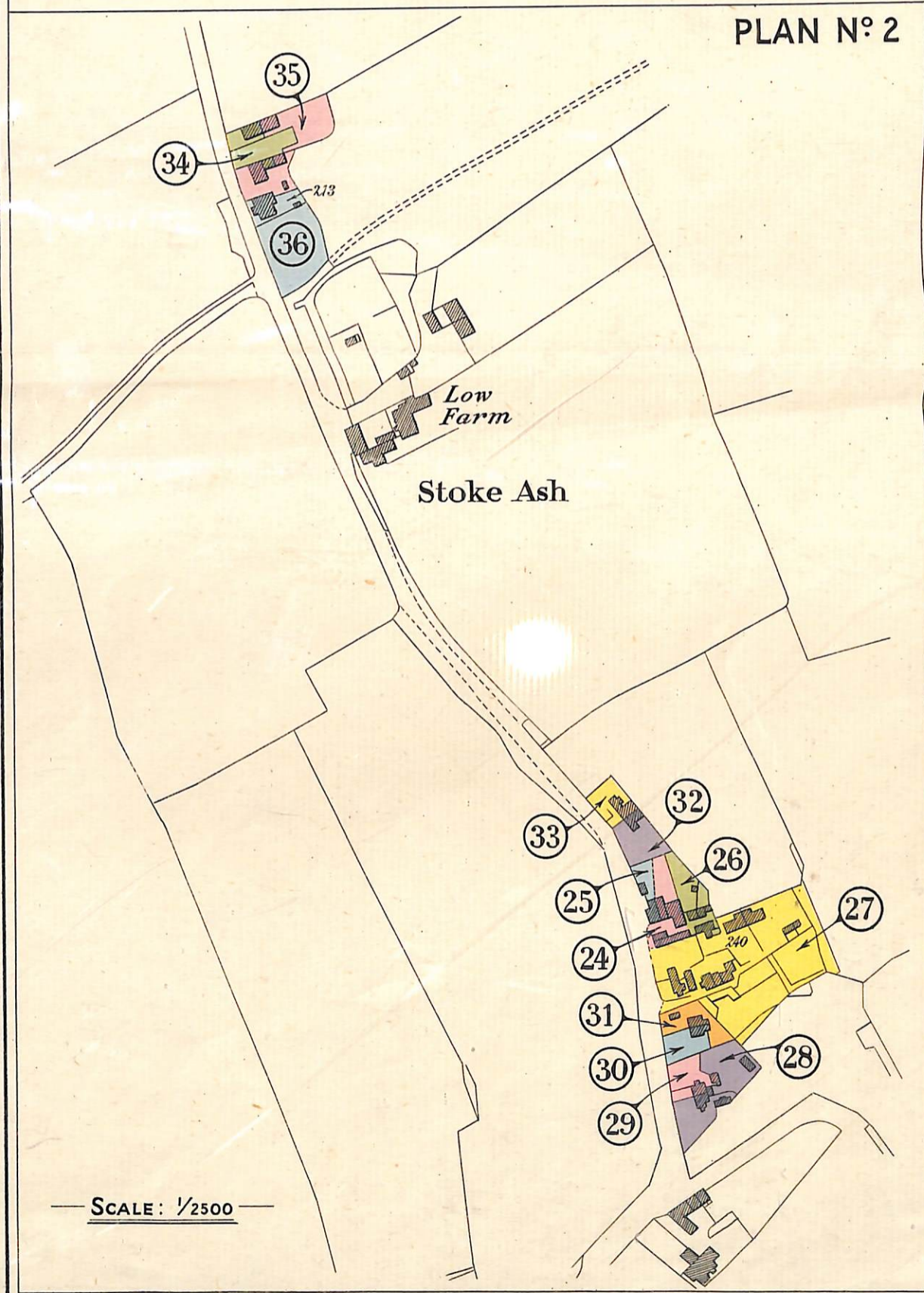
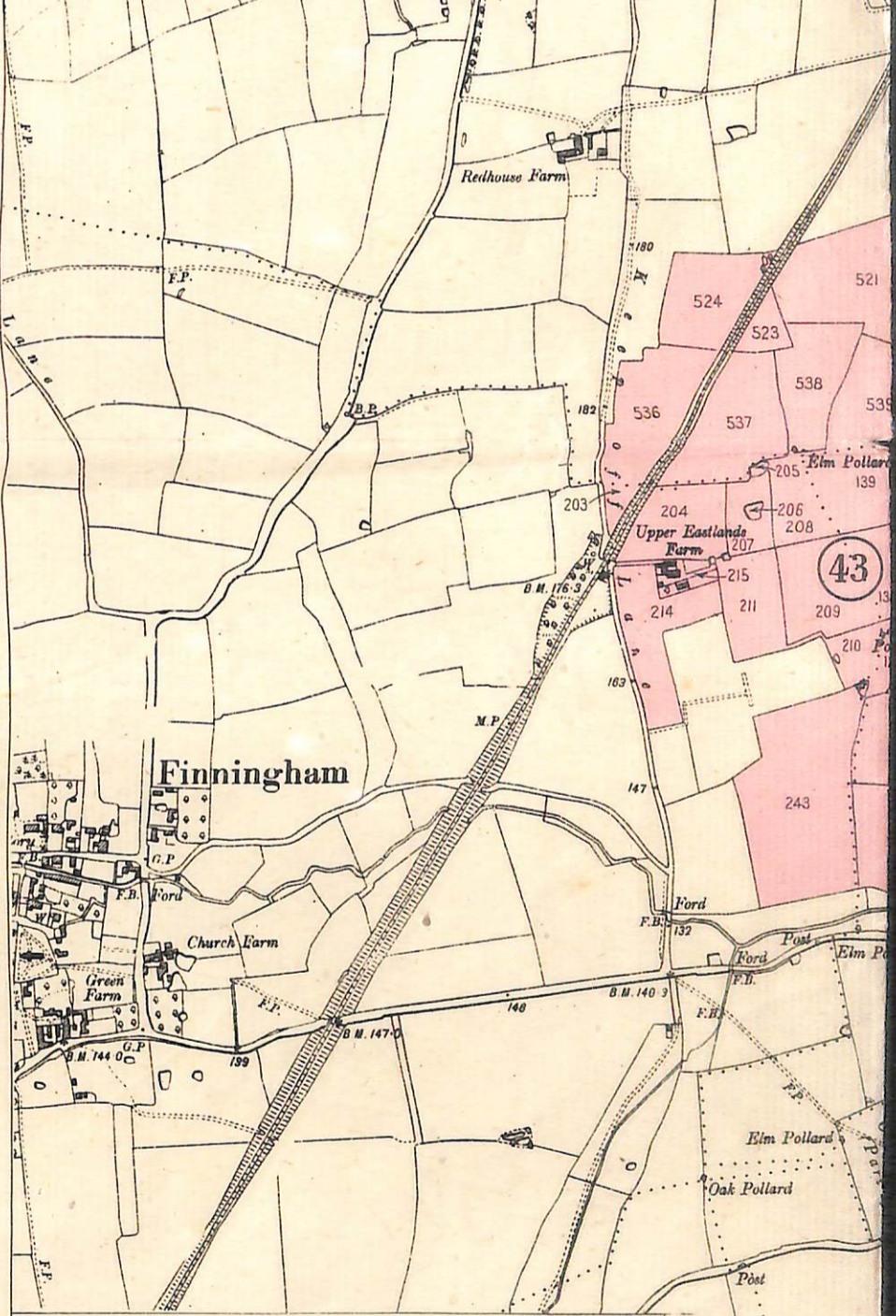


