

By direction of the Right Honourable the Earl of Crawford.

JOHN N.
HENDERSON

F.A.I.,

will OFFER FOR SALE BY AUCTION,

THE

REMAINING PORTION

of the

HAIGH ESTATE

at the

Queen's Hall, Market Street,
Wigan

on

Thursday and Friday,
December 4th and 5th, 1947

commencing at 1-30 p.m. each day.

Solicitors :—

Messrs. PEACE & ELLIS,
18 King Street,
Wigan.

Telephone No. : Wigan 2247.

PRICE 1/- EACH.

GENERAL REMARKS.

The tenure of all lots is freehold.

The plans referred to in the Particulars will be available for reference at the time of Sale. They will be produced only for the purpose of assisting the identification of the various lots and copies will not be supplied to purchasers, nor form part of the Contract.

The actual areas of the various lots 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, amalgamate or sell the whole or any of the lots by private treaty prior to the Auction.

SPECIAL CONDITIONS OF SALE.

1. The property is sold subject to the General Conditions of the Law Society's Conditions of Sale, 1934, so far as they are not varied by or inconsistent with these Special Conditions.

2. The deposit shall be at the rate of £10 per centum of the purchase money, and the purchase shall be completed and the balance of the purchase money paid at the offices of the Vendor's Solicitors, Messrs. Peace and Ellis, 18 King Street, Wigan, on the
day of 1947.

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

4. With the exception of Lot 28 the Vendor sells as beneficial Owner and the title shall commence with a Vesting Deed dated the 4th day of November, 1926, made between James Francis Mason and The Honourable Walter Patrick Lindsay of the one part and The Right Honourable Sir David Alexander Edward Lindsay, Kt., Earl of Crawford and Earl of Balcarrea of the other part.

5. As regards Lot 28, the Vendor sells as Personal Representative under a Grant of Probate of the Will (save and except Settled Land) of the Right Honourable Sir David Alexander Edward Lindsay, Kt., Earl of Crawford and Earl of Balcarrea deceased. The said Earl, who died on the 8th day of March, 1940, was in undisturbed possession of the property comprising Lot 28 or the rents and profits thereof as of right for twenty years and upwards immediately prior to his death without giving any acknowledgment of any right of any other person thereto. The Vendor shall not be required to show any title to this property other than the Will of the said Earl and a statutory declaration confirming the possession of the said Earl as aforesaid.

6. The time within which objections and requisitions are to be sent in is to be fourteen days after 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.

7. The property is sold subject to all tenancies from year to year or for any less period and to all rights of tenants under such tenancies and to all rights of way, water, light, drainage, and other easements affecting the same whether mentioned in the Particulars or not.

8. Each Lot is sold subject to the existing Tithe Redemption Annuity and Land Tax (if any). The apportionments mentioned in the Particulars have been made by the Auctioneers, and must be taken as approximate only.

9. The areas given in the Particulars are taken from the 1929 Edition of the Ordnance Survey, and although believed to be correct are not guaranteed. Any error, mis-statement or omission found in the Particulars shall not annul the sale nor be a ground for compensation on either side.

10. Should any dispute arise between the Vendor and any Purchaser or between two or more Purchasers as to the boundary of any Lot or as to the Ownership of the fences thereof the matter in dispute shall be referred to the Vendor's Agent, Mr. Charles Clark, whose decision shall be conclusive and binding on all parties.

11. The requisition of any premises before completion shall not annul the sale or entitle a Purchaser to be discharged from his purchase.

12. Lots 11, 17, 31, 32, 33, 36, 37 and 43 are sold subject to the existing rights of the Wigan Rural District Council to use land maintain the underground water pipe line traversing those lots but without the benefit of the rent or any part thereof paid by the Council in respect of those rights.

13. 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 National Coal Board.

14. All minerals within and under the property described in the Particulars other than coal and mines of coal within the meaning of the Coal Act, 1938, are reserved from the Sale with full and free liberty and power to work, get and carry away the same by underground operations without liability to make 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.

15. The Property is sold subject to any Town or Country Planning Scheme or Resolution which may be or which may come to be in force and each Purchaser shall be deemed to have satisfied himself by enquiry of the responsible Authority as to the manner in which the Lot taken by him is affected or proposed to be affected by any such Scheme or Resolution.

By direction of the Right Honourable the Earl of Crawford.

**JOHN N.
HENDERSON**

F.A.I.,

will Offer for Sale by Auction (unless previously sold by Private Treaty),

at

**THE QUEEN'S HALL, MARKET STREET,
WIGAN, LANCASHIRE,**

on

THURSDAY and FRIDAY, DECEMBER 4th and 5th, 1947,

at 1-30 p.m. p.m. each day,

Subject to the Conditions of Sale to be then produced,

**THE REMAINING PORTION OF
THE HAIGH ESTATE**

comprising

FREEHOLD

**FARMS, COTTAGES, RESIDENCES
WITH POSSESSION,**

ACCOMMODATION AND GARDEN LAND

situate in

WIGAN, ASPULL, HAIGH.

Further particulars and Orders to View from the Auctioneer,
at his Offices :—

10 BISHOPGATE,
WIGAN,
LANCASHIRE.

Tel. No. Wigan 2896.

9 NORK WAY,
BANSTEAD,
SURREY.

Tel. No. Burgh Heath 635.

or from the Estate Solicitors :—

Messrs. PEACE & ELLIS,
18 King Street, Wigan.
Tel. No. Wigan 2247.

