

BY ORDER OF THE TRUSTEES

TO BE SOLD BY AUCTION BY

BOULT, SON & MAPLES

on FRIDAY, the 21st day of May, 1943,
AS TO LOTS 1 TO 36 COMMENCING AT 12 p.m.
AS TO LOTS 38 TO 87 COMMENCING AT 2-15 p.m.

AT THE
CORPORATION BATHS CAFE,
MILLGATE, WIGAN.

(Unless previously disposed of by private treaty)
Subject to the Conditions of Sale.

In the following or such Lots as may be determined at the time of the Auction.

The Outlying Portion of the HAIGH ESTATE, WIGAN.

TOTAL AREA 1616 ACRES OR THEREABOUTS.

The Property briefly described comprises:—

26 Farms, Various Small Holdings, Cottages,
Accommodation Lands, &c.

ALSO THE VERY ATTRACTIVE RESIDENCE KNOWN AS
"LONGHURST," HAIGH, LEYLAND MILLS and HAIGH FOUNDRY.

WELL SECURED GROUND RENTS TOGETHER WITH THE
FREEHOLD REVERSION.

SITUATE IN THE PARISHES OF BLACKROD, ASPULL, ADLINGTON, HAIGH
AND WIGAN.

For further particulars apply to:—

The Solicitors:
PEACE & ELLIS,
18, King Street,
WIGAN.

The Auctioneers:
BOULT, SON & MAPLES,
5, Cook Street,
LIVERPOOL, 2.
(Telephone: Central 7487).
Or to the ESTATE OFFICE, HAIGH, near WIGAN.

Telephone: Wigan 2247.

GENERAL REMARKS.

The Tenure of all Lots is Freehold.

The Sale is subject to all Rights of Way, Easements, Water and Drainage Rights, etc., whether mentioned at the foot of each Lot or not.

Each Lot is sold subject to the existing Tithe Rent Annuity and Land Tax, if any.

The apportionment of the Tithe Rent Annuity mentioned in the Particulars has been made by the Auctioneers. No legal apportionment shall be required.

The Plans and Schedules have been prepared from the 1929 edition of the Ordnance Survey, and great care has been taken to ensure accuracy of the Particulars, but they are not guaranteed, and no claim can be made for errors or omissions of any description between the 1929 edition and any previous Survey. They are, however, believed to be correct and are binding upon both Vendor and Purchaser, and no errors or mistakes therein or in the following Particulars shall annul the Sale or entitle either party to compensation.

The actual areas have not been ascertained by measurement, but they are believed to be correct.

The Auctioneers reserve to themselves the right to alter the order of the Sale, to withdraw the whole or any portion of the same, or to alter or amalgamate or sell the whole or any of the lots by private treaty prior to the Auction.

WELL SECURED GROUND RENTS

Together with the Freehold Reversion.

Lot No.	Amount of Yearly Rent	Security	Assessments		Date of Lease
			Gross	Rateable	
	£ s. d.		£ s. d.	£ s. d.	
1	1 13 0	Payable out of Two Dwelling-houses Nos. 29-30 Scot Lane, Aspull.	27 0 0	16 0 0	Lease 999 years from 12th May, 1858.
2	0 10 0	Payable out of Part of the Roman Catholic Day School, Haigh Road, Aspull.	—	—	Lease 999 years from 12th May, 1861.
3	4 2 8	Payable out of House North Side of Higher Lane, Part of Crawford Villa, Aspull.	30 0 0	22 0 0	Lease 999 years from 12th May, 1881.
4	2 9 2	Payable out of Nos. 10-12 Scot Lane, Aspull.	33 10 0	20 0 0	Lease 999 years from 12th May, 1859.
5	3 2 2	Payable out of Nos. 20-24 Scot Lane, Aspull	52 10 0	31 0 0	Lease 999 years from 12th May, 1861.
6	2 0 0	Payable out of Nos. 53-54 Stanley Road, Aspull.	21 0 0	12 0 0	Lease 999 years from 20th October, 1815.
	0 5 0	Rent of Strip of Land at Rear of 53-54 Stanley Road, Aspull. Area approximately 326 square yards.	—	—	Tenure Freehold.
7	0 10 0	Payable out of Land adjoining 276 Wigan Road, Aspull.	—	—	Lease 999 years from 1st May, 1913.
8	3 0 8	Payable out of Post Office and Two Cottages adjacent 1-3 Scot Lane, Aspull	48 0 0	34 0 0	Lease 999 years from 12th May, 1857.
9	3 1 6	Payable out of 25-28 Scot Lane, Aspull.	44 0 0	28 0 0	Lease 999 years from 12th May, 1859.
10	4 0 0	Payable out of 34-36 Bolton Road, Aspull.	45 0 0	31 0 0	Lease 999 years from 1st May, 1908.
11	4 4 7	Payable out of Two Houses, "Bank Top," Higher Lane, Aspull.	38 0 0	23 0 0	Lease 999 years from 18th July, 1881.
12	3 2 2	Payable out of Nos. 31 to 34 Scot Lane, Aspull.	38 0 0	24 0 0	Lease 999 years from 12th May, 1856.
13	2 14 0	Payable out of Nos. 17-19 Scot Lane, Aspull.	39 10 0	25 0 0	Lease 999 years from 12th May, 1854.
14	0 15 7½	Payable out of Site of Nos. 58, 59, 60 Stanley Road, Aspull.	—	—	Lease 999 years from 23rd March, 1787.
15	3 0 0	Payable out of Nos. 13 to 16 Scot Lane, Aspull.	44 0 0	28 0 0	Lease 999 years from 12th May, 1854.
16	1 13 4	Payable out of Nos. 108 to 114 Scot Lane, Aspull.	38 0 0	24 0 0	Lease 999 years from 30th April, 1810.
17	3 10 0	Payable out of No. 80 Bolton Road, Aspull.	—	—	Lease 999 years from 12th May, 1900.

Lot No.	Amount of Yearly Rent			Security	Assessments		Date of Lease				
	£	s.	d.		Gross	Rateable					
18	4	12	8	Payable out of Nos. 4 to 9 Scot Lane, Aspull.	£	s.	d.	£	s.	d.	Lease 999 years from 12th May, 1869.
19	4	9	2	Payable out of Nos. 2 to 14 Bolton Road, Aspull.	60	0	0	36	0	0	Lease 999 years from 12th May, 1859.
20	1	16	8	Payable out of "The Bungalow," North of Moore Street, East side of Stanley Road, Aspull.	14	10	0	9	0	0	Lease 999 years from 13th July, 1861.
21	1	14	2	Payable out of 18-24 Wigan Road, Aspull.	38	0	0	22	0	0	Lease perpetual.
22	3	13	6½	Payable out of 72 and 72a Scot Lane, formerly Star Inn, Aspull.	31	0	0	18	0	0	Lease perpetual from 15th May 1861.
23	2	7	0	Payable out of 50 to 52 Stanley Road, Aspull.	20	0	0	12	0	0	Lease perpetual from 25th July, 1863.
24	0	12	6	Payable out of what was the Site of Three Cottages, 66, 68 and 70 Wigan Road, Aspull.	—			—			Lease perpetual.
25	2	11	2	Payable out of 74-78 Scot Lane, Aspull.	39	10	0	21	0	0	Lease perpetual from 18th April, 1861.
26	0	10	0	Payable out of Land adjoining Mill Lane Cottages, Tuckers Hill Brow, Blackrod.	—			—			Lease 925 years from 1st November, 1908.
27	4	19	7	Payable out of Boatman's Arms (P.H.) West of Aberdeen Farm, Blackrod.	30	0	0	22	0	0	Lease 999 years from 12th May, 1866.
28	3	1	3	Payable out of "Riley" and "Sea View," Haigh Road, Haigh.	42	0	0	28	0	0	Lease 999 years from 12th May, 1875.
	0	11	0	Ditto and Gardens North and South side of "Riley" and "Sea View." Area approximately 720 square yards.	—			—			Lease 979 years from 12th May, 1895. Tenure Freehold.
29	2	7	6	Payable out of "Standish View," Arley Lane, Haigh.	22	0	0	15	0	0	Lease 999 years from 1st May, 1910.
30	4	0	8	Payable out of Bungalow "Mereseide," Arley Lane, Haigh.	20	10	0	13	0	0	Lease 999 years from 1st November, 1934.
31	3	2	6	Payable out of 27 and 29 Poolstock Lane, Wigan.	38	0	0	24	0	0	Lease 999 years from 31st March, 1863.
32	3	18	6	Payable out of "Woodside," Hieland Road, Wigan.	32	0	0	24	0	0	Lease 999 years from 1st November, 1925.
33	2	5	0	Payable out of "The Mount," 215 Whelley, Wigan.	29	8	0	22	0	0	Lease 999 years from 1st May, 1913.
	0	14	0	Ditto	—			—			Lease 977½ years from 1st Nov., 1934.

Lot No.	Amount of Yearly Rent	Security	Assessment		Date of Lease
			Gross	Rateable	
	£ s. d.		£ s. d.	£ s. d.	
34	3 17 8	Payable out of 18 Hieland Road, Wigan.	28 0 0	21 0 0	Lease 999 years from 1st May, 1922.
35	0 5 0	Payable out of Day Schools, Whelley, Wigan.	—	—	Lease 990 years from 11th Nov., 1872.
	0 5 0		Lease 960 years from 11th Nov., 1902.		
36	3 16 6	Payable out of Land at Rear of Cottages S.W. of Whelley Station, Wigan.	—	—	Lease 999 years from 12th Nov., 1876.

SUMMARY OF FARM LOTS, COTTAGES, Etc.

Lot No.	Description	Tenant	Rent £ s. d.	Area (Acres)
1,950 38	Crawshaw Hall Farm, Adlington	Mr. Wm. Heaps	58 10 0	49.491
39	Sharrock's Farm, Blackrod ..	Mr. H. Gibson	40 10 0	43.978
14,000 40	Goodmanfold Farm, Blackrod	Mr. James Marsden ..	180 0 0	143.833
		For Tip	7 0 0	
41	Aberdeen Farm, Blackrod ..	Mr. P. Gregory	115 0 0	111.643
2,300 42	Crowshaw Farm, Blackrod ..	Mr. James Hodge	95 0 0	83.903
1,500 43	Rollinson House Farm, Blackrod	Mr. J. G. Halton	64 0 0	41.474
2,100 44	Pennington Fold Farm, Blackrod	Mr. Herbert Owen	30 0 0	19.413
800 45	Brown Fold Farm, Blackrod ..	Mrs. A. Owen (Reps.) ..	31 10 0	24.182
1,100 46	Leigh's Tenement, Blackrod ..	Messrs. J. & E. Partington..	44 0 0	25.165
	Two Cottages, Chorley Road, Blackrod.	Mrs. E. Mollison and another.	22 0 0	
300 47				392
48	"Longhurst," Hall Lane, Haigh	Mr. C. E. Marsden	82 10 0	5.395
49	Wigan Golf Club Land, Haigh..	Wigan Golf Club Trustees	17 10 0	11.827
1,400 50	Arley Cottage, Haigh	Mr. Francis Brown	12 0 0	385
51	Land, Arley Lane, Haigh.. ..	Mrs. M. Taylor	5 0 0	1.620
1,800 52	Lower House Farm, Park House Farm and Two Cottages.	Mr. T. Marshall	134 10 0	90.217
1,750 53	Worthington's Farm, Haigh ..	Mr. Elijah Collier	100 0 0	80.963
no offer 54	Fir Tree Farm, Haigh	Mr. E. Collier & Mrs. Whitter	72 0 0	70.724
265 55	Pennington's Farm, Haigh ..	Mrs. E. A. Walker (Exors.)	48 0 0	30.785
no offer 56	Patchcroft Farm, Haigh	Mr. A. Black	80 0 0	50.118
1,500 57	Hart's Farm, Haigh	Mr. Frank Taylor	94 0 0	68.035
3,700 58	Tucker's Hill Farm, Haigh ..	Mr. William Marsden ..	122 0 0	109.623
1,900 59	Willowby's Farm, Haigh	Mr. William Marsden ..	72 5 0	53.016
1,000 60	Nightingale's Farm, Haigh ..	Mr. John Kay	34 0 0	23.352
no offer 61	Freezeland Farm, Haigh	Mr. J. Murray	54 0 0	39.008
500 62	Two Semi-detached Cottages, Red Rock Lane, Haigh.	Miss Ditchfield and another	25 7 6	.656
225 63	Glassbrook's Cottage, Red Rock Lane, Haigh.	Mrs. F. Hulbert	7 16 0	.269
1,750 64	Five Cottages, Leyland Mill Brow, Haigh.	Mr. Wm. Eowe and others.	81 0 8	.580
65	Packet House, New Springs Labour Club, Haigh.	Labour Club Trustees ..	20 0 0	.265
10,600 66	Leyland Mills (Malt Extract), Haigh.	Jeffrey's Miller & Co., Ltd.	110 0 0	2.978

