

Particulars of the Plots and Parcels of Land

Note: Lots 1 - 7 are situated in the High Street, practically in the centre of Wivenhoe, and are especially suited for the erection of Shop Property

Lot 1 (Coloured Green on Plan)

A Parcel of Valuable Freehold Building Land,

Situate opposite the Post Office and 2 minutes' walk from the Station, having a frontage to the High Street of about 60 Feet, with a depth of about 220 Feet, being part of No. 224 on the 1923 Edition of the Ordnance Survey Map and having an Area of about

1 Rood 8 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 6d.

Lot 2 (Coloured Pink on Plan)

The Adjoining Plot,

having a Frontage to the High Street of about 60 Feet, and a depth of about 226 Feet, being part Ordnance No. 224, and having an Area of about

1 Rood 10 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 6d.

Lot 3 (Coloured Green on Plan)

The Adjoining Plot,

having a Frontage to the High Street of about 60 Feet, and a depth of about 235 Feet, being part Ordnance No. 224, and having an Area of about

1 Rood 12 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 6d.

Lot 4 (Coloured Pink on Plan)

The Adjoining Plot,

having a Frontage of about 60 Feet to the High Street, and a depth of about 245 Feet, being part Ordnance No. 224, and having an Area of about

1 Rood 14 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 6d

Lot 5 (Coloured Green on Plan)

The Adjoining Plot,

having a Frontage to the High Street of about 80 Feet, and a depth of about 256 Feet, being part of Ordnance No. 224, and having an Area of about

1 Rood 35 Poles

Outgoings:- Apportioned Commuted Tithe 2s. 2d

Lot 6 (Coloured Pink on Plan)

The Adjoining Plot,

having a Frontage to the High Street of about 80 Feet, and a depth of about 269 Feet, being parts Ordnance Nos. 224 and 226, and having an Area of about

Half an Acre

Outgoings:- Apportioned Commuted Tithe 2s. 4d

Lot 7 (Coloured Green on Plan)

The Adjoining Plot,

having a Frontage to the High Street of about 80 Feet, width at back of plot about 35 feet, with a depth of about 272 Feet, being part Ordnance No. 226, and having an Area of about

1 Rood 18 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 9d.

[Note: if Lot 8 is not sold the Valuable Old Materials of the Hall will be Sold by Auction on April 7th in Lots for demolition. Catalogues have been prepared and may be obtained at the Auctioneers]

Lot 8 (Coloured Pink on Plan)

A Fine Old Georgian Residence known as

WIVENHOE HALL,

facing South and situate a short distance from Wivenhoe Station

The Residence is substantially built of red stock and two inch Tudor bricks with red tiled roof (part slated). The House has an older portion at the back, containing some Fine Oak Timbers, and is

approached from the High Street by a short carriage drive, with double entrance gates. The accommodation comprises:-

ON THE GROUND FLOOR-

Entrance Hall; Dining Room; 22ft. 10in. x 15ft. 10in.; Drawing Room, 19ft. 7in. x 15ft. 5in.; Smoke Room or Library, 18ft. 9in. X 17ft. 6ins.; Servant's Hall, Kitchen, Scullery, Butler's Pantry, Two Larders, Gentlemen's Lavatory. Massive Old Oak Staircase to

FIRST FLOOR-

containing Billiard Room, 32ft. x 21ft. 6in., Five Bedrooms, Dressing Room, Bathroom, W.C., Housemaids' in Sink.

ON THE SECOND FLOOR-

Six Bedrooms, Dressing Room and Tank Room.

OUTSIDE-

Wash house with Bedroom over; Coalhouse; Dairy and Boot Room; Garden Room and Brick-built Wood Shed.

WELL TIMBERED LAWN & GARDENS. SMALL ORCHARD.

This Lot has a frontage of about 249ft. 6in. to the High Street, and a depth of about 360 feet, with an Area of about

1 Acre 3 Roods 18 Poles

SCHEDULE [In Wivenhoe Parish]

No. on Plan

Pt. 224

Pasture

29 Poles

Pt. 225

Orchard

1 Rood 1 Pole

Pt. 226

House and Gardens

1 Acre 1 Rood 28 Poles

TOTAL

1 Acre 3 Roods 18 Poles

Outgoings:- Apportioned Commuted Tithe 8s. 9d.

Lot 9 (Coloured Green on Plan)

The Extensive Premises with Dwelling House,

adjoining the preceding Lot, well suited for a Motor Engineer or other trade purposes, and comprising

GARDENER'S COTTAGE, Garages, Stabling, Garden and Orchard.

