

**Appendix 19: Auctions, sales, and leases particulars**

**19A: Auction particulars (1907)**

Source: SWHT

Reference: SHC D/P/dton/23/3



Plan of  
**MERRICK'S FARM**  
 AND  
**ACCOMMODATION LANDS,**  
 IN THE PARISHES OF  
**Huish Episcopi & Curry Rivel,**  
 Somersetshire.

TO BE SOLD BY AUCTION BY  
**Messrs. C. R. MORRIS, BONS & PEARD,**  
 47, THE LANGPORT HOUSE HOTEL, LANGPORT,  
 ON TUESDAY 20th APRIL 1907 at 12 o'clock.



NOTE—This Plan has been carefully prepared from the Ordnance Survey and other Maps but is for the purpose of identification only, and its accuracy is not guaranteed.

SCALE  $\frac{1}{2500}$

C. R. MORRIS, BONS & PEARD,  
 Auctioneers & Estate Agents,  
 47, THE HOTEL, LANGPORT.

PARTIC  
 IN THE PARISH O  
 FREE

MERRICK'S FARM

AND ACCOMMODATION LANDS,

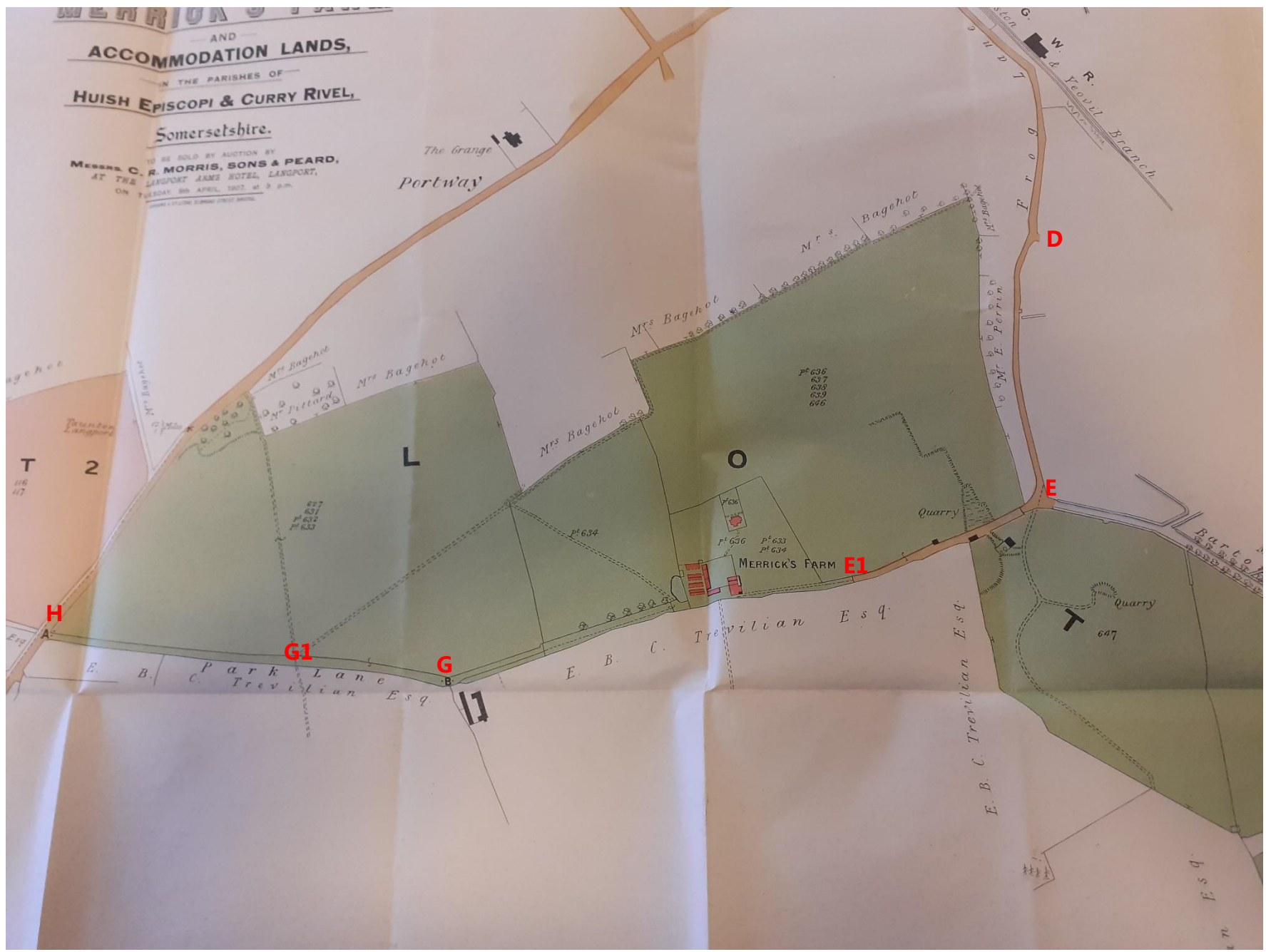
IN THE PARISHES OF

Huish Episcopi & Curry Rivel,

Somersetshire.

TO BE SOLD BY AUCTION BY  
Messrs. C. R. MORRIS, SONS & PEARD,  
LANGPORT JAMES HOTEL, LANGPORT,  
ON TUESDAY 26th APRIL 1902 AT 2 P.M.  
(UNDER A SPECIAL LICENSE FROM HER MAJESTY'S COMMISSIONERS OF THE LAND TAX)

The Grange  
Portway





## REMARKS.

With the exception of Lot 3 the whole of the Lots are and have been for many years past in the occupation of Mr. T. Towing, under a written agreement for a Yearly Christmas Tenancy at an apportioned annual rental of ... ..	£208 0 0
Lot 3 in Hand and estimated at ... ..	23 0 0
Total Income ... ..	£226 0 0

For the purposes of this Sale the apportioned Rents of the respective Lots shall be deemed to be as follows:—

	£	s.	d.
Lot 1 ... ..	187	0	0
Lot 2 ... ..	16	0	0
Lot 3 ... ..	23	0	0
	£226	0	0

Possession of all the Lots may be obtained at Christmas, 1907, when for the purposes of this Sale Mr. Towing's Tenancy will expire.

Lots 1 and 3 are not chargeable to Land Tax.

All the Lots are of Freehold Tenure.

The Property offers an attractive Dairy and Grazing Farm, the Meadows and Pastures of which produce sweet feeding herbage, admirably adapted for the best of dairy purposes or for fattening sheep and cattle.