Lot No.	Description	Tenant	Rent £ s. d.	Area (Acres)
400 67	Toddington, Aspull and Haigh. .	Mr. A. D. Milliard	18 0 0	7.886
500 68	Gorse's Farm, Aspull	Mr. John Pendlebury	101 2 6	90.482
400 69	Higher Highfield Farm, Aspull	Mr. John Pendlebury For Allotments	80 0 0 2 0 0	67.992
3,900 70	Stanley Nook Farm, Aspull . .	Marsden Brothers For Allotments	101 0 0 1 17 6	87.063
675 71	Scot Lane Farm, Aspull	Mr. Pierce Croston	33 10 0	14.793
750 72	Shepherd's Tenement, Aspull	Mr. Leonard Smith	35 0 0	14.176
200 73	Walker's Higher Farm, Aspull. .	Mr. T. Hilton For Allotments	51 0 0 12 9 0	34.549
2,200 74	Walker's Lower Farm, Aspull. .	Mr. Henry Johnson	85 10 0	61.603
180 75	Accommodation Land and Allotments, Aspull.	Mr. R. Holt	6 0 0	4.850
15 76	Bradley House Farm, Aspull . .	Mr. John Pye and others . . For Allotments	18 0 0 9 11 0	5.210
350 77	Traveller's Rest, Aspull	Mr. John E. Taylor	24 10 0	339
78	Two Cottages, 207 and 209 Wigan Road, Aspull.	Mr. S. Harvey and another	29 9 4	—
79	Three Cottages, Mowpin Fold, Aspull.	Mrs. Seddon and others . .	33 16 0	1.033
80	Building or Accommodation Land, Aspull.	In hand	—	2.700
100 81	Accommodation Land, Whelley Road, Wigan.	Exors. of Mr. H. Ramsdale	11 0 0	8.367
420 82	Snout Hey Field, Wigan	Mr. T. Marshall	7 0 0	11.578
5,000 83	Haigh Foundry, Leyland Mill Lane, Wigan.	Mr. R. Grundy	70 15 0	1.968
84	Four Cottages, 220-226 Whelley Wigan.	Mrs. Fielding and others . . For Hoardings	43 19 8 3 0 0	.080
550 85	Voses Field, Leyland Mill Lane, Wigan.	Exors. C. Sawbridge	17 0 0	7.540
150 86	Jolly Bottoms Field, Wigan . .	Mr. John King	15 0 0	11.133
87	Four Cottages (Foundry Cottages) Wigan.	Miss E. Metcalfe and others	55 9 4	.337

(Coloured Blue on Plan)

CRAWSHAW HALL FARM, ADLINGTON.

The Farm, situate on Adlington Common, has good road frontages.

Tenant: William Heaps.

Area: 49 acres 1 rood 39 perches (or thereabouts).

Rent: £58 10s. 0d. per annum.

Tithe Rent Annuity: £4 7s. 9d. per annum.

Main Water Supply.

The House contains:—

GROUND FLOOR: Sitting Room, Kitchen, Pantry, Dairy.

ABOVE are Three Bedrooms and Boxroom.

The Outbuildings comprise:—

Stabling for Two Horses, with Loft.

Shippon for Eight Cows, with Loft.

Shippon for Seven Cows (now used as Store).

Barn. Two Loose Boxes. Two Pig Styes, E.C.

Three-division Hay Bay (Iron).

The House and Outbuildings are part brick and part stone, with slated roofs.

The Wooden erections are claimed by the Tenant as his fixtures.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
41	Arable	1.192	
38	Do.	4.900	
27	Pasture	2.629	
26	Do.	2.924	
Pt. 28	House, Outbuildings, etc.	1.019	
24	Pasture	3.557	
23	Road .. .. .	.296	
20	Arable	4.410	
10	Road .. .. .	.229	
9	Arable	3.432	
11	Pasture	6.217	
4	Wood .. .. .	.497	
5	Arable	6.349	
14	Pt. Pasture, Pt. Arable	5.289	
12	Arable	6.332	
Pt. 39	Road .. .. .	.119	
Pt. 7	River .. .. .	.100	
		49.491	49 1 39

A right of way over this Lot is reserved from Adlington Common to Chorley Lane.

(Coloured Brown on Plan)

SHARROCKS FARM, BLACKROD.

Approached by an Occupation Road from Blundell Lane.

Tenant : H. Gibson.

Area : 43 acres 3 roods 36 perches (or thereabouts).

Rent : £40 10s. 0d. per annum.

Tithe Rent Annuity : £1 16s. 10d.

Main Water Supply.

The House contains :—

GROUND FLOOR : Sitting Room, Kitchen, Scullery, Back Kitchen, Bathroom.

FIRST FLOOR : Three Bedrooms, Boxroom.

The Outbuildings comprise :—

Shippin for Eight Cows with Loft. Barn. Three-stall Stable with Loft.

Garage. Three-division Hay Bay. Loose Box.

Two Pig Styes, E.C. and Boiler.

The House and Outbuildings are built of brick and stone and have slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
567	Pasture .. .. .	.431	
565	Wood	4.059	
565a	Pasture .. .. .	.359	
549	Do.	5.798	
544	Rough .. .. .	.421	
543	Do. .. .. .	.803	
549b	Arable	2.474	
542	Pasture .. .. .	.762	
539	Arable	1.430	
541	Rough	1.664	
540	Wood .. .. .	.653	
513	Arable	1.149	
511	Rough	1.688	
509	Wood	2.538	
508	Pasture	1.409	
507	House, Outbuildings, etc.	.553	
510	Pasture .. .. .	.736	
512	Do. .. .. .	.602	
514	Arable	4.690	
506	Do.	2.330	
486	Do.	3.228	
484	Wood .. .. .	.666	
485	Pt. Pasture and Pt. Arable	4.195	
Pt. 538	Road .. .. .	.160	
Pt. 545	Pt. River Douglas	1.180	
		43.978	43 3 36

All Rights of Way hitherto enjoyed are reserved over the roadway leading from Aberdeen Farm to Common End.

(Coloured Pink on Plan)

GOODMANFOLD FARM, BLACKROD.

Approached by an Occupation Road from Chorley Road and having a frontage thereto about 900 feet and about 550 feet to Dark Lane.

This has a frontage of about 200 yards to Chorley Road.

Approximately $1\frac{1}{2}$ acres is ripe for immediate development.

Tenant: James Marsden.

Area: 143 acres 3 roods 14 perches (or thereabouts).

Rent: £180 per annum plus £7 per annum for rent of Tip.

Tithe Rent Annuity: £6 18s. 8d.

Main Water Supply.

The Farmhouse, which is built of brick and with tiled roof contains:—

GROUND FLOOR: Sitting Room, Kitchen, Back Kitchen, Pantry, Wash-house...

FIRST FLOOR: Four Bedrooms and Bathroom.

Adjoining the House is a Milk Cooling Shed.

The Outbuildings, which are part stone and part brick with tiled roof, comprise:—

Shippon for 40 cows with Byng and Loft.

Single Story Shippon with Tying for 11 cows.

Meal House and Loose Box.

Stabling for Six Horses.

Barn, Loft over part. Loose Box. Range of Piggeries.

Cart Shed. Three-division Hay Bay and Lean-to Hay Bay.

The Lean-to Hay Bay is claimed by the Tenant as his fixture.

In the Farm Yard there is an old Dwelling-house which is used for storage.

SCHEDULE OF AREAS.

No.	Description	Area.	A.	R.	P.
563	Arable	20.037			
Pt. 571	Allotments .. .. .	.312			
Pt. 570	Arable .. .. .	.620			
562	Rough	1.143			
562a	Pond .. .. .	.307			
581	Arable	2.240			
583	Pasture	3.235			
560	Outbuildings, etc.	1.095			
561	House, Gardens, etc. .. .. .	.832			
556	Arable	13.281			
557	Do.	4.465			
555	Wood	1.289			
554	Arable	8.653			
553	Road .. .. .	.577			
552a	Rough .. .. .	.402			
552	Arable	5.209			
564	Do.	8.811			
550	Do.	7.611			
528a	Pond .. .. .	.170			
528	Rough .. .. .	.775			
527	Pasture	5.005			
526a	Pond .. .. .	.100			
526	Pasture	6.134			
Pt. 558	Road	1.812			
525	Site of Mineral Railway .. .. .	.710			
524	Arable	7.976			
523	Rough .. .. .	.674			
587	Arable	11.368			
586	Pasture	8.856			
559	Road .. .. .	.135			
585	Pasture	1.245			
663	Road .. .. .	.206			
Pt. 658	Site of Mineral Railway	1.270			
631	Wood and Ponds .. .. .	.423			
630	Wood, Rough .. .. .	.407			
628	Wood and Ponds .. .. .	.348			
Pt. 629	Arable	12.755			
629a	Allotments .. .. .	.626			
Pt. 570	Tip	2.489			
Pt. 545	Pt. River Douglas .. .. .	.230			
		143.833	143	3	14

A Right of Way over part 558 is reserved for benefit of Aberdeen Farm (Lot 41).

A Pole Easement for 5 poles at 5s. per annum is payable by the Postmaster-General on this Lot.

(Coloured Blue on Plan)

ABERDEEN FARM, BLACKROD.

Approached by an Occupation Road from Chorley Road.

Tenant: P. Gregory.

Area: 111 acres 2 roods 23 poles (or thereabouts).

Rent: £115 per annum.

Tithe Rent Annuity: £5 7s. 10d.

Main Water Supply.

The Farmhouse contains:—

GROUND FLOOR: Dining Room, Sitting Room, Kitchen, Larder, Pantry.

OUTSIDE: Dairy and Wash-house.

FIRST FLOOR: Three Bedrooms and Bathroom.

The Outbuildings are conveniently arranged and comprise:—

Single-storey Shippin of modern design with tying for 24 Cows and Byng.

