

For Sale by Order of the Mortgagees.

PARTICULARS, PLAN, & CONDITIONS OF SALE

OF THE

"VATCH" MILLS ESTATE,

STROUD, GLOUCESTERSHIRE,

INCLUDING THE

RESIDENCE,

Known as "WOODSIDE HOUSE,"

DWELLING-HOUSES, COTTAGES,

PLANTATIONS, LAND,

AND

MILL BUILDINGS,

THE WHOLE COMPRISING ABOUT

SIXTEEN ACRES,

TO BE SOLD BY AUCTION, BY

RESTALL & FORD

On Tuesday, May 28th, 1889,

AT THEIR SALEROOM, ROWCROFT, STROUD,

At 5 for 6 p.m.

SHAEN, ROSCOE, MASSEY & CO.,

SOLICITORS,

8, Bedford Row,

LONDON, W.C.

NEAR STROUD, GLOUCESTERSHIRE.

Particulars, Plan & Conditions of Sale

OF A

VALUABLE FREEHOLD PROPERTY

(WITH REGISTERED INDEFEASIBLE TITLE), KNOWN AS THE

VATCH MILLS ESTATE,

AND CONSISTING OF A SUBSTANTIALLY-BUILT AND

COMMODIOUS RESIDENCE,

CALLED

“WOODSIDE HOUSE,”

AND SEVERAL CLOSES OF

FINE OLD PASTURE AND ORCHARDING,

TOGETHER WITH THE

DWELLING-HOUSES & COTTAGES

And the whole of the Materials and Site of the

LARGE MANUFACTURING PREMISES,

TO BE SOLD BY AUCTION, BY

RESTALL AND FORD

AT THEIR SALEROOM, ROWCROFT, STROUD,

On Tuesday, the 28th day of May, 1889,

At 5 for 6 o'clock in the Evening.

Cards to view Lot 1 must be obtained from the Auctioneers, Stroud; to view the other Lots apply on the premises; and for further particulars to the Auctioneers, or to

Messrs. SHAEN, ROSCOE, MASSEY & Co.,

Solicitors,

8, Bedford Row, LONDON, W.C.

PARTICULARS.

The Property will first be offered in one Lot, and if not so sold, then in the following or such other Lots as may be determined on:—

LOT 1.

The substantially-built and commodious

RESIDENCE,

KNOWN AS

"WOODSIDE HOUSE,"

which contains thirteen Rooms and Offices, with Stable and Coach-house, and stands in its own Grounds of 3A. 3R. 33P. extent, which includes a Woodland Grove, Lawns, Shrubbery, Pleasure Ground with ornamental Timber, and a productive Kitchen Garden, and is healthfully and charmingly situated near The Slad, in the Parish of Painswick, in the midst of lovely scenery, commanding views of surpassing beauty, about 1½ miles from Midland and Great Western Railways at Stroud, whence London is reached in less than three hours, and being now in the occupation of Alan Neame, Esq.

LOT 2.

A Piece of Fine Old Pasture Land,

situate immediately opposite Lot 1, containing about 3A. 2R. 31P., with about 260 feet Frontage to the Main Road, and capable of sub-division into several eligible

BUILDING SITES,

and now occupied by Mr. W. Hiron on a yearly tenancy.

LOT 3.

THREE COTTAGES, with the GARDEN GROUND occupied therewith, and the Building of

THE UPPER MILL,

of four Storeys of about 60ft. × 22ft., and the Mill Pond at the rear thereof, and the whole containing about 1A. 0R. 12P.

LOT 4.

A valuable Piece of Rich Pasture Orchardring,

with Cottage thereon, containing 1A. 3R. and 25P., bounded by Lots 3 and 5, and by Property of Messrs. Godsell & Sons, together with the Cottage and Outbuildings thereon, and now let with Lot 2 to Mr. W. Hiron.

LOT 5.

A convenient

DWELLING-HOUSE,

with Garden and Site of Pond, lying between Lots 2 and 4, and occupied by Mr. Richard Messenger on a monthly tenancy, together with the Two Cottages adjoining thereto, containing about 3r. 25p., one of which is let on a monthly tenancy to Ann Ireland, and the other void.