Lot 1 forms a very compact and desirable Holding, with a superior, newly-built Farmhouse—an attractive feature of the property—and its position in a ring fence abutting the Taunton and Langport Main Road, close to the Market Town of Langport, and convenient Railway accommodation renders the Estate readily lettable, and thus offers a sound investment and is equally desirable for occupation.

Lots 2 and 3 would form valuable adjuncts to Lot 1.

There are valuable Beds of excellent Blue Lias, Pavement, Road, Building and Lime Stone, close to the surface and near the Railway Station, and which much enhance the value of the Property.

The House faces South and has a Small Lawn in front with **ORNAMENTAL IRON RAILINGS** and a stone plinth.

There is also a good partly walled in **KITCHEN GARDEN**.

The **AGRICULTURAL BUILDINGS** are chiefly Stone Built and Tiled and comprise:—

Long Loose Stall and Barton, Spacious Ranges of Fattening and Cow Pens (32 Cattle), covered with Corrugated Galvanized Iron, with pump and excellent Water Supply to separate troughs in each pen, Range for 30 Cattle, Cask House, Chaffing House, Cellar, Barn, Granary with Loft over, Implement Shed, Stables for 9 Horses, Rick Yards, etc.

Conveniently situate close to the Homestead are two Stone Built and Tiled **COTTAGES**, each having two Rooms on the Ground Floor, and Three Bedrooms, with Furnace, Outhouse, and Closet and Pump, and Well Water.

The Corn Rent Charges (in lieu of Tithes) now payable amount to about £16 19s. 0d.

*This Lot is sold subject to the Owner and Occupier of Park Farm having a right-of-way for animals and vehicles over Park Lane, as shown from A to B on Plan; there are also Rights-of-Way over the extreme Eastern portion of No. 654, and the Western portion of No. Pt. 632 as Entrances to Lands of E. B. C. Trevilian, Esq., Pittard, as shown on Plan.*

# PARTICULARS.

## IN THE PARISH OF HUISH EPISCOPI.

### LOT 1.

An exceedingly Fertile and Productive

## FREEHOLD FARM,

Called or known as

# “MERRICKS,”

Approached from the Tanton and Langport Main Road through Park Lane, and from the East through Frog Lane, comprising a PLEASANTLY-SITUATED, SUPERIOR, and WELL-BUILT MODERN FARMHOUSE, with ample and convenient Agricultural Outbuildings, Two Cottages, and several acres of rich Meadow and Pasture and Fertile Arable Land, all in a ring fence, and described as follows:—