Three-stall Stable with Man's Room over.

Two Loose Boxes and Cart Shed. Piggery. Barn.

Four further Loose Boxes.

Two Hay Bays (one brick with slate roof, one wood with felt roof).

The House is built of brick with slated roof.

The Outbuildings part stone, part brick with slated roof.

SCHEDULE OF AREAS.

No.	Description.	Area.	A.	R.	P.
548	Arable	4.863			
533	Do.	3.188			
538	Road .. .. .	.320			
537	Arable .. .. .	.998			
535	Pasture	2.977			
534	Pond and Rough .. .. .	.200			
530	Pasture	9.697			
531	House, Outbuildings, etc. .. .. .	.884			
532	Pond .. .. .	.179			
518	Pasture	7.608			
519	Road .. .. .	.200			
520	Arable	9.297			
529	Old Goodmansfold, Ruins .. .. .	.153			
Pt. 517	Arable	7.000			
503	Do.	5.199			
502	Do.	7.262			
504	Do.	4.537			
505	Do.	8.184			
488	Do.	4.222			
490	Do.	7.232			
Pt. 469	Rough .. .. .	.350			
491	Road .. .. .	.268			
Pt. 451	Road .. .. .	.550			
493	Arable	7.444			
Pt. 453	Site of Mineral Railway	1.350			
501	Site of Brinks Colliery	12.261			
521	Pond .. .. .	.202			
516	Pasture	1.378			
Pt. 536	Rough	3.130			
Pt. 558	Road .. .. .	.510			
		111.643	111	2	23

The Tenant of Sharrocks Farm is entitled to a Right of Way over Road 491 and part of 451 from Blundell Lane to the Lancashire Union Railway.

A Right of Way is reserved over the occupation road adjacent to the Boatman's Arms, and also over parts 518 and 535 on Aberdeen Farm, and over part 558 Goodmanfold Farm.

(Coloured Purple on Plan).

CROWSHAW FARM, BLACKROD.

Approached by an Occupation Road from the Main Road from Haigh to Blackrod,
Little Scotland, with a Frontage of 70 yards to the Highway.

Tenant : James Hodge.

Area : 83 acres 3 roods 24 perches (or thereabouts).

Rent : £95 per annum.

Tithe Rent Annuities : £3 5s. 0d.

Main Water Supply.

The Farmhouse contains :—

GROUND FLOOR : Sitting Room, Kitchen, Scullery, Wash-house, Bathroom,
Storeroom.

FIRST FLOOR : Three Bedrooms.

The Outbuildings comprise :—

Shippin for 16 Cows with Byng and Loft. Barn. Three-stall Stable with Loft.

Three Loose Boxes. Two Piggeries. Boiler House (wood).

Two Hay Bays with Seven Divisions (wood with felt roof).

The House is built of brick with slate roof.

The Outbuildings are of stone, with slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
342	Pasture and Garden	353	
346	House, Outbuildings, etc.	1.153	
345	Pasture	9.876	
401	Arable	12.898	
400	Do.	7.184	
347	Road .. .. .	.415	
399	Arable	6.081	
398	Do.	4.626	
499	Do.	8.615	
500	Do.	7.286	
500a	Spinney .. .. .	.248	
494	Arable	2.622	
495	Pasture	2.529	
496	Pond .. .. .	.252	
497	Do. .. .. .	.195	
458	Rough .. .. .	.186	
459	Arable	9.614	
457	Do.	7.127	
460	Old Clay Pit	2.181	
Pt. 463	Do. .. .. .	.462	
		83.903	83 3 24

ROLLINSON HOUSE FARM, BLACKROD.

Situate on the West side of the Main Road from Haigh to Blackrod, Little Scotland

This Farm has a Frontage of 250 yards to the Highway.

Tenant : J. G. Halton.

Area : 41 acres 1 rood 36 poles (or thereabouts).

Rent : £64. per annum.

Tithe Rent Annuities : £1 17s. 8d.

Main Water Supply.

The House contains :—

GROUND FLOOR : Sitting Room, Kitchen, Scullery, Dairy, Pantry, Back Kitchen.

The Dairy is modern and recently constructed.

FIRST FLOOR : Three Bedrooms and Bathroom.

The Outbuildings comprise :—

Shippon for 16 Cows with Byng. Barn. Two-stall Stable. Pig Sty, E.C.

Three-division Hay Bay.

The House and Outbuildings are stone built with slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
Pt. 250	Arable	5.111	
253	House, Outbuildings, etc. .. .. .	.826	
252	Pasture .. .. .	.760	
251	Do.	5.137	
402	Do.	5.754	
404a	Arable	4.904	
403	Do.	4.898	
245	Do.	2.141	
242	Do.	6.707	
404	Do.	5.236	
		41.474	41 1 36

A Right of Way is reserved over the Farm approach road to the Cottages on the south side of this Lot.

(Coloured Purple on Plan).

CROWSHAW FARM, BLACKROD.

Approached by an Occupation Road from the Main Road from Haigh to Blackrod,
Little Scotland, with a Frontage of 70 yards to the Highway.

Tenant : James Hodge.

Area : 83 acres 3 roods 24 perches (or thereabouts).

Rent : £95 per annum.

Tithe Rent Annuities : £3 5s. 0d.

Main Water Supply.

The Farmhouse contains :—

GROUND FLOOR : Sitting Room, Kitchen, Scullery, Wash-house, Bathroom,
Storeroom.

FIRST FLOOR : Three Bedrooms.

The Outbuildings comprise :—

Shippon for 16 Cows with Byng and Loft. Barn. Three-stall Stable with Loft.
Three Loose Boxes. Two Piggeries. Boiler House (wood).
Two Hay Bays with Seven Divisions (wood with felt roof).

The House is built of brick with slate roof.

The Outbuildings are of stone, with slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
342	Pasture and Garden .. .. .	.353	
346	House, Outbuildings, etc.	1.153	
345	Pasture	9.876	
401	Arable	12.898	
400	Do.	7.184	
347	Road .. .. .	.415	
399	Arable	6.081	
398	Do.	4.626	
499	Do.	8.615	
500	Do.	7.286	
500a	Spinney .. .. .	.248	
494	Arable	2.622	
495	Pasture	2.529	
496	Pond .. .. .	.252	
497	Do. .. .. .	.195	
458	Rough .. .. .	.186	
459	Arable	9.614	
457	Do.	7.127	
460	Old Clay Pit	2.181	
Pt. 463	Do. .. .. .	.462	
		83.903	83 3 24

ROLLINSON HOUSE FARM, BLACKROD.

Situate on the West side of the Main Road from Haigh to Blackrod, Little Scotland

This Farm has a Frontage of 250 yards to the Highway.

Tenant : J. G. Halton.

Area : 41 acres 1 rood 36 poles (or thereabouts)..

Rent : £64 per annum.

Tithe Rent Annuities : £1. 17s. 8d.

Main Water Supply.

The House contains :—

GROUND FLOOR : Sitting Room, Kitchen, Scullery, Dairy, Pantry, Back Kitchen.

The Dairy is modern and recently constructed.

FIRST FLOOR : Three Bedrooms and Bathroom.

The Outbuildings comprise :—

Shippin for 16 Cows with Byng. Barn. Two-stall Stable. Pig Sty, E.C.

Three-division Hay Bay.

The House and Outbuildings are stone built with slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
Pt. 250	Arable	5.111	
253	House, Outbuildings, etc. .. .. .	.826	
252	Pasture .. .. .	.760	
251	Do.	5.137	
402	Do.	5.754	
404a	Arable	4.904	
403	Do.	4.898	
245	Do.	2.141	
242	Do.	6.707	
404	Do.	5.236	
		41.474	41 1 36

A Right of Way is reserved over the Farm approach road to the Cottages on the south side of this Lot.

(Coloured Blue on Plan).

PENNINGTON FOLD FARM, BLACKROD.

This Farm is situate on the Main Road from Haigh to Blackrod, Little Scotland, and has a Frontage of about 450 yards to the Highway.

Tenant : Herbert Owen.

Area : 19 acres 1 rood 26 perches (or thereabouts).

Rent : £30 per annum.

Tithe Rent Annuity : 18s. 2d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Parlour, Kitchen, Scullery, Dairy, Pantry.

ABOVE : Five Bedrooms.

The Outbuildings comprise :—

Shippon, Tying for Six Cows, Loft over. Drinking Trough. Barn.

Two-stall Stable. Store. Shed. Two Pig Styes.

The House and Outbuildings are partly of stone, part of brick, with flagged roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A.	R.	P.
254	Arable	6.453			
254a	Do.	2.928			
256	Do.	2.268			
257	Do.	2.246			
335	Do.	1.872			
337	Do.	3.116			
338	House, Outbuildings, etc. .. .. .	.530			
		19.413	19	1	26

LOT 45.

(Coloured Brown on Plan).

Small Holding known as BROWN FOLD FARM, BLACKROD.

The Farm is approached from the Haigh to Blackrod Road by an Occupation Road known as Copperas Lane.

Tenant : Mrs. A. Owen Reprs.

Area : 24 acres 0 roods 29 perches (or thereabouts).

Rent : £31 10s. 0d. per annum.

Tithe Rent Annuity : £1 2s. 6d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Sitting Room, Kitchen, Scullery, Pantry, Dairy.

FIRST FLOOR : Three Bedrooms.

The Outbuildings comprise :—

Shippon for Eight Cows with Loft and Byng. Two-stall Stable with Loft.

Loose Box. Range of Piggeries, E.C.

The House and Outbuildings are partly built of stone, part brick, with slated roofs.

LOT 45—continued
SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
243	Road .. .. .	.602	
244	Arable	2.821	
255	Do.	2.941	
241	Do.	3.778	
239	House, Outbuildings, etc. .. .. .	.800	
Pt. 240	Pasture	2.428	
238	Arable and Rough	2.638	
258	Arable	4.001	
260	Do.	4.173	
		24.182	24 0 29

A Right of Way over part 243 is reserved to Lot 43.

LOT 46.

(Coloured Pink on Plan).

LEIGH'S TENEMENT, BLACKROD.

With Frontages to the New Bye-Pass Road and approached by an Occupation Road leading from Station Road, Blackrod.

Tenants : J. and E. Partington.

Area : 25 acres 0 roods 26 perches (or thereabouts).

Rent : £44 per annum.

Tithe Rent Annuities : £1 4s. 10d. per annum.

Main Water Supply.

The Farmhouse contains :—

GROUND FLOOR : Porch, Kitchen, Scullery, Pantry, Storeroom under Stairs.

FIRST FLOOR : Three Bedrooms.

The Outbuildings comprise :—

Shippon for Eight Cows with Byng. Four-stall Stable with Loft over. Barn.

Two Pig Styes. Wash-house, E.C. Shippon for Six Cows. Calf Kit.

Store Shed and Implement Shed (wooden erections).

The House and Outbuildings are partly built of brick, part stone, with slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
Pt. 289	Arable	2.264	
202	Do.	4.554	
Pt. 288	Pasture	1.782	
Pt. 203	Do.	5.153	
Pt. 205	Do. .. .. .	.672	
Pt. 199	Pasture and Arable	10.000	
204	House, Outbuildings, etc. .. .. .	.640	
Pt. 207	Garden .. .. .	.100	
		25.165	25 0 26

Pole Easements : 11a Standards and 3h Standards at £2 2s. 6d. per annum are payable by the Lancashire Electric Power Co. on this Lot.