LOT NUMBER 1.

CACTUS COTTAGE, 1 DUKES ROW, ASPULL.

Coloured RED on Plan.

Tenant: J. W. Armstrong.

Rental: £18 4s. 0d. per annum, Tenant paying Rates.

Rateable Value: £14.

Current Rates: £10 17s. 0d.

Water Charges: £2 5s. 0d.

Area: 0.075 acres.

Right of way is reserved through the front garden of this lot as access to No. 2 Dukes Row.

LOT NUMBER 2.

**WASH PIT COTTAGE, HIGHER LANE, ASPULL,
and WOOD ADJOINING.**

Coloured GREEN on Plan.

Tenant: J. Brennan.

Rental: £14 6s. 0d. per annum, Landlord paying Rates.

Rateable Value: £4s. 0s. 0d.

Current Rates: £3 2s. 0d.

Water Charges: By Meter.

Area: 2.484 acres. Tithe Rent Annuity: 6s. 10d. (approximately).

Right of way is reserved over this plot to adjoining Farm Lands.

LOT NUMBER 3.

HOUSE, SHOP, 2 COTTAGES, BRICK BUILDINGS AND LAND AT REAR CORNER OF HAIGH ROAD, opposite Haigh Church.

Coloured RED and YELLOW on Plan.

	TENANT.	RENTAL.
Nos. 28/29 Haigh Road (house and shop)	C. S. Thornton	£30 0s. 0d. p.a. Tenant paying Rates.
No. 30 Haigh Road	Miss E. A. Whittle...	£13 17s. 4d. p.a. Owner paying Rates.
No. 31 Haigh Road	Thos. Handley, Snr....	Rent free for life. Owner paying Rates.
Buildings & Land at rear	Exors. Rd. Whittle ...	£12 0s. 0d. p.a. Owner paying Rates.
Land at rear	John Bolton	2s. 6d. p.a.

Area: 0.317 acres.

Tithe Rent Annuity: 1s. 8d. (approximately).

Rateable Value:

Nos. 28/29, £25; No. 30, £5; No. 31, £5; Buildings and Land, £

Rates and Water Charges:

Nos. 28/29, £23 7s. 6d.; No. 30, £5 3s. 6d.; No. 31, £5 3s. 6d.

Land and Buildings at rear.

The wooden buildings belong to the tenants.

Right of road reserved through archway leading from Haigh Road and over strip coloured yellow as access to rear of Culraven House and Gardens.

LOT NUMBER 4.

NEW SPRINGS SCHOOL COTTAGE, ASPULL.

Coloured YELLOW on Plan.

Tenant: C. J. Entwistle.

Rental: £19 10s. 0d. per annum, Owner paying Rates.

Rateable Value: £8 0s. 0d.

Current Rates: £6 4s. 0d.

Water Charges: £1 6s. 0d.

LOT NUMBER 5.

**NEW SPRINGS SCHOOL HOUSE, opposite CALE LANE,
ASPULL.**

Coloured GREEN on Plan.

Tenant: J. T. Stephenson.

Rental. £24 0s. 0d. per annum, Tenant paying Rates.

Rateable Value: £18 0s. 0d.

Current Rates: £13 19s. 0d.

Water Charges: £2 17s. 0d.

LOT NUMBER 6.

**BROCK MILL HOUSE AND BROCK MILL COTTAGE,
BROCK MILL, HAIGH.**

Coloured RED on Plan.

Tenants: Blue Printers, Limited.

Rental: £36 0s. 0d. per annum, Tenants paying Rates.

Rateable Values: £20 0s. 0d. and £9 0s. 0d.

Tithe Rent Annuity: 1s. (approximately).

Area: 0.445 acres.

Right of way reserved over this Lot to Reservoir at rear.

LOT NUMBER 7.

PLOT OF LAND, BROCK MILL, WIGAN.

Coloured BLUE on Plan.

Tenants: Blue Printers, Limited.

Rental: £5 0s. 0d. per annum.

Area: 5.421 acres.

Tithe Rent Annuity: 10s. 3d. (approximately).

LOT NUMBER 8.

MOAT HOUSE, COPPERAS LANE, HAIGH.

Coloured GREEN on Plan.

VACANT POSSESSION.

Rateable Value: £76 0s. 0d.

Current Rates: £66 16s. 4d.

Water by Meter.

Arca: 3.553 acres.

Tithe Rent Annuity: 7s. 9d. (approximately).

Detached Residence, brick built with flag slate roof.

Trellis enclosed Porch; Tiled Entrance Hall with 2 radiators; Front bay window Lounge with shuttered French windows, well grate, size approx. 18ft. x 15ft. plus bay, 3 power points; Study 13ft. 6in. x 10ft. plus bay, well grate, French window, shutters, fitted mahogany bookcase and cupboard; Dining Room 27ft. x 18ft., well grate, shuttered windows; Breakfast Room, tiled interior and oak surround fireplace with cosy store, fitted bookshelves and door to side porch, approx. 31ft. x 17ft. 6in.; Cloakroom with wash basin (h. and c.), fitted cupboard and drawers. Built-in fireproof safe by J. Grove and Son. Separate w.c.; Kitchen, tiled floor, vitreous enamel Triplex grate with raised hearth, fitted 3 cupboards and drawers; Scullery with double pedestal white sink, h. and c. taps, tiled floor, brush cupboard. Butler's Pantry with combination pedestal sink (h. and c.), drawers and cupboards, tiled floor Larder with stone slabs, shelves, gauze sides. Main Staircase and Landing. 4 Bedrooms, fitted wardrobes; 2 Bathrooms, each with 6ft. bath, pedestal wash basins, heated towel rails; Separate w.c. Maid's Staircase with housemaid's sink (hot, cold and soft water taps); Large Bedroom, fitted cupboard; Linen Room, fitted drawers, cupboards and racks. Store cupboard and racks.

