



# *Property for Sale by Auction Wanborough 1896*

## **TWO NEIGHBOURING FREEHOLD PROPERTIES FOR SALE (tenants Gosling and Holyoak)**

**MONDAY, August 31st, 1896  
LOWER WANBOROUGH, WILTS.**

About 4 Miles from Swindon, 3 Miles from Chiseldon, and 5 Miles from  
Shrivenham Railway Stations.

Important **SALE** of a compact **FREEHOLD ESTATE** of about 49 acres, lying in a ring fence.

**J. A. Y. MATTHEWS** has been favoured with instructions from Mr. M. H. Tidmarsh, to **SELL** by **AUCTION**, at the **GODDARD ARMS HOTEL, SWINDON**, on **MONDAY, AUGUST 31st, 1896**, at Four p.m., subject to Conditions of Sale, the following valuable

### **FREEHOLD ESTATE**

Situate at Lower Wanborough, Wilts, and comprising a substantially erected and convenient **DWELLING HOUSE**, containing 2 sitting rooms, dairy, wash house, 2 bedrooms, and 2 attics, with garden, and orchard (well stocked with choice fruit trees).

The **FARM BUILDINGS** comprise stables, sheds, and yards, barn, and a range of cattle stalls, and yard situate in the centre of the farm, together with about

49a. of Rich **PASTURE LAND**

The whole comprising a total area of about 49a. 1r. 28p.

The above is now in the occupation of Mr. A. Gosling, at an annual rental of £130. Land Tax £7 12s. 6d. per annum. Tithe Rent Charge for 1896 £13 15s. 7d.

**N. B.** - The Auctioneer desires to draw special attention to the Sale of this Compact Estate, it is well situated, the land is of excellent quality, well watered, and held in high repute for its grazing properties, the whole property commends itself either as an Investment or for Residential purposes.

Particulars and Conditions of Sale may be obtained of  
A. W. BOODLE, Esq. Solicitor, Swindon, or of the Auctioneer.

**MONDAY, August 31st, 1896**

**LOWER WANBOROUGH, WILTS.**

SALE of 3 Enclosures of RICH PASTURE LAND,  
with CATTLE YARD and FARM BUILDINGS

**J. A. Y. MATTHEWS** has been favoured with instructions from the OWNER, to SELL by AUCTION, at the Goddard Arms Hotel, Swindon, on MONDAY, AUGUST 31st, 1896, at Four p.m., subject to Conditions to be then produced, the following Valuable

**FREEHOLD PROPERTY**

Comprising Three Enclosures of RICH PASTURE LAND, with CATTLE YARD and BUILDINGS, the total area being about 13a. 0r. 38p. now in the occupation of Mr. J. K. Hollyoak, on a yearly tenancy at £29 5s. per annum. Commuted tithe rent charge, £4 5s. 5d. Per annum, present value for 1896, £3 1s. 1d.

The right of way to the above property is over Land owned by the trustees of the late Mrs. Perry, and it is bounded by Lands the property of Mrs. Penning, trustees of the late Mrs. Perry, Messrs. Kinneir and Co., and Bell, Anger, and Tidmarsh.

Further particulars may be obtained of

A. P. RODYK, Esq.  
Solicitor,  
70A, Aldermanbury, London, EC.

or of the Auctioneer,  
Auction and Valuation Offices, Park House, Swindon.

**Swindon Advertiser and North Wilts Chronicle, 22 August 1896**

On Monday afternoon last, at the Assembly Rooms, Goddard Arms Hotel, Swindon, Mr. J. A. Y. Matthews submitted to public auction two lots of valuable freehold property situate and lying in a ring fence at Wanborough. There was a large attendance and a spirited competition, both lots being disposed of at very satisfactory prices.

The first lot offered was a freehold estate of 49a. 1r. 28p., comprising of a dwelling house with farm buildings and pasture land, now in the occupation of **Mr. A. Gosling**, at an annual rental of £130 per annum. The outgoing are: land tax, £7 12s. 6d. per annum, tythe rent charge (for the year 1896) £13 15s. 7d., and Harrod's Charity, 10s. Per annum. This property was submitted on the instructions of Mr. Mark Henry Tidmarsh, the eldest son and heir-at-law of the late Mr. Mark Tidmarsh, of Ashbury, and it was offered subject to the estate-in-dower of Mrs. Phœbe Tidmarsh, aged 48 years, widow of Mark Tidmarsh. The property being offered subject to Mrs. Tidmarsh's estate-in-dower, and in being a somewhat unusual occurrence to sell an estate like this subject to the dower clause, a number of questions were asked concerning it. One intending purchaser asked whether the widow was prepared to take a lump sum in lieu of her annual one third share of the net receipts from the rent of the farm. Mr. A. W. Boodle, the vendor's solicitor, replied that Mrs Tidmarsh preferred to take her dower. In reply to another question, Mr. Boodle said there were no arrears of dower; they were all paid up to last March. In regard to the future, the widow could distrain on the property for any arrears of dower which might accumulate. The dower for the last half year was £17. Mr. Boodle added that the necessary repairs would be carried out upon the farm, and a share of the costs would be taken from the widow's dower. Mr. Tudor Jones: Provided the repairs were only of a temporary character. Another question was asked whether the purchaser of the property could let the farm at what rent he chose, and pay the widow her third share of that. The Auctioneer, replying to this, said that certainly the purchaser could not let the farm at a ridiculously low rent, and then pay the widow her proportion of that. It must be a fair rental. Mr. Matthews proceeded to speak upon the good quality of the land and its desirable situation, adding that the farm cost over £2000 not long ago.

The bidding started at £1000, and eventually it was knocked down to Mr. J. Williams, of Lower Wanborough, at £1.750.

The second lot of property submitted comprised a small farm of just over 13 acres, adjoining the previous lot. It consisted of three enclosures of pasture land, with cattle yard and buildings, let to **Mr. J. K. Holyoak** on a yearly tenancy at a rental of £29 5s. per annum. The land tax is £1 12s. 6d. and the tithe rent charge three guineas. Mr. J. Williams also became the purchaser of this lot a £550. Mr. A. W. Boodle of Swindon, was the solicitor to the vendor of the first lot, and for the second lot Mr. A. P. Rodyk, of Aldermanbury, London, E.C., was the vendor's solicitor.

**Swindon Advertiser and North Wilts Chronicle, 5 September 1896**