ACRES.	DESCRIPTION.	QUALITY.	PROBABLE QUANTITY		
			A.	R.	P.
Pl. 038	Merrick's Farmhouse and Garden	Buildings & Garden	0	0	18
Pl. 039	Two Cottages, Outbuildings, Barn, Barren Roadway, and Parts of Kibbe Close, Ten Acres and Eight Acres	Homestead	4	3	26
Pl. 057					
Pl. 051					
Pl. 054	The Ten Acres	Pasture	5	0	21
Pl. 055	The Eight Acres The Twelve & Sixteen Acres The Six Acres and Waste	Arable	28	3	14
051					
Pl. 052					
057	The Eight Acres	Arable	27	1	22
059	Little Field				
059	Do.				
059	The Sixteen Acres (Quarry)				
Pl. 056	Pl. of Kibbe Close	Pasture	13	0	0
057	Dusy Hill (Lime Kiln)	Do.	8	3	35
056	Palton	Do.	15	4	6
054	Dunston Mead & Dunston	Do.			
			<u>4</u>	<u>106</u>	<u>0 25</u>

The DWELLING-HOUSE is of modern construction in several places has stone with excellent French Roof, covered with plain Tiles.

It is entered through an arched Fench, and contains Entrance Hall, Dining Room, large Reception Room and Dressing Room, Drawing Room with English Grate and Enamelled Mantel, Kitchen with Range and Furnace, Scullery and Pantry Room, with pump and good supply of spring water, Passage, through, Washhouse, Dress, Ward with substantial Elm Loo Stairs and Pillars, Bath Passage, Covered Court, Small Room, Coat, Lumber, and Fire Brick Storehouse, all having Fireplaces and Stone Boars.

NOTE—This Plan has been carefully prepared from the Ordnance Survey  
and other Maps but is for the purpose of identification only,  
and its accuracy is not guaranteed.

**19B: Auction particulars (1991)**

Source: Extract supplied by Landowner K

Reference: 'Merricks Farm, Langport, Somerset', Hunts Chartered Surveyors, Auctioneers, and Estate Agents

Document 2.

**MERRICKS FARM  
LANGPORT  
SOMERSET**



**FOR SALE BY AUCTION**

*Q*

**Hunts**

**CHARTERED SURVEYORS  
AUCTIONEERS  
ESTATE AGENTS**

**HERRICKS FARM**

**LANGPORT**

**SOMERSET**

(Situated between Langport and Curry Rivel)

**A DESIRABLE AND PRODUCTIVE**

**FREEHOLD**

**MIXED FARM**

**STONE FARMHOUSE, EXTENSIVE FARMBUILDINGS  
MAFF GRADE 2/3 PRODUCTIVE PASTURE LAND**

**EXTENDING TO**

**58 ACRES**

**MILK QUOTA AVAILABLE**

**Hunts**

have received instructions to offer

**FOR SALE BY AUCTION**  
(Unless previously Sold)

on

**TUESDAY, 29TH OCTOBER 1991**

at 3.00 p.m.

at

**THE LANGPORT ARMS HOTEL, LANGPORT**

Further details from the Auctioneers Langport Office

**Solicitors:**

County Secretary & Solicitor  
Somerset County Council  
County Hall  
TAUNTON, Somerset  
Ref. CON/PNG  
Tel: (0823) 333451 Ext. 5038

**Auctioneers:**

H U N T S  
Cheapside  
LANGPORT  
Somerset  
Tel: (0458) 250000



THE LAND

lies within a ring fence around the house and buildings with excellent access to all fields. All the fields are level or very gently sloping and easily worked, shown as Grade 2 and 3 on the Ministry of Agriculture Land Classification maps.

There is a right of way along the strip of land coloured brown on the Particulars Plan for both vehicles and animals to gain direct access to the main Langport/Taunton Road.

Mains water is presently connected to Water Troughs in the majority of the enclosures by an above ground pipe system taken from a Stop Tap in O.S. No. 0005. This system will remain as part of the holding as seen.