Electric light and power.

Flagged Courtyard with range of buildings, comprising double garages with sliding doors; 3 stall stable. Coachman's room. Harness room.

Electric light, power, water (h. and c.). Piggery.

Second range of buildings, comprising Laundry with good washing troughs. Boiler. Drying Room. W.C. Coals.

Walled garden. Lawns. Woodlands.

Right of road reserved over roadways coloured yellow between points marked on plan A—B and B—C to "Haighlands," and between points A—B, B—C and C—D to owner and occupier of Home Farm.

Right of maintaining water main passing through premises to supply Old Haigh School Cottages to be reserved to Lord Crawford.

LOT NUMBER 9.

"HAIGHLANDS," COPPERAS LANE, HAIGH.

Coloured RED on Plan.

VACANT POSSESSION.

Rateable Value: £122 0s. 0d.

Current Rates: £107 5s. 2d.

Water Charges by Meter.

Area: 3.367 acres.

Tithe Rent Annuity: 7s. 3d. (approximately).

Detached Country Residence, stone built with flag slated roof.

Square entrance hall with fireplace; Inner Hall with double door Milner Safe; Lounge, large shuttered bay window, open brick fireplace, part oak strip floor, approx. 18ft. x 12ft. with sliding partition doors to Smoke Room 15ft. x 15ft. with open brick fireplace; Dining Room, well grate, shuttered windows, 28ft. x 19ft.; Study with open brick fireplace with range mahogany bookshelves; Kitchen; Pantry; Larder; Scullery; Housekeeper's Sitting Room, fitted linen cupboards; Passage with glass cupboards; Butler's Pantry, lead sink (h. and c.), fitted glass and china cupboards; Wine Store with table cupboards and shelves; Cellars and Store. Main Bedroom with fireplace, pedestal lavatory basin, twin wardrobe and dressing table, heating radiator; Front Guest's Bedroom with private Bathroom; 6 other Bedrooms, 2 with lavatory basins, 3 with wardrobes; Main Bedroom; 2 w.c.'s. Tank and airing room. Secondary staircase to Maid's quarters.

Walled Garden, Greenhouse, Orchard, Lawns, Woodlands.

Stable, Piggeries. Double garage, Harness room. Coachman's room.

Cobbled yard. Becston boiler, outbuildings.

Circular driveway.

Electric light, power.

Rights of road to be reserved over roadways coloured yellow between points marked on plan, between C—E to owner and occupier of House Farm. Right of road to be granted over roadway included in sale of Moat House between points marked A—B and B—C.

Right reserved to maintain water main passing through premises to supply Old Haigh School Cottages, reserved to Lord Crawford.

LOT NUMBER 10.

**HAIGH COTTAGE, HALL LANE, HAIGH,
TOGETHER WITH COTTAGE OPPOSITE.**

Coloured BROWN on Plan.

Tenant: E. T. Hampson.

Rental: £100 0s. 0d. per annum, Tenant paying Rates.

Rateable Value: £64 0s. 0d.

Current Rates: £56 5s. 4d.

Water Charges by Meter.

Area: 4.359 acres.

Tithe Rent Annuity: 9s. 6d. (approximately).

LOT NUMBER 11.

DOUGLAS COTTAGE, HALL LANE, HAIGH.

Coloured RED on Plan.

Tenant. T. Steadman.

Rental: £30 0s. 0d. per annum, Tenant paying Rates.

Rateable Value: £19 0s. 0d.

Current Rates: £16 14s. 1d.

Water Charges by Meter.

Area: 1.152 acres.

Tithe Rent Annuity: 2s. 5d. (approximately).

LOT NUMBER 12.

6 Cottages known as PROSPECT COTTAGES, HAIGH.

Coloured YELLOW on Plan.

	TENANTS.	RENTAL.
No. 4.	Haigh and District Nursing Association...	£10 10 0 p.a.
No. 5.	Miss E. Yates	£7 16 0 p.a.
No. 6.	M. P. Baxter	£10 12 3 p.a.
No. 3.	Thomas Handley, Jnr.	£7 16 0 p.a.
No. 2.	Ernest Gibson	Rent free to 11/6/48
	William Brown	Rent free for lifetime.
	Total Rentals	<u>£36 14 3</u>

Owner paying Rates.

Gross Rates: £41 6s. 5d.

Water by Meter.

Area: 0.780 acres.

Tithe Rent Annuity: 1s. 8d. approximately.

LOT NUMBER 13.

**COTTAGE AND STOREPLACE,
GREENHOUSE TENEMENT, HAIGH.**

Coloured RED on Plan.

Cottage Tenant: John Mort.

Rental: £12 12s. 0d. per annum, Owner paying Rates.

Rateable Value: £6 0s. 0d.

Current Rates: £5 5s. 6d.