PLAN N° 2



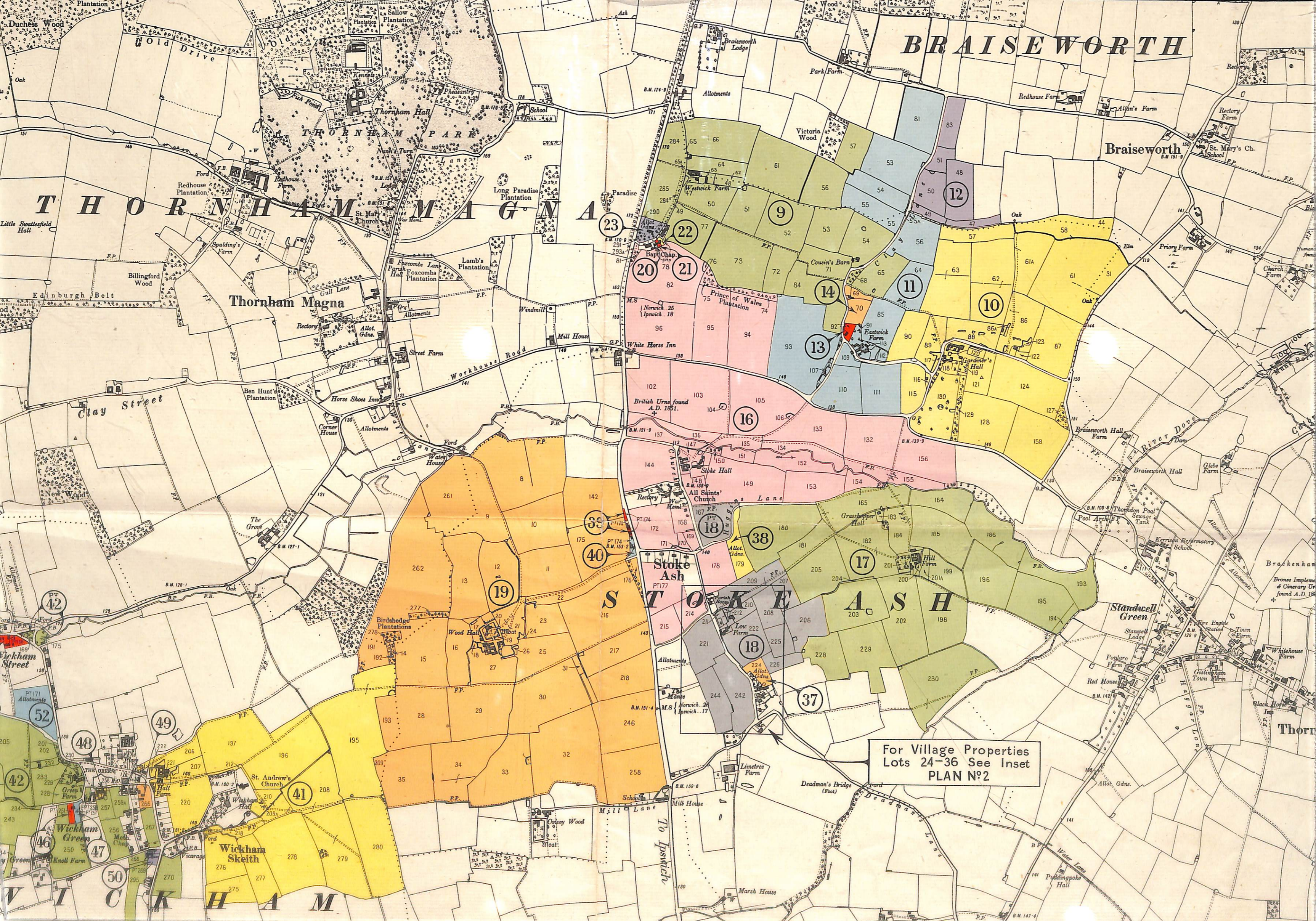
SCALE: 1/2500



NOTE.—This Plan is published for the purpose of identification only, and, although believed to be correct, its accuracy is not guaranteed.

NOTE.—Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.





For Village Properties  
Lots 24-36 See Inset  
PLAN N°2

THORNHAM MAGNA

BRAISEWORTH

STOKE ASH

WICKHAM

THORN







# SCHEDULE OF LOTS

AND

## ORDER OF SALE

Lot No.	Plan No.	Colour on Plan	Description	Acreage a. r. p.
<b>YAXLEY</b>				
1	1	Pink	Red House Farm	31 0 16
2	1	Brown	Storehouse Farm	147 3 39
3	1	Blue	Yaxley Hall and Grounds	7 0 15
4	1	Yellow	Parkland	17 0 30
5	1	Green	Farm	197 2 12
6	1	Purple	Farm	13 0 37
7	1	Red	Cottage (No. 75) and Garden.	32
8	1	Blue	Cottage (No. 76) and Garden.	18
<b>STOKE ASH and BRAISEWORTH</b>				
9	1	Green	Westwick Farm	109 0 20
10	1	Yellow	Gardiner's Hall Farm	131 0 20
11	1	Blue	Eastwick Farm	73 2 6
12	1	Purple	Block of Accommodation Land	16 0 31
13	1	Red	Cottage (No. 164) and Garden	2 11
14	1	Brown	Cottage (No. 165), Garden and Grassland	2 1 32
15	1	Grey	Accommodation Land, Fen Lane, Braiseworth	7 0 35
16	1	Pink	Stoke Hall Farm	182 0 26
17	1	Green	Hill Farm	147 2 23
18	1	Grey	Low Farm	46 2 33
19	1	Brown	Wood Hall Farm	290 3 5
20	1	Blue	Cottage (No. 166) and Garden	10
21	1	Red	Cottage (No. 167) and Garden	14
22	1	Yellow	Cottage (No. 168) and Garden	18
23	1	Purple	Allotment Gardens and Plantation Belt	1 2 21
24	2	Pink	Village Shop, Post Office, Cottage (No. 150) and Garden.	16
25	2	Blue	Cottage (No. 151) and Garden.	8
26	2	Green	Cottage (No. 149) and Garden.	16
27	2	Yellow	5 Cottages and Gardens.	3 4
28	2	Purple	Cottage (No. 137) and Garden.	26
29	2	Pink	Cottage (No. 138) and Garden.	10
30	2	Blue	Cottage (No. 139) and Garden.	10
31	2	Brown	Cottage (No. 140) and Garden.	12
32	2	Purple	Cottage (No. 153) and Garden.	14
33	2	Yellow	Cottage (No. 154) and Garden.	10
34	2	Green	Cottage (No. 157) and Garden.	16
35	2	Pink	Cottage (No. 158) and Garden.	32
36	2	Blue	Village Hall, Stoke Ash.	39
37	1	Brown	Allotment Gardens	1 2 3
38	1	Yellow	Allotment Gardens	2 2 30
39	1	Red	Cottage and Blacksmith's Shop	29
40	1	Blue	Cottage and Wheelwright's Shop	1 1 6
Carried forward				1430 2 35



# THE ESTATE

forming

Lots 1 to 101 inclusive

will first be offered

FOR SALE AS A WHOLE

comprising

37 Farms, Yaxley Hall and Grounds, Small Holdings

64 Cottages and Village Properties

Woodland Freeholds and Accommodation Lands

4,553 Acres

let and producing a total

Rent Roll of £5,892 : 9 : 8 a year

THE VALUABLE GROWING TIMBER  
WILL BE INCLUDED IN THE SALE

As a guide to Purchasers the Timber on the Estate has been conservatively valued at the sum of £14,200, and this Timber will be included in the sale of the Freehold without any additional payment.