This Lot is sold subject to a Right of Way, between the points marked A and B on the Plan, for the Purchaser of Lot 3.

LOT 6.

The DWELLING-HOUSE, with Stable and Carriage House, Garden and Premises, now let as regards the Stables, &c., to Mr. Hiron with Lot 2, and the Dwelling-house to Mr. White as caretaker, and bounded by Lot 2 and the public highway, containing about 18 perches.

LOT 7.

A PIECE of PASTURE LAND fronting the main road, having a Frontage thereto of about 200 feet, and an average depth of about 75 feet, and eligible for building purposes, also let with Lot 2 to Mr. W. Hiron, containing about 2r. 38p.

LOT 8.

A valuable PIECE OF PASTURE LAND, with a Frontage of about 150 feet to the main road, together with the MILL POND, THREE COTTAGES let on monthly tenancies to Henry Moore, George Gunston, and John Twining, and the whole of the

MILL BUILDINGS,

and the Site thereof, the whole covering an area of about 3A. and 3R., the said Buildings comprising as follows :

THE PRINCIPAL MILL,

70ft. × 37ft., and 82ft. × 29ft. and six Storeys in height, the top surmounted by a Clock Tower, substantially built of Stone and having a Stone Roof, and each of the upper floors provided with suitable openings for the discharge of goods into a paved and enclosed Yard below.

Adjoining the above, and on the South side of it, is A WELL-LIGHTED ERECTION OF ONE STOREY about 50ft. by 60ft.

A BUILDING OF TWO STOREYS, about 22ft. by 36ft.; also SUNDRY COVERED ERECTIONS OF ONE STOREY EACH, some enclosed and some unenclosed.

On the North side of the Principal Mill is situate A STONE-BUILT ERECTION OF THREE STOREYS, about 95ft. by 24ft.; AN ERECTION OF TWO STOREYS, Brick and Stone, with Slated Roof.

A LOFTY AND WELL-BUILT CHIMNEY SHAFT;