(Coloured Green on Plan)

TWO COTTAGES Nos. 221 and 223 CHORLEY ROAD, BLACKROD.

Area : 1 rood 23 perches (or thereabouts).

Tenants : Miss Eliz. Mollison and Joseph King.

Rent : No. 221 Chorley Road is Let at £13 per annum, Landlord paying rates.

No. 223 Chorley Road is Let at £9 per annum, Landlord paying rates.

Accommodation No. 221 :—

GROUND FLOOR : Sitting Room, Kitchen, Scullery.

ABOVE : Two Bedrooms.

OUTSIDE : Garden and E C.

Accommodation No. 223 :—

GROUND FLOOR : Parlour, Kitchen, Scullery.

ABOVE : Two Bedrooms.

OUTSIDE : Garden and E.C.

Electric Light and Gas Installed.

Main Water.

The Cottages are built of brick, cement faced ; flagged roof.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
572	Cottages and Gardens .. .. .	.392	0 1 23

LOT 48.

(Coloured Green on Plan).

"LONGHURST," HALL LANE, HAIGH.

Tenant : C. E. Marsden, Esq., for a period of 21 years from 1st May, 1936, the first eight years Rent Free. After that at £82 10s. 0d. per annum, Tenant paying rates.

Area : 5 acres 1 rood 23¼ poles (or thereabouts).

Tithe Rent Annuity : 10s. 0d. per annum.

The House is approached by a carriage drive from Hall Lane and contains :—

GROUND FLOOR : Hall, Inner Hall, Lounge, Lavatory and Cloakroom, Two Sitting Rooms, Drawing Room, Dining Room, Cloak Cupboard, Kitchen, Scullery.

FIRST FLOOR : Five Bedrooms, Bedroom with Lavatory Basin and Bay Window, Bathroom and W.C., 2 Maids' Bedrooms, Bathroom, Bathroom and W.C.

BASEMENT : Three Cellars, Air Raid Shelter.

OUTSIDE : Brick-built Garage, Wood Garage.

The Outbuildings adjoining House comprise :—

Boiler House, Wash-house, Heating Chamber, Three-stall Stable, Man's Room with Loft.

The Cottage adjoining contains Living Room, Kitchen, Two Bedrooms.

Outside W.C.

The House is built of brick with half timbered gable and slated roof.

The Gardens, which are attractively laid out, comprise Tennis Court, Flower Garden, Kitchen Garden, Greenhouse, etc.

Assessment : £90 gross, £72 net.

Lighting : Electric Light.

Drainage : Main Drainage.

Water Supply : Main Water Supply.

LOT 48 - continued
SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
Pt. 87	Wood	.090	
Pt. 62	House, Gardens, etc.	5.105	
62a	Garden	.200	
		5.395	5 1 23 $\frac{1}{4}$

A Pole Easement for 1 pole at 1s. per annum is payable by the Postmaster-General on this Lot

LOT 49.

(Coloured Green on Plan).

LAND LET TO THE WIGAN GOLF CLUB BEING PART OF HEYWOOD'S FARM, HAIGH, SITUATE SOUTH OF AND ADJACENT TO ARLEY BROOK.

Area : 11 acres 3 roods 13 perches (or thereabouts).

Rent £17 10s. 0s. per annum.

Tithe Rent Annuity : £1 1s. 0d. per annum.

A Right of Way is reserved over this Lot to Arley Hall and Arley Cottage.

SCHEDULE OF AREA.

No.	Description.	Area.	A. R. P.
430	Pasture	3.296	
432	Wood .. .. .	.749	
Pt. 434	Do. .. .. .	.118	
431	Pasture	7.181	
Pt. 407	Road (Arley Lane) .. .. .	.483	
		11.827	11 3 13

A Pole Easement for 9 Poles at 9/- per annum is payable by the Postmaster General on this Lot.

LOT 50.

(Coloured Pink on Plan).

ARLEY COTTAGE, off Arley Lane, HAIGH.

Tenant : Francis Brown.

Area : 1 rood 22 poles (or thereabouts).

Rent : £12 per annum, Landlord paying rates.

Tithe Rent Annuity 8d.

The Cottage, which is built of brick with flagged roof, contains :—

GROUND FLOOR : Living Room, Kitchen, Back Kitchen.

ABOVE : Two Bedrooms.

OUTSIDE : E.C. and good Garden.

Main Water Supply.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
Pt. 434	Wood .. .. .	.120	
435	Cottage and Garden .. .. .	.265	
		385	0 1 22

A Right of Way to this Lot is reserved over Field No. 431 on Lot 49 and over part of No. 407
A Pole Easement for 2 Poles at 2/- per annum is payable by the Postmaster General on this Lot

(Coloured Green on Plan)

TWO COTTAGES Nos. 221 and 223 CHORLEY ROAD, BLACKROD.

Area : 1 rood 23 perches (or thereabouts).

Tenants : Miss Eliz. Mollison and Joseph King.

Rent : No. 221 Chorley Road is Let at £13 per annum, Landlord paying rates.

No. 223 Chorley Road is Let at £9 per annum, Landlord paying rates.

Accommodation No. 221 :—

GROUND FLOOR : Sitting Room, Kitchen, Scullery.

ABOVE : Two Bedrooms.

OUTSIDE : Garden and E.C.

Accommodation No. 223 :—

GROUND FLOOR : Parlour, Kitchen, Scullery.

ABOVE : Two Bedrooms.

OUTSIDE : Garden and E.C.

Electric Light and Gas Installed.

Main Water.

The Cottages are built of brick, cement faced ; flagged roof.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
572	Cottages and Gardens	392	0 1 23

LOT 48.

(Coloured Green on Plan).

“LONGHURST,” HALL LANE, HAIGH.

Tenant : C. E. Marsden, Esq., for a period of 21 years from 1st May, 1936, the first eight years Rent Free. After that at £82 10s. 0d. per annum, Tenant paying rates.

Area : 5 acres 1 rood 23½ poles (or thereabouts).

Tithe Rent Annuity : 10s. 0d. per annum.

The House is approached by a carriage drive from Hall Lane and contains :—

GROUND FLOOR : Hall, Inner Hall, Lounge, Lavatory and Cloakroom, Two Sitting Rooms, Drawing Room, Dining Room, Cloak Cupboard, Kitchen, Scullery.

FIRST FLOOR : Five Bedrooms, Bedroom with Lavatory Basin and Bay Window, Bathroom and W.C., 2 Maids' Bedrooms, Bathroom, Bathroom and W.C.

BASEMENT : Three Cellars, Air Raid Shelter.

OUTSIDE : Brick-built Garage, Wood Garage.

The Outbuildings adjoining House comprise :—

Boiler House, Wash-house, Heating Chamber, Three-stall Stable, Man's Room with Loft.

The Cottage adjoining contains Living Room, Kitchen, Two Bedrooms.

Outside W.C.

The House is built of brick with half timbered gable and slated roof.

The Gardens, which are attractively laid out, comprise Tennis Court, Flower Garden, Kitchen Garden, Greenhouse, etc.

Assessment : £90 gross, £72 net.

Lighting : Electric Light.

Drainage : Main Drainage.

Water Supply : Main Water Supply.

(Coloured Pink on Plan)

**ACCOMMODATION LAND SOUTH OF "STANDISH VIEW" AND WEST SIDE
OF ARLEY LANE, HAIGH.**

Tenant : Mrs. M. Taylor.

Area : 1 acre 2 roods-20 poles (or thereabouts).

Rent : £5 per annum.

Tithe Rent Annuities : 2s. 9d. per annum.

The wooden erection on south side of "Standish View" is claimed by the Tenant as her fixture.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
359	Pasture	1.372	
Pt. 359a	Garden .. .. .	.248	
		1.620	1 2 20

A Right of Way over Arley Lane is granted to this Lot.

LOT 52.

(Coloured Pink on Plan).

LOWER HOUSE FARM AND PARK HOUSE FARM, HAIGH.

Approached by an Occupation Road from Wigan Road.

Tenant : T. Marshall.

Rent : £134 10s. 0d. per annum, Tenant paying rates.

Area : 90 acres 0 roods 18 perches.

Tithe Rent Annuity : £8 10s. 0d. per annum.

LOWER HOUSE FARM. The Dwelling-house contains :—

GROUND FLOOR : Porch, Sitting Room, Kitchen, Pantry, Scullery, Wash-house Dairy, E.C.

ABOVE : Three Bedrooms and Bathroom.

Part of the House is sub-let and contains :—

GROUND FLOOR : Living Room, Kitchen.

ABOVE : Two Bedrooms.

The Outbuildings comprise :—

Carhouse. Two Loose Boxes. Shippon with Tying for 17 Cows with Byng of modern design, Water laid on, Loft over.

Provender Store Barn. Three-stall Stable with Loft.

Shippon, Tying for Nine Cows, and Byng.

Lighting : Electric Light installed by Tenant.

Water : Main Water Supply.

Drainage : Cesspool.

PARK HOUSE FARM. The House contains :—

GROUND FLOOR : Parlour, Kitchen, Scullery, Wash-house, Milkhouse.

ABOVE are Four Bedrooms.

Lighted by oil lamps.

Main Water Supply.

Cesspool drainage.

Outbuildings adjoining comprise:—

Three-division Brick Hay Bay with wood and felt roof and Shippon for Eight Cows with Byng, brick built with slated roof.

The House and Outbuildings are part stone, part brick with slated roofs.

The two Cottages adjacent to Park House are included in this Lot, they are let to Mr. J. Halliwell and Mr. H. Unsworth respectively at 6s. per week each. Total Rental from the Cottages £31 4s. per annum, landlord paying rates.

Accommodation:—

Mr. J. Halliwell—Ground Floor: Living Room and Kitchen. Above: Three Bedrooms.

Outside: Garden and E.C.

Mr. H. Unsworth—Ground Floor: Living Room, Kitchen. Above: Two Bedrooms.

Outside: Garden and E.C.

Main Water Supply.

Mr. H. Unsworth's Cottage is lighted by Electric Light installed by tenant.

The Cottages are built of brick with flagged roofs.

LOWER HOUSE FARM, HAIGH.

SCHEDULE OF AREAS.

No.	Description.	Area.	A.	R.	P.
3	House Cottages, Outbuildings, &c. Park Farm	1.254			
Pt. 4	Arable	6.637			
7	Do.	5.192			
8	Do.	8.888			
Pt. 10	Pasture	1.805			
17	Do.	5.954			
18	Old Mineral Railway .. .. .	.493			
19	Pasture	4.267			
20	Do.	11.135			
21	Allotments .. .. .	.166			
22	Farm House, etc.	1.368			
24	Allotment .. .. .	.662			
25	Road .. .. .	.227			
39	Arable	15.133			
40	Do.	8.012			
41	Do.	7.723			
42	Pond .. .. .	.160			
66	Arable	5.904			
Pt. 43	Do.	3.637			
937	Pasture	1.492			
126	Do. .. .. .	.108			
		90.217	90	0	35

A Pole Easement for 4 poles at 4/- per annum is payable by the Postmaster-General on this Lot.

Rights of Way are reserved over the Occupation Road leading from Haigh Lower Plantations to Wigan Road.

Wireless Pole easement of 1/- paid by J. Hodkinson.

Motor Cycle Shed 5/- per annum paid by H. Mole.

WORTHINGTON'S FARM, HAIGH.