#### OUTGOINGS PAID BY LANDLORD:

	£	s.	d.
Annuity in lieu of Tithe (1918 Tithe Act) 21/24½ years unexpired .. .. .	1071	1	0
Tithe Redemption Annuities (1936 Tithe Act) .. .. .	37	0	10
Land Tax year ending March 25th, 1948 .. .. .	184	3	0
Owner's Drainage Rates year ending March 31st, 1948 .. .. .	23	3	11
General Rates on Cottages .. .. .	114	12	4
Gislingham Rent Charge .. .. .	25	13	3
	<u>£1455</u>	<u>14</u>	<u>4</u>

IF NOT SO SOLD AS A WHOLE THE ESTATE WILL THEN BE OFFERED IN 101  
LOTS AS SET OUT IN THE FOLLOWING PARTICULARS.



Lot 2



Storehouse Farm House—Yaxley

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Lot 10





LOT 9—continued

**Cousin's Barn Off-Premises**

Yard with brick, timber and tile 3 bay Shed at each end ; brick, timber and thatch Barn and lean-to timber and iron Open Shed.

**COTTAGE**

Brick, lath and plaster and thatch four-roomed Cottage with Coal and Wood Shed and E.C.—let to Mr. C. Rose.

**SCHEDULE**

No. on Ord. Map 1926 Edition	Description	Acreage
<i>Westwick Farm</i>		
Tenant : Mr. S. H. Holmes		
<b>PARISH OF THORNHAM MAGNA</b>		
284	Grass	3.033
284a	Grass	.413
285	Arable	4.920
<b>PARISH OF BRAISEWORTH</b>		
56	Arable	5.654
57	Arable	4.027
61	Arable	10.514
62	Stackyard	.430
63	Premises	.359
Pt. 64	Grass	2.900
65	Grass	.344
65a	Part Premises	.036
66	Arable	8.807
<b>PARISH OF STOKE ASH</b>		
47	House and Part Premises	.786
48	Part Stackyard	.643
49	Roadway	.400
50	Grass	5.148
51	Arable	5.047
52	Arable	7.517
53	Arable	5.153
54	Arable and Cousin's Barn	5.875
65	Arable (Ploughing Order)	5.017
68	Plantation	.431
71	Arable	4.216
72	Arable	3.669
73	Arable	11.044
77	Arable	5.355
84	Arable	7.329
<i>Cottage and Garden</i>		109.067
Tenant : Mr. C. Rose		
<b>PARISH OF BRAISEWORTH</b>		
Pt. 64	Cottage and Garden	.056
		<u>109.123</u>
<b>OUTGOINGS</b>		
Annuity in lieu of Tithe (23 years unexpired)	Thornham Magna Braieworth Stoke Ash	£2 19s. 2d. £8 18s. 8d. £21 14s. 4d.
General Rates on Cottage : Amount of 1942 Rates paid by Landlord Balance current year's Rates paid by Tenant (£1 8s. 6d. year ending 31/3/48)		£2 2s. 0d.
Land Tax year ending 25th March, 1948		£3 15s. 6d. (apportioned)
<b>NOTE</b>		
Timber—See General Remarks and Stipulations No. 5.		

**LOT 10**

(Coloured Yellow on Plan No. 1)

**GARDINER'S HALL FARM**

**STOKE ASH**

Area : 131 a. or 20 p.

Tenant	Description	Tenancies : Acreage	Annual Rent	Tenancy
Mr. R. Buckmaster	Gardiner's Hall Farm and 3 Cottages	129.230	£148 0 0 (apportioned)	Yearly Michaelmas
In Hand	Plantations, etc.	1.893	—	—
		<u>131.123</u>	<u>£148 0 0</u>	



LOT 10—continued

### Attractive Residential Farmhouse

Construction : Brick, lath and plaster and tile, the south elevation being half timbered with brick infilling.  
 Accommodation : Hall, Drawing Room, Dining Room, Morning Room, Kitchen, Dairy, Pantry, Washhouse,  
 5 Bedrooms and two Storerooms and Attic Storerooms.  
 Outside : Timber and tile range of Storage Sheds and Coal Place and E.C.

### PREMISES

Brick, timber and tile Granary with Loft above, Horse Yard with brick and tile Loose Box, brick, timber and tile stable for 5 horses, Harness Room and Chaff Loft above, 2 bay brick and tile Open Shed and two Pens. Timber and iron span roofed partly covered yard with range of Pig Pens on one side and 5 Farrowing Pens and Mixing Place. Yard with 4 bay brick and tile Open Shed and 2 Loose Boxes. Good brick and tile Barn. Timber and iron covered Cattle Yard with 3 Pens, Cow Shed for 4 cows and Root House. 3 bay brick and tile Cart Shed. Detached brick and slate range of old Nag Stables, Harness Room and Garage. Iron built Shed in Stackyard.

Water by hand-pump from Well.

### THREE COTTAGES

Pair of four-roomed lath and plaster and thatch Cottages. Detached brick, plaster and tile five-roomed Cottage.

### SCHEDULE

No. on Ord. Map 1926 Edition	Description	Acreage
<i>Gardiners Hall Farm</i>		
Tenant : Mr. R. Buckmaster		
<b>PARISH OF STOKE ASH</b>		
57	Arable (Ploughing Order)	3.438
58	Grass	4.313
61	Arable	15.371
61a	Arable	5.805
62	Arable	11.284
63	Arable	10.111
86	Grass	6.206
86a	Grass	.102
87	Arable	8.278
88	Pasture	4.202
89	Pasture	3.426
90	Arable	4.502
115	Arable	3.752
116	Cottage and Garden (No. 163)	.193
117	Pond	.320
118	House and Premises	2.096
119	Orchard	.327
120	Part Premises	.539
121	Pasture	3.558
122	2 Cottages and Gardens (Nos. 161 and 162)	.521
123	Pond	.139
124	Arable	.338
128	Arable	6.927
130	Grass	7.340
158	Arable	9.824
<b>PARISH OF BRAISEWORTH</b>		
31	Arable	2.631
44	Grass	1.687
		129.230
<i>In Hand</i>		
<b>PARISH OF STOKE ASH</b>		
127	Plantation	.672
129	Plantation Belt	1.221
		1.893
		131.123
<b>OUTGOINGS</b>		
Annuity in lieu of Tithe (23 years unexpired)	Stoke Ash	£39 18s. 2d.
Land Tax year ending March 25th, 1948	Braiseworth	£1 0s. 10d.
		£6 19s. 9d.

### NOTE

Timber—See General Remarks and Stipulations No. 5.



**LOT 11**  
(Coloured Blue on Plan No. 1)

## EASTWICK FARM

STOKE ASH

Area : 73 a. 2 r. 6 p.

Tenancies :

<i>Tenant</i>	<i>Description</i>	<i>Acreage</i>	<i>Annual Rent</i>	<i>Tenancy</i>
Mr. F. Hillen In Hand	Eastwick Farm Ponds, etc.	73.043 .493	£99 0 0 —	Yearly Mich. —
		73.536	£99 0 0	

### FARMHOUSE

Construction : Lath and plaster and thatch.  
Accommodation : Hall, Sitting Room, Living Room, Kitchen and 2 Pantries. 3 Bedrooms.  
Outside : Coal Shed and E.C.

**Water from Pump**

### PREMISES

Brick, timber and thatch Cowhouse for 8 cows (with concrete floor and wooden divisions) and lean-to tiled Loose Box. Detached Henhouse. Brick, timber and iron Barn with three lean-to Loose Boxes ; timber and iron covered Cattle Yard with flint boarded and tile Open Shed and Box. Covered Yard with Box and timber and thatch stable for 4 horses. Loose Box and lean-to range of Sheds, and timber and thatch Cattle Shed. On opposite side of road—timber and iron 3 bay Cart Shed with Granary over, and lean-to Garage.

