

# THE GREAT THURLOW HALL ESTATE

forming

**LOTS 1 to 21 INCLUSIVE**

**Will first be offered for Sale as a Whole**

and if not so sold

then in Lots as set out in the Particulars.

THE ESTATE comprises : Great Thurlow Hall, 67 Farms and Small Holdings, 254 Houses and Cottages, Village Properties, Accommodation Land and 1,062 Acres of Woodlands

extending in all to about

12,280 a.      3 r.      17 p.

Producing an actual and estimated

**Rent Roll of £13,206 13s. 9d. a Year**

Timber Valuation £18,230

To be paid in addition to the purchase price for the freehold.

## **Lots 1 to 21—OUTGOINGS.**

	£	s.	d.
Tithe Redemption Annuities .....	1872	13	2
Annuities in lieu of Tithe .....	302	10	0
Corn Rents .....	65	13	2
Land Tax 1941/42 .....	453	17	6
Drainage Rates : Year ending 31st March, 1942 :			
Owner's Rate .....	2	10	3
Occupier's rate £1 13s. 6d. ....			
Rent Charges .....	97	4	0
Rates on Cottages .....	258	13	10
	£3053	1	11

## **LOT 1**

THE CENTRAL BLOCK OF

**THE GREAT THURLOW HALL ESTATE**

forming

**A FINE COMPACT AGRICULTURAL ESTATE**

Comprises : Great Thurlow Hall, 49 Farms and Small Holdings, 221 Houses and Cottages, Village Properties, Accommodation Land

and

510 Acres of Woodlands

covering a total area of about

8337 a.      3 r.      21 p.

Producing an actual and estimated

**RENT ROLL of £10,041 0s. 9d. a year.**

Timber Valuation £12,080

Lot 2

(Coloured Yellow on Plan No. 2).

MILL HOUSE AND WATERFIELD BARN FARMS

Great Bradley

Area : 207a. 2r. 6p.

Description.	Tenant.	Acreage.	Rent.
Mill House	Mr. P. L. Smith	9.153	£ s. d. 35 0 0*
Waterfield Barn	do.	142.044	156 0 0*
O.S. 233	do.	32.969	29 10 0*
Plunder Wood	In Hand	23.372	—
Sporting Rights	do.	—	10 8 0 (Estimated)
		207.538	£230 18 0

\* Tenancy—Yearly Michaelmas (11th October).

MILL HOUSE FARM

Farmhouse

Construction : Brick and slated.

Accommodation : Two Sitting Rooms, Kitchen, Five Bedrooms, Stores, etc.

Buildings

Brick, stone and clunch barn, Cart Shed, Calf House and Stores with Loft over; Open Shed with Yard and Three Pig Sties; Timber and asbestos Cow Shed for 40 cows (new 3 years ago); Cooling and Sterilisation House; Garage; Disused Mill.

WATERFIELD BARN FARM

Buildings

Timber and galvanised Stable for 4; Open Shed; large Calf House; Barn; Chaff House; Calf House; range of Six Cattle Boxes; Four-bay timber and galvanised Implement Shed.

Two Cottages.

Schedule.

No. on Ord. Map 1903 Edition	Description	Acreage.
Parish of Great Bradley.		
51	Arable	6.268
52	do.	42.816
53	do.	24.021
54	do.	6.267
59	Pasture	8.071
60	do.	2.580
60a	do.	1.580
61	do.	4.500
61a	do.	3.298
74	Arable	20.022
73	Pasture	21.830
62	Buildings and Two Cottages Nos. 175 and 176	.791
75	Garden, etc.	.350
76	do.	.413
78	House, Homestead and Garden	.797
79	Great Bradley Mill and Yard	.148
84	Meadow	7.445
Parish of Burrough Green.		
232	Plunder Wood	23.372
233	Grass and Arable	32.969
		207.538

Outgoings.

Tithe Redemption Annuities, 1936 Act, Parish of Great Bradley	£6 15 2
Land Tax, Parish of Great Bradley	£9 1 11

Lot 3

(Coloured Brown on Plan No. 2).

RAVENS HALL AND FOX HALL FARMS,  
Burrough Green

Area: 267a. 3r. 18p.

Description.	Tenant.	Acreage	Rent.
Ravens Hall and Fox Hall Farms	Mr. K. Reed	196.390	£ s. d. 196 0 0*
Woodlands	In Hand	71.476	—
Sporting Rights	do.	—	13 8 0 (Estimated)
		267.866	£209 8 0

\* Tenancy—Lease for 6 years from 11th October, 1938.

RAVENS HALL FARM HOUSE

Divided into Two Cottages, Nos. 174a and 174b.

Construction : Brick and slated.

Accommodation (in each) : Sitting Room, Kitchen, Dairy, Scullery and Three Bedrooms.

Buildings

Timber and galvanised Barn, timber and slated Four-bay shed and Yard; Two-bay ditto; Four-bay Shed and Yard; Carthors; Stable for 4; Four timber and galvanised Pigsties; timber and galvanised Cowhouse for 10; Four-bay timber and galvanised Implement Shed.