Approached by an Occupation Road from Pennington Lane.

Tenant : Elijah Collier.

Area : 80 acres 3 roods 34 poles (or thereabouts).

Rent : £100 per annum.

Tithe Rent Annuities : £7 12s. 0d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Sitting Room, Kitchen, Back Kitchen, Dairy, Scullery,
Lean-to Storeroom.

FIRST FLOOR : Three Bedrooms and Bathroom.

The Outbuildings comprise :—

Two Single-storey Shippens with Tying for 20 Cows and Byngs. Barn.

Provender House. Two-stall Stable. Two Loose Boxes. Two Storerooms.

The House and Outbuildings are part stone, part brick, with slate roofs.

SCHEDULE OF AREAS.

No	Description.	Area.	A. R. P.
438	Pasture	16.886	
440	Wood .. .. .	.485	
439	Do. .. .. .	.574	
397	House, Outbuildings, etc.	1.287	
398	Arable	11.157	
396	Do.	13.188	
396b	Do.	9.948	
399	Do.	9.089	
401	Do.	7.256	
Pt. 371	Wood and Arable	7.348	
436	Wood	2.149	
433	Rough .. .. .	.838	
373	Road (Pennington Lane) .. .. .	.758	
		80.963	80 3 34

A Right of Way over Pennington Lane is reserved for Owners of Lots 54, 55, 56 and Fir Tree Cottages.

A Pole Easement for 7 poles at 7/- per annum is payable by the Postmaster General on this Lot

LOT 54.

(Coloured Brown on Plan).

FIR TREE FARM, HAIGH.

Approached by an Occupation Road from Pennington Lane, Haigh.

Tenant : E. Collier and Mrs. Whitter.

Area : 70 acres 2 roods 36 poles (or thereabouts).

Rent : £71 per annum and £1 per annum (Mrs. Whitter).

Tithe Rent Annuities : £6 11s. 0d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Hall, Two Sitting Rooms, Kitchen, Larder, Pantry, Back
Porch.

FIRST FLOOR : Four Bedrooms, Bathroom.

Adjacent to the House : Dairy, Wash-house, E.C.

No Offer

The Outbuildings comprise:
 Four-stall Stable with Loft.

The old Dwelling-house has been converted into Shippon for Five Cows with Store over.

A further range of Buildings comprise:—

Barn: Shippon for 18 Cows with Byng and Loft. Loose Box.

Shippon for 5 Cows. Three-division Hay Bay (wood).

The House is built of brick with slated roof.

The Outbuildings are of stone with slated roofs.

FIR TREE FARM, HAIGH.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
383	Rough .. .. .	.436	
385	Arable	4.476	
386	Do.	10.636	
448	Pasture .. .. .	.050	
447	Do. .. .. .	.073	
446	Arable	11.737	
Pt. 388	House, Outbuildings	1.288	
389	Occupation Road	.287	
390	Pasture	9.602	
391	Arable	4.203	
445	Do.	10.530	
395	Pasture .. .. .	.848	
395a	Do. .. .. .	.443	
442	Arable	3.800	
443	Do.	4.474	
444	Rough .. .. .	.220	
Pt. 382	Site of Mineral Railway	1.550	
Pt. 387	Do. do. and Allotment	6.071	
		70.724	70 2 36

A Right of Way over this Lot is reserved to Cottages let to Wigan Coal Corporation, Lt.
 A Right of Way is reserved to this Lot over Pennington Lane.

£1,265

LOT 55.

(Coloured Purple on Plan).

J. W. Bennett

PENNINGTON'S FARM, HAIGH.

Situate on the South-East Side of Pennington Lane, Haigh.

Tenant: Mrs. E. A. Walker.

Area: 30 acres 3 roods 6 poles (or thereabouts).

Rent: £48 per annum.

Tithe Rent Annuities: £2 18s. 0d. per annum.

Main Water Supply.

The House contains:—

GROUND FLOOR: Sitting Room, Kitchen, Back Kitchen, Pantry.

FIRST FLOOR: Three Bedrooms and Bathroom.

The Outbuildings comprise:—

Shippon for 10 Cows with Loft. Barn. Three-stall Stable with Loft.

Two Loose Boxes. Pig Sty. E.C.

The House and Outbuildings are part stone, part brick, with slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
394	Pasture	3.713	
376	House, Outbuildings, etc. .. .. .	.464	
377	Pasture	2.625	
374	Do.	2.590	
375	Do.	2.422	
372	Arable	5.919	
341	Do.	3.210	
341a	Pond .. .. .	.101	
340	Arable	9.741	
		30.785	30 3 6

A Right of Way is reserved to this Lot out of Lot 53 over Pennington Lane and a Right of Way is reserved out of this Lot over part of No. 376 to Owner of Lot 56.
 An Easement for 2 poles at 2/- per annum is payable by the Postmaster General on this Lot.

LOT 56.

(Coloured Blue on Plan).

PATCHCROFT FARM, HAIGH.

Approached by an Occupation Road leading from Pennington Lane, Haigh.

Tenant : A. Black.

Area : 50 acres 0 roods 19 poles (or thereabouts)

Rent : £80 per annum.

Tithe Rent Annuities : £4 14s. 2d. per annum.

Main Water laid on.

The House contains :—

GROUND FLOOR : Hall, Sitting Room, Kitchen, Larder, Back Kitchen, Dairy, E.C.

FIRST FLOOR : Four Bedrooms and Bathroom.

The Outbuildings comprise :—

Loose Box. Provender House. Barn. Two-stall Stable with Loft. Cart Shed.

Two Pig Styes. Single-storey Shippon of modern design with Tying for 18 Cows and Byng. Two-division Hay Bay (wood).

The House and Outbuildings are built of brick with slated roof.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
380	Arable	14.108	
379	House, Outbuildings, etc.	1.247	
339	Arable	16.282	
338	Pasture	14.161	
325	Arable	4.320	
		50.118	50 0 19

A Right of Way is reserved to this Lot over Pennington Lane and through Lot 55 premises part of No. 376.

A Pole Easement for 4 poles at 4s. per annum is payable by the Postmaster-General on this Lot

FOIE 57
(Coloured Pink on Plan).

HART'S FARM, HAIGH.

Situate on the North Side of Red Rock Lane, Haigh,
to which it has an excellent frontage.

Tenant : Frank Taylor.

Area : 68 acres 0 roods 5 poles (or thereabouts).

Rent : £94 per annum.

Tithe Rent Annuities : £5 9s. 0d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Porch, Two Sitting Rooms, Kitchen, Scullery.

FIRST FLOOR : Three Bedrooms and one Bath Room with W.C.
(Tenants' fittings).

The Outbuildings comprise :—

Shippon for 12 Cows and Byng. Another Shippon for 8 cows. Barn.

Loose Box. Three Pig Styes. E.C. Wash-house. Carthouse.

Three-division Hay Bay (wood).

The House is built of stone with slate roof.

The Outbuildings are part stone, part brick, with slate roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A.	R.	P.
335	Arable	23.865			
337	Do.	14.977			
327	Hart's Wood (in hand)	1.822			
333	Arable	8.093			
336	Do.	6.658			
Pt. 334	Rough, formerly Pit ..	1.039			
329	House, Outbuildings, etc.	.779			
329a	Pond .. .. .	.136			
330	Arable	1.828			
328	Do.	5.571			
162	Do.	3.267			
		68.035	68	0	5

LOT 58.

£3,700 W. Marsden

(Coloured Blue on Plan).

TUCKER'S HILL FARM, HAIGH.

Situate on the West Side of the Main Road leading from Haigh to Little Scotlan

Tenant : Wm. Marsden.

Area : 109 acres 2 roods 19 perches (or thereabouts).

Rent : £122 per annum, Tenant paying rates.

Tithe Rent Annuity : £10 6s. 0d. per annum

Main Water Supply.

The House contains:—

GROUND FLOOR: Hall, Dining Room, Drawing Room, Sitting Room, Kitchen, Scullery, Pantry and Two Larders.

ABOVE: Seven Bedrooms and Bathroom.

The Outbuildings comprise:—

Shippon for 32 Cows with Loft and Byng. Stabling for Four Horses with Loft. Mealhouse. Piggery. E.C. Granary. Barn. Modern Dairy. Storeroom. Four-division Hay Bay and Implement Shed (wood).

Oil lighting.

The House and Outbuildings are built of part brick and part stone, with slate roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
450	Arable and Pasture	23.945	
451	Arable	7.794	
451a	Do.	11.220	
466	House, Outbuildings, etc.	1.410	
Pt. 464	Arable	13.169	
459	Do.	14.083	
463	Do.	15.222	
461	Do.	3.010	
155	Do.	10.233	
156	Do.	9.275	
157	Slag Heap .. .. .	.262	
		109.623	109 2 19

An apportioned rent of 10/2 per annum is receivable for a water pipe easement of about 488 yds. through this Lot.

LOT 59.

(Coloured Purple on Plan).

WILLOUGHBY'S FARM, HAIGH.

Situate on the West Side of Road leading from Riley Lane to Toddington Lane, Haigh.

THIS LOT HAS EXCELLENT ROAD FRONTAGES AND PART OF THE SAME IS RIPE FOR IMMEDIATE DEVELOPMENT.

Tenant: Wm. Marsden.

Area: 53 acres 0 roods 2 poles (or thereabouts).

Rent: £72 5s. 0d. per annum.

Tithe Rent Annuities: £5 per annum.

Main Water Supply.

The House contains:—

GROUND FLOOR: Hall, Sitting Room, Kitchen, Scullery, Back Kitchen, Larder.
FIRST FLOOR: Two Bedrooms, Boxroom and Bathroom.

The Outbuildings comprise:—

Shippon for 10 Cows with Byng, Loft over. Calf Kit. Storeroom. Loose Box. Barn. Provender House. Four-stall Stable with Loft. Implement Shed. Cart Shed. Piggery. E.C. Boiler House and Ashpit. Three-division Hay Bay (wood).

The House and Outbuildings are built of brick, with slated roofs.

An apportioned rent of 6/3 per annum is receivable for a water pipe easement of about 300 yds. through this Lot.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
384	Arable	4.621	
454	Do	4.961	
455	Do.	7.556	
455a	Pond .. .. .	.037	
160	Arable	7.919	
146	House, Outbuildings, etc. .. .. .	.545	
144	Arable	2.854	
147	Do.	8.251	
147a	Pond .. .. .	.098	
142b	Do. .. .. .	.100	
142a	Do. .. .. .	.118	
142	Arable	8.881	
141	Toddington Delph .. .. .	.570	
143	Site of Mineral Railway	2.673	
161	Site of Meadow Pit	2.289	
332	Site of Mineral Railway .. .. .	.348	
Pt. 382	Do. do. .. .. .	.900	
Pt. 334	Pt. William Pit (demolished) .. .. .	.295	
		53.016	53 0 2

LOT 60.

(Coloured Pink on Plan).

NIGHTINGALE'S FARM, HAIGH.

Situate on the North of the Road from Riley Lane to Toddington Lane, Haigh.

Tenant : John Kay.

Area : 23 acres 1 rood 16 poles (or thereabouts).

Rent : £34 per annum.

Tithe Rent Annuities : £2 3s. 0d.

Main Water Supply.

The House contains :—

GROUND FLOOR : Porch, Sitting Room, Kitchen, Dairy, Back Kitchen, Tool Shed.

FIRST FLOOR : Three Bedrooms.

