four with Loft over, good open yard, closet and Urinal Nice Strip of Garden.

BASEMENT :—Cellarage for Beers, Wines and Spirits.

The Property is of Freehold Tenure and let to Mr. Thomas James, a tenant of over two years' standing (previously 10 years), on Quarterly Tenancy at the Reduced Rent of

Per £35 Ann.

Compensation Charge, £6.

13.

THE MITRE INN, Freehold Beer House STEAM MILLS, CINDERFORD, GLOS.

Well placed to command Local and Passing Trade, substantial Stone Building, comprising:—

FIRST FLOOR:—Six Rooms, Lumber Ditto.

GROUND FLOOR:—Serving Bar, Public Ditto, Smoke Room, Kitchen, Smaller Ditto, Club Room.
Pot House, W.C.

IN REAR:—Public Urinal and Closet, Cellarage in Basement.

The Property is of Freehold Tenure and let to Mr. W. G. Payne, on Quarterly Tenancy at the Reduced Rent of

Per £35 Ann.

Compensation Charge, £6.

14.

THE UPPER BILSON INN, Freehold and Fully Licensed UPPER BILSON, CINDERFORD, GLOS.

Substantial Stone Building, with Rough Cast, comprising:—

FIRST FLOOR:—Three Bedrooms.

GROUND FLOOR:—Bar, Tap Room, Sitting Room, Kitchen, Two Beer Stores, Pot House, Large Club Room, Large Store Room (formerly a Skittle Alley), Two Large Store Rooms over kitchen.

OUTSIDE:—Large Yard, Public Urinal, Closet, Stone erection of Stabling, Timber erection of Pig Cots, nice Vegetable Garden at side and in rear.

The Property is of Freehold Tenure and let to Mr. Sidney Hale, a tenant of nine years' standing, on Quarterly Tenancy, at the Reduced split Rent of

Per £45 Ann.

Compensation Charge, £6.

15.

THE GLOBE, Freehold and Fully Licensed CINDERFORD, GLOS.

The Premises are built of Stone and Rough Cast, and comprise:—

FIRST FLOOR:—Six Rooms.

GROUND FLOOR:—Bar, Private Ditto, Smoke Room, Kitchen, etc.

OUTSIDE:—Small Yard, Coal Store, Two W.C's, Coach-house, Stabling for three, with good Club Room over, Public Urinal.

In Rear of these Premises is a Large Garden, divided into four, but with no fixed boundaries, which is used by the tenant of the Globe, and the three tenants of the Cottages adjoining.

In this Ground is a Brick-built Stable, Coach-house, Two W.C's, Wash-house and Pig Cots.

The Property is of Freehold Tenure and let to Mr. T. J. Knight on Quarterly Tenancy at

Per £50 Ann.

Compensation Charge, £6.

Three Cottages adjoining this Property are let separately by The Brewery, on Weekly Rentals amounting to

Per £26 Ann.

Landlord Paying Rates.

16.

THE ROYAL UNION, Freehold and Fully Licensed CINDERFORD, GLOS.

Well placed in the centre of the town to command a Good-class Trade, together with TWO SHOPS adjoining. The Premises are built of Stone with Rough Cast, and comprise:—

FIRST FLOOR:—Four Bed Rooms, Box Room.

GROUND FLOOR:—Serving Bar, Public Ditto, Three Smoke Rooms, Large Club Room, Kitchen, Larder, Scullery, etc.

IN REAR:—W.C., Tiled Urinal, Coal Shed, Pot House, W.C., etc. Stabling and Coach-house. Side Entrance to Yard enclosed by Pair of Folding Gates.

BASEMENT:—Good Cellarage.

The Public House is let to Mr. W. J. Jones on Quarterly Tenancy, at the Reduced Rent of

Per £50 Ann.

Compensation Charge, £10.

Adjoining these premises is a LOCK-UP SHOP, which is let by the Brewery separately, to Mr. Fred Brain, on Quarterly Tenancy, at

Per £18 Ann.

the owner paying Poor Rate, Water Rate, and doing Repairs.

Also the RESIDENCE AND SHOP let to the Misses Hale, at

Per £24 Ann.

payable Quarterly, the tenant paying Rates, and Landlord doing Repairs.

17.

THE SWAN HOTEL, Freehold and Fully Licensed CINDERFORD, GLOS.

Well placed at the top of the town to command a Good Commercial and other Trade. The Premises are Brick-built and Rough Cast, and comprise:—

FIRST FLOOR:—Ten Bedrooms, Commercial Room, Bath Room (h. & c.), W.C., Store Room, Large Club Room, Ante Ditto.

GROUND FLOOR:—Bar, Private Ditto, Ladies' Room, Two Smoke Rooms, Kitchen, Scullery and Pantry.

IN REAR:—Excellent Yard with Pair of Folding Gates, Bottled Beer Store, Coal House, Stabling for six, Loft, Garage for three, W.C., and Public Urinal.

The Property is of Freehold Tenure and let to Mr. C. H. Pearce on Quarterly Tenancy at

Per £72 Ann.

Compensation Charge, £15.

Adjoining these Premises is a LOCK-UP SHOP in the occupation of the Eastdean Parish Council, let by the Brewery separately, on a five years' Lease, expiring February 2nd, 1927, at

Per £18 Ann.

the Owner doing external Repairs.

Also SHOP in the occupation of The Cinderford Co-Operative Society, Limited, at

Per £15 Ann.

payable Half-yearly, Owner doing external Repairs.

Also a COTTAGE adjoining let to Mr. H. H. Adams at an inclusive Rental of

Per £7 16s. Ann.

18.

THE LAMB, Freehold Beer House COMMERCIAL STREET, CINDERFORD, GLOS.

Substantial Stone-built Premises, with Rough Cast Sides, comprising:—

FIRST FLOOR:—Three Bed Rooms, Club Room.

GROUND FLOOR:—Service Bar, Smoke Room, Beer Store, Kitchen, and Small Room.

IN REAR:—Yard with Roll-way for casks, Wash-house, Closet, Public Urinal, Long Strip of Garden.

The Property is of Freehold Tenure and let to Mr. H. H. Stephens, a tenant of 13 years' standing, on Quarterly Tenancy, at the Reduced Rent of

Per £30 Ann.

Compensation Charge, £6.

19.

Freehold Off Licence 7, COMMERCIAL STREET, CINDERFORD, GLOS.

Brick and Stone Building, comprising:—

FIRST FLOOR:—Three Bed Rooms.

GROUND FLOOR:—Shop, Living Room, Pot House, Yard, Coal Shed, W.C., and good Store Room.

IN REAR:—Nice Garden.

The Property is of Freehold tenure and let to Mr. John Gough on Quarterly Tenancy, at the Rent of

Per £24 Ann.

who also carries on the business of a Confectioner.

20.

THE KING'S HEAD, Freehold Beer House CINDERFORD, GLOS.

Occupying a good corner position for business. The Premises are Brick-built, and Rough Cast sides, comprising:—

FIRST FLOOR:—Three Bed Rooms, Club Room.

GROUND FLOOR:—Bar, Two Smoke Rooms, Sitting Room, Kitchen, Larder, etc.

IN REAR:—Small Yard, W.C., Store Shed, Coal Store, and Small Stable, Public W.C. and Urinal, Small Strip of Garden at Side.

The Property is of Freehold Tenure and let to Mr. H. E. Harris, a tenant of 17 years' standing, on Quarterly Tenancy at

Per £35 Ann.

N.B.—This Rent includes a Brick-built Cottage adjoining, which is sub-let by the tenant at 4s. 6d. per week inclusive. Compensation Charge, £4.

21.

THE RED LION, Freehold Beer House FLAXLEY STREET, CINDERFORD, GLOS.

Nicely placed to command a thriving trade. The premises are Stone Built, and comprise :—

FIRST FLOOR :—Four Rooms, Club Room.

GROUND FLOOR :—Bar, Tap Room, Smoke Room, Kitchen, Sitting Room, Larder, etc.

OUTSIDE :—Wash-house, W.C., Public Ditto, Urinal, Stone erection of Stabling, with entrance from Flaxley Lane, Brick Pig Cot, and nice Strip of Garden.

The Property is of Freehold Tenure and let to Mr. S. J. Leighton, a tenant of about four years' standing on Quarterly Tenancy, at the reduced Rent of

Per £35 Ann.

Compensation Charge, £6.

22.

Freehold Off License CHURCH ROAD, CINDERFORD, GLOS.

Nice Double-fronted Shop, Stone Built, and comprising :—

FIRST FLOOR :—Three Bed Rooms, Store Room.

GROUND FLOOR :—Shop, Living Room, Kitchen, Wash-house, etc., Beer Store, W.C.

IN REAR :—Large Strip of Garden.

The Property is of Freehold Tenure and let to Mr. S. Simmonds, on Quarterly Tenancy at

Per £35 Ann.

which includes Cottage and Garden in rear now Sub-let by the tenant to Mr. W. S. Burrows, a tenant of 19 years' standing, at £8 8s. per annum inclusive.

23.

THE MOUNT PLEASANT, Freehold and Fully Licensed CINDERFORD, GLOS.

Very well situate on High ground to command a fine view of surrounding country. The premises are Stone and Rough Cast, and comprise :—

FIRST FLOOR :—Five Bed Rooms, Box Room.

GROUND FLOOR :—Serving Bar, Smoke Room, Sitting Room, Beer Store, Kitchen.

OUTSIDE PREMISES comprise :—Old Range of Stabling, Two Pig Cots, Urinal, Closet, small Strip of Garden.