### SCHEDULE

No. on Ord. Map 1926 Edition	Description	Acreage
<i>Eastwick Farm</i>		Tenant : Mr. F. Hillen
<b>PARISH OF BRAISEWORTH</b>		
53	Arable	8.130
54	Arable	3.823
55	Grass	3.592
81	Arable	7.907
<b>PARISH OF STOKE ASH</b>		
55	Arable	.956
55a	Grass	.011
56	Arable	5.938
64	Grass	5.127
85	Grass	5.198
91	Part Premises	.663
93	Arable	16.377
109	Grass	1.220
110	Arable	5.905
111	Arable	6.502
112	Premises	1.490
113	Pond	.114
		73.043
<i>In Hand</i>		
<b>PARISH OF STOKE ASH</b>		
107	Pond	.493
		73.536

### OUTGOINGS

Annuity in lieu of Tithe (23 years unexpired)	Braiseworth	£6 8s. 10d.
	Stoke Ash	£16 3s. 4d.

### NOTE

Timber—See General Remarks and Stipulations No. 5.



**LOT 12**  
(Coloured Purple on Plan No. 1)

A Block of  
**Accommodation Arable and Grass Land**  
**BRAISEWORTH**

Area: 16 a. 0 r. 31 p.

As let to Mr. S. H. Holmes on Yearly Michaelmas (Oct. 11th) Tenancy at an apportioned rent of  
**£17 0s. 0d.** a year.

**SCHEDULE**

No. on Ord. Map 1926 Edition	Description	Acreage
<b>PARISH OF BRAISEWORTH</b>		
47	Grass	1.644
48	Arable	5.203
49	Grass	1.106
50	Arable	3.678
51	Grass	1.521
83	Arable	3.043
		16.195

**OUTGOINGS**

Annuity in lieu of Tithe (23 years unexpired)	Braiseworth	£4 10s. 4d.
Land Tax year ending March 25th, 1948		£0 3s. 9d. (apportioned)

**LOT 13**  
(Coloured Red on Plan No. 1)

A Detached Plaster and Thatch Cottage  
with  
**LARGE GARDEN**

Area: 2 r. 11 p.

(Ordnance No. 92)

No. 164, situated in the Parish of Stoke Ash.

The Cottage, which contains Sitting Room, Living Room, Pantry and 2 Bedrooms, Shed and E.C. is let to  
Mrs. I. Upson on Monthly Tenancy at a rent of **£6 0s. 0d.** a year.

**NOTE**

The remainder of the buildings on this Lot are claimed by the Tenant.

**OUTGOINGS**

General Rates: Amount of 1942 Rates paid by Landlord		£1 8s. 0d.
Balance current years Rates paid by Tenant (£0 19s. 0d. for year ending 31/3/48)		
Annuity in lieu of Tithe (23 years unexpired)	Stoke Ash	£0 4s. 2d.
Land Tax year ending March 25th, 1948		£0 4s. 3d. (apportioned)



**LOT 14**  
(Coloured Brown on Plan No. 1)

## A Detached Cottage

with

**large Garden and Grass Paddock**

No. 165, situated in the Parish of Stoke Ash.

**Area : 2 a. 1 r. 32 p**  
(Ordnance Nos. 69 and 70)

The Cottage, which is built of brick, plaster and tile, is let on Monthly Tenancy to Mr. F. F. Upson at a rent of **£10 8s. 0d.** a year.

It contains Sitting Room, Living Room, Kitchen, Pantry and 4 Bedrooms. Outside : E.C.

The Grass Paddock is let to Mr. R. Buckmaster on Yearly Michaelmas Tenancy at a rent, apportioned for the purposes of this Sale, of **£2 0s. 0d.** a year.

**OUTGOINGS**

General Rates : Amount of 1942 Rates paid by Landlord	£1 8s. 0d.
Balance current year's Rates paid by Tenant (£0 19s. 0d. for year ending March 31st, 1948)	
Annuity in lieu of Tithe (23 years unexpired) Stoke Ash	£0 14s. 10d.
Land Tax year ending March 25th, 1948	£0 4s. 3d. (apportioned)

**NOTE**

The remainder of the buildings on this Lot are claimed by the Cottage tenant.

**LOT 15**  
(Coloured Grey on Plan No. 1)

**Three Fields of**

## Accommodation Land

situated in Fen Lane, BRAISEWORTH.

**Area : 7 a. 0 r. 35 p.**  
(Ord. Nos. 162, 163 and 164)

Let on Yearly Michaelmas (Oct. 11th) Tenancy to Messrs. A. L. and S. C. Leamon at an apportioned rent of **£5 0s. 0d.** a year.

**OUTGOINGS**

Annuity in lieu of Tithe (23 years unexpired) Braiseworth	£2 0s. 2d.
Waveney Valley Internal Drainage Rates year ending 31/3/48 Owner's Rate (Occupier's Rate £0 10s. 10d.)	£0 13s. 11d.

**LOT 16**  
(Coloured Pink on Plan No. 1)

## STOKE HALL FARM

STOKE ASH

**Area : 182 a. 0 r. 26 p.**

<i>Tenant</i>	<i>Description</i>	<i>Tenancies : Acreage</i>	<i>Annual Rent</i>	<i>Tenancy</i>
Mr. F. J. Aldous	Stoke Hall Farm	154.645	£166 4s. 0d. (apportioned)	Yearly Michaelmas
Mrs. Aldous	Land	24.829	£25 0s. 0d. (apportioned)	"
In Hand	Plantations	2.686	—	—
		182.160	£191 4s. 0d.	



LOT 16—continued

## FARMHOUSE

Construction : Brick, plaster and tile.  
 Accommodation : Hall, Drawing Room, Dining Room, Study, Large Kitchen, Pantry, 4 Bedrooms, Box Room and Attic Rooms.  
 Outside : Coal Place, Wood Shed and E.C.

**Water from Pump.**

## FARM PREMISES

Detached lath and plaster and tile Storeplace. 4 bay timber and iron Implement Shed ; 4 bay plaster and tile Cart Shed with Granary over. Plaster and tile **Cowhouse for 12 cows** with concrete floor, Fodder Store and Dairy. Yard with 3 bay timber and iron Open Shed, Box and Pen. Brick, timber and thatch Barn and Chaff House. Yard with brick, timber and tile stable for 6 horses, Chaff House and Harness Room, 4 bay timber and tile Open Shed and 3 bay timber and iron Open Shed. Covered Yard with timber and iron span roof and 2 bay brick, timber and tile Open Shed. 2 timber and iron Loose Boxes.