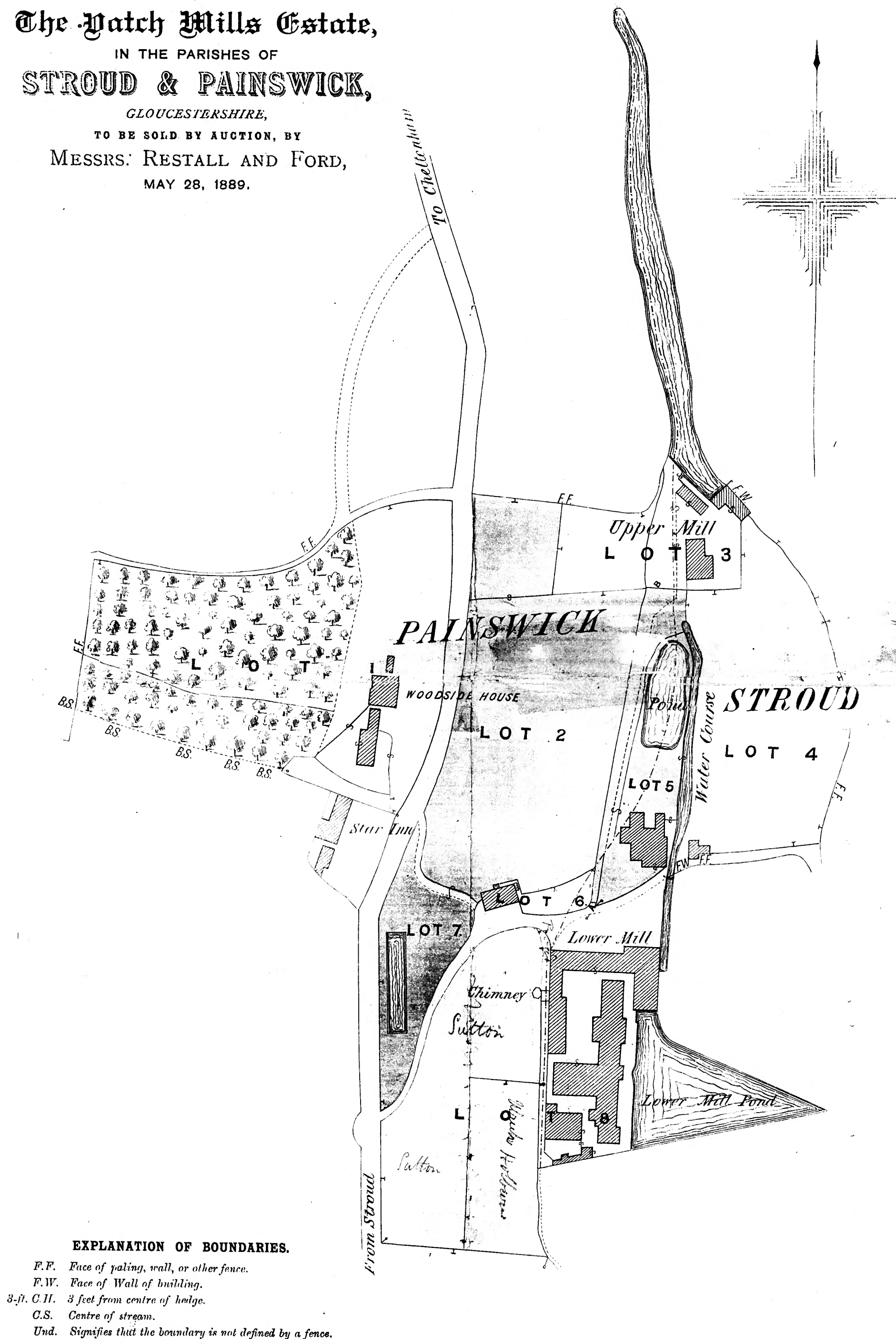
A BRICK-BUILT ERECTION OF TWO STOREYS, about 100ft. by 23ft., well lighted; and also a WELL-LIGHTED LEAN-TO, about 15ft. by 80ft., together with a BRICK-BUILT ERECTION OF TWO STOREYS, about 30ft. by 50ft.; also a BRICK-BUILT ERECTION of about 110ft. by 25ft., well lighted, and of four Storeys elevation, suitable for Offices, Warehouses, Counting-Houses, Store-rooms, Packing and Press Rooms, &c.; Also a BRICK-BUILT ERECTION of one Storey. On the North side are Entrance Gates, enclosing the entire of the Buildings.

There is a Yearly Chief Rent of 2s. 8d. payable to the Lord of the Manor of Painswick in respect of such parts of the Property as are in the Parish of Stroud, also 4d. per annum to the Reeve.

And there is a Yearly Chief Rent of 13s. 4d., and a Fee Farm Rent of 1s. 8d., payable to the Lord of the Manor of Bisley.

The Property is sold subject to the above charges.

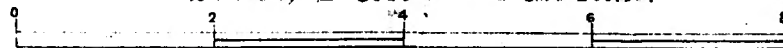
PLAN
—OF—
The Patch Mills Estate,
IN THE PARISHES OF
STROUD & PAINSWICK,
GLOUCESTERSHIRE,
TO BE SOLD BY AUCTION, BY
MESSRS. RESTALL AND FORD,
MAY 28, 1889.



EXPLANATION OF BOUNDARIES.