Water Charges: £1 3s. 4d.

Storeplace let to Wigan Rural District Council at £3 0s. 0d. per annum.

Area: 0.527 acres.

Tithe Rent Annuity: 1s. 3d. approximately.

LOT NUMBER 14.

ASTLEY'S COTTAGE, HAIGH.

Coloured YELLOW on Plan.

Tenant: F. T. Taylor.

Rental: £13 0s. 0d. per annum, Owner paying Rates.

Rateable Value: £6 0s. 0d.

Current Rates: £5 5s. 6d.

Water Charges: £1 3s. 4d.

Area: 0.329 acres.

Tithe Rent Annuity: 8d. (approximately).

LOT NUMBER 15.

**Pair Semi Detached Houses,
LOWER SENNICAR LANE, HAIGH.**

Coloured RED on Plan.

TENANTS.	RENTAL.
Blackburn	£7 0 0 per annum.
Derbyshire	£9 15 0 per annum.
Total Rentals	<u>£16 15 0</u>

Owner paying Rates.

Rateable Value: £6 0s. 0d. each.

Gross Current Rates: £10 11s. 0d.

Gross Water Charges: £2 6s. 8d.

Area: 0.501 acres.

Tithe Rent Annuity: 1s. 1d. approximately.

LOT NUMBER 16.

**Seven Cottages,
SENNICAR LANE, HAIGH.**

Coloured YELLOW on Plan.

TENANTS.	RENTAL.
G. Abbott	£15 12 0 per annum.
E. Rutter	£14 6 0 per annum.
J. C. Roberts	£15 16 4 per annum.
J. R. McKend	Rent free to 11/6/1948
Mrs. A. S. Cartwright	£11 5 4 per annum.
J. McCend	£10 8 0 per annum.
Mrs. S. Edwards	£10 8 0 per annum.
Total Rentals	<u>£77 15 8</u>

Total Rateable Values: £44 0s. 0d.

Gross Rates: £38 13s. 8d., payable by Owner.

Gross Water Charges: £8 3s. 4d., payable by Owner.

Area: 1.044 acres.

Tithe Rent Annuity: 2s. 3d. approximately.

LOT NUMBER 17.

2 Cottages,
CALLONDS FOLD, SENNICAR LANE, HAIGH.

Coloured BLUE on Plan.

TENANTS.	RENTAL.
S. Southam	£11 14 0 per annum.
G. Rowe	£11 14 0 per annum.
Total Rentals	£23 8 0

Owner paying Rates.

Total Rateable Values: £13.

Gross Rates: £11 8s. 7d.

Gross Water Charges: £2 14s. 8d.

Tithe Rent Annuity: 1s. 3d. approximately.

Area: 0.579 acres.

LOT NUMBER 18.

4 Cottages,
OLD HAIGH SCHOOL, HAIGH.

Coloured BLUE on Plan.

TENANTS.	RENTAL.
J. Pring	£13 13 0 per annum.
R. Orrell	£13 0 0 per annum.
R. Jones	Rent free to 11/6/1948
Mrs. Nelson	£13 0 0 per annum.
Total Rentals	£39 13 0

Owner paying Rates.

Rateable Values: £8 0s. 0d. each.

Gross Rates: £28 2s. 8d.

Gross Water Charges: Meter.

Area: 0.520 acres.

Tithe Rent Annuity: 1s. 1d. approximately.

Right of way reserved through this plot to Home Farm fields and to the old Quarry adjoining.

LOT NUMBER 19.

**2 Cottages,
"ROSE COTTAGES," HALL LANE, HAIGH.**

Coloured RED on Plan.

TENANTS.	RENTAL.
M. Best	£28 8 8 per annum.
R. Butler	Rent free to 11/6/1948

Owner paying Rates.

Total Rateable Values: £20.

Gross Rates: £17 11s. 8d.

Gross Water Charges: £2 15s. 4d.

Area: 0.336 acres.

Tithe Rent Annuity: 8d. approximately.

LOT NUMBER 20.

**3 Cottages,
HALL LANE, HAIGH.**

Coloured GREEN on Plan.

TENANTS.	RENTAL.
No. 1 W. E. Hall	£14 10 4 per annum.
No. 2 Mrs. E. Cunliffe	£14 10 4 per annum.
"Ivy Cottage." Mrs. A. Ratcliffe	£19 18 2 per annum.

Owner paying Rates.

Total Rentals £48 18 10

Total Rateable Values: £18 0s. 0d.

Gross Rates: £15 16s. 6d.

Gross Water Charges: £3 10s. 0d.

Area: 0.429 acres.

Tithe Rent Annuity: 11d. approximately.

LOT NUMBER 21.

House & Cottage,
WINGATES HOUSE, HAIGH.

Coloured GREEN on Plan.

Tenants: Gormally and Dickenson.

Rental: Gormally: £29 0s. 8d. per annum.

Dickenson: Tenant at will.

Owner paying Rates.

Total Rateable Values: £29.

Gross Rates: £25 9s. 11d.

Gross Water Charges: House, by meter; Cottage, £1 3s. 4d.

Area: 2.779 acres.

Tithe Rent Annuity: 6s. approximately.

LOT NUMBER 22.

2 Houses,
WINGATES ROAD, HAIGH.

Coloured RED on Plan.

TENANTS.

RENTAL.