## SCHEDULE

No. on Ord. Map 1926 Edition	Description	Acreage
<i>Stoke Hall Farm</i>		
<b>PARISH OF STOKE ASH</b>		Tenant : Mr. F. J. Aldous
82	Arable	12.295
94	Arable	10.874
95	Arable	8.766
96	Arable	12.723
102	Arable	8.115
103	Arable	12.790
104	Pond	.126
105	Arable	11.855
106	Pond	.111
132	Arable	8.513
133	Arable	7.651
134	Grass	3.365
135	Grass	2.087
136	Grass	2.603
137	Grass	3.374
144	Arable	8.121
147	House and Premises	2.849
148	Grass	2.051
149	Arable	10.443
151	Grass	1.387
152	Grass	4.600
153	Arable (Ploughing Order)	5.570
154	Grass	1.772
155	Grass	4.184
156	Arable	8.420
		154.645
<i>Land</i>		
<b>PARISH OF STOKE ASH</b>		Tenant : Mrs. Aldous
168	Grass	1.600
169	Grass	.751
170	Grass	.459
171	Pond	.161
172	Arable	5.833
Pt. 177	Arable	5.727
178	Arable	4.645
214	Arable	2.648
215	Arable	3.005
<i>In Hand</i>		24.829
<b>PARISH OF STOKE ASH</b>		
74	Part Prince of Wales Plantation	.937
75	Part Prince of Wales Plantation	.904
76	Part Prince of Wales Plantation	.130
81	Belt	.325
150	Belt	.339
<b>PARISH OF THORNHAM MAGNA</b>		
293a	Belt	.051
		2.686
		182.160
<b>OUTGOINGS</b>		
Annuity in lieu of Tithe (23 years unexpired) Stoke Ash		£59 4s. 6d.
Land Tax year ending March 25th, 1948		£8 5s. 6d.
Waveney Valley Internal Drainage Rates year ending 31/3/48 Owner's Rate (Occupier's Rate £5 17s. 2d. (apportioned))		£7 9s. 7d. (apportioned)

### NOTES

1. The iron built Shed at the premises is claimed by the Tenant.
2. Timber—See General Remarks and Stipulations No. 5.



LOT 17  
(Coloured Green on Plan No. 1)

# HILL FARM

STOKE ASH

Area : 147 a. 2 r. 23 p.

Tenant	Description	Tenancies :	Acreege	Annual Rent	Tenancy
Messrs. J. Denny & Sons	Hall Farm and 1 Cottage		147.516	£168 4s. 0d.	Yearly Mich.
Mr. F. J. Aldous	Cottage in Ord. No. 183		.130	(apporportioned) £7 16s. 0d.	"
			<u>147.646</u>	<u>£176 0s. 0d.</u>	

## FARMHOUSE

Construction : Brick, stud and plaster and thatch.  
Accommodation : Sitting Room, Living Room, Kitchen, Bathroom, Dairy, Pantry, 4 Bedrooms, Box Room and 2 Attic Rooms.  
Outside : Coal Place and E.C.

### Water Supply from Bore.

## FARM PREMISES

Flint, plaster and tile Granary with Loft. Brick, timber and iron Cow Shed for 6 cows with concrete floor and wooden divisions, and Cooling Room. Brick, tile and asbestos Cow Shed for 12 cows. 2 brick and asbestos lean-to Loose Boxes. Partly covered Yard with timber and iron span roof and Open Yard with Loose Box and 4 bay brick, timber and tile Open Shed. 5 bay plaster, timber and tile Cart Shed with lean-to Tool Shed at one end and Garage at other end. Brick, timber and iron Barn with Chaff Place and two lean-to Loose Boxes. Horse Yard with brick, plaster and thatch Stable for 6 horses with Loft above. Brick, timber and tile large Loose Box and 3 bay Open Shed. Plaster, timber and thatch Pig Place with 2 lean-to Boxes.

## COTTAGES

Pair of brick, plaster and tile five-roomed Cottages in Ordnance No. 183. One Cottage (No. 160) is let with Hill Farm and the other (No. 159) is let to Mr. F. J. Aldous of Stoke Hall Farm.

## SCHEDULE

No. on Ord. Map 1926 Edition	Description	Acreege
<i>Hill Farm</i>		
PARISH OF STOKE ASH		
	Tenants : Messrs. J. Denny & Son	
164	Grass	4.524
165	Grass	7.862
180	Arable	11.918
181	Arable (Ploughing Order)	3.672
182	Grass	9.771
Pt. 183	Cottage No. 160 and Garden	.133
184	Arable and Grass	3.709
185	Arable (Ploughing Order)	8.374
186	Grass	6.869
193	Grass	5.824
194	Grass	.929
195	Arable	8.208
196	Arable	8.041
198	Arable (Ploughing Order)	8.558
199	Arable	3.324
200	Pond	.159
201	House and Premises	1.747
201a	Grass	.799
202	Arable	10.572
203	Arable	8.064
204	Pond	.291
205	Arable	7.842
228	Arable	4.769
229	Arable	7.881
230	Arable	13.676
		<u>147.516</u>
Cottage and Garden		
Pt. 183	Tenant : Mr. F. J. Aldous Cottage and Garden	.130
		<u>147.646</u>

## OUTGOINGS

Annuity in lieu of Tithe : (23 years unexpired)	Stoke Ash	£47 6s. 4d.
Waveney Valley Drainage Rates year ending March 31st, 1948		£3 14s. 0d.
Owner's Rate (Occupier's Rate £2 18s. 0d.)		£0 2s. 0d.
Land Tax (on Cottages) year ending 25th March, 1948		

## NOTES

- The fittings in the Bathroom in the Farmhouse, the 4 bay iron-roofed lean-to Implement Shed and the Water Supply Pump, Engine and Shed are claimed by the Tenant.
- Timber—See General Remarks and Stipulations No. 5.



LOT 18  
(Coloured Grey on Plan No. 1)

LOW FARM  
STOKE ASH

Area: 46 a. 2 r. 33 p.

Tenant: Messrs. H. E. and G. L. Lummis.  
Rent: £70 0s. 0d. a year.  
Tenancy: Yearly Michaelmas (Oct. 11th).

FARMHOUSE

Construction: Brick, plaster, thatch and tile.  
Accommodation: Sitting Room, Living Room, Kitchen, 2 Pantries, Dairy and Store Place, 4 Bedrooms.  
Outside: Brick and tile Coal Place, timber and iron Garage.

FARM PREMISES

Brick, timber and iron 3 bay Cart Shed; brick, timber and iron Stable for 2 horses and Chaff Loft and 3 bay Open Shed; brick and tile Cowhouse for 4 cows and iron built Store Place adjoining; brick, timber plaster and thatch Barn with Chaff Place; 4 brick, timber and tile Loose Boxes.

SCHEDULE

No. on Ord. Map 1926 Edition	Description	Acreage
<b>PARISH OF STOKE ASH</b>		
167	Arable	4.497
206	Arable	5.122
207	Arable	2.116
208	Arable	2.898
209	Grass	5.118
210	Grass	1.052
211	House and Premises	1.050
212	Pond	.216
221	Arable	4.899
222	Arable	5.437
225	Arable	2.409
226	Arable	1.776
242	Arable	5.792
244	Arable	4.325
		<u>46.707</u>

OUTGOINGS

Annuity in lieu of Tithe  
(23 years unexpired) Stoke Ash £15 4s. 8d.  
Land Tax year ending March 25th, 1948 £2 15s. 0d.

NOTE

Timber—See General Remarks and Stipulations No. 5

LOT 19  
(Coloured Brown on Plan No. 1)

WOOD HALL FARM  
STOKE ASH.

Area: 290 a. 3 r. 5 p.

Tenant	Description	Tenancies:	Acreage	Annual Rent	Tenancy
Mr. A. J. Hillen	Wood Hall Farm and 1 Cottage		288.912	£289 0 0	Yearly Mich.
In Hand	Plantations		1.872	—	—
			<u>290.784</u>	<u>£289 0 0</u>	



Lot 19



Wood Hall Farm House—Stoke Ash

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Lots  
33 & 32

Lots  
25 & 24

Part  
Lot 27

Lots  
31 & 30

Lots  
29 & 28



Cottages at Stoke Ash



LOT 19—continued

## MOATED FARMHOUSE

Construction : Brick, plaster and tile.

Accommodation : Hall, 3 Sitting Rooms, Kitchen, Bakehouse, Pantry and Dairy. 4 Bedrooms and Dressing Room.

Outside : E.C.

**Water supply from Bore.**

## FARM PREMISES

Mainly built of brick, timber, plaster and tile.