The Cottage, built of red brick with slated roof, contains:-

GROUND FLOOR-

Sitting Room, about 17ft. 6in. x 11ft. 6in., with fireplace; Kitchen, about 17ft. 6in. x 11ft. 6in., fitted with sink and flue for stove; Pantry.

FIRST FLOOR-

Bedroom No. 1, 17ft. 6in. x 15ft., with fireplace and cupboard; Bedroom No. 2, 17ft. 6in. x 16ft. 6in., with fireplace and cupboard.

Good Cellarage in Three Divisions.

In the Front Garden is a brick-built, heated GREENHOUSE, 39ft. x 10ft., with Boiler House adjoining. In the South Garden is a lofty Garden Shelter about 25ft. x 13ft., approached by stone steps with four Corinthian Columns, supporting the slated roof.

Lean-to VINERY, 23ft. x 14ft., with hot water pipes and staging.

In the Large Yard are Open Shed 29ft. x 15ft., with corrugated iron roof, and a RANGE OF EXCELLENT BUILDINGS of brick with slated roofs, comprising GARAGE No. 1, 18ft. 3in. x 15ft. 8in., fitted with heavy oak doors 10ft. x 11ft. 2in. high, portable stove, benches, shafting and two pulleys, *Reyrolle* dynamo starter and wired for electric light. GARAGE No. 2, 18ft. 3in. x 15ft. 8in., fitted with heavy oak doors, bench and hot water pipes. Over Passage, two large galvanised tanks each 5ft. 10in. x 5ft. 10in. x 4ft. POWER HOUSE, 15ft. 8in. x 11ft., with oak door. PUMP HOUSE over Artesian Well, with pumping gear by *Le Grand and Sutcliff*, London. SADDLE ROOM 18ft. x 7ft. 5in., with oak door. HARNESS ROOM, 18ft. x 12ft., with oak door. Stone Staircase to three Rooms over. STABLE No. 1, 25ft. x 19ft. 6in. STABLE No. 2, 11ft. 9in. x 19ft. 6in.

A Massive Brick and Stone Archway leads to a useful brick and slated BUILDING, 24ft. x 14ft., with Entrance Porch and oak door, and a brick and tiled DOVE COT with Piggery under. GARDEN AND ORCHARD at back with brick and slated Fruit Store, 22 ft. x 15ft.

This Lot has frontage to the High Street of about 100ft., and a depth of about 362 feet, having an area of about

3 Roods 13 Poles

SCHEDULE

Pt. 225
Part of Orchard
1 Rood 18 Poles

Pt. 226
Cottage, Stabling, Garages, etc.
1 Rood 35 Perches

TOTAL 3 Roods 13 Perches

Outgoings:- Apportioned Commuted Tithe 4s. 0d.

LOT 10 (Coloured Pink on Plan)

The Partly Walled Garden, Orchard and Buildings,

comprising Kitchen Garden, containing TOMATO HOUSE, 46ft. 8in. x 12ft., on brick foundations, glazed division, hot water pipes, cement water tank and brick-built Boiler House adjoining. Brick-built Forcing Frame, 41ft. 7in. x 7ft. 3in.; old brick-built Forcing House; STORE ROOM, 24ft. 9in. x 7ft., brick-built with slated roof.

Range of brick and slated BUILDINGS about 35ft. x 13ft., brick and slated Shed, 15ft. x 10ft. 5in., with portable stove and concrete floor. At the back is the ORCHARD, planted with fruit trees..

This lot has a frontage to High Street of about 93ft. 6in. and a depth of about 360 feet with an area of about

3 Roods 4 Poles

SCHEDULE

Pt. 225 Part of Orchard
1 Rood 18 Poles

Pt 226 Part of Kitchen Garden and Buildings
1 Rood 26 Poles

TOTAL 3 Roods 4 Poles

Outgoings:- Apportioned Commuted Tithe 3s. 9d.

LOT 11 (Coloured Green on Plan)

A Choice Building Plot,

situate in the High Street and adjoining Lot 10, being part of the Kitchen Garden and Orchard at back, with a footage of 40ft. and a depth of about 360 feet and having an area of about

1 Rood 13 Poles

SCHEDULE

WIVENHOE PARISH

Pt. 225 Part of Orchard
24 Poles
Pt. 226 Part of Kitchen Garden
29 Poles

TOTAL 1 Rood 13 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 6d.