The Property is of Freehold Tenure and in the occupation of Mr. John Griffiths, whose family have had possession over 14 years, on Quarterly Tenancy at

Per £40 Ann.

This Rent includes Two Cottages adjoining, which are sub-let by the tenant producing total inclusive Rents of £16 per annum.

Compensation Charge, £4.

24.

**THE ROYAL OAK, Freehold and Fully
Licensed
LITTLEDEAN HILL, CINDERFORD, GLOS.**

Well placed to command a Good-Class Trade. The Premises are Stone Built and comprise:—

FIRST FLOOR:—Four Living Rooms, Club Room.

GROUND FLOOR:—Bar, Tap Room, Smoke Room, Beer Store, Kitchen, Pot House, Wine Store, Closet, Urinal.

AT SIDE:—Yard with pair of Folding Gates, Vegetable Garden, Pig Cot, Closet.

IN REAR:—A Meadow of roughly about Three Acres, and Rough Range of Stabling.

The Property is of Freehold Tenure and let to Mr. William Jones, a tenant of about 10 years' standing, on Quarterly Tenancy at

Per £45 Ann.

This Rent includes Cottage adjoining, which is sub-let by the tenant to Mr. J. Baldwin, at an inclusive Rental of £9 per annum.

The drain from the Inn discharges into Tank in Meadow on opposite side of road. The Brewery paying tenant of Meadow £1 per Annum for Cleaning out Tank.

Tithe Rent Charge, 20s. 4d. per Annum. Compensation Charge, £3.

25.

**THE BRIDGE INN, Freehold and Fully
Licensed
VALLEY ROAD, CINDERFORD, GLOS.**

Imposing Stone Building with tile roof, situate at main junction of roads leading to Newnham and Speech House and comprise:—

FIRST FLOOR:—Five Bed Rooms, fitted Bath Room with Lavatory (h. and c.), W.C. and Store Room.

GROUND FLOOR:—Serving Bar, Tap Room, Smoke Room, Sitting Room, Kitchen, Larder, Pot House, Closet, Urinal.

BASEMENT:—Cellarage for Beers, Wines and Spirits.

OUT-BUILDINGS AT SIDE:—Stabling for two, Loft, Coal Stores, Fowl House, etc.

The Property is of Freehold Tenure and let to Mr. E. J. Birt, a tenant of about three years' standing, on Quarterly Tenancy at the Reduced Rent of

Per £50 Ann.

Compensation Charge, £10.

OUT-BUILDINGS opposite included in this Holding comprise:—Timber erection of Two Coach-houses, Two Pig Cots, Brick and Stone Stabling for two with Loft over, small Piece of Vegetable Garden and Closet.

The Rent also includes a PLOT OF LAND AT RUSPIDGE, which is Sub-let by the tenant to a Mr. F. Cooper at £3 10s. per annum.

N.B.—This is believed to be the nearest Licensed Premises to the Lightmoor Pit, where over 500 men are employed.

26.

THE FORGE HAMMER, Freehold and Fully
Licensed
VICTORIA ROAD, CINDERFORD, GLOS.

Well placed to command a Good Trade. The Premises are Stone Built with Rough Cast, and comprise :—

FIRST FLOOR :—Five Bed Rooms, Club Room, Ante-Room and Two Store Rooms.

GROUND FLOOR :—Serving Bar, Private Ditto, Smoke Room, Two Sitting Rooms, Kitchen, Store Room, Two Pot Houses, Telephone Room.

AT SIDE :—Small Stable Yard with Brick-built Range of Stabling for two, Coach-house, Harness Room, Urinal and Closet.

The Property is of Freehold Tenure and let to Mr. William Leighton, a tenant of about 26 years' standing, on Quarterly Tenancy, at the low Rent of

Per £40 Ann.

N.B.—Part of the Stabling, Garage and Greenhouse on these premises are claimed as the Property of the Tenant.

Compensation Charge, £10.

27.

THE RAILWAY HOTEL, Freehold and Fully
Licensed
CINDERFORD, GLOS.

Modern Stone-built Premises outside Station, placed to command a Large and Independent Trade, comprising :—

FIRST FLOOR :—Five Bed Rooms.

HALF-LANDING :—Bed Room, Bath Room and Lavatory (h. and c.) and W.C.

GROUND FLOOR :—Serving Bar, Private Ditto, Smoke Room, Commercial Room, Kitchen, Larder, Wash-house, W.C. and Store Room.

IN THE BASEMENT :—Cellarage for Beers, Wines and Spirits.

IN REAR :—Excellent yard approached by pair of Folding Gates, W.C., Urinal and small Plot of ground.

BRICK-BUILT OUT-BUILDINGS consist of :—Garage for two, Stabling for four, Saddle Room, Two Pig Cots, &c.

The Property is of Freehold Tenure and let to Mr. Isaac Herbert, a tenant of about 10 years' standing, on Quarterly Tenancy at the Reduced Rent of

Per £75 Ann.

Compensation Charge, £15.

34.

THE RAILWAY HOTEL, Freehold and Fully Licensed LEA, HEREFORDSHIRE

The Property occupies a Good Position for Business outside Mitcheldean Road Station, on the main Mitcheldean-Ross Road. The Premises are Brick-built and comprise:—

FIRST FLOOR:—Four Bed Rooms, Box Room.

GROUND FLOOR:—Bar, Smoke Room, Two Sitting Rooms, Kitchen, etc.

IN REAR:—Outhouse, partly brick and stone, consisting of Beer Store, Wine Cellar, Barn, Wash-house, Store Rooms, etc., Two Closets, Urinal, Pig Cots, &c., Stabling for four with Loft over, Good Garden and Approach. The whole extending to an Area of over 3 acres.

The Premises are of Freehold Tenure, and let to Mr. James Hawker, a tenant of about fifteen years' standing, on Quarterly Tenancy at

Per £50 Ann.

Tithe Rent Charge, 24s. 6d. per Annum. Land Tax, 27s. 6d. per Annum. Compensation Charge, £3.

35.

THE WESTON CROSS INN, Freehold and Fully Licensed WESTON UNDER PENYARD, HEREFORDSHIRE

Occupying a Good Corner Position at junction of roads, and on main road within two miles of Ross. The Premises are Stone-built and comprise:—

FIRST FLOOR:—Four Bed Rooms, Club Room, Spirit Room.

GROUND FLOOR:—Bar, Tap Room, Smoke Room, Private Sitting Room, Kitchen, Pantry, Urinal, and Cellarage in Basement.

IN REAR:—Brick and Stone OUTBUILDINGS, consisting of Coach House, Stabling, &c., with Loft over, Closet, nice Garden, small Meadow, in all about One Acre.

The Property is of Freehold Tenure, and let to Mr. William Andrews, whose family have had possession some 40 years, on Quarterly Tenancy at the Rent of

Per £72 Ann.

Included in this Holding are FOUR COTTAGES adjoining, which are Sub-let by the tenant at an Inclusive Rental amounting to £28 12s. per annum.

The Brewery pay £5 per Annum for a supply of Water to the Inn and Cottages.

Land Tax, 25s. per Annum. Compensation Charge, £3.

36.

THE GEORGE HOTEL, Freehold and Fully Licensed ROSS, HEREFORDSHIRE

Occupying a Main Corner Position at the junction of Gloucester Road and High Street, in the centre of this busy town. The Premises are Stone-built, and comprise:—

SECOND FLOOR:—Four Bed Rooms, and Store Cupboard.

FIRST FLOOR:—Three Bed Rooms, Sitting Room, Club Room, Ante-Room, Bath Room (h. & c.), W.C.

GROUND FLOOR:—Bar, Smoke Room, Ladies' Room, Sitting Room, Commercial Room, Kitchen, Larder, Closet, Lavatory and W.C.

BASEMENT:—Cellarage for Beers, Wines and Spirits.

IN REAR:—Excellent Yard with Brick-built Stabling for 11, Large Coach House with Loft over, Coal House, Ostlers Room, W.C., and Urinal, Two Timber-erected Sheds with Corrugated Iron Roof.

The Property is of Freehold Tenure, and let to Mr. J. J. O'Brien, a tenant of about five years' standing, on Quarterly Tenancy at

Per £70 Ann.

Land Tax, 20s. 10d. per Annum. Compensation Charge, £7 10s.

No. 14, HIGH STREET, ROSS, adjoining, with Shop, is let by the Brewery to Mr. J. Metcalfe at

Per £20 Ann.

payable Quarterly, the tenant paying Rates and Taxes.

37.

THE HARP, Freehold Beer House ALTON STREET, ROSS, HEREFORDSHIRE

Well placed to command a thriving trade. The Premises are Brick-built and Rough Cast, and comprise:—

FIRST FLOOR:—Three Bed Rooms.

GROUND FLOOR:—Bar, Smoke Room, Sitting Room, Kitchen, Pantry, etc.

BASEMENT:—Cellarage.

IN REAR:—Small Yard, W.C. and Urinal.

The Property is of Freehold Tenure, and let to Mr. E. L. Lloyd, on Quarterly Tenancy, at the low Rental of

Per £24 Ann.

Land Tax, 4s. 7d. per Annum. Compensation Charge, £1 10s.

Adjoining the above is No. 4, ALTON STREET, ROSS, known as Harp Cottage, now in occupation of Mr. Thomas Welsh, and let to him by the Brewery at a Weekly Inclusive Rental producing

Per £13 Ann.

The Landlord paying Rates and Taxes.

38.