Covered Yard with timber and iron span roof with 3 Pig Pens on one side and 4 Pig Pens on the other side. Tractor Shed and 5 bay Cart Shed and Loose Box ; Stable for 8 horses with Chaff Place, Harness and Saddle Rooms and Loft above. Yard with 3 bay Open Shed and 5 bay iron roofed Open Shed. **Modern brick and asbestos roofed 2-division Barn** with steel framed roof and concrete floor and brick and asbestos Loose Box adjoining. Iron roofed Covered Yard with Loose Box and Cattle Pen and **Cowhouse for 10 cows** with concrete floor and wooden divisions. **Second Cowhouse for 10 cows** with concrete floor and wooden divisions, **Cooling Room and Fodder Place** ; Yard with 4 bay Open Shed and Loose Box. Yard with 4 bay Open Shed. Granary with Loft above, Implement Shed and slate roofed Tractor Shed. Range of Piggeries.

## COTTAGE

4 roomed Cottage in Ord. No. 174.

## SCHEDULE

No. on Ord. Map 1926 Edition	Description	Acreage
<i>Wood Hall Farm</i>		
Tenant : Mr. A. J. Hillen		
<b>PARISH OF THORNHAM MAGNA</b>		
261	Arable	9.669
262	Arable	24.493
<b>PARISH OF STOKE ASH</b>		
8	Arable	16.963
9	Arable	7.738
10	Arable	9.265
11	Arable	8.729
12	Pasture	7.429
13	Arable	9.430
15	Arable	9.671
16	Grass	5.070
17	Buildings	2.674
18	Pond	.140
19	Moat	.452
20	House and Garden	.703
21	Grass	3.539
22	Grass and Roadway	4.036
23	Grass	4.002
24	Pond	.263
25	Grass	6.472
26	Pond	.173
27	Grass	4.722
28	Arable	10.082
29	Arable	10.657
30	Grass	12.378
31	Grass	1.060
32	Arable	16.476
33	Arable	10.902
34	Arable	10.336
35	Arable	9.202
142	Arable	8.645
Pt. 174	Cottage and Garden	.070
175	Arable	8.673
176	Arable	.910
216	Arable	14.240
217	Arable	6.314
218	Arable	6.916
246	Arable	10.564
258	Arable	9.614
<b>PARISH OF WICKHAM SKEITH</b>		
191	Arable	2.618
193	Arable	2.907
209	Arable	.715
		288.912
<i>In Hand</i>		
<b>PARISH OF THORNHAM MAGNA</b>		
277	Plantation	.823
278	Plantation	.604
<b>PARISH OF STOKE ASH</b>		
14	Plantation	.229
<b>PARISH OF WICKHAM SKEITH</b>		
192	Plantation	.216
		1.872
		290.784



LOT 19—continued

**OUTGOINGS**

Annuity in lieu of Tithe : (23/23½ years unexpired)	Thornham Magna	£12 12s. 2d.
	Stoke Ash	£79 9s. 0d.
	Wickham Skeith	£2 0s. 10d.
		£12 4s. 9d.
Land Tax year ending March 25th, 1948		
Waveney Valley Internal Drainage Rates year ending 31/3/48		£1 10s. 10d. (apportioned)
Owner's Rate		
(Occupier's Rate	£1 4s. 2d. (apportioned)	

**NOTES**

1. The water supply Pump and Engine are the property of the Tenant, who also claims the large Shed at the entrance to the Premises.
2. This Lot is sold with the benefit of the right for the occupier of the Cottage in Ord. No. 174 to draw water from the Pump on Lot 39 subject to payment by the Purchaser of this Lot of a proportionate share, according to user, of the cost of repairs and maintenance of the said pump.
3. Timber—See General Remarks and Stipulations No. 5.

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**LOT 20**

(Coloured Blue on Plan No. 1)

**A Detached Cottage**

with Garden

**No. 166, STOKE ASH.**

**Area : 10 poles (approx.)**

(Pt. Ordnance No. 78)

Construction : Brick, plaster and tile.

Accommodation : Sitting Room, Kitchen, Pantry, 2 Bedrooms.

Outside : E.C.

Let to Mr. A. Upson on Monthly Tenancy at a rent of **£7 16s. 0d.** a year.

**OUTGOINGS**

General Rates : Amount of 1942 Rates paid by Landlord	£2 2s. 0d.
Balance of current year's Rates paid by Tenant (£1 8s. 6d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	£0 4s. 0d. (apportioned)

**NOTE**

This Lot is sold with the right to draw water from the Well on Lot 23 subject to payment by the Purchaser of this Lot of a proportionate share, according to user of the cost of repair and maintenance of the said Well.

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**LOT 21**

(Coloured Red on Plan No. 1)

**A Semi-detached Cottage**

with Garden

**No. 167, STOKE ASH**

**Area : 14 poles (approx.)**

(Pt. Ord. No. 78)

Construction : Brick, plaster and tile.

Accommodation : Living Room, Kitchen, Bedroom and Boxroom.

Outside : Coal and Wood Shed and E.C.

Let to Mr. A. Lummis on Monthly Tenancy at a rent of **£4 4s. 9d.** a year.

**OUTGOINGS**

General Rates : Amount of 1942 Rates paid by Landlord	£1 8s. 0d.
Balance of current year's Rates paid by Tenant (£0 19s. 0d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	£0 3s. 6d. (apportioned)

**NOTE**

This Lot is sold with the right to draw water from the Well on Lot 23 subject to payment by the Purchaser of this Lot of a proportionate share, according to user, of the cost of repair and maintenance of the said Well.



**LOT 22**  
(Coloured Yellow on Plan No. 1)

## The Adjoining Semi-detached Cottage

with garden  
No. 168, STOKE ASH

Area : 18 poles (approx).  
(Pt. Ord. No. 78)

Construction : Brick, plaster and tile.  
Accommodation : Living Room, Kitchen, Pantry and 2 Bedrooms.  
Outside : Shed and E.C.

Let to Mr. E. Gooderham on Monthly Tenancy at a rent of £5 10s. 0d. a year.

OUTGOINGS	
General Rates : Amount of 1942 Rates paid by Landlord	£1 8s. 0d.
Balance of current year's Rates paid by Tenant (£0 19s. 0d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	£0 4s. 0d. (apportioned)

**NOTE**  
This Lot is sold with the right to water from the Well on Lot 23 subject to payment by the Purchaser of this Lot of a proportionate share, according to user, of the cost of repair and maintenance of the said Well.

**LOT 23**  
(Coloured Purple on Plan No. 1)

## A Field of Allotment Gardens

and  
PLANTATION BELT  
adjoining the main Ipswich-Norwich Road  
THORNHAM MAGNA

Area : 1 a. 2 r. 21 p.  
(Ord. Nos. 290 and 291)

The Allotment Gardens are let to various tenants on Yearly Tenancy, at a total rental of £2 1s. 11d. for the current year. The Plantation Belt is In Hand. The Growing Timber therein is included in the Sale and vacant possession of this Belt will be given on completion of the purchase.

OUTGOINGS	
Annuity in lieu of Tithe (23 years unexpired)	Thornham Magna £0 12s. 4d.

**NOTE**  
This Lot is sold subject to the right of all persons who at present draw water from the Well on this Lot to continue such user on payment of a proportionate share, according to user, of the cost of repair and maintenance of the well.

**LOT 24**  
(Coloured Pink on Plan No. 2)

## The Village Shop, Post Office and Cottage

with Garden  
No. 150, STOKE ASH

Area : 16 poles (approx).  
(Pt. Ord. No. 240)

Construction : Brick and tile.  
Accommodation : Sitting Room, Kitchen, Scullery, Pantry, Post Office and Shop, Store Room and 4 Bedrooms.  
Outside : Sheds and E.C.