LOT 12 (Coloured Yellow on Plan)

A Valuable Parcel of Park Land,

situate within a stone's throw of Wivenhoe Station, and having a frontage to the High Street of 60 feet, and a return frontage to Clifton Terrace of about 410 feet, being part Ordnance Nos. 224 and 226, with a total area of about

10 Acres 0 Roods and 18 Poles

This lot on account of its area and situation affords scope for a scheme of future development in addition to the value of its existing frontages

Outgoings:- Apportioned Commuted Tithe £2. 7s. 3d.

LOT 13 (Coloured Blue on Plan)

The Adjoining Parcel of Park Land,

situate on high ground at the rear of The Hall, and connected by a 40 feet strip to the Main Road, having a hard tennis court laid down, and an area of about

6 Acres 3 Roods 28 Poles

The Brick Building on this lot is not included in the sale, and will be removed before completion.

This lot is sold subject to a right of way for all purposes in favour of Lots 14 and 15, over the 40 feet strip shown on the plan.

SCHEDULE

Pt. 224 Pasture 6 Acres 2 Roods 14 Poles

Pt. 226 Part of Kitchen Garden, etc. 1 Rood 14 Poles

TOTAL 6 Acres 3 Roods 28 Poles

Outgoings:- Apportioned Commuted Tithe £1. 12s. 6d.

LOT 14 (Coloured Yellow on Plan)

A Valuable Enclosure of Pasture Land,

forming an excellent site for a Recreation Ground or Playing Field; also ripe for development as a Building Estate, and having an area of about

8 Acres 1 Rood 20 Poles

This lot is sold with the benefit of a right of way for all purposes over the 40ft. strip (South of the "Lodge" forming part of Lot 13.

SCHEDULE

WIVENHOE PARISH

Pt. 198 Woodland
12 Poles

Pt. 202 Pasture
5 Acres 1 Rood 1 Pole

Pt. 202A Pasture
2 Acres 1 Rood 2 Poles

Pt. 203 Woodland
3 Roods 4 Poles

Pt. 226 Part of Back Carriage Drive
1 Pole

TOTAL 8 Acres 1 Rood 20 Poles

Outgoings:- Apportioned Commuted Tithe £1. 19s. 0d.

LOT 15 (Coloured Green on Plan)

A Useful 34 Acre Holding,

with set of Buildings and Land comprising the site of Wivenhoe Wood, saltings, rough pasture and belt extending past Wivenhoe Station and giving an outlet to Clifton Terrace. The position is suitable for the erection of a Country House, having delightful South West views over the River Colne. The long RAIL AND RIVER FRONTAGES also combine to form an excellent site for a large commercial undertaking.

The FARM BUILDINGS are brick built with slated roof, and brick floors, 55ft. x 51ft., with open stock yard, comprising harness room, open shed, calf house, cooling house, cowhouse for 4, cowhouse for 2, stable and loose box; also recently-erected DUTCH BARN, 42ft. 6in x 18ft. 6in., on brick piers with corrugated iron roof. At a short distance from the buildings are a pond and WELL OF WATER. The total area is about

34 Acres 0 Roods 38 Poles

This lot is sold with the benefit of a right of way for all purposes over the 40ft. strip (South of the "Lodge") forming part of Lot 13.

SCHEDULE

WIVENHOE PARISH

No. on Plan

183 Woodland
14 Acres 1 Rood 36 Poles

Pt. 184 Woodland
3 Roods 4 Poles

201 Woodland
3 Acres 2 Roods 7 Poles

209 Woodland, Rough Pasture and Farm Buildings
3 Acres 2 Roods 17 Poles

210 Woodland
2 Roods 30 Poles

211 Pasture
5 Acres 1 Rood 33 Poles

211A Woodland
1 Acre 3 Roods 22 Poles

223 Belt
2 Acres 10 Poles

223A Belt
1 Rood 8 Poles

199 Saltings
1 Acre 1 Rood 31 Poles

TOTAL 34 Acres and 38 Poles

Outgoings:- Apportioned Commuted Tithe £8. 0s. 6d

TIMBER.- The standing timber and all growing trees of every description on this lot are excluded from the sale of the lot, and are offered separately in Lot 35. The right is reserved for the purchaser of the last named lot (or if not sold, the Vendors) to enter upon this lot, to cut and carry away the trees at any time within two years from the date of completion of the purchase A copy of the conditions under which this right may be exercised will be produced at the sale or may be seen beforehand on application to the Auctioneers.

