

SOUTH HANTS.

1½ Miles from the Market Town and Station of Romsey and 9 from Southampton.

PARTICULARS & CONDITIONS OF SALE

OF A DESIRABLE SMALL

FREEHOLD ESTATE

CALLED

“BELBINS,”

CONSISTING OF

A NICE LITTLE FARM

OF ABOUT

40 ACRES,

IN A GOOD STATE OF CULTIVATION,

WITH CONVENIENT BUILDINGS,
AND

**COMFORTABLE OLD FASHIONED RESIDENCE,
WITH GARDENS,**

Pleasantly and healthily situated in a favorite part of South Hants,

Forming a compact and exceedingly desirable holding;

TO BE OFFERED FOR SALE BY AUCTION, BY

PERKINS & SONS

ON

THURSDAY, NOVEMBER 2nd, 1882,

AT THE

WHITE HORSE HOTEL, ROMSEY,

At 2 for 3 o'clock in the Afternoon, by direction of the Trustees and Exors. of the late Mrs. Clark.

Further Particulars may be obtained of Mr. William Perkins, Solicitor, Albion Terrace, Southampton; or of the Auctioneers, Southampton; and the Property may be Viewed at any time previous to the Sale.

Hampshire Advertiser Company, Limited: Printed by Henry King, 28, High Street, Southampton.

£2350 But for

SOUTH HANTS,
1½ Miles from the Market Town and Station of Romsey and 9 from Southampton.

Particulars and Conditions of Sale
OF A DESIRABLE SMALL

FREEHOLD ESTATE

CALLED
“BELBINS,”

CONSISTING OF
A NICE LITTLE FARM

OF ABOUT
40 ACRES,

IN A GOOD STATE OF CULTIVATION,
WITH CONVENIENT BUILDINGS,
AND COMFORTABLE

**OLD FASHIONED RESIDENCE,
WITH GARDENS,**

PLEASANTLY AND HEALTHILY SITUATED IN A FAVORITE
PART OF SOUTH HANTS.

Forming a compact and exceedingly desirable holding;
To be offered for Sale by Auction, by

PERKINS AND SONS

On THURSDAY, NOVEMBER 2nd, 1882,
AT THE

WHITE HORSE HOTEL, ROMSEY,

AT 2 FOR 3 O'CLOCK IN THE AFTERNOON,
By direction of the Trustees and Exors. of the late Mrs. Clark.

WILLIAM PERKINS,

Solicitor,

Albion Terrace,

Southampton.

Hampshire Advertiser Co., Limited: Printed by Henry King.

PARTICULARS.

The very desirable and compact small

FREEHOLD ESTATE,

KNOWN AS

'BELBINS,'

SITUATE IN A PLEASANT AND HEALTHY POSITION WITH EXCELLENT VIEWS,

About a mile and a half from the capital Market Town and Railway Station of Romsey, 9 miles from Southampton and 10 from Winchester.

THE PROPERTY CONSISTS OF

A NICE LITTLE FARM,

In a good state of cultivation, divided into

8 ENCLOSURES OF ARABLE, PASTURE & MEADOW LAND,
WITH ENCLOSED YARD AND

CONVENIENT BUILDINGS,

COMPRISING

A Large Barn, Cowhouse, Stabling for Cart and Nag Horses,

PIGGERY, CART SHED (PART NEWLY BUILT), IMPLEMENT SHED, COACH HOUSE,

POULTRY HOUSE, TIMBER BUILT AND SLATED GRANARY, WOOD HOUSE, &c.,

TOGETHER WITH AN OLD FASHIONED BUT

COMFORTABLE RESIDENCE,

Substantially Built of Brick with thatched roof, pretty Flower Garden in Front, a capital

KITCHEN GARDEN,

Small Orchard, Summer House, Yard, Coal and Wood Houses, Outside W.C., &c.