THE PRINCE OF WALES, Freehold and Fully Licensed ROSS, HEREFORDSHIRE

Well situate in the Residential Quarter, occupying a good position at junction of two roads. The Premises are Stone-built, and comprise:—

FIRST FLOOR:—Six Bed Rooms, Bath Room, and Lavatory (h. & c.), W.C.

GROUND FLOOR:—Bar, Public and Private ditto, Two Smoke Rooms, Dining Room, Beer Store, Kitchen, Scullery, Store Room, Wash-house with Room over. Yard with Side Entrance.

AT SIDE:—Old Stabling, Store House, and a Small Detached Piece of Ground.

The Property is of Freehold Tenure, let to Mrs. S. A. Bullock, a tenant of about six years' standing, on Quarterly Tenancy at the low Rent of

Per £30 Ann.
Compensation Charge, £3.

39.

THE VINE TREE INN, Freehold and Fully Licensed WALFORD ROAD, ROSS, HEREFORDSHIRE

Occupying a Good Position for Business. The Premises are of Stone and Rough Cast, and comprise:—

SECOND FLOOR:—Two Bed Rooms, Lumber ditto.

FIRST FLOOR:—Four Bed Rooms.

GROUND FLOOR:—Bar, Smoke Room, Kitchen, Beer Store, Back Kitchen, etc., with Cellarage in Basement.

OUT BUILDINGS, IN REAR:—Consist of Stabling, Cart Shed, Lofts, Large Barn, Pig Cot, Wash-house, Store Sheds and Closet, etc.

Good Garden, One Meadow and One Orchard, in all about Six acres.

The Property is of Freehold Tenure, and let to Mr. B. Beard, a tenant of about seven years' standing, on Quarterly Tenancy at the Rental of

Per £47 Ann.

Tithe Rent, 51s. 6d. per Annum. Land Tax, 5s. 9d. per Annum. Compensation Charge, £1 10s.

40.

THE GREEN DRAGON, Freehold and Fully Licensed

BROOKEND, ROSS, HEREFORDSHIRE

Occupying a Good Position for Business in this busy thoroughfare. The Premises are Stone-built and comprise:—

SECOND FLOOR:—Attics.

FIRST FLOOR:—Three Bed Rooms, Store Room, Sitting Room.

GROUND FLOOR:—Bar, Smoke Room, Club Room, Kitchen, Scullery, Beer Store, Front Shop, Small Conservatory, W.C., and Pot House.

IN REAR:—Small Yard with Timber erection of Skittle Alley, Cart Shed, Urinal, W.C., Coal Store, and Stone-built Stabling for four, with Loft over.

The Property is of Freehold tenure, and let to Mr. William James, on Quarterly Tenancy, at

Per £30 Ann.

Land Tax, 8s. 8d. per Annum. Compensation Charge, £2.

The WORKSHOP, &c., situate in rear thereof, is let by the Brewery, on Lease expiring 25th March, 1927, to Messrs. Taylor & Jones, Agriculture Implement Dealers, at

Per £8 Ann.

Tenant paying Rates.

41.

THE PLOUGH INN, Freehold and Fully Licensed

ROSS, HEREFORDSHIRE

Stone-built Premises, comprising:—

FIRST FLOOR:—Four Bed Rooms.

GROUND FLOOR:—Bar, Tap Room, Smoke Room, Private Ditto, Wash-house, Kitchen and Pantry.

BASEMENT:—Cellarage.

IN REAR:—Good Paved Yard, Brick-built Stabling for two, Brick-built Skittle Alley, with large Loft over, W.C., Timber-built Store Sheds, &c., and Good Garden.

The Property is of Freehold Tenure, and let to Miss A. Seabright, a tenant of about 35 years' standing, on Quarterly Tenancy, at

Per £40 Ann.

Compensation Charge, £3.

N.B.—Certain Out-buildings are claimed by the tenant.

42.

THE KING'S HEAD HOTEL, Freehold and Fully Licensed

BRIDSTOW, near ROSS, HEREFORDSHIRE

Most pleasantly situate at foot of Bridge over the River Wye, and being much patronized by Anglers and others. Brick and Stone Building, comprising:—

SECOND FLOOR:—Two Bed Rooms, Box Room.

FIRST FLOOR:—Six Bed Rooms, Box Room, Bath Room, and W.C.

GROUND FLOOR:—Bar, Tap Room, Smoke Room, Large Dining Room, Kitchen, etc.

BASEMENT:—Cellarage for Beers, Wines and Spirits.

IN REAR:—Small Yard, Closet, Urinal, Two-stall Stable, and good Skittle Alley.

The Property is of Freehold Tenure, and let to Mr. Fred Nelmes, a tenant of about 11 years standing on Quarterly Tenancy, at the low Rent of

Per £45 Ann.

Land Tax, 30s. per Annum. Compensation Charge, £5.

43.

THE YEW TREE INN, Freehold and Fully Licensed

PETERSTOW, near ROSS, HEREFORDSHIRE

Occupying a commanding position on main Ross-Hereford Road, with a frontage of over 400 feet. The Premises are of Stone and Brick, and comprise:—

FIRST FLOOR:—Four Bed Rooms, Large Sitting Room.

GROUND FLOOR:—Bar, Tap Room, Kitchen, Larder, Beer Store, etc.

OUT-BUILDINGS, AT SIDE AND IN REAR:—Coach-house, Stabling for three, Pig Cots, Store Room, Urinal, Closet, etc., and Separate Detached Brick and Stone Building, comprising: Wash-house, Loft over. Timber erection of Barn and Granary, Cart Shed, etc., and nice Garden, together with Land, in all about Five Acres.

The Property is of Freehold Tenure, and let to Mr. Michael Hall, a tenant of over 35 years' standing, on Quarterly Tenancy, at

Per £48 Ann.

Tithe Rent 34s. 10d. per Annum. Land Tax, 27s. 6d. per Annum. Compensation Charge, £1 10s.

44.

THE WHITE HORSE, Freehold and Fully
Licensed
UNION STREET, HEREFORD

Old-fashioned Attractive Property, Brick, Stone and Timber-built, at the corner of Goal Street, adjacent to the Shire Hall. The premises comprise:—

SECOND FLOOR:—Attics, Two Living Rooms.

FIRST FLOOR:—Three Bed Rooms, Sitting Room, Store Room, W.C.

GROUND FLOOR:—Bar, with Two Entrances, Smoke Room, Club Room, Kitchen, etc. (with Bed Room over), W.C., and Urinal.

BASEMENT:—Cellarage for Beers, Wines and Spirits.

The Property is of Freehold Tenure, and let to Mrs. C. E. Milton, whose family have had possession some 29 years, on Quarterly Tenancy, at the low Rent of

Per £30 Ann.

Land Tax, 5s. per Annum. Compensation Charge, £3.

45.

THE OAKLE STREET HOTEL, Freehold
and Fully Licensed
PARISH OF CHURCHAM, GLOS.

Imposing Modern Brick-built Premises, situate outside Oakle Street Station, on G.W. Railway, and well placed to command a Good-class Trade. Premises comprise:—

FIRST FLOOR:—Six Bed Rooms, and W.C.

GROUND FLOOR:—Bar, Tap Room, Smoke Room, Sitting Room, Kitchen, Back Ditto, Store House, and W.C.

BASEMENT:—Excellent Cellarage for Beers, Wines and Spirits.

IN REAR:—Good Yard with Brick and Timber erection of OUT-BUILDINGS, comprising:—Open Cart Shed, Stabling for three, Store House, Loft over, Trap Shed, etc., Urinal.

The Property is of Freehold Tenure, and let to Mr. G. R. Goatman, on Quarterly Tenancy, at the reduced Rent of

Per £35 Ann.

Compensation Charge, £10.

46.

THE PLOUGH INN, Freehold and Fully
Licensed
LONGHOPE, GLOUCESTERSHIRE

Stone-built Premises, well situate for business on the main Huntley-Mitcheldean Road, and comprise :

FIRST FLOOR :—Three Bed Rooms, Box Room, Club Room.

GROUND FLOOR :—Bar, Smoke Room, Tap Room, Kitchen, Beer Store, Coal House, Store Room and Back Kitchen.

IN REAR :—Small Garden, Two Closets, Urinal, and Timber erection of Store Shed. Nice Orchard, Three Pig Cots, and Large Building, etc.

The Property is of Freehold Tenure and let to Mr. A. J. Brain, a tenant of about 15 years' standing, on Quarterly Tenancy, at

Per £50 Ann.

This Rent includes THREE COTTAGES adjoining which are Sub-let by the tenant producing Rents of £18 6s. per annum.

Land Tax, 4s. 3d. per Annum. Compensation Charge, £4.

47.

THE DURSLEY CROSS INN, Freehold and
Fully Licensed
DURSLEY CROSS, LONGHOPE,
GLOUCESTERSHIRE

Substantial Stone Building, comprising :—

FIRST FLOOR :—Three Bed Rooms, Lumber Room.

GROUND FLOOR :—Bar, large Club Room, Store Room, Kitchen, Pantry.

BASEMENT :—Cellarage for Beers, Wines and Spirits.

OUTSIDE :—Nice Vegetable Garden, Pot House, Closet, Three Pig Cots, Two-stall Stable, etc.

The Property is of Freehold Tenure and let to Mr. T. W. Read, whose family have had possession some 40 years, on Quarterly Tenancy, at the low Rent of

Per £24 Ann.

Included in this Holding is a small Piece of Garden Ground in Fir Patches, a few minutes' walk from the house.

Tithe Rent Charge, 10s. 6d. per Annum. Compensation Charge, £3.

48.

THE KING'S HEAD, Freehold Beer House CHURCHAM, GLOS.