The Outbuildings comprise :—

Shippon for Eight Cows with Byng. Two-stall Stable with Loft. Barn.

Pig Sty. E.C.

The House and Outbuildings are built of stone, part brick, with slate and flagged roofs.

There are good road frontages to this Farm.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
452	Pt. Arable, Pt. Pasture	6.265	
453	Arable	4.126	
456	House, Outbuildings, etc.	1.108	
457	Arable	6.737	
456a	Pond .. .. .	.100	
158	Arable	4.996	
147b	Pond .. .. .	.020	
		23.352	23 1 16

An apportioned rent of 1/2 per annum is receivable for a waterpipe easement of about 56

L1250 Wetherburn

LOT 61

(Coloured Purple on Plan).

FREEZELAND FARM, HAIGH.

Situate on the East Side of Toddington Lane in the Parishes of Haigh and Aspall.

Tenant : J. Murray.

Area : 39 roods 0 roods 1 perch (or thereabouts).

Rent : £54 per annum.

Tithe Rent Annuity : £4 7s. 4d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Sitting Room, Kitchen, Scullery, Pantry, Coal Store under the Stairs.

FIRST FLOOR : Three Bedrooms, Large Landing.

The Outbuildings comprise :—

Shippin for Eight Cows with Loft and Byng. Stabling for Two Horses with Loft.

Modern Dairy. Two Pig Styes. Loose Box. E.C. and Ashpit.

Three-division Hay Bay (wood with felt roof).

All other wooden erections are claimed by the Tenant as his fixtures.

The House and Outbuildings are built of stone with slate roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
154	Arable	5.454	
154a	Slag Heap .. .. .	.680	
153	House, Outbuildings, etc. .. .. .	.868	
152	Arable	3.653 ✓	
151	Do.	5.849 ✓	
150	Do.	2.631	
462	Do.	3.628	
499	Do.	9.237	
500	Do.	6.982	
499a	Rough .. .. .	.015	
499b	Do. .. .. .	.011	
		39.008	39 0 1

A Right of Way to this Farm is reserved over part of No. 139 on Lot 67.

An apportioned rent of 4/10 per annum is receivable for a waterpipe easement of about 232 yds. through this Lot.

(Coloured Blue on Plan).

TWO SEMI-DETACHED COTTAGES, RED ROCK LANE, HAIGH.

Tenant : Miss Ditchfield and Mrs. Christopher.

Area : 2 roods 25 perches (or thereabouts).

Gross Rent : £25 7s. 6d., Landlord paying rates.

Tithe Rent Annuities : 1s. 2d. per annum.

Cottage occupied by Miss Ditchfield contains :—

GROUND FLOOR : Two Sitting Rooms, Kitchen, Scullery, Pantry.

ABOVE : Two Bedrooms.

OUTSIDE : Yard, W.C., Coal House, Large Garden.

Cottage occupied by Mrs. Christopher contains :—

GROUND FLOOR : Two Sitting Rooms, Kitchen, Back Kitchen, Bathroom
Lavatory Basin and W.C.

ABOVE : Two Bedrooms.

OUTSIDE : Yard, Storeroom, Coalhouse.

The Cottages are built of brick with slate roofs.

Main Water Supply.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
Pt. 370	Cottages and Garden .. .. .	.656	0 2 25

LOT 63.

(Coloured Blue on Plan).

GLASSBROOK'S COTTAGE, RED ROCK LANE, HAIGH.

Tenant : F. Hulbert.

Area : 1 rood 3 perches (or thereabouts).

Rent : £7 16s. 0d., Landlord paying rates.

Tithe Rent Annuities : 6d. per annum.

The Cottage contains :—

GROUND FLOOR : Parlour, Kitchen, Back Kitchen, Pantry.

ABOVE : Two Bedrooms.

OUTSIDE : W.C. and Good Garden.

Main Water Supply.

Built of stone, part flag, part slate roof.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
369	Cottage and Garden .. .. .	.269	0 1 3

(Coloured Pink on Plan)..

FIVE COTTAGES, LEYLAND MILL BROW, HAIGH.

Area : 2 roods 13 poles (or thereabouts).

Let to Wm. Lowe and others.

Four of the Cottages are let at 6s. 2d. per week and one at 6s. 6d. per week.

Total Annual Rent : £81 0s. 8d., Landlord paying rates.

Tithe Rent Annuity : 1s. per annum.

Each House contains :—

GROUND FLOOR : Living Room, Back Kitchen.

ABOVE : Two Bedrooms.

OUTSIDE : Yard and E.C.

Lighted by Gas.

Main Water Supply.

Cesspool Drainage.

Gardens at rear and Grass Forecourt to front.

Part stone, part brick with slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
Pt. 53	Cottages and Gardens .. .. .	.580	0 2 13

A Pole Easement for 2 poles and 1 stay at 3s. per annum is payable by the Postmaster-General on this Lot.

LOT 65.

(Coloured Pink on Plan).

PACKET HOUSE, WIGAN ROAD, NEW SPRINGS, HAIGH.

Tenants : Aspull and New Springs Labour Club.

Rent : Let on Annual Tenancy at £20 per annum, Tenant paying rates.

Area : 1 rood, 4 perches (or thereabouts).

Accommodation :—

GROUND FLOOR : Hall, Billiard Room, Bar (Club Licence only), News Room,
Two Kitchens, Wash-house.

ABOVE are Four Bedrooms and Clubroom.

OUTSIDE : Range of old stabling with Lofts over. Two E.C.'s and Yard.

Electric Light (installed by Tenants).

Main Water Supply.

Cesspool Drainage.

Built part stone, part brick, with slated roofs.

(Coloured Blue on Plan).

LEYLAND MILLS (Malt Extract), LEYLAND MILL LANE, HAIGH.

Tenants : Jeffreys Miller & Co., Ltd.

Area : 2 acres 3 roods 36 perches (or thereabouts).

Rent : Let on an Annual Tenancy at £110 per annum, Tenant paying rates.

Tithe Rent Annuity : 5s. 6d. per annum.

The Premises adjoin the River Douglas, and comprise :—

South Building (Two Storeys) :—

GROUND FLOOR : Packing Room, Store Rooms.

HALF LANDING : Suite of partitioned Offices and Printing Room.

FIRST FLOOR : Large Storeroom, Two Mess Rooms, Loading Door and Hoist

North Building :—

GROUND FLOOR : Packing Room, Bottle Washing Room, Malt Extract Room, Washing Room.

FIRST FLOOR : Large Packing Room, Hoist, partitioned Offices and Laboratory, range of Lavatories with Wash Basins.

OUTSIDE IN YARD : Boiler House, Paint Shed and Chimney Stack.

Brick built with slated roofs.

Electric Light.

Main Water Supply.

Cesspool Drainage.

Adjacent to the Mill is a Cottage known as Douglas Cottage containing :—

GROUND FLOOR : Hall, Sitting Room, Kitchen, Back Kitchen, Storeroom.

ABOVE : Two Bedrooms, Bathroom with Lavatory Basin, W.C.

Brick built with slated roof.

Gas laid on.

Main Water Supply.

Cesspool Drainage.

Certain Fixtures and Plant belong to the tenant who has the right to remove these at the termination of the tenancy subject to making good all damage caused thereby.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
50	Leyland Mills	2.326	
50a	Cottage and Garden . . . . .	.652	
		2.978	2 3 36

A Pole Easement for 2 poles and 1 stay at 3/- per annum is payable by the Postmaster-General

(Coloured Pink on Plan).

HOUSE AND LAND known as "TODDINGTON."

Situate on the East and West Side of Toddington Lane in the Parishes of Aspull and Haigh.

Tenant : A. D. Millard.

Area : 7 acres 3 roods 21 perches.

Rent : £18 per annum, Tenant paying rates.

Tithe Rent Annuity : 15s. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Lobby, Sitting Room, Kitchen, Scullery.

FIRST FLOOR : Three Bedrooms.

The Outbuildings comprise :—

Stable. Pig Sty. E.C.

The House and Outbuildings are built of part stone, part brick, with slate roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
140	Rough	1.401	
139	Pt. Arable, Pt. Pasture	4.845	
Pt. 478	House, Garden, etc. .. .. .	.373	
478a	Pt. Road .. .. .	.007	
501	Pasture	1.045	
Pt. 137	Road .. .. .	.215	
		7.886	7 3 21

A Right of Way is reserved from Toddington Lane to Gorses Farm, and another one to Freezeland Farm.

(Coloured Brown on Plan).

GORSES FARM, ASPULL.

Situate on the East Side of Stanley Lane in the Township of Aspull.

Tenant : John Pendlebury.

Area : 90 acres 1 rood 37 perches.

Rent : £101 per annum and 2s. 6d. per annum for use of road to Allotment, Tenant paying rates.

Tithe Rent Annuity : £11 16s. 8d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Hall, Two Parlours, Kitchen, Store under Stairs, Scullery, Wash-house, Coalhouse and Covered Porch.

FIRST FLOOR : Three Bedrooms, Bathroom with Lavatory Basin.

SECOND FLOOR : Attic Storeroom.

BASEMENT : Cellar.

The Outbuildings comprise :—

Two Pig Styes. E.C. Three-stall Stable. Loose Box.

Shippin for 20 Cows with Byng and Loft. Barn. Cart House.

Implement Shed. Store. Granary.

The House and Outbuildings are built of brick and stone, with slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
464	Arable	9.339	
490	Pasture	5.388	
491	Do.	4.975	
482	Arable	6.970	
485	House, Outbuildings, etc.	1.307	
486	Pasture .. .. .	.842	
489	Do.	2.814	
489a	Pond .. .. .	.134	
492	Slag Heap	1.688	
493	Pasture	4.476	
494	Arable	8.519	
495	Do.	8.382	
495a	Pond .. .. .	.134	
496	Do. .. .. .	.349	
497	Arable	5.897	
498	Do.	11.206	
487	Pasture .. .. .	.980	
488	Do.	5.020	
483	Arable	12.062	
		90.482	90 1 37

A Right of Way is reserved over Stanley Lane to Toddington Lane.

(Coloured Blue on Plan):

HIGHER HIGHFIELD FARM, ASPULL.

Situate on the East Side of Toddington Lane.

Tenant: John Pendlebury and Haigh and Aspull Horticultural Society..

Area: 67 acres 3 roods 39 perches.

Rent: £80 per annum, Tenant paying rates.

Allotments, Butcherfield Row: £2 per annum, Tenant paying rates.

Tithe Rent Annuity: £8 2s. 10d. per annum.

Main Water Supply.

Main Drainage.

The House contains:—

GROUND FLOOR: Sitting Room, Parlour, Kitchen, Pantry, Back Kitchen, Wash-house.

FIRST FLOOR: Three Bedrooms and Bathroom.

The House is lighted throughout by Electric Light, which is claimed to be the Tenant's property. Gas is laid on.

The Outbuildings comprise:—

Boiler House. Dairy. Shippion for 14 Cows with Byng. Barn.

Three-stall Stable with Loft. Loose Box. Two Pig Styes. E.C. and Ashpit.

Three-division Hay Bay (wood with felt roof).

All other wooden erections are claimed by the Tenant as his fixtures.