SCHEDULE

<u>N.G. NO.</u>	<u>DESCRIPTION</u>	<u>ACREAGE</u>
Pt 0590	House, Buildings & Yard	Est. 2.00
Pt 0005	Pasture	Est. 28.50
Pt 0585	Lane	Est. 1.38
9300	Pasture	7.11
8500	Pasture	7.67
Pt 7879	Verge	Est. 0.11
2523	Copse	0.28
Pt 2429	Pasture	Est. 11.03
		<hr/>
	Total Est.	58.08
		<hr/>

**THE FIRST SCHEDULE**

**Additional Right of Way**

(With no covenants for title) any estate right and interest of the Vendors of and in the piece of land forming the access way to the Property such access way being an area of land adjoining the A378 road and connecting to Park Lane subject to all rights of way thereover and subject to the right of the owner or owners or occupier of National Grid Number 6100 of a full and free right of way over and along the entrance way for the purpose of gaining access to and egress from the said National Grid Number the persons exercising such right contributing according to user a fair proportion of the upkeep and maintenance of the said entrance way

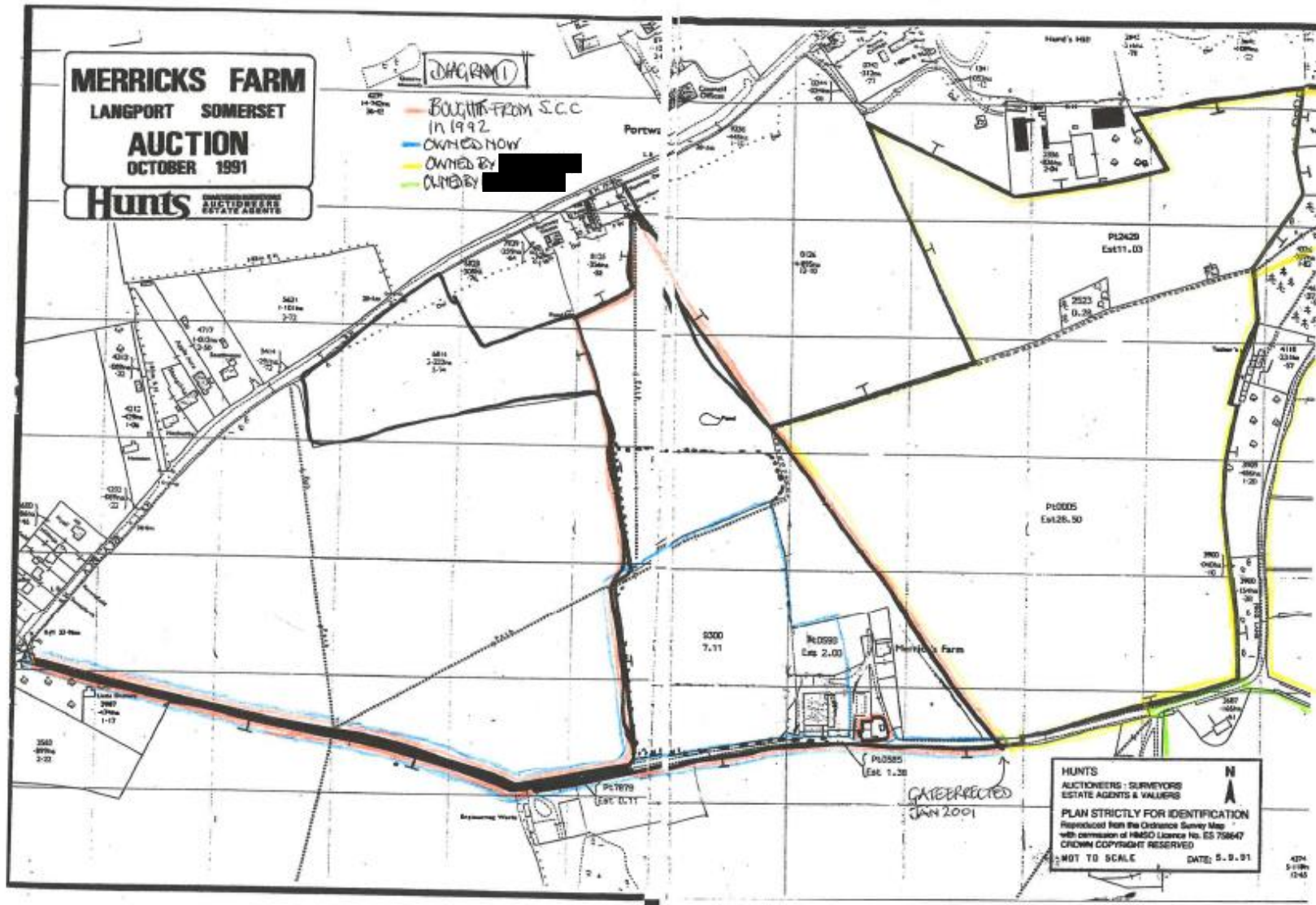
## THE SECOND SCHEDULE

### Incumbrances

- (a) All outgoing to which the same may be subject
- (b) All rights, easements or quasi easements affecting the property without any obligation on the part of the Vendors to define the same.