Substantial Brick-built, well placed for Business on main Gloucester-Ross Road, and comprising :—

FIRST FLOOR :—Two Bed Rooms, Box Room.

GROUND FLOOR :—Bar, Beer Store, Sitting Room, Wash-house, Coal Store, etc.

AT SIDE :—Brick and Stone Built Cottage with three living rooms, Stabling, etc., with Stone and Timber erection of Coach-house, Urinal, Closet, etc.

IN REAR :—Good Garden and Orchard, in all about One Acre.

The Property is of Freehold Tenure and let to Mr. F. A. E. Ball, a tenant of about seven years' standing, on Quarterly Tenancy, at

Per £35 Ann.

Land Tax, 5s. per Annum. Compensation Charge, £3.

N.B.—A Right-of-way from Main Road through Orchard to Birdwood Coppice is claimed and exercised by C. McIver, Esq., but no mention is made in the Deeds.

49.

THE YEW TREE INN, Freehold Beer House HUNTLEY, GLOS.

Very Attractive Property, Brick and Stone-built, with Slate and Tile Roof, just off the main road, and comprising :—

FIRST FLOOR :—Three Bed Rooms.

GROUND FLOOR :—Bar, Smoke Room, Store Room, Beer Store, Sitting Room, Smaller Ditto, Wash-house.

IN REAR :—Covered Shed, Closet, Urinal, Timber erection of Coach-house, Two-stall Stable, and Open Cart Shed, also a Capital Orchard of about 1½ to 2 acres, with Timber erection of Cattle Shed on same.

The Property is of Freehold Tenure, and let to Mr. R. Bullock, whose family have had possession over six years, on Quarterly Tenancy, at

Per £35 Ann.

Tithe Rent Charge, 14s. 5d. per Annum. Land Tax, 7s. 4d. per Annum. Compensation Charge, £3.

Adjoining this Property is a FREEHOLD PLOT OF LAND with Old Building used as a Workshop, let direct by the Brewery to Major C. P. Ackers, on seven years' Lease expiring 8th March, 1929 at £5 per annum, payable half-yearly (tenant paying Rates).

50.

THE SARACEN'S HEAD HOTEL, Freehold and Fully Licensed EASTGATE, GLOUCESTER

Substantial Brick-built Premises occupying an important position in this busy main thoroughfare in the centre of the town, with Yard, Stabling, etc. The Property adjoins the Guildhall and practically adjacent to the Gloucester Hippodrome which is the principal Theatre in the town.
Comprising:—

SECOND FLOOR:—Four Bed Rooms, Bath Room, Store Cupboard, Housemaid's Closet .

HALF-LANDING :—Four Staff Bed Rooms, and W.C.

FIRST FLOOR:—Coffee Room, Two Sitting Rooms, Two Store Rooms, Bed Room, W.C. and Lavatory.

HALF-LANDING :—Good Market Room.

GROUND FLOOR:—Hotel Bar, Saloon Ditto, Public Ditto, Small Office, Smoke Room, Kitchen, Pantry, Larder.

IN BASEMENT :—Good Cellarage for Beers, Wines and Spirits.

IN REAR is an Excellent Yard and Out-buildings which are Brick-built and in good order and comprise:—Billiard Room, W.C. and Lavatory, Two Living Rooms over, W.C. and Loft, Ostler's Room, Three Sets of Stabling for 25 horses, Loft over, Timber erection of Garage, Open Cart Shed, Urinal, Two W.C's.

The Property is of Freehold Tenure and let to Messrs. The Gloucester Hostels, Ltd., on Quarterly Tenancy at

Per £300 Ann.

Occupying such a main position in the centre of the town, with good frontage and extensive depth, the Property, apart from its Licence, is of very considerable value.

N.B.—This Property is subject to the payment by the owner of £4 per annum rent-charge to the Churchwardens of St. Michael's Church, and also 2s. 6d. per annum payable to the Gloucester Corporation for Canopy over entrance.

Compensation Charge, £20.

51.

THE WHITE SWAN, Freehold and Fully Licensed WESTGATE, GLOUCESTER

Substantial Double-fronted Brick-built Premises, well placed in this busy main thoroughfare, together with excellent Yard, Stabling, &c., and comprising:—

SECOND FLOOR:—Six Bed Rooms, Two Store Rooms.

FIRST FLOOR:—Three Bed Rooms, Sitting Room, Bath Room (h. & c.), W.C., Two Store Cupboards.

GROUND FLOOR:—Bar, Smoke Room, Market Room, Kitchen, Larder.

BASEMENT:—Excellent Cellarage for Beers, Wines and Spirits.

IN REAR:—Store Room, Ladies' Lavatory, Pot House, Two other Store Rooms, Lean-to Trap Shed.

There is a good Yard with approach from Swan Lane, with Brick-built Stabling for 19, and Inner Yard with Timber erected Stabling for eight, Large Open Cart Shed, W.C., and Urinal.

The whole covers an Important Site with Frontages to Two Streets, and apart from its Licence Value, which is considerable, must possess a large value for any other purpose.

The Property is of Freehold Tenure, and let to Mr. W. H. Bullock, on Quarterly Tenancy, at the low Rental of

Per £50 Ann.

Compensation Charge, £10.

52.

THE MARINERS ARMS, Freehold and Fully Licensed COMMERCIAL ROAD, GLOUCESTER

Double-fronted Brick Building, occupying an Important Position for Trade close to Dock Gates, and adjacent to many Warehouses, Business Premises, etc., comprising:—

THIRD FLOOR:—Three Bed Rooms.

SECOND FLOOR:—Two Bed Rooms.

FIRST FLOOR:—Two Bed Rooms, Sitting Room, Club Room, Kitchen.

GROUND FLOOR:—Public Bar, Smoke Room, Children's Room, Sitting Room, W.C.

BASEMENT:—Cellarage for Beers, Wines and Spirits.

IN REAR:—Small Yard, W.C., Urinal and Store House.

The Property is of Freehold Tenure, and let to Mr. Edwin J. Trigg, on Quarterly Tenancy, at the low Rental of

Per £40 Ann.

Compensation Charge, £10.

53.

THE GOAT INN, Freehold and Fully Licensed LLANTONY ROAD, GLOUCESTER

Brick and Stone-built, well placed to Command a Thriving Trade, adjacent to Docks, Messrs. Matthew & Co.'s Furniture Works, Gloucester Waggon Works, Timber Yards, and other Business Premises, comprising:—

SECOND FLOOR:—Three Bed Rooms.

FIRST FLOOR:—Bed Room, Sitting Room, Club Room.

GROUND FLOOR:—Bar, Private Ditto, Smoke Room, Kitchen, Scullery, Larder, W.C., etc.

IN REAR:—Small Yard, Urinal, with Cellarage in Basement.

The Property is of Freehold Tenure, and let to Mr. D. Minahan, a tenant of about 15 years' standing on Quarterly Tenancy at the low Rent of

Per £45 Ann.

Compensation Charge, £6.

A Rent of 1s. per annum is paid to the Midland Railway Co. for the Right of Light to a window overlooking the Company's property.

54.

Freehold Off License 18, UPTON STREET, GLOUCESTER

Brick-built Premises situate in busy and densely-populated neighbourhood, comprising:—

FIRST FLOOR:—Three Bed Rooms, Bath Room (Bath claimed by Tenant).

GROUND FLOOR:—Shop, Two Sitting Rooms, Kitchen and Larder.

BASEMENT:—Cellarage.

IN REAR:—Small Yard, W.C., Brick-built Coach-house and Loft over.

The Property is of Freehold Tenure, and let to Mr. O. I. Gardner, on Quarterly Tennacy, at the low Rent of

Per £30 Ann.

N.B.—The Tenant also carries on the business of a Grocer and Provision Merchant.

Land Tax, 2s. 8d. per Annum.

55.

THE PLOUGH HOTEL, Fully Licensed ALFRED STREET, GLOUCESTER

Red Brick Building occupying a Good Corner Position adjacent to the G.W. Railway Goods Yard, and close to other Yards, and surrounded by a densely populated neighbourhood. The premises comprise:—

FIRST FLOOR:—Three Bed Rooms, Sitting Room, W.C., Bath Room (Bath claimed by tenant).

GROUND FLOOR:—Serving Bar, Public and Private Ditto, Two Smoke Rooms, Kitchen, Scullery, Larder, Pot House.

BASEMENT:—Excellent Cellarage for Beers, Wines and Spirits.

IN REAR:—Plot of Vacant Ground, nice Vegetable Garden, Brick-built Skittle Alley, W.C., Urinal, and Timber erection of Store Shed.

The Property is Freehold, subject to a Lease which expires June, 1926, and at present under-leased to Mrs. M. E. Gardner, at

Per £80 Ann.

REVERSION TO POSSESSION of the valuable Freehold is obtained at Midsummer, 1926.

Contribution by Brewery towards increased Licence Duty, £10.

Compensation Charge, £15.

56.

THE JOVIAL COLLIERS, Freehold Beer House RUARDEAN WOODSIDE, GLOS.

Stone-built and Rough Cast, comprising:—

FIRST FLOOR:—Four Bed Rooms, Club Room, Box Room.

GROUND FLOOR:—Bar, Tap Room, Sitting Room, Beer Store, Kitchen, Larder.

BASEMENT:—Cellarage.

OUTBUILDINGS:—Consist of Two Sets of Stabling, Granary, Loft, Pig Cots, Urinal and Closet.

IN REAR:—Nice Garden, and Two Meadows, in all about Five Acres.