C. Smith Rent free to 11/6/1948

E. Ramsdale £26 13 0 per annum.

Owner paying Rates.

Total Rateable Values: £22.

Gross Rates: £19 6s. 10d.

Gross Water Charges: £3 11s. 4d.

Area: 0.461 acres.

Tithe Rent Annuity: 10d. approximately.

LOT NUMBER 23.

**Cottage,
MORRIS FOLD, HAIGH.**

Coloured GREEN on Plan.

Tenant: A. Coates.

Rental: £15 12s. 0d. per annum, Owner paying Rates.

Rateable Value: £8.

Current Rates: £7 0s. 8d.

Water by Meter.

Area: 0.624 acres.

Tithe Rent Annuity: 1s. 5d. approximately.

Right of way reserved to this Cottage over Lower House Fields.

LOT NUMBER 24.

RED ROCK LODGE, MEADOW PIT LANE, HAIGH.

Coloured GREEN on Plan.

Tenant: William Heyes.

Rental: Rent free, Owner paying Rates.

Rateable Value: £8 0s. 0d.

Current Rates: £7 0s. 8d.

Water Charges: £1 3s. 4d.

Tithe Rent Annuity: 1d. approximately.

Area: 0.291 acres.

LOT NUMBER 25.

CHURCH LODGE, HAIGH.

Coloured BROWN on Plan.

Tenant: R. Parkinson.

Rental: Rent free for lifetime, Owner paying Rates.

Rateable Value: 8 0s. 0d.

Current Rates: £7 0s. 8d.

Water Charges: £1 11s. 4d.

Area: 0.192 acres.

Tithe Rent Annuity: 1d. approximately.

LOT NUMBER 26.

**Cottage,
WHELLEY NEW LODGE, WIGAN.**

Coloured BLUE on Plan.

Cottage Tenant : Mrs. Snape.

Rental : Tenant at will, subject to 2 weeks' notice. Saturday rental.

Owner paying Rates.

Rateable Value : £9.

Rates : £8 11s. 0d.

Water Charges : 19s. 11d.

Total Area : 0.100 acres.

Tithe Rent Annuity : 2d. (approximately).

Right of way will be granted from Plantation Gate, Whelley.

LOT NUMBER 26A.

**PLOT OF LAND
REAR OF WHELLEY NEW LODGE, WHELLEY.**

Coloured GREEN on Plan.

Area : 0.270 acres.

Tithe Rent Annuity : 4d. (approximately).

Right of way will be granted from Plantation Gate, Whelley.

LOT NUMBER 27.

**6 Cottages,
23/33 BROCK MILL LANE, WIGAN.**

Coloured BLUE on Plan.

Tenants : Blue Printers, Limited.

Rental : £56 0s. 0d. per annum, Tenants paying Rates.

Area : 0.439 acres.

LOT NUMBER 28.

**Plot of Land east of Haigh Road,
Site of Old Moor Pit and Plot
South of Wigan Road, opposite
Housing Estate.**

Coloured YELLOW on Plan.

Area: 9.896 acres.

Part Land used as Storeplace let to Aspull U.D.C. at 2s. 6d.
per annum. Remainder of land in hand.

LOT NUMBER 29.

**AARON PLATTS FARM AND WHELLEY OLD LODGE,
NEW SPRINGS, HAIGH.**

Coloured YELLOW on Plan.

TENANTS.	RENTAL.
Messrs. Ben Turner, Ltd.	£27 10 0 per annum.
J. Ramsdale	£13 0 0 per annum.
Total Rentals	<u>£40 10 0</u>

Tenants paying Rates.

Area: 1.993 acres.

Tithe Rent Annuity: 8d. approximately.

LOT NUMBER 30.

**WATERWORKS FARM AND WOODLANDS,
off RED ROCK LANE, HAIGH.**

Coloured YELLOW on Plan.

Tenant: Mr. Richard Hindley.

Area: 79.901 acres.

Rental: £105 0s. 0d. per annum, together with an acknowledgment rent of sixpence per annum, for waterpipe payable by F. H. Pemberton.

Tithe Rent Annuity: £7 11s. 7d. (approximately).

Main water supply.

FARMHOUSE.—Stone built, part cement faced and a slated roof. Sitting Room, Dining Room ;Kitchen, Yorkshire oven range, sink (h. and c.); Larder; Store under the Stairs; 4 Bedrooms; Bathroom (h. and c.) and W.C. Stone Built Wash-house, asbestos slated. Dairy.

OUTBUILDINGS.—Stone built and slated range of outbuildings, comprising Shippon for 14, water laid on; 3 stall stable; additional shippon for 4; Hay barn and Loft over. Wood built felted roof cart shed. Range of stone built and asbestos slated roof buildings, comprising 3 stall stable, loose box, 2 tool and harness rooms, store lofts over. Stone built Piggery. Dutch barn.

Right of way is reserved over Arley Lane to Arley Hall and Arley Cottages and to all premises adjoining the Roadway.

LOT NUMBER 31.

**RED ROCK FARM AND WOODLANDS, HAIGH,
and 2 Cottages.**

Coloured BLUE on Plan.

Tenant: Mr. Charles Hodge.

Area: 109.170 acres.

Rental: £155 10s. 0d. per annum.

Tithe Rent Annuity: £10 7s. 3d. (approximately).

Main water supply.