The House and Outbuildings are built of brick and stone, the House with flagged roof and the Outbuildings with slate roof.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
445	House, Outbuildings, etc.	1.148	
469	Pond .. .. .	.102	
468	Pasture	13.071	
477	Arable	12.189	
480	Do.	7.279	
481	Do.	7.891	
465	Do.	6.988	
466	Do.	3.212	
448	Do.	9.212	
Pt. 467	Site of Mineral Railway	3.250	
479	Disused Filter Beds .. .. .	.516	
Pt. 474	Allotment Gardens .. .. .	.200	
475	Do. .. .. .	.698	
Pt. 470	Arable	1.746	
Pt. 134	Allotments and Wood .. .. .	.480	
136	Roadway .. .. .	.010	
		67.992	67 3 39

A Pole Easement for 2 poles at 2s. per annum is payable by the Postmaster-General on this Lot

(Coloured Pink on Plan).

STANLEY NOOK FARM, ASPULL.

Situate on the North Side of Scot Lane in the Parish of Aspull.

Tenant : Marsden Brothers.

Area : 87 acres 0 roods 10 perches.

Rent : £101 per annum, Tenant paying rates, and £1 17s. 6d. for Allotments.

Tithe Rent Annuity : £11 1s. 8d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Hall, Parlour, Kitchen, Back Kitchen, Wash-house, Larder under Stairs, Pantry, Front and Rear Staircases.

FIRST FLOOR : Four Bedrooms, Bathroom, W.C., Boxroom.

The House is lighted throughout with electric light—this the Tenant claims to be his property.

The Outbuildings comprise :—

Stabling for Two Horses. Store. Loose Box. Barn and Loose Box.

Single-storey Shippon of modern design with Tying for 22 Cows and Byng.

Three-division Hay Bay (wood) and another Three-division Hay Bay (wood) claimed by the Tenant as his fixture. Meal House. E.C.

Further range of Outbuildings comprising :—

Implement Shed and Two Loose Boxes ; the Lean-to Greenhouse is claimed by the Tenant as his fixture.

The House and Outbuildings are built of brick and stone with slate roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
455	Arable	3.230	
457	Pasture	18.443	
456	House, Outbuildings, etc. .. .. .	.892	
423	Arable	1.953	
419	Do.	6.001	
458	Do.	11.257	
459	Do.	13.427	
460	Do.	12.290	
461	Brook .. .. .	.061	
462	Arable	9.427	
463	Do.	9.117	
Pt. 351	Allotments .. .. .	.330	
Pt. 418	Gardens .. .. .	.072	
Pt. 425	Allotments .. .. .	.563	
		87.063	87 0 10

A Pole Easement for 4 Stays (5 Stays fixed) at 4s. per annum is payable by the Lancashire Electric Power Co. on this Lot.

(Coloured Blue on Plan).

SCOT LANE FARM, ASPULL.

Small Holding situate on South-East side of Scot Lane.

Tenant : Peace Croston.

Area : 14 acres 3 roods 7 perches.

Rent : £33 10s. 0d. per annum, Tenant paying rates.

Tithe Rent Annuity : £1 18s. 4d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Kitchen, Scullery, Pantry.

FIRST FLOOR : Three Bedrooms.

Lean-to Storeroom.

The House is fitted throughout with electric light, installed by the Tenant.

The Outbuildings comprise :—

Shippon for Eight Cows with Byng (wood with felt roof). Two-stall Stable.

Pig Sty and Chemical Closet. Two-bay Dutch Barn (wood with felt roof).

The House and Outbuildings are built of brick with slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
407	House, Outbuildings, etc. .. .. .	.759	
406	Pasture	3.885	
408	Arable	1.655	
405	Pt. Arable, Pt. Pasture	6.874	
400	Arable	1.620	
		14.793	14 3 7

A Pole Easement for 1 Stay at 1s. per annum is payable by the Lancashire Electric Power Co. on this Lot.

LOT 72.

(Coloured Brown on Plan).

SHEPHERD'S TENEMENT, ASPULL.

Small Holding situate on the South side of Scot Lane, Aspull.

Tenant : Leonard Smith.

Area : 14 acres 0 roods 28 perches.

Rent : £35 per annum, Tenant paying rates.

Tithe Rent Annuity : £1 17s. 1d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Kitchen, Back Kitchen, Pantry.

FIRST FLOOR : Three Bedrooms. .

The House is fitted throughout with Electric Light installed by the Tenant.

The Outbuildings, comprise :—

Shippon for Six Cows with Byng. Old Shippon now used as Storeroom.

Two-stall Stable. Two-division Hay Bay (wood). Pig Sty. Chemical Closet.

The House is built of brick with flagged roof, and the Outbuildings are of brick with slated roof.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
409	Arable	4.384	
410	Do.	4.484	
411	Do.	2.149	
412	House, Outbuildings, etc. .. .. .	.674	
414	Arable	2.485	
		14.176	14 0 28

LOT 73.

(Coloured Pink on Plan).

WALKER'S HIGHER FARM, ASPULL.

Situate on the South side of Scot Lane.

Tenant : T. Hilton.

Area : 34 acres 2 roods 8 perches.

Rent : £51 per annum, Tenant paying rates, and £12 9s. 0d. per annum for Easements and Allotments.

Tithe Rent Annuity : £4 14s. 2d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Hall, Kitchen, Parlour, Back Kitchen, Dairy.

FIRST FLOOR : Four Bedrooms.

SECOND FLOOR : Four Bedrooms used as Storerooms.

The House is fitted with Electric Light and Gas is laid on.

The Outbuildings comprise :—

Wash-house. W.C. Two Pig Styes. Shippon for Eight Cows with Byng. Barn.

Two-stall Stable and Loose Box with Lofts. Three-division Hay Bay (wood with felt roof).

The House is built of brick with flagged roof. The Outbuildings are built of brick and stone with slate roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
Pt. 391	Arable	11.678	
387	Do.	8.044	
383	Do.	2.999	
382	Pasture	2.998	
Pt. 351	Allotments .. .. .	.450	
421	Pasture	2.040	
421a	House, Outbuildings, etc. .. .. .	.335	
Pt. 350			
Pt. 350a	Arable	3.280	
Pt. 379	Rough and Sewage Tanks	1.181	
380	Site of Mineral Railway .. .. .	.582	
Pt. 351	Allotments .. .. .	.520	
Pt. 386	Road Way .. .. .	.442	
		34.549	34 2 8

Easements : 11s. for 11 Poles and Stays (L.E.P.), 1s. for Encroachment Fence (G. W. Co.), 1s. for Light (Chapel), £3 6s. 2d. Aspull U.D.C., 5s. Road Acknowledgment, 4s. 6d. Drain, 2s. 6d. Road Acknowledgment.

Rights of Way are reserved over the Occupation Road leading from Scot Lane to Walker's Lower Farm.

LOT 74.

(Coloured Green on Plan).

WALKER'S LOWER FARM, ASPULL.

Situate on the East side of Bolton Road and South of Scot Lane, Aspull.

Tenant : Henry Johnson.

Area : 61 acres 2 roods 16 perches.

Rent : £85 10s. 0d. per annum, Tenant paying rates.

Tithe Rent Annuity : £7 19s. 0d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Sitting Room, Kitchen, Back Kitchen, Pantry, Milk House, Wash-house.

FIRST FLOOR : Three Bedrooms and Bathroom (Tenants' Fittings).

The House is fitted throughout with Electric Light, installed by the Tenant.

The Outbuildings comprise :—

Shippon for 14 Cows with Byng and Loft over. Four-stall Stable with Loose Box
Two Pig Styes. Mixing House. Chemical Closet. Three-division Hay Bay (wood with felt roof).

Attached to the Farm are Two Cottages and a range of Outbuildings known as Old Fold. Each Cottage contains : Kitchen, Scullery, Wash-house, and above Two Bedrooms.

The Outbuildings comprise : Barn, Storeroom, Chemical Closet, Pig Sty.

The House and Outbuildings are built of stone and brick with slated roofs.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
Pt. 386a	Pond .. .. .	.103	
386	Stock Yard .. .. .	.140	
392	Stack Yard .. .. .	.361	
389	House, Outbuildings, etc. .. .. .	.569	
393	Pasture	5.211	
394	Pt. Reservoir .. .. .	.177	
395	Reservoir .. .. .	.209	
397	Road .. .. .	.597	
398	Arable	5.605	
396	Do.	3.621	
401	Do.	5.614	
403	Pasture	7.330	
341a	Pond .. .. .	.101	
341	Arable	6.752	
402	Do.	3.218	
336	Do.	3.713	
345	Do.	8.540	
388	Do.	2.441	
346	Old Fold Cottages .. .. .	.171	
329	Arable	2.200	
332	Site of Mineral Railway	1.217	
343	Pt. of Aspull Pumping Pit (disused) .. .. .	.318	
342	Do. do. do.	3.200	
338	Do. do. do. .. .. .	.195	
		61.603	61 2 16

A Right of Way is reserved over the Occupation Road leading from Scot Lane to the Owner or Owners of Walker's Higher Farm.

LOT 75.

(Coloured Blue on Plan).

PIECE OF ACCOMMODATION LAND AND ALLOTMENTS.

Situate on the North-East side of Bolton Road, Aspull Moor, Aspull.

Tenant : R. Holt.

Area : 4 acres 3 roods 16 perches.

Rent : £6 per annum, Tenant paying rates.

Tithe Rent Annuity : 11s. 4d. per annum.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
Pt. 350 Pt. 350a Pt. 351	Pasture and Allotments	4.850	4 3 16

LOT 76.

(Coloured Blue on Plan).

BRADLEY HOUSE FARM, ASPULL.

Small Holding situate on the East side of Stanley Road and Allotments adjoining.

Tenant : John Pye and others.

Area : 5 acres 0 roods 34 perches.

Rent : £18 per annum and £9 11s. 0d. per annum for Allotments, Tenant paying rates.

Tithe Rent Annuity : 11s. 9d. per annum.

Main Water Supply.

The House contains :—

GROUND FLOOR : Parlour, Kitchen, Scullery.

FIRST FLOOR : Two Bedrooms.

The House is lighted by Electricity (Tenants Fittings).

The Outbuildings comprise :—

Yard. Store Shed and E.C.

The House is built of brick with a slated roof.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
425a	House, Gardens, etc.	.357	
424	Pasture	1.041	
422a	Do. .. .. .	.794	

LOT 77.

(Coloured Green on Plan).

TRAVELLER'S REST, SCOT LANE, ASPULL.

Tenant: John E. Taylor.

Rent: £24 per annum and 10s. 0d. per annum for Allotment at rear. Landlord paying Rates.

Area: 1 rood 14 perches (or thereabouts).

Tithe Rent Annuity: 7d. per annum.

The House contains:—

GROUND FLOOR: Sitting Room, Kitchen, Scullery, Wash-house, Storeroom.

ABOVE: Three Bedrooms and Boxroom.

OUTSIDE: Pig Sty and E.C.

Main Water Supply.

The House is built of stone with slated roof. Good Garden attached.

SCHEDULE OF AREAS.

No.	Description.	Area.	A.	R.	P.
415	Cottage and Garden	.239			
Pt. 391	Allotment	.100			
		339	0	1	14

LOT 78.

(Coloured Pink on Plan).

IVY BROW COTTAGES, WIGAN ROAD, NEW SPRINGS, ASPULL.

Two Cottages Numbered 207 and 209 Wigan Road.

Area: 6 perches.

No. 207 let to Mr. S. Harvey at 5s. 10d. per week.

No. 209 let to Mr. John Gibson at 5s. 6d. per week.