FOX HALL FARM

Buildings

Stone and slated Barn (derelict); timber and galvanised Bangalow of Three Rooms (semi-derelict); Farmhouse (derelict).

Schedule.

No. on Ord. Map 1903 Edition	Description	Acreage.
Parish of Burrough Green.		
225	Temporary Grass	6.028
224	Arable	15.890
Pt. 230	do.	20.000
Pt. 230	Grass (temporary)	14.139
220	do. (permanent)	3.059
223	Buildings	1.597
222	Pond	.128
221	Grass	5.062
227	do.	13.947
229	Arable	13.947
228	do.	10.456
236	do.	20.877
237	do.	23.084
238	do.	14.655
234	do.	11.953
235	Fox Hall Buildings and Yard	1.168
231	Temporary Grass	20.400
208	Out Wood	48.583
218	Sparrows Grove Wood	18.648
219	do.	4.265
		267.866

Outgoings.

Tithe Redemption Annuities, 1936 Act	£65 4 6
Land Tax	£3 14 0



**Lot 4**

(Coloured Purple on Plan No. 2).



**RECTORY FARM, GREAT BRADLEY**

Area : 43a. 0r. 3p.

Tenant : Mr. F. S. Claydon.

Tenancy : Yearly Michaelmas (11th October).

Rent : £45 a year.

Sporting Rights : In Hand. Estimated Rent £2 3s. 0d.

**Farmhouse**

Construction : Timber, clunch and iron.

Accommodation : Sitting Room, Scullery, Kitchen and Three Bedrooms.

**Buildings**

Timber and iron Two-bay Cart Shed; Barn; Two Calf Boxes; Stable for 2; Chaff House.

**Schedule.**

No. on Ord. Map 1903 Edition	Description	Acceage.
<b>Parish of Great Bradley.</b>		
82	Arable	2.341
Pt. 83	do.	25.750
94	do.	6.017
95	do.	4.829
96	Grass	2.007
Pt. 99	House	.350
100	Grass	1.722
		<u>43.016</u>

**Outgoings.**

Tithe Redemption Annuity, 1936 Act	£12 16 4
Land Tax	£1 14 3

**Lot 5**

(Coloured Red on Plan No. 2).

**PAIR OF COTTAGES Nos. 173 and 174,  
CARLTON**

Area : 1r. 8p. O.S. Pt. 100.

Description	Tenant	Rent
Cottage 173	T. Newman	£5 0 0 (Landlord paying Rates)
Cottage 174	L. Hardy	£6 10 0 do.
		<u>£11 10 0</u>

\* Tenancy—Half-yearly.

Construction : Lath and plaster and thatch.

Accommodation :

No. 173: Living Room, Sitting Room, Scullery, Two Bedrooms.

No. 174: Living Room, Scullery, Two Bedrooms.

**Outgoings.**

Net Rates payable by Landlord year ending 30th September, 1942	£2 4 7
Tithe	None
Land Tax	None

**Lot 6**

(Coloured Brown on Plan No. 3).

**FARLEY GREEN FARM, STRADISHALL**

Area : 198a. 3r. 39p.

Description	Tenant	Rent
Farley Green Farm	Mr. T. C. Claydon	£194 0 0*
Woodlands	In Hand	
Sporting Rights	In Hand	9 19 0 (Estimated)
		<u>£203 19 0</u>

\* Tenancy—Lease for 6 years from 11th October, 1936.

**Farmhouse**

Construction : Brick, lath and plaster and tile.

Accommodation : Entrance Hall, Three Reception Rooms, Kitchen, Dairy, Pantry, Three Bedrooms, Attic, Two Box Rooms.

**Buildings**

Construction : Brick, flint and tile and timber and corrugated iron.

Accommodation : Yard with Two-stall Stable, Harness Room with Loft over; Carthouse Stable for 6 and Harness Room; Chaff Place, second Yard with Four-bay Open Shed, Third Yard with Implement Barn and Two Two-bay Open Sheds, Fourth Yard with Four-bay Open Cattle Shed, Barn with Twelve Pig Pens.

In Ord. No. 420 timber and corrugated iron Cattle Yard.

**Two Cottages.**

**Schedule.**

No. on Ord. Map 1903 Edition	Description	Acceage
<b>Parish of Stradishall.</b>		
102	Frogs Hall Plantation	5.364
154	Arable	15.745
141	do.	24.010
152	do.	3.790
101	do.	8.864
105	do.	2.933
106	do.	18.711
18	do.	22.938
17	do.	11.141
19	do.	3.365
104	do.	.207
15	do.	14.895
3	do.	12.954
2	do.	1.420
1	Lane	.198
103	Grass	1.501
99	do.	1.393
100	do.	3.592
96	do.	.394
97	do.	3.178
93	do.	1.809
91	do.	1.411
95	do.	.349
98	House and Buildings	.865
92	Gardens	.230
16	Plantation	.966