The accommodation comprises 2 pleasant Sitting Rooms, Store Room, 5 Bedrooms, Entrance Hall with fireplace, a small Greenhouse adjoining, Kitchen, Scullery, Cellar and w.c. The supply of Water is good and abundant. The whole Property covers an area of

40A. 2R. 27P. (more or less)

And forms an exceedingly desirable holding for anyone seeking a Small Pleasure Farm in a good position in South Hants, independent of a sound Investment for Capital. The House and Gardens, together with the Granary, Coachhouse, &c., comprising about 4½ Acres, are in hand and possession may be had on completion of the Purchase. The Farm and Buildings are let to Mr. Cooper, as Tenant from year to year, determinable on 6 months notice previous to Michaelmas in any year, at £65, Tenant paying Rates.

The Property adjoins Lands belonging to the Honourable Ralph Dutton, Fleming's Trustees, Mr. Cole, and others, and is believed to be Tythe free, subject only to an annual Rent Charge of 22/6, or thereabouts, and a Land Tax of 12/9.

The Timber is to be taken at Valuation in the usual way, but such Fixtures as belong to the Vendors will be included in the Purchase, and as the Vendors are desirous of closing their Accounts at once, they are prepared to accept a very reasonable price for the Property.

CONDITIONS OF SALE.

1.—The highest bidder shall be the purchaser, and if any dispute shall arise between two or more bidders the lot in dispute shall be put up again at the last undisputed bidding. No person shall advance less than the sum which shall be fixed by the auctioneers at the time of sale, and no bidding shall be retracted. The vendors reserve the right to bid by themselves or their Agent.

2.—The purchaser shall pay into the hands of the Auctioneers, immediately after the sale, a deposit of £10 per cent. in part of his or her purchase money, and sign an agreement for payment of the remainder of the purchase money (and the value to be ascertained as after mentioned of the timber and other trees, tellers, pollards, saplings, and underwood) on the 24th day of December next, at the office of Mr. William Perkins, 6, Albion Terrace, Southampton, the vendors' solicitor, from which time the purchaser is to have possession of the property, or to be entitled to the rents and profits thereof, and up to that time all outgoings will be cleared by the vendors. The timber and other trees, tellers, pollards, saplings, and underwood, down to the value of 1s. per stick, shall be paid for by the purchaser at a valuation to be made forthwith by two indifferent persons, one to be appointed by each party in the usual way. If such valuation shall not be made then the said trees, tellers, pollards, saplings, and underwood, shall be paid for by the purchaser at their fair value. If from any cause the purchase shall not be completed on the said 24th day of December next, the purchaser shall pay all outgoings from that day and interest after the rate of 25 per cent. per annum on the purchase money remaining unpaid, from that day until the completion of the purchase, but this stipulation is without prejudice to the right of re-sale under the last of these conditions.

3.—The vendors will within fourteen days from the day of sale deliver to the purchaser or his or her solicitor an abstract of title to the property sold. The whole of the property is now freehold, though formerly one portion thereof was freehold, another portion leasehold, another portion copyhold, and the remaining portion consisted of freehold allotments. The title to the portion of Belbins, formerly leasehold, shall commence with an indenture of lease dated the 24th June, 1793. The title to the old freehold portion thereof shall commence with indentures of lease and release dated 21st and 22nd December, 1818, the title to the portion formerly copyhold shall commence with indentures of lease and release dated respectively the 21st and 22nd December, 1818, and the title to the freehold allotments shall commence with indentures of lease and release dated respectively the 18th and 19th February, 1828. The title to the small piece of land adjoining Belbins and the Old Canal shall commence with an indenture dated 16th July, 1875, being a conveyance of the said land to the late Elizabeth Eales Clark by George B. Footner, and no earlier or other title shall be required notwithstanding any recitals or statements contained or appearing in the above mentioned indentures (which are to be considered good roots of title) or any of them, or any later document of title, and the purchaser shall not make any objection or requisition in respect of the omission from the abstract of title, or in respect of the vendors being unable to produce any surrender or admission relating to the title to such portion of the property as was formerly

copyhold, such portions having been enfranchised by the Rev. Gilbert Heathcote, by deed dated the 4th day of June, 1846, and made between Lord Rivers of the first part, the said Gilbert Heathcote of the second part, and Matthias Thomas Holding of the third part, and by which deed the fee simple of the portion of the property formerly leasehold was granted to the said Rev. Gilbert Heathcote.