FARMHOUSE.—Stone built and red tiled roof, 2 reception rooms; Dining Room; Kitchen with Bungalow oven range; Back Kitchen (h. and c.); Dairy; 5 Bedrooms Bathroom (h. and c.).

COTTAGE.—Stone built and slated; Living Room; Kitchen (h. and c.); 2 Bedrooms.

HEYWOOD HOUSE.—Stone built, 3 storey building, 2 rooms on each floor. Barn and Piggery.

OUTBUILDINGS.—Stone built and slated shippon for 36, loft over; Cooling shed; Stone built and slated hay barn. Stone built and abestos slated 4 stall stable, loose box. Brick built Piggery. 5 stall shippon, store, loose box. Brick and slated single storey store. Brick built cart shed. Dutch barn.

Right of way is reserved to Sewage Works belonging to Wigan R.D.C.

Right of way is reserved to Middle Row Cottages.

Right of way is reserved to Barkers Cottage, Bawk House and Winstanley's Farm.

A portion of this farm is under Requisition by the Ministry of Works in connection with Opencast Coal Works.

A Garden rent of 10s. per annum payable by Mr. H. F. Tarbven is included with this lot.

LOT NUMBER 32.

**WINSTANLEY'S FARM AND WOODLANDS,
and BARKERS COTTAGES,
SCHOOL LANE, HAIGH.**

Coloured RED on Plan.

Tenant: Mr. H. F. Taylor.

Area: 95.058 acres.

Rentals: £133 0s. 0d. per annum — Farm tenancy.

£4 0s. 0d. per annum — Compensation Rent from
Ministry of Works.

Tithe Rent Annuity: £9 5s. 11d. (approximately).

FARMHOUSE.—Sitting Room; Dining Room; Kitchen, combined sink and drainer (h. and c.); Back Kitchen; Larder; 5 Bedrooms; Bathroom (h. and c.).

BARKER'S COTTAGES.—2 Cottages, each with Kitchen, back kitchen, 2 bedrooms, rentals paid to farm tenant.

OUTBUILDINGS.—Stone built and slated range, comprising Shippon for 12, additional shippon for 4; Hay barn; 4 stall stable; lofts. Brick built and slated cart shed. Shippon; 3 loose boxes. Hay barn. Dairy; lofts.

Brick built Piggery.

Right of way reserved to Bawk House and Red Rock Farm.

Ministry of Works pay £4 per annum Compensations Rent for Land added to Farm (not in tenancy).

Part of this farm is under Requisition by the Ministry of Works in connection with Opencast Coal Works.

LOT NUMBER 33.

ASTLEY'S FARM, off SCHOOL LANE, HAIGH.

Coloured GREEN on Plan.

Tenant: Mr. J. A. Taylor.

Area: 122,393 acres.

Rentals: £158 5s. 0d. per annum — Farm tenancy.

15s. 0d. per annum — Garden land.

Tithe Rent Annuity: £11 13s. 5d. (approximately).

Main water supply.

FARMHOUSE.—Stone built and slated. Glazed roof porchway. Dining Room; Sitting Room; Living kitchen, white glazed sink (h. and c.); Wash-house with furnace boiler; Pantry; 3 Bedrooms; Bathroom (h. and c.).

OUTBUILDINGS.—Stone built and slated shippon for 21 and lofts over. Stone built and slated motor house; Loose box; Shippon for 10 and lofts over. Stone built and slated hay barn. Stone built and slated cart shed. Stone built and slated 3 stall stable and loose box with loft over. Brick built Piggery. Dutch barn.

Rights of Way reserved over Pendlebury and Sennicar Lanes to all lands and premises fronting the Lanes or adjacent thereto.

Part of this land is under Requisition by the Ministry of Works in connection with Opencast Coal Works.

Piece of Garden Land let to Mr. J. Marsh at 15/- per annum is included with this Lot.

LOT NUMBER 34.

**ROTHWELL'S FARM AND WOODLANDS,
SENNICAR LANE, HAIGH.**

Coloured BROWN on Plan.

Tenant: Mr. Thomas Blackburn.

Area: 77.222 acres.

Rental: £101 0s. 0d. per annum.

Tithe Rent Annuity: £7 6s. 6d.

Main water supply.

FARMHOUSE.—Stone built and flag slated roof. Hall; Sitting Room; Dining Room, wood block floor; Kitchen, Yorkshire oven range, white, glazed sink (h. and c.). Landing clothes closet. Back Kitchen. Scullery. 4 Bedrooms, Bathroom (h. and c.).

OUTBUILDINGS.—Modern brick built and asbestos slated shippon. Modern brick built and asbestos slated single storey shippon for 13, provender store, 4 stall stable. Hay barn. Old shippons for 8 with lofts over. Dairy. Piggery. Dutch barn with wood and felted roof.

Right of Road reserved over Pendlebury and Sennicar Lanes to all lands and premises fronting the Lanes or adjacent thereto and to premises east of canal.

Right of Way reserved to Owners of Haigh Dye Works over Fields 204a and 187 as access to reservoir.

Not to interfere with or obstruct the flow of water in stream through Brock Wood feeding reservoir.

LOT NUMBER 35.

**BROCK MILL FARM AND WOODLANDS,
off WINGATES ROAD, HAIGH.**

Coloured YELLOW on Plan.

Tenant: Mr. Thomas Blackburn.

Area: 69.901 acres.

Rental: £67 0s. 0d. per annum.