- (c) All existing Agreements and Wayleaves in favour of the Electricity Board or other authorities whether by agreement or otherwise.
- (d) Rights of way over Park Lane as now subsisting and public footpaths affecting the property.
- (e) Any drainage rights in favour of Hurds Hill House affecting NG pt 2429.
- (f) The matters contained or referred to in the entries on the Register, a copy of which has been available at the offices of the County Secretary and Solicitor, County Hall, Taunton prior to the auction and at the auction room immediate prior to the sale. The Purchaser shall be deemed to purchase with full knowledge thereof and shall raise no requisition or objection in any way relating thereto.

**MERRICKS FARM**  
LANGPORT SOMERSET  
**AUCTION**  
OCTOBER 1991

**Hunts**  
AUCTIONEERS & ESTATE AGENTS



HUNTS  
AUCTIONEERS, SURVEYORS  
ESTATE AGENTS & VALUERS

PLAN STRICTLY FOR IDENTIFICATION  
Reproduced from the Ordnance Survey Map  
with permission of HMSO Licence No. ES 758647  
CROWN COPYRIGHT RESERVED

NOT TO SCALE DATE: 5.9.91

4374  
S 1386  
1245



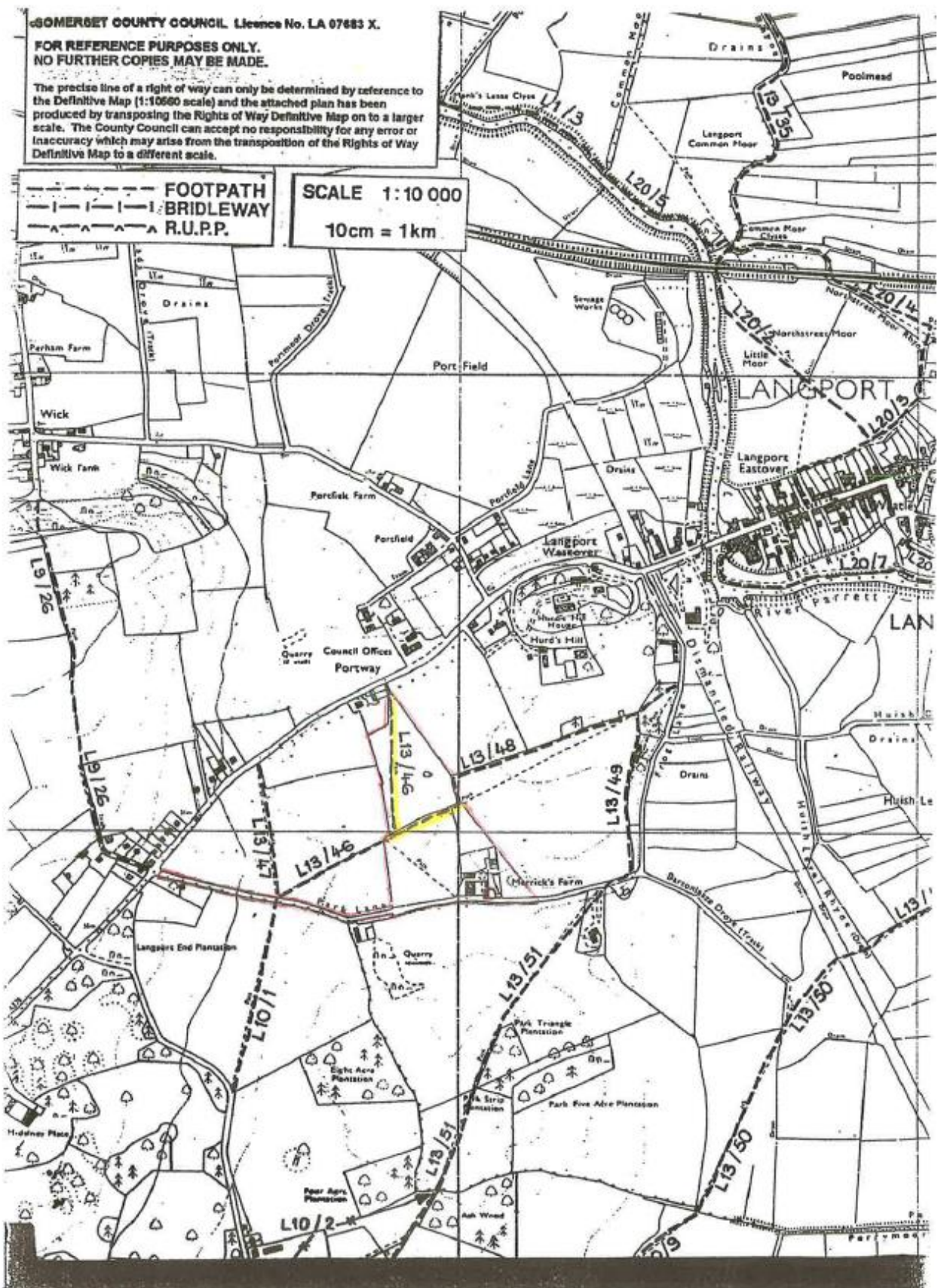
SOMERSET COUNTY COUNCIL Licence No. LA 07683 X.