Rent: £29 9s. 4d. per annum, Landlord paying rates on both Cottages.

Each Cottage contains:—

GROUND FLOOR: Living Room, Back Kitchen.

ABOVE: Three Bedrooms.

OUTSIDE: Yard, W.C.

Electric Light

LOT 79.

(Coloured Pink on Plan).

THREE COTTAGES KNOWN AS "MOWPIN FOLD," ASPULL.

Approached by an Occupation Road from Higher Lane.

Two of the Cottages are vacant and one is let at 3s. 6d. per week to Mrs. Seddon. The former rents for the vacant Cottages was 5s. and 4s. 6d. per week, Landlord paying rates.

- (1) Formerly L. Leader, at 5s. per week, contains :—
 GROUND FLOOR : Kitchen, Back Kitchen, Pantry.
 ABOVE : Four Bedrooms.
 OUTSIDE : Garden, E.C.
- (2) Let to Mrs. Seddon, at 3s. 6d. per week, contains :—
 GROUND FLOOR : Living Room and One Bedroom over.
 OUTSIDE : Old Stable used as Wash-house, E.C. and Garden.
- (3) Formerly A. Coates, at 4s. 6d. per week, contains :—
 GROUND FLOOR : Living Room, Back Kitchen.
 ABOVE : Two Bedrooms.
 OUTSIDE : E.C. and Garden.

Main Water laid on.

Cesspool Drainage.

Part stone, part brick built, with slated roofs.

Area : 1 acre 0 roods 5 poles (or thereabouts).

Tithe Rent Annuity : 2s. per annum.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
18	Cottages, Gardens, etc. .. .. .	.854	
33	Gardens .. .. .	.179	
		1.033	1 0 5

A Right of Way is reserved over part of No. 18 to Morris Fold.

LOT 80.

(Coloured Brown on Plan).

BUILDING OR ACCOMMODATION LAND, ASPULL.

With a Frontage of 400 feet to Haigh Road and 600 feet to Scot Lane, Aspull Moor

This Land has a valuable corner site to both roads.

Tenant : In hand.

Tithe Rent Annuity : Nil.

Area : 2 acres 2 roods 32 poles (or thereabouts).

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
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LOT 81.

(Coloured Pink on Plan).

ACCOMMODATION LAND SITUATE ON THE SOUTH-EAST SIDE OF WIGAN ROAD, WHELLEY WIGAN.

Tenant : Exors. of H. Ramsdale.

Area : 8 acres 1 rood 18 perches.

Rent : £11 per annum, Tenant paying rates.

Tithe Rent Annuity : 9s. per annum.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
932	Pond .. .. .	.142	
Pt. 594	Pasture... .. .	7.105	
Pt. 931	Allotments, etc.	1.120	
		8.367	8 1 18

LOT 82.

(Coloured Pink on Plan).

SNOUT HEY FIELD, WIGAN.

Accommodation Land situate on the South side of Wigan Road approached by an Occupation Road.

Tenant : T. Marshall.

Area : 11 acres 2 roods 12 perches.

Rent : £7 per annum, Tenant paying rates.

Tithe Rent Annuity : 19s. 8d. per annum.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
592	Arable	11.578	11 2 12

LOT 83.

(Coloured Brown on Plan).

HAIGH FOUNDRY, LEYLAND MILL LANE, HAIGH.

Tenants : R. Grundy and James Holding.

Rent : Let on an Annual Tenancy at £70 per annum and 15s. per annum for Workshop
Area : 1 acres 3 roods 35 perches (or thereabouts).

Tithe Rent Annuities : 3s. 8d. per annum.

FOUNDRY PREMISES comprise : Large Garage with Warehouse over Workshop,
Storeroom over.

Foundry Offices : Brick built, with slated roofs.

Electric Light.

Main Water.

The House attached to the Foundry contains :—

GROUND FLOOR : Kitchen, Back Kitchen, Wash-house, E.C.

ABOVE : Three Bedrooms.

Electric Light and Gas laid on.

Main Water.

Built of brick with slate roof.

Wooden Erections in yard comprising Two Store Sheds, Three Garages, Laboratory.

A Pole Easement for 1 Pole at 1s. per annum is payable by the Postmaster-General on this Lot

A Right of Way is reserved through this Lot for owner of Lots 66 and 87.

LOT 84.

(Coloured Pink on Plan).

FOUR COTTAGES Nos. 220 to 226 WHELLEY, WIGAN.

Let to : No. 220, Mrs. Fielding at 4s. 9d. per week ; No. 222, A. Storey at 4s. 3d. per week
No. 224, T. Storey at 3s. 8d. per week ; No. 226, A. Foster at 4s. 3d. per week.

Area : 12½ perches.

Rental : £43 19s. 8d., Tenant paying rates.

Each Cottage contains :—

GROUND FLOOR : Kitchen, Back Kitchen.

ABOVE : Two Bedrooms.

OUTSIDE : Yard, W.C.

Electric Light.

Main Water.

Main Drainage.

Brick built with slated roofs.

A Rent of £3 per annum is received for two Hoardings on this Property.

LOT 85.

(Coloured Pink on Plan).

BUILDING OR ACCOMMODATION LAND KNOWN AS VOSES FIELD WIGAN

Situate on the East side of Leyland Mill Lane, Wigan.

The land has an Entrance from Leyland Mill Lane and is bounded on the East side
the River Douglas.

Agreement.

An Agreement made the _____ day of _____ 19

Between The HONOURABLE LIONEL LINDSAY of West Marden H
Chichester in the County of Sussex and MAURICE YORKE of Green Craig Longmidd
East Lothian Fife (the Vendors) of the one part and
(the Purchaser) of the other part.

Whereby it is witnessed that the said

is the Purchaser of the Property described as Lot _____ in the within Particulars
at the price of _____

Subject as in the said Particulars mentioned and also subject to the Special and General
Conditions of Sale within contained or referred to and the Vendors and Purchaser mutual
agree to complete the Sale and Purchase in accordance with the same Conditions.

As Witness the hands of the parties hereto or their Agents.

Purchase Money £

Less Deposit £

Balance £

We hereby acknowledge the receipt of the above mentioned Deposit this

day of _____

1943.

Special Conditions of Sale.

1. The property is sold subject to the General Conditions of the Law Society's Conditions of so far as they are not varied by or inconsistent with these Special Conditions and are applicable to Auction.

2. The deposit shall be at the rate of £10 per centum of the purchase money, and the purchase money to be completed and the balance of the purchase money paid at the Offices of the Vendors' Solicitors, Peace & Ellis, 18 King Street, Wigan, on the _____ day of _____

3. General Condition 4 (3) shall be altered by substituting for the words "as stakeholders" "as Agents for the Vendors."

4. The Title to all the Lots with the exception of Lot 80 shall commence with a Resettlement made on the 23rd day of January, 1900, made between the Right Hon. Sir James Ludovic Lindsay of Crawford of the first part, the Hon. David Alexander Edward Lindsay of the second part, the Earl of Sir Robert James Baron Wantage, Sir Coutts Lindsay and James Francis Mason of the third part

5. In any case where the Lease or Conveyance securing any ground rent referred to in the Particulars bears a date prior to the root of title as fixed by Condition 4, the Purchaser shall be furnished with an Abstract or copy of such Lease or Conveyance, but shall not call for or make any requisition or objection in respect of the intermediate title to any such rents between the date of the creation thereof and the root of title.

6. The Abstract of Title shall be delivered within fourteen days from the date of the Contract.

7. The time within which objections and requisitions are to be sent in is to be fourteen days from the delivery of the Abstract and the time within which any reply to an answer to any objection or requisition is to be sent in is to be four days after the delivery of the answer.

8. The Vendors are selling all the Lots other than Lot 80 as Personal Representatives under a Grant of Probate of the Will of the Right Hon. Sir David Alexander Edward Lindsay, K.T. of Crawford and Earl of Balcarres deceased, limited to Settled Land.

9. As regards Lot 80 the Vendors are selling as Personal Representatives under a Grant of Probate of the Will (save and except Settled Land) of the said Earl of Crawford deceased. The said Earl, who died on the 8th day of March, 1940, was in undisturbed possession of the property comprised in Lot 80 or of the rents and profits thereof as of right for twenty years and upwards immediately before his death without giving any acknowledgment of any right of any other person therein. The Vendors shall not be required to show any title to the property except the Will of the said Earl and a declaration confirming the possession of the said Earl as aforesaid.

10. No objection shall be taken on the ground that any of the old descriptions and measurements do not accord with the present state of the property and no further or other evidence shall be required to establish the identity of the property described in the Particulars with the property comprised in the documents abstracted by the Vendors as containing the title thereto other than such evidence (if any) as may be gathered from the descriptions in the documents abstracted.

11. All such coal and mines of coal within the meaning of the Coal Act, 1938, as lie under the property described in the Particulars are reserved from the sale and the property is sold subject to all such rights appurtenant thereto or enjoyed in connection therewith as are now vested in the Coal Commission and also to all such powers, rights and liberties in respect thereof as are included in the subsisting mining lease, a copy whereof will be produced at the sale including the rights of the mining lessees in respect of the surface, and no objection or requisition shall be made on the ground that the rights conferred by the mining lease on the mining lessees by the mineral lease to occupy portions of the superjacent surface for mining purposes do not extend to any of the Lots offered for sale.

12. All minerals within and under the property described in the Particulars other than coal and gas within the meaning of the Coal Act, 1938, are reserved from the sale with full and free liberty to the Vendors to work, get and carry away the same by underground operations without liability to make any compensation in respect of any damage which may be thereby occasioned to the surface or to any buildings or erections for the time being thereon.

LOT 85—*continued.*

SCHEDULE OF AREAS.

No.	Description:	Area.	A. R. P.
Pt. 978	Pasture	6.554	
980	Wood (in hand) . . . . .	.986	
		7.540	7 2 6

A Pole Easement for 3 Poles at 3s. per annum is payable by the Postmaster-General on this Lot

LOT 86.

(Coloured Pink on Plan).

LAND KNOWN AS JOLLY BOTTOM'S FIELD, WIGAN.

Tenant : John King.

Rent : £15 per annum.

Area : 11 acres 0 rood 21 perches (or thereabouts).

Tithe Rent Annuity : 7s. 1d. per annum.

The land is situate on the North-West side of Leyland Mill Lane and has a Frontage to the River Douglas and to Brock Mill Lane.

SCHEDULE OF AREAS.

No.	Description.	Area.	A. R. P.
983	Wood	2.548	
985	Do. . . . .	.415	
994	Pasture	7.730	
Pt. 971	Garden . . . . .	.440	
		11.133	11 0 21

A Pole Easement for 2 Poles at 2s. per annum is payable by the Postmaster-General on this Lot

LOT 87.

(Coloured Blue on Plan).

FOUR COTTAGES KNOWN AS FOUNDRY COTTAGES OFF LEYLAND MILL LANE HAIGH.

Let to Miss E. Metcalfe and others at 4s. 3d., 5s. 7d., 5s. 6d. and 6s. 0d. per week respectively

Gross Rent : £55 9s. 4d., Landlord paying rates.

Area : 1 rood 14 poles (or thereabouts).

Tithe Rent Annuities : 6d. per annum.

Each Cottage contains :—

GROUND FLOOR : Parlour, Kitchen, Back Kitchen.

ABOVE : Two Bedrooms, except Mr. F. Williams, which has Three Bedrooms.

Gas laid on.