

(i) Sale catalogue, Hazelgrove Estate (1920)

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Reference: SHC DD/X/WBB/177



Red letters added for reference.

5. The title to the property is to commence as to Lots 19 & 20 and part of 11 with a Conveyance of the 4th day of June, 1883, as to part of Lot 37 with a Conveyance of the 9th day of October, 1885, as to part of Lot 12 with a Conveyance of the 10th day of September, 1887. As to Lots 10, 22, 23, 24, and part of Lot 5 with a Conveyance of the 8th day of April, 1889, and as to the remaining property with a Disentailing Assurance of the 3rd day of October, 1877. The Fishing Rights in the River Cam are excluded from the sale as mentioned in the particulars, and all such rights will be reserved in the Conveyances of the Lots affected thereby.

6. Certain parts of the property were originally held for long terms which have since been enlarged into a fee simple. No objection or requisition shall be made as to the original leases or the contents thereof, or otherwise in relation to the leasehold title and it shall be assumed that the said enlargements operated according to their tenor and that the said leasehold interests were acquired out of moneys comprised in a former Settlement of the 30th day of September, 1837, and were at the date of enlargement comprised in or subject to the Resettlement of the 4th day of October, 1877, under which the Vendor is selling.

Paragraphs 5 & 6 of the special conditions of sale

17. The Vendor sells and will convey as a tenant for life under the Settled Land Acts, 1882 to 1890, the trustees for the purposes of the Acts joining in the Conveyance only for the purpose of acknowledging the receipt of the purchase money and a Purchaser is not to require any covenant for title by the Vendor except the statutory covenant implied by the Vendor conveying as beneficial Owner with a proviso limiting the same so far as regards the reversion or remainder expectant on his life estate, and the title to and further assurance of the premises after his death to the acts and defaults of himself and persons deriving title under him.

Paragraph 17 of the special conditions of sale

(ii) Sale catalogue, Hazelgrove Estate (1929)

Source: Reproduced by kind permission of South West Heritage Trust

Reference: SHC D/P/q.ca/23/16

QUEEN CAMEL, Somt.

TWO EXCELLENT

DAIRY FARMS,

ACCOMMODATION LANDS.

13 COTTAGES,

Forming the remainder of the

HAZELGROVE ESTATE

Extending to an Area of about

860 ACRES

and producing an Annual Income of about

£918 PER ANNUM

WHICH MESSRS.

CHARLES COOPER & TANNER

Are favoured with instructions to **SELL BY AUCTION**
(unless previously Sold by Private Treaty), at

The Sparkford Inn, Sparkford,

On **THURSDAY, September 5th, 1929,**

Sale catalogue

Appendix 19 – Hazelgrove Estate sales catalogues

Ord. No.	Cultivation.	Acreage.
	Camel Hill House and Buildings	2.326
	Dairy House Buildings394
	Two Cottages220
100	Two ditto170
80	Pasture	31.565
103	"	11.854
107	"	10.159
23	"	say 21.007
24	"	say 34.281
25	"	7.089
Pt. 50	Arable	22.744
Pt. 54	Pasture	14.189
63	"	11.092
71	"	23.701
73	"	9.441
74	"	10.192
75	"	1.243
76	"	1.031
77	"	3.627
78	"	33.530
79	"	1.811
81	"	4.833
82	"	8.553
92	"	20.835
93	"	2.308
94	Arable	4.950
96	Pasture	2.778
97	"	17.142
98	"	7.578
99	"	say .735
102	"951
106	Wood	1.479
Pt. 65	"	2.252
72	Wood807
83	Pepper Hill Copse	
95	Strip, Pasture	
101		
		A. 326.867

Camel Hill Farm list of Ordnance Survey plot numbers

Ord. No.	Cultivation.	Acreage.
	House and Buildings924
46	Two Cottages367
43	Pasture	21.142
12	"	29.116
26	"	33.550
27	"	19.025
28	"	14.900
29	"	16.585
30	"	17.371
31	"	30.631
32	"	24.602
33	"	15.396
34	"	6.552
37	"	18.667
38	"	8.249
39	"	32.225
40	Arable	18.438
42	Pasture	14.167
44	"	42.129
45	"	3.670
47	"	4.331
48	"	11.970
60	"	16.409
61	"	10.152
62	"	12.378
35	Yarcombe Wood (in hand)	5.031
36	"	3.193
49	Rewber Brake	
		A. 431.170

Vale Farm list of Ordnance Survey plot numbers

Appendix 19 – Hazelgrove Estate sales catalogues

5.—Each Lot is sold, and will, if required by the Vendor, be conveyed subject to all incidents affecting the same as stated in the Particulars or the Conditions, and also to any of the following incidents applicable thereto, whether expressly mentioned in the Particulars or Conditions or not, namely :—

(c) All rights of way (whether public or private), water, light, drainage, or other easements profits a prendre or servitude, and any privileges and rights in the nature of easements, and any rights in respect of telegraph or telephone cables, wires or poles.

Paragraph 5 (c) of the conditions of sale, key wording underlined in red

17.—The Vendor is selling as a person having the power to call for a Conveyance of the legal estate from the Vendor who is selling as tenant for life under the powers conferred by the Settled Land Act, 1925, and such latter Vendor shall not be required to enter into any covenant for title except the usual implied statutory covenant that he has not incumbered. If required by the Vendor the Conveyance to the Purchaser shall be by way of subsale.

Paragraph 17 of the conditions of sale, key wording underlined in red