FOR REFERENCE PURPOSES ONLY.  
NO FURTHER COPIES MAY BE MADE.

The precise line of a right of way can only be determined by reference to the Definitive Map (1:10500 scale) and the attached plan has been produced by transposing the Rights of Way Definitive Map on to a larger scale. The County Council can accept no responsibility for any error or inaccuracy which may arise from the transposition of the Rights of Way Definitive Map to a different scale.

--- FOOTPATH  
- - - BRIDLEWAY  
- - - R.U.P.P.

SCALE 1:10 000  
10cm = 1km





**19C: Lease agreement (1938)**

Source: Extract supplied by Landowner K

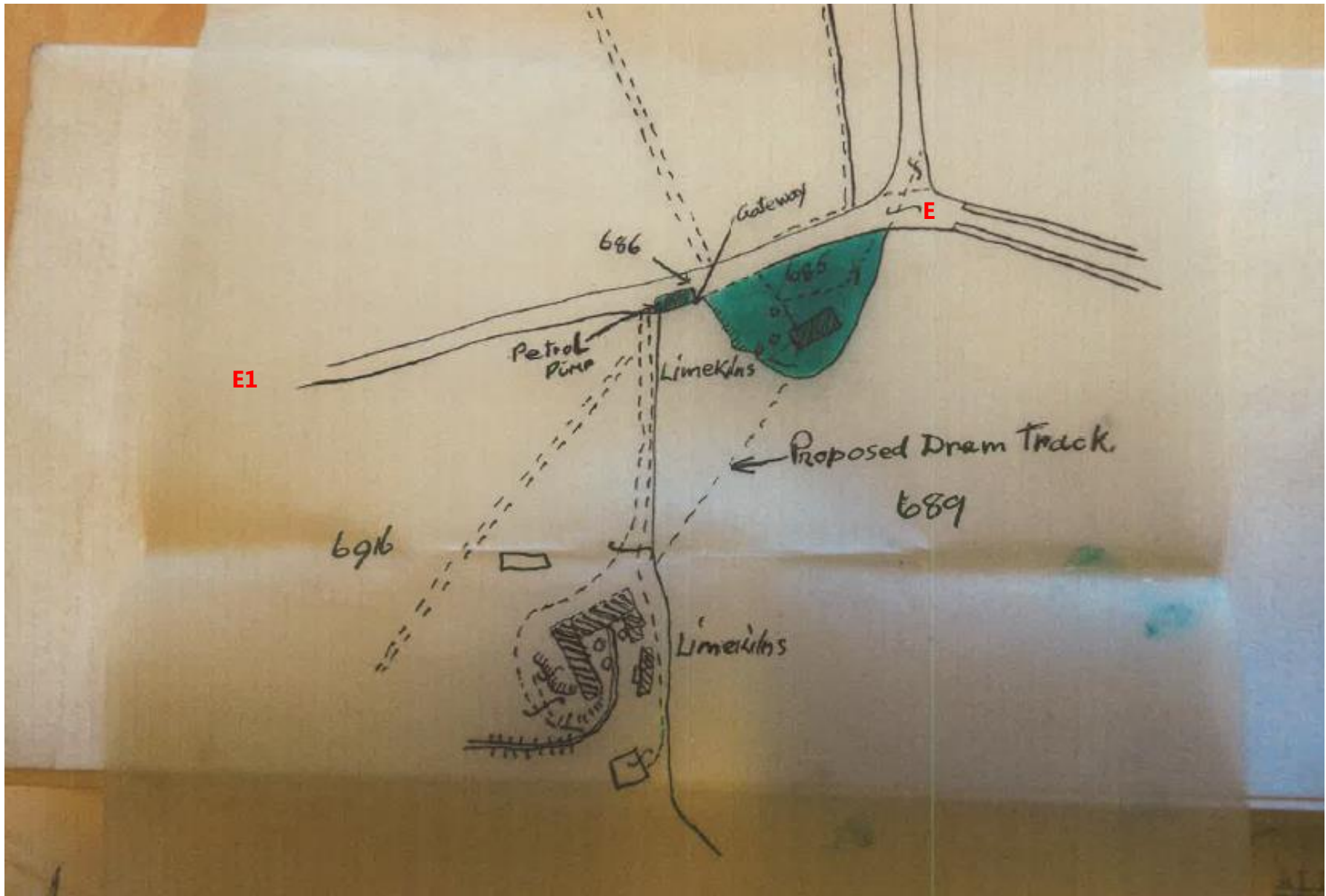
DOCUMENT 23

amp 4/-     THIS LEASE is made 15th day of July 1938  
terpart  
4/-

BETWEEN ERIC LESLIE MEAD of Fortway in the parish of Curry Rivel in the  
County of Somerset Lime and Stone Merchant (hereinafter called "the Lessor")  
of the one part and MEAD & SONS (QUARRIES) LTD whose registered office is  
at Langport in the said County Lime and Stone Merchants (hereinafter called  
"the Lessees") of the other part

WITNESSETH AS FOLLOWS

(1)     In consideration of the rent and of the Lessee covenants hereinafter contained  
the Lessor hereby demises to the Lessees [ ALL THAT close of land with the  
four limekilns thereon erected and sheds and other buildings used in the  
process of lime burning situate adjoining [Merricks Lane] aforesaid and being  
Ord. No. 843 and which plot of land and buildings are coloured green on the  
annexed plan TOGETHER with full right and liberty to lay and use railtracks  
or roadways across the field numbered 889 on the sd Ord Map on the West of the



**19D: Sales particulars (1938)**

Source: Extract supplied by Landowner K

Price 6d. to Members, 1/6 to non-Members

Dated .....

SOMERSET LAW SOCIETY.

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Particulars  
AND  
Conditions of Sale  
(1934 Edition)

OF

*Shed or building situated  
adjoining Park Lane,  
& Kelis at Merryces  
Farm, Housh Episcopi  
— Somerset. —*

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*Mr. Winter Coode*  
*Langport*  
Vendor's Solicitor