LOT 16 (Coloured Pink on Plan)

The Detached Small House

of attractive design, known as

"THE LODGE",

well built of red brick with slated roof, standing a short distance back from the road, with carriage drive and entrance gate at side. The accommodation comprises:-

ON THE GROUND FLOOR-

Entrance Lobby, SITTING ROOM 15ft. 6in. x 14ft., excluding bay, lighted by two windows; double cupboard and picture rail. LIVING ROOM, 15ft. 9in. x 14ft. 6in., fitted with modern stove and

polished slate mantel. Pantry and cupboard under stairs. SCULLERY with flue for stove, sink with water tap over.

ON THE FIRST FLOOR-

FRONT BEDROOM, 15ft. 9in. x 14ft., fitted with fireplace and built-in cupboard. BEDROOM, 15ft. 9in. x 11ft. 5in., with fireplace. SMALL BEDROOM over front entrance.

OUTSIDE-

Brick built and Slated Coalhouse, Ashpit and E.C.

Walled-in VEGETABLE GARDENING, gravelled drive and piece of WOODLAND, the whole having a frontage to the Main Road of about 68ft. 6in., width at back 81ft and a depth of about 160 feet, total area about

1 Rood 4 Poles

SCHEDULE

No. on Plan

Pt. 202A Pasture

1 Pole

Pt. 202B Woodland

11 Poles

Pt. 203 Woodland

11 Poles

Pt. 226 House and Garden

21 Poles

TOTAL 1 Rood 4 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 3d.

LOT 17 (Coloured Green on Plan)

A Desirable Building Plot,

adjoining Lot 16, having a frontage to the Main Road of about 100 feet and a depth of about 164 feet, being parts Ordnance Nos 202, 202a, 202b, and 203, and having an area of about

1 Rood 20 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 6d.

Lot 18 (Coloured Pink on Plan)

The Adjoining Plot,

with a frontage to the Main Road of about 100ft. and a depth of about 168 feet, being parts of Ordnance Nos. 202, 202b, and 203, and having an area of about

1 Rood 22 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 6d.

Lot 19 (Coloured Green on Plan)

The Adjoining Plot,

with a frontage of about 100 ft. to the Main Road and a depth of about 170 feet, being parts of Ordnance Nos. 202 and 203, and having an area of about

1 Rood 23 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 6d.

Lot 20 (Coloured Pink on Plan)

The Adjoining Plot,

with a frontage of about 55 feet to the Main Road and a depth of about 170 feet, being parts of Ordnance Nos. 202 and 203, area about

34 Poles

Outgoings:- Apportioned Commuted Tithe 1s.

Lot 21 (Coloured Green on Plan)

The Adjoining Plot,

with a frontage of about 100 feet to the Main Road and a depth of about 176 feet, being parts of Ordnance Nos. 202 and 203, area about

1 Rood 25 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 6d.

Lot 22 (Coloured Pink on Plan)

The Adjoining Plot,

with a frontage of about 100 ft., width at back about 115 feet, depth about 180 feet, being parts of Ordnance Nos. 198, 202 and 203. Area about

1 Rood 32 Poles

Outgoings:- Apportioned Commuted Tithe 1s. 8d.

Lots 23 to 34 comprise a well-planted ORCHARD, with many hundreds of bush and half standard apple, pear, plum and cherry trees, and (excepting Lots 23, 24, and 25) have valuable building frontages to the Main Colchester Road.

Lots 23, 24, and 25 will be first offered in one Lot, and if not sold then as lotted.

LOT 23 (Coloured Blue on Plan)

A PRODUCTIVE ORCHARD,

well planted with fruit trees, being part of the Ordnance No. 198, and having an area of about

4 Acres 3 Roods 31 Poles

Outgoings:- Apportioned Commuted Tithe £1 3s. 0d.

This Lot is sold with the benefit of a right of way for all purposes over the 40 feet strip leading from the Main Road and forming part of Lot 25

LOT 24 (Coloured Yellow on Plan)

A PRODUCTIVE ORCHARD,

well planted with fruit trees, being part of the Ordnance No. 198, and having an area of about

4 Acres 2 Roods 27 Poles

Outgoings:- Apportioned Commuted Tithe £1 2s. 0d.