The Property is of Freehold Tenure, and let to Mr. John Gibbs, on Quarterly Tenancy, at the Reduced Rental of

Per £50 Ann.

Tithe Rent, 12s. 10d. per Annum. Land Tax, 19s. 4d. per Annum. Compensation Charge, £6.

57.

THE CROWN INN, Freehold and Fully Licensed HOWLE HILL, Near ROSS, HEREFORDSHIRE

Stone Building with Slate Roof, standing in its own ground with lovely surroundings, comprising:—

FIRST FLOOR:—Four Bed Rooms.

GROUND FLOOR:—Bar, Tap Room, Club Room, Beer Store, Kitchen, Scullery, Wash-house, Bakehouse, etc., Two Closets, Urinal.

OUT-BUILDINGS:—Stabling, Loft, Barn, Pig Cots, etc.

Three Meadows, Garden and Orchard with Wood at one end of boundary, covering an Area in all about Ten Acres.

The Property is of Freehold Tenure and let to Mr. F. G. Stacey, a tenant of about four years' standing, on Quarterly Tenancy, at the low Rent of

Per £28 Ann.

exclusive of the Woodland.

N.B.—This Property was practically rebuilt some eight years ago at considerable cost.

Tithe Rent, 7s. per Annum. Land Tax, 9s. 3d. Compensation Charge, 10s.

67.

THE NEW INN, Freehold Beer House NEWNHAM, GLOS.

Brick-built Premises, situate outside Newnham Station, comprising :—

FIRST FLOOR :—Four Bed Rooms, Two other Rooms.

GROUND FLOOR :—Tap Room, Beer Store, Three Sitting Rooms, Cider Store, Kitchen, Larder, etc.

IN REAR AND AT SIDE :—Brick and Timber erection of Coal House, Pig Cot, Closet, Urinal, etc., Small Garden.

Also a Piece of Garden Ground one minute from the house about 100ft. by 30ft.

The Property is of Freehold Tenure and let to Miss King, whose family have had possession for 70 years, on Quarterly Tenancy, at

Per £25 Ann.

Compensation Charge, £2.

THE NEW INN COTTAGE, adjoining, let direct by the Brewery to Mrs. Gray at £8 14s. a year, inclusive of Rates and Taxes.

68.

THE CROWN INN, Freehold and Fully Licensed ASTON CREWS, HEREFORDSHIRE

Stone-built Premises on Ross-Newent Road, about three miles from the Brewery, and comprising :—

FIRST FLOOR :—Four Bed Rooms, Store Room, Club Room.

GROUND FLOOR :—Bar, Tap Room, Smoke Room, Kitchen, Sitting Room and Cellarage in Basement.

OUTSIDE :—Yard, Small Garden, Stabling for Two, Smithy, Pig Cots, Two Closets, Urinal, etc.

The Property is of Freehold Tenure and let to Mr. G. MacDonald, on Quarterly Tenancy at the low Rent of

Per £14 Ann.

Land Tax, 18s. 4d. per Annum. Compensation Charge, £1.

63.

THE ROYAL FORESTER, Freehold Beer
House
PILLOWELL, GLOS.

Very nice compact Stone-built Property, comprising :—

FIRST FLOOR :—Three Bedrooms, Club Room.

GROUND FLOOR :—Bar, Smoke Room, Beer Store, Two Kitchens.

Good Garden, Meadow, Brick-built Stabling for two, Pig Cots, Urinal, etc., occupying an Area of about Half an Acre.

The Property is of Freehold Tenure and let to Mr. Thomas James, a tenant of about 16 years' standing, on Quarterly Tenancy at the low Rent of .

Per £30 Ann.

Compensation Charge, £6.

64.

THE CROWN INN, Freehold Beer House
YORKLEY, GLOS.

Very attractive Property, lately rebuilt at a considerable outlay, Stone Building with Rough Cast, comprising :—

SECOND FLOOR :—Bed Room, Lumber Room.

FIRST FLOOR :—Three Bed Rooms, Club Room.

GROUND FLOOR :—Bar, Smoke Room, Sitting Room, Beer Stores, Kitchen, Scullery, Larder, etc.

IN REAR :—Excellent Range of STONE OUTBUILDINGS, Urinal, Two Closets, Wash-house, Coal Store, Small Garden.

The Property is of Freehold Tenure and let to Mrs. Elizabeth Morgan, a tenant of about 24 years' standing, on Quarterly Tenancy at

Per £60 Ann.

2s. 6d. per Annum is paid to owner of adjoining property for right of drainage.

Compensation Charge, £3.

65.

THE ROYAL OAK, Freehold Beer House YORKLEY, GLOS.

Stone Building, comprising :—

FIRST FLOOR :—Two Bed Rooms, Club Room.

GROUND FLOOR :—Bar, Smoke Room, Beer Store, Kitchen, Wash-house.

IN REAR AND AT SIDE :—Garden, Pig Cots, Closet, and Stabling for two.

The Property is of Freehold Tenure and let to Mrs. Phillips a tenant of about 29 years' standing, on Quarterly Tenancy, at

Per £26 Ann.

This Rent includes a Meadow with valuable frontage, also TWO COTTAGES adjoining, which the tenant sub-lets at a total inclusive Rent of £13 per annum.

Tithe Rent Charge, 4s. 1d. per Annum. Compensation Charge, £2.

66.

THE BRIDGE INN, Freehold and Fully Licensed LYDNEY, GLOS.

Attractive Stone-built Premises with Rough Cast, occupying an important Site in this busy town, with draw up, comprising :—

FIRST FLOOR :—Four Bed Rooms, Store Room, Good Club Room with Separate Approach from Yard.

GROUND FLOOR :—Bar, Private Ditto, Smoke and Tap Room, Sitting Room, Store Cupboard, Two Beer Stores, one with Loft over, Kitchen.

IN REAR :—Small Garden, Pig Cot, Two W.C's., and Urinal, Two-stall Stable, etc.

The Property is of Freehold Tenure and let to Mr. A. G. Nelves, a tenant of about 38 years' standing, on Quarterly Tenancy at

Per £80 Ann.

This Rent includes a CORRUGATED-IRON BUILT GYMNASIUM with brick foundation and match boarding interior, with Three Baths (h. and c.), Range of Eight Lavatory Basins, W.C., Boiler House, etc.

Tithe Rent Charge, 1s. 4d. per Annum. Land Tax, 21s. 10d. per Annum. Compensation Charge, £ Contribution by Brewery towards increased Licence Duty, £2 10s.

69.

THE ALMA, Freehold and Fully Licensed LINTON, HEREFORDSHIRE

Attractive well-planned House of Brick and Stone, with Rough Cast, occupying a good position, with Draw-up, comprising:—

SECOND FLOOR:—Tank Room.

FIRST FLOOR:—Five Bed Rooms, Large Club Room, W.C., Store Cupboard, Bath Room, and Lavatory, with hot and cold supply.

GROUND FLOOR:—Public Bar, Tap Room, Sitting Room, Beer Store, Kitchen, Scullery, and Larder.

OUTSIDE:—Good Stabling, Small Yard, Garden and Orchard, in all nearly One Acre.

The Property is of Freehold Tenure, and let to Mr. W. A. Barrass, a tenant of over 14 years' standing, on Quarterly Tenancy at the old pre-War Rent of

Per £20 Ann.

A considerable sum has recently been spent on this Property in alterations and repairs, and notice of increase of rent has been served upon the tenant.

Tithe Rent Charge, 6s. 6d. per Annum. Land Tax, 16s. per Annum. Compensation Charge, £1 10s.

70.

THE LORD WELLINGTON, Freehold and Fully Licensed UPTON BISHOP, HEREFORDSHIRE.

Attractive Stone-built Premises with Rough Cast and Tile Roof, occupying an important position on Ross Newent Road, about Five Miles from the Brewery, comprising:—

FIRST FLOOR:—Five Bed Rooms.

GROUND FLOOR:—Public Bar, Smoke Room, Two Kitchens, Larder, Wash-house, etc.

OUT-BUILDINGS comprise:—Brick and Stone Barn, Stabling, Loft, Cow Sheds, Pig Cots, etc., Cart Shed, Two Closets, and Urinal.

Also included in this Holding is an ORCHARD adjoining, of about Two Acres, and within a short remove an Arable Meadow of about Twelve Acres.

The Property is of Freehold Tenure, and let to Mr. Charles Hitchings, a tenant of about 18 years' standing, on Half-yearly Agreement, at

Per £70 Ann.

Tithe Rent Charge, £5 0s. 11d. per Annum. Land Tax, 24s. 6d. per Annum. Compensation Charge, £2.

71.

THE ROYAL OAK, Freehold Beer House MUCH MARCLE, HEREFORDSHIRE.

Attractive Stone-built Premises, with Rough Cast, well placed on Ross-Ledbury Road, comprising :—

FIRST FLOOR :—Three Bed Rooms, Sitting Room, Store Room.

GROUND FLOOR :—Bar, Smoke Room, Tap Room, Kitchen, Scullery, Pantry, Beer Store.

OUTSIDE :—Good Yard, Brick-built Stabling for two with Loft over, Cider House, Closet, Urinal, Timber erection of Sheds, Pig Cots, etc., and Garden.

Two Orchards are included in this Holding, making in all an Area of nearly Three Acres.

The Property is of Freehold Tenure, and let to Mr. John Lowe on Quarterly Tenancy, at

Per £34 Ann.

Tithe Rent Charge, 13s. 7d. per Annum. Compensation Charge, £1.

72.

THE RED HART, Freehold and Fully Licensed BLAISDON, GLOUCESTERSHIRE.