Tithe Rent Annuity: £6 12s. 6d. (approximately).

Main water supply.

FARMHOUSE.—Sublet by Farm Tenant. Hall, Sitting Room, Living Kitchen with oven range; Back Kitchen (c.w.); Pantry; Larder; 4 Bedrooms and Boxroom.

OUTBUILDINGS.—Single storey shippon for 12, brick built with slated roof. Implement store. Stone built and slated stabling for 4. Hay barn. Lean-to cart shed. Piggery.

Right of Road reserved over Field No. 95 to Brock Mill Cottages and over Pendlebury Lane to all lands and premises fronting the lane or adjacent thereto, and to premises east of Canal.

Cinder tip let to Blue Printers Limited at a rental of 5/- per annum.

LOT NUMBER 36.

LEYLAND MILL FARM AND WOODLANDS,
HALL LANE, HAIGH.

Coloured BLUE on Plan.

Tenants: Mrs. Harriet and Mr. Henry Marshall.

Area: 85.140 acres.

Rental: £145 15s. 0d. per annum.

Tithe Rent Annuity: £8 1s. 6d. (approximately).

Main water supply.

FARMHOUSE.—Part brick and part stone built with slated roof. Sitting Room, Living Kitchen, Pantry, Back Kitchen (c.w.), 4 Bedrooms.

OUTBUILDINGS.—Range of brick and slated outbuildings, comprising Shippon for 10 and shippon for 20. Loose box, lofts over. Lean-to Provender store. Engine house and coals. Brick built and slated 2 storey buildings, comprising Harness room, Loose box with stores over. Wood built implement and cart shed. Stone built hay barn. Stabling for 4, Loose box and barn.

Right of Road reserved over Field No. 60 to "The Receptacle."

Right of Road reserved over Farm entrance road to Douglas Cottages and Leyland Brow cottages.

LOT NUMBER 37.

**WHITTLE TAG FARM AND RESERVOIR,
RED ROCK LANE, HAIGH.**

Coloured BLUE on Plan.

Tenant: James L. Gregory.

Area: 70.020 acres.

Rental: £90 0s. 0d. per annum.

Tithe Rent Annuity: £6 12s. 11d. (approximately).

Main water supply.

FARMHOUSE.—Brick and slated. Sitting Room; Kitchen; Back Kitchen (h. and c.); 3 Bedrooms, Boxroom, Pantry.

OUTBUILDINGS.—Stone built and slated range of outbuildings, comprising Hay barn, 3 stall stable and loft. Shippon for 12. 2 brick built lean-to shippons. Piggery. Dutch barn with boarded and felted roof.

LOT NUMBER 38.

HILTON'S FARM, WIGAN ROAD, ASPULL.

Coloured BROWN on Plan.

Tenants: Messrs. Marsden Brothers.

Area: 27.569 acres.

Rental: £47 15s. 0d. per annum.

Tithe Rent Annuity: £4 0s. 0d. (approximately).

Main water supply.

FARMHOUSE.—Brick and slated, cement faced front. Hall, Sitting Room, Kitchen (h. and c.), Back Kitchen, Larder Pantry, 3 Bedrooms, Boxroom, Bathroom, Lean-to wood built Wash-house. Electric light.

OUTBUILDINGS. Brick built and flag slated roof; Dairy. Harness room, lofts over. Brick built and slated single storey shippon for 20, electric light laid on. Brick built and slated hay barn. 3 stall stable with loft. Part stone, part brick and slated piggery. Loose box and boiler house. Dutch barn with wood and felted roof.

Should any of this land be developed for building purposes by way of the Street to be constructed on the boundary of the adjoining land by the Aspull U.D.C. the land fronting the street will become liable for a portion of the costs of making the Street when development arises out of the land included in this lot.

LOT NUMBER 39.

**MANOR HOUSE FARM AND LANDS ADJOINING,
WIGAN ROAD, ASPULL.**

Coloured BLUE on Plan.

Tenants: Thomas and Mary Collier.

Area: 85.522 acres.

Rental: £59 15s. 0d. per annum.

Tithe Rent Annuity: £11 15s. 2d. approximately.

Main Water supply.

FARMHOUSE.—Brick built with flag slated roof. Sitting Room, Lounge, Dining Room, Kitchen (h. and c.); Back Kitchen; Pantry; Dairy; 4 Bedrooms; 2 Boxrooms. Bathroom.

Central heating and gas.

OUTBUILDINGS.—Modern brick built and slated Single storey shippon for 21. Provender store. Stone built 4 stall stable, loft over. Loose box. Hay barn. Cart shed. Brick built Piggery. Fodder store with loose box. Brick built shippon for 8, loft over. Wash-house adjoining. Dutch barn with wood and felted roof. Well in yard.

A garden rent of 10/- per annum payable by the Representatives of R. Armour is also included in this lot.

Representatives of R. Armour also pay 1/- per annum for use of Roadway through old quarry as access to Garage on No. 245.

Field 313 containing 12.035 acres is subject to an application by the Aspull U.D.C. to the Ministry of Town and Country Planning for a Compulsory Purchase Order. Lord Crawford has lodged an objection to the Granting of the Order.

LOT NUMBER 40.

ABERDEEN FARM, CHORLEY ROAD, BLACKROD.

Coloured YELLOW on Plan.

Tenant: Representatives of James Gregory.

Area: 111.643 acres.