This Lot is sold with the benefit of a right of way for all purposes over the 40 feet strip leading from the Main Road and forming part of Lot 25

LOT 25 (Coloured Pink on Plan)

THE EXTENSIVE ORCHARD,

adjoining the two preceding lots, and similarly planted, containing a useful PACKING SHED, 38ft. x 14ft. 6in., timber built, with corrugated iron and boarded roof, and packing bench. Near by is a WELL OF WATER. Total area about

11 Acres 2 Roods 10 Poles,

SCHEDULE

WIVENHOE PARISH

No. on Plan

Pt. 184 Woodland
1 Rood 11 Poles

Pt.198 Orchard
11 Acres 39 Poles

TOTAL 11 Acres 2 Roods 10 Poles

Outgoings:- Apportioned Commuted Tithe £2 14s. 0d.

This Lot is sold subject to rights of way for all purposes by the owners and occupiers of Lots 23 and 24, over the 40 feet strip shown on the plan

LOT 26 (Coloured Green on Plan)

A PLOT OF VALUABLE BUILDING LAND

having a frontage of 100 feet to the Main Colchester Road, screened therefrom by a belt of young trees and part planted with fruit trees, depth about 291 feet. Part of Ordnance No. 198, area about

2 Roods 27 Poles

Outgoings:- Apportioned Commuted Tithe 3s. 3d.

LOT 27 (Coloured Pink on Plan)

The Adjoining and Similar Plot,

having a frontage of about 100 feet to the Main Road, a depth of about 291 feet, and an area of about

2 Roods 27 Poles

Outgoings:- Apportioned Commuted Tithe 3s. 3d.

LOT 28 (Coloured Green on Plan)

The Adjoining Plot,

having a frontage of about 100 feet, a depth of about 291 feet, and an area of about

2 Roods 27 Poles

Outgoings:- Apportioned Commuted Tithe 3s. 3d.

LOT 29 (Coloured Pink on Plan)

The Adjoining Plot,

having a frontage of about 100 feet, a depth of about 291 feet, and an area of about

2 Roods 27 Poles

Outgoings:- Apportioned Commuted Tithe 3s. 3d.

LOT 30 (Coloured Green on Plan)

The Adjoining Plot,

having a frontage of about 90 feet, a depth of about 290 feet, and an area of about

2 Roods 15 Poles

Outgoings:- Apportioned Commuted Tithe 2s. 9d.

LOT 31 (Coloured Green on Plan)

An Excellent Plot of Building Land

having a frontage to the Main Road of about 156 feet, and a depth of about 292 feet, part planted with fruit trees, screened from the road by a belt of young trees, being part of Ordnance No. 198, and having an area of about

1 Acre 0 Roods 8 Poles

Outgoings:- Apportioned Commuted Tithe 5s.

LOT 32 (Coloured Pink on Plan)

The Adjoining Plot,

having a frontage to the Main Road of about 100 feet, a depth of about 300 feet, and an area of about

2 Roods 30 Poles

Outgoings:- Apportioned Commuted Tithe 3s. 3d.

LOT 33 (Coloured Green on Plan)

The Adjoining Plot,

having a frontage of about 100 feet, a depth of about 312 feet, and an area of about

2 Roods 35 Poles

Outgoings:- Apportioned Commuted Tithe 3s. 6d.

LOT 34 (Coloured Pink on Plan)

The Adjoining Plot,

having a frontage of about 100 feet, a depth of about 317 feet, and an area of about

2 Roods 37 Poles

Outgoings:- Apportioned Commuted Tithe 3s. 6d.

Note:- The purchasers of Lots 35 and 36 will be required to sign an agreement for sale which will be produced in the sales room, and a copy of the same will be forwarded by the Auctioneers on request.

LOT 35

The Valuable Standing Timber,

consisting of the whole of the growing trees and poles in the Wivenhoe Wood and the other land forming Lot 15. There are approximately 850 timber trees including 470 oak, 138 chestnut, 49 ash, 58 elm, 47 fir, larch, etc., 10 beech, etc., conservatively estimated to contain 18,000 to 20,000 cubic feet of timber, together with an immense number of poles. Time allowed for clearance - two years from 2nd May, 1927.

LOT 36

A Parcel of Standing Timber,

comprising 254 trees on the remaining portion of the Estate which are marked with white paint, and consisting of 91 oak, 17 evergreen oak, 18 ash, 27 elm, 7 beech, 24 chestnut, 33 cedar, 16 Scotch and spruce, 9 sycamore, 12 various. Time allowed for clearance - 1 year from 2 May, 1927.

[Editors note:

1 Acre = 4 Roods

1 Rood = 40 sq poles]