Built of Stone, with Rough Cast, occupying a good position, comprising :—

FIRST FLOOR :—Four Bed Rooms, Large Sitting Room, Box Room, Tank Room.

GROUND FLOOR :—Bar, Tap Room, Smoke Room, Beer Store, Large Store Room, Kitchen, Pantry, Wash-house, and W.C.

IN REAR :—Coach-house and Loft, Closet and Urinal, Small Garden, Brick-built Stabling for two, Loft over, and Two Pig Cots.

The Property is of Freehold Tenure, let to Mr. William Payne, a tenant of over 13 years' standing, on Quarterly Tenancy, at the low Rent of

Per £24 Ann.

N.B.—The Rent of £2 per annum is paid by the Brewery for Orchard adjoining, which is let with the house. Compensation Charge, £4.

SPECIAL CONDITIONS OF SALE.

1.—The property is sold subject to the following Special Conditions and to the Public Sale Conditions of The Gloucestershire and Wiltshire Incorporated Law Society, a copy of which will be produced at the sale and may be inspected at the office of Messrs. YEARSLEY & WADSON, the Vendor's Solicitors, at any time up to the day before the sale, so far as those Conditions are not inconsistent with the Special Conditions following. If any conflict shall be found to arise between the provisions of these Special Conditions and of the Public Sale Conditions, the provisions of these Special Sale Conditions shall prevail.

2.—The deposit shall be at the rate of £10 per centum of the purchase-money, and the purchase shall be completed and the balance of the purchase-money paid at the office of Messrs. Yearsley & Wadson, the Vendor's Solicitors, on the 1st day of June, 1923.

3.—The Abstract of Title shall be delivered within 28 days from the date of the sale, and the Title shall commence with the following documents:—

AS TO THE BREWERY PREMISES. With an Indenture dated the 29th day of September, 1890, and made between Alfred John Wintle of the one part, and Francis Wintle of the other part. As to other part of the premises with an Indenture dated the 26th day of October, 1880, and made between Joseph Fryer of the one part, and Thomas Wintle of the other part.

AS TO NO. 1. With an Indenture dated the 24th day of June, 1881, and made between John Edward Stower Hewett and Thomas Wintle of the first part, Edward Austen and Elizabeth his wife of the second part, and Sophia Wintle of the third part. This property is subject to a right-of-way for the owners and occupiers of two messuages in High Street from the back parts of the said messuages over the yard of the White Horse Hotel into High Street. A chief rent of 2s. per annum appears to have been formerly paid in respect of this property, or some part thereof. The Purchaser shall not make any objection or requisition in respect of such chief rent or of the non-payment thereof, and shall take subject to any liability (if any) in respect of the same or any arrears thereof.

AS TO NO. 2. With an Indenture dated the 4th day of June, 1885, and made between John Carey Rudge of the one part, and Thomas Wintle of the other part.

AS TO NO. 3. With an Indenture dated the 25th day of March, 1878, and made between Thomas Lewis Horlick of the first part, James Merriman Horlick of the second part, and Thomas Wintle of the third part. A chief rent of 6s. 11d. per annum appears to have been formerly paid in respect of this property or some part thereof. The Purchaser shall not make any objection or requisition in respect of such chief rent or of the non-payment thereof, and shall take subject to any liability (if any) in respect of the same or any arrears thereof.

AS TO NO. 4. With an Indenture dated the 24th day of June, 1878, and made between William Bennett Jones of the one part, and Thomas Wintle of the other part. These premises are subject to a public right-of-way over and along the public footpath leading from the Gloucester Road across the piece of land at the rear of the hotel and thence into High Street. A chief rent of £1 6s. 6d. per annum appears to have been formerly paid in respect of this property, or some part thereof. The Purchaser shall not make any objection or requisition in respect of such chief rent or of the non-payment thereof, and shall take subject to any liability (if any) in respect of the same or any arrears thereof.

AS TO NO. 5. With an Indenture dated the 6th day of September, 1880, and made between Thomas Powell of the first part, Joseph Ambury and Joseph Burcher of the second part, Charlotte Haile of the third part, Thirza Haile, Kate Haile and Clement Richardson and Albena his wife of the fourth part, and Thomas Wintle of the fifth part. This property is subject to a right-of-way for the owners and occupiers of the adjoining dwelling house over the passage-way leading from the front garden of the said dwelling house to the back door of the same.

AS TO NO. 6. As to the greater portion of the property with an Indenture dated the 1st day of July, 1895, and made between John Robinson of the first part, Caroline Mason of the second part, Richard Hobbs of the third part, Albert George Hobbs, William John Hobbs, Harold Henry Hobbs of the fourth part, and Samuel Harris of the fifth part. As to a small portion of the property with an Indenture dated the 29th day of June, 1900, and made between the King's Most Excellent Majesty of the first part, Edward Stafford Howard of the second part, and Francis Wintle of the third part, and this portion of the property is subject to a covenant not to erect any building except a boundary fence within six feet of the boundary where such boundary adjoins land belonging to His Majesty.

AS TO NO. 7. With an Indenture dated the 19th day of January, 1888, and made between Llewellyn Jordan of the first part, Aaron Meek and Lucy his wife of the second part, Lucy Meek of the third part, and Thomas Wintle of the fourth part.

AS TO NO. 8. With an Indenture dated the 18th day of June, 1892, and made between William Henry Medland Phillips and Edwin Butler of the one part, and Francis Wintle of the other part.

AS TO NO. 9. With an Indenture dated the 24th day of September, 1896, and made between Tom Clark Wintle and Osman Alfred Wintle of the one part, and Francis Wintle of the other part. There is a public right-of-way over the path at the side of the house between it and the garden land, leading from the Morse Lane to the main road through Drybrook.

AS TO NO. 10. With an Indenture dated the 1st day of February, 1888, and made between Joshua Matthews of the one part and Thomas Wintle of the other part. And as to a piece of land or garden adjoining, with an Indenture dated the 24th day of June, 1892, and made between Maynard Willoughby Colchester Wemyss of the first part, Francis Adams Hyett, Henry Donald Buchanan Dunlop and Edward Newton Stanley Dickenson of the second part, the said Francis Adams Hyett, Henry Donald Buchanan Dunlop, Edward Newton, Stanley Dickenson, the Rev. Edward Machen and James Davies of the third part, the said Edward Machen and James Davies of the fourth part, the said James Davies and Francis Adams Hyett of the fifth part, and Alfred John Wintle of the sixth part.

AS TO NO. 11. With an Indenture dated the 1st day of June, 1888, and made between James Jordan of the one part, and Thomas Wintle of the other part.

AS TO NO. 12. With an Indenture dated the 27th day of April, 1880, and made between Ebenezer Phelps of the one part, and Thomas Wintle of the other part.

AS TO NO. 13. With an Indenture dated the 3rd day of December, 1878, and made between Alfred Thomas of the one part, and Thomas Wintle of the other part.

AS TO NO. 14. With an Indenture dated the 5th day of September, 1866, and made between Joseph Bennett of the first part, James White and Sophia his wife of the second part, and Thomas Wintle of the third part.

AS TO NO. 15. With an Indenture dated the 26th day of March, 1877, and made between John Silley of the one part, and Thomas Wintle of the other part.