4.—The property is believed to be free of tithes, rent charge, or relief, and nothing has been paid on account thereof for the past 40 years, with the exception of a rent charge of 20s. or thereabouts, but the property is sold subject to all payments which may be demanded on account of any such charges, and also subject to the existing tenancies, and to all rights of way and water and other easements (if any) charged or subsisting thereon, and no compensation will be allowed in respect thereof.

5.—In the year 1829 a portion of the property was in fact purchased by the Rev. Samuel Heathcote of himself (as trustee) and his co-trustees, and the purchaser shall make no objection or requisition in respect thereof.

6.—The purchaser shall send his objections and requisitions (if any) in respect of the title to the office aforesaid within fourteen days from the delivery of the abstract, and in this respect time shall be of the essence of the contract, and in default of such objections and requisitions (if none) and subject only to such (if any) shall be deemed to have accepted the title, and if any objection or requisition shall be made which the vendors shall be unable or unwilling to remove or comply with, the vendors may (notwithstanding any intermediate negotiations on the subject of such objection or requisition or attempts to remove or comply with the same) by notice in writing annul the sale, in which case the purchaser shall receive back the deposit, but without any interest, costs, or other compensation, and the purchaser shall forthwith return all abstracts and papers in his possession belonging to the vendors.

7.—The purchaser shall admit the identity of the property purchased with that comprised in the particulars offered by the vendors as the title to such property upon the evidence afforded by a comparison of the description in the particulars.

8.—The property is believed and shall be taken to be correctly described as to quantity and otherwise, but if any mistake shall be made therein such mistake or error shall not annul the sale, nor shall the purchaser be entitled to compensation or equivalent in respect thereof.

9.—If the purchaser shall fail to comply with these conditions then his or her deposit money shall be forfeited to the vendors, who shall be at liberty to proceed to another sale, either by public auction or private contract, with or without notice to the purchaser at the present sale, and the deficiency (if any) occasioned by such second sale, together with all charges attending the same, shall immediately after such sale be made good by the defaulter at this present sale, and in case of non-payment of the same the whole shall be recoverable by the vendors as and for liquidated damages, and it shall not be necessary for the vendors to tender a conveyance.

AGREEMENT.

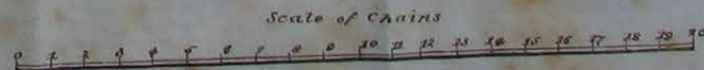
I, of
hereby acknowledge that I have this day of 1882,
purchased subject to the foregoing Conditions, the Property described in the foregoing Particulars, at the
price of £ and
that I have paid the sum of £ as a
Deposit, and in part payment of the said Purchase-money into the hands of the Auctioneers, as Agents for
the Vendors
and I hereby agree to pay
the remainder of the said Purchase-money to the said Vendors, and complete the said purchase according to
the aforesaid Conditions.

Purchase-money	£	:	:
Deposit paid	£	:	:
Balance due	£	:	:

As Agents for the Vendors
acknowledge receipt of the Deposit of £

we ratify this sale, and

PLAN
— of —
BELBINS
Romsey Hants
1882



No. on Map	Description	State	Quantity
1	Mitchell's Meadow	Pass	3 - 2.6
2	Long Pasture	-	1 3 2.4
3	Old Cemetery	Water	- 2 -
4	Smith's Piece	Pasture	2 - 3.4
5	Pasture	Pass	- 3 1.6
6	House Garden	-	1 3.5
7	Homestead	-	1 3.1
8	Home field	Gra	6 3 2.4
9	Garden road	-	2 18
10	The Mead	Pass	1 2 3.4
11	North field	Gra	7 - 2.7
12	Copse	Wood	1 2 1.7
13	Five Acres	Gra	5 - 1.6
14	Meddams	-	8 1 -
15	Road from Gate to old Canal	-	3 10
			40 - 2 - 2.4