Rental: £115 0s. 0d. per annum.

Tithe Rent Annuity: £5 7s. 10d. (approximately).

Main water supply.

FARMHOUSE.—Brick built and slated. Sitting Room, Dining Room, Kitchen, Larder, Pantry; 3 Bedrooms, Bathroom, Dairy and Wash-house.

OUTBUILDINGS.—Part brick, part stone built and slated. Single storey shippin for 24. 3 stall stable with loft over. 2 loose boxes. Cart shed. Piggery. Barn. 4 further loose boxes. 2 hay bays, one brick built and slated roof, one wood built with felted roof.

Portion of this Farm is under requisition by the Ministry of Works for Opencast coal works.

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 Goodman Fold Farm.

Messrs. Greenall Whitley and Co. pay 5/- per annum for right of using roadway.

LOT NUMBER 41.

**PLOT OF LAND, ADJOINING LOWER HOUSE FARM,
HAIGH.**

Coloured YELLOW on Plan.

Tenant	Annual Rental	Area
T. Marshall	£22 10s. 0d. ...	33.325 acres
J. Rainford	5s. 0d. ...	1.529 acres
	<hr/>	<hr/>
	£22 15s. 0d.	34.854 acres

Tithe Rent Annuity £3 6s. 1d. approximately.

Right of Way over this Lot is reserved to Morris Fold Cottage.
Right of way is reserved to this Land through Mowpin Lodge.

LOT NUMBER 42.

LOT NUMBER 43.

PART WILLOUGHBY'S FARM, HAIGH.

Coloured YELLOW on Plan.

Tenant: William Marsden.

Area: 4.910 acres.

Rental: £6 0s. 0d. per annum.

Tithe Rent Annuity: 9s. 4d. (approximately).

LOT NUMBER 44.

OLD HAIGH BREWERY, HAIGH.

Coloured RED on Plan.

Vacant Possession.

Area: 0.808 acres.

Tithe Rent Annuity: 1s. 8d. (approximately).

Part used as Garage by permission to Mr. Hughes, no rent charged.

Rights of way are reserved over premises to back entrance to "Balcarres Arms."

LOT NUMBER 45.

PLOT OF LAND, HAIGH SAW MILLS, HAIGH.

Coloured RED on Plan.

Tenants: Haigh Saw Mills, Ltd.

Rental: £20 0s. 0d.

Area: 3.190 acres.

Tithe Rent Annuity: 6s. 0d. (approximately).

LOT NUMBER 46.

**ALLOTMENT GARDENS, BEHIND NEW SPRINGS
SCHOOLS, ASPULL.**

Coloured GREEN on Plan.

Tenants: New Springs Horticultural Society.

Rental: £6 9s. 0d. per annum.

Area: 3.480 acres.

Tithe Rent Annuity: 7s. 7d. (approximately).

LOT NUMBER 47.

**PLOT OF LAND USED AS TENNIS COURT &
ALLOTMENTS, NEAR PACKET HOUSE,
NEW SPRINGS, HAIGH.**

Coloured, BLUE, GREEN and BROWN on Plan.

Tenant	Rental.
J. Foster	£0 10s. 0d. per annum
J. Derbyshire	£0 5s. 0d. per annum
New Springs Independent Methodist Church ...	£1 10s. 0d. per annum.
Total Rentals ...	<u>£2 5s. 0d.</u>

Area: 2.012 acres.

Tithe Rent Annuity: 3s. 9d. (approximately).

LOT NUMBER 48.

PLOT OF LAND, STATION ROAD, WIGAN.

Coloured BLUE on Plan.

Tenant: A. Parker.

Rental: £1 0s. 0d. per annum.

Area: 0.032 acres.

LOT NUMBER 49.

6 GARDEN PLOTS, WHELLEY, WIGAN.

Coloured BROWN on Plan.

TENANTS.	RENTAL.
Reprs. E. Croston	£1 10s. 0d. per annum
W. Gerrard	£0 10s. 0d. per annum.
J. Knowles	£0 5s. 0d. per annum.
Mrs. A. Gleave	£0 5s. 0d. per annum.
Reprs. W. Winstanley	£0 9s. 0d. per annum.
Reprs. T. Wood	£1 10s. 0d. per annum.
Totals Rentals ...	£4 9s. 0d.

Total Area: 1.650 acres.

Tithe Rent Annuity: 3s. 10d. approximately.

LOT NUMBER 50.

**ACCOMMODATION LAND & GARDEN PLOT,
BROCK MILL, WIGAN.**

Coloured BROWN on Plan.

Tenant: J. Brookwell.

Rental: £1 10s. 0d. per annum.

Area of Accommodation Land: 2.393 acres, in hand.

Total area: 2.968 acres.

Tithe Rent Annuity: 2s. 4d. approximately.

LOT NUMBER 51.

GARDEN LAND HIELAND ROAD, WHELLEY, WIGAN.

Coloured BROWN on Plan.

Tenants: Representatives of R. S. McGuire.

Rental: 7s. 6d. per annum.

Area: 0.140 acres.

Tithe Rent Annuity: 3d. approximately.

AGREEMENT.

AN AGREEMENT made the _____ day of _____ 1947

between The RIGHT HONOURABLE ROBERT ALEXANDER LINDSAY,
Earl of Crawford (the Vendor) 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 Vendor and Purchaser mutually 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 _____ 1947.