- AS TO NO. 16. With an Indenture dated the 7th day of June, 1887, and made between William Cordwin of the first part, The Capital and Counties Bank, Limited, of the second part, and Thomas Wintle of the third part. The property is subject to rights of way to the adjoining properties over the Royal Union Yard and the roadway at the North side leading into High Street and over the portion of the yard at the rear of premises in Market Street, therefrom into Station Street and to a right of drainage.
- AS TO NOS. 17, 25, 28 AND 29. With an Indenture dated the 29th day of October, 1890, and made between Susan Goold of the first part, Alfred John Wintle of the second part, and Francis Wintle of the third part.
- AS TO NO. 18. With an Indenture dated the 26th day of April, 1882, and made between Thomas Stephens of the one part, and Thomas Wintle of the other part.
- AS TO NO. 19. With an Indenture dated the 10th day of June, 1873, and made between Henry Wellington of the one part, and Richard Hobbs of the other part.
- AS TO NO. 20. With an Indenture dated the 9th day of July, 1892, and made between Tom Blinkhorn, George Holtham, Herbert Turner Simpson of the one part, and Francis Wintle of the other part.
- AS TO NO. 21. With an Indenture dated the 28th day of May, 1901, and made between William Bingle and Reuben Meredith of the one part and Francis Wintle of the other part.
- AS TO NO. 22. With an Indenture dated the 26th day of June, 1893, and made between James Baggs of the first part, James Nicholson of the second part, and John Arthur Powell of the third part, and as to the Cottage at the rear with an Indenture dated the 24th day of February, 1906, and made between James Baggs of the one part, and Samuel Burrowes of the other part.
- AS TO NO. 23.—With an Indenture dated the 7th day of June, 1887, and made between William Crawshaw of the one part and Thomas Wintle of the other part.
- AS TO NO. 24. With an Indenture dated the 1st day of November, 1887, and made between Caroline Self Page of the one part and Thomas Wintle of the other part. The Purchaser shall not call for any title to the use of the drain and tank referred to in the particulars of this property and shall make no requisition or objection in respect thereof.
- AS TO NO. 26. With an Indenture dated the 29th day of October, 1890, and made between Samuel Wilkinson Woods of the first part, Joseph Bennett, Thomas Cadle and Frederick Forester Goold of the second part, Frederick Forester Goold and Benjamin Pleydell Mayo of the third part, Alfred John Wintle of the fourth part, and Francis Wintle of the fifth part.
- AS TO NO. 27. With A Deed Poll dated the 20th day of January, 1889, and made by Edward Stafford Howard, the Commissioner of Her Majesty's Woods, Forests, and Land Revenues.
- AS TO NO. 30. With an Indenture dated the 26th day of January, 1887, and made between Richard Lovelidge of the one part and Thomas Wintle of the other part.
- AS TO NO. 31. With an Indenture dated the 2nd day of August, 1889, and made between Charles Bennett Mason of the one part and Francis Wintle of the other part.
- AS TO NO. 32. With an Indenture dated the 1st day of June, 1861, and made between Samuel Jones of the first part, George Jones of the second part, Thomas Thompson of the third part, and William Pople Bullen of the fourth part.
- AS TO NO. 33. With an Indenture dated the 30th day of September, 1879, and made between George Davis of the one part and Thomas Wintle of the other part.
- AS TO NO. 34. With an Indenture dated the 29th day of September, 1877, and made between John Robinson of the one part and Thomas Wintle of the other part.
- AS TO NO. 35. With an Indenture dated the 27th day of March, 1880, and made between Sarah Hartland of the first part, Richard Read of the second part, and Thomas Wintle of the third part.
- AS TO NO. 36. With an Indenture dated the 26th day of June, 1888, and made between Sarah Anne Powell of the first part, the Rev. James Michaelmas Barrett of the second part, James Henry Knight of the third part, and Thomas Wintle of the fourth part.
- AS TO NO. 37. With an Indenture of transfer of mortgage dated the 16th day of March, 1891, and made between Alfred John Wintle of the first part, Joseph Henry Baker and Elizabeth Francis, his wife, of the second part, and Francis Wintle of the third part. And as to the equity of redemption in a moiety of the premises with an Indenture dated the 23rd day of November, 1903, and made between William Charles Nimrod Jones of the one part and Francis Wintle of the other part. The said Francis Wintle entered into possession upwards of twenty years ago and has since remained in possession without acknowledgment.
- AS TO NO. 38. With an Indenture dated the 22nd day of May, 1897, and made between Eliza Turner of the one part and Francis Wintle of the other part.
- AS TO NO. 39. With an Indenture dated the 3rd day of July, 1886, and made between Nathaniel Kyrle Collins, George Woodforde Sherlock, and John Stratford Collins of the first part, Benjamin Weare of the second part, and George Henry Smith of the third part. As to a piece of meadow land adjoining with an Indenture dated the 29th day of September, 1898, and made between Henry Marfell of the one part and Francis Wintle of the other part.
- AS TO NO. 40. (As to the inn and a butcher's shop.) With an Indenture dated the 4th day of March, 1880, and made between William Wilson of the first part, Thomas Crump of the second part, and Thomas Wintle of the third part. As to the workshop, yard, etc., adjoining the Green Dragon Inn and fronting Millpond Street with an Indenture dated the 30th day of June, 1900, and made between Henry Southall, Alfred John Purchas, Henry Goulding, Thomas Matthews, and John Arthur Stratford of the one part and Francis Wintle of the other part. The workshop, etc., are subject to a lease dated the 16th day of March, 1922, and made between Francis Wintle of the one part, and Albert Thomas Preece and Harley James Smith of the other part.
- AS TO NO. 41. With an Indenture dated the 23rd day of June, 1898, and made between Tom Clark Wintle and Osman Alfred Wintle of the one part and Francis Wintle of the other part.
- AS TO NO. 42. With an Indenture dated the 14th day of October, 1886, and made between Alfred John Thomas of the first part, Mary Ann Nicholls of the second part and Thomas Wintle of the third part.
- AS TO NO. 43. With an Indenture dated the 28th day of July, 1887 and made between William Dobbins of the first part, Edward Keene of the second part, Henry Minett of the third part, and Thomas Wintle of the fourth part.
- AS TO NO. 44. With an Indenture dated the 29th day of September, 1886, and made between Thomas Goode of the one part and Thomas Wintle of the other part.

- AS TO NO. 45. With an Indenture dated the 10th day of June, 1800, and made between Henry Wheeler of the one part, and Francis Wintle of the other part.
- AS TO NO. 46. With an Indenture dated the 27th day of March, 1880, and made between Edmund Probyn of the one part and Henry Hall Drew of the other part.
- AS TO NO. 47. With an Indenture dated the 24th day of December, 1850, and made between Richard Hodges Carter of the first part, Joseph Carter of the second part, Thomas Beard of the third part, James Drinkwater of the fourth part, and Samuel Drinkwater of the fifth part.
- AS TO NO. 48. With an Indenture dated the 16th day of May, 1877, and made between John Kearsey of the first part, William Hook and Ellen his wife of the second part, John Stephens of the third part, James Stephens of the fourth part, and Daniel Selwyn of the fifth part.
- AS TO NO. 49. As to inn with an Indenture dated the 6th day of August, 1897, and made between Ellen Thorne of the one part and Frances Caroline Haile of the other part. And as to the cottage with the will of Mary Stephens widow, who died on the 3rd day of December, 1898, and the Purchaser shall assume that she was at the date of her death seised thereof for an estate of inheritance in fee simple in possession free from incumbrances and that the property passed by the devise in the said Will.
- AS TO NO. 50. With an Indenture dated the 12th day of August, 1862, and made between John Thornhill Harrison and Timothy Neems of the first part, Osman Barrett, Richard Yearsey, and James John Grenfell Borlase of the second part, Jane Barrett of the third part, and Thomas Wintle of the fourth part. As to a small portion of the property. With an Indenture dated the 17th day of January, 1899, and made between George Henry Holloway of the one part and Francis Wintle of the other part, this portion of the property is subject to a right-of-way 3 feet 6 inches wide between the front and back parts of the yard of Castle entry.
- AS TO NO. 51. With an Indenture dated the 29th day of March, 1879, and made between Ambrose Henry Smith, George Bernard Smith and Edward Wells Hazel of the one part, and Thomas Wintle of the other part. This property is subject to a right-of-way at all times and for all purposes for the owners and occupiers, etc., of the hereditaments formerly called the Old Spa House, but now Nos. 95 and 95A, Westgate Street, Gloucester, into and from Dockham Lane, now Swan Lane, and to a covenant that the owner for the time being of the Swan Inn shall maintain double gates or doors at both ends of the said way or road and to furnish the owner of the said Nos. 95 and 95A, Westgate Street, with a key to the said gates and to maintain a corrugated-iron fence 8ft. in height on the South side of the said way and to maintain the said way in good repair at least 9ft. in width.
- AS TO NO. 52. With an Indenture dated the 24th day of June, 1875, and made between William Henry Jones of the one part, and Thomas Wintle of the other part.
- AS TO NO. 53. With an Indenture dated the 30th day of March, 1878, and made between George Ford and Lewis Ford of the first part, Charlotte Ford, Joseph Ford and Lewis Ford of the second part, Joseph Ford of the third part, and Thomas Wintle of the fourth part. The sum of 1s. per annum is paid to the Midland Railway Company for the privilege of maintaining a window overlooking the premises of the said Railway Company, and the Purchaser shall not make any requisition or objection in respect thereof.
- AS TO NO. 54. With an Indenture dated the 4th day of August, 1905, and made between Walter Cheesman of the first part, Charles Newman Kidd of the second part, and Francis Wintle of the third part.
- AS TO NO. 55. With an Indenture dated the 15th day of June, 1869, and made between Isaac Stater of the one part, and Lewis Pearce of the other part. This property is subject to restrictive covenants contained in the said Indenture, as follows: not to erect more than twelve dwelling houses on the land thereby conveyed, that every such house should have 16ft. frontage at least and 115 yards of unbuild-on land, and not to permit any noxious or offensive trade or business on the land (but not to prevent trade of an innkeeper or brewer), to contribute to repair of roads till adopted by local authority and to erect and maintain fence on South side of land.
- AS TO NO. 56. As to part of the premises with an Indenture dated the 31st day of May, 1907, and made between Lloyds Bank, Limited, of the one part, and Arthur Charles Bennett Wilce of the other part. As to other part of the premises with the Will of Thomas Wilce, who died on the 5th day of August, 1895, and the Purchaser shall assume that the Vendor is entitled in fee simple as beneficial owner, but shall be entitled, if he require it, at his own expense, to a statutory declaration by the Vendor of such possession for upwards of twelve years.
- AS TO NO. 57. With an Indenture dated the 30th day of September, 1895, and made between Ralph Tanner and William Winter of the first part, George Woodford Sherlock and Ephraim Thomas Sherlock of the second part, John Stratford Collins of the third part, and Francis Wintle of the fourth part.
- AS TO NO. 58. With an Indenture dated the 28th day of January, 1899, and made between Richard Baxter of the first part, Rhoda Elizabeth Ann Oakley of the second part, Hannah Baxter of the third part, and Hannah Edwards of the fourth part. No title as to the privileges as to water referred to in the particulars shall be shown or required, and no requisition or objection made in respect thereof.
- AS TO NO. 59. With a Special Devise contained in the Will of George Jones, who died on the 18th day of November, 1891, and the Purchaser shall assume that the said George Jones was at the time of his death seised thereof for an estate of inheritance in fee simple in possession free from incumbrances and that the property passed by the devise in the said Will.
- AS TO NO. 60. With an Indenture dated the 22nd day of November, 1907, and made between Horace Edward Golding and William Wallace Hargrove of the first part, the Governors of the Charity for Relief of Poor Widows and Children of Clergymen of the second part, and Francis Wintle of the third part.
- AS TO NO. 61. With an Indenture dated the 7th day of May, 1888, and made between William Worgan of the one part, and Thomas Wintle of the other part.
- AS TO NO. 62. With an Indenture dated the 8th day of November, 1887, and made between The Capital and Counties Bank, Limited, of the one part, and Thomas Wintle of the other part.
- AS TO NO. 63. With an Indenture dated the 20th day of April, 1896, and made between William Worgan of the one part, and Francis Wintle of the other part.
- AS TO NO. 64. With an Indenture dated the 4th day of November, 1873, and made between Samuel Jordan and Mary Ann his wife and Samuel Russell and Eliza his wife of the first part, said Samuel Russell of the second part, and Thomas Brown of the third part. An easement or right of drainage is held in connection with this property which was granted by, and the title to which, shall commence with an Indenture dated the 11th day of January, 1922, and made between Robert Williams of the first part, George Oswald Marshall of the second part, and Francis Wintle of the third part, and the Purchaser shall not make any requisition or objection in respect thereof or of the right of the grantors to grant the same. The passage-way on the North side of the property is held as to an undivided moiety for use in common of the owners and occupiers of the Crown Inn, and the owners and occupiers of the messuage adjoining thereto on the North side.