As let to Mr. G. W. Lummis on Monthly tenancy at a rent of £17 10s. 0d. a year.

OUTGOINGS	
General Rates : Proportion Rates paid by Landlord	£3 3s. 4d.
Balance current year's Rates paid by Tenant (£1 10s. 8d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	£0 4s. 0d. (apportioned)

**NOTE**  
This Lot is sold subject to a Right of Way for all purposes as at present enjoyed reserved to Lot 26.



**LOT 25**  
(Coloured Blue on Plan No. 2)

## A Brick and Tile Cottage

with Garden

**No. 151, STOKE ASH**

### Area : 8 poles

(Pt. Ord. No. 240)

The Cottage is let on monthly tenancy to Mr. C. Farrow at a rent of **£12 0s. 0d.** a year.  
It contains the following accommodation : Living Room, Kitchen and 3 Bedrooms.  
Outside : Coal and Wood Sheds and E.C.

#### OUTGOINGS

General Rates : Paid in full by Landlord	<b>£3 10s. 6d.</b>
Land Tax year ending March 25th, 1948	<b>£0 4s. 0d. (apportioned)</b>

**LOT 26**  
(Coloured Green on Plan No. 2)

## A Detached Cottage

with Garden

**No. 149, STOKE ASH**

### Area : 16 poles

(Pt. Ord. No. 240)

Construction : Brick, plaster and tile.  
Accommodation : Living Room, Kitchen, Pantry and 3 Bedrooms.  
Outside : Shed and E.C.

The Cottage is let to Mr. W. Howard on monthly tenancy at a rent of **£4 2s. 0d.** a year.

#### OUTGOINGS

General Rates : Amount of 1942 Rates paid by Landlord	<b>£1 8s. 0d.</b>
Balance current year's Rates paid by Tenant (£0 19s. 0d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	<b>£0 4s. 0d. (apportioned)</b>

#### NOTE

This Lot is sold with the benefit of a Right of Way for all purposes as at present enjoyed over Lot 24 for access to the Cottage on this Lot.

**LOT 27**  
(Coloured Yellow on Plan No. 2)

## FIVE COTTAGES

with Gardens

**STOKE ASH**

### Area : 3 r. 4 p.

(Pt. Ord. No. 140)

#### Tenancies

No.	Tenant	Annual Rent	Tenancy
141	Mr. H. Moore	<b>£4 12 0</b>	Monthly
142	Mr. G. W. Collins	<b>£4 15 0</b>	Monthly
144	Mr. W. J. Banham	<b>£7 0 0</b>	Monthly
145	Mrs. Rose	<b>£7 10 0</b>	Monthly
147/148	Mr. B. Lummis	<b>£6 0 0</b>	Monthly

**£29 17 0**



LOT 27—continued

Nos. 141 and 142 are built of brick, plaster and tile.

No. 141 contains : Living Room, Sitting Room, 2 Bedrooms and Pantry.

Outside : E.C.

No. 142 contains : Living Room, Kitchen, Scullery, Pantry, 2 Bedrooms.

Outside : E.C.

Nos. 144 and 145 are built of brick, plaster and tile.

No. 144 contains : Sitting Room, Living Room, Kitchen, Pantry and 2 Bedrooms.

Outside : Shed and E.C.

No. 145 contains : Living Room, Pantry and 2 Bedrooms.

Outside : Shed and E.C.

Nos. 147/148 (formerly a double dwelling) is built of brick, plaster and thatch and contains Sitting Room, Living Room, Pantry and 3 Bedrooms.

Outside : 2 Sheds and E.C.

#### OUTGOINGS

General Rates : (a) Amount of 1942 Rates paid by Landlord on Cottages Nos. 141, 142, 144, 147/148	£5 12s. 0d.
Balance current year's Rates paid by Tenants (£0 19s. 0d. for each Cottage year ending 31/3/48).	
Land Tax year ending March 25th, 1948	£1 0s. 0d. (apportioned)

#### LOT 28

(Coloured Purple on Plan No. 2)

## A Semi-detached Brick and Slate Cottage

with Garden

No. 137, STOKE ASH

### Area : 26 poles

(Pt. Ord. No. 240)

The Cottage contains Living Room, Kitchen and 3 Bedrooms.

Outside : Coal, Wood Shed and E.C.

It is let to Messrs. J. Denny & Sons on yearly Michaelmas tenancy, at a rent apportioned for the purposes of this Sale of £7 16s. 0d. a year (Tenant paying Rates).

#### OUTGOINGS

Land Tax year ending March 25th, 1948	£0 5s. 6d. (apportioned)
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#### NOTE

The remainder of the buildings are claimed by the sub-tenant.

#### LOT 29

(Coloured Pink on Plan No. 2)

The Adjoining

## Brick and Slate Semi-detached Cottage

with Garden

No. 138, STOKE ASH

### Area : 10 poles

(Pt. Ord. No. 240)

The Cottage contains Living Room, Kitchen, Pantry and 2 Bedrooms.

Outside : Coal Shed and E.C., Pig Sty and Store Shed.

It is let on monthly tenancy to Mr. E. Farrow at a rent of £5 0s. 0d. a year.

#### OUTGOINGS

General Rates : Amount of 1942 Rates paid by Landlord	£1 8s. 0d.
Balance of current year's Rates paid by Tenant (£0 19s. 0d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	£0 5s. 6d. (apportioned)



**LOT 30**

(Coloured Blue on Plan No. 2)

**A Semi-detached Cottage**

with Garden

**No. 139, STOKE ASH**

**Area : 10 poles**

(Pt. Ord. No. 240)

Construction : Brick, plaster and tile.

Accommodation : Living Room, Kitchen, Scullery, Pantry and 3 Bedrooms.

Outside : Shed and E.C.

The Cottage is let to Mr. E. Abbott on monthly tenancy at a rent of **£5 0s. 0d.** a year.

**OUTGOINGS**

General Rates : Amount of 1942 Rates paid by Landlord	<b>£1 8s. 0d.</b>
Balance of current year's Rates paid by Tenant (£0 19s. 0d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	<b>£0 4s. 0d. (apportioned)</b>

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**LOT 31**

(Coloured Brown on Plan No. 2)

**The Adjoining Semi-detached Cottage**

with Garden

**No. 140, STOKE ASH**

**Area : 12 poles**

(Pt. Ord. No. 240)

Construction : Brick, plaster and tile.

Accommodation : Living Room, Kitchen, Scullery, Pantry and 3 Bedrooms.

Outside : Shed and E.C.

The Cottage is let to Mr. S. Brown on monthly tenancy at a rent of **£6 10s. 0d.** a year.

**OUTGOINGS**

General Rates : Amount of 1942 Rates paid by Landlord	<b>£1 8s. 0d.</b>
Balance of current year's Rates paid by Tenant (£0 19s. 0d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	<b>£0 4s. 0d. (apportioned)</b>

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**LOT 32**

(Coloured Purple on Plan No. 2)

**A Semi-detached Brick and Tile Cottage**

with Garden

**No. 153, STOKE ASH**

**Area : 14 poles**

(Pt. Ord. No. 240)

The Cottage is let to Mr. F. J. Aldous on Yearly Michaelmas Tenancy at a rent of **£7 16s. 0d.** a year (Tenant paying Rates).

It contains Living Room, Kitchen, Pantry and 2 Bedrooms.

Outside : Shed and E.C.