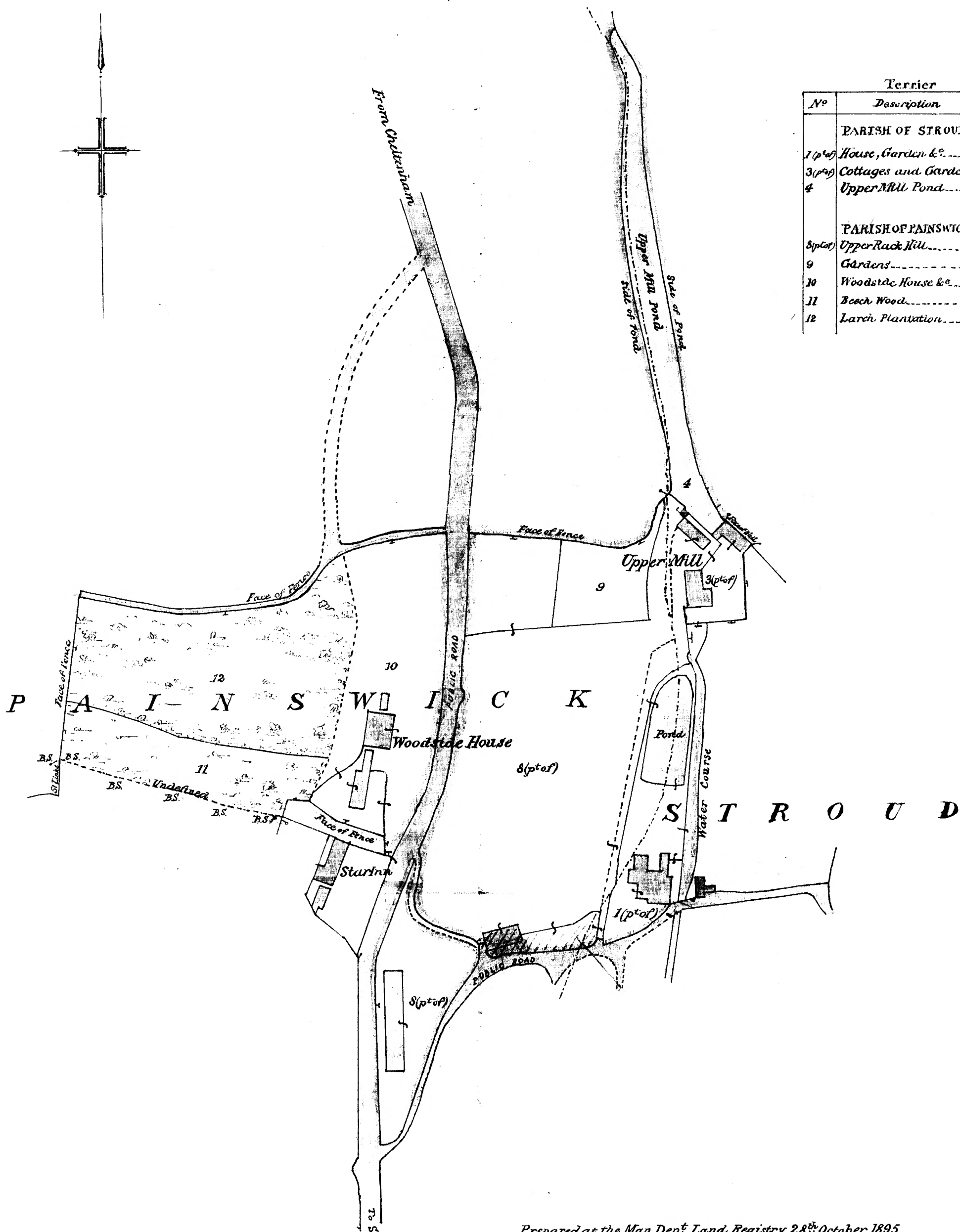
- F.F. Face of paling, wall, or other fence.
F.W. Face of Wall of building.
3-ft. C.H. 3 feet from centre of hedge.
C.S. Centre of stream.
Und. Signifies that the boundary is not defined by a fence.

Scale, 2 Chains to an Inch.



Scale 2 Chains to One Inch

Lands disposed of since the date of registration are edged and numbered with Green.



Terrier		
No	Description	Area
PARISH OF STROUD		
1 (p ⁴⁵)	House, Garden &c.....	0 2 27
3 (p ⁴⁵)	Cottages and Garden....	1 2 11
4	Upper Mill Pond.....	0. 2. 32
PARISH OF PAINSWICK		
8 (p ¹⁰⁷)	Upper Rack Hill.....	4. 1. 6
9	Gardens.....	0. 1. 13.
10	Woodstock House &c.....	1. 1. 17
11	Beech Wood.....	0. 2. 32
12	Larch Plantation.....	1. 3. 24