- AS TO NO. 65. With an Indenture dated the 23rd day of June, 1888, and made between the Capital and Counties Bank, Limited, of the first part, Philip Jones of the second part, and Thomas Wintle of the third part.
- AS TO NO. 66. With an Indenture dated the 24th day of June, 1891, and made between Alfred Ridler of the first part, Emma Ridler of the second part, Howard James of the third part, Samuel Fisher Barnard and John Fisher Barnard of the fourth part. This property is subject to a right-of-way for the owners and occupiers of the adjacent meadow across the piece of land in front of the Inn.
- AS TO NO. 67. With an Indenture dated the 23rd day of June, 1909, and made between Joseph Green of the first part, Joseph Green and James Philpots Playsted of the second part, and Francis Wintle of the third part.
- AS TO NO. 68. With an Indenture dated the 29th day of June, 1899, and made between William Perrin Lewis of the one part, and Francis Wintle of the other part.
- AS TO NO. 69. With an Indenture dated the 30th day of March, 1882, and made between Joseph Lamburne Smith of the first part, Henry Hodges of the second part, and Thomas Wintle of the third part.
- AS TO NO. 70. With an Indenture dated the 11th day of September, 1884, and made between Nathaniel James Hardwick of the one part, and Thomas Wintle of the other part.
- AS TO NO. 71. With an Indenture dated the 4th day of February, 1889, and made between James Jones and Christopher Jones of the first part, Francis Hamp Adams of the second part, Matilda Mary Jones and Elizabeth Jones of the third part. And as to the orchard adjoining, containing about half an acre, with the Will of Richard Spencer, dated the 21st day of November, 1913, and the Purchaser shall assume that the said Richard Spencer was at the time of his death seized thereof for an estate of inheritance in fee simple in possession free from incumbrances and that the property passed by the devise in the said Will.
- AS TO NO. 72. With an Indenture dated the 14th day of May, 1881, and made between Edwin Bendall of the first part, Sarah Dewey of the second part, and Thomas Wintle of the third part.
4. Condition No. 6 of the General Conditions of Sale shall not apply to documents in respect of which the Vendor or any predecessor in title has a valid covenant or acknowledgment for their production.
5. Objections and requisitions shall be delivered within 21 days from the day of the delivery of the Abstract, and answers thereto shall be replied to within five days after the delivery of such answers.
6. The Vendor shall grant to the Purchaser the right to take water for the Brewery from the spring in Mill Meadow by means of the existing hydraulic ram and through the existing line of pipes from thence to the Brewery and to maintain repair and renew such ram works and pipes and also a right of drainage from the said Brewery through the existing line of sewage pipes or channels to the existing settling tank on Court Farm and thence into the sewer or stream there and to maintain, cleanse, repair, and renew such sewage pipes or channels and settling tank, and for all or any of the purposes aforesaid to enter upon the land whereon any of the said pipes, ram, tank, and works are doing as little damage as may be and making good and paying compensation for any damage occasioned by the exercise of the rights and privileges aforesaid. And also subject to paying the annual rent-charge or sum of £25 free from all deduction whatsoever on the 1st day of June in every year for the rights and privileges aforesaid, such rent-charge to arise out of and be charged upon the said Brewery with usual power of distress and entry. The Conveyance to the Purchaser shall also reserve such rent-charge by way of use to the Vendor, his heirs and assigns and contain a covenant by the Purchaser with the Vendor for payment thereof and a duplicate of the Conveyance shall be executed by the Purchaser in accordance with the provisions of the general Condition No. 19.
7. The leases and tenancy agreements on which the lessees and tenants of the several premises let hold from the Vendor may be inspected at the Vendor's office at the Brewery, Mitcheldean, at any time up to the day before the sale and will be produced at the sale, and the Purchaser (whether taking advantage of such opportunity of inspection or not) shall be deemed to have full notice of the contents of all such documents (whether of a usual character or not) and of the terms of the tenancies notwithstanding any partial, incomplete, or inaccurate statement of such contents in the particulars or these Conditions.
8. The properties are believed and shall be taken to be correctly described as to quantity and otherwise, and the Purchaser shall be deemed to buy with full knowledge of the actual quantity and condition thereof. In the event of any error or mis-statement or omission being found in the particulars, plans, or Conditions, the same shall not annul the sale nor shall any compensation or abatement be allowed on either side in respect thereof.
9. As to such of the properties as are situate in the Forest of Dean and Hundred of St. Briavels they are sold subject to the reservations of minerals and Crown rights and to the mining laws and customs of the Forest of Dean and Hundred of St. Briavels.
10. In any case where the Vendor shall at any time before completion have paid the whole or any part of the licences in respect of any of the property sold (whether a tenant or tenants under his or their leases or tenancy agreements shall be liable for payment of the same or not) the Purchaser shall on completion of the purchase pay for and in respect of all such licences subsisting at the date fixed for completion of the purchase a sum proportionate to the time then unexpired therein and shall thereupon become entitled to any rights of the Vendor in connection therewith. The Purchaser shall also in like manner pay the like proportionate part of any contribution paid by the Vendor towards the compensation fund in respect of any of the property sold.
11. Condition No. 11 of the General Conditions of Sale shall apply as well to the insurance there named as also to licence insurance.
12. A valuation of the motor lorries, horses, drays, carts, waggons, and other vehicles, stock-in-trade, ales and beer in stock, materials for brewing, barrels, casks, office furniture and effects, implements, utensils, and all moveable plant and chattels of and used in connection with the said Brewery and the business carried on by the Vendor and a valuation and account of all book or other debts secured or unsecured due or owing to the Vendor in connection with or on account of the said business except the mortgage debts referred to in Condition No. 13 of these Conditions and except cash at the Bank or elsewhere, such valuation being made on the footing of making due allowance for bad or doubtful debts to such an extent or amount as the valuers or their umpire shall think fit, shall be made and valued as on the 31st day of May next. And the amount of such valuation shall be paid by the Purchaser to the Vendor at the time appointed for completion of the purchase. And the General Condition No. 26 shall apply to such valuations.

13. Six mortgage debts due to the Vendor amounting in the aggregate to £8,950 and secured by mortgages of the premises of two fully-licensed houses, one beerhouse, and three licensed clubs can be inspected at any time prior to the day of sale at the office of the Vendor or his Solicitors. And the Purchaser (whether taking advantage of such opportunity of inspection or not) shall be deemed to have full notice of the contents of such mortgages. Such mortgages shall be taken over by the Purchaser and the said amount thereof, or so much thereof as shall then remain owing thereon together with the interest due and accruing due thereon up to the day of the date of actual completion of the purchase shall be paid by the Purchaser to the Vendor at the time of completion in addition to his purchase-money and the Vendor shall upon such payment execute to the Purchaser transfers of the said mortgage, debts, and interest or such of them and so much thereof as shall then remain owing, and of the securities for the same such transfers to be prepared by and at the expense of the Purchaser and perused and executed by the Vendor at his own expense, and General Condition No. 16 shall apply to such transfers as if the amounts owing thereon were additional purchase-money and shall for all the purposes of these Conditions and the Special Conditions (except as regards payment of the deposit) be deemed part of the purchase-money.

14. In order to prevent depreciation in the value of other property of the Vendor in and near Mitcheldean, the Purchaser will be required to continue the working of the Brewery at Mitcheldean as a Brewery and Malt House for at least the supply of the 72 tied Houses described in the foregoing Particulars of Sale for and during the period of 5 years at the least from the date of the completion of the purchase. And the Purchaser shall execute to the Vendor and deliver to him on completion of the purchase a Bond in the sum of £10,000 conditioned for the due performance and observance of this requirement, which sum shall be recoverable as and for liquidated damages as the estimated depreciation in value of such other of the Vendor.

AGREEMENT.

I,
of
acknowledge that I have this day purchased the Property described in the annexed Particulars for
the sum of £ under the foregoing
Conditions of Sale, and that I have paid a deposit of £
to Messrs. YEARSLEY & WADESON, on account of the
Purchase-money, and I undertake to pay the remainder of the Purchase-money and to complete
my purchase according to the said Conditions.

Witness my hand this day of 1923.

Purchase-money £

Deposit £

Balance unpaid (exclusive
of Valuations, etc.)

£

On behalf of the Vendor, we ratify
the Sale, and acknowledge the receipt of the said Deposit.

Abstract of Title to be sent to