**OUTGOINGS**

Land Tax year ending March 25th, 1948	<b>£0 4s. 0d. (apportioned)</b>
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**LOT 33**

(Coloured Yellow on Plan No. 2)

# The Adjoining Semi-detached Cottage

with Garden

**No. 154, STOKE ASH**

## Area : 10 poles

(Pt. Ord. No. 240)

The Cottage, which is let to Mr. H. Locke on Monthly Tenancy at a rent of **£5 0s. 0d.** a year, contains Living Room, Kitchen, Pantry and 2 Bedrooms.  
Outside : Shed and E.C.

**OUTGOINGS**

General Rates : Amount of 1942 Rates paid by Landlord	<b>£1 8s. 0d.</b>
Balance of current year's Rates paid by Tenant (£0 19s. 0d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	<b>£0 4s. 0d. (apportioned)</b>

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**LOT 34**

(Coloured Green on Plan No. 2)

# A Semi-detached Cottage

with Garden

**No. 157, STOKE ASH**

## Area : 16 poles

(Pt. Ordnance No. 213)

Construction : Brick, clay-lump tile and thatch.  
Accommodation : Living Room, Kitchen, Pantry and 3 Bedrooms.  
Outside : 2 Sheds and E.C.

The Cottage is let to Mr. A. J. Hillen on Yearly Michaelmas Tenancy at a rent of **£5 5s. 0d.** a year.

**OUTGOINGS**

General Rates : Amount of 1942 Rates paid by Landlord	<b>£1 8s. 0d.</b>
Balance of current year's Rates paid by Tenant (£0 19s. 0d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	<b>£0 4s. 0d. (apportioned)</b>

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**LOT 35**

(Coloured Pink on Plan No. 2)

# The Adjoining Semi-detached Cottage

with Garden

**No. 158, STOKE ASH**

## Area : 32 poles

(Pt. Ord. No. 213)

Construction : Brick, clay-lump, tile and thatch.  
Accommodation : Sitting Room, Kitchen, Pantry and 3 Bedrooms.  
Outside : Shed and E.C.

The Cottage is let to Mr. G. Gooderham on Monthly Tenancy at a rent of **£5 10s. 0d.** a year.

**OUTGOINGS**

General Rates : Amount of 1942 Rates paid by Landlord	<b>£1 8s. 0d.</b>
Balance of current year's Rates paid by Tenant (£0 19s. 0d. for year ending 31/3/48).	
Land Tax year ending March 25th, 1948	<b>£0 3s. 9d. (apportioned)</b>

**NOTE**

The remainder of the buildings are claimed by the Tenant.



**LOT 36**  
(Coloured Blue on Plan No. 2)

**The Village Hall and Land**  
**STOKE ASH**

**Area : 39 poles**  
(Pt. Ord. No. 213)

The Village Hall, which is let to the Trustees of the Stoke Ash Village Hall at an acknowledgment rent of **1s. 0d.** a year, is a brick and tile building containing three rooms.

**OUTGOINGS**  
Land Tax year ending March 25th, 1948 £0 0s. 9d. (apportioned)

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**LOT 37**  
(Coloured Brown on Plan No. 1)

**A Field of Allotment Gardens**  
**STOKE ASH**

**Area : 1 a. 2 r. 3 p.**  
(Ord. No. 224)

Let to various tenants on Yearly Tenancy at rents totalling **£2 10s. 0d.** for the current year.

**OUTGOINGS**  
Annuity in lieu of Tithe Stoke Ash £0 9s. 2d.  
(23 years unexpired)  
Land Tax year ending March 25th, 1948 £0 3s. 0d. (apportioned)

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**LOT 38**  
(Coloured Yellow on Plan No. 1)

**A Field of Allotment Gardens**  
**STOKE ASH**

**Area : 2 a. 2 r. 30 p.**  
(Ord. No. 179)

Let to various Tenants on Yearly Tenancy at rents totalling **£4 10s. 0d.** for the current year.

**OUTGOINGS**  
Annuity in lieu of Tithe Stoke Ash £0 17s. 4d.  
(23 years unexpired)  
Land Tax year ending March 25th, 1948 £0 5s. 0d. (apportioned)

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**LOT 39**  
(Coloured Red on Plan No. 1)

**A Semi-detached Cottage**

with Garden

and

**BLACKSMITH'S SHOP**

well situated on the main Norwich-Ipswich Road adjoining the Village of Stoke Ash.



LOT 39—continued

Area : 29 poles (approx.)  
(Pt. Ord. No. 174)

The Cottage, which is built of brick, plaster and thatch, contains Living Room, Kitchen, Pantry and 2 Bedrooms.  
Outside : Washhouse and E.C.

The Blacksmith's Premises comprise : Brick, timber and tile Blacksmith's Shop, Coal Place and Shoeing Shed.

The property comprised in this Lot is let to Mr. A. Adams on a Quarterly Tenancy at a rent of £14 0s. 0d. a year (Tenant paying Rates).

**OUTGOINGS**

Annuity in lieu of Tithe (23 years unexpired)	Stoke Ash	£0 1s. 2d.
Land Tax year ended March 25th, 1948		£0 13s. 6d.

**NOTES**

1. This Lot is sold subject to the Right as at present enjoyed for the occupier of the adjoining Cottage (included with Lot 19) and the occupier of the Cottage in Lot 40 to draw water from the pump on this Lot, subject to payment by the purchasers of Lots 19 and 40 of a proportionate share, according to user, of the cost of repair and maintenance of the said pump.
2. The remainder of the Sheds on this Lot are claimed by the Tenant.

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**LOT 40**

(Coloured Yellow on Plan No. 1)

**A Detached Cottage**

with Good Garden  
and

**WHEELWRIGHTS SHOP**

situated on the main Norwich-Ipswich Road adjoining the Village of Stoke Ash.

Area : 1 r. 16 p. (approx.)  
(Pt. Ord. No. 174)

The Cottage, which is built of brick, plaster and tile, is let to Mr. E. J. Baker together with the timber and tile Wheelwright's Shop on Quarterly Tenancy at a rent of £14 0s. 0d. a year (Tenant paying Rates).

The Cottage contains Sitting Room, Living Room, Pantry, Kitchen and 4 Bedrooms.  
Outside : Coal Shed and E.C.

**OUTGOINGS**

Land Tax year ending March 25th, 1948	£0 13s. 6d.
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**NOTE**

This Lot is sold with the benefit of the Right as at present enjoyed to draw water from the Pump on Lot 39 subject to payment by the Purchaser of this Lot of a proportionate share, according to user, of the cost of repair and maintenance of the said pump.

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**LOT 41**

(Coloured Yellow on Plan No. 1)

**HALL FARM**

**WICKHAM SKEITH**

Area : 122 a. 2 r. 35 p.

Tenant : Mr. E. W. Elsdon.  
Rent : £148 0s. 0d. a year.  
Tenancy : Yearly Michaelmas (October 11th).

**FARMHOUSE**

Construction : Brick, plaster and tile.

Accommodation : 2 Sitting Rooms, Kitchen, Dairy, Pantry and Storeplace, 5 Bedrooms.

Outside : lean-to Washhouse, E.C., Range of timber and tile Wood Shed, Coal Shed and Store Shed.

**FARM PREMISES**

Mainly built of brick, clay-lump, timber and tile.

Cow Shed for 5 cows (with concrete floor). Yard with Bull Box and iron roofed 2 bay Open Shed, 3 bay Open Shed and Loose Box. Large Barn and Chaff Place. Yard with 4 bay Open Shed. Detached Fowls House. Range of Tool Shed and 2 Piggeries and Loose Box, Open Shed and Loose Box. Detached 3 bay Open Shed. Horse Yard with iron roofed Open Shed, Stable for 6 horses with Harness Room and Chaff Places. 4 bay Cart Shed.