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These Special and General Conditions of Sale and Form of  
Agreement are printed and published by  
Barnicotts Ltd., The Wessex Press, Taunton,  
for the Somerset Law Society by whom all copyrights are reserved.

[1938]

## PARTICULARS.

All that Shed or building situate adjoining  
Park Lane and the Kilses at Merricks Farm in  
the parish of Luccish Episcopi in the County of  
Somerset, numbered Part 686 on the Ordnance  
Survey 2<sup>nd</sup> Edition 1903 and which shed or  
building has recently been converted into offices.





## SPECIAL CONDITIONS OF SALE.

1. These Special Conditions shall be deemed to incorporate the General Conditions of Sale hereinafter set out of the Somerset Law Society so far as the same are not varied by or inconsistent with these Special Conditions.

2. The purchase shall be completed at the office of the Vendor's Solicitor at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ next.

See Note in Contract.

3. Immediately after a sale by auction the purchaser shall pay to the Vendor's Solicitor as Stakeholder (Agent) a deposit of £10 per cent. on the amount of the purchase money and shall also pay to the Vendor's Solicitor as such the following auction fees and like fees for the contract, viz. :—One Guinea for every £100 or fractional part of £100 for the purchase money of each lot up to £1000 and 10s. 6d. for every £100 or fractional part of £100 above £1000.

4. The Vendor\* is selling as *absolute owner*.

5. The title shall commence *with a conveyance dated 24 December 1924 made between Richard Woodcombe, Lloyd Charles Sanders and Basil Richard Woodcombe of the 1<sup>st</sup> part Kate Sedley Feavingely Trevelian of the 2<sup>nd</sup> part & Eric Leslie Wood & Charles Woodborne of the 3<sup>rd</sup> part.*

*by a right of way to the property sold over Park Lane shall be reserved to the Purchasers.*

\* State whether the Vendor is selling as absolute owner, tenant for life, statutory owner, trustee for sale or personal representative. If an absolute owner subject to equitable interests, which will be over reached is selling, state this.

## FORM OF AGREEMENT.

An AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 between Eric Leslie Mead of Seabway  
Lewry Street in the county of Somerset  
 hereinafter called "the Vendor" (by his agents [if any] mentioned below) of the one part  
 and Mead & Sons (Quarries) Ltd of Langport  
 in the county of Somerset  
 hereinafter called "the Purchaser" (by his agent [if any] mentioned below) of the other  
 part

WHEREBY it is agreed that the Vendor shall sell and the Purchaser shall purchase the  
 property (~~Lot (s)~~) described in the above Particulars at the price of £ 25  
 (independently of any valuation money) subject to  
 the foregoing Special Conditions of Sale, the General Conditions of Sale of the Somerset Law  
 Society and the General Conditions of 1934.\*

\* In a sale by  
 private treaty add  
 "so far as the  
 same are applic-  
 able to a sale by  
 private treaty."

As WITNESS the hands of the parties hereto or their agents.

Purchase Money .. .. .	£	25	
Less Deposit .. .. .	£	-	
Balance .. .. .	£	25	
Valuation Money (if any) .. .. .	£	-	
Balance payable on completion .. .. .		£	25

E. L. Mead  
Mead & Sons (Quarries) Ltd.  
  
Director.

Deposit .. .. .	£	-	
Auction and Contract Fees .. .. .	£	-	
Amount now payable .. .. .	£		

**19E: Dream Cottage Sales Particulars**  
Source: extract supplied by Landowner H

Established 1894

**F. L. HUNT & SONS**  
LANGPORT  
and at  
ILMINSTER & TAUNTON  
SOMERSET

Phone: LANGPORT 618/619

VALUERS AND SURVEYORS

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For Sale by Private Treaty

These particulars are intended to assist in the selection of the property or properties named thereon it is to be conducted through the Agents and the Agents are not responsible for any inaccuracy in the particulars.

PARK LANE,  
CURRY RIVEL  
Somerset

---

1 mile Langport, 1 mile Curry Rivel, 12 miles Taunton, 14 miles Yeovil.  
Bus stop at the junction of Park Lane with the main Taunton/Langport road.

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The FREEHOLD, STONE built, STUCCOED and SLATED, SEMI-DETACHED (back to back) OLD-WORLD  
COTTAGE RESIDENCE

which faces due South, is nicely situated adjoining a private road about half a mile to the South of the main Taunton/Langport road (turning opposite Somerset Motors' Garage, mid-way between Curry Rivel and Langport). The cottage is in completely open country with beautiful views over the surrounding district. The accommodation comprises :-

ENTRANCE PORCH  
ENTRANCE LOBBY  
SITTING ROOM 15ft. 4ins. x 11ft. 6ins. Also very large alcove. Modern tiled fireplace. Power point; lighting point.  
LIVING ROOM, 13ft. x 11ft. 6ins. Power point; lighting point.  
KITCHEN, 10ft. x 7ft. 6ins. Vitreous enamel sink unit with cold water laid on (The "Creda" electric water heater can be purchased if required). Electric cooker panel with power point. Lighting point. LARGE LARDER.  
CONSERVATORY (leading off from kitchen) 14ft. 6ins. x 7ft. Quarry tiled floor.

First Floor -  
LANDING (part suitable for conversion to bathroom).  
THREE BEDROOMS :-  
(1) 11ft. 6ins. x 11ft. 6ins. Fireplace.  
(2) 11ft. 6ins. x 11ft. 2ins. Fireplace.  
(3) 8ft. 3ins. x 6ft.  
Brick built and tiled outside W.C. (at present flushed with bucket).

There is a small lawn with flower garden, situated at the side of the cottage (if this garden is fenced by the purchaser on the West side, then such fence is not to be higher than 6ft.)

A plot of land adjoining, sufficiently large for a garage, will be sold at a price to be agreed upon, if required.

Main water, Main electricity, Septic Tank drainage (shared with cottage adjoining and farmhouse).  
Telephone at present connected - Langport 358.  
Rateable Value: £27. Rates for current year £13. 19. 0. plus water by meter.

TO VIEW - Key with the owner, Mr. Harold Wheller, Merricks Farm - Tel. No. Langport 453.

VACANT POSSESSION ON COMPLETION

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PRICE FREEHOLD ..... £3,250.

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For further particulars apply to